REVISED PLAN

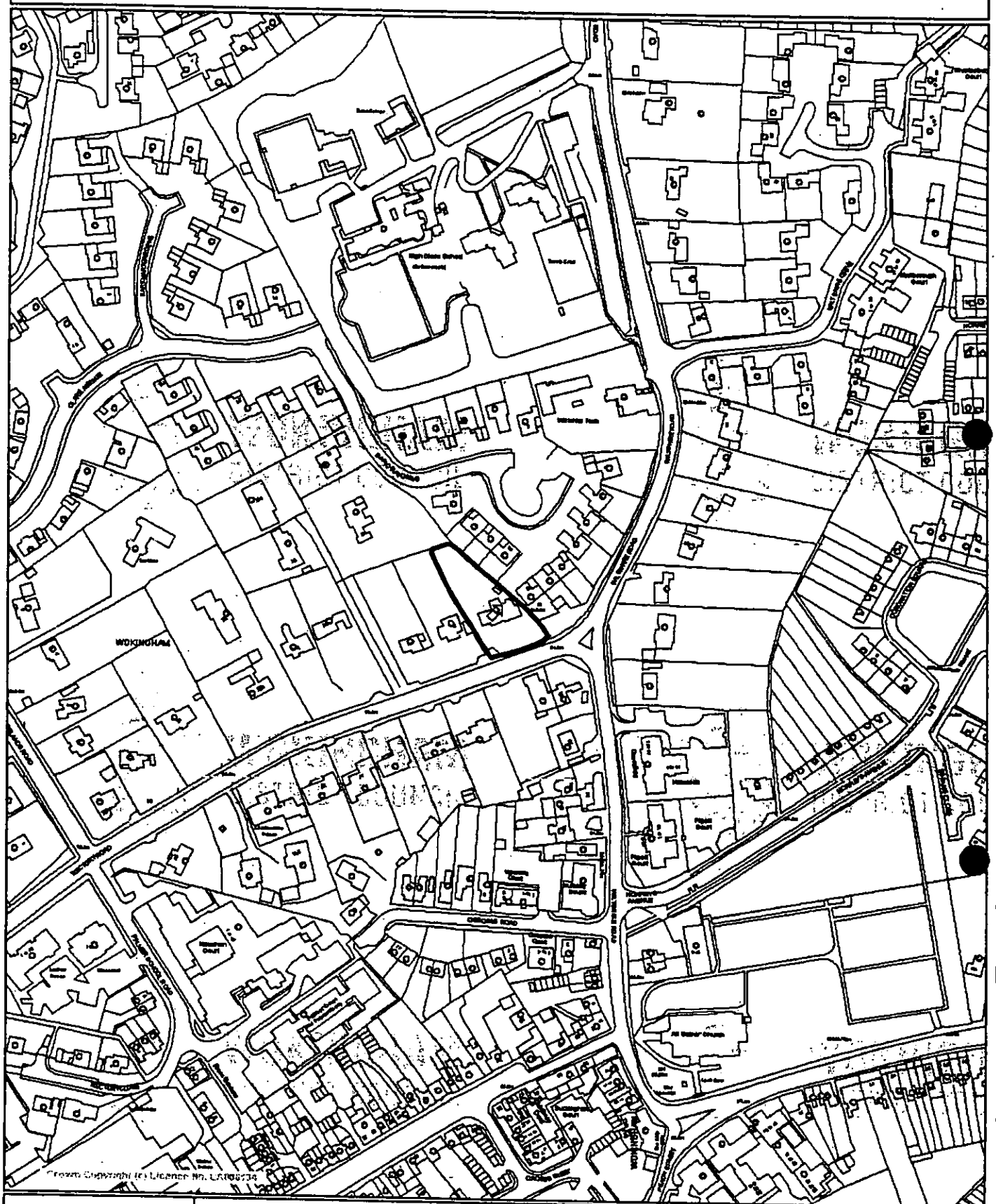
ILLUSTRATIVE STREET SCENE



— Outline of existing property

FLATS AT 44 RECTORY ROAD.

Location of Planning Application - O/2002/8188



WOKINGHAM DISTRICT COUNCIL

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Wokingham District Council Licence Number LA086134.

Angela Odell

7 January 2004

Scale 1/2500

N

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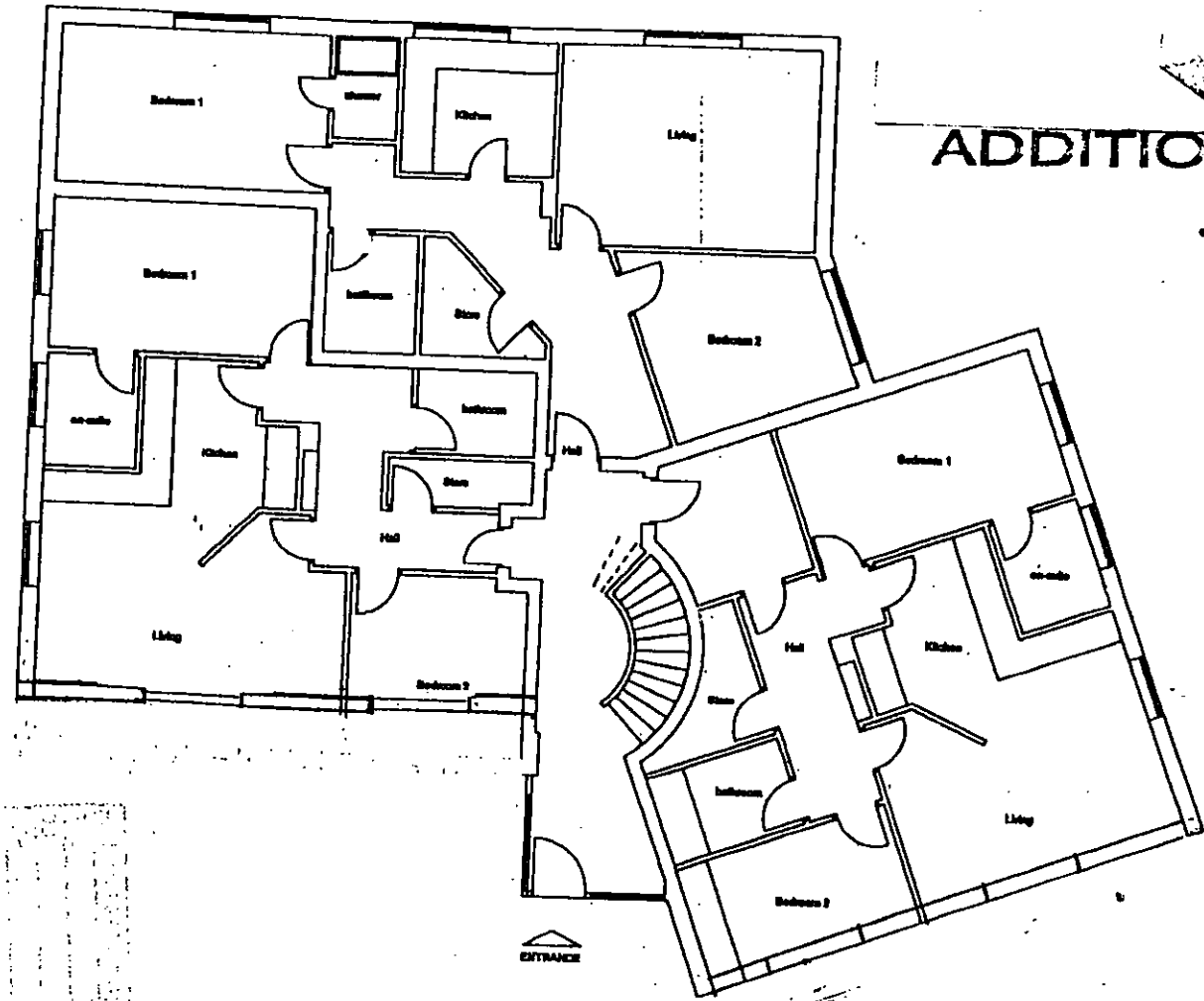
ADDITIONAL PLAN

--8188



GROUND FLOOR

ILLUSTRATIVE GROUND FLOOR PLAN

REVISED PLAN

ILLUSTRATIVE STREET SCENE

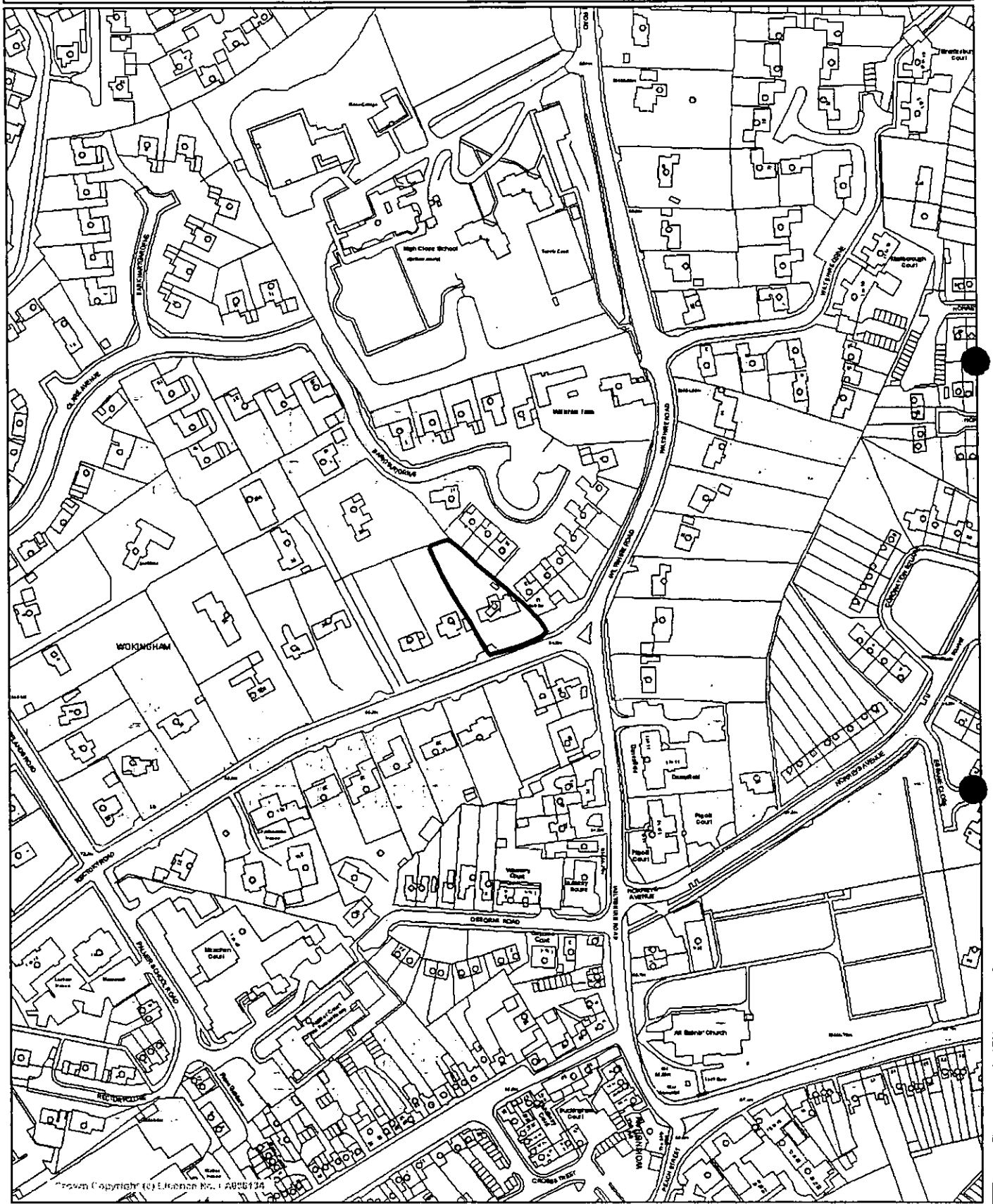


Outline of existing property

FLATS AT 44 RECTORY ROAD.

199

Location of Planning Application - O/2002/8188



WOKINGHAM DISTRICT COUNCIL

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Angela Odell

7 January 2004

Scale 1/2500

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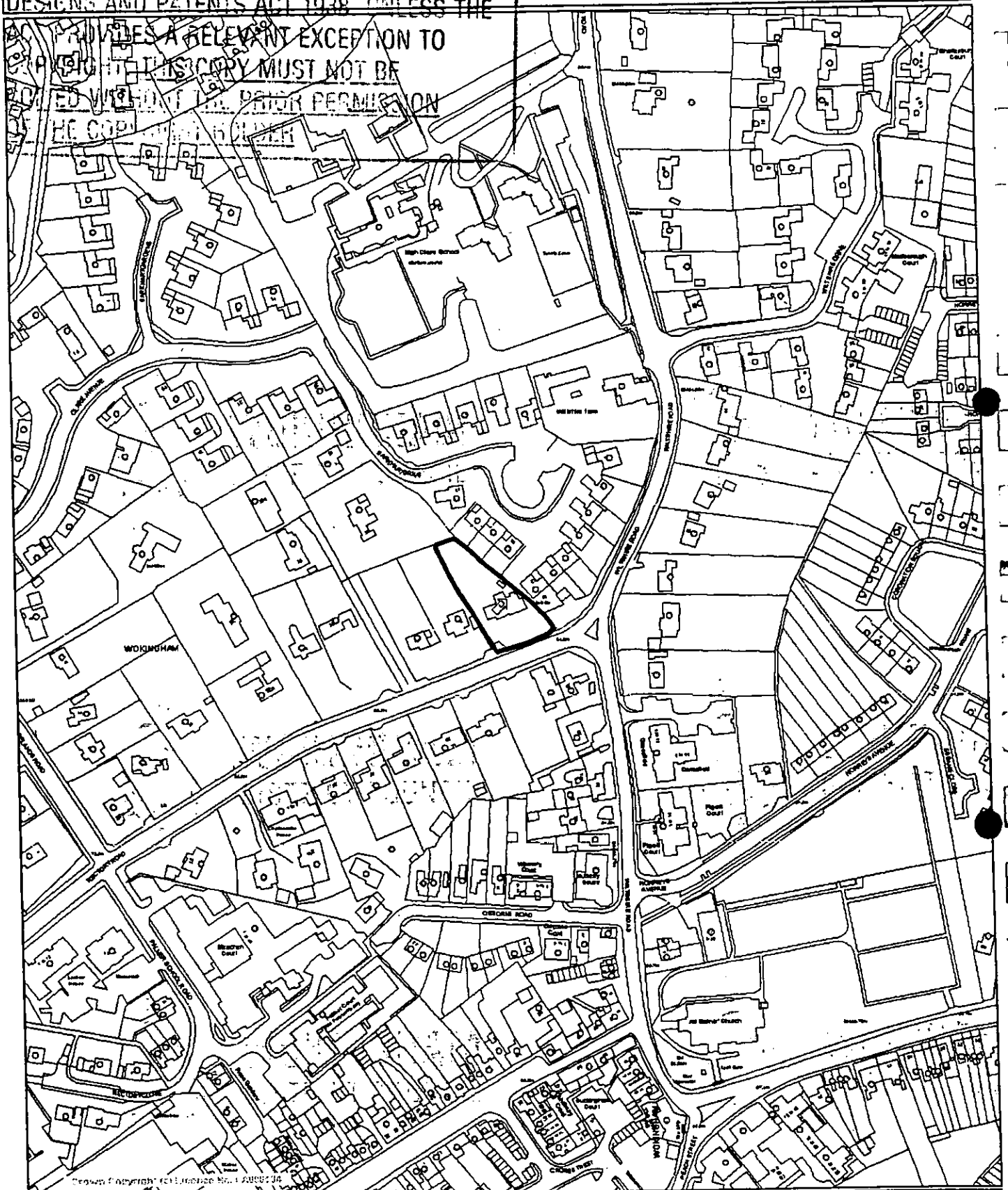
Location of Planning Application - O/2002/8188



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WOKINGHAM DISTRICT COUNCIL

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Angela Odell

7 January 2004

Scale 1/2500

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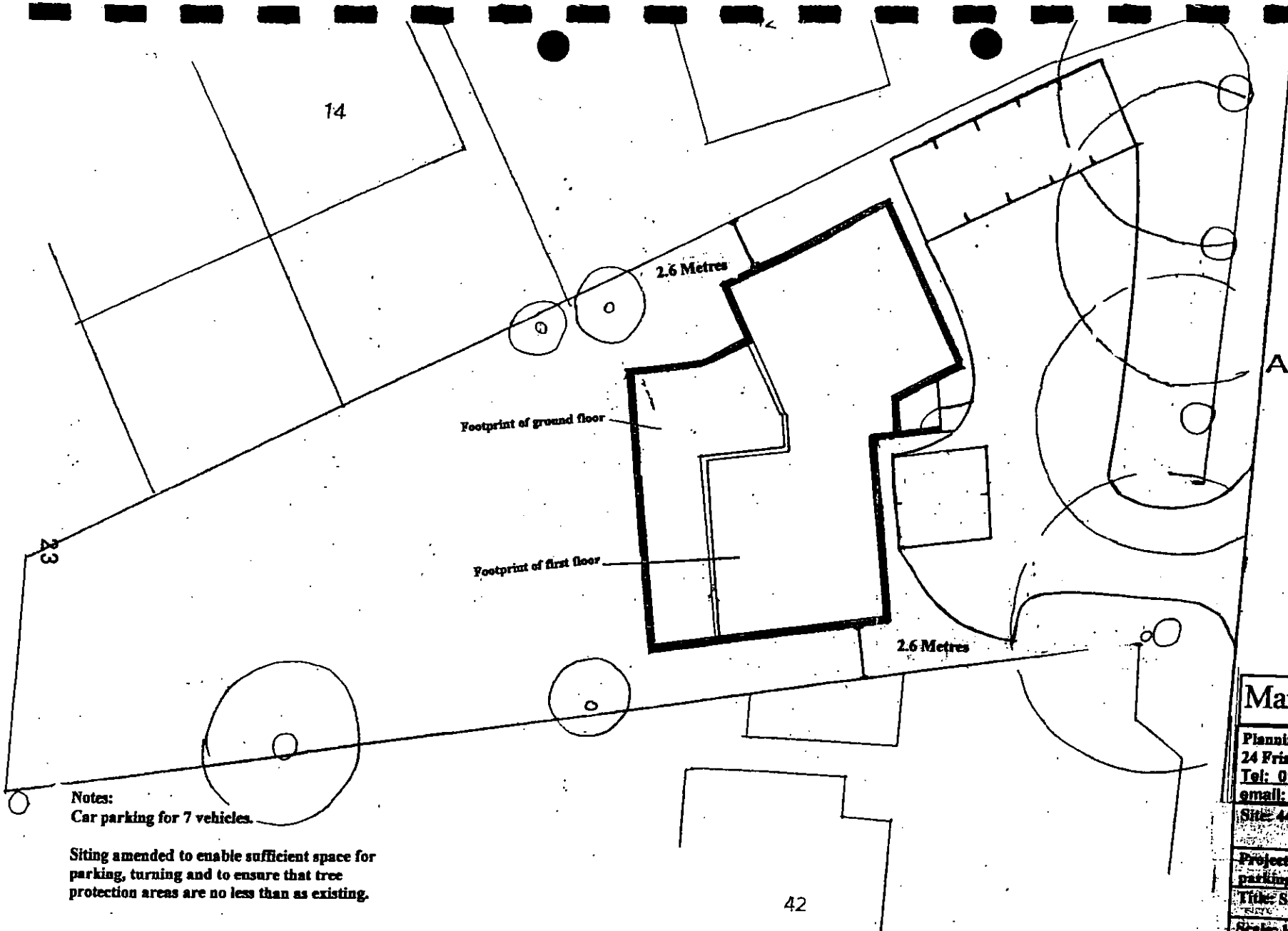


ADDITIONAL PLAN

--8188

PLANNING SERVICES
POL
DC
NN
CS
08 DEC 2003
COMMENT

Notes:
Car parking for 7 vehicles.

