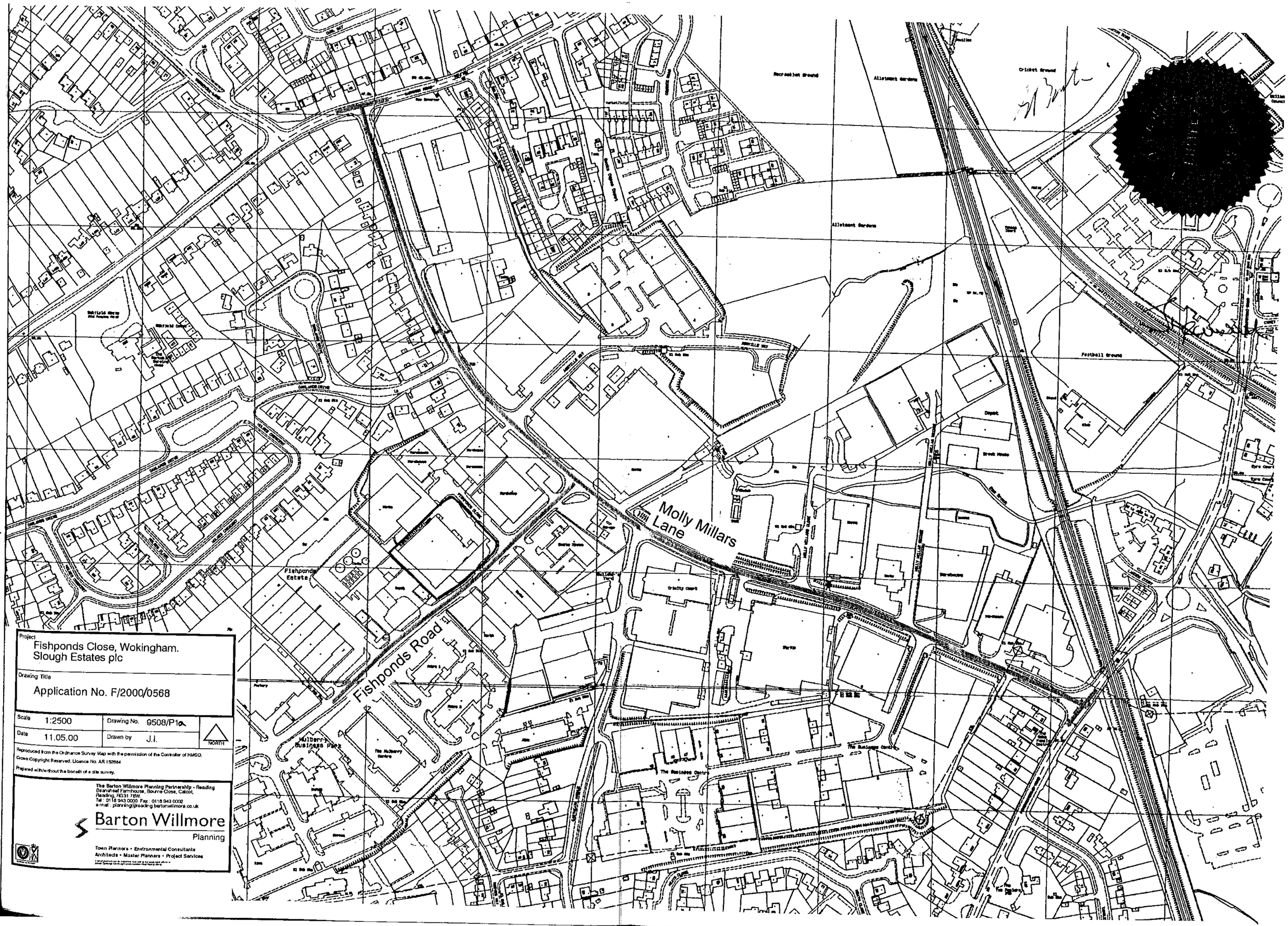


Project
Fishponds Close, Wokingham.
Slough Estates plc

Drawing Title
Application No. F/2000/0568

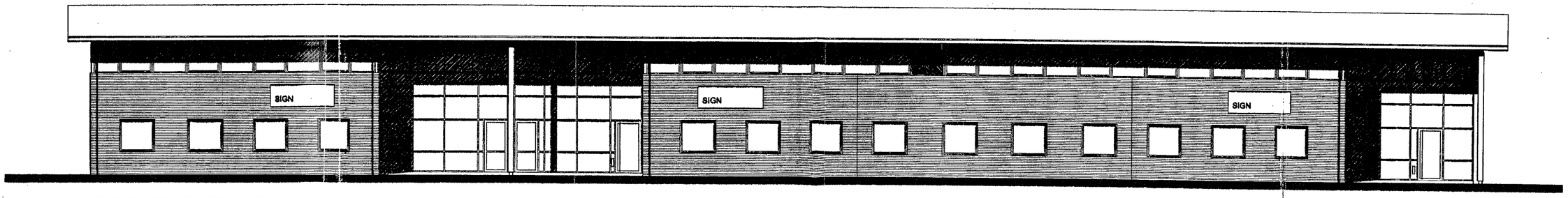
Scale 1:2500	Drawing No. 9508/P1a	NORTH
Date 11.05.00	Drawn by J.I.	

Reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO.
Crown Copyright Reserved. Licence No. AR 152664
Prepared with/without the benefit of a site survey.

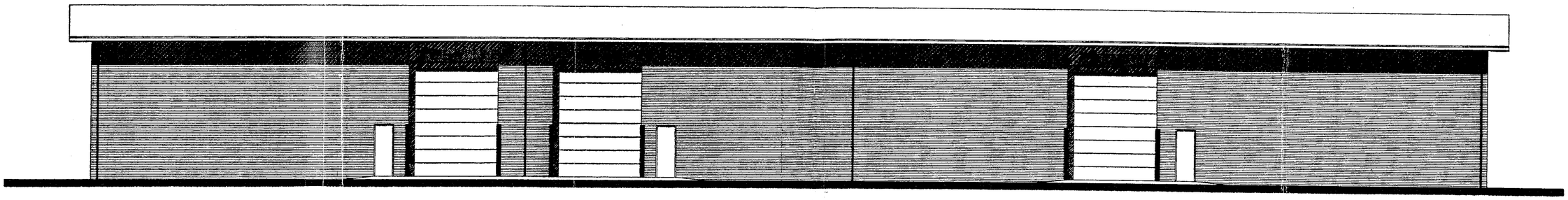
The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel : 0118 943 0000 Fax : 0118 943 0002
e-mail : planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

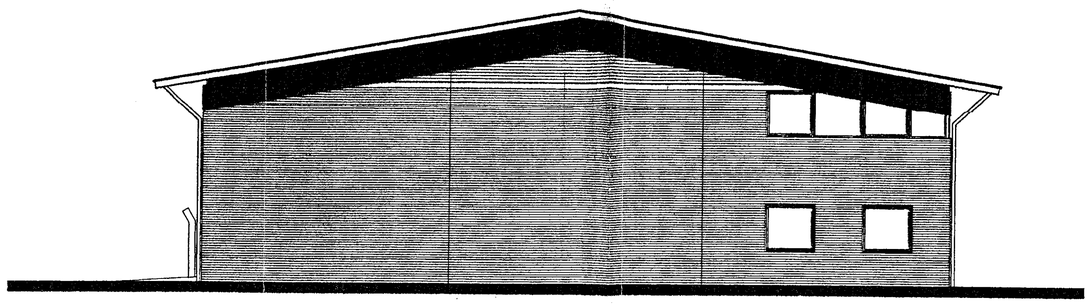


FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION - FACING FISHPONDS CLOSE



SIDE ELEVATION

MATERIALS:

Roof:
PVF2 coated profiled metal sheeting
Colour: Slate Grey

Fascia:
PVF2 coated metal fascia/gutter
Colour: Silver

Soffit:
PVF2 coated GA20/35 profiled metal sheeting
Colour: Silver

Walls:
Facing brickwork in plain coloured mortar
Brick: Hansen Melford Yellow
Mortar: Tilcon Y111

External columns:
Spray painted tubular steel
Colour: Silver

Curtain walling/windows:
Polyester powder coated aluminium framed double glazed curtain walling with matching doors and opening lights
Polyester powder coated aluminium framed double glazed windows with matching opening lights
Capping and window colour: Silver anodised
Doors and opening lights: RAL 7021 Raven Grey
Inner curtain wall frame: Ral 9010 White
Glass: Anti-sun grey double glazed
Strandrels: Double glazed clear external and 18325 Armourclad internal

Loading doors:
Plastisol coated sectional up-and-over insulated doors
Colour: Merlin Grey

Fire exit doors:
Pre-finished steel flush doors and frames
Colour: 18B25

Signs:
White panels in Panatrim frames

Bollards:
Painted capped tubular steel cranked bollards
Colour: 18B25 with white caps

10 FEB 2000 0566

Revisions

Job Title
PROPOSED REDEVELOPMENT

Location
FISHPONDS CLOSE

Drawing Title
ELEVATIONS

Date 26/11/99 Drawn GNL

Scale 1:100 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1485-04 Revision

CD 17/1/00

RETAINING WALL

WATSON PETROLEUM

SITE BOUNDARY

EMBANKMENT

WATSON PETROLEUM

EXISTING CLOSE BOARDED FENCE

2.1m PALISADE FENCE

2.1m PALISADE GATES

STAFF PARKING

2.1m PALISADE FENCE

STAFF PARKING

LOADING

LOADING

STAFF PARKING

LOADING

STAFF PARKING

2.1m SCREEN WALL

UNIT 3

UNIT 2

UNIT 1

UNIT 720

UNIT 721

MAIN ENTRANCE

MAIN ENTRANCE

MAIN ENTRANCE

VISITOR'S PARKING

VISITOR'S PARKING

SITE BOUNDARY

18.FEB.2000* 0568

A: 18/01/00

Car parking noted as staff and visitors
Bicycle parking added
New and existing accesses off
Fishponds Lane dimensioned

Proposed Redevelopment

Fishponds Close, Wokingham

Site Plan

Date : 26.11.99

Scale 1: 200

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

1465-01 REVISION A

NOTES:

Native mix hedge: whips to be bare rooted 1+1, planted randomly in groups of 5 to 7No. of each specie and maintained as an informal hedge.

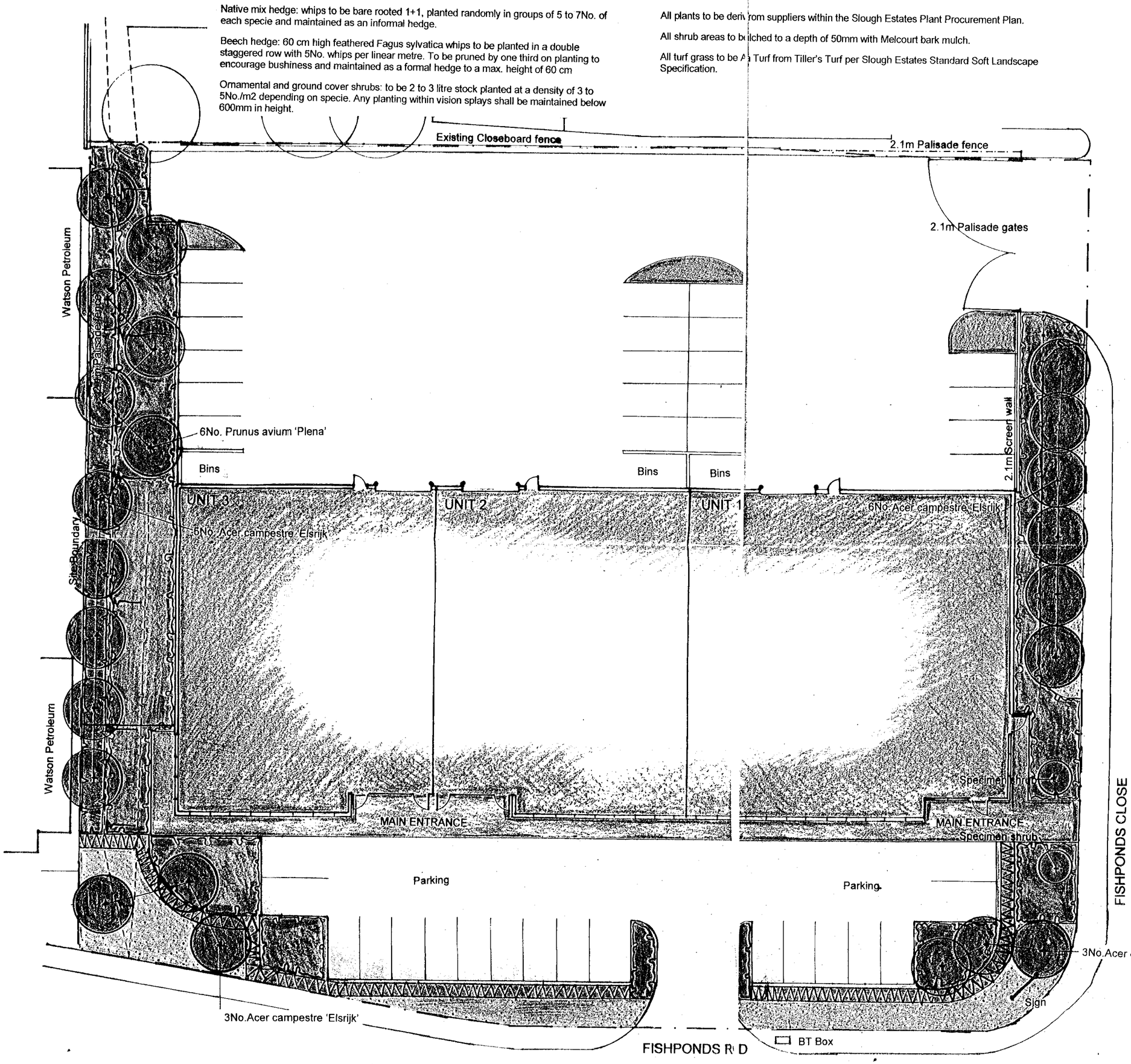
Beech hedge: 60 cm high feathered Fagus sylvatica whips to be planted in a double staggered row with 5No. whips per linear metre. To be pruned by one third on planting to encourage bushiness and maintained as a formal hedge to a max. height of 60 cm

Ornamental and ground cover shrubs: to be 2 to 3 litre stock planted at a density of 3 to 5No./m2 depending on specie. Any planting within vision splays shall be maintained below 600mm in height.

All plants to be deriv rom suppliers within the Slough Estates Plant Procurement Plan.

