NOTE
150M HIGH CHESTNUT PALE PROTECTIVE FENCING TO BE ERECTED AROUND EXISTING TREES IN POSITIONS SHOWN BEFORE CONSTRUCTION COMMENCES

existing 100mm dia fw drain to renewed up to manhole F1 then existing connection to existing sewer to be re-used

To existing fw sewer

180m high c/board fence

existing trees are to remain and be protected in accordance with requirements of B.S.5837 during re-development works

NOTE
150M HIGH CHESTNUT PALE PROTECTIVE FENCING TO BE ERECTED AROUND EXISTING TREES IN POSITIONS SHOWN BEFORE CONSTRUCTION COMMENCES

new ddwellings

access to rear garden of plot 2 providede to side of plot 3

remove existing buildings and outbuildings shown dotted

existing hedgerow to be cut back to allow pedestrian access alongside plot 3

existing dwelling

single storey garage

refuse collection point

120m high close board fence

vision splay taken to kerbline on opp side of road where vehicles exit rou

wing walls formed with facing bricks as approved with creasing tile and brick on edge capping

piers typical

simulated stone concrete capping

where new turning area passes below canopy of existing tree driveway is to be formed with no dig construction laid on GEOGRID and finished with permeable surface

25high dropped kerb to be maintained across entrance crossover

brick piers with recessed brick panels(front only)

existing dwelling

DICATES
DATIVE
STRUCTION
NTS

single storey garage

re-use existing access

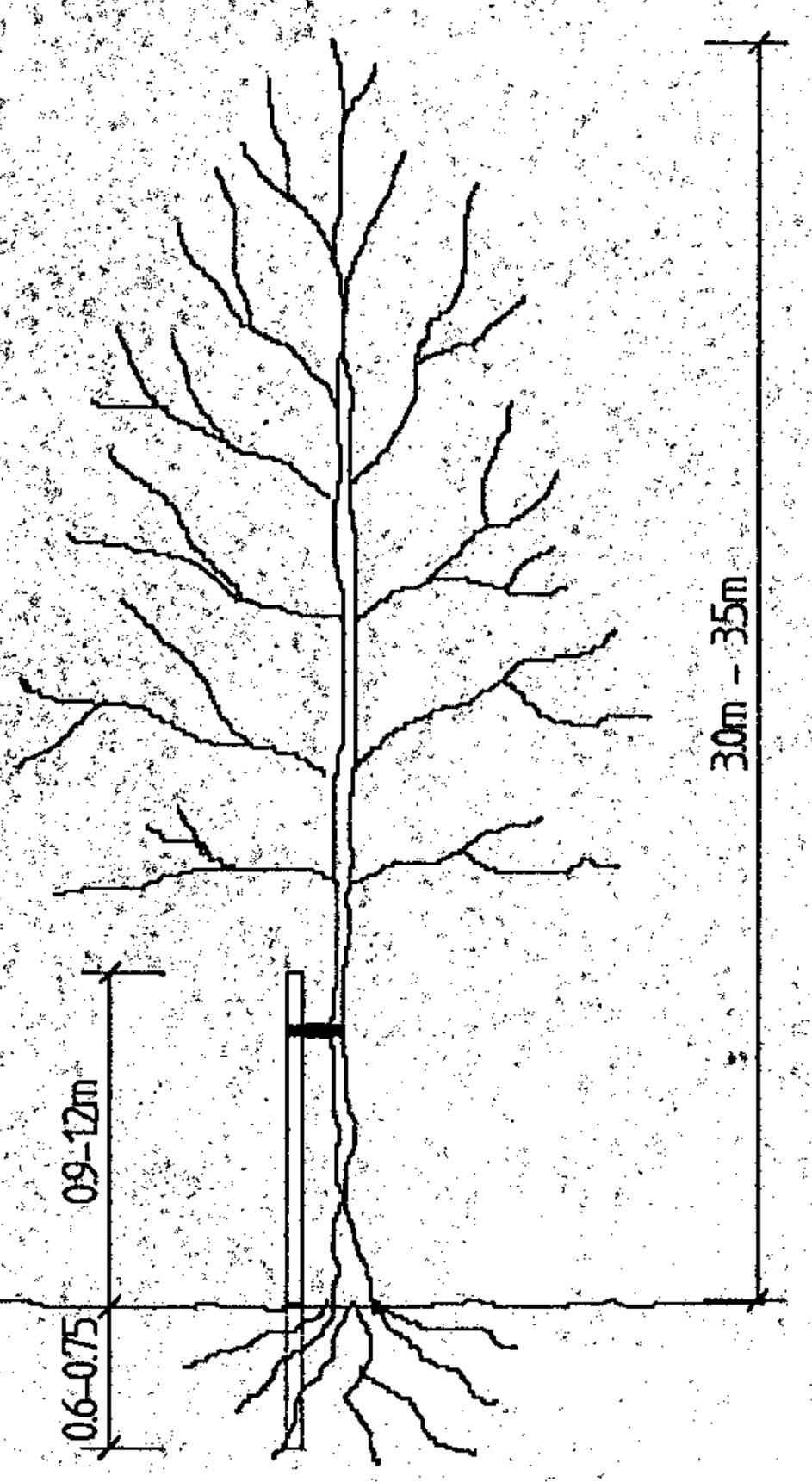
re-build existig piers to detail and fit new remote control gates

existing crossover to be removed and new access point formed

provide min 2.0m x 2.0m vision splay for pedestrians on both sides of new access

Vision splays for new access with Highway Authority for vehicles and pedestrians

SITE LAYOUT PLAN SCALE 1:250



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For selected standard trees o/a height 3.0-3.5m Support using stakes extending to 1.00-1.2m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non reinforced tie 75mm from top of stake.

Remove Remove stake on onset of or during the second growing season after planting.

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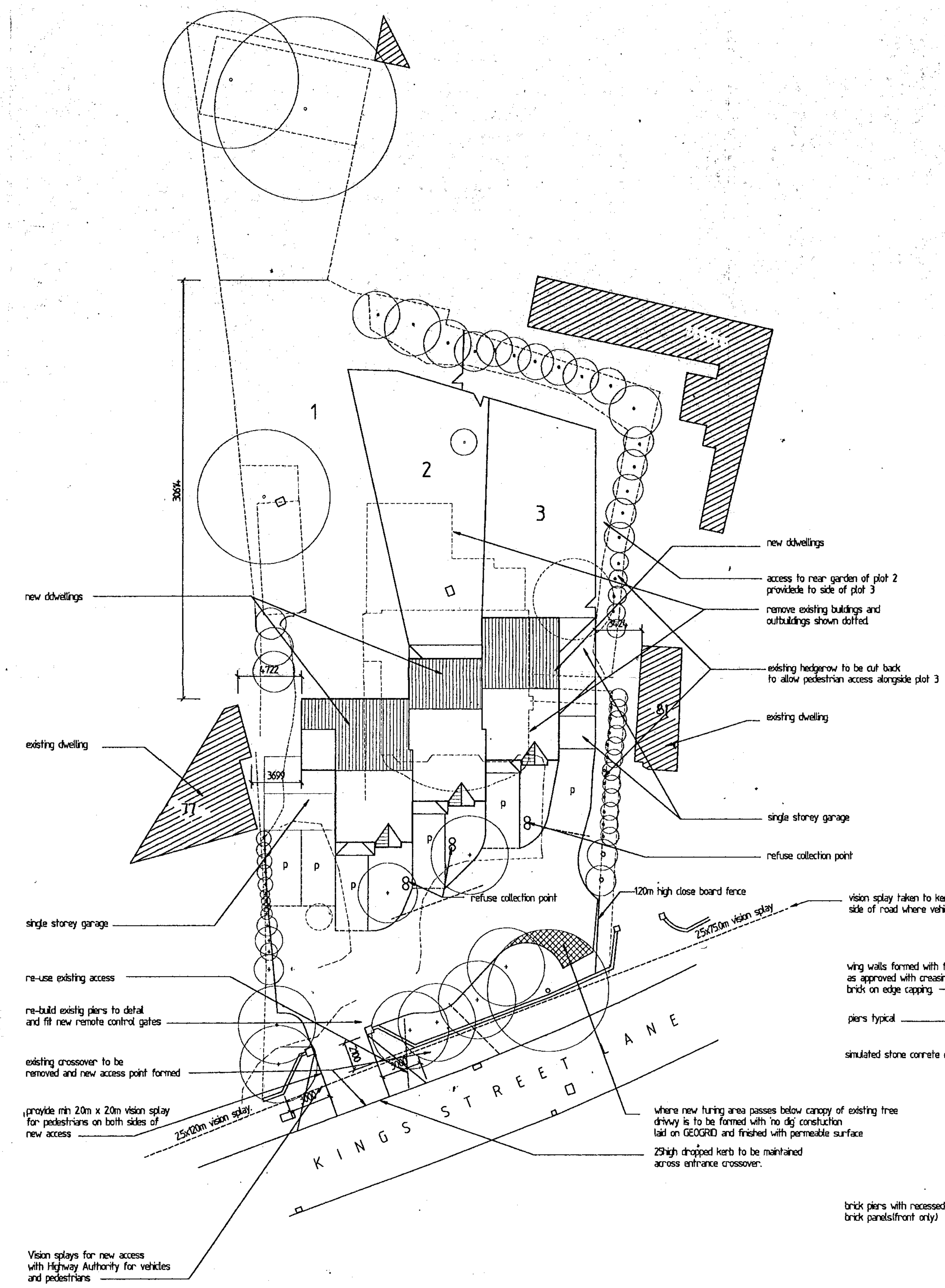
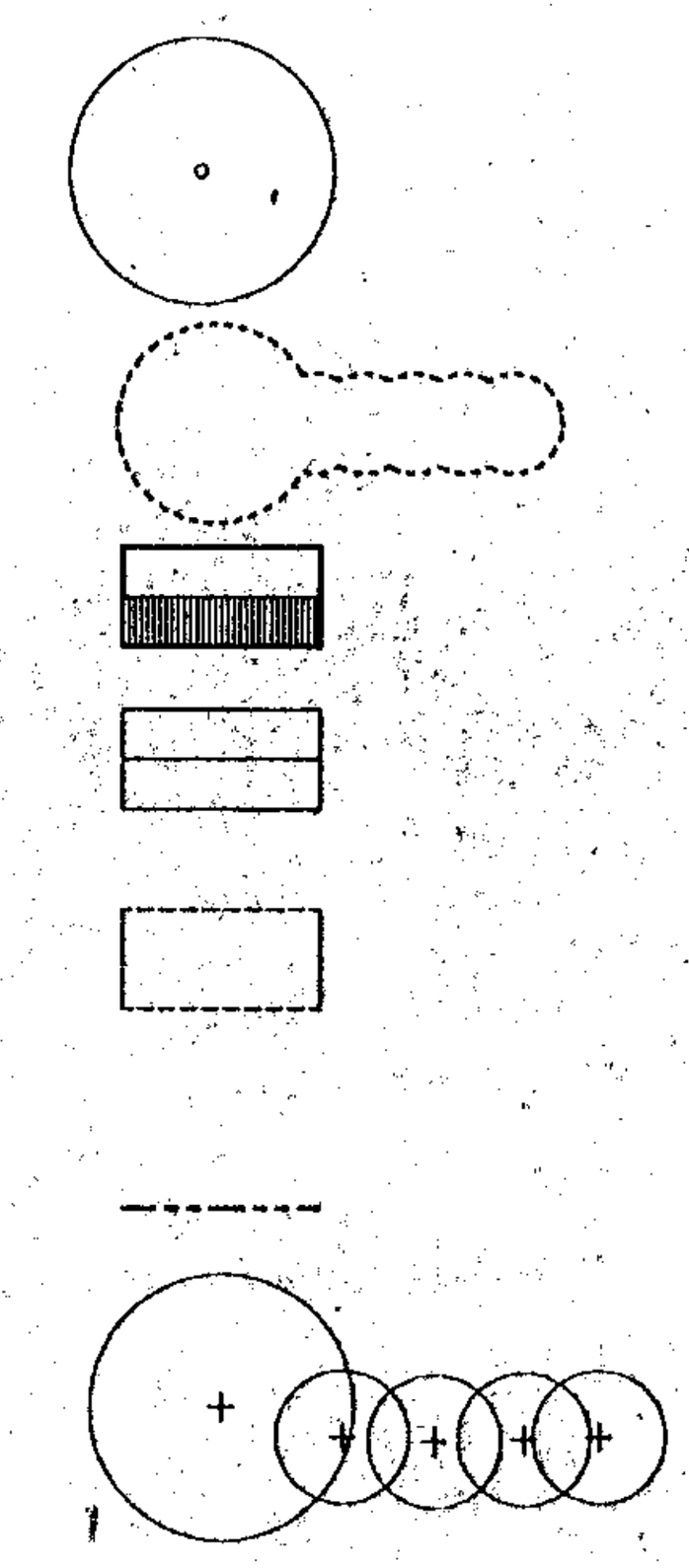
Pavers to be finished with compatible edgings.

Crossover to be finished in black tarmac. Construction specification in accordance with local authorities requirements.



SITE LAYOUT PLAN SCALE 1:250

LEGEND



Existing trees to remain

remove existing trees and shrubs

Proposed two storey buildings

Proposed single storey buildings

Existing buildings to be removed

Application boundary

New trees and shrubs

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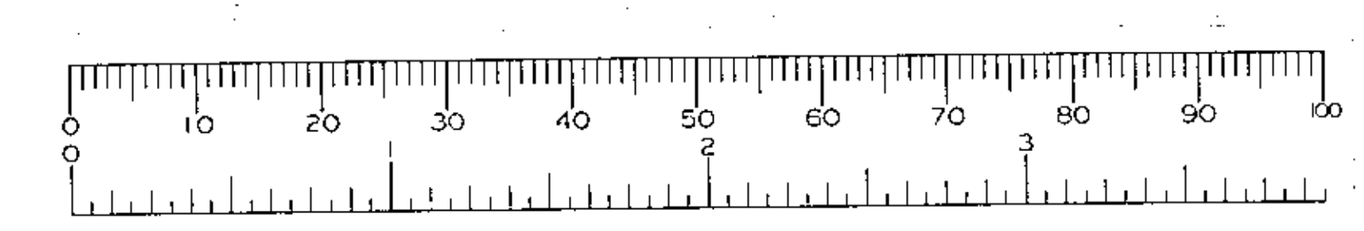
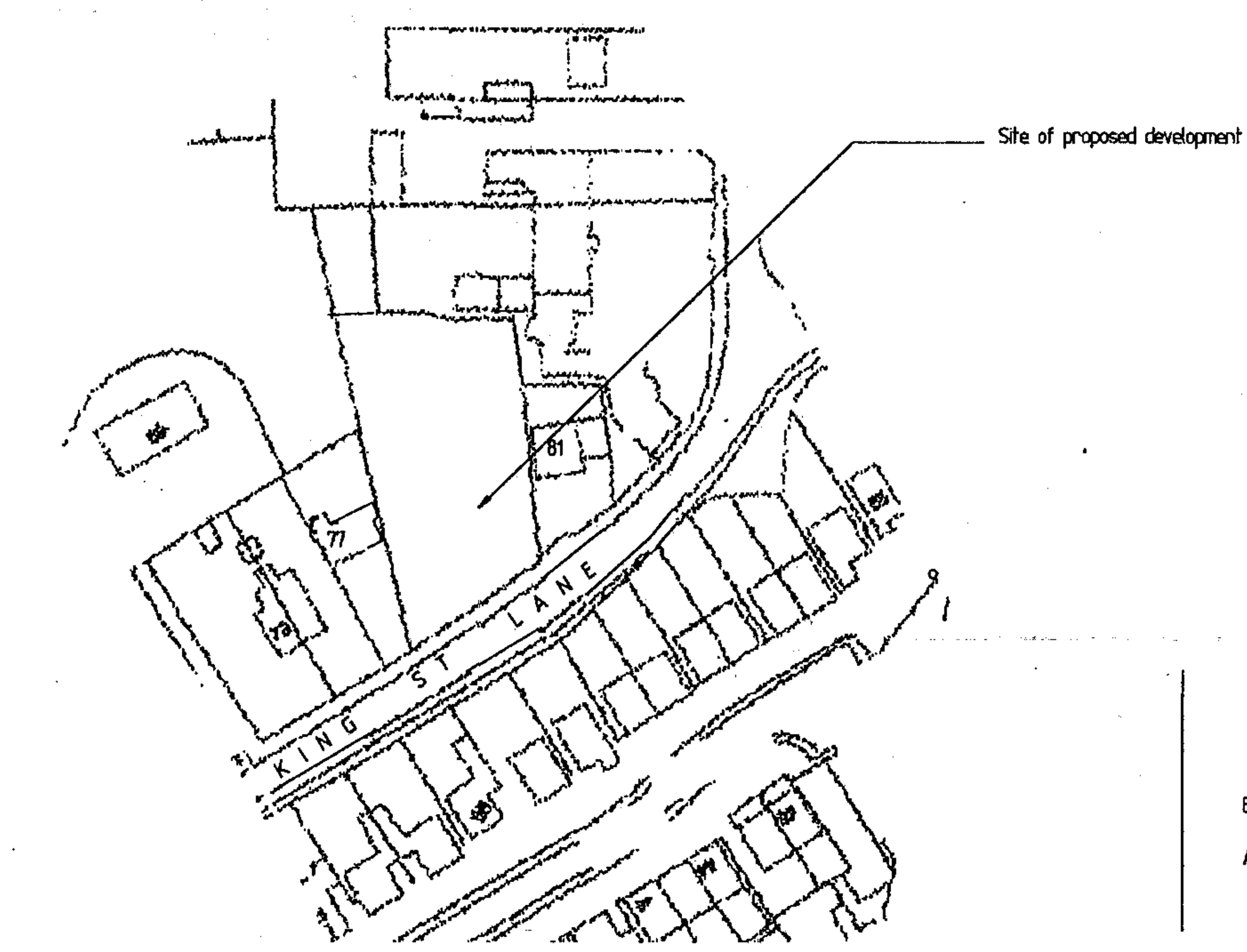
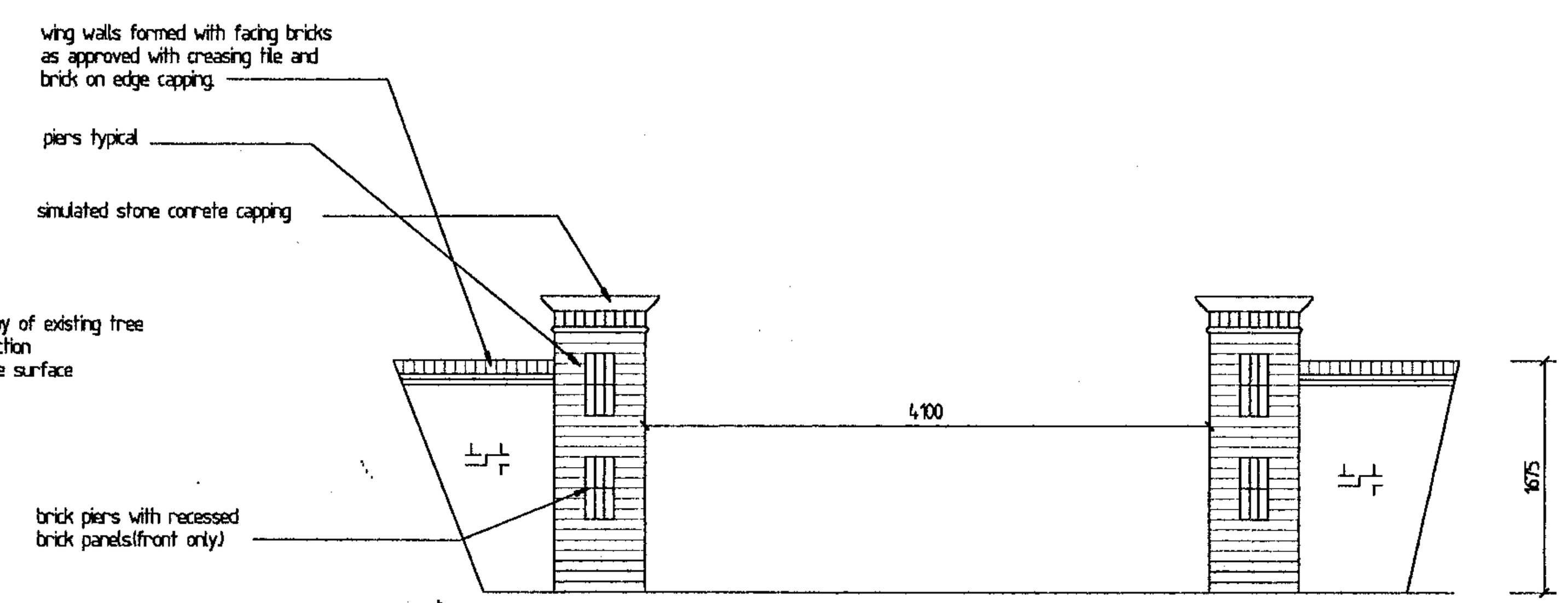




LOCATION PLAN SCALE 1:1250



ELEVATION OF ENTRANCE
SCALE 1:50

REV	DATE	DESCRIPTION
B	24/6/2000	Highway requirements added
A	24/4/2000	Highway requirements added Extent of two storey reduced on plot 3

Drawing Status

Project

LAND AT
79, KINGS STREET LANE
WINNERSH.

Drawing

PLANNING PROPOSALS
SITE LAYOUT

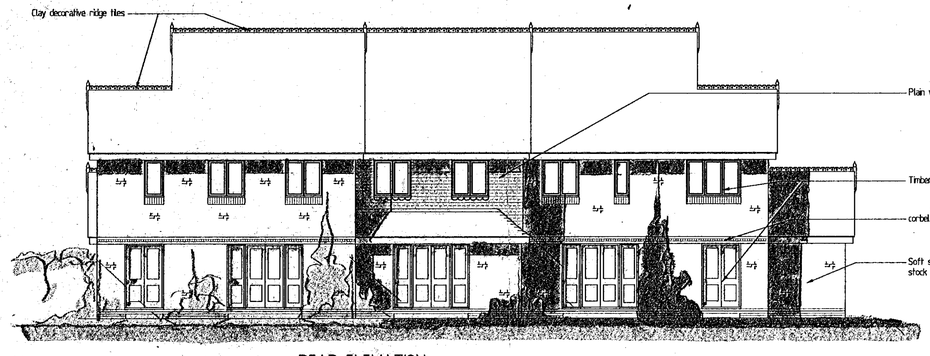
Scale as shown | Date 24/6/2000 | Drawn pad

Checked pad | Drawing No 789/P/1 B

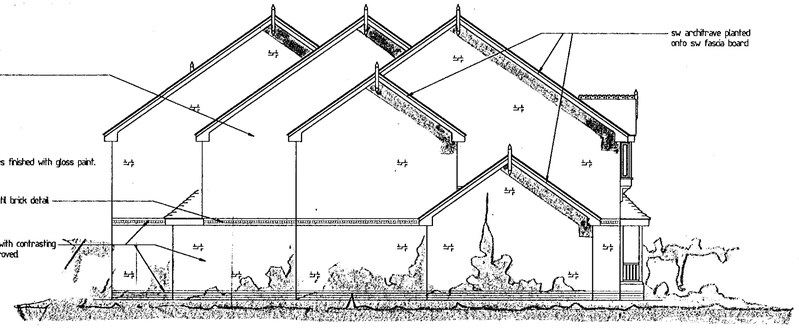
Client

KINGSWAY HOMES LIMITED

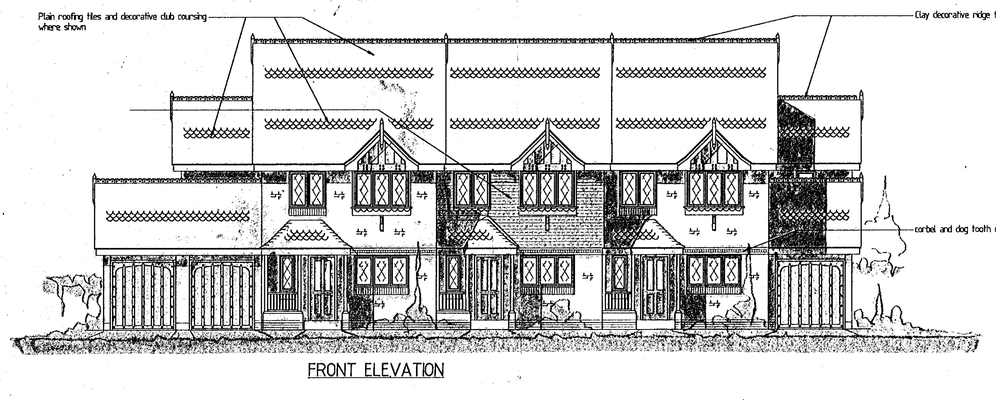
DUGEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL 081-426-1607



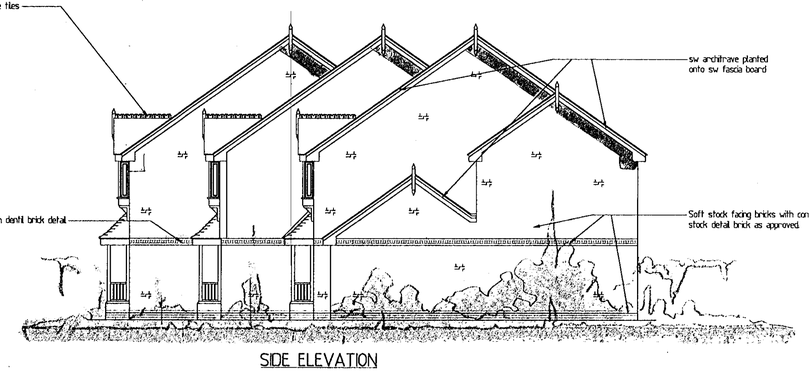
REAR ELEVATION



SIDE ELEVATION



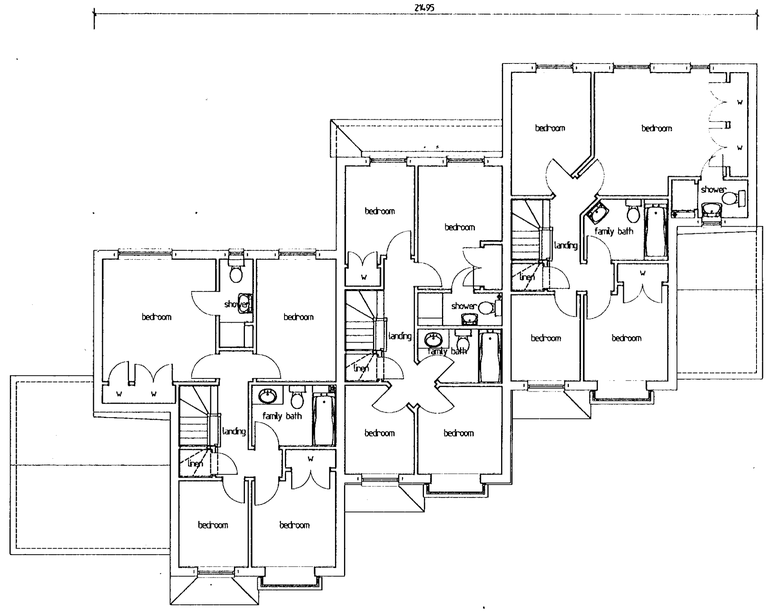
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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24.JAN.2000* 0419

REV	DATE	DESCRIPTION

Drawing Status

Project

PROPOSED DEVELOPMENT
79 KING STREET LANE
SINDLESHAM

Drawing

PLANNING PROPOSAL

Scale	Date	Drawn
1:100	11/01/00	mc

Checked	Drawing No
mc	789/P12

SUPERSEDED

Client

KINGSWAY HOMES LIMITED

SUPERSEDED
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DUGEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL. 081-426-1601

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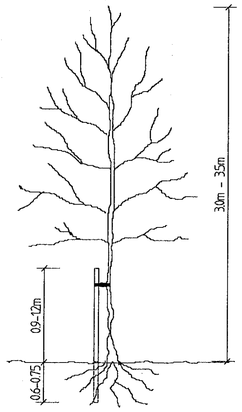

TREE STAKING DETAIL

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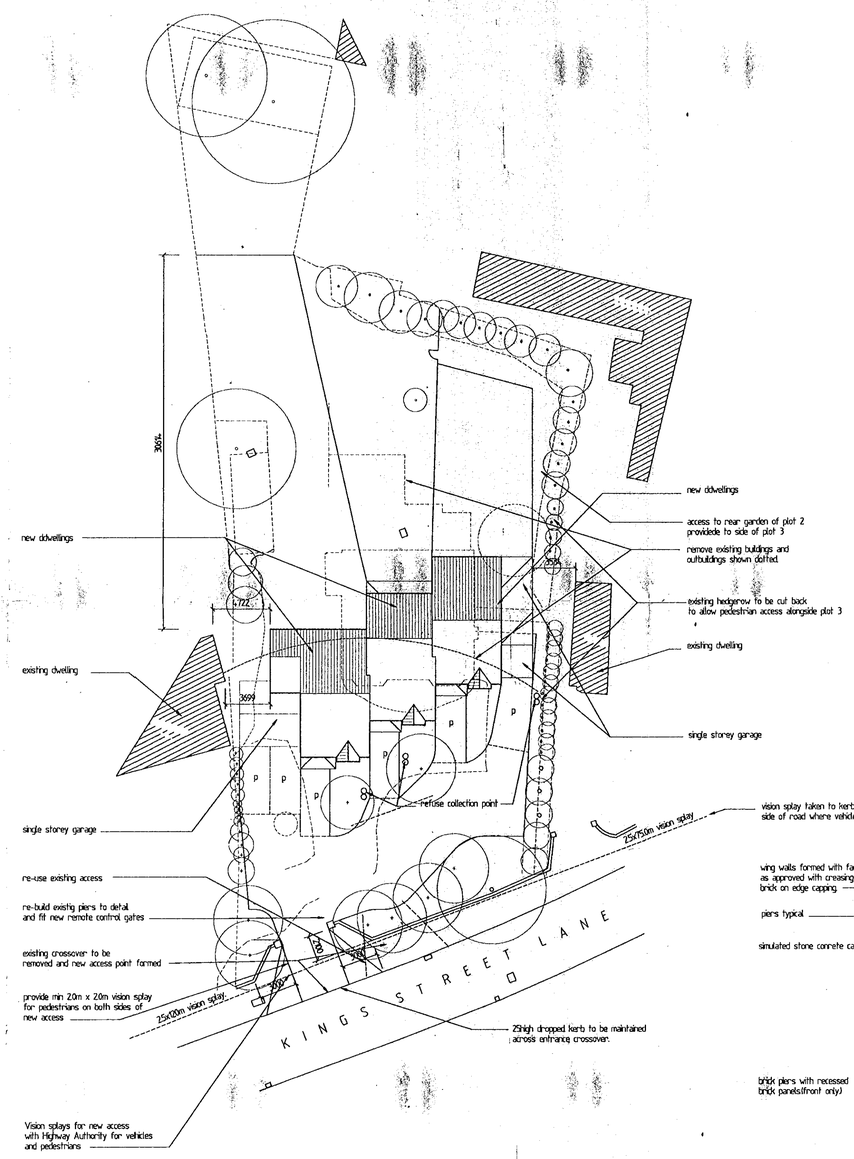

SITE LAYOUT PLAN SCALE 1:250

LEGEND

Existing trees to remain

remove existing trees and shrubs

Proposed two storey buildings

Proposed single storey buildings

Existing buildings to be removed

Application boundary

New trees and shrubs

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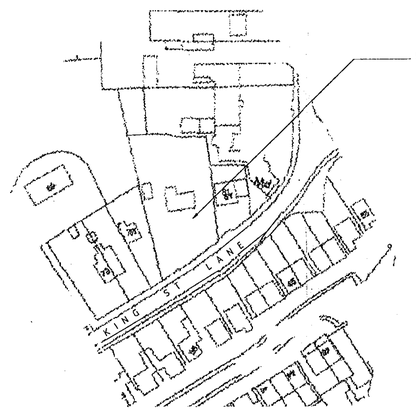
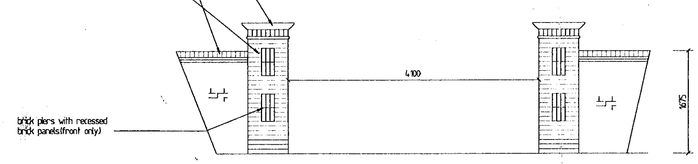


LOCATION PLAN SCALE 1:1250



ELEVATION OF ENTRANCE SCALE 1:50

RECEIVED
26 APR 2000
PLANNING
BUILDING REG
ENGINEERS
TECHNICIAN
FILES

REV	DATE	DESCRIPTION
A	24/4/2000	Highway requirements added Extent of two storey reduced on plot 3

Drawing Status

Project
LAND AT
79, KINGS STREET LANE
WINNERSH.

Drawing
PLANNING PROPOSALS
SITE LAYOUT

Scale	Date	Drawn
as shown		pad

Checked	Drawing No
pad	789/P/1 A

Client
KINGSWAY HOMES LIMITED

DUGEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL. 0118 926 6011

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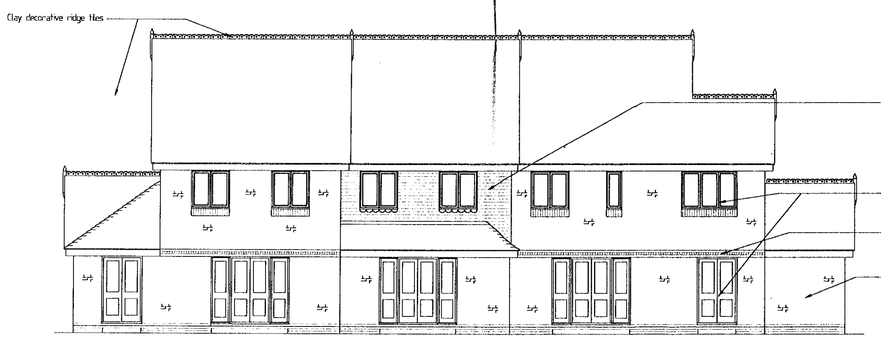
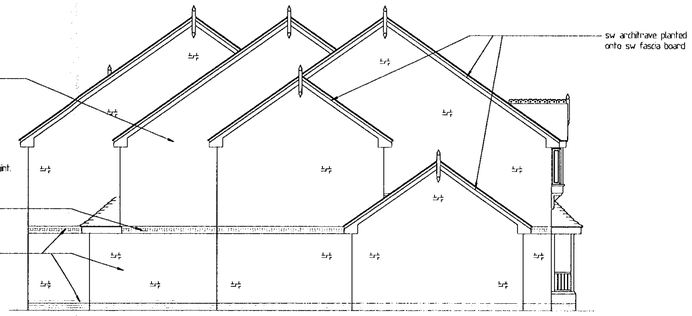
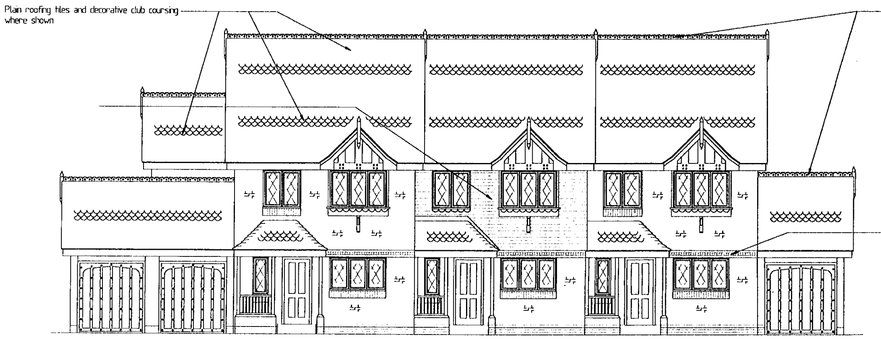
SUPERSEDED
SUPERSEDED



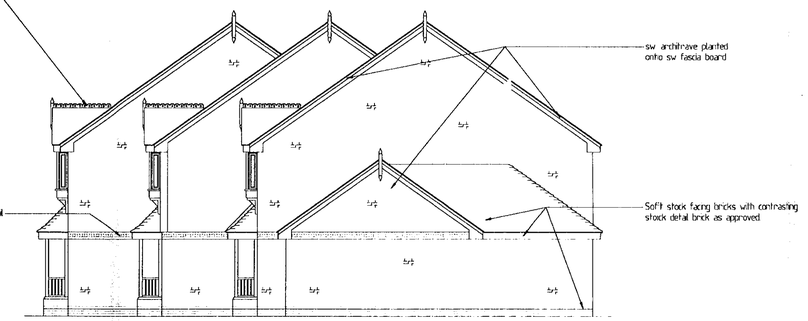
REAR ELEVATION



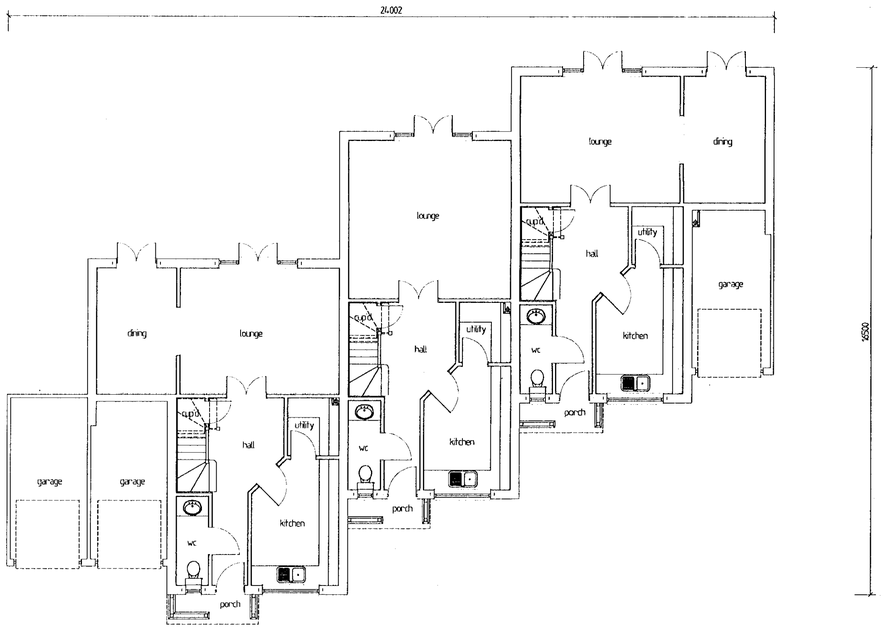
SIDE ELEVATION