Siting amended to enable sufficient space for parking, turning and to ensure that tree protection areas are no less than as existing.

Proposed parking and turning areas to be constructed using porous material & excavated to no deeper than 150mm soil depth. Trees to be protected to BS 5837:1991

Martin&Pole

Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site: 44 Rectory Road

Project: Redevelopment for 6no flats & parking

Title: Siting & parking layout details

Scale: 1:200

Date: January 2003 | No: 30751/05/[illegible]

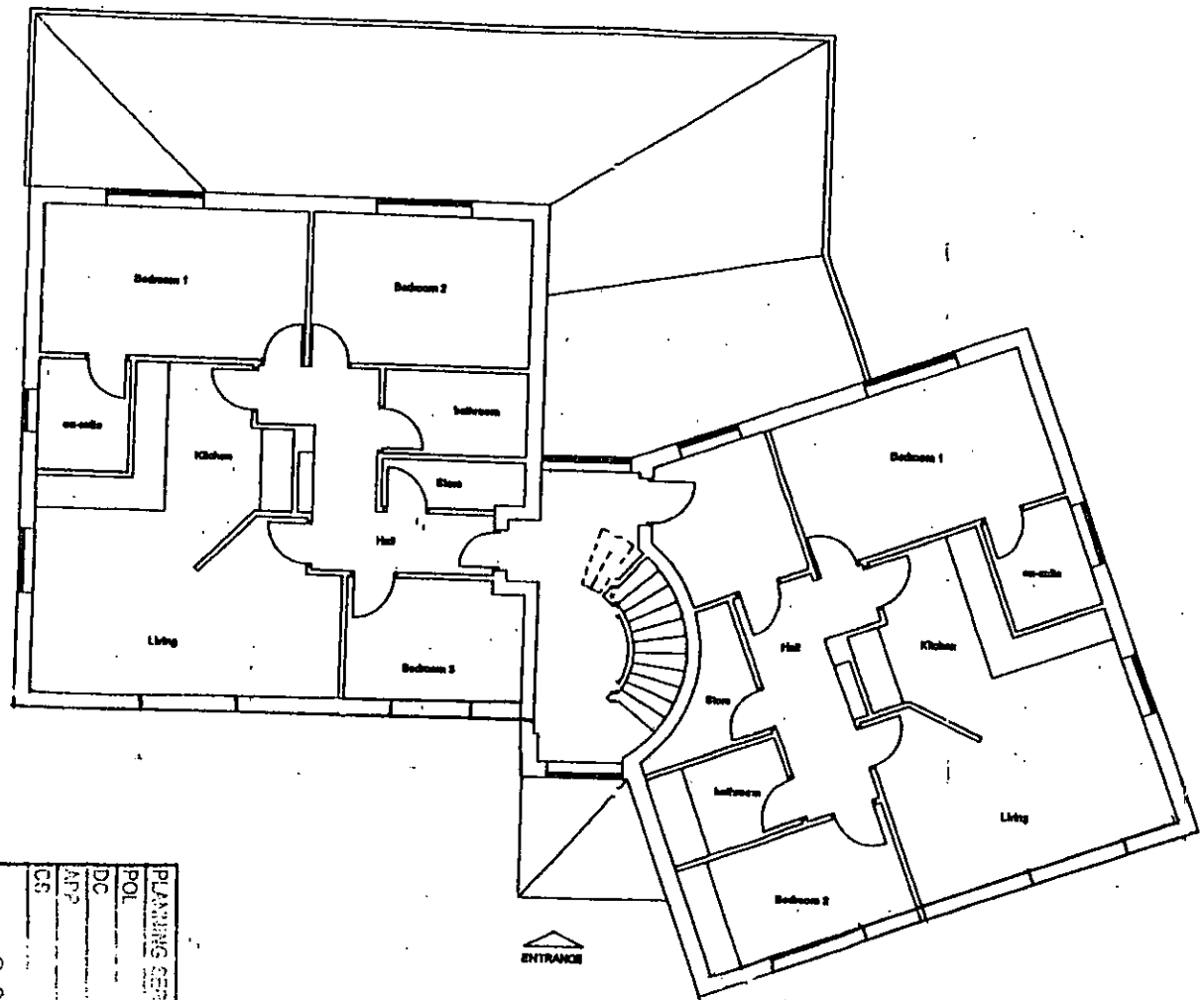
Revisions:
A – revised siting & car park layout - Oct 2003
B – revised siting & layout to avoid conflict with trees – Nov 2003
C – distance to side boundaries shown-

REVISED PLAN

--8188

ILLUSTRATIVE STREET SCENE





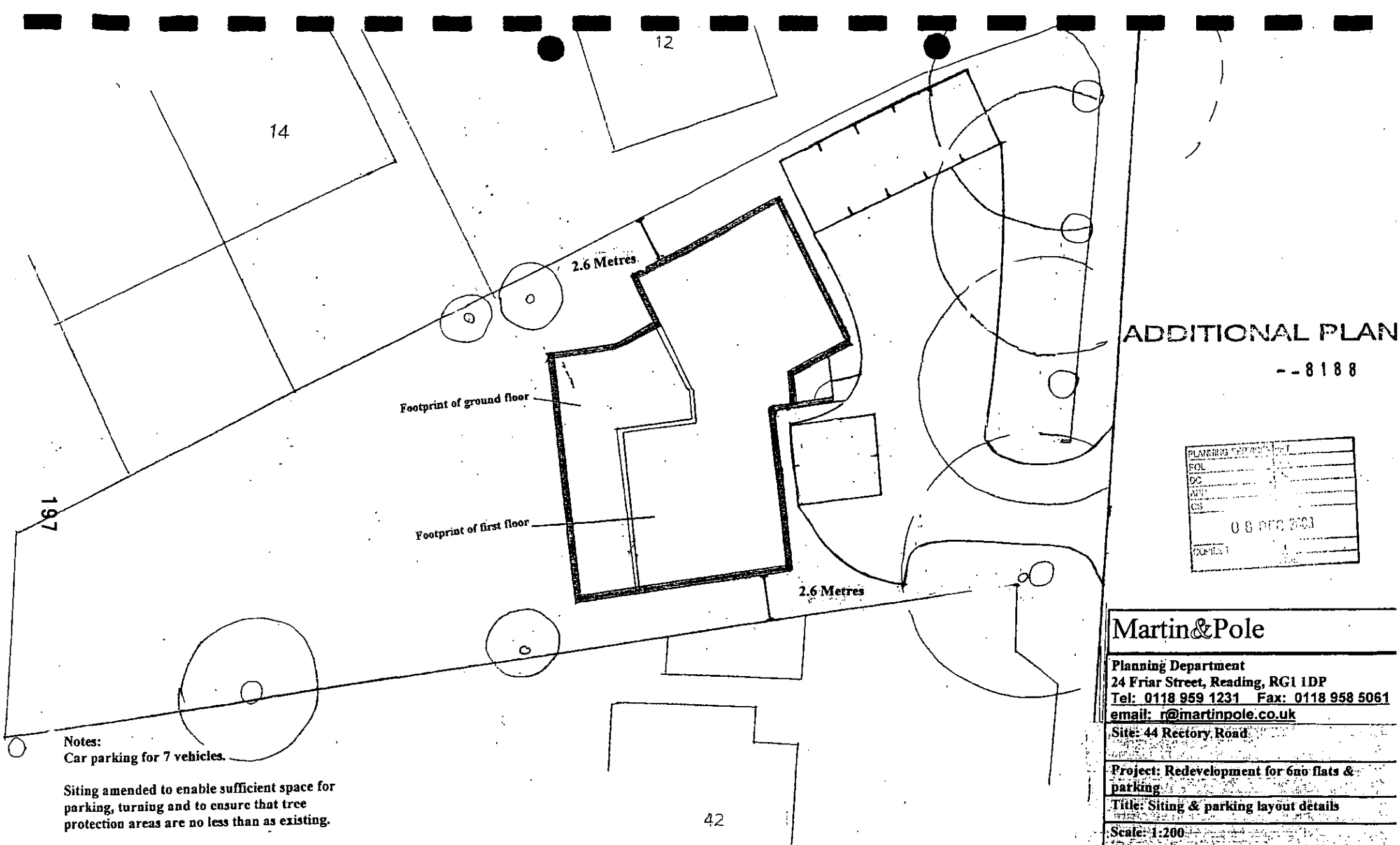
FIRST FLOOR

ILLUSTRATIVE FIRST FLOOR PLAN

ADDITIONAL PLAN

--8186

11



ADDITIONAL PLAN

--8188

PLANNING SERVICES
FOL
DC
AMT
CS
08 DEC 2003
COPIES 1

Notes:
Car parking for 7 vehicles.

Siting amended to enable sufficient space for parking, turning and to ensure that tree protection areas are no less than as existing.

Proposed parking and turning areas to be constructed using porous material & excavated to no deeper than 150mm soil depth. Trees to be protected to BS 5837:1991

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24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site: 44 Rectory Road

Project: Redevelopment for 6no flats & parking

Title: Siting & parking layout details

Scale: 1:200

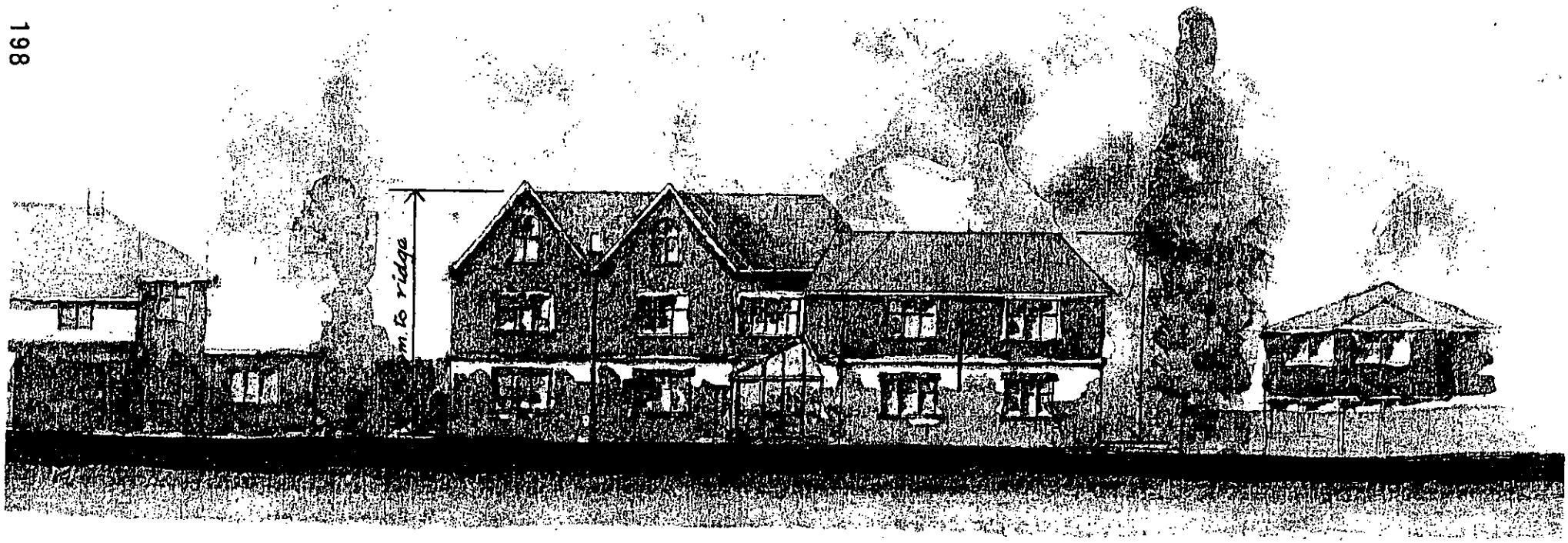
Date: January 2003 | No: 30751/05/[illegible]

Revisions:
A – revised siting & car park layout - Oct 2003
B – revised siting & layout to avoid conflict with trees – Nov 2003
C – distance to side boundaries shown-

REVISED PLAN

--8188

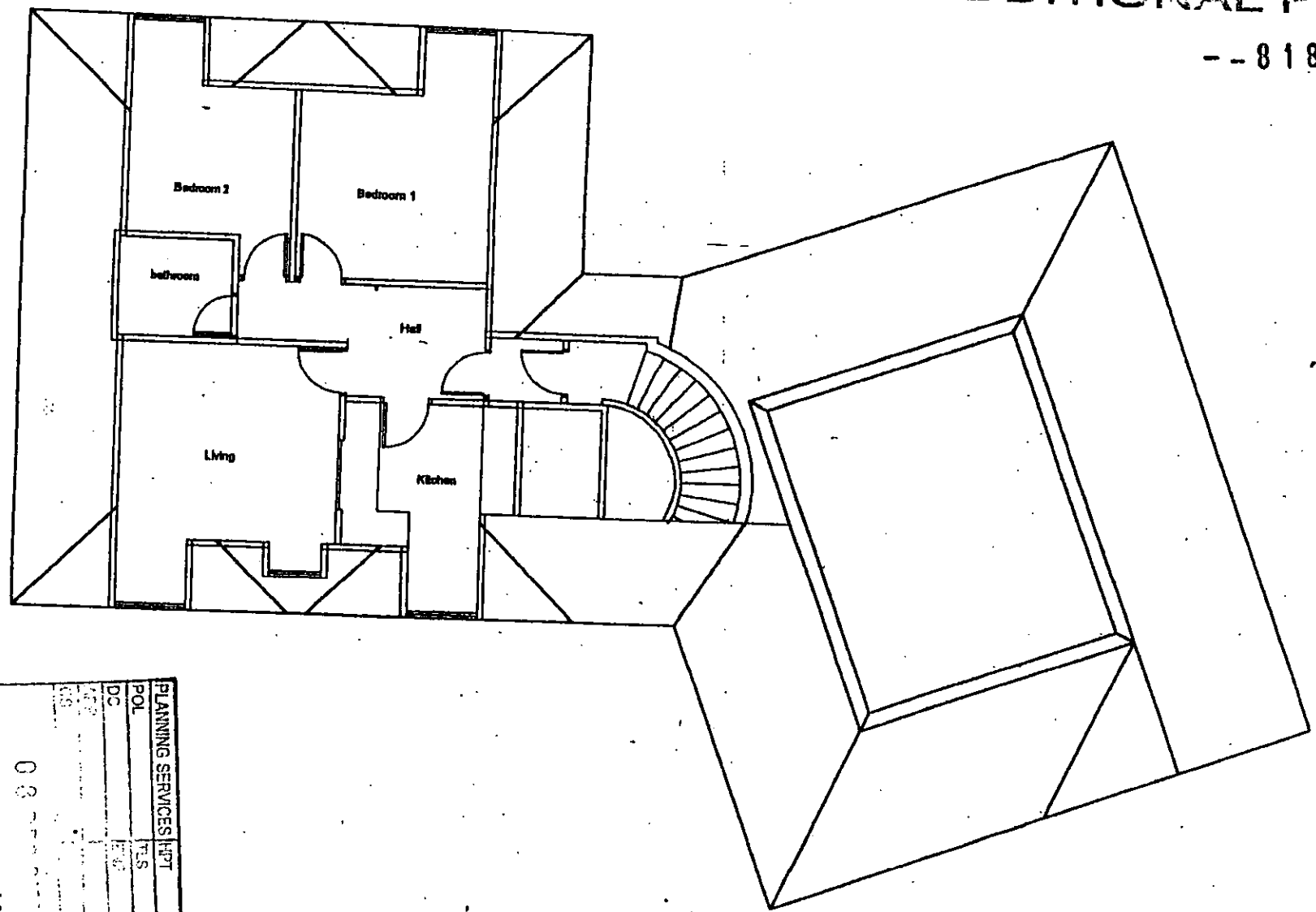
ILLUSTRATIVE STREET SCENE



198

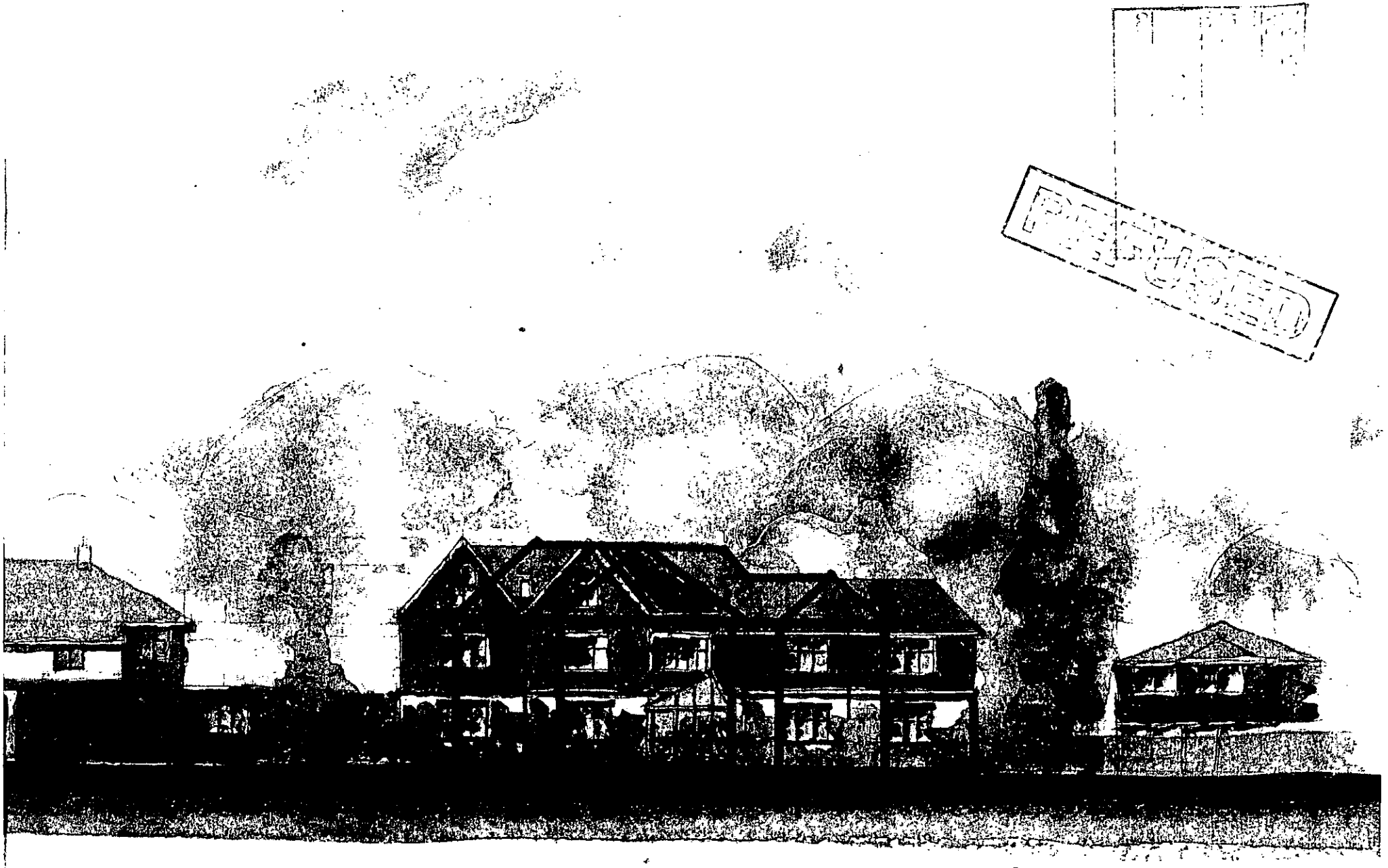
ADDITIONAL PLAN

--8188



SECOND FLOOR

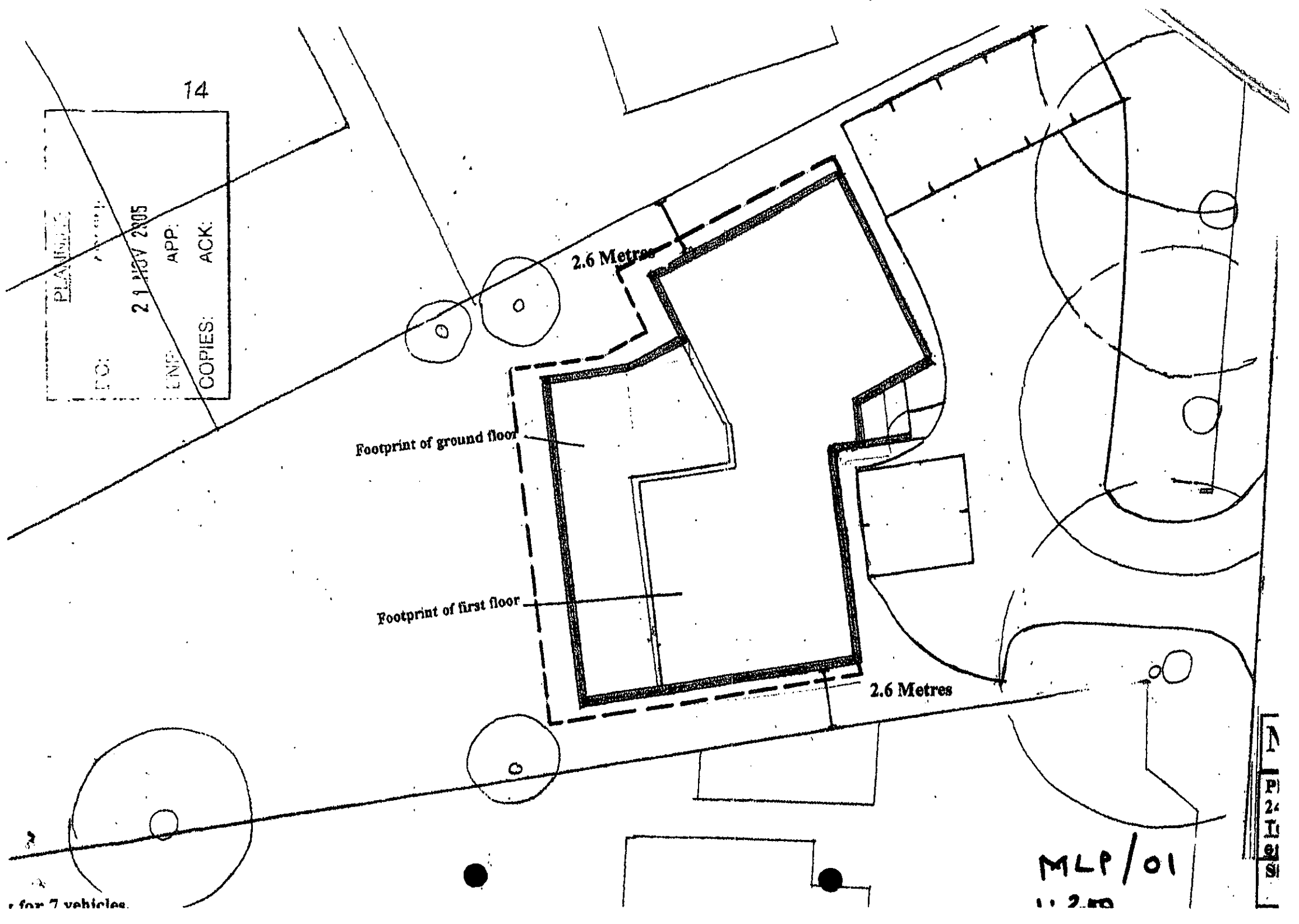
ILLUSTRATIVE SECOND FLOOR PLAN



RECEIVED

— Outline of existing property

FLATS AT 44 RECTORY ROAD. 09/03


14
2.6 Metres
Footprint of ground floor
Footprint of first floor
2.6 Metres
MLP/01

REVISED PLA

8188

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REFUSED



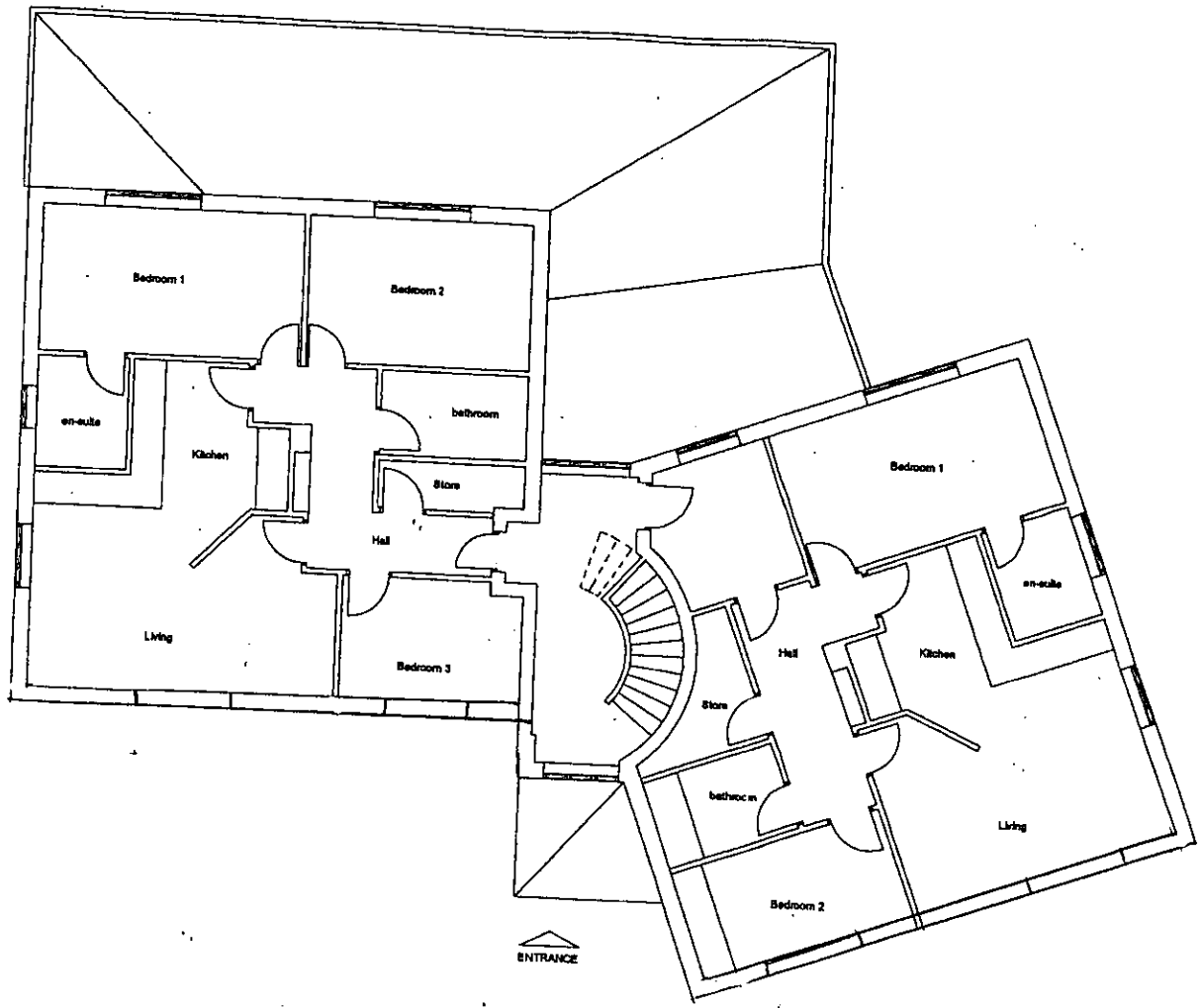
FLATS AT 44 RECTORY ROAD.

REVISED PLAN

--8188

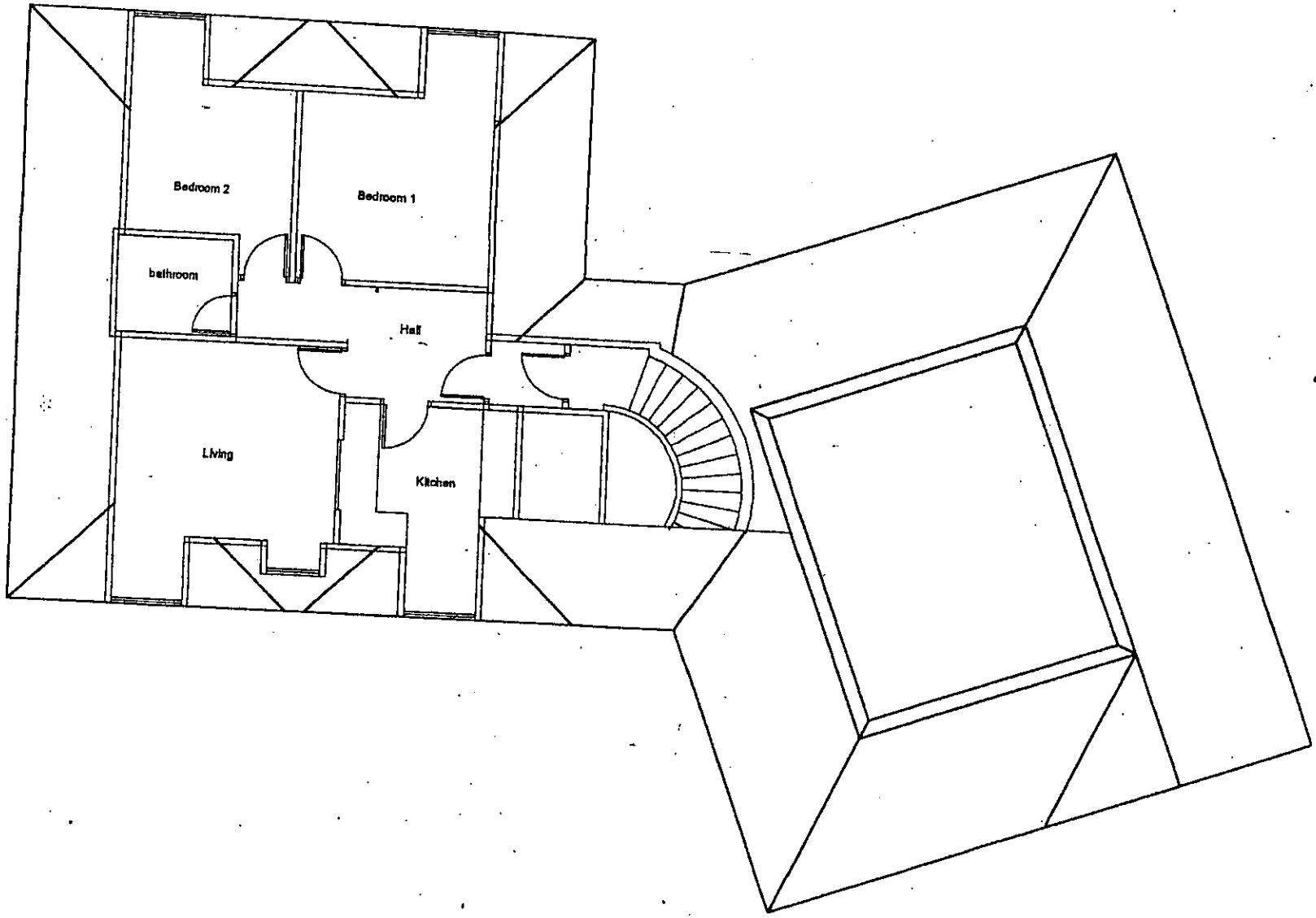


FLATS AT 44 RECTORY ROAD. (+ 196?



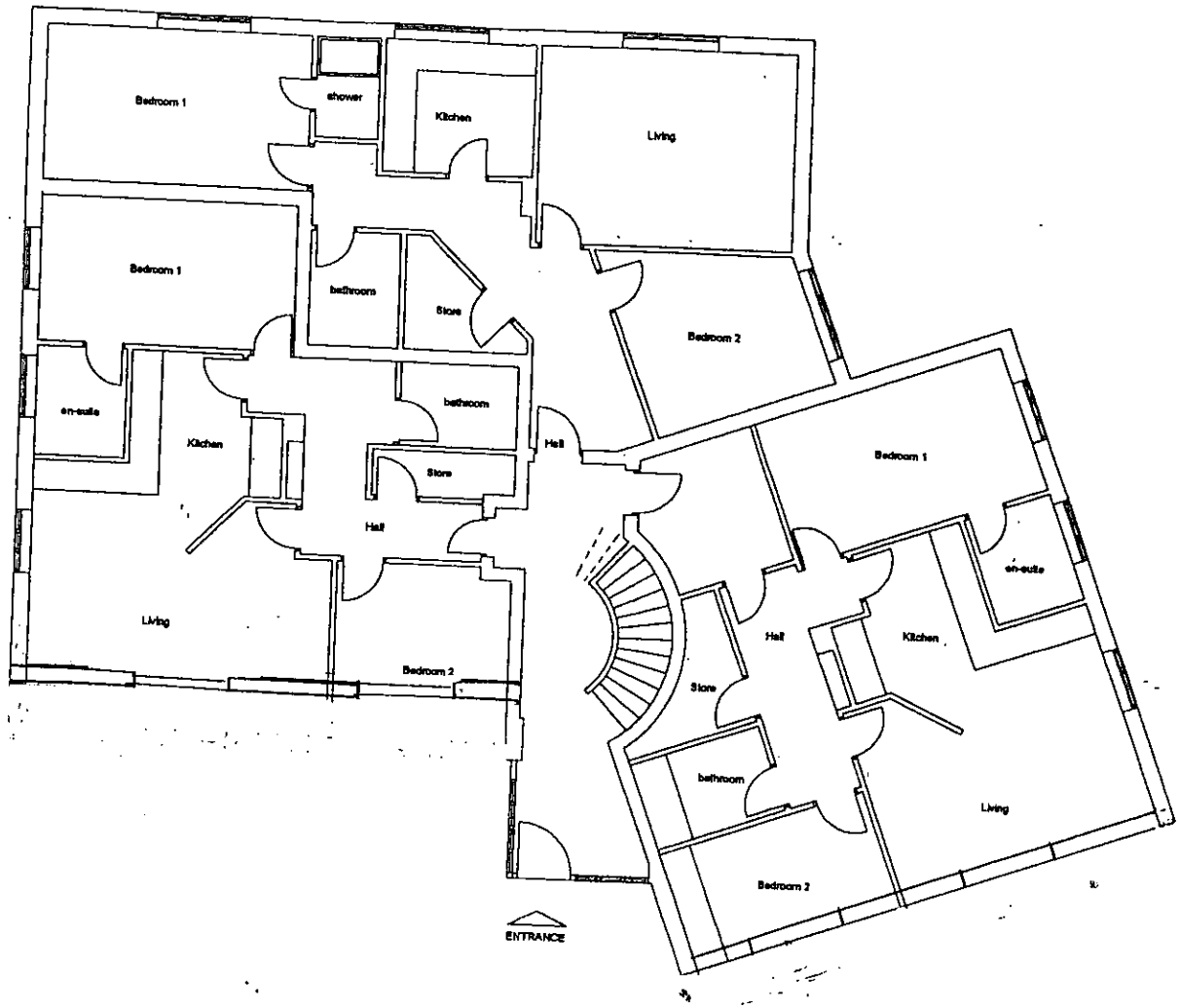
FIRST FLOOR

Illustrative layouts submitted



SECOND FLOOR

Illustrative layouts submitted



GROUND FLOOR

Illustrative layouts submitted

REVISED PLAN

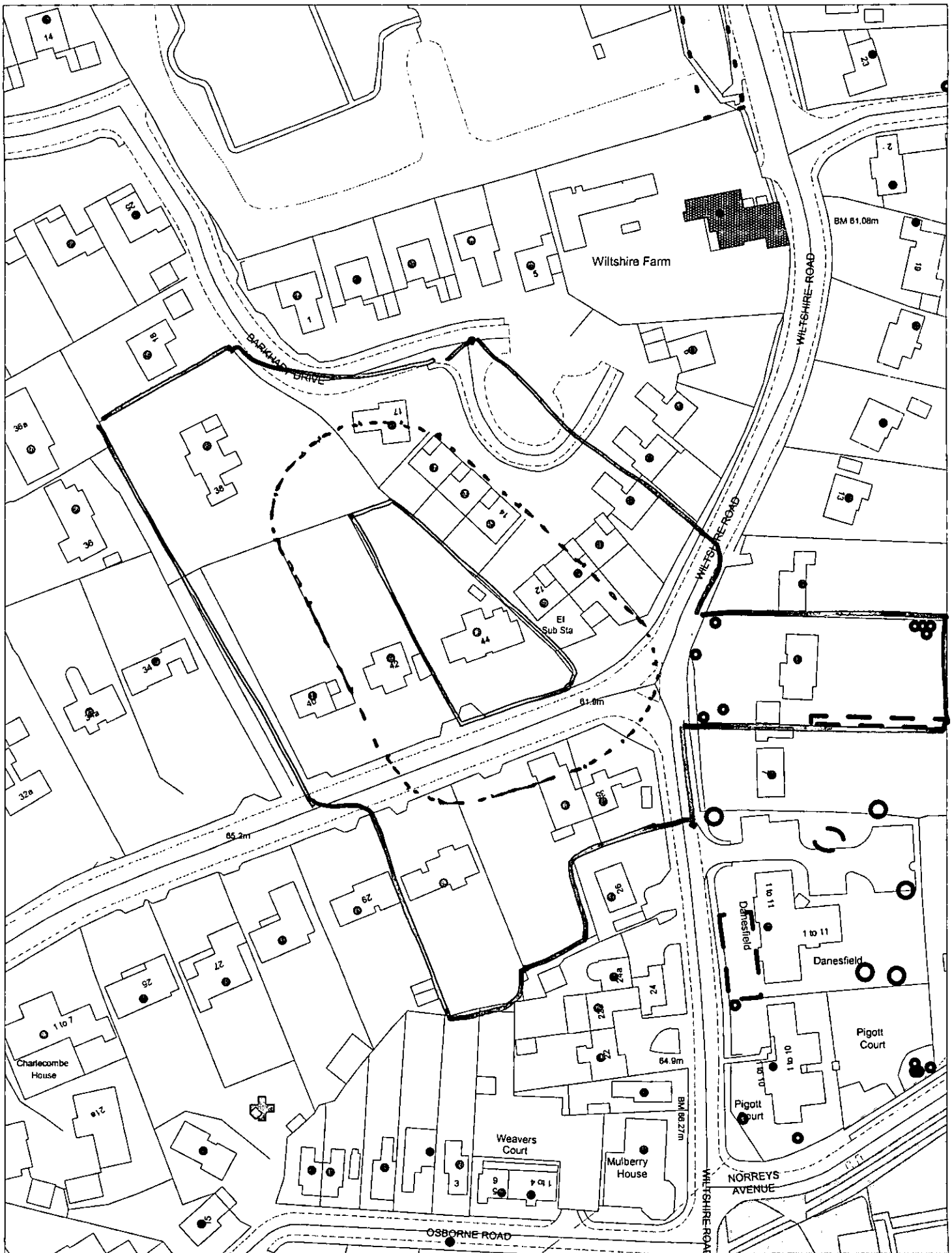
--8188

REFUSED



FLATS AT 44 RECTORY ROAD.

13.DEC.2002 6108



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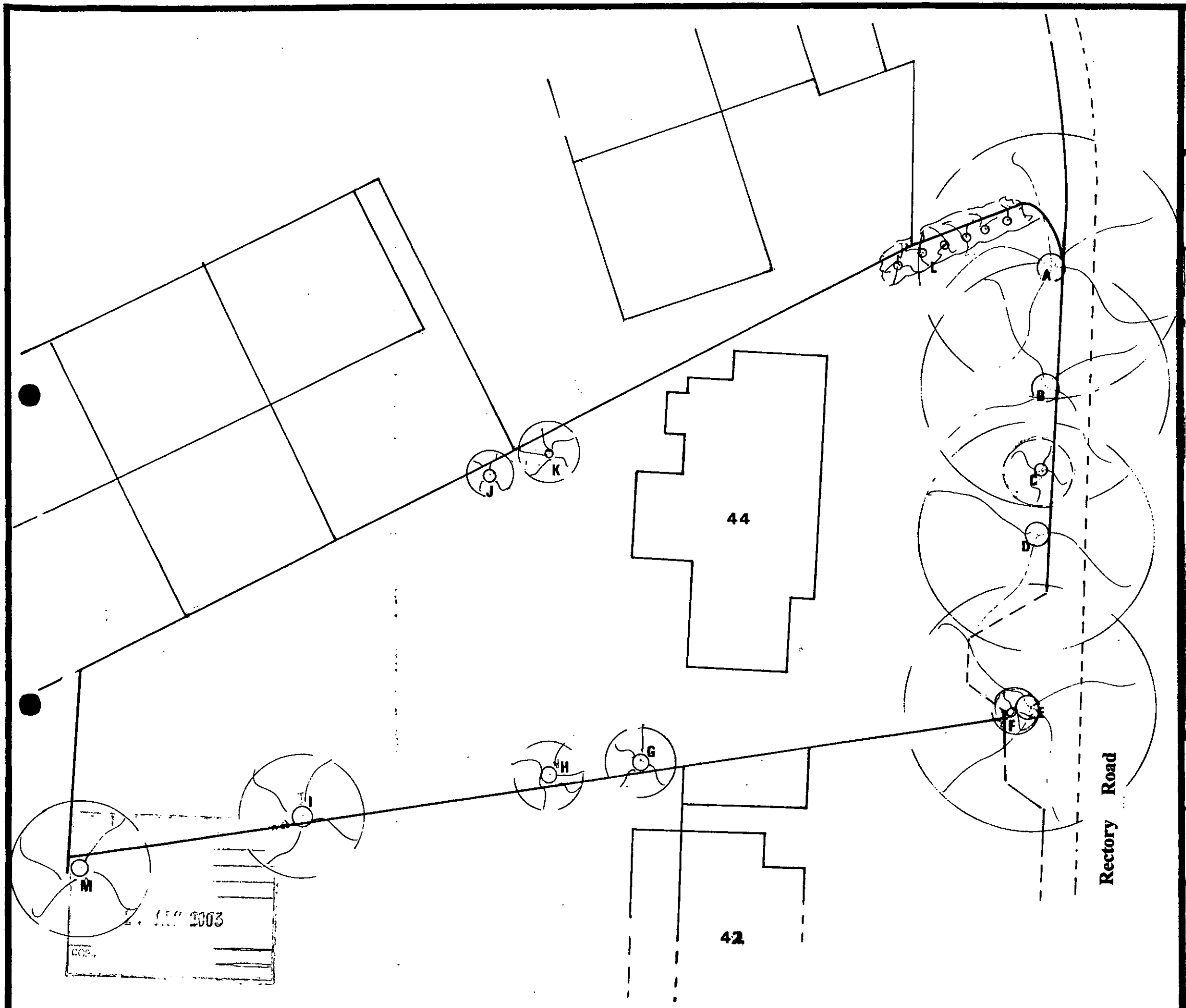
Development Control,Wokingham District Council.
19 December 2002

Scale: 1 : 1250

N
W E
S



Martin & Pole Nicholas

CHARTERED SURVEYORS

Est. 1882

24 FRIAR STREET
READING
RG1 1DP
Tel: 0734-591231

	Tree Type	Canopy (m)	Height (m)
A	Lime	17	12
B	Lime	16	12
C	Holly	2.5	3
D	Lime	15	12
E	Lime	16	10.5
F	Western Red Cedar	3	5.5
G	Goat Willow	4	7.6
H	Goat Willow	4	7
I	Weeping Willow	8	8
J	Lawson Cypress	3	10.5
K	Hornbeam	4	4.8
L	Lawson Cypress (6 No.)	2 (av)	4 – 7.5
M	Sikta Spruce Not within curtilage, but overhangs site by 3.5m	9	12

CLIENT

Mr Bradley and Mr Beswetherick

PROJECT

44 Rectory Road
Wokingham Berks

TITLE

Tree survey **Taken 16 / 01 / 03**

SCALE **1 / 250**

DATE **January 2003**

PLAN No. ADDITIONAL PLAN

8188

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REFUSED



— Outline of existing property

FLATS AT 44 RECTORY ROAD. B. 09/03

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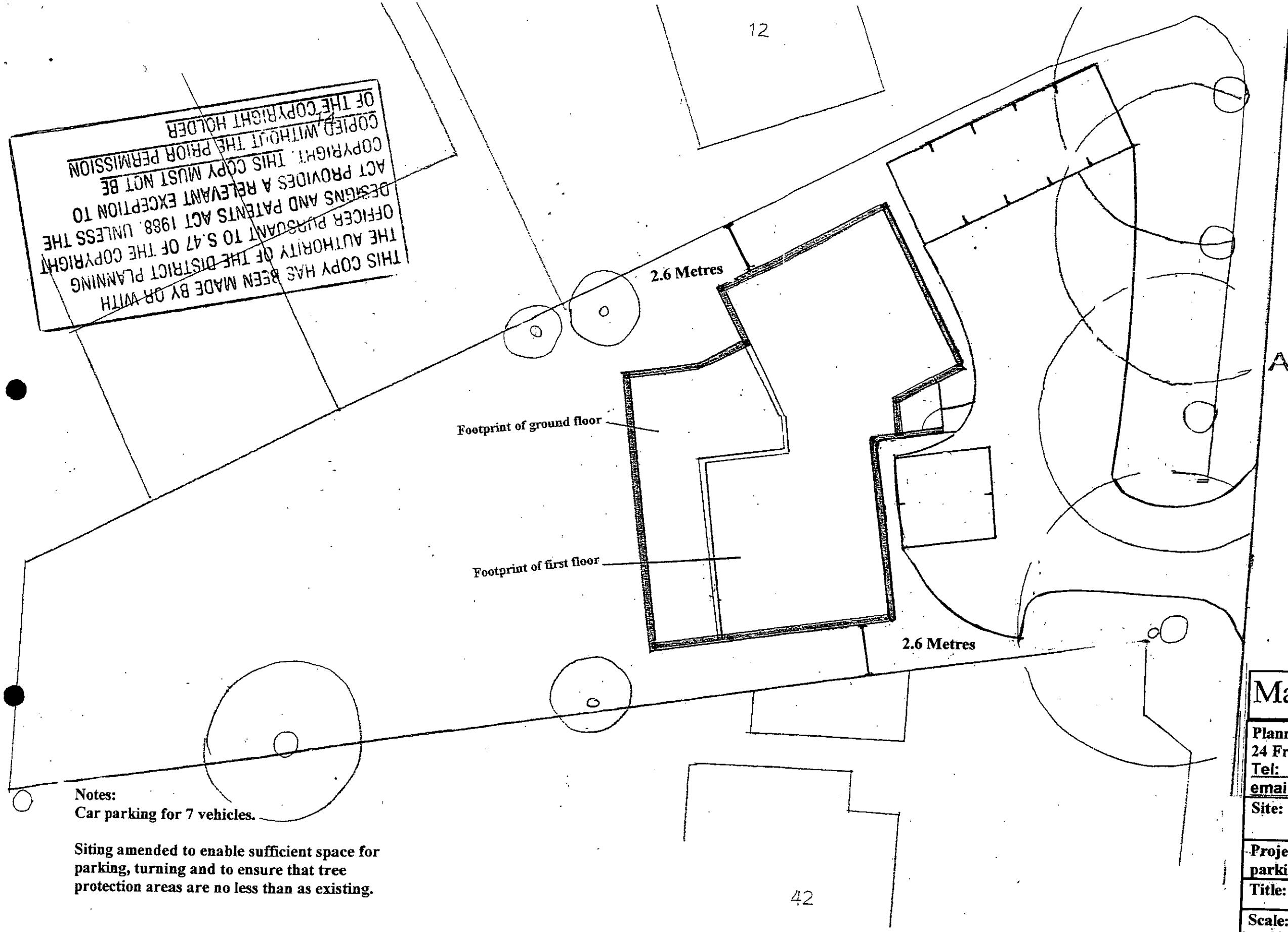

REFUSED

ADDITIONAL PLAN

--8188

Notes:
Car parking for 7 vehicles.

Siting amended to enable sufficient space for parking, turning and to ensure that tree protection areas are no less than as existing.

Proposed parking and turning areas to be constructed using porous material & excavated to no deeper than 150mm soil depth. Trees to be protected to BS 5837:1991

Martin&Pole

Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site: 44 Rectory Road

Project: Redevelopment for 6no flats & parking

Title: Siting & parking layout details

Scale: 1:200

Date: January 2003 | No: 30751/05/[illegible]

Revisions:
A – revised siting & car park layout - Oct 2003
B – revised siting & layout to avoid conflict with trees – Nov 2003
C – distance to side boundaries shown-

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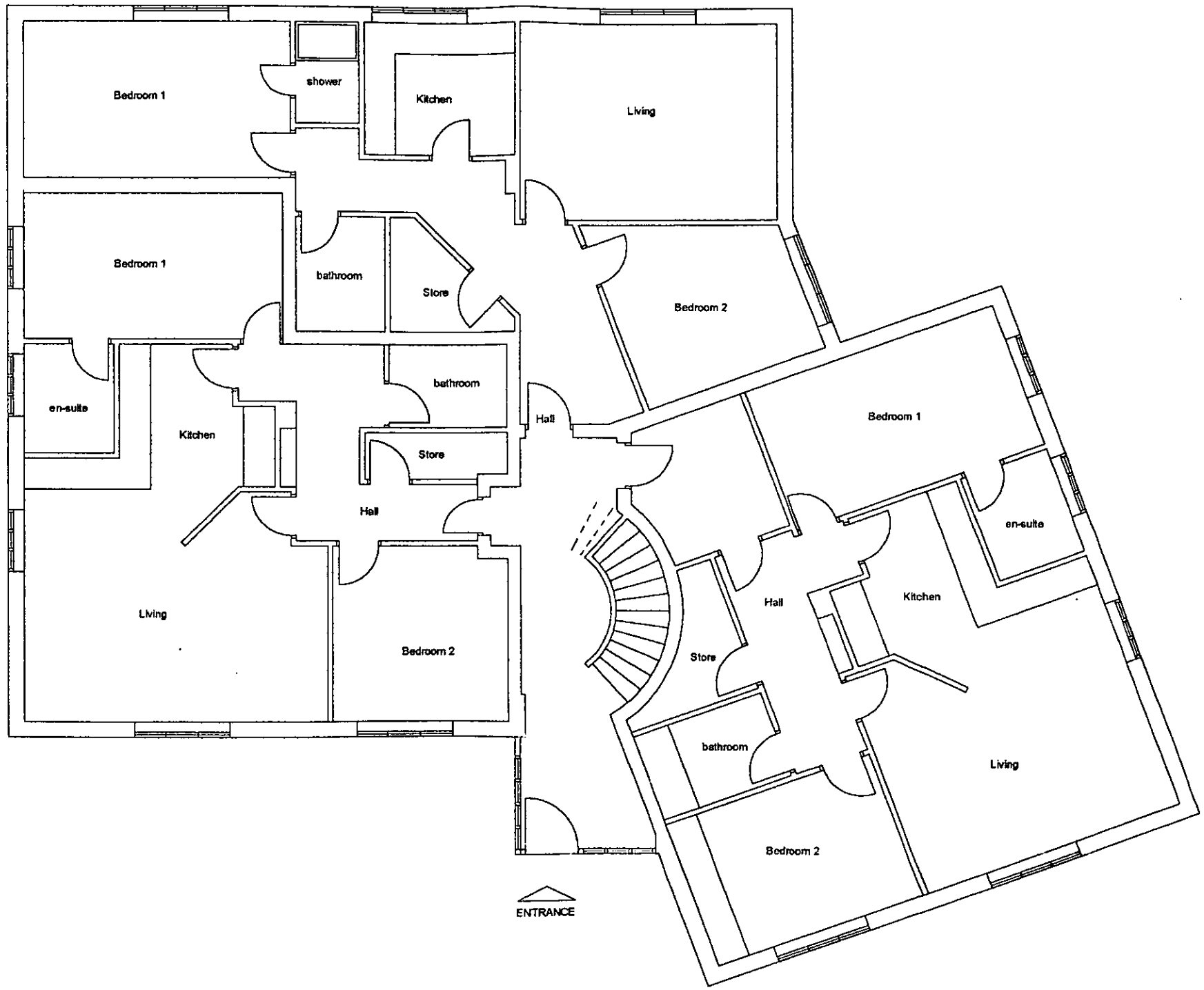

19 SEP 2021
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GROUND FLOOR

REVISED PLAN

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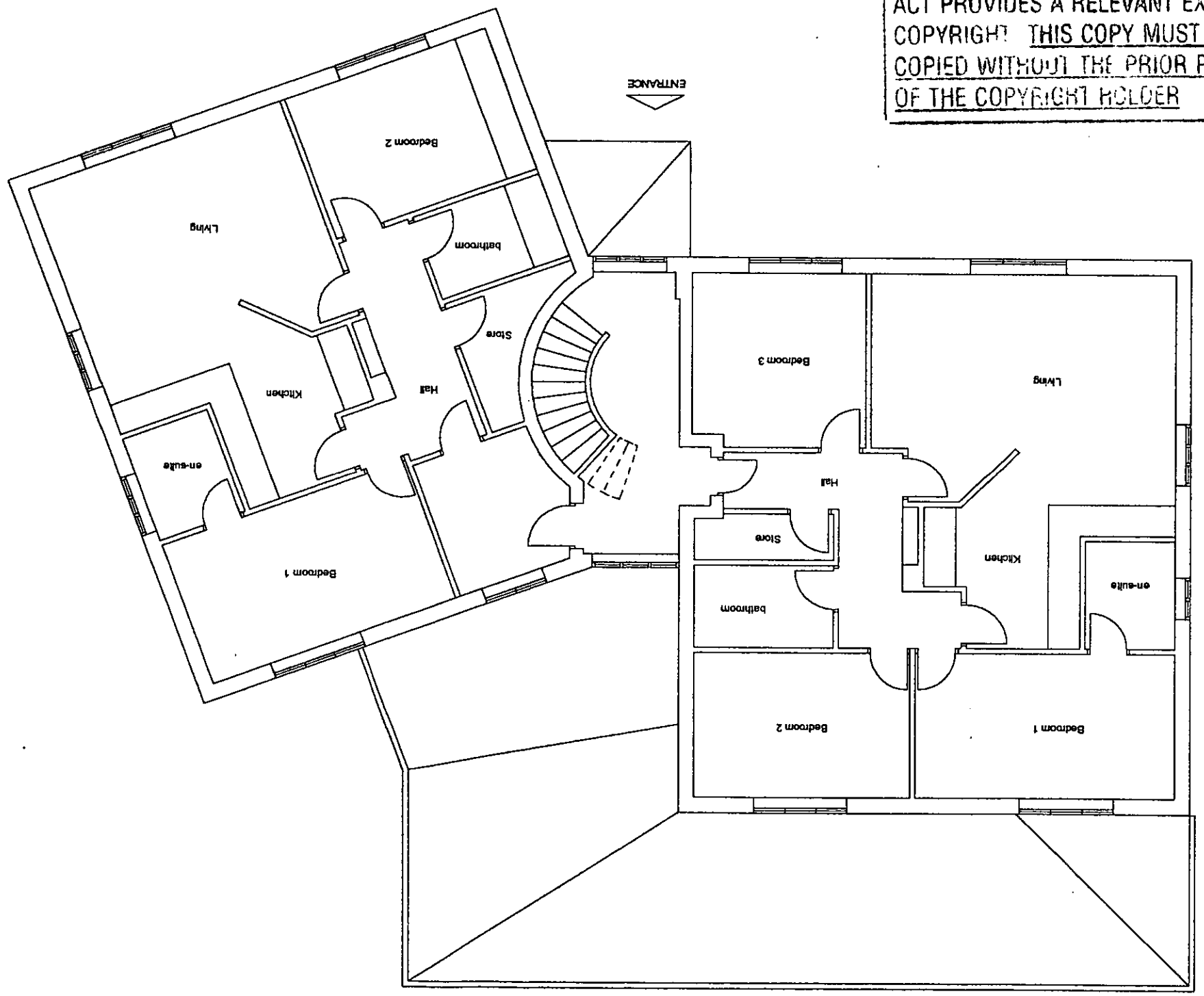
REVISED PLAN

FIRST FLOOR



PLANNING SERVICE UNIT
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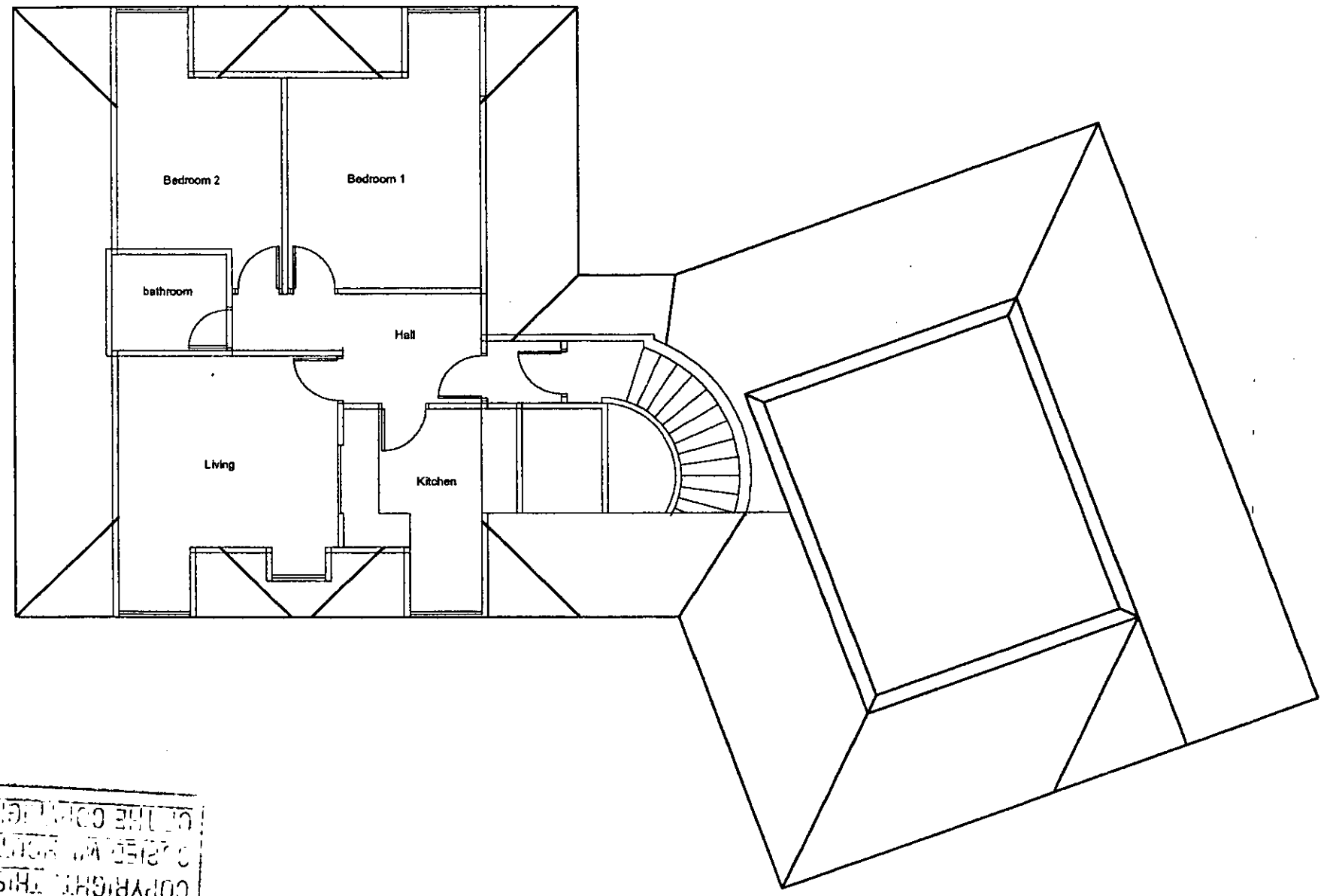
DC
APP
CS
19 SEP 2000
COPIES TO
FILE



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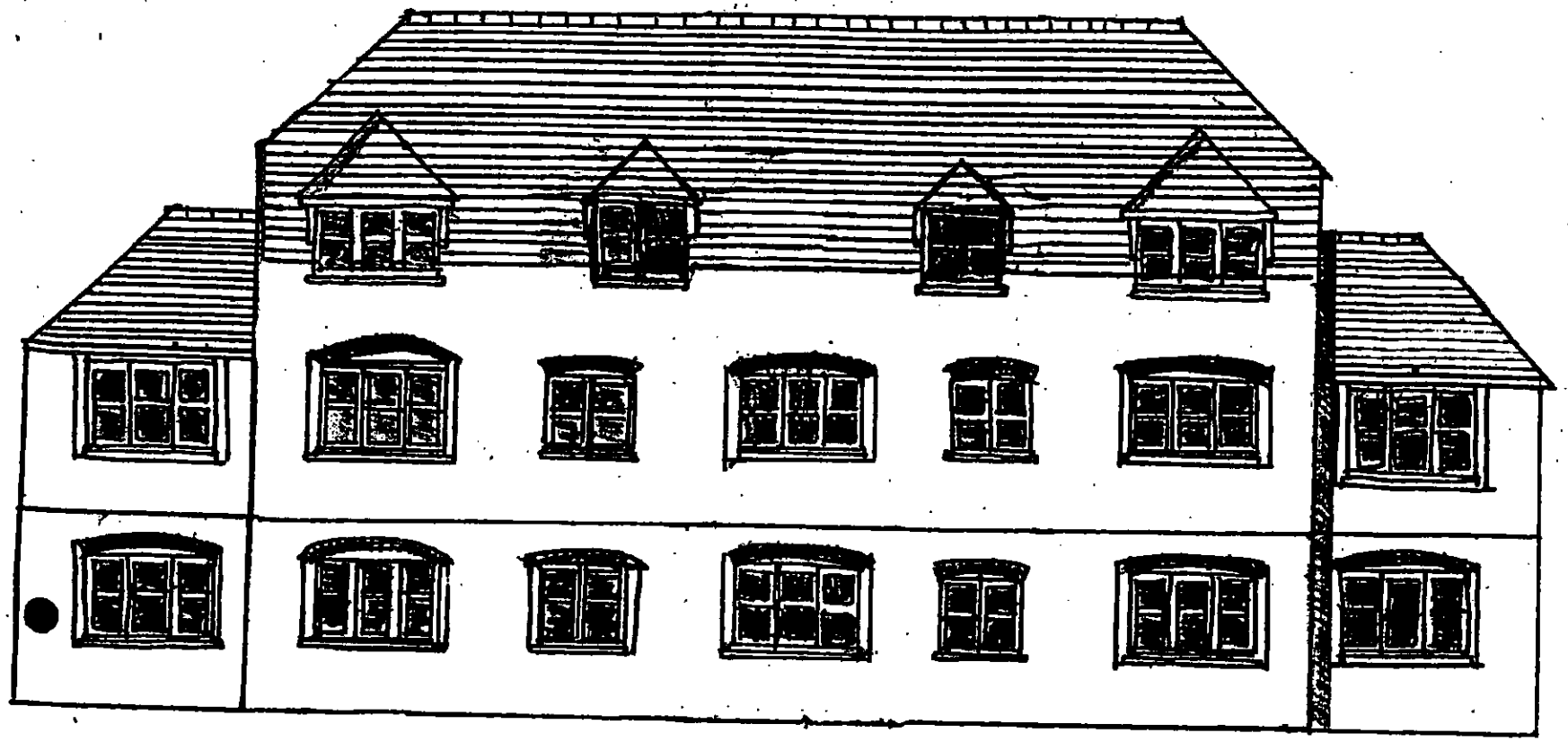
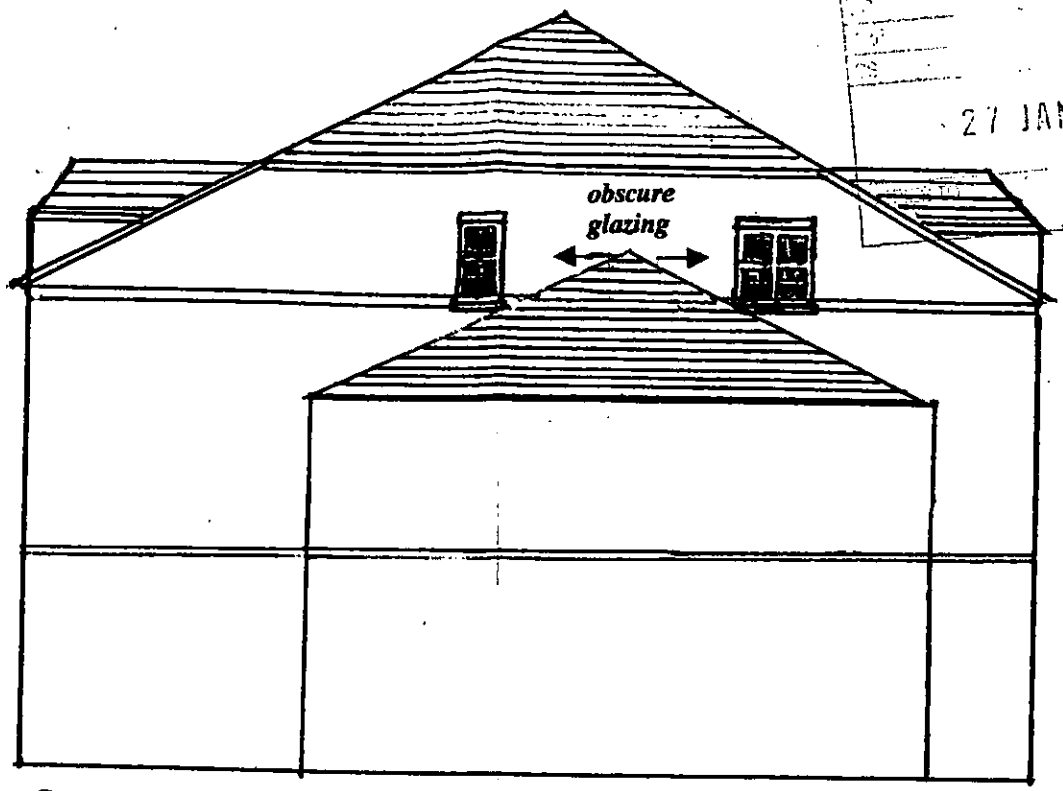
SECOND FLOOR

REVISED PLAN

--8188

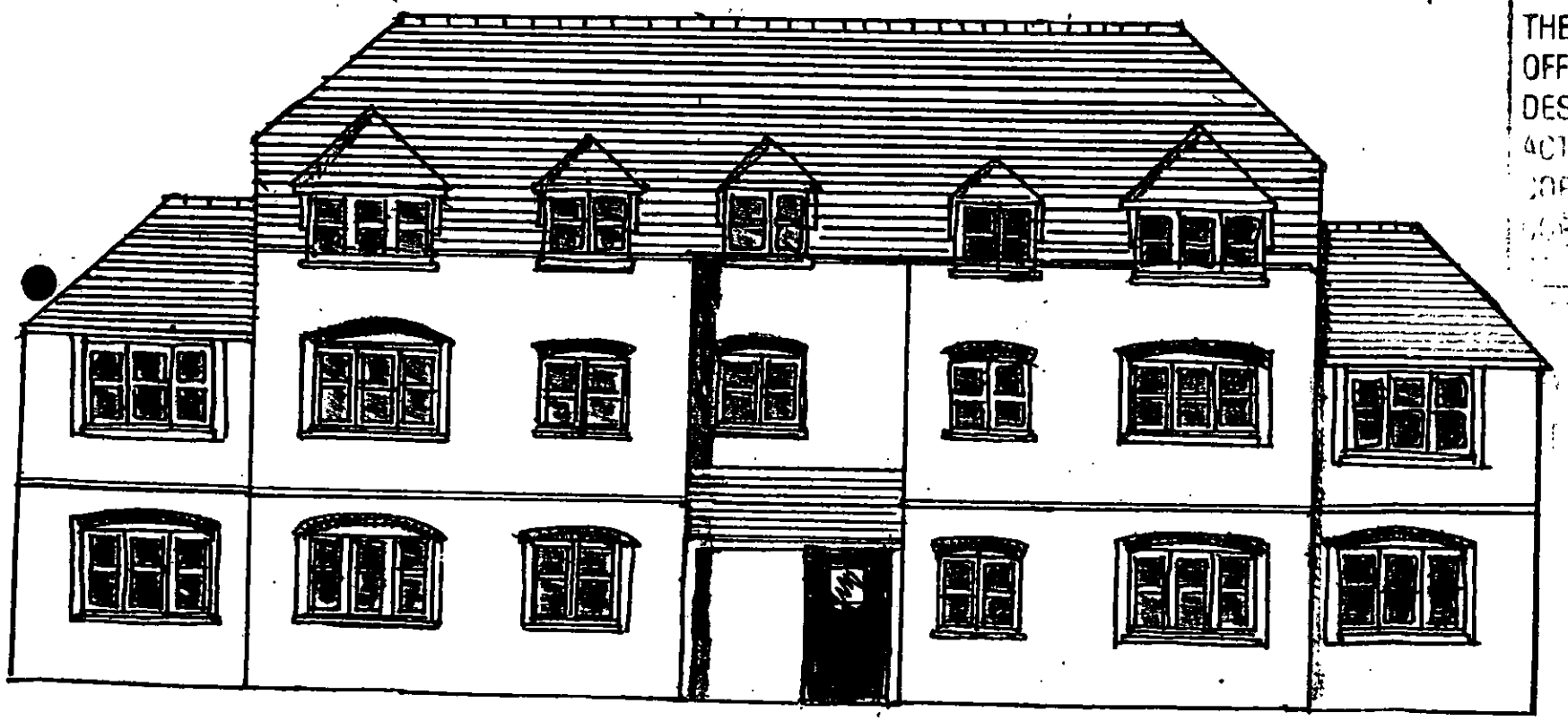


Rear elevation



South elevation (handed for north elevation)

PLANNING
27 JAN 2003



Front elevation

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8188

ADDITIONAL PLAN

Superseded.

Martin&Pole	
Planning Department **24 Friar Street, Reading, RG1 1DP** **Tel: 0118 959 1231 Fax: 0118 958 5061** **email: r@martinpole.co.uk**	
Site: 44 Rectory Road	
Project: Redevelopment for 8no flats & parking	
Title: Illustrative elevations	
Scale: 1:100	
Date: January 2003	**No: 30751/04**
Revisions:	



13.DEC.2002 8138

Superseded.

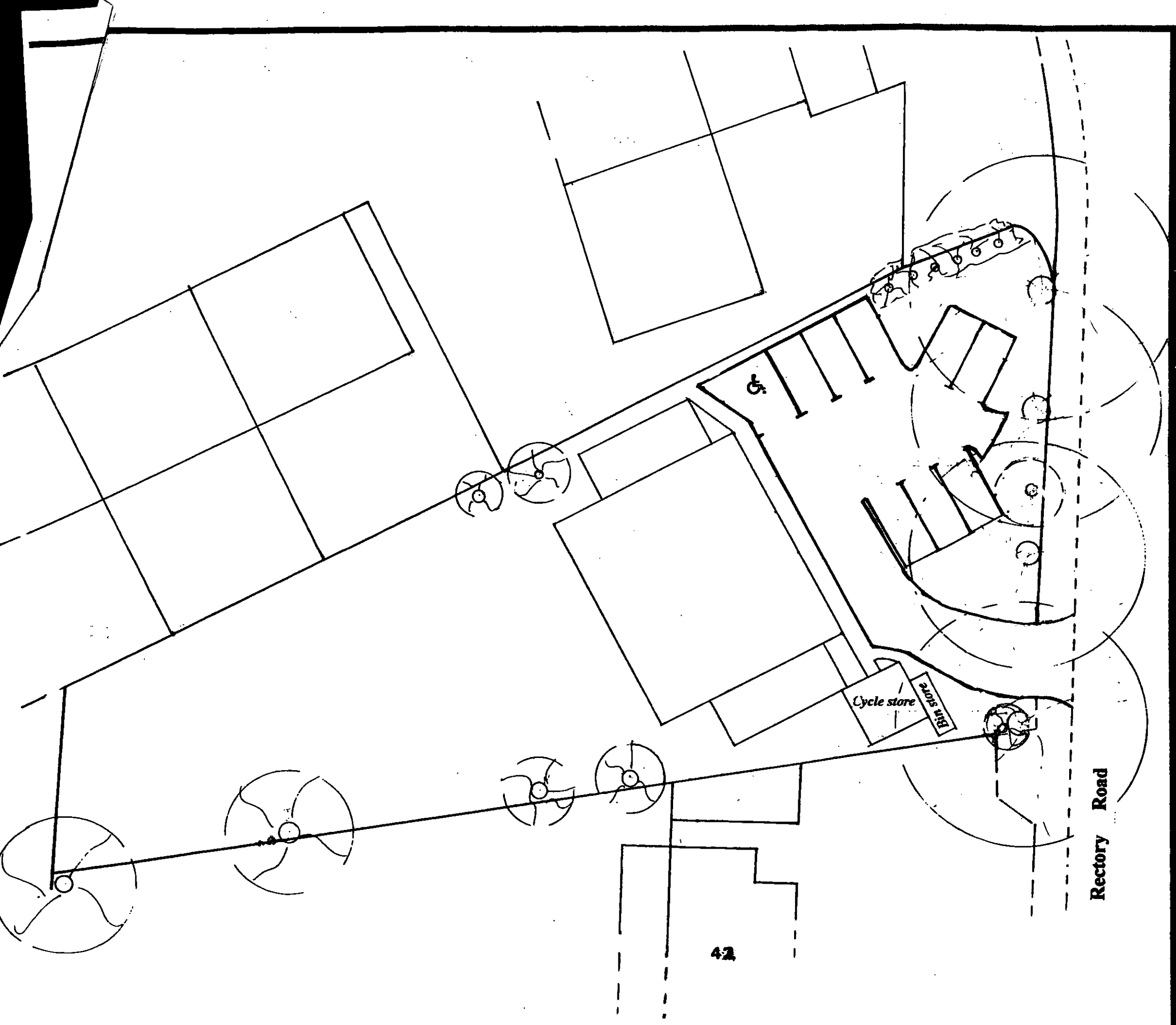
Notes:
Existing boundary fencing & planting to be retained. Existing trees to be retained.

Bin store facilities & cycle store provided

Car parking: 9 spaces plus one to disabled use specification. Access drive 5 metres wide with visibility splay shown of 2metres by 90 metres

Martin&Pole
Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site: 44 Rectory Road, Wokingham RG40 1DN	
Project: Redevelopment for 8no flats & parking	
Title: Block & access plan	
Scale: 1:500	
Date: December 2002	**No: 30751/02**
Revisions:	



Notes:
Bin store facilities & cycle store provided

Car parking: 9 spaces including one to disabled use specification. Access drive 4.8m wide at entrance, 4m wide on site.

Parking areas constructed using porous material & excavated to no deeper than 150mm soil depth. Trees to be protected to BS 5837:1991

27 JAN 2003
COPIES TO
ACK
FILE

REVISED PLAN
8188

Superseded

Martin&Pole

Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site: 44 Rectory Road

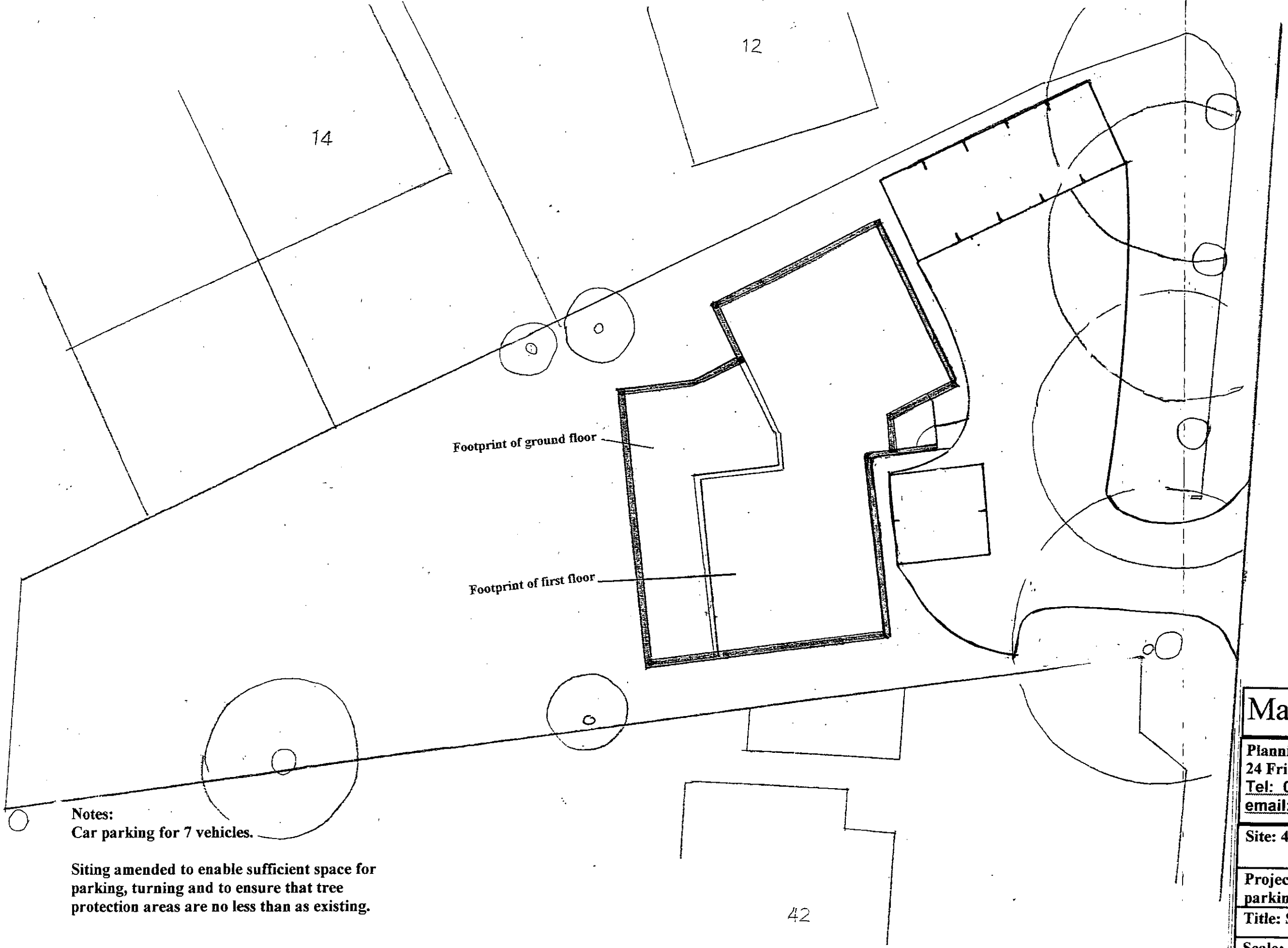
Project: Redevelopment for 8no flats & parking

Title: Car parking layout details

Scale: 1:250

Date: January 2003 | **No: 30751/05**

Revisions:



Superseded.

REVISED PLAN
--8166

Notes:
Car parking for 7 vehicles.

Siting amended to enable sufficient space for parking, turning and to ensure that tree protection areas are no less than as existing.

Proposed parking and turning areas to be constructed using porous material & excavated to no deeper than 150mm soil depth. Trees to be protected to BS 5837:1991

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email: r@martinpole.co.uk

Site: 44 Rectory Road

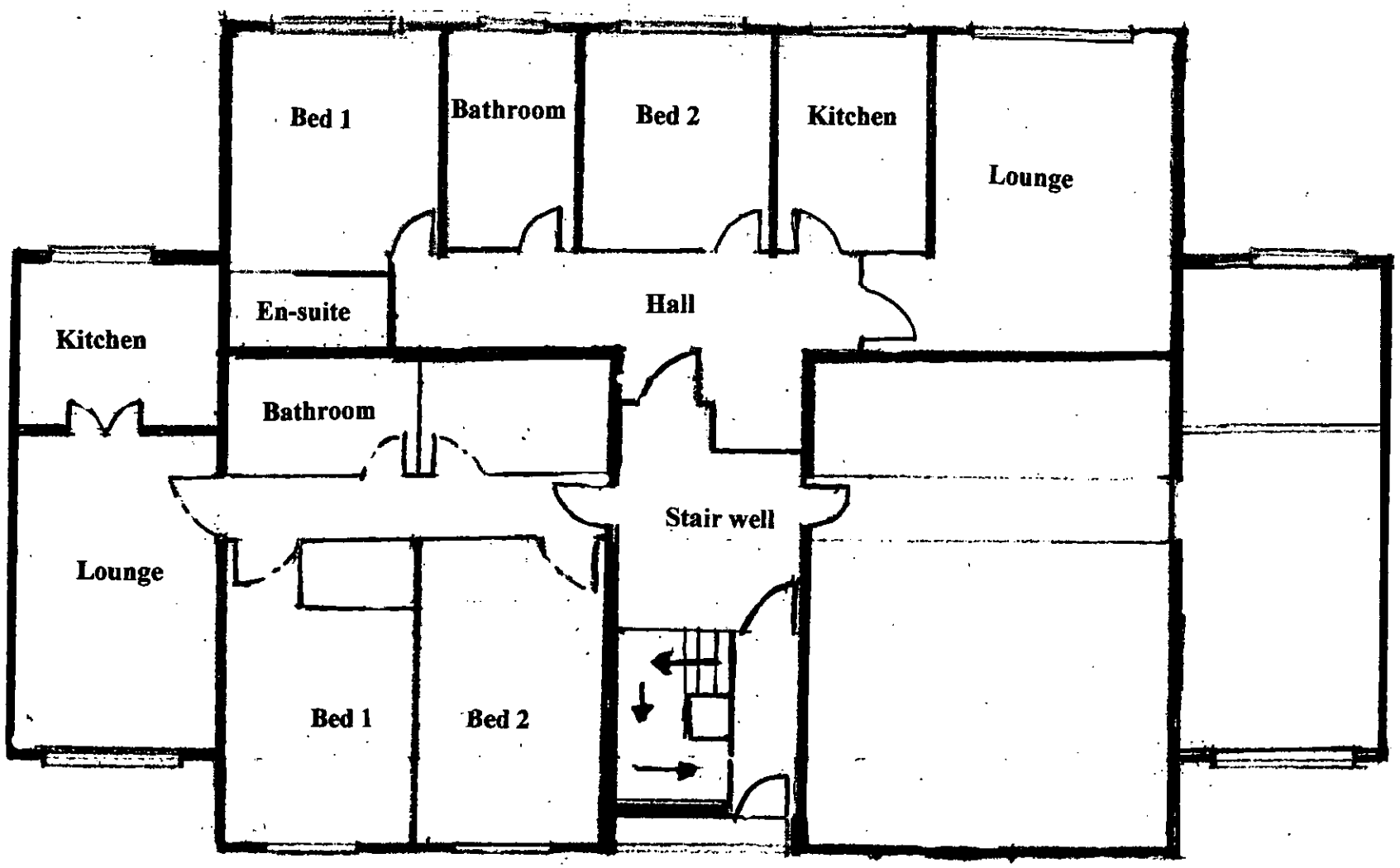
Project: Redevelopment for 6no flats & parking

Title: Siting & parking layout details

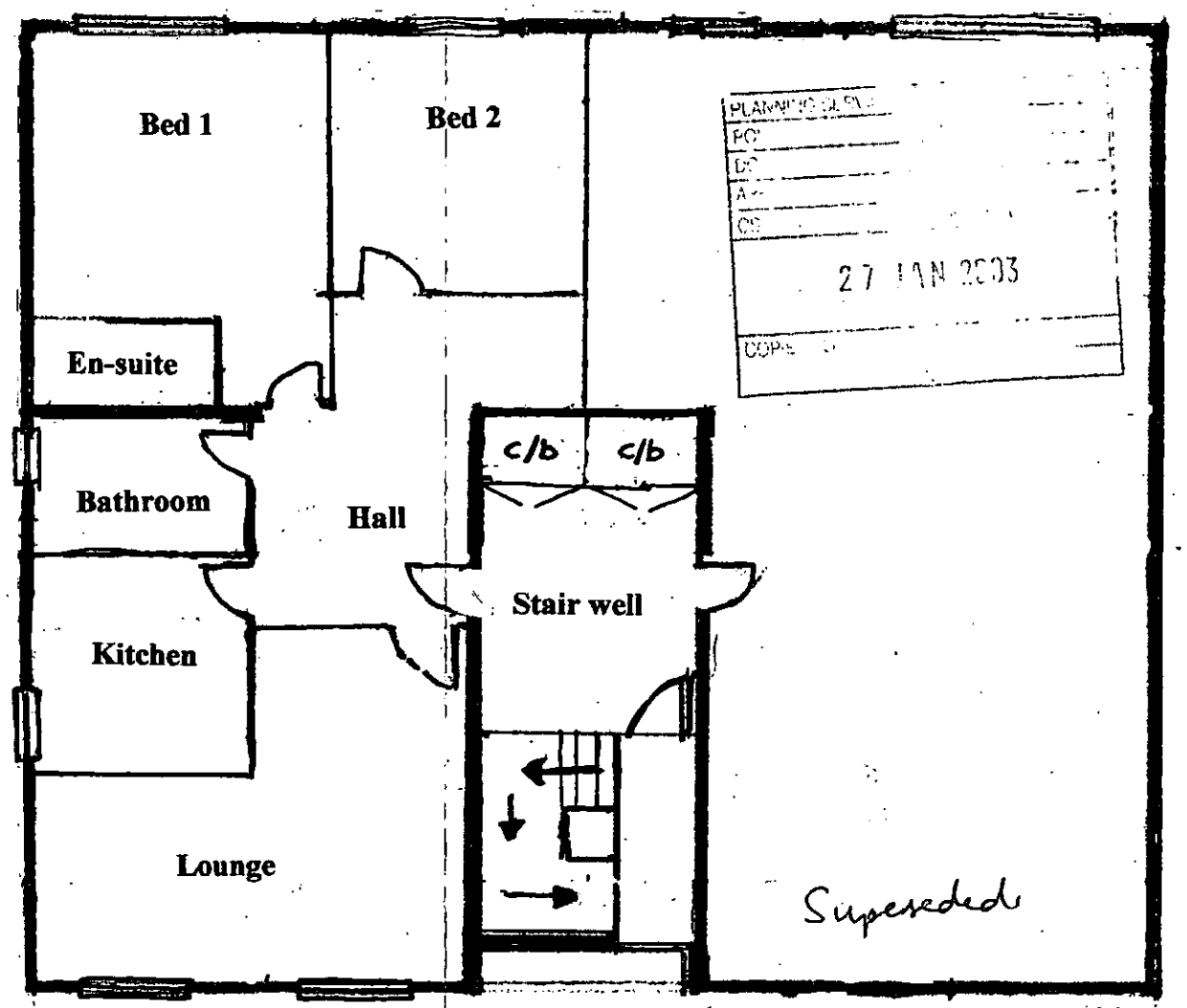
Scale: 1:200

Date: January 2003 | No: 30751/05/B

Revisions:
A – revised siting & car park layout - Oct 2003
B – revised siting & layout to avoid conflict with trees – Nov 2003



Ground & first floor layout



Second floor layout

27 JAN 2003

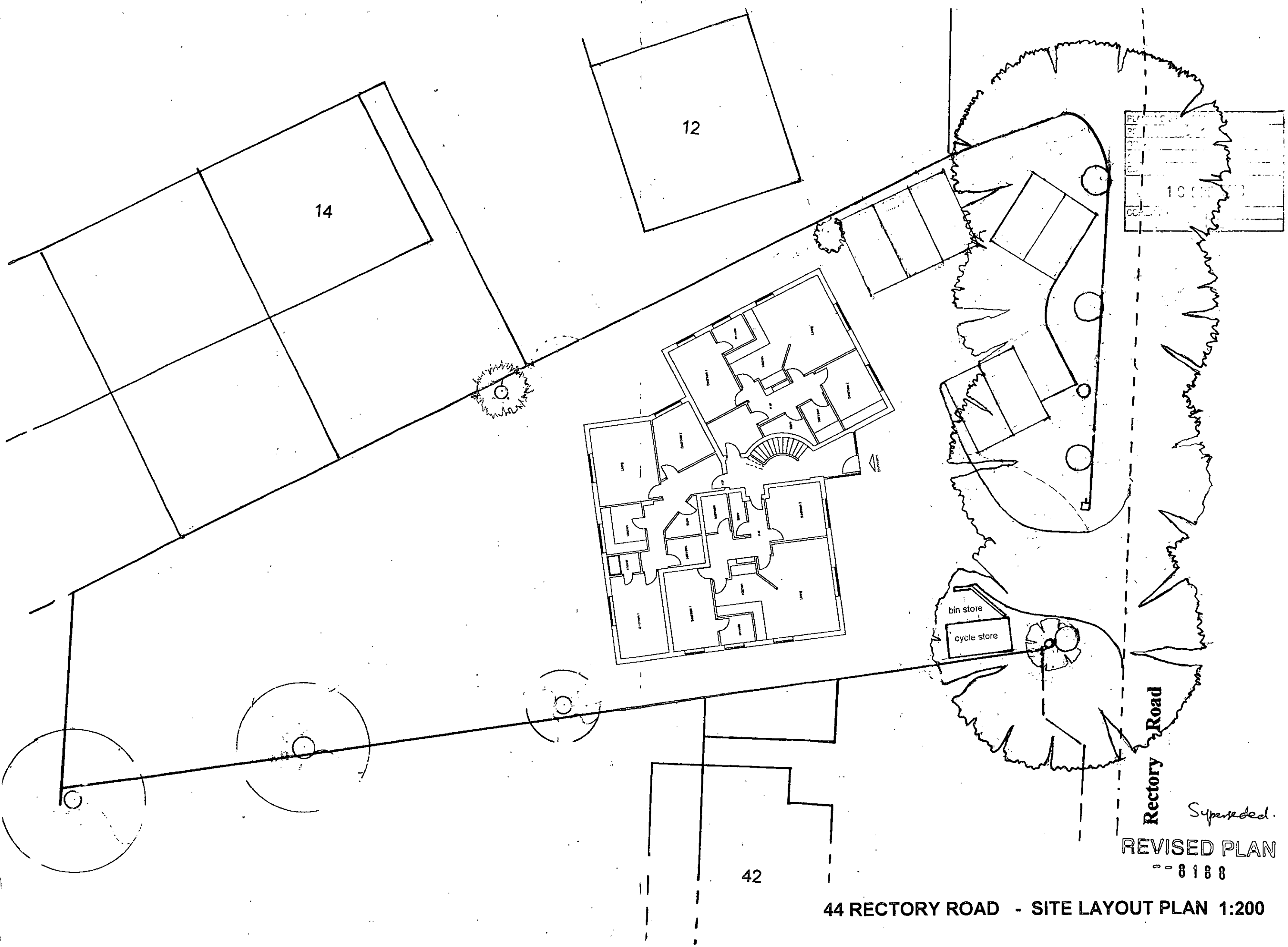
ADDITIONAL PLAN

818840

Martin&Pole

Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

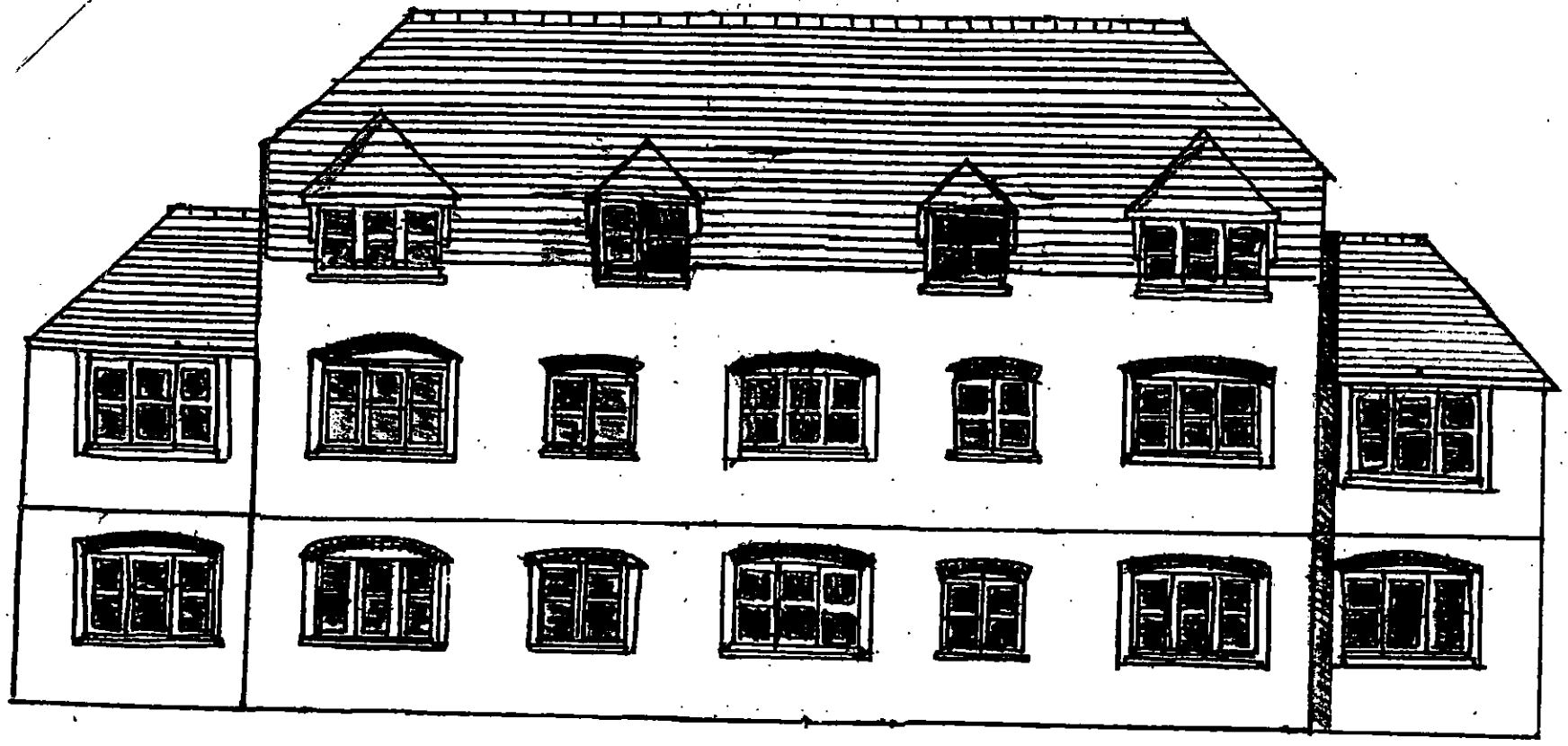
Site: 44 Rectory Road	
Project: Redevelopment for 8no flats & parking	
Title: Illustrative layout plans	
Scale: 1:100	
Date: January 2003	No: 30751/03
Revisions:	



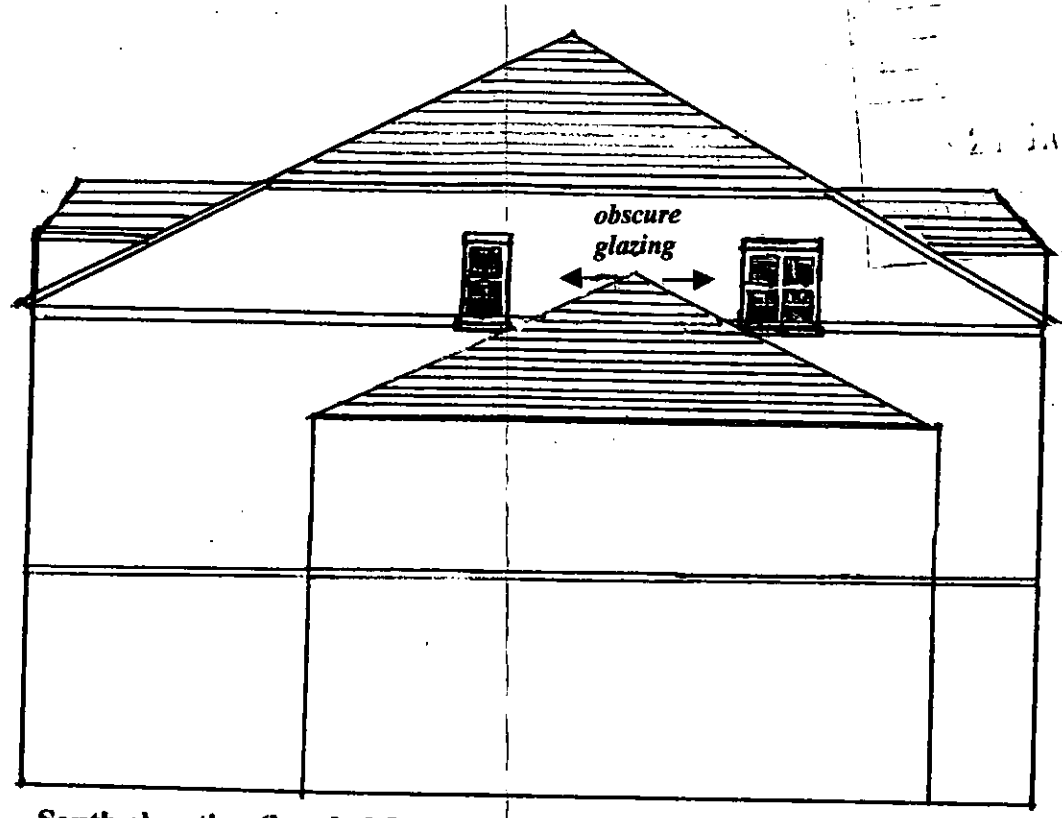
Superseded.

REVISED PLAN
-- 8188

44 RECTORY ROAD - SITE LAYOUT PLAN 1:200



Rear elevation



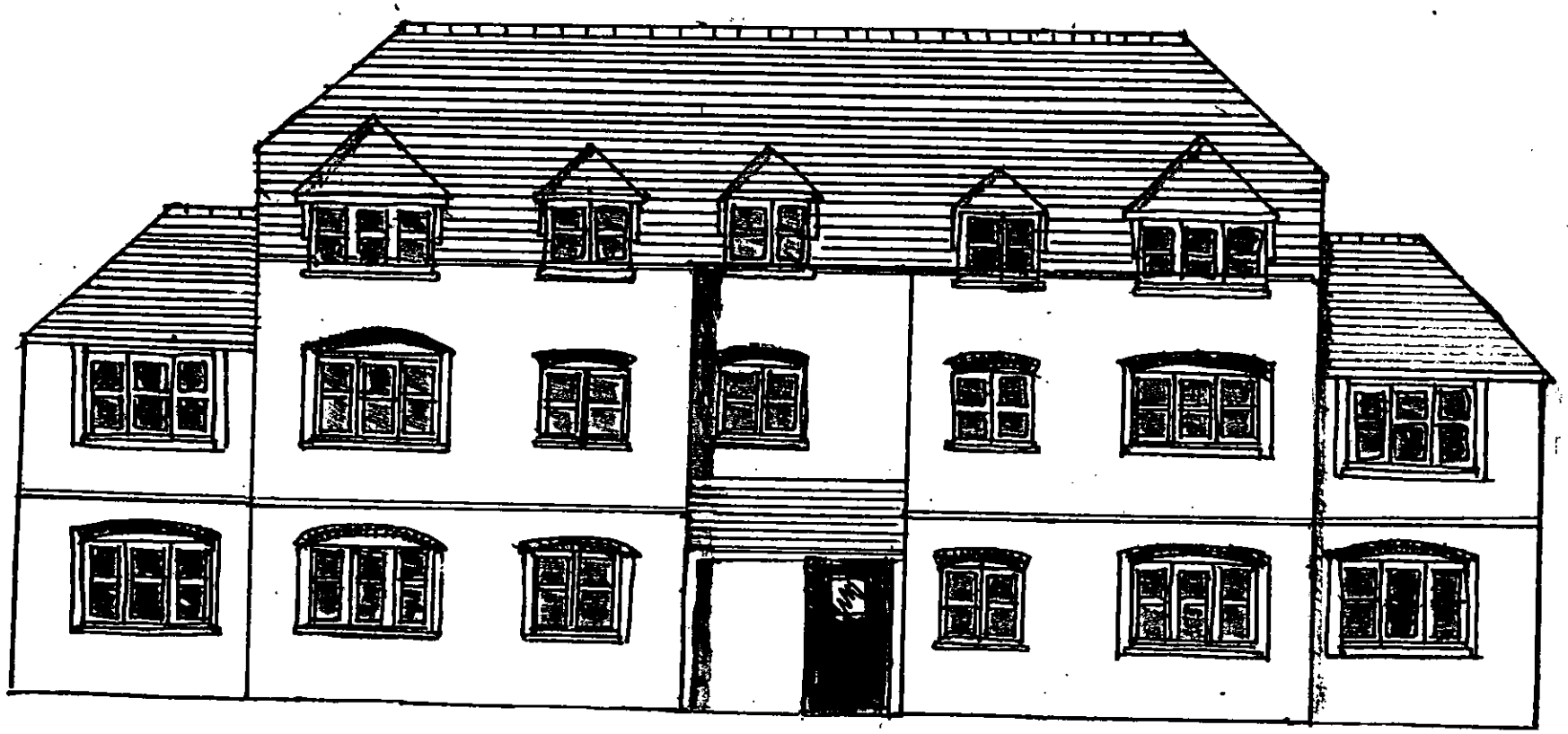
South elevation (handed for north elevation)

21 JAN 2003

8188/1

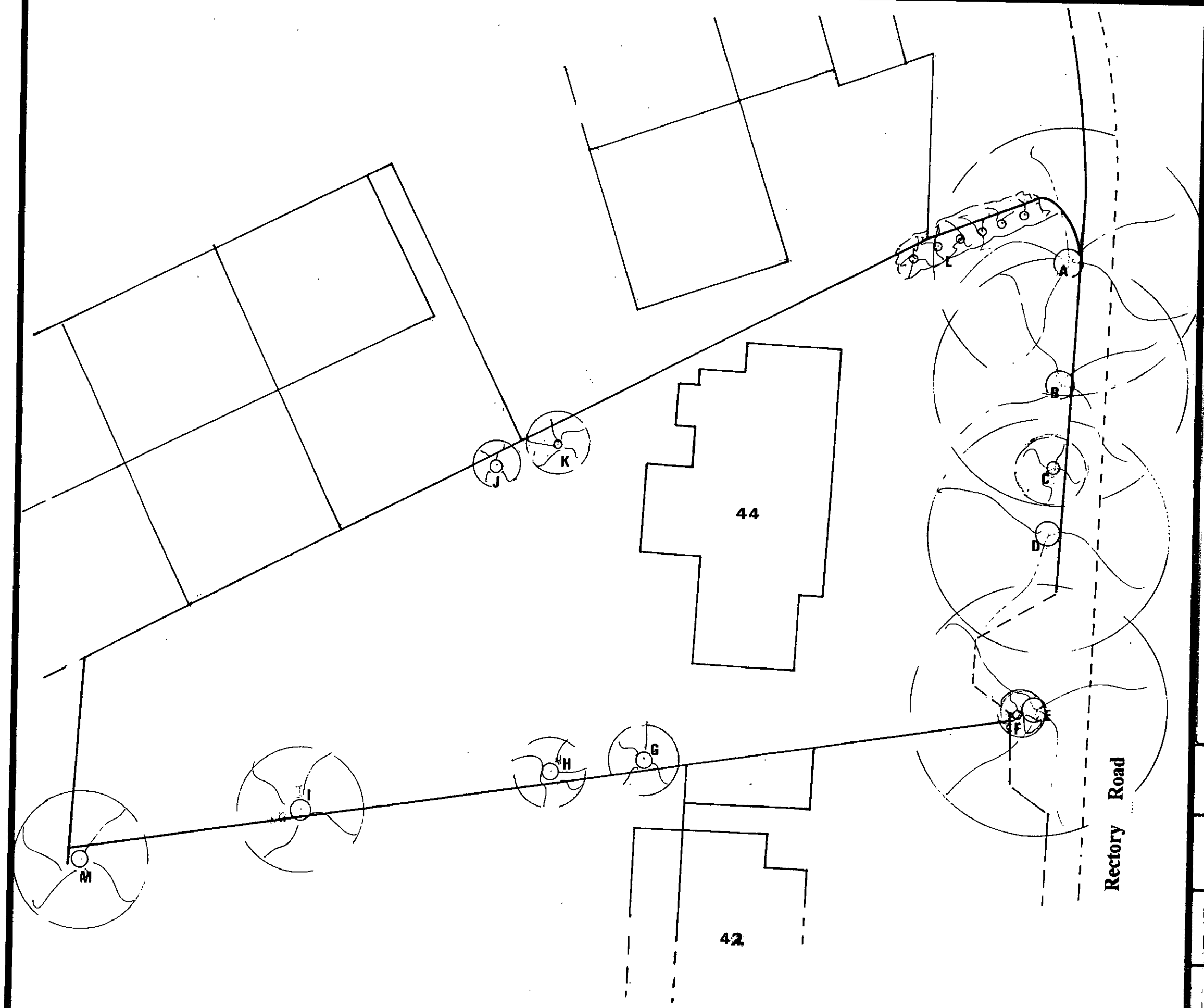
ADDITIONAL PLAN

Superseded.



Front elevation

Martin&Pole	
Planning Department **24 Friar Street, Reading, RG1 1DP** **Tel: 0118 959 1231 Fax: 0118 958 5061** **email: r@martinpole.co.uk**	
Site: 44 Rectory Road	
Project: Redevelopment for 8no flats & parking	
Title: Illustrative elevations	
Scale: 1:100	
Date: January 2003	**No: 30751/04**
Revisions:	



Martin & Pole Nicholas

CHARTERED SURVEYORS

Est. 1882

24 FRIAR STREET
READING
RG1 1DP
Tel: 0734-591231

	Tree Type	Canopy (m)	Height (m)
A	Lime	17	12
B	Lime	16	12
C	Holly	2.5	3
D	Lime	15	12
E	Lime	16	10.5
F	Western Red Cedar	3	5.5
G	Goat Willow	4	7.6
H	Goat Willow	4	7
I	Weeping Willow	8	8
J	Lawson Cypress	3	10.5
K	Hornbeam	4	4.8
L	Lawson Cypress (6 No.)	2 (av)	4 – 7.5
M	Sikta Spruce Not within curtilage, but overhangs site by 3.5m	9	12

CLIENT

Mr Bradley and Mr Beswetherick

PROJECT

44 Rectory Road
Wokingham Berks

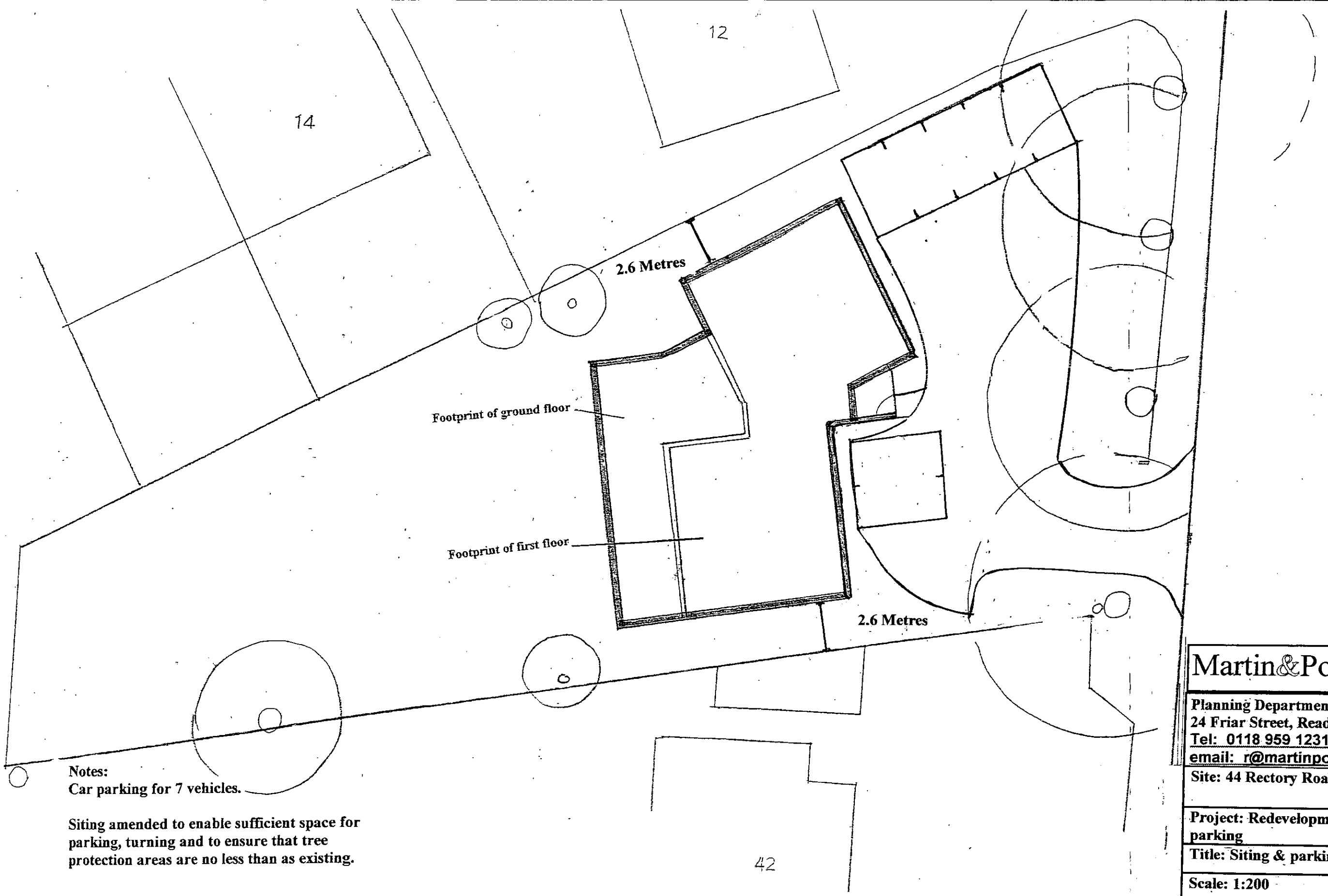
TITLE

Tree survey **Taken 16 / 01 / 03**

SCALE **1 / 250**

DATE **January 2003**

PLAN No.



Notes:
Car parking for 7 vehicles.

Siting amended to enable sufficient space for parking, turning and to ensure that tree protection areas are no less than as existing.

Proposed parking and turning areas to be constructed using porous material & excavated to no deeper than 150mm soil depth. Trees to be protected to BS 5837:1991

Martin&Pole

Planning Department
24 Friar Street, Reading, RG1 1DP
Tel: 0118 959 1231 Fax: 0118 958 5061
email: r@martinpole.co.uk

Site: 44 Rectory Road

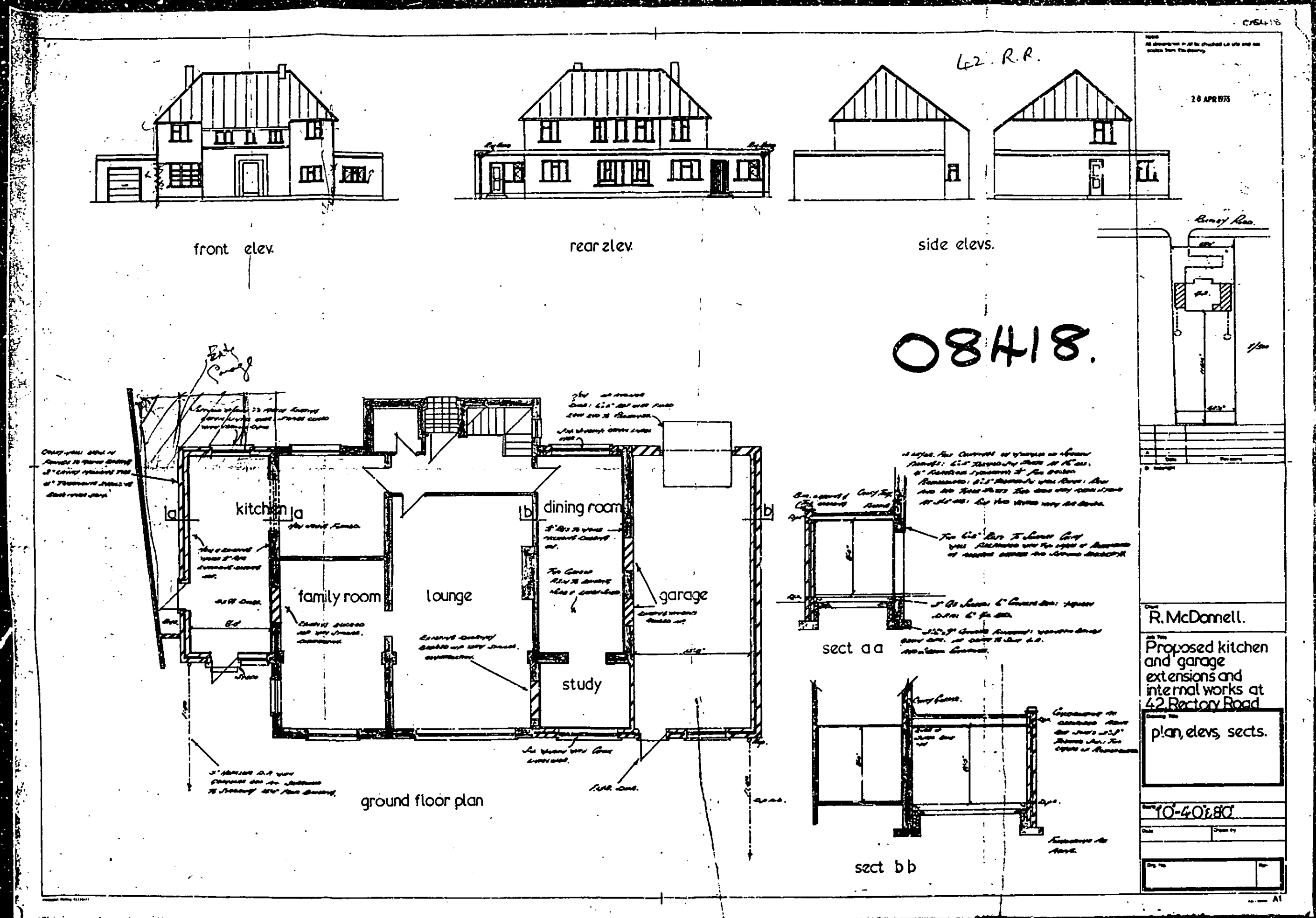
Project: Redevelopment for 6no flats & parking

Title: Siting & parking layout details

Scale: 1:200

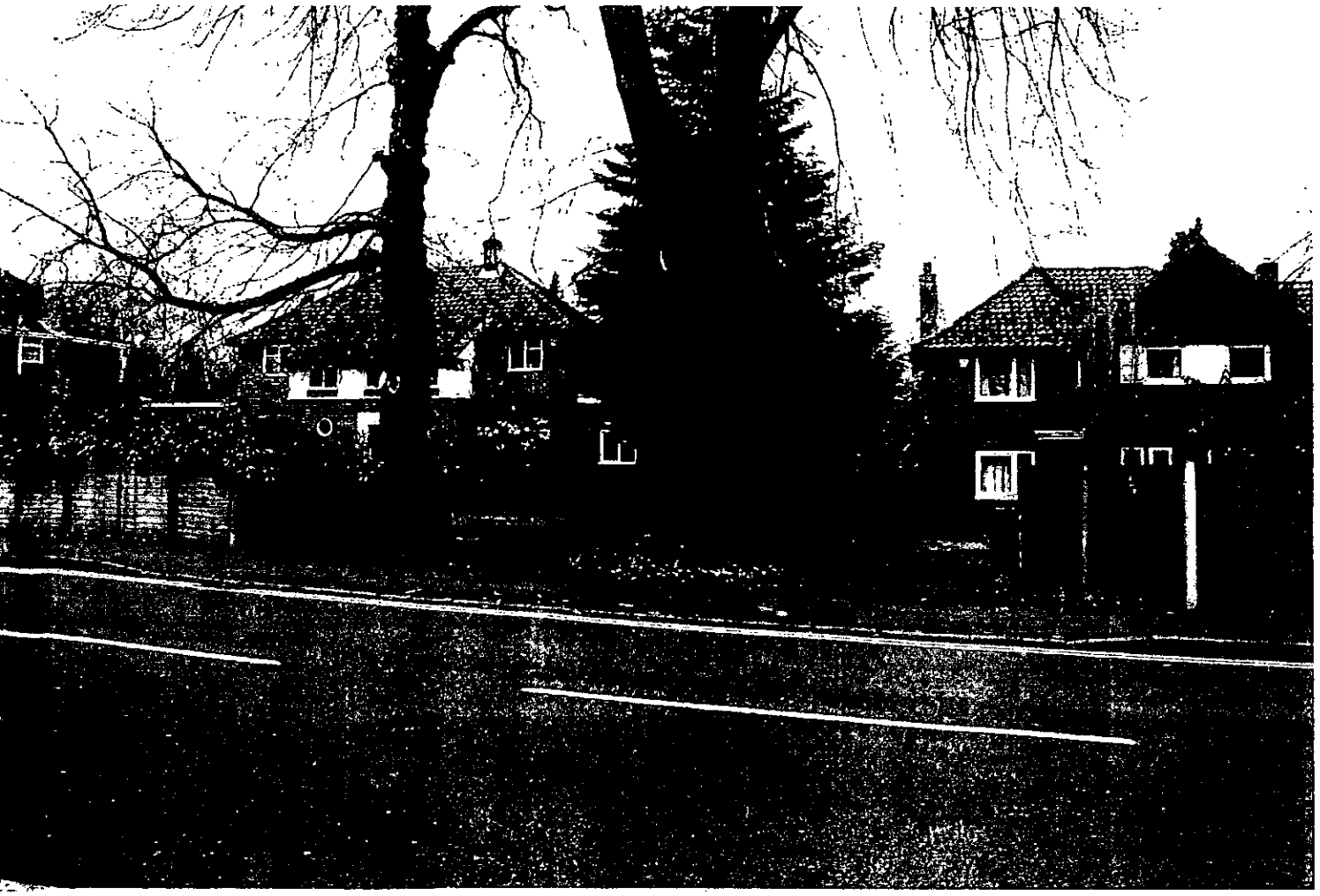
Date: January 2003 | No: 30751/05/RC

Revisions:
A – revised siting & car park layout - Oct 2003
B – revised siting & layout to avoid conflict with trees – Nov 2003
C – distance to side boundaries shown-



42. R.R.
28 APR 1973
front elev.
rear elev.
side elevs.
08418.
kitchen
dining room
family room
lounge
garage
study
ground floor plan
sect a a
sect b b
R. McDonnell.
Proposed kitchen and garage extensions and internal works at 42 Rectory Road
plan, elevs, sects.
10'-40' & 80'
A1





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email: r@martinpole.co.uk

Site:
44 Rectory Road, Wokingham RG40 1DN

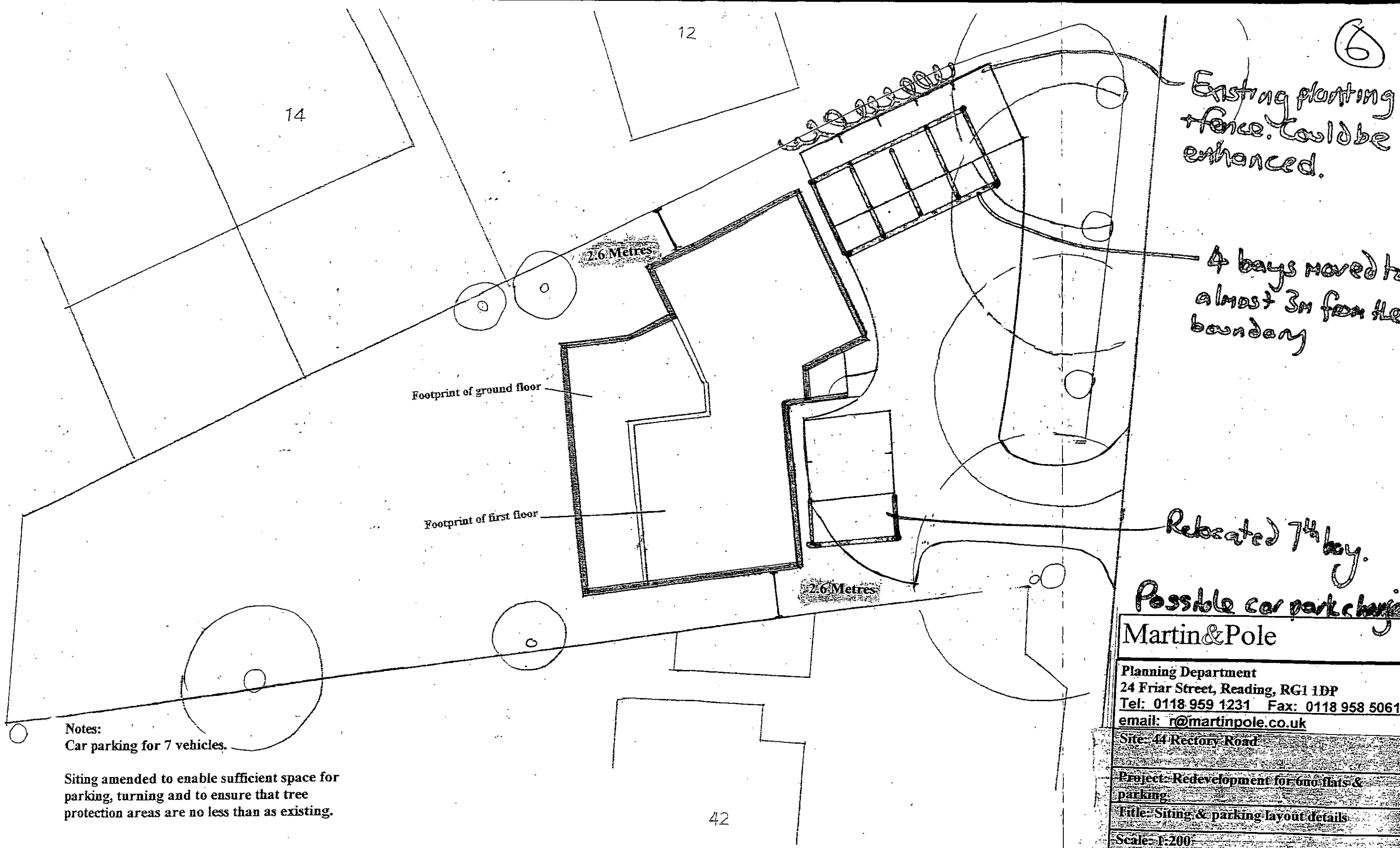
Project:
Redevelopment for 8no flats & parking

Title:
Photographs of site

Scale:

Date: December 2002	**No: 30751/photos**

Revisions:



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