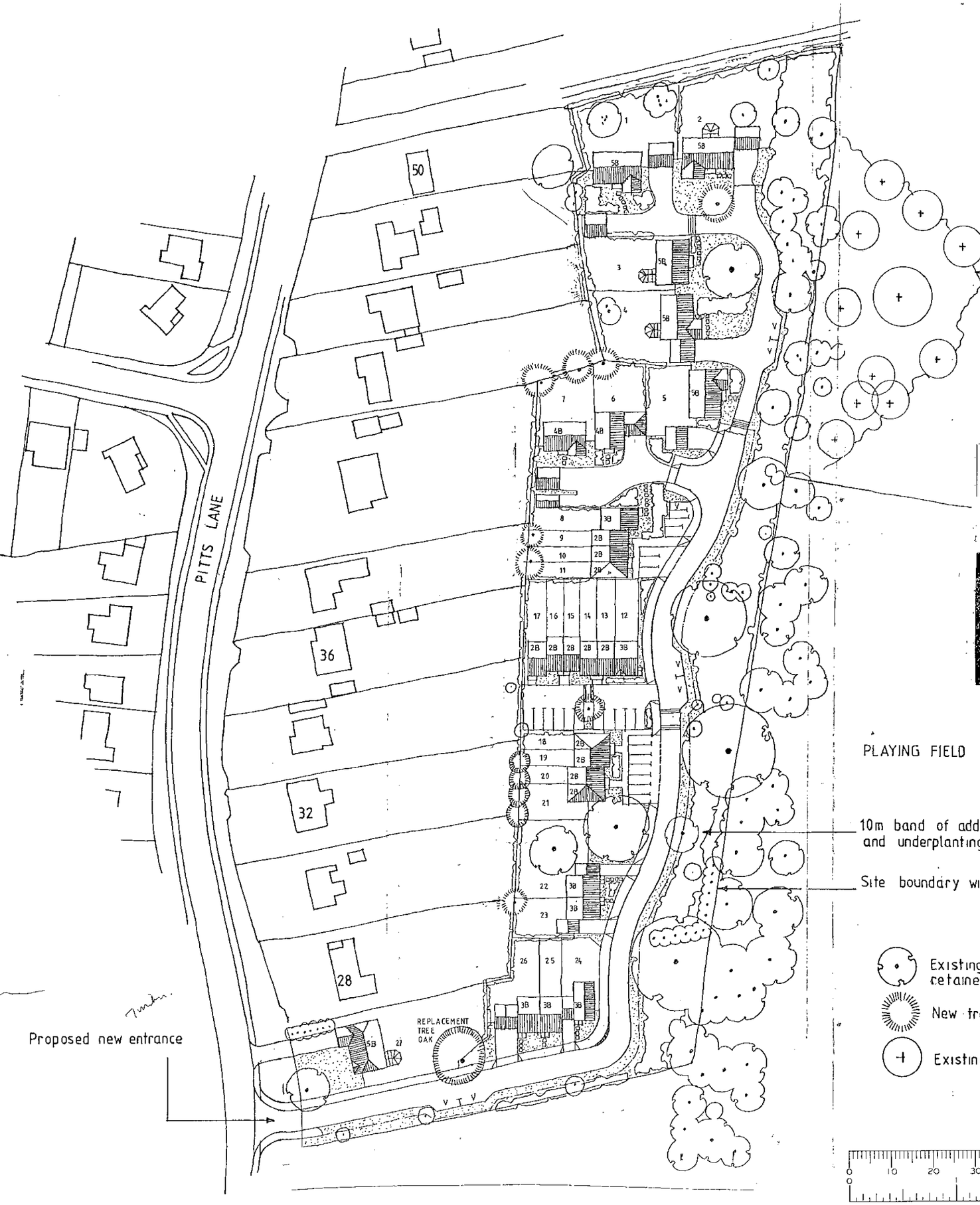
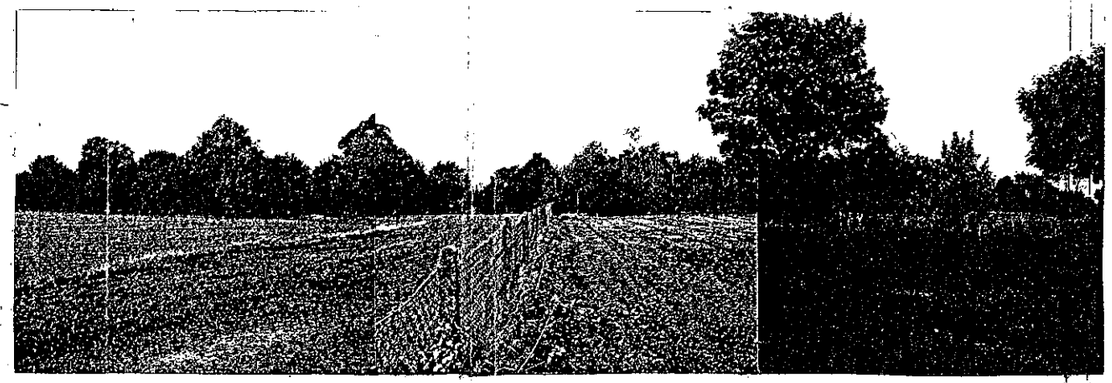
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

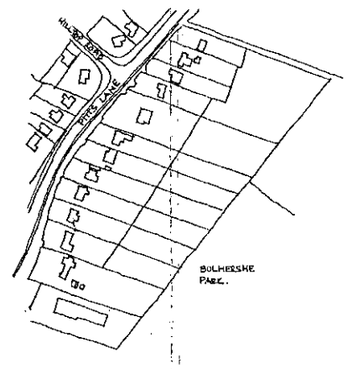
This drawing is the copyright of The Edwards Irish Partnership.