All shrub areas to b lched to a depth of 50mm with Melcourt bark mulch.

All turf grass to be A Turf from Tiller's Turf per Slough Estates Standard Soft Landscape Specification.



Proposed trees

Beech hedge

Ornamental shrubs

Native mix hedge

Grass

PLANT SCHEDULE

Trees

Acer campestre 'Elsrijk'	semi-mature
Prunus avium 'Plena'	advanced nursery stock

Specimen shrubs

Cornus controversa	2-2.5m multi-stem

Ornamental shrubs

Cornus 'Ivory Halo'
Hebe 'Sutherlandii'
Osmanthus x burkwoodii
Photinia x fraseri 'Red Robin'
Prunus laurocerasus 'Otto Luyken'
Prunus lusitanica

Ground cover shrubs

Cotoneaster 'Coral Beauty'
Lonicera nitida "Maygreen'
Symphoricarpos x chenaultii 'Hancock'

Beech hedge

Fagus sylvatica

Native hedge mix

Acer campestre
Corylus avellana
Crataegus monogyna
Ilex aquuifolium
Prunus spinosa
Viburnum opulus

Rev.B (26/04/00) Planting adjusted for amended Visitor's car park layout and rear of Unit 3
Rev.A (10/4/00) Minor amendments to plants

Client & Project

Proposed redevelopment
Fishponds Close
for Slough Estates plc
Construction Division

Title

OUTLINE LANDSCAPE PROPOSALS

Scale	1:200	Drawn	TBS
Date	3/00	Dwg No	1465/1026/01/B

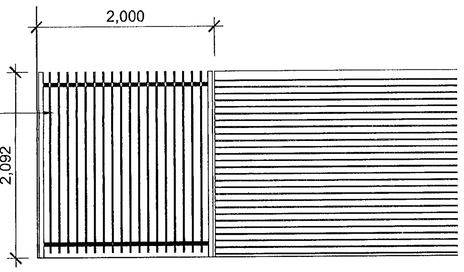
VPA

Church View
85 The Street Charlwood Horley
Surrey RH6 0DS

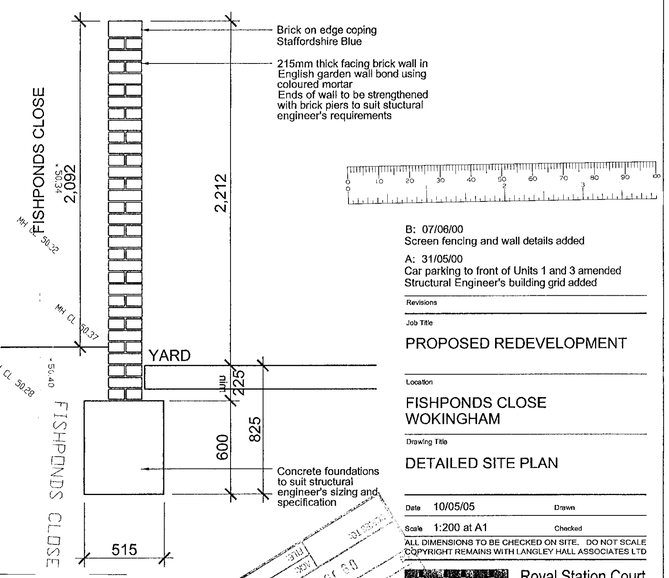
Tel: (01293) 863255
Fax: (01293) 862785

KEY TO HARD LANDSCAPING

- Overlaying of existing footpath construction:
  20mm dense bitmac wearing course (7mm nominal aggregate) on prepared existing footpath construction
- Service yard construction:
  Brush finished reinforced concrete on type 1 sub-base to structural engineer's specification
- Buffer strip construction:
  Brush finished un-reinforced concrete on type 1 sub-base to structural engineer's specification
- Car park construction:
  20mm dense bitmac wearing course (7mm nominal aggregate) on 50mm dense bitmac base course (20mm nominal aggregate) on minimum 175mm crushed concrete sub-base to structural engineer's specification
- Block paving footpath construction:
  60mm concrete block paving laid in rectangular herringbone pattern on 50mm compacted sand bed on minimum 150mm crushed concrete sub-base to structural engineer's specification
  Colour: 40% light grey
  60% charcoal
  laid in random pattern
- Access road and crossover construction:
  40mm stone mastic asphalt on 60mm hot rolled dense bitmac base course on 130mm dense bitmac roadbase (20mm nominal aggregate) on 150mm type 1 sub-base to structural engineer's specification
- Soft landscaping
- Kerb construction:
  Battered BS7263 kerbs on ST4 concrete bed and haunch with dropped kerbs at crossovers
  EF square edging figure 11 on ST4 concrete bed and haunch to back edge of footpaths



ELEVATION OF FENCING
VISION PANEL AND WALL
Scale 1:50



CROSS SECTION
THROUGH SCREEN WALL
Scale 1:25

B: 07/06/00
Screen fencing and wall details added

A: 31/05/00
Car parking to front of Units 1 and 3 amended
Structural Engineer's building grid added

Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE
WOKINGHAM

Drawing Title

DETAILED SITE PLAN

Date 10/05/05 Drawn

Scale 1:200 at A1 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1465-02 Revision B

FISHPONDS ROAD

EXISTING SEWER
MANHOLE I.L.50.15

I.L.49.55

24,000

EXISTING LAND DRAIN TO BE USED IF IN SUITABLE CONDITION

RWP.

RWP.

RWP.

RWP.

PETROL INTERCEPTOR
TYPE KB003

NEW CONN
EXISTING S

F.F.L.=51.05

RWP.

RWP.

RWP.

RWP.

EXISTIN
MANHO

EXISTIN
MANHOI

EXISTING SEWER
MANHOLE I.L.49.86

I.L.49.70

RECONNECT EXISTING
LAND DRAIN

PETROL INTERCEPTOR
TYPE KB003

6,000

R6,000

R6,000

Key

= NEW FOUL DRAINAGE

= NEW SURFACE WATER DRAINAGE

= EXISTING FOUL DRAINAGE

= EXISTING SURFACE WATER DRAINAGE

31.57× = EXISTING LEVELS

31.75× = NEW LEVELS

× = GULLY

RWP. = RAIN WATER PIPE

RE. = RODDING EYE

BD. = BACK DROP

Ⓒ = KERB DETAIL

S9 = NEW MANHOLE

S2 = EXISTING MANHOLE

Notes

1) ALL DRAINAGE TO BE 150mm dia. UNLESS NOTED OTHERWISE.

2) PIPES TO BE SUPERSLEEVE OR OTHER APPROVED.

3) WHERE COVER BETWEEN TOP OF SUPERSLEEVE PIPES AND FORMATION LEVEL IS LESS THAN 600mm, PIPES TO HAVE 150mm CONCRETE SURROUND (GEN3) WITH JOINT FILLER BOARD THROUGH SURROUND AT JOINTS IN PIPES.

REV.	BY.	DATE.	DESCRIPTION.

Robert Walpole and Partners
Consulting Engineers
Hamilton Road Slough Berkshire SL1 4QY
Tel: 01753 530836
Fax: 01753 693740

CLIENT

Slough Estates

PROJECT

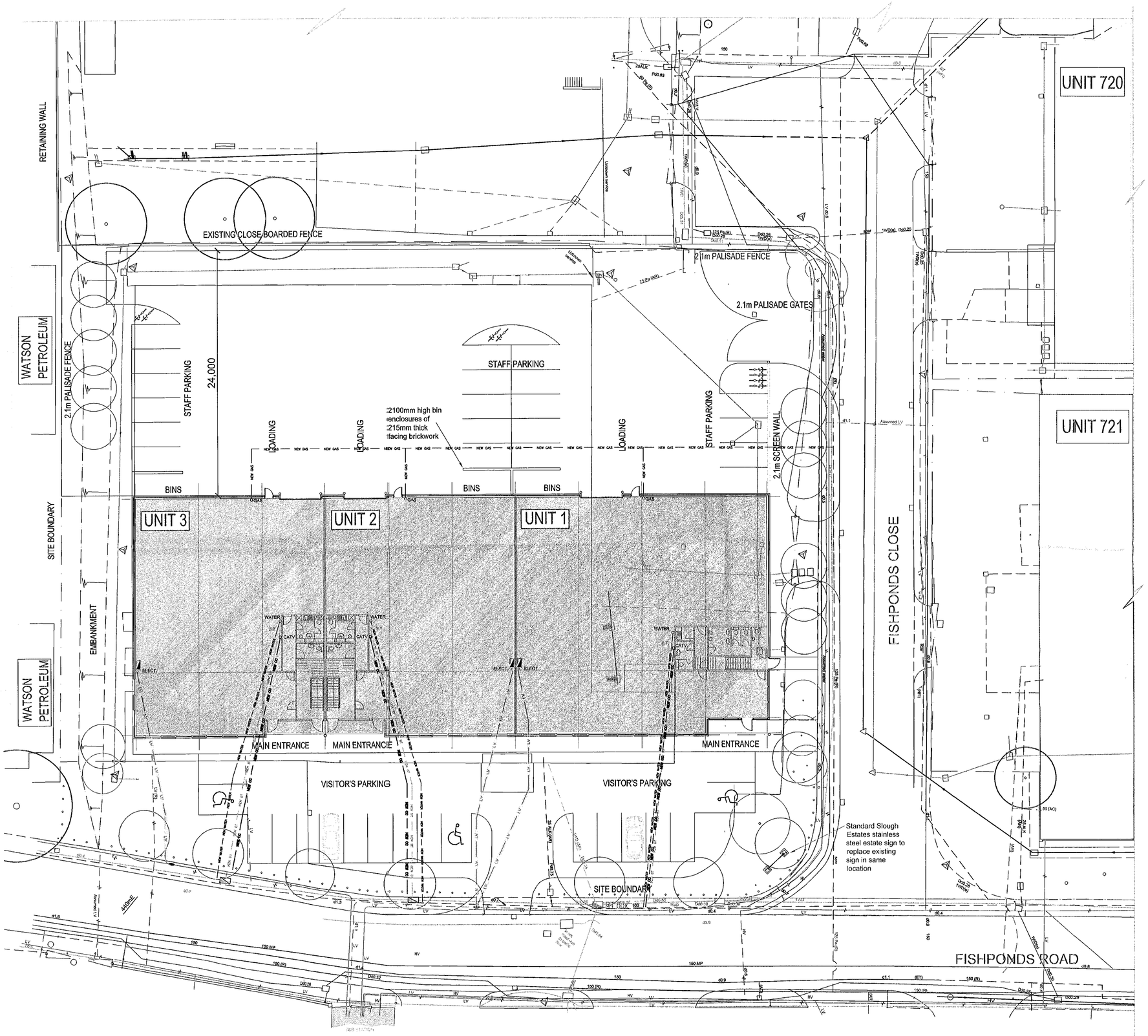
Fishponds Close
Wokingham : W0029

TITLE

Drainage Plan

DRAWER	DRAWN BY	CHECKED BY	DATE
B5	MJW		May 2000

SCALE	DRG. NO.	REV.
1:150	99M05/102	



SERVICE ABBREVIATIONS

ALK	Alkathene (plastic)
(AR)	Assumed Route but proved connection
BT	British Telecom
CATV	Cable Television
CR	Cable Riser
d	depth of service (approx)
Dd	Depth to top of Duct
(ET)	Electronically Traced
HV	High Voltage
LV	Low voltage
MP	Medium pressure (gas)
(NFI)	No Further Information
o/h	Overhead
Pe	Polyethylene
Pd	Depth to top of pipe
(R)	From Records
TCR	Telephone CR
(UTL)	Unable to Lift without damage
VI	Verbal Information
WD	Way Duct
WM	Water Meter

SERVICE LEGEND

EXISTING SERVICES

WATER
GAS
ELECTRICITY
CATV
TELEPHONE
S.W. DRAINAGE
F.W. DRAINAGE
UNKNOWN SERVICE

PROPOSED SERVICES

GAS — NEW GAS — NEW GAS —
TELEPHONE — NEW BT — NEW BT —
ELECTRICITY — NEW LV — NEW LV —
WATER — NEW WATER — NEW WATER —
CATV — NEW CO — NEW CO —

A	PROPOSED SERVICE ROUTES ADDED	2.06.00 C.W.J.

Revisions

Project
PROPOSED DEVELOPMENT

Location
FISHPONDS CLOSE
WOKINGHAM

Content
SITE PLAN
SERVICES

Date 26.05.00 Drawn C.W.J.

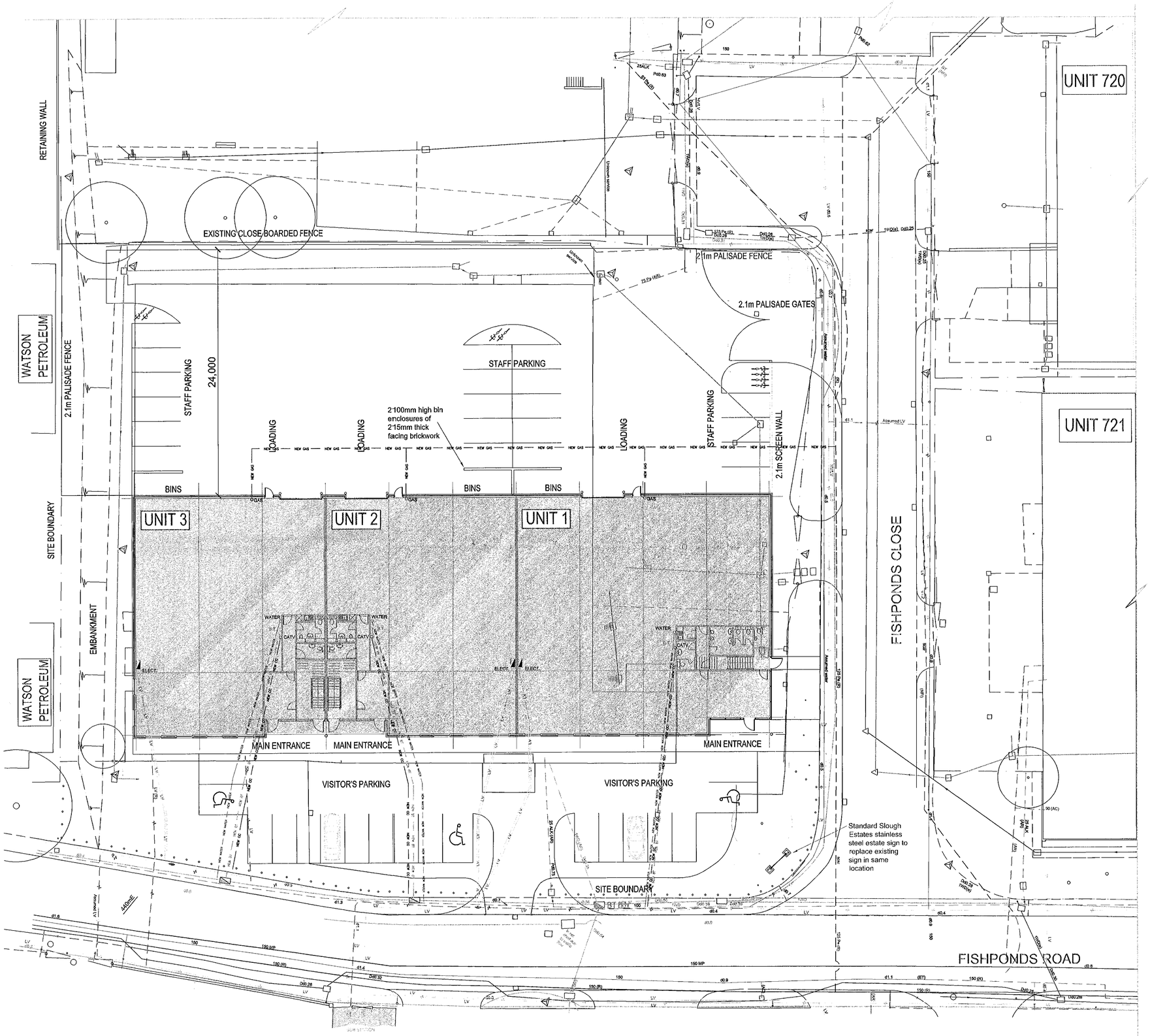
Scale 1:200

THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE.

SLOUGH ESTATES
Slough Heat & Power Limited
342 Edinburgh Avenue
Slough, SL1 4TU
Telephone 01753 213200
Facsimile 01753 213213

Dwg no. W0029/E/01 Revision A

THIS DRAWING IS GENERATED BY AUTOCAD R14/AEC R5.0 ©1998



SERVICE ABBREVIATIONS

ALK	Alkathene (plastic)
(AR)	Assumed Route but proved connection
BT	British Telecom
CATV	Cable Television
CR	Cable Riser
d	depth of service (approx)
Dd	Depth to top of Duct
(ET)	Electronically Traced
HV	High Voltage
LV	Low voltage
MP	Medium pressure (gas)
(NFI)	No Further Information
oh	Overhead
Pe	Polyethylene
Pd	Depth to top of pipe
(R)	From Records
TCR	Telephone CR
(UTL)	Unable to Lift without damage
VI	Verbal Information
WD	Way Duct
WM	Water Meter

SERVICE LEGEND

EXISTING SERVICES

WATER
GAS
ELECTRICITY
CATV
TELEPHONE
S.W. DRAINAGE
F.W. DRAINAGE
UNKNOWN SERVICE

PROPOSED SERVICES

GAS — NEW GAS — NEW GAS
TELEPHONE — NEW BT — NEW BT
ELECTRICITY
WATER — NEW WATER — NEW WATER
CATV — NEW CC — NEW CC

A	PROPOSED SERVICE ROUTES ADDED	2.06.00 C.W.J.

Revisions

Project
PROPOSED DEVELOPMENT

Location
FISHPONDS CLOSE
WOKINGHAM

Content
SITE PLAN
SERVICES

Date 26.05.00 Drawn C.W.J.

Scale 1:200

THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE.

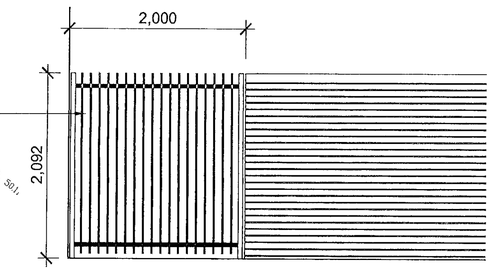
SLOUGH ESTATES
Slough Heat & Power Limited
342 Edinburgh Avenue
Slough, SL1 4TU
Telephone 01753 213200
Facsimile 01753 213213

Dwg no. W0029/E/01 Revision A

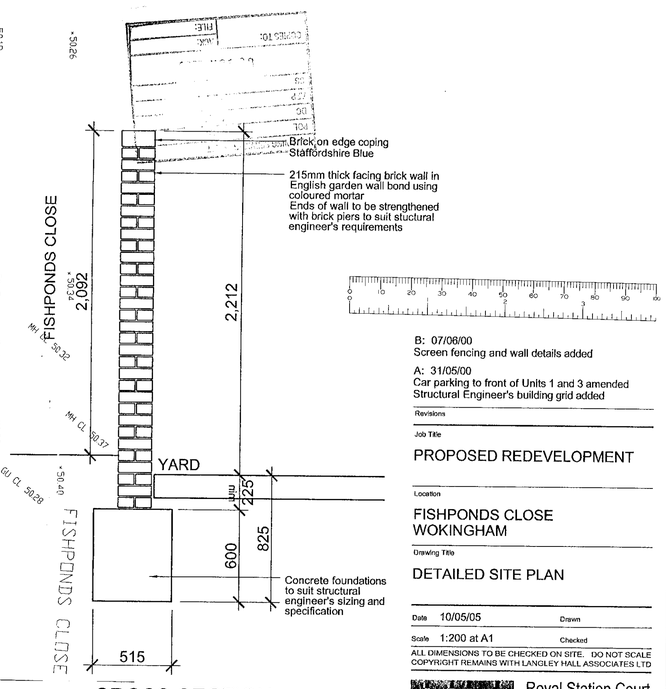
THIS DRAWING IS GENERATED BY AUTOCAD R14/AEC R5.0 ©1998

KEY TO HARD LANDSCAPING

- Overlaying of existing footpath construction:
  20mm dense bitmac wearing course (7mm nominal aggregate) on prepared existing footpath construction
- Service yard construction:
  Brush finished reinforced concrete on type 1 sub-base to structural engineer's specification
- Buffer strip construction:
  Brush finished un-reinforced concrete on type 1 sub-base to structural engineer's specification
- Car park construction:
  20mm dense bitmac wearing course (7mm nominal aggregate) on 50mm dense bitmac base course (20mm nominal aggregate) on minimum 175mm crushed concrete sub-base to structural engineer's specification
- Block paving footpath construction:
  60mm concrete block paving laid in rectangular herringbone pattern on 50mm compacted sand bed on minimum 150mm crushed concrete sub-base to structural engineer's specification
  Colour: 40% light grey
  60% charcoal
  laid in random pattern
- Access road and crossover construction:
  40mm stone mastic asphalt on 60mm hot rolled dense bitmac base course on 130mm dense bitmac roadbase (20mm nominal aggregate) on 150mm type 1 sub-base to structural engineer's specification
- Soft landscaping
- Kerb construction:
  Battered BS7263 kerbs on ST4 concrete bed and haunch with dropped kerbs at crossovers
  EF square edging figure 11 on ST4 concrete bed and haunch to back edge of footpaths



ELEVATION OF FENCING
VISION PANEL AND WALL
Scale 1:50



CROSS SECTION
THROUGH SCREEN WALL
Scale 1:25

B: 07/08/00
Screen fencing and wall details added

A: 31/05/00
Car parking to front of Units 1 and 3 amended
Structural Engineer's building grid added

Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE
WOKINGHAM

Drawing Title

DETAILED SITE PLAN

Date 10/05/05 Drawn

Scale 1:200 at A1 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE

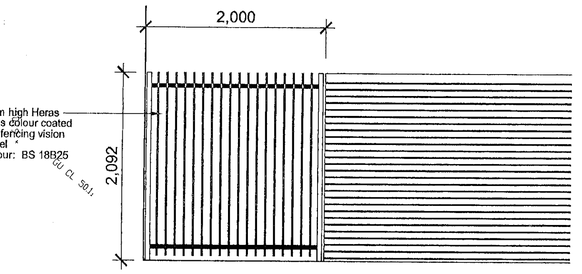
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY HALL ASSOCIATES LTD
Tel: 0118 932 0980
Fax: 0118 932 0981

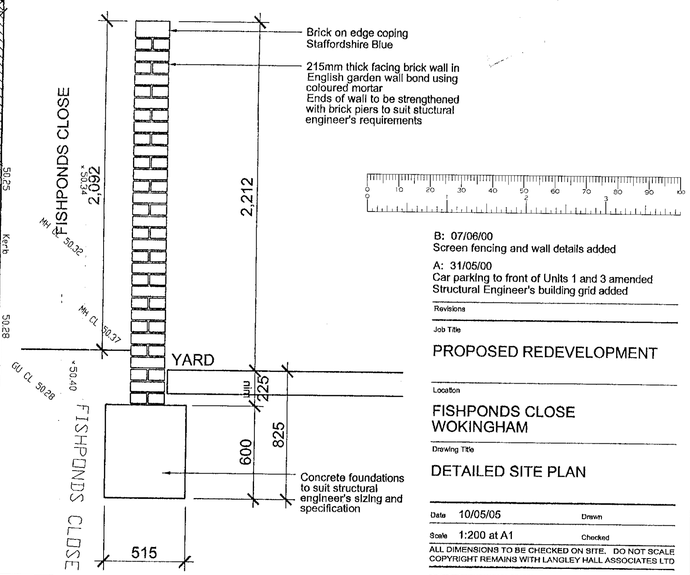
Dwg no. 1465-02 Revision B

KEY TO HARD LANDSCAPING

- Overlaying of existing footpath construction: 20mm dense bitmac wearing course (7mm nominal aggregate) on prepared existing footpath construction
- Service yard construction: Brush finished reinforced concrete on type 1 sub-base to structural engineer's specification
- Buffer strip construction: Brush finished un-reinforced concrete on type 1 sub-base to structural engineer's specification
- Car park construction: 20mm dense bitmac wearing course (7mm nominal aggregate) on 50mm dense bitmac base course (20mm nominal aggregate) on minimum 175mm crushed concrete sub-base to structural engineer's specification
- Block paving footpath construction: 60mm concrete block paving laid in rectangular herringbone pattern on 50mm compacted sand bed on minimum 150mm crushed concrete sub-base to structural engineer's specification. Colour: 40% light grey, 60% charcoal, laid in random pattern
- Access road and crossover construction: 40mm stone mastic asphalt on 60mm hot rolled dense bitmac base course on 130mm dense bitmac roadbase (20mm nominal aggregate) on 150mm type 1 sub-base to structural engineer's specification
- Soft landscaping
- Kerb construction: Battered BS7263 kerbs on ST4 concrete bed and haunch with dropped kerbs at crossovers. EF square edging figure 11 on ST4 concrete bed and haunch to back edge of footpaths



ELEVATION OF FENCING VISION PANEL AND WALL
Scale 1:50



CROSS SECTION THROUGH SCREEN WALL
Scale 1:25

B: 07/06/00
Screen fencing and wall details added

A: 31/05/00
Car parking to front of Units 1 and 3 amended
Structural Engineer's building grid added

Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE
WOKINGHAM

Drawing Title

DETAILED SITE PLAN

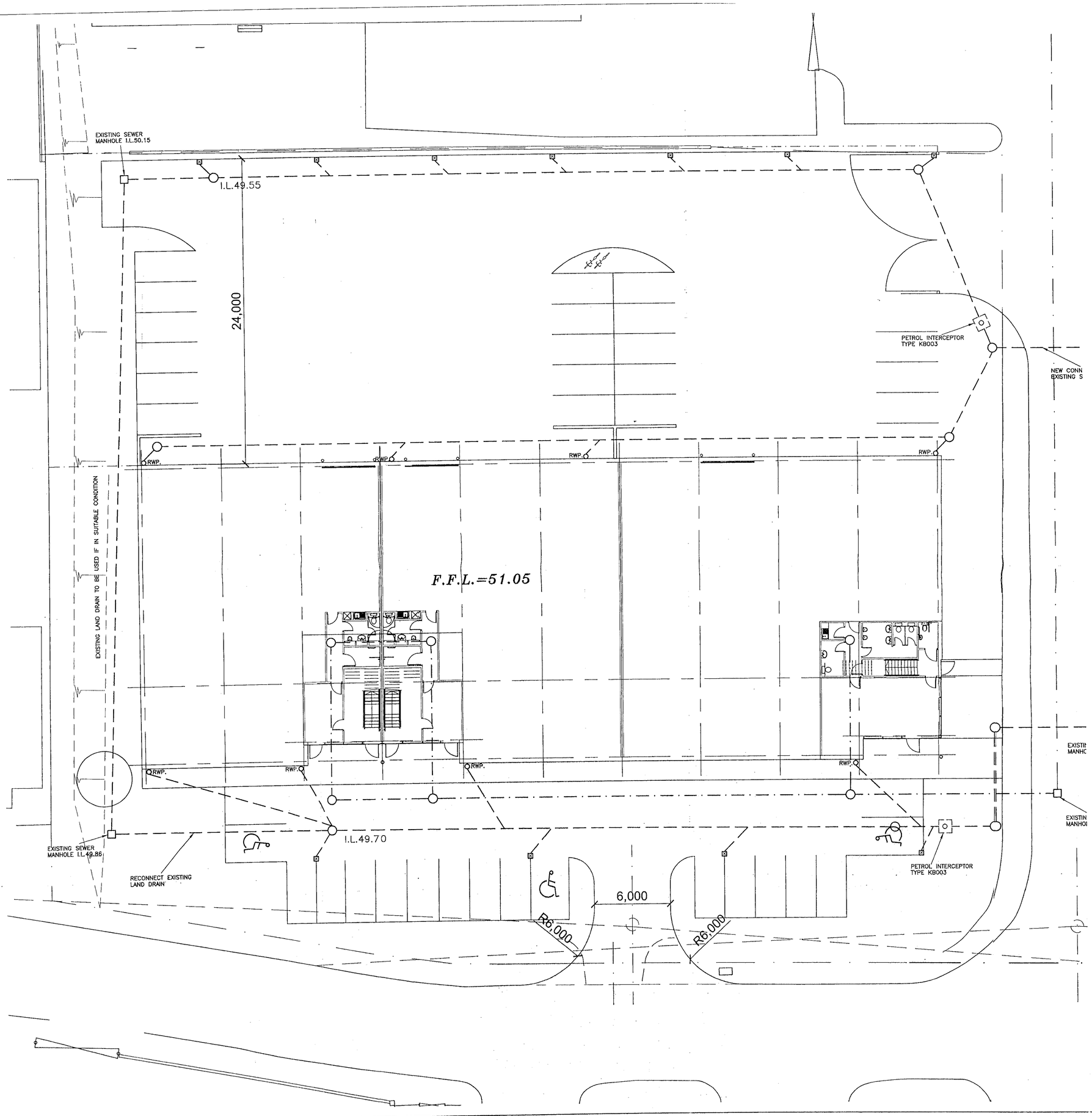
Date 10/05/05 Drawn

Scale 1:200 at A1 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY HALL ASSOCIATES LTD
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1465-02 Revision B

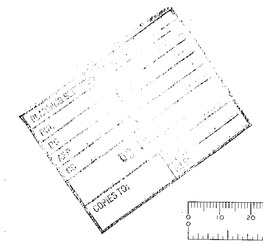


Key

- NEW FOUL DRAINAGE
- NEW SURFACE WATER DRAINAGE
- EXISTING FOUL DRAINAGE
- EXISTING SURFACE WATER DRAINAGE
- 31.57× = EXISTING LEVELS
- 31.75× = NEW LEVELS
- ⊠ = GULLY
- RWP. = RAIN WATER PIPE
- RE. = RODDING EYE
- BD. = BACK DROP
- Ⓒ = KERB DETAIL
- S9 ◯ = NEW MANHOLE
- S2 □ = EXISTING MANHOLE

Notes

1) ALL DRAINAGE TO BE 150mm dia. UNLESS NOTED OTHERWISE.
2) PIPES TO BE SUPERSLEEVE OR OTHER APPROVED.
3) WHERE COVER BETWEEN TOP OF SUPERSLEEVE PIPES AND FORMATION LEVEL IS LESS THAN 600mm, PIPES TO HAVE 150mm CONCRETE SURROUND (GEN3) WITH JOINT FILLER BOARD THROUGH SURROUND AT JOINTS IN PIPES.



REV.	BY.	DATE.	DESCRIPTION.

Robert Walpole and Partners
Consulting Engineers
Hamilton Road Slough Berkshire SL1 4QY
Tel: 01753 530836
Fax: 01753 693740

CLIENT: Slough Estates

PROJECT: Fishponds Close
Wokingham : W0029

TITLE: Drainage Plan

DRAWER	DRAWN BY	CHECKED BY	DATE
B5	MJW		May 2000

SCALE	DRG. NO.	REV.
1:150	99M05/102	

KEY TO HARD LANDSCAPING

Overlaying of existing footpath construction:
20mm dense bitmac wearing course (7mm nominal aggregate) on prepared existing footpath construction

Service yard construction:
Brush finished reinforced concrete on type 1 sub-base to structural engineer's specification

Buffer strip construction:
Brush finished un-reinforced concrete on type 1 sub-base to structural engineer's specification

Car park construction:
20mm dense bitmac wearing course (7mm nominal aggregate) on 50mm dense bitmac base course (20mm nominal aggregate) on minimum 175mm crushed concrete sub-base to structural engineer's specification

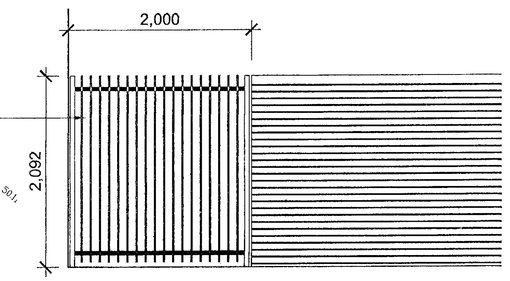
Block paving footpath construction:
60mm concrete block paving laid in rectangular herringbone pattern on 50mm compacted sand bed on minimum 150mm crushed concrete sub-base to structural engineer's specification
Colour: 40% light grey
60% charcoal
laid in random pattern

Access road and crossover construction:
40mm stone mastic asphalt on
60mm hot rolled dense bitmac base course on
130mm dense bitmac roadbase (20mm nominal aggregate) on
150mm type 1 sub-base to structural engineer's specification

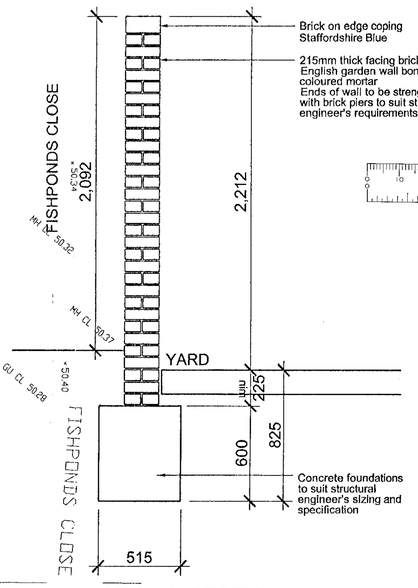
Soft landscaping

Kerb construction:
Battered BS7263 kerbs on ST4 concrete bed and haunch with dropped kerbs at crossovers
EF square edging figure 11 on ST4 concrete bed and haunch to back edge of footpaths

ELEVATION OF FENCING VISION PANEL AND WALL
Scale 1:50



CROSS SECTION THROUGH SCREEN WALL
Scale 1:25



B: 07/08/00
Screen fencing and wall details added

A: 31/05/00
Car parking to front of Units 1 and 3 amended
Structural Engineer's building grid added

Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE
WOKINGHAM

Drawing Title

DETAILED SITE PLAN

Date 10/05/05 Drawn

Scale 1:200 at A1 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY HALL ASSOCIATES LTD
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1465-02 Revision B

NOTES:

Native mix hedge: whips to be bare rooted 1+1, planted randomly in groups of 5 to 7No. of each specie and maintained as an informal hedge.

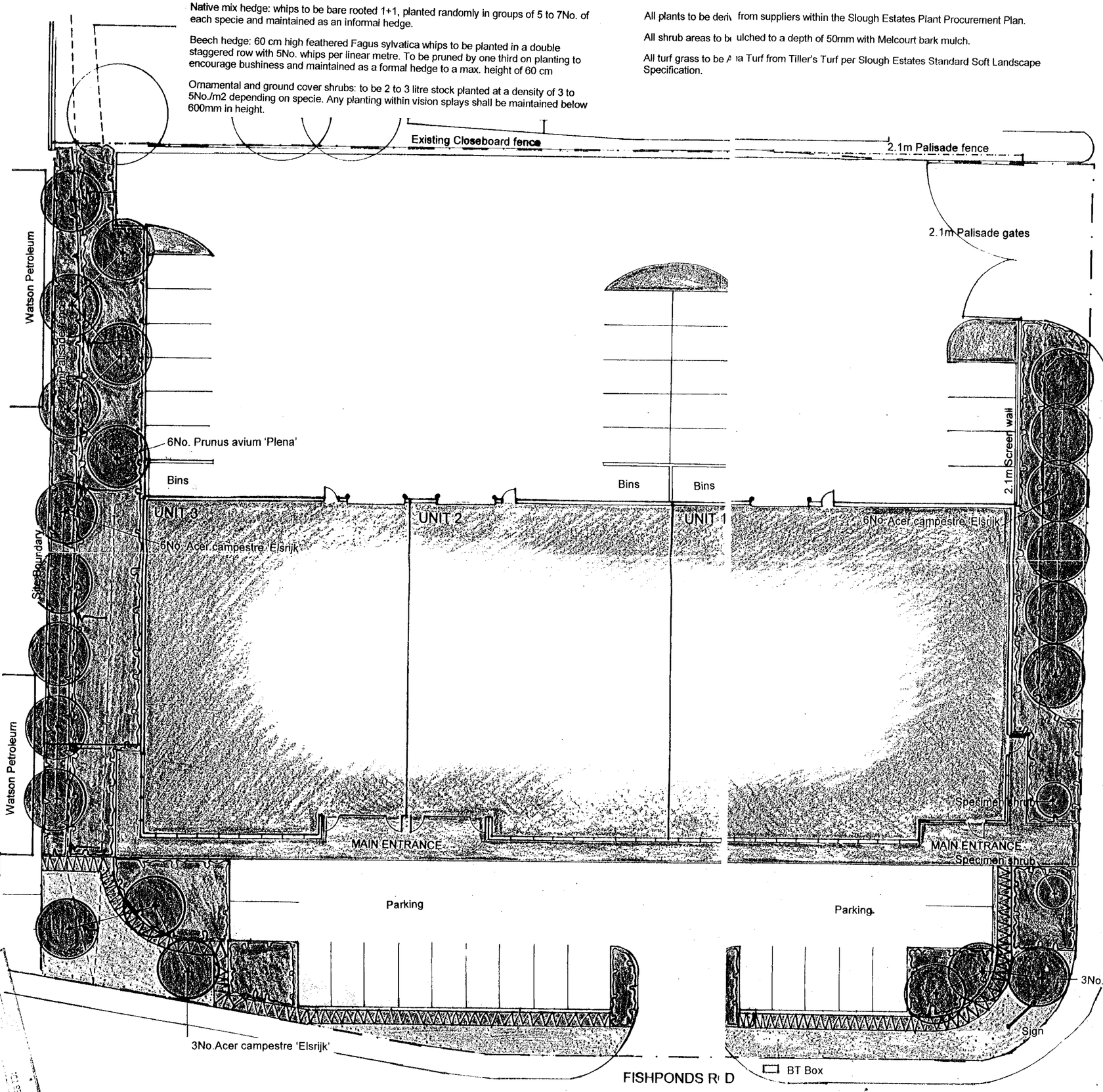
Beech hedge: 60 cm high feathered Fagus sylvatica whips to be planted in a double staggered row with 5No. whips per linear metre. To be pruned by one third on planting to encourage bushiness and maintained as a formal hedge to a max. height of 60 cm

Ornamental and ground cover shrubs: to be 2 to 3 litre stock planted at a density of 3 to 5No./m2 depending on specie. Any planting within vision splays shall be maintained below 600mm in height.

All plants to be deri from suppliers within the Slough Estates Plant Procurement Plan.

All shrub areas to b ulched to a depth of 50mm with Melcourt bark mulch.

All turf grass to be A ia Turf from Tiller's Turf per Slough Estates Standard Soft Landscape Specification.



Proposed trees

Beech hedge

Ornamental shrubs

Native mix hedge

Grass

PLANT SCHEDULE

Trees
Acer campestre 'Elsrijk' — semi-mature
Prunus avium 'Plena' — advanced nursery stock

Specimen shrubs
Cornus controversa — 2-2.5m multi-stem

Ornamental shrubs
Cornus 'Ivory Halo'
Hebe 'Sutherlandii'
Osmanthus x burkwoodii
Photinia x fraserii 'Red Robin'
Prunus laurocerasus 'Otto Luyken'
Prunus lusitanica

Ground cover shrubs
Cotoneaster 'Coral Beauty'
Lonicera nitida 'Maygreen'
Symphoricarpos x chenaultii 'Hancock'

Beech hedge
Fagus sylvatica

Native hedge mix
Acer campestre
Corylus avellana
Crataegus monogyna
Ilex aquuifolium
Prunus spinosa
Viburnum opulus

Rev.B (26/04/00) Planting adjusted for amended Visitor's car park layout and rear of Unit 3
Rev.A (10/4/00) Minor amendments to plants

Client & Project
Proposed redevelopment
Fishponds Close
for Slough Estates plc
Construction Division

Title
OUTLINE LANDSCAPE PROPOSALS

Scale	1:200	Drawn	TBS
Date	3/00	Dwg No	1465/1026/01/B

VPA
Church View
85 The Street Charlwood Horley
Surrey RH6 0DS
Tel: (01293) 863255
Fax: (01293) 862785

COPIES TO:

Project
Fishponds Close, Wokingham.
Slough Estates plc

Drawing Title
Application No. F/2000/0568

Scale 1:2500	Drawing No. 9508/P1		NORTH
Date 11.05.00	Drawn by J.I.		

Reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO.
Crown Copyright Reserved. Licence No. AR 152664

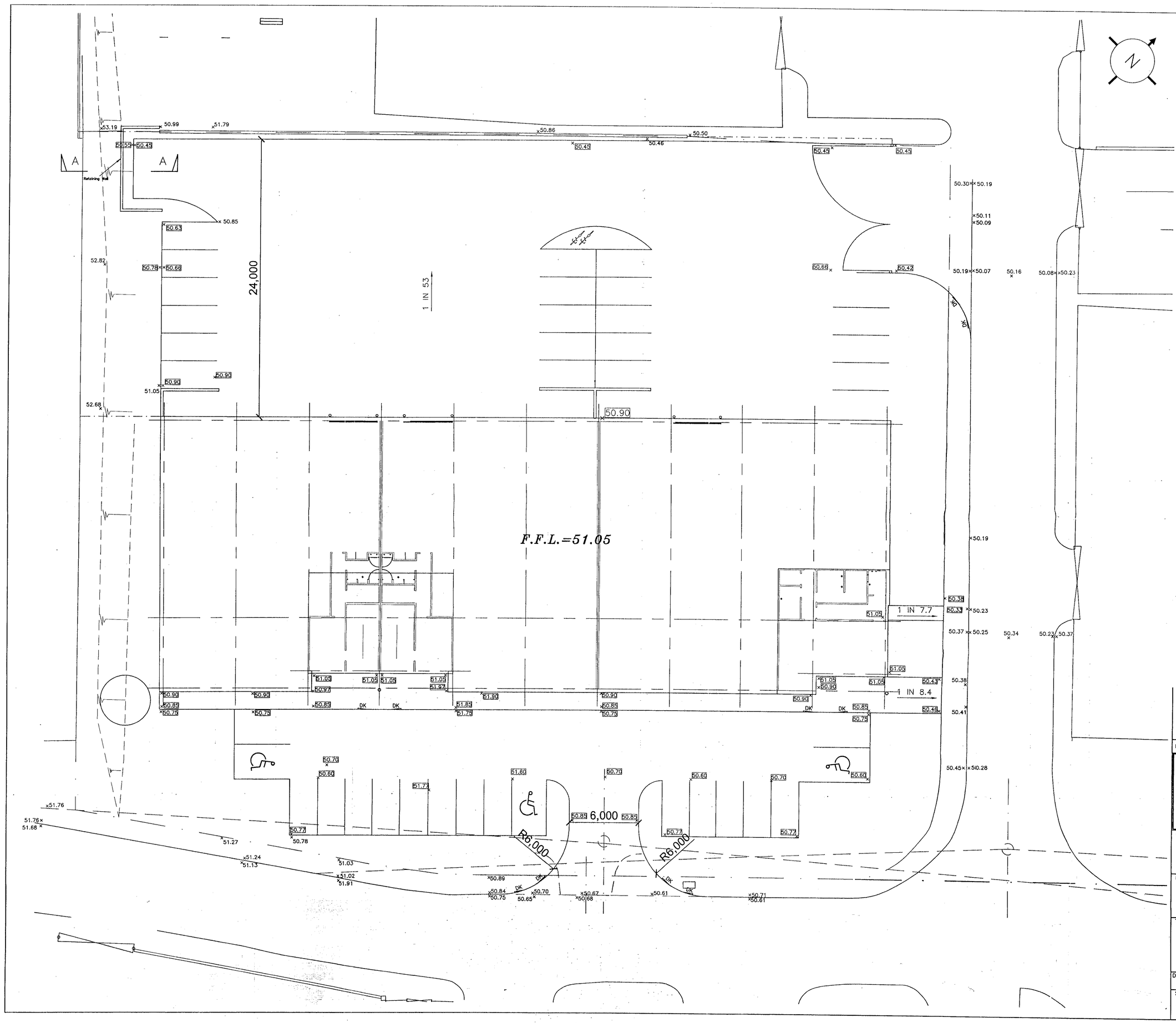
Prepared with/without the benefit of a site survey.

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW
Tel : 0118 943 0000 Fax : 0118 943 0002
e-mail : planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Molly Millars Lane
Fishponds Road
Fishponds Estate
Recreation Ground
Allotment Gardens
Cricket Ground
Football Ground
Depot
Bridge
Mulberry Business Park
The Mulberry Centre
The Business Centre
Arbory
Brackley Court
Greenwood Close
Molly Millars Close
Arbory Close
Merville Way
Oakland Drive
Oakland Close
Oakland Avenue
Oakland Gardens
Oakland Grove
Oakland Court
Oakland Mews
Oakland Place
Oakland Crescent
Oakland Rise
Oakland Walk
Oakland Way
Oakland Park
Oakland Green
Oakland Meadow
Oakland Vale
Oakland Hill
Oakland Ridge
Oakland Valley
Oakland Heights
Oakland Terrace
Oakland Square
Oakland Circus
Oakland Parade
Oakland Promenade
Oakland Esplanade
Oakland Boulevard
Oakland Avenue
Oakland Drive
Oakland Close
Oakland Gardens
Oakland Grove
Oakland Court
Oakland Mews
Oakland Place
Oakland Crescent
Oakland Rise
Oakland Walk
Oakland Way
Oakland Park
Oakland Green
Oakland Meadow
Oakland Vale
Oakland Hill
Oakland Ridge
Oakland Valley
Oakland Heights
Oakland Terrace
Oakland Square
Oakland Circus
Oakland Parade
Oakland Promenade
Oakland Esplanade
Oakland Boulevard



Key

- = NEW FOUL DRAINAGE
- = NEW SURFACE WATER DRAINAGE
- = EXISTING FOUL DRAINAGE
- = EXISTING SURFACE WATER DRAINAGE
- 31.57× = EXISTING LEVELS
- 31.75× = NEW LEVELS
- × = GULLY
- ○ RWP. = RAIN WATER PIPE
- RE. = RODDING EYE
- BD. = BACK DROP
- Ⓒ = KERB DETAIL
- S9 ○ = NEW MANHOLE
- S2 □ = EXISTING MANHOLE

REV.	BY.	DATE.	DESCRIPTION.

Robert Walpole and Partners
Consulting Engineers
Hamilton Road Slough Berkshire SL1 4QY
Tel: 01753 530836
Fax: 01753 693740

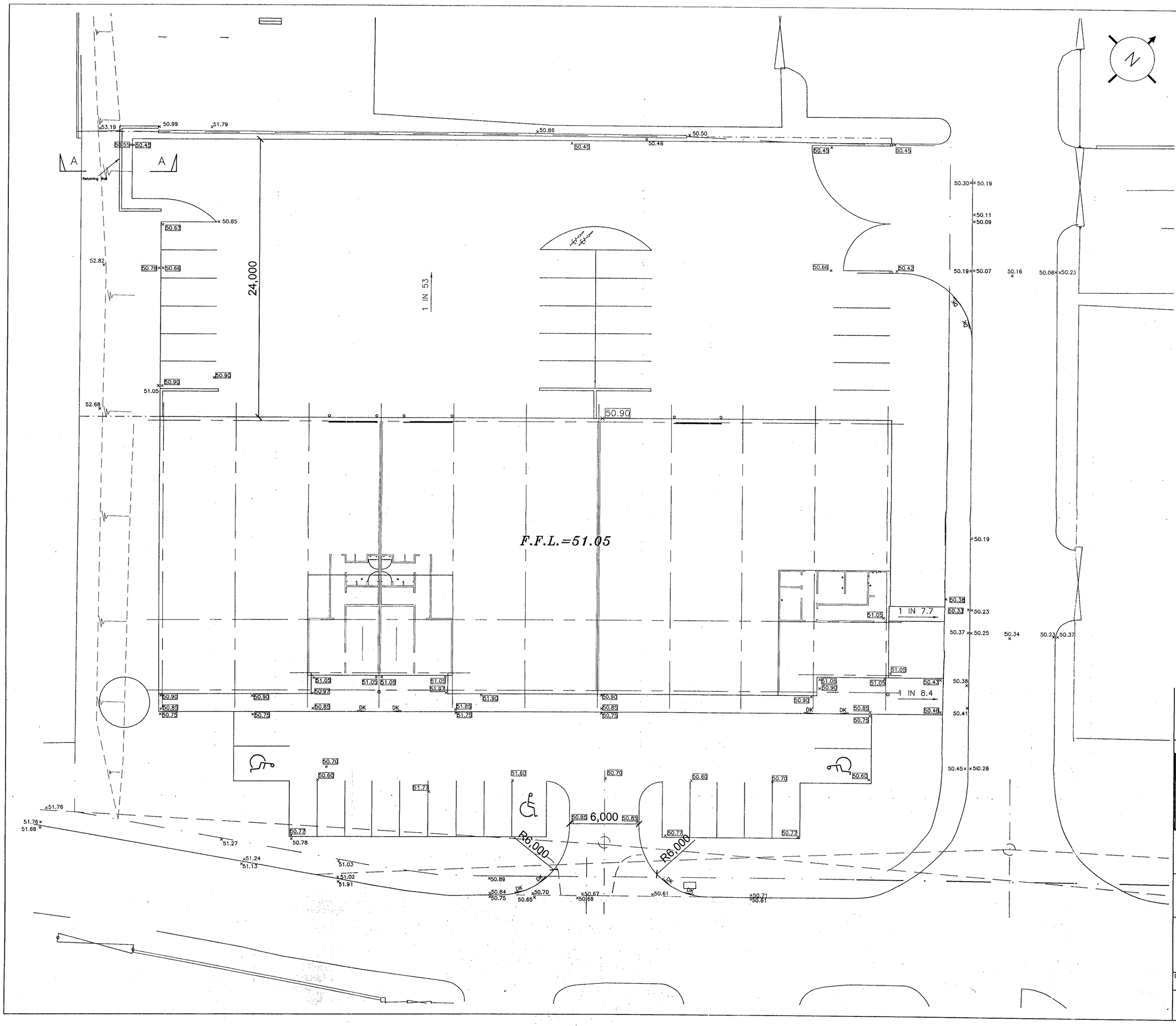
CLIENT
Slough Estates

PROJECT
Fishponds Close
Wokingham : W0029

TITLE
External Works Plan

DRAWER	DRAWN BY	CHECKED BY	DATE
B5	MJW		May 2000

SCALE	DRG. NO.	REV.
1:150	99M05/101	



Key

- = NEW FOUL DRAINAGE
- = NEW SURFACE WATER DRAINAGE
- = EXISTING FOUL DRAINAGE
- = EXISTING SURFACE WATER DRAINAGE
- 31.57× = EXISTING LEVELS
- 31.75× = NEW LEVELS
- × = GULLY
- ○ RWP. = RAIN WATER PIPE
- RE. = RODDING EYE
- BD. = BACK DROP
- Ⓒ = KERB DETAIL
- S9 ◯ = NEW MANHOLE
- S2 □ = EXISTING MANHOLE

PLANNING SERVICES
POL
DC
APP
CS
HPT
TLS
ENF
COPIES TO.
FILE

REV.	BY.	DATE.	DESCRIPTION.

Robert Walpole and Partners
Consulting Engineers
Hamilton Road Slough Berkshire SL1 4QY
Tel: 01753 530836
Fax: 01753 693740

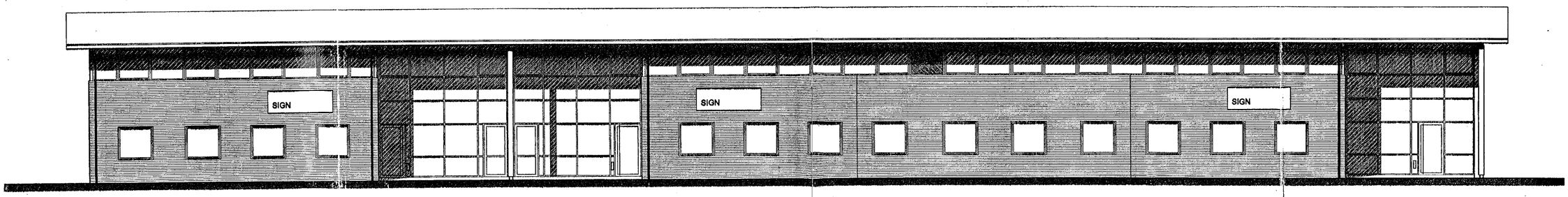
CLIENT
Slough Estates

PROJECT
Fishponds Close
Wokingham : W0029

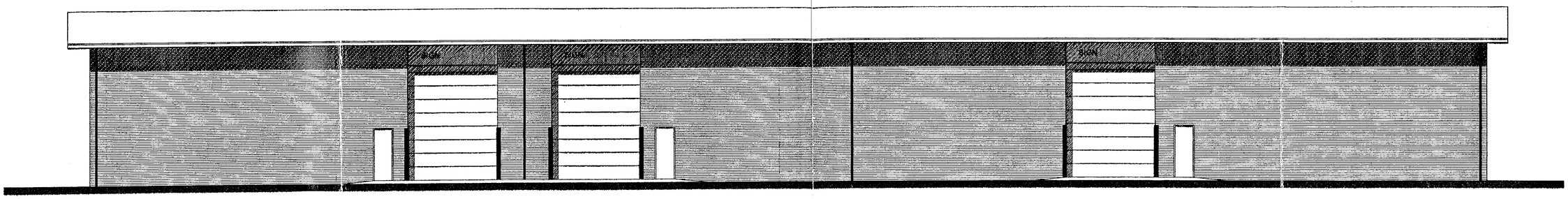
TITLE
External Works Plan

DRAWER	DRAWN BY	CHECKED BY	DATE
B5	MJW		May 2000

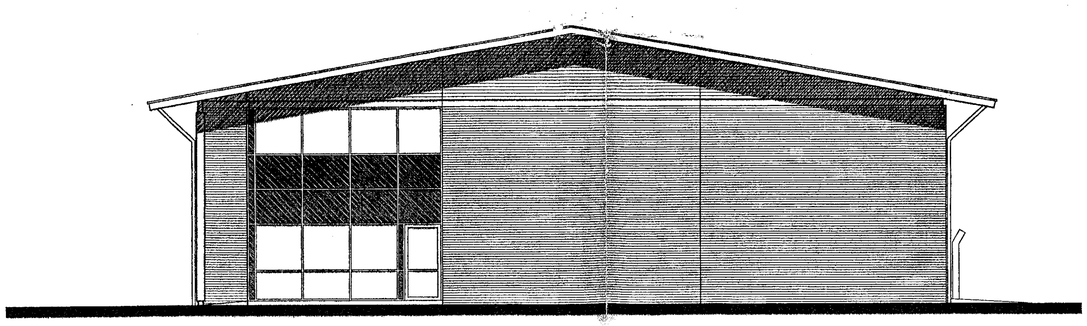
SCALE	DRG. NO.	REV.
1:150	99M05/101	



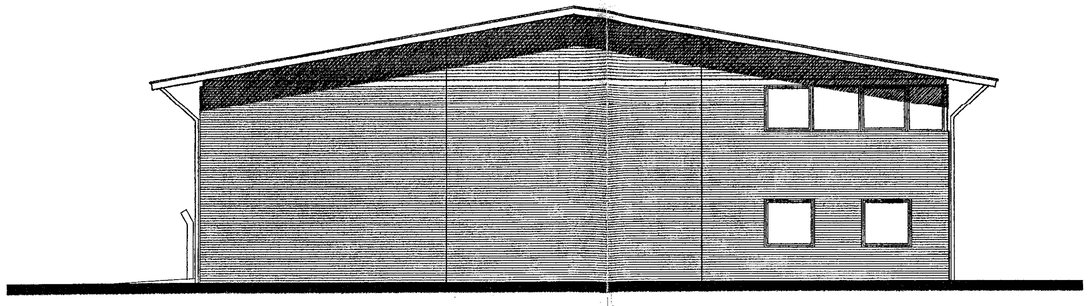
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION - FACING FISHPONDS CLOSE



SIDE ELEVATION

MATERIALS:

Roof:
PVF2 coated profiled metal sheeting
Colour: **Slate Grey**

Fascia:
PVF2 coated metal fascia/gutter
Colour: **Silver**

Soffit:
PVF2 coated GA20/35 profiled metal sheeting
Colour: **Silver**

Walls:
Facing brickwork in plain coloured mortar
Brick: **Hansen Melford Yellow**
Mortar: **Tilcon Y111**

External columns:
Spray painted tubular steel
Colour: **Silver**

Curtain walling/windows:
Polyester powder coated aluminium framed double glazed curtain walling with matching doors and opening lights
Polyester powder coated aluminium framed double glazed windows with matching opening lights
Capping and window colour: Silver anodised
Doors and opening lights: RAL 7021 Raven Grey
Inner curtain wall frame: Ral 9010 White
Glass: Anti-sun grey double glazed
Spandrels: Double glazed clear external and 18B25 Armourclad internal

Loading doors:
Plastisol coated sectional up-and-over insulated doors
Colour: Merlin Grey

Fire exit doors:
Pre-finished steel flush doors and frames
Colour: 18B25

Signs:
White panels in Panatrim frames

Bollards:
Painted capped tubular steel cranked bollards
Colour: 18B25 with white caps

10.FEB.2000* 0568

Revisions

Job Title
PROPOSED REDEVELOPMENT

Location
FISHPONDS CLOSE

Drawing Title
ELEVATIONS

Date 26/11/99 Drawn GNL

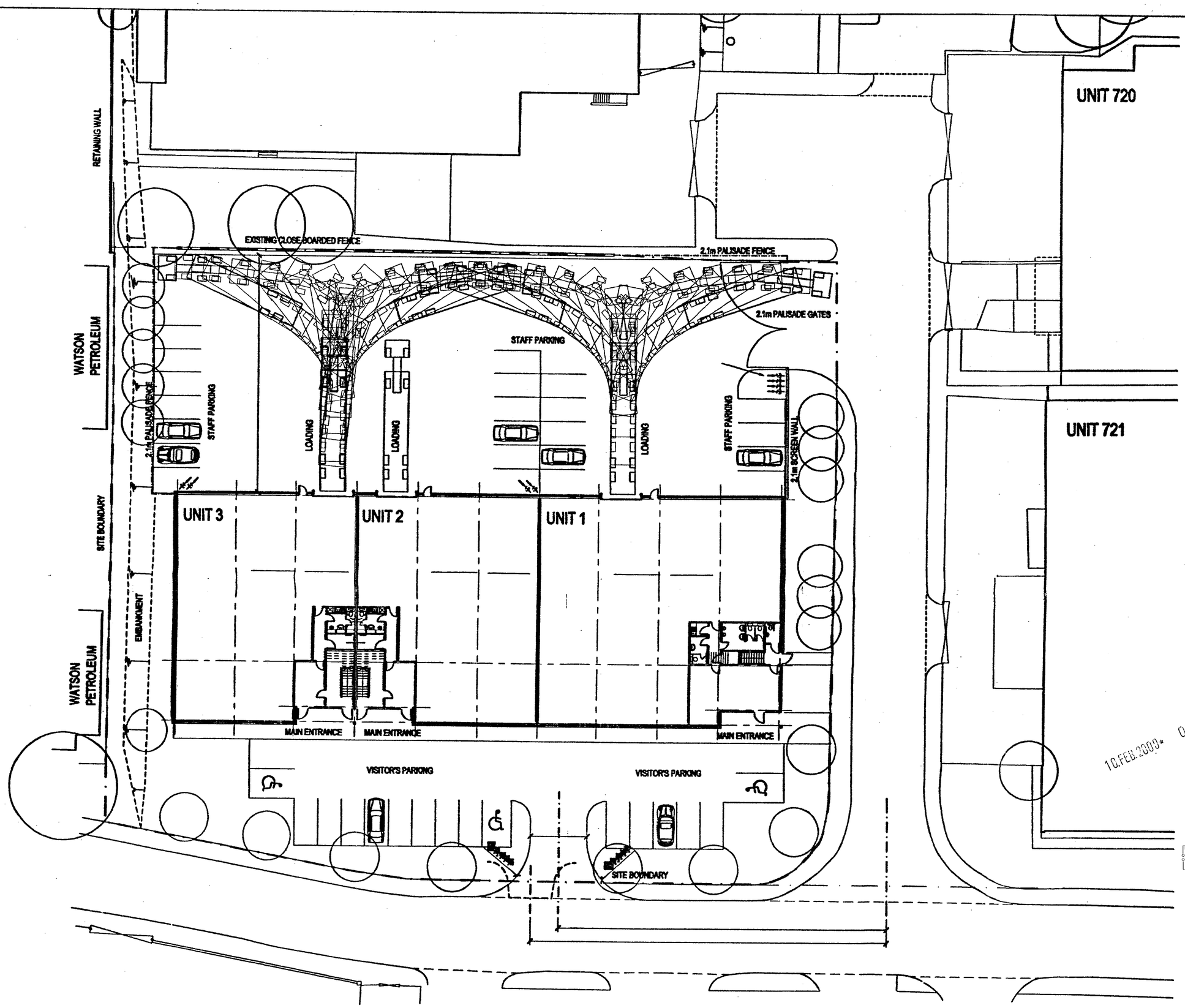
Scale 1:100 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1465-04

Revision



10 FEB 2000* 0568

A: 18/01/00

Car parking noted as staff and visitors
Bicycle parking added
New and existing accesses off
Fishponds Lane dimensioned

Proposed Redevelopment

Fishponds Close, Wokingham

Site Plan

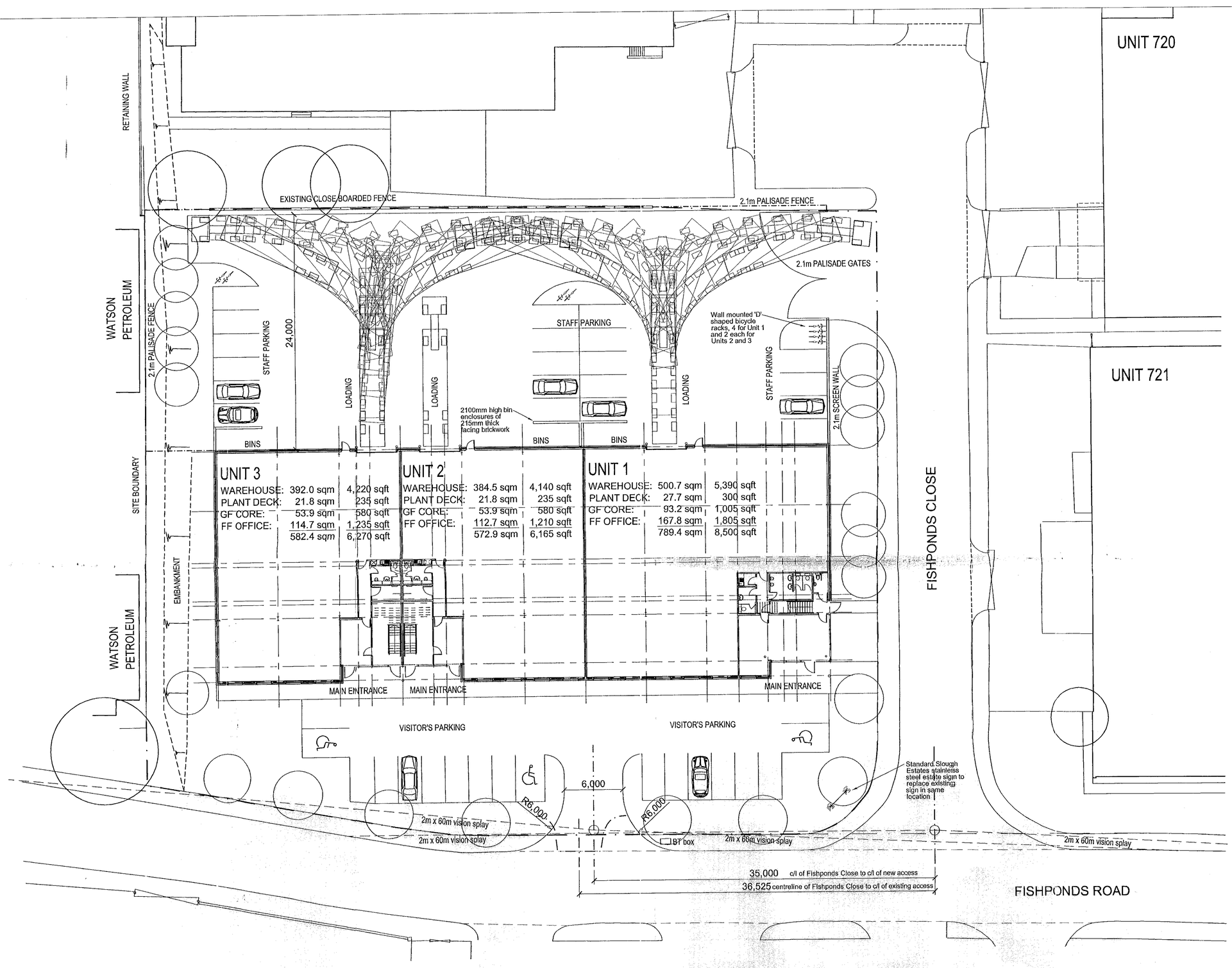
Date : 26.11.99

Scale 1: 200

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY HALL ASSOCIATES LTD
Tel: 0118 932 0660
Fax: 0118 932 0661

1465-01 REVISION A



DEVELOPMENT ANALYSIS

SITE AREA	0.47 Ha (1.16 acres)
BUILDING AREA	1,944.7 sqm 20,935 sqft
COVERAGE	41.4%
PARKING SPACES	38 SPACES

E: 10/05/00
Vision splays amended to suit planning condition
Car parking to front of Units 1 and 3 amended

D: 17/04/00
Car parking and bin store to rear of Unit 3 moved away from boundary to ease slope on bank
Entrance to visitor's car park relocated to avoid BT box
Estate sign added

C: 07/04/00
Bin stores added

B: 23/03/00
Vision splays added to junctions with Fishponds Road
Fence line to west side of service yard relocated onto boundary

A: 18/01/00
Car parking noted a staff and visitor's
Bicycle parking added
Now and existing accesses off Fishponds Lane dimensioned
Core plans for units 2 and 3 amended

Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE
WOKINGHAM

Drawing Title

SITE PLAN

Date 26/11/99 Drawn

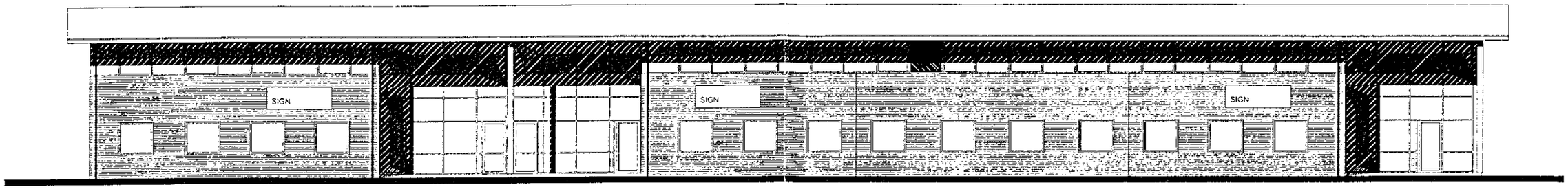
Scale 1:200 at A1 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

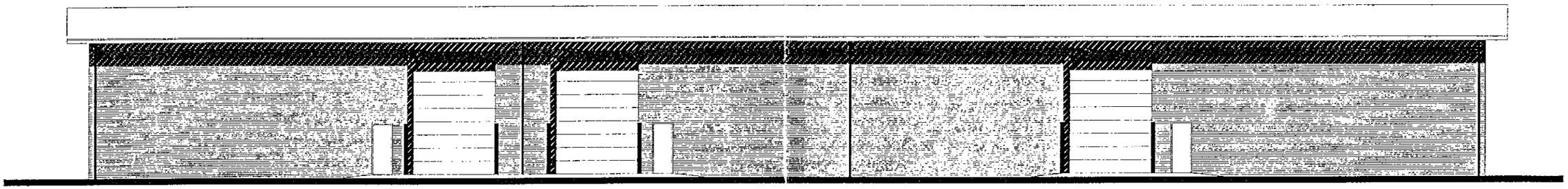
LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1465-01 Revision E

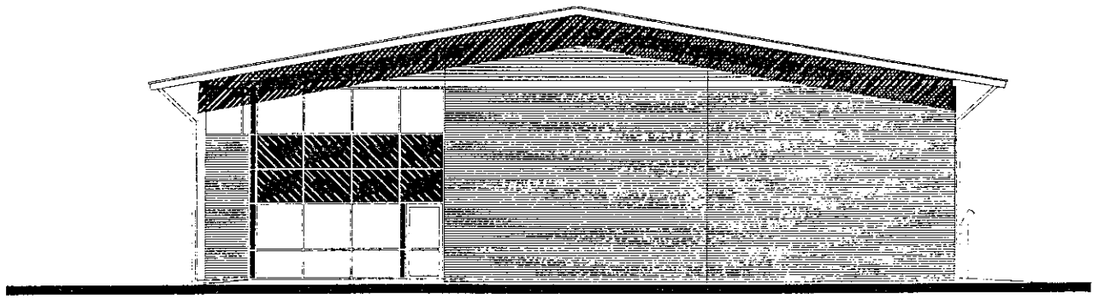
9/7/00



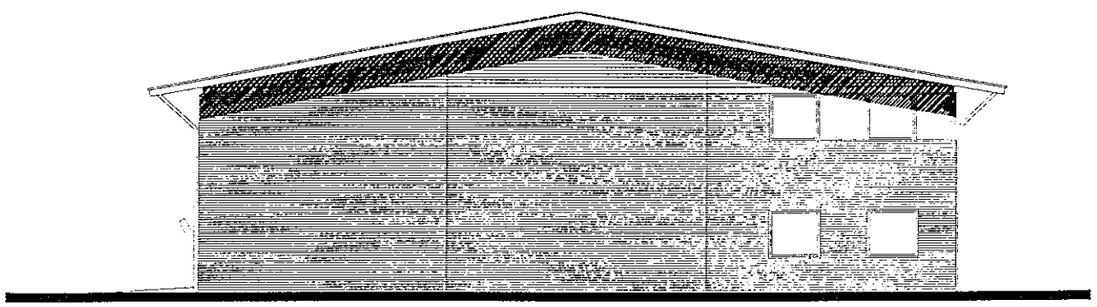
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION - FACING FISHPONDS CLOSE



SIDE ELEVATION

MATERIALS:

Roof:
PVF2 coated profiled metal sheeting
Colour: Slate Grey

Fascia:
PVF2 coated metal fascia/gutter
Colour: Silver

Soffit/Cladding:
PVF2 coated GA18/25 profiled metal sheeting
Colour: Silver

Walls:
Facing brickwork in plain coloured mortar
Brick: Hansen Melford Yellow
Mortar: Tilcon Y111

External columns:
Spray painted tubular steel
Colour: Silver

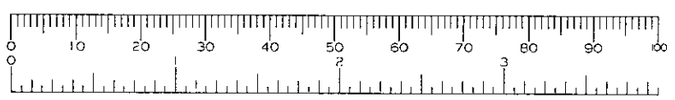
Curtain walling/windows:
Polyester powder coated aluminium framed double glazed curtain walling with matching doors and opening lights
Polyester powder coated aluminium framed double glazed windows with matching opening lights
Capping and window colour: Silver anodised
Doors and opening lights: RAL 7021 Raven Grey
Inner curtain wall frame: Ral 9010 White
Glass: Anti-sun grey double glazed
Spandrels: Double glazed clear external and 18B25 Armourclad internal

Loading doors:
Plastisol coated sectional up-and-over insulated doors
Colour: Merlin Grey

Fire exit doors:
Pre-finished steel flush doors and frames
Colour: 18B25

Signs:
White panels in Panatrim frames

Bollards:
Painted capped tubular steel cranked bollards
Colour: 18B25 with white caps



Revisions

Job Title
PROPOSED REDEVELOPMENT

Location
FISHPONDS CLOSE
WOKINGHAM

Drawing Title
ELEVATIONS
MARKETING DRAWING

Date 06/06/00 Drawn

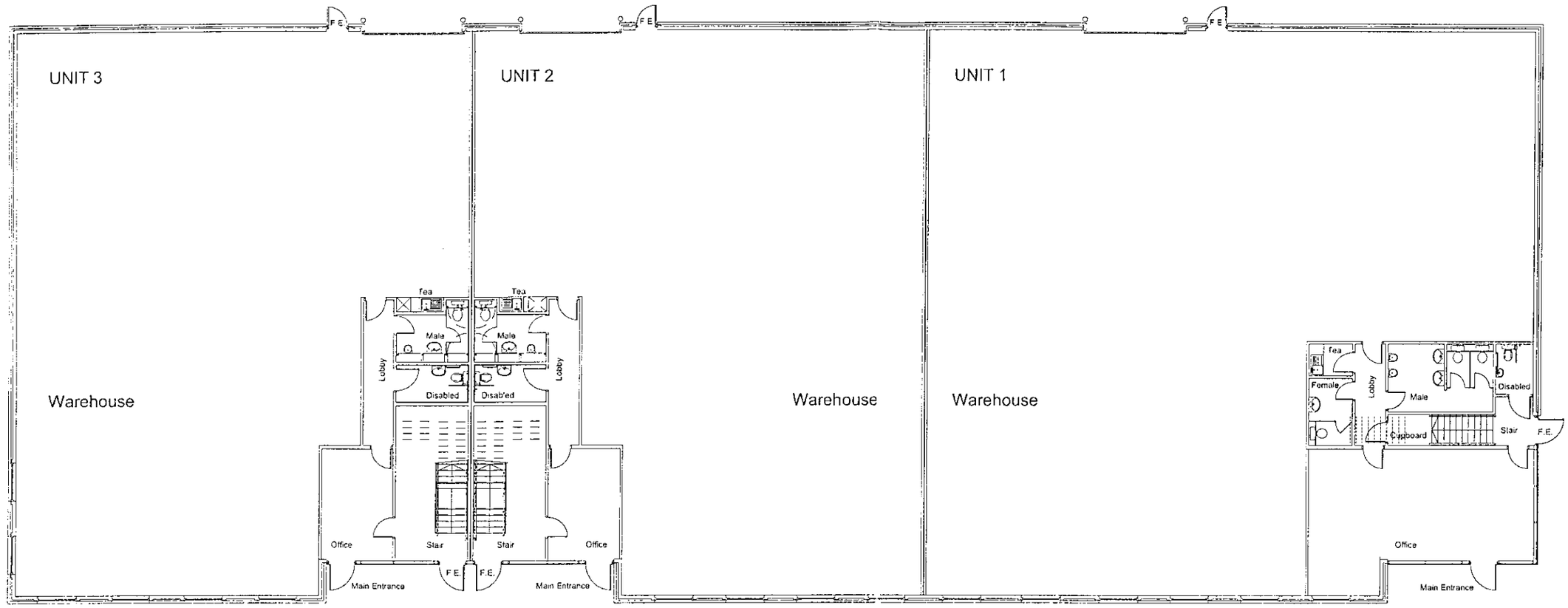
Scale 1:100 at A1 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

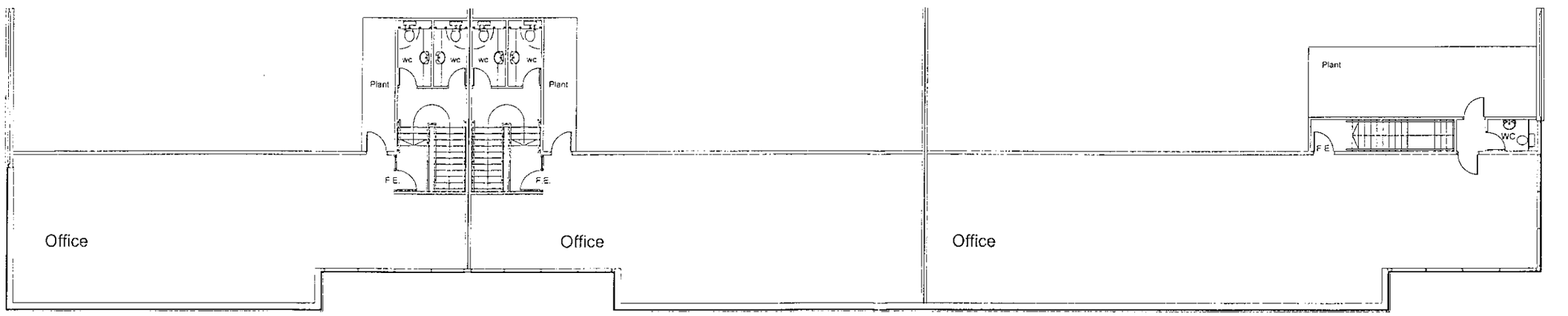
LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

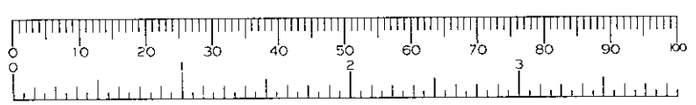
Dwg no. 1465-M3 Revision

GROUND FLOOR



FIRST FLOOR





Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE
WOKINGHAM

Drawing Title

FLOOR PLANS
MARKETING DRAWING

Date 06/06/00 Drawn

Scale 1:100 at A1 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY HALL ASSOCIATES LTD
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no 1465-M2 Revision

UNIT 720

UNIT 721

BINS

BINS

BINS

UNIT 3

UNIT 2

UNIT 1

FISHPONDS CLOSE

FISHPONDS ROAD

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE
WOKINGHAM

Drawing Title

SITE PLAN
MARKETING DRAWING

Date 06/06/00 Drawn

Scale 1:200 at A1 Checked

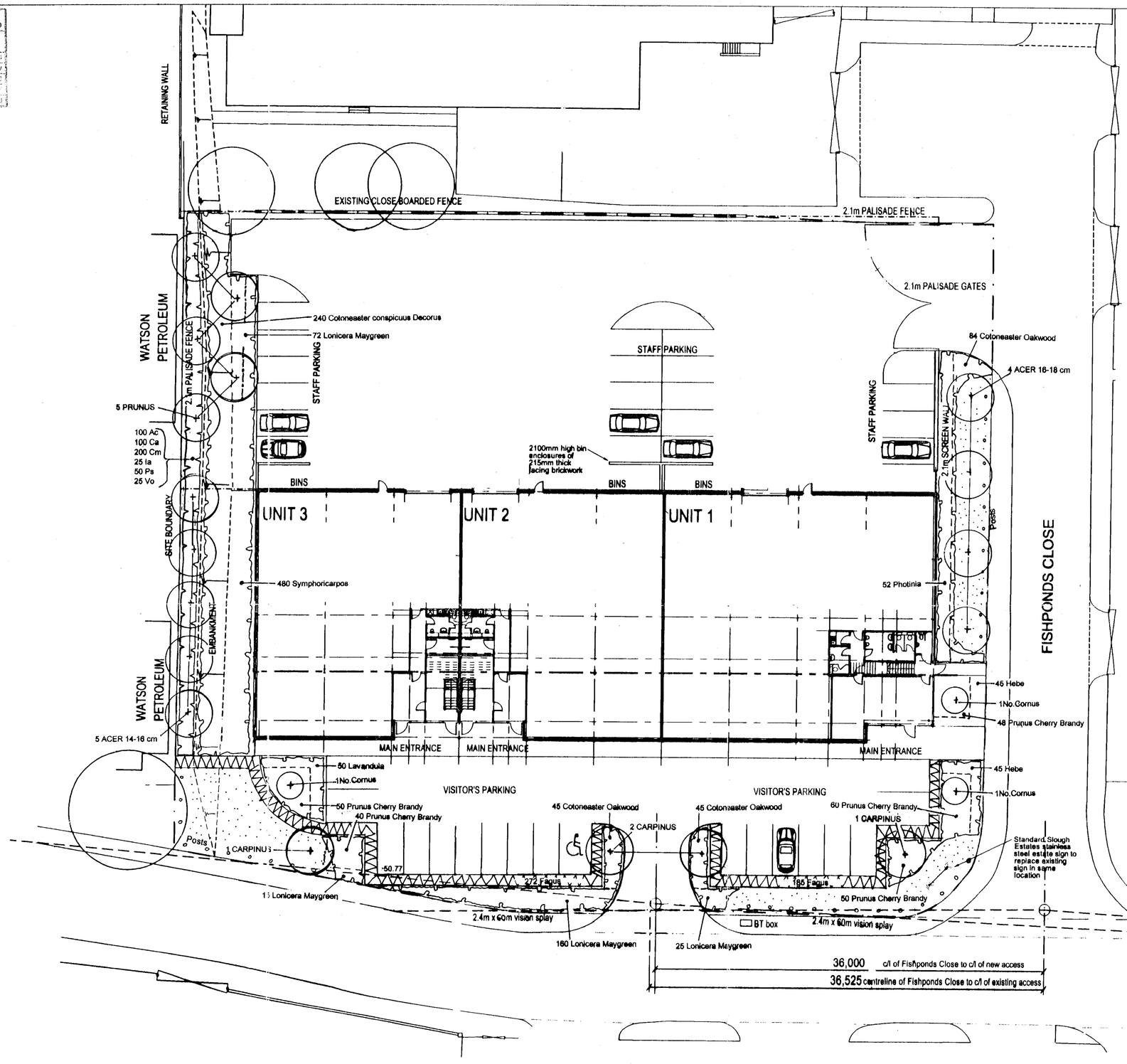
ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no 1465-M1

Revision

COPIES TO:
23 MAY 2001
PLANNING SERVICES
PDL
DC
APP
CS
PLANNING SERVICES LTD



Trees
Beech hedge
Grass
Ornamental shrubs
Native hedge
Root barrier

PLANT SCHEDULE

No.	Species	pot vol	size	No./m2
	Trees			
5	Acer campestre Elsrijk	14-16 cm	RB	2m clearstem
4	Acer campestre Elsrijk	16-18 cm	RB	2m clearstem
4	Carpinus betulus Fastigiata	20-30 cm	RB	2m clearstem
5	Prunus avium Plena	14-16 cm	RB	2m clearstem
	Ornamental shrubs			
3	Cornus controversa	multi-stem	2-2.5 m	specimen
240	Cotoneaster conspicuus Decorus	3 litres	30-40	4
174	Cotoneaster dammeri Oakwood	2 litres	20-30D	5
90	Hebe Sutherlandii	3 litres	20-30D	5
50	Lavandula angustifolia Grosso	2 litres	15-20D	5
272	Lonicera nitida 'Maygreen'	2 litres	20-30D	5
52	Photinia fraseri Red Robin	10 litre	60-80	1.2
248	Prunus laurocerasus 'Cherry Brandy'	3 litres	30-40	4
480	Symphoricarpos x chenaultii 'Hancock'	2 litres	40-60	4
	Beech hedge			
457	Fagus sylvatica	1+2 feathered	80-100	
	To be planted in a double staggered row, 250mm between rows @ 5No./linear metre			
	Native hedge mix			
Ac	100 Acer campestre	1+1	60-80	
Ca	100 Corylus avellana	1+2	60-80	
Cm	200 Crataegus monogyna	1+1	60-80	
Ia	25 Ilex aquifolium	3 litre	40-60	
Ps	50 Prunus spinosa	1+1	60-80	
Vo	25 Viburnum opulus	1+2	60-80	
	To be planted in two double staggered rows, 300mm between rows @ 5No./linear metre			

0568 /1
DETAILS TO COMPLY WITH CONDITIONS.

NOTES:

Ornamental and ground cover shrubs to be 2 to 3 litre stock planted at a density of 3 to 5No./m2 depending on specie. Any planting within vision splays shall be maintained below 600mm in height.

All plants to be derived from suppliers within the Slough Estates Plant Procurement Plan.

All shrub areas to be mulched to a compacted depth of 50mm with Melcourt bark mulch.

All turf grass to be Tiller's Arena turf per Slough Estates Standard Soft Landscape Specification

Rev. D (29/9/00) Visitors' car park layout amended. Planting amended.
Rev. C (7/6/00) Sight lines added. Planting amended to suit
Rev. B (26/4/00) Planting adjusted to fit revised visitors' car park layout and rear of Unit 3
Rev. A (10/4/00) Minor amendments to planting

Job Title
PROPOSED REDEVELOPMENT

Location
FISHPONDS CLOSE
WOKINGHAM

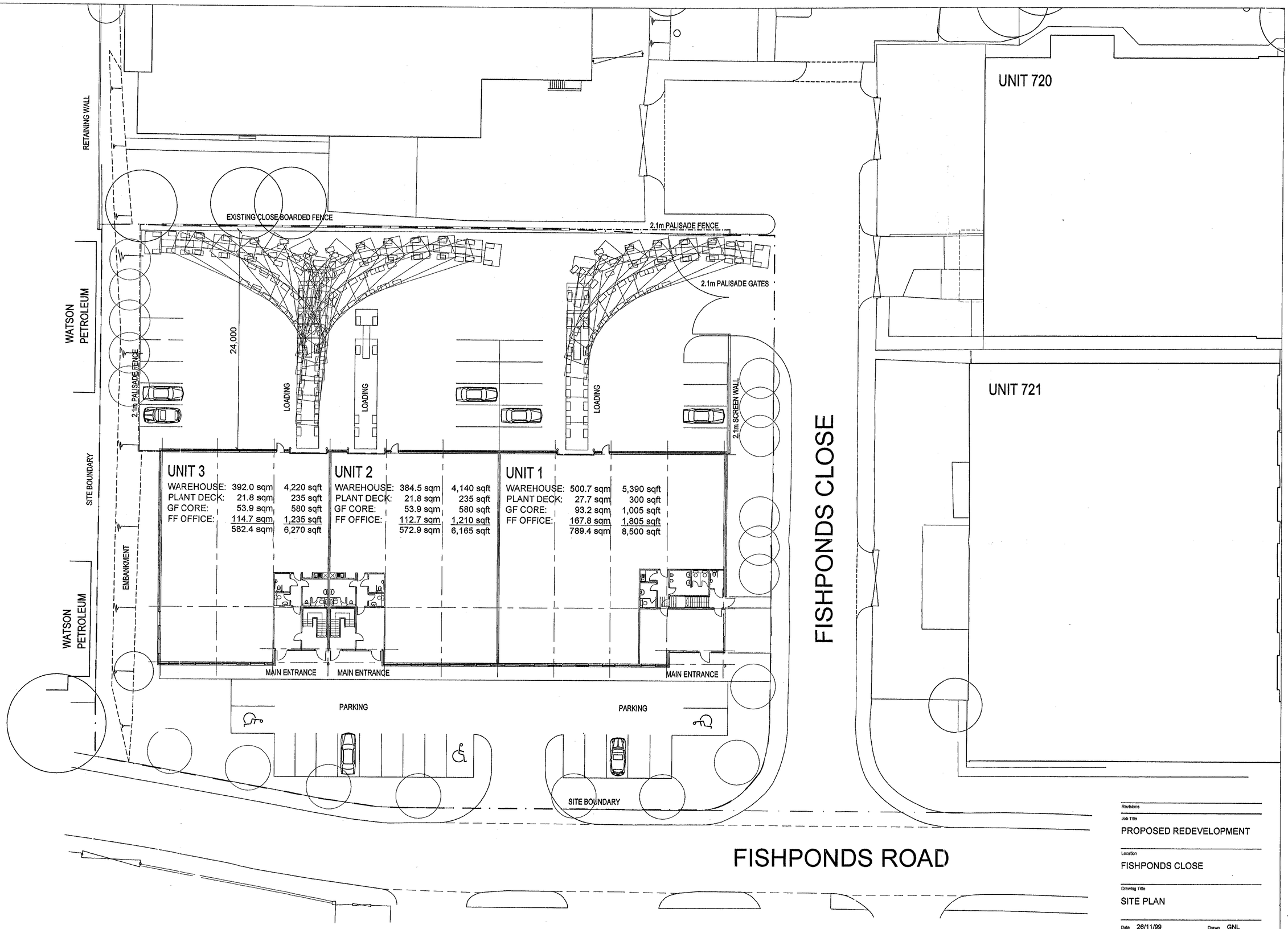
Drawing Title
DETAILED LANDSCAPE PLAN

Date 28/9/00 Drawn TBS
Scale 1:200 Checked

VIA
85 The Street
Charlwood, Horley
Surrey, RH6 0DS
Tel: 01293 863255
Fax:01293862785

Dwg No. 1465/1026/02
Revision D

PLANNING SERVICES HPT
PDL TLS
DC CNF
APP
CS
23 MAY 2001
COPIES TO: ACK:
FILE:



UNIT 3

WAREHOUSE:	392.0 sqm	4,220 sqft
PLANT DECK:	21.8 sqm	235 sqft
GF CORE:	53.9 sqm	580 sqft
FF OFFICE:	114.7 sqm	1,235 sqft
	582.4 sqm	6,270 sqft

UNIT 2

WAREHOUSE:	384.5 sqm	4,140 sqft
PLANT DECK:	21.8 sqm	235 sqft
GF CORE:	53.9 sqm	580 sqft
FF OFFICE:	112.7 sqm	1,210 sqft
	572.9 sqm	6,165 sqft

UNIT 1

WAREHOUSE:	500.7 sqm	5,390 sqft
PLANT DECK:	27.7 sqm	300 sqft
GF CORE:	93.2 sqm	1,005 sqft
FF OFFICE:	167.8 sqm	1,805 sqft
	789.4 sqm	8,500 sqft

DEVELOPMENT ANALYSIS

SITE AREA	0.47 Ha (1.16 acres)
BUILDING AREA	1,944.7 sqm 20,935 sqft
COVERAGE	41.4%
PARKING SPACES	38 SPACES

0 10 20 30 40 50 60 70 80 90 100

Revisions

Job Title
PROPOSED REDEVELOPMENT

Location
FISHPONDS CLOSE

Drawing Title
SITE PLAN

Date 26/11/99 Drawn GNL

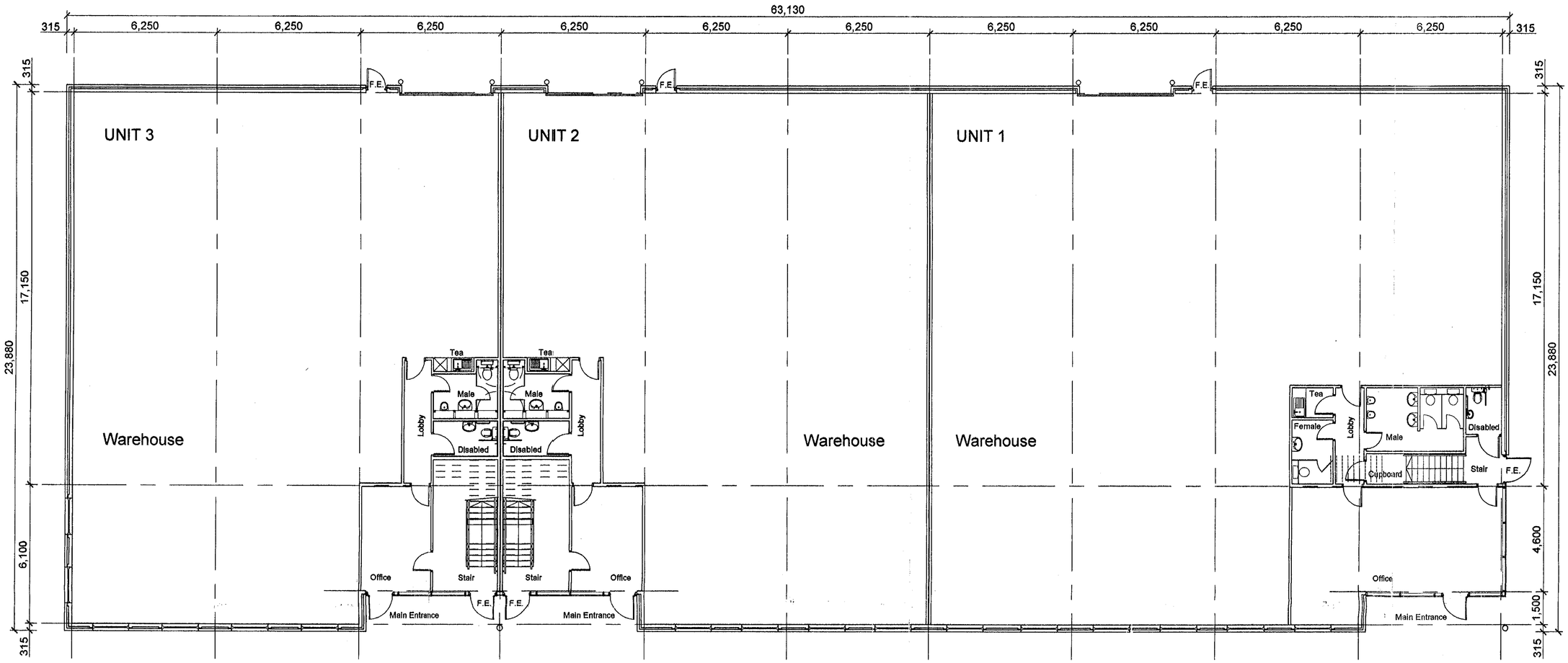
Scale 1:200 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

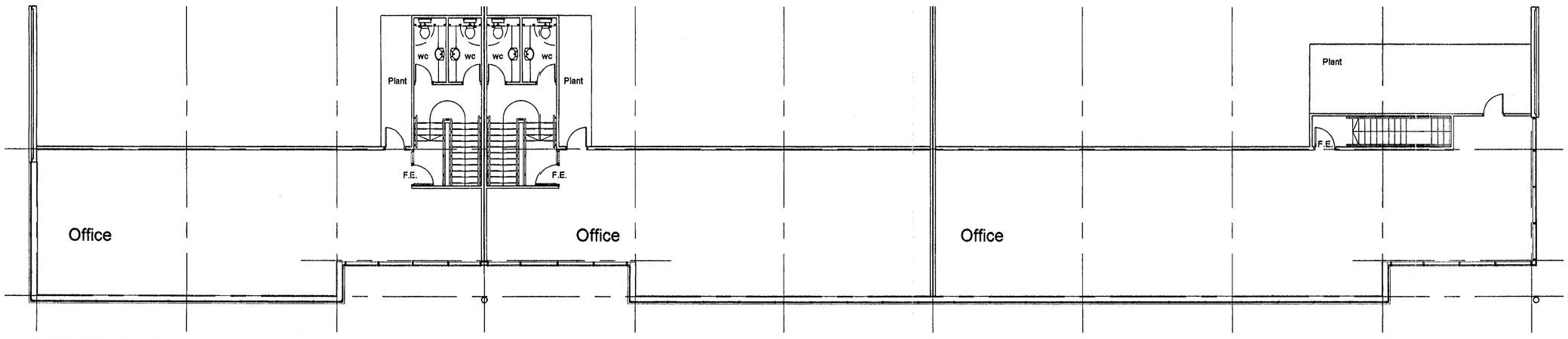
LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1465-01

Revision



GROUND FLOOR



FIRST FLOOR

KEY:

32% OFFICE CONTENT

B: 03/02/00
Drawing re-printed only, no revision to the plans
A: 21/01/00
Core plans for units 2 and 3 amended

Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE

Drawing Title

FLOOR PLANS

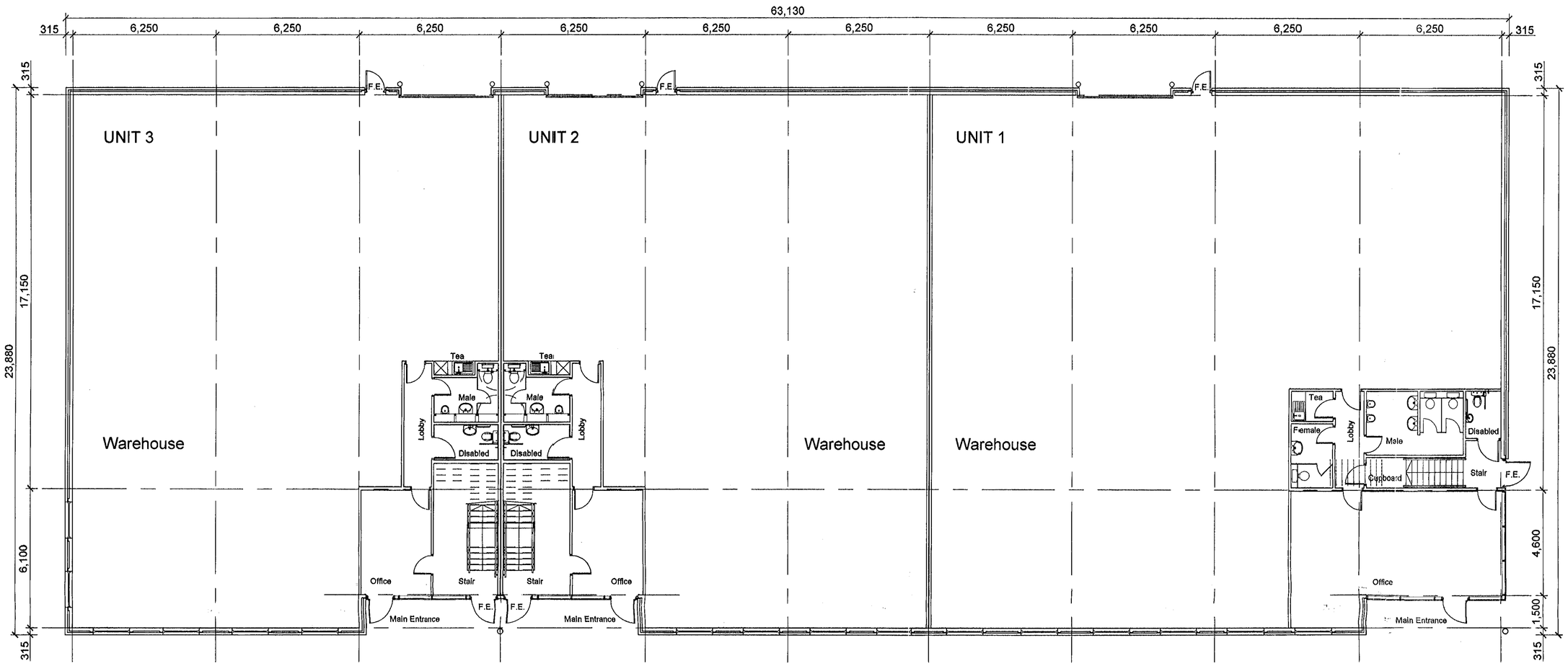
Date 26/11/99 Drawn GNL

Scale 1:100 Checked

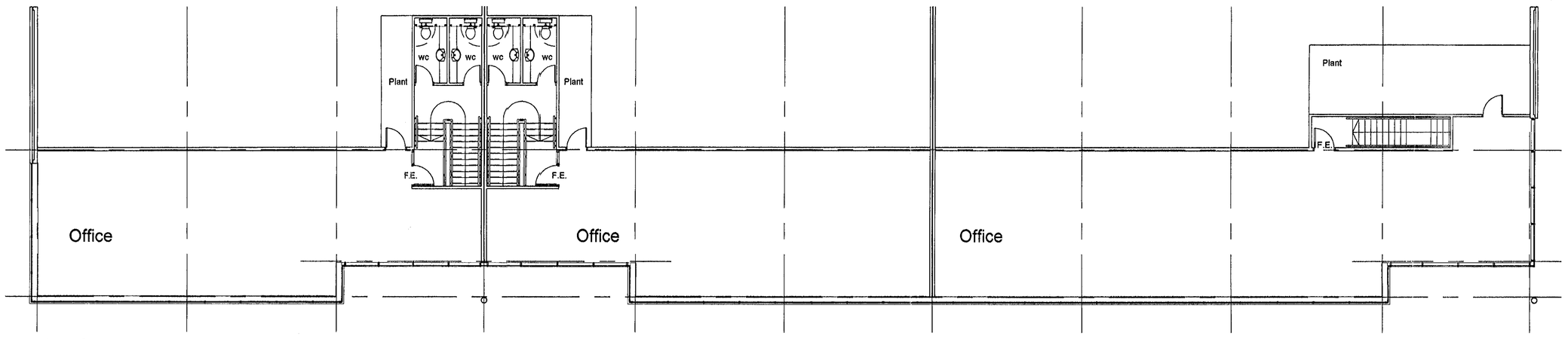
ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1465-03 Revision B



GROUND FLOOR



FIRST FLOOR

10.FEB.2000* 0568

B: 03/02/00
Drawing re-printed only, no revision to the plans
A: 21/01/00
Core plans for units 2 and 3 amended

Revisions

Job Title

PROPOSED REDEVELOPMENT

Location

FISHPONDS CLOSE

Drawing Title

FLOOR PLANS

Date 26/11/99 Drawn GNL

Scale 1:100 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LHA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY HALL ASSOCIATES LTD
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1465-03 Revision B