TYPE	Nº	PERCENTAGE
2 BED HOUSE	12	44%
3 BED HOUSE	7	26%
4 BED HOUSE	2	30%
5 BED HOUSE	6	
TOTAL	27	100%





VIEW OF SITE FROM BULMERSHE PARK
showing existing dense tree screen to eastern boundary



LOCATION PLAN 1 : 2500

0 10 20 30 40 50 60 70 80 90 100

REV A: ROAD/LAYOUT ALTERED 08/00

Project
LAND TO REAR OF
26-50 PITTS LANE
EARLEY

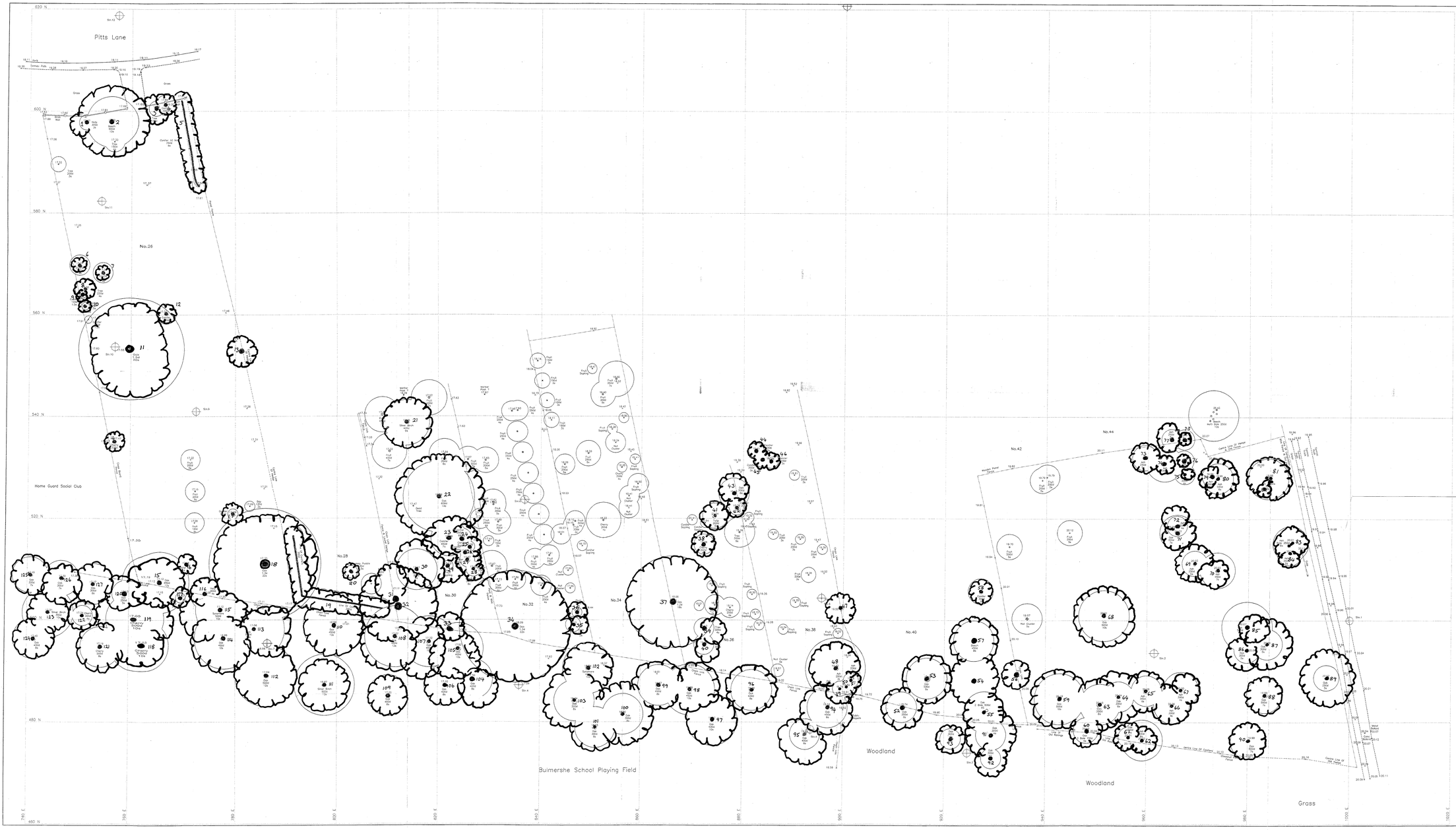
Client
HICKS DEVELOPMENTS

Drawing
OUTLINE PLANNING LAYOUT

Scale 1:500 Date 03/02/2000

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: (0118) 9894403 Fax: (0118) 9894393

Job 1323 Dwg. ~~02~~ A02B



Tree Survey

A High Category

B Moderate Category

C Low Category

D Fell Category

Note: Tree categories to BS5837:1991

Site: Land Rear of 26-50 Pitts Lane, Early Reading Berks

Job Number : 000306

Scale : 1:200

Survey Date : 19 October 2000

Surveyed By : R.D.D Grainger Dip Arb (RFS) F Arbor A

RECEIVED 27 OCT 2000

TECHNICAL SERVICES

Arboricultural Consultants

21 Bucknam Lane, Guildford, Surrey GU4 7LN

Tel: 01483 532786 Fax: 01483 534836

Robert C.J. Bates

& Associates

LAND & MEASURED BUILDING SURVEYS

3, Ryecroft Close, Woodley, Reading, Berkshire, RG5 3JH

Tel: (0118) 9628365 Fax: (0118) 9628365

Email:-bates.rcjb@AOL.com

Client: HICKS DEVELOPMENTS Ltd

Project: No.26–No.50 PITTS LANE EARLEY

Drawing Title: TREE AND BOUNDARY SURVEY

Scale: 1:200 Date: 25/01/2000

Survey Notes

The Norris Point is indicative only, and grid is arbitrary. All levels are related to TBM arbitrary value 20.00m situated on Survey Station No.1

Contractor to verify all dimensions

Drawing No.: 2001–01 Revision: Pre–issue

Drawn: ACAD Operator: PJHR

Plotted: HP600 Issued: 30/01/99

Notes

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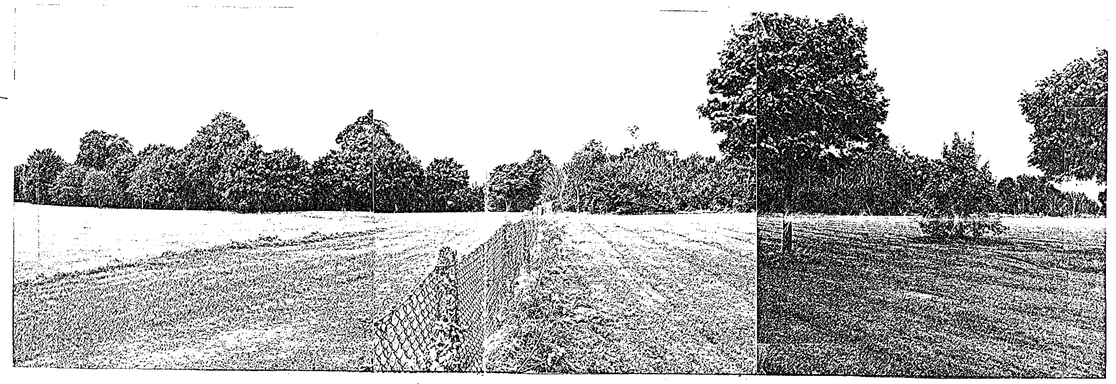
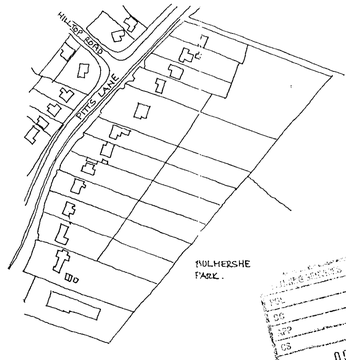


VIEW OF SITE FROM BULMERSHE PARK
showing existing dense tree screen to eastern boundary



LOCATION PLAN 1 : 2500

REFUSED

REV A: ROAD / LAYOUT ALTERED 08/00

Project
LAND TO REAR OF
26-50 PITTS LANE
EARLEY

Client
HICKS DEVELOPMENTS

Drawing
OUTLINE PLANNING LAYOUT

Scale 1:500

Date 03/02/2000

09 FEB 2001

COPIES TO:

ACK:

FILE:

0919

REVISED PLAN

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: (0118) 9894403 Fax: (0118) 9894383

Job 1323 Dwg. 02 A

Notes

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09 19 J
REVISED PLAN

TYPE	N°	PERCENTAGE
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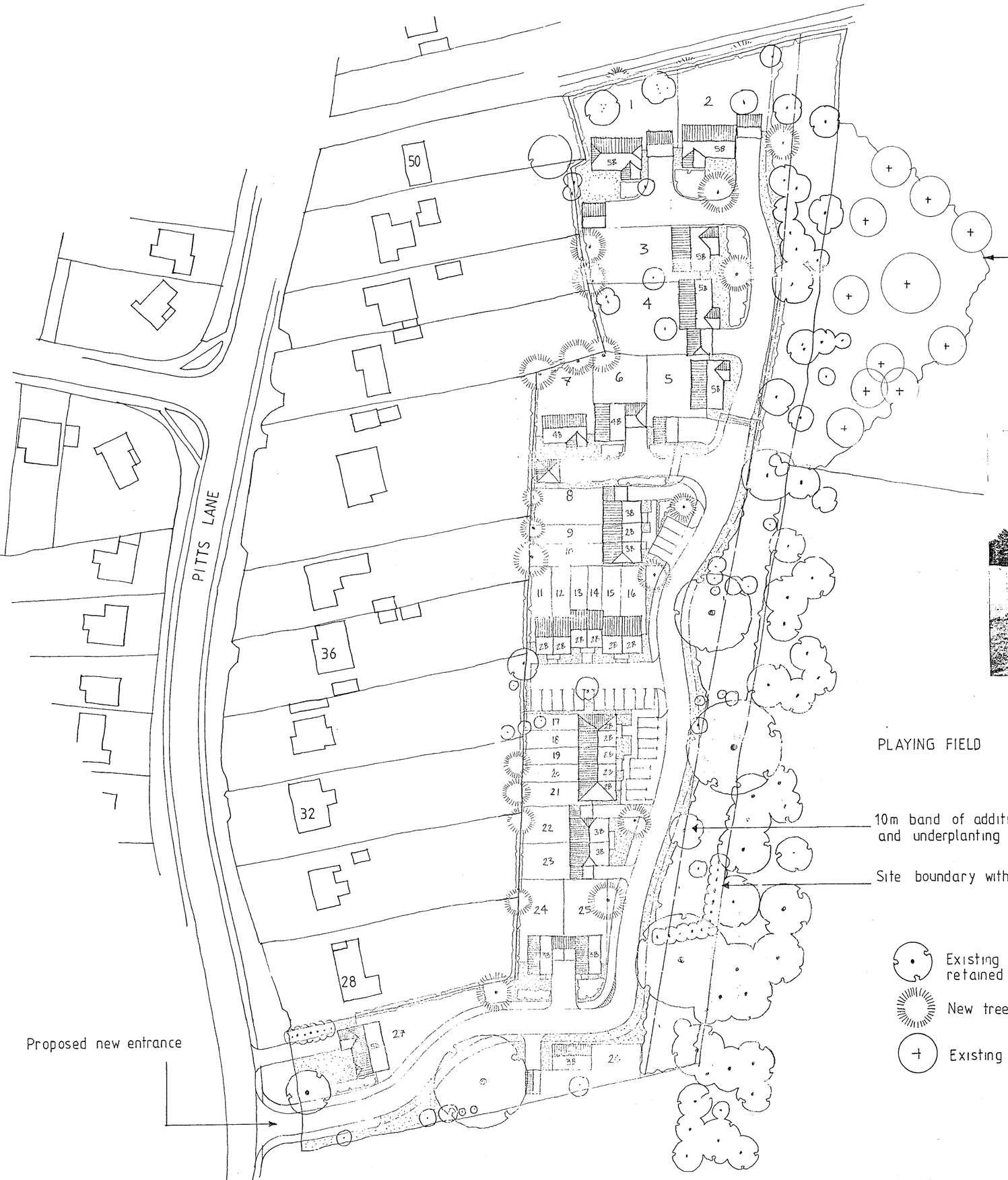
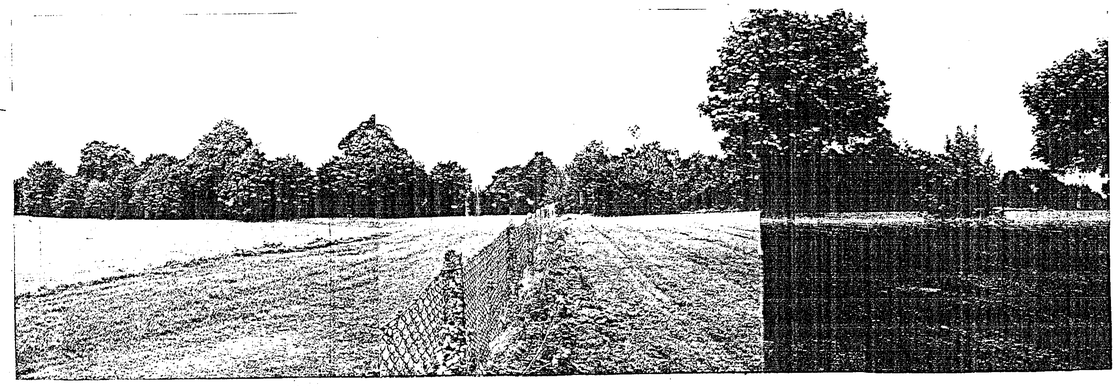
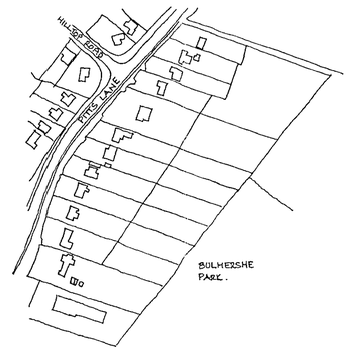




VIEW OF SITE FROM BULMERSHE PARK
showing existing dense tree screen to eastern boundary



LOCATION PLAN 1:2500

REV A: ROAD/LAYOUT ALTERED 08/00

Project
LAND TO REAR OF
26-50 PITTS LANE
EARLEY

Client
HICKS DEVELOPMENTS

Drawing
OUTLINE PLANNING LAYOUT

Scale 1:500 Date 03/02/2000

The Edwards Irish Partnership
Architects & Surveyors
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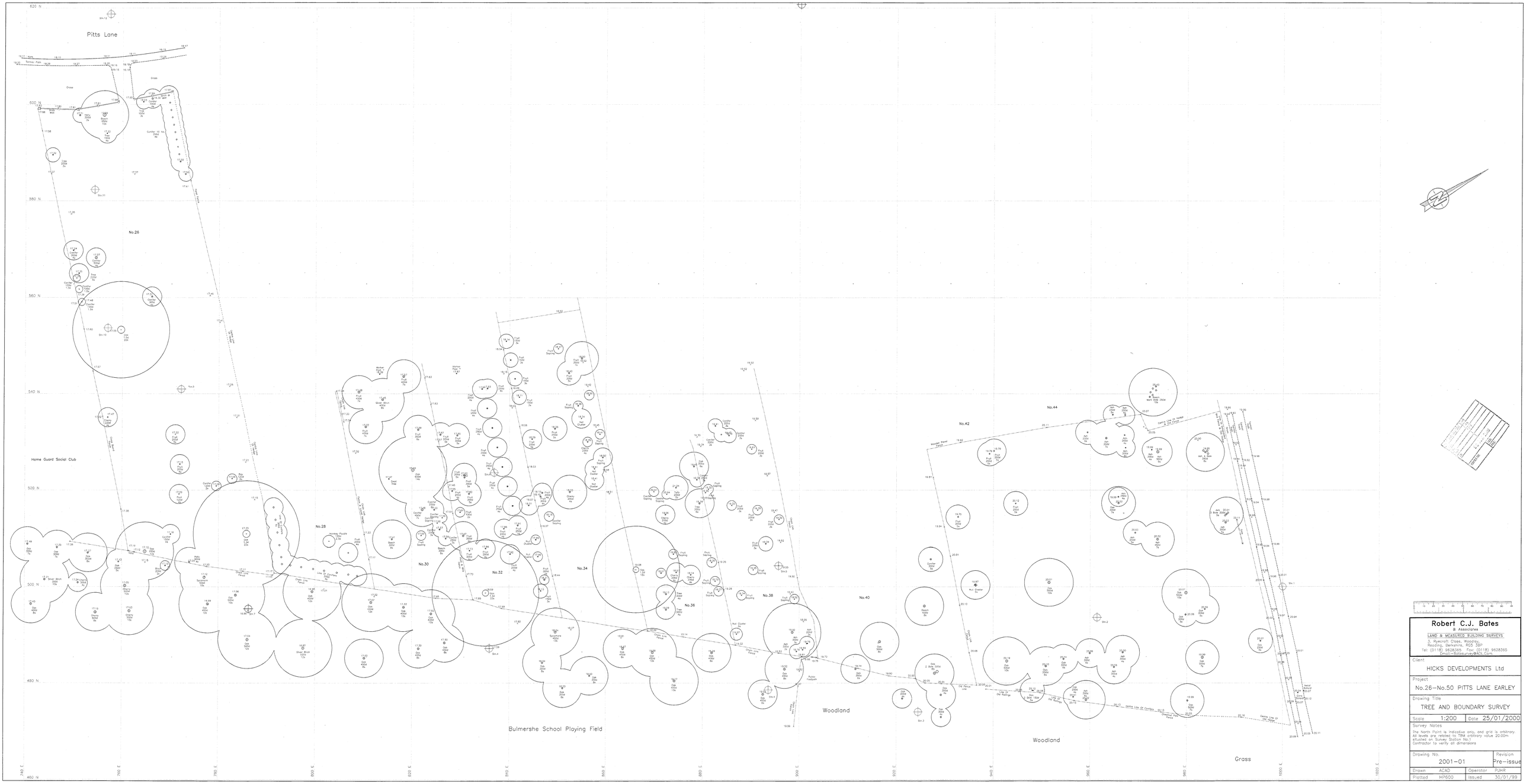
Job 1323 Dwg. 02 A

Rendos O.S. (UK) 98412



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Reading, Berkshire, RG5 3BP
Tel: (0118) 9628365 Fax: (0118) 9628365
Email:rcjbates@AOL.com

Client	HICKS DEVELOPMENTS Ltd
Project	No.26–No.50 PITTS LANE EARLEY
Drawing Title	TREE AND BOUNDARY SURVEY
Scale 1:200	Date 25/01/2000

Survey Notes:
The North Point is indicative only, and grid is arbitrary.
All levels are related to TBM arbitrary value 20.00m situated on Survey Station No.1
Contractor to verify all dimensions

Drawing No.	2001–01		Revision Pre–Issue
Drawn	ACAD	Operator	PJW/R
Plotted	HP650	Issued	30/01/99

Notes

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0919 J
REVISED PLAN

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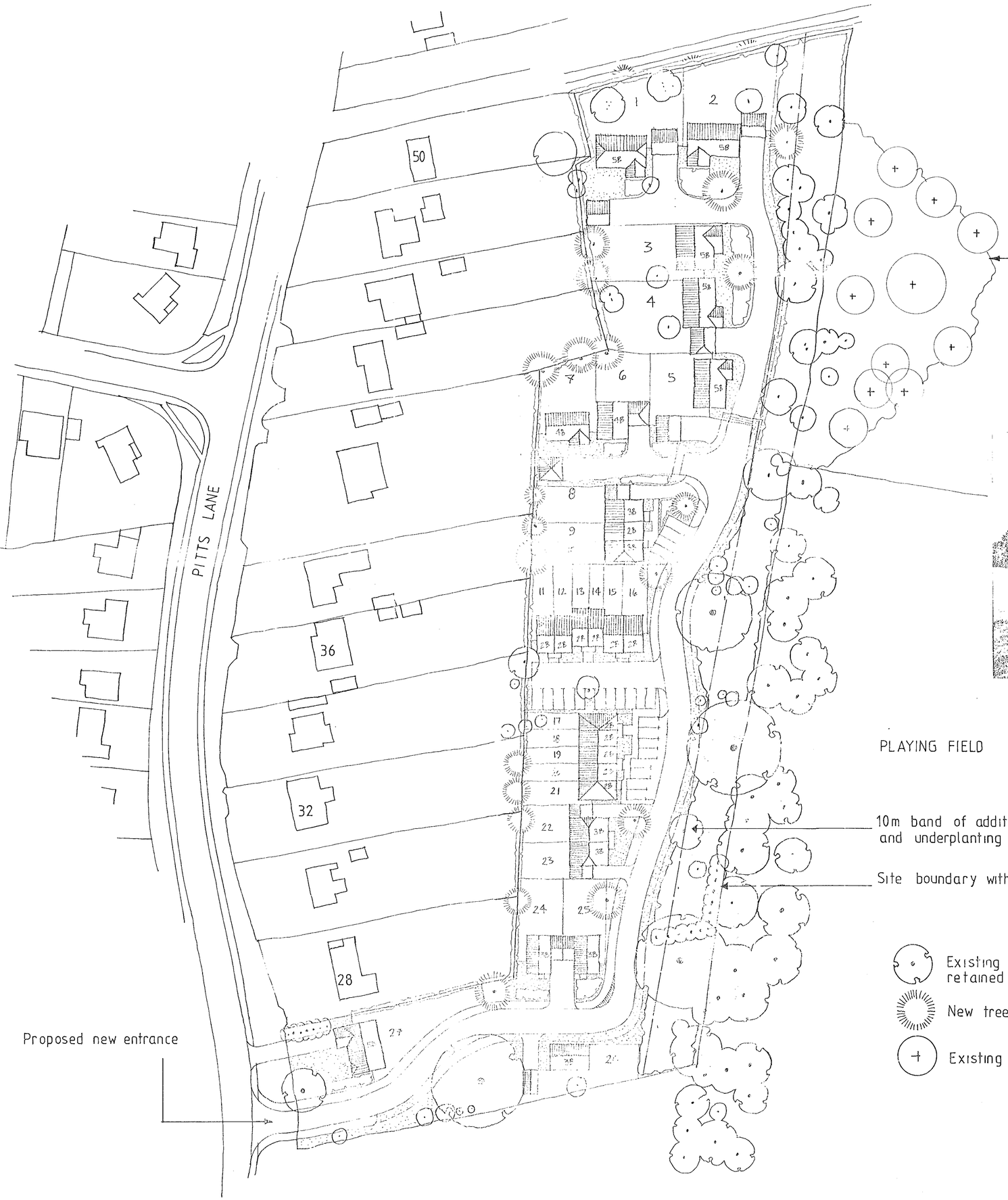


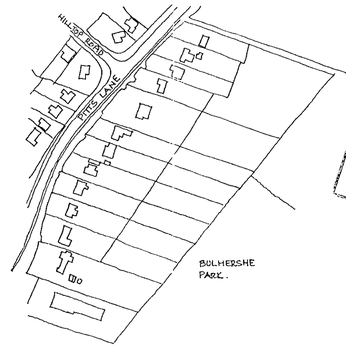
Existing tree to be retained surveyed

New tree

Existing tree not surveyed



VIEW OF SITE FROM BULMERSHE PARK
showing existing dense tree screen to eastern boundary



LOCATION PLAN 1 : 2500

SUPERSEDED

REV A: ROAD / LAYOUT ALTERED 08/00

Project
LAND TO REAR OF
26-50 PITTS LANE
EARLEY

Client
HICKS DEVELOPMENTS

Drawing
OUTLINE PLANNING LAYOUT

Scale 1:500

Date 03/02/2000

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: (0118) 9894403 Fax: (0118) 9894383

Job 1323 Dwg. 02A

Rapidos D.S. (UK) 98412

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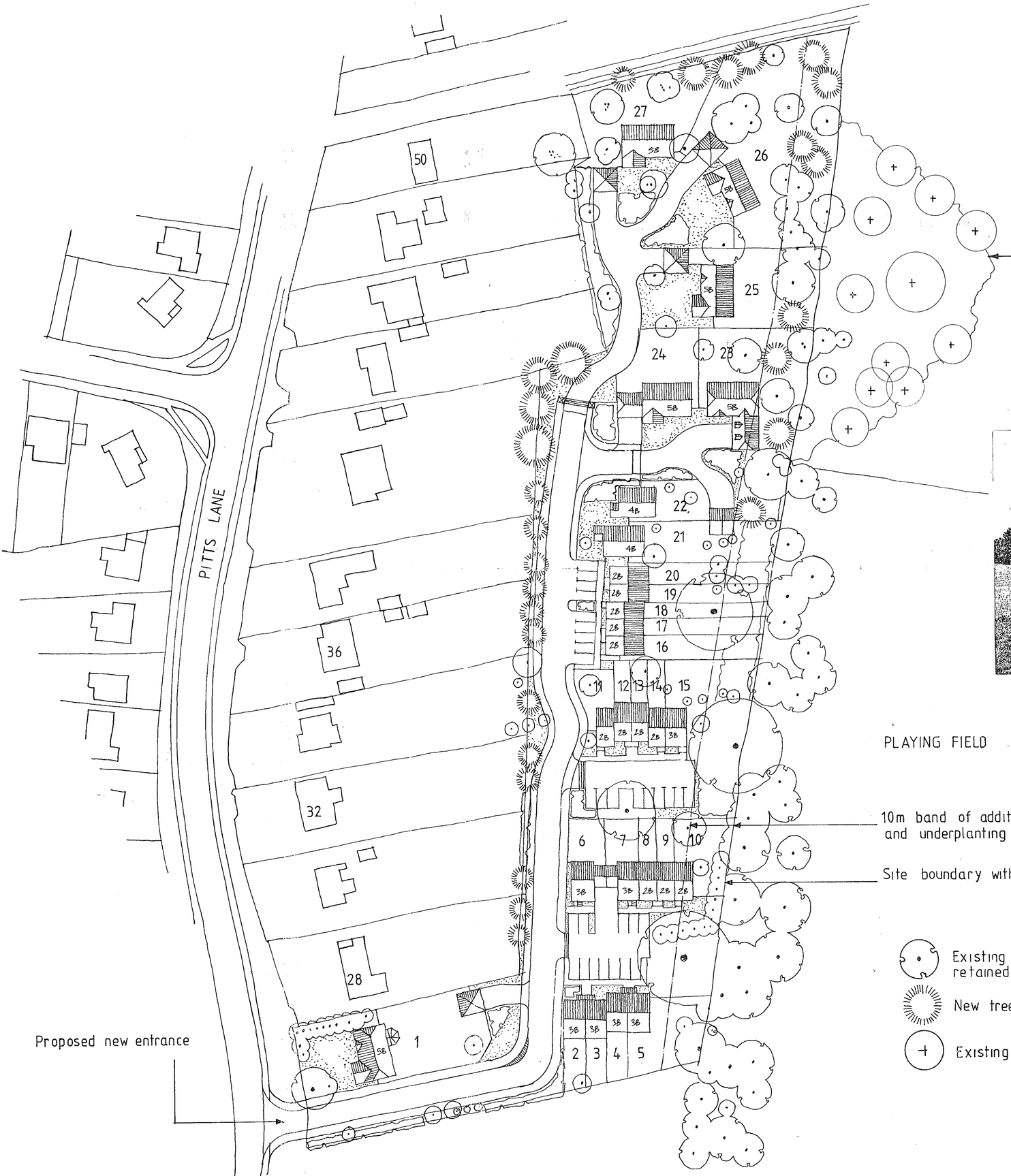
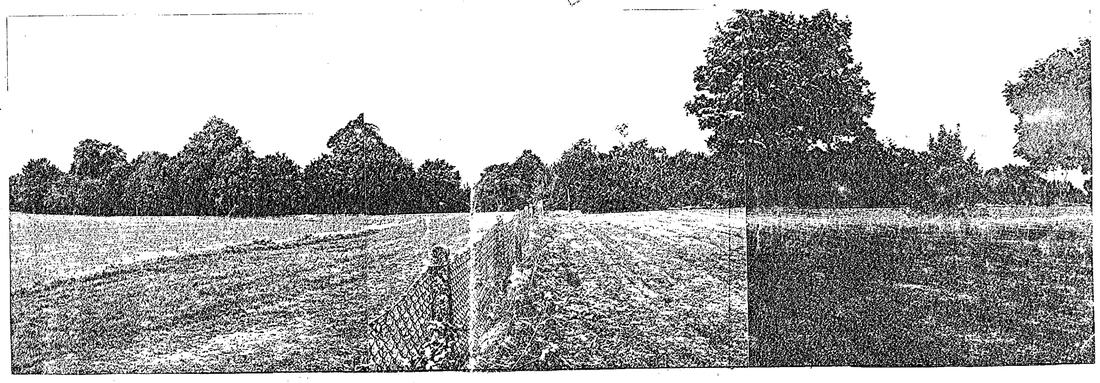
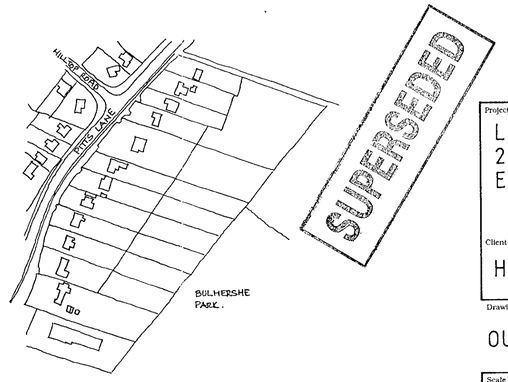




VIEW OF SITE FROM BULMERSHE PARK
showing existing dense tree screen to eastern boundary

LOCATION PLAN 1 : 2500



SUPERSEDED

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LAND TO REAR OF
26-50 PITTS LANE
EARLEY

Client
HICKS DEVELOPMENTS

Drawing
OUTLINE PLANNING LAYOUT

Scale 1:500 Date 03/02/2000

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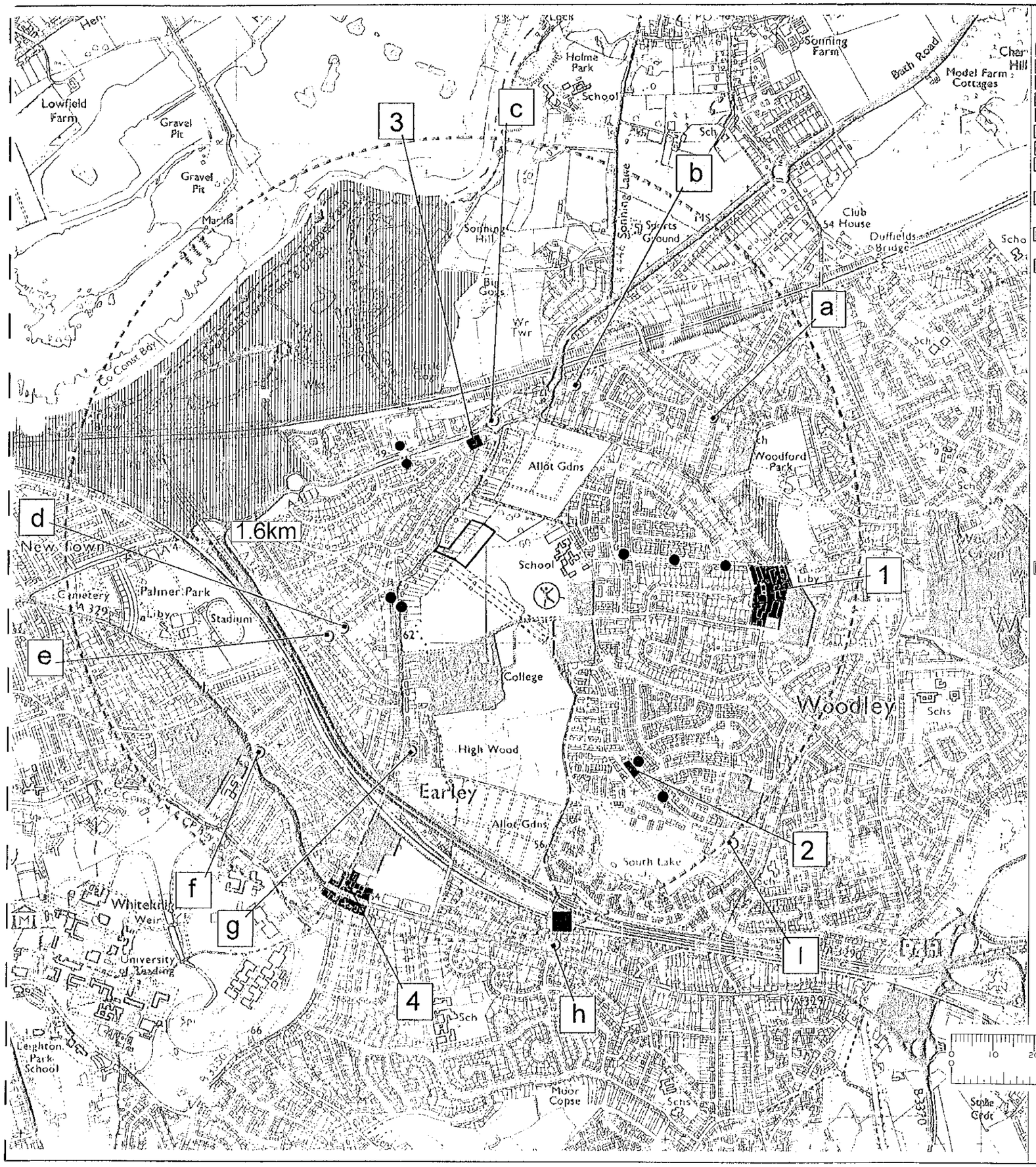
Job 1323 Dwg. 02

Rapidoa D.S. (UK) 98412



KEY

- Site
- Industrial/Employment area
- Nursery School
- Primary School
- Secondary School
- Doctors Surgery
- Multiplex Cinema
- Reading University/ Art and Design College
- Bus Stop
- Leisure and Youth Centre
- Vetenary Surgery
- Business Park
- Earley Railway Station
- Public Open Space/Sports Facilities

Autonomous services within 1.6km of site

a - Cut Above Hair Salon
b - The Shepherds House P.H
c - BP Garage and Shop
d - M & S News
e - Grocers / Foodstore
f - BP Garage with shop
g - Newsagent
h - The Haven Dental Practice
I - Thatchers P.H

Groups of services within 1.6km of site

SMALL SHOPPING AREA

2 South Lake Supermarket
Spar
Post Office
The Hair Shop

3 SHOPPING AREA

Daulat Newsagents
Head of Hair
Terry Ling take Away
Small Garage

4 SHOPPING AREA

Unwins
BP Garage
Top Tables
Ward & company
Glass
Earley Locks
Acorn Estate Agents
Chinese Take away
The Three Tuns

1 WOODLEY SHOPPING AREA

Woodley Library
Inspirations Hair and Beauty
The Card Shop
Tempations
Jones - Houseware
Parkers Estate Agents
Hong Kong Garden
Minit Service
Auto Lex
Apollo
Forbouys News
Woodley Sports & Tackle
Nat West
Barclays
Beaties
Abbey National
Fishers Chip Shop
HSBC
Woodley Coffee Shop and Bakery
Thomas Cook
Argos
Avens Interflora
Boots
Iceland
Johnsons (Dry Cleaners)
Bakers Oven
Leightons Opticians
Book centre
Clarks
Mc Evoy Rowley
Waitrose
Nationwide
Cargo Homeshop
Going Places
Robert Dyos The Ironmongers
Lloyds Pharmacy
Lloyds TSB
Woodley Dental Practice
The Chequers- Pub

0 10 20 30 40 50 60 70 80 90 100

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DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
3 RUSH COURT, GROVE PLACE, BEDFORD, MK40 3JT
TELEPHONE (01234) 273838 FACSIMILE (01234) 273836
e mail dlpbedford@kbnet.co.uk
Offices also at Sheffield and Wokingham

CLIENT
Hicks Development Ltd

PROJECT
Land at Pitts Lane, Woodley

DRAWING TITLE
SERVICES AND FACILITIES

Date 31/03/00	OS Ref	Drawn by SJ
Scale nts	Drawing no. 00/2	Checked jal
Job no. BKS78	Rev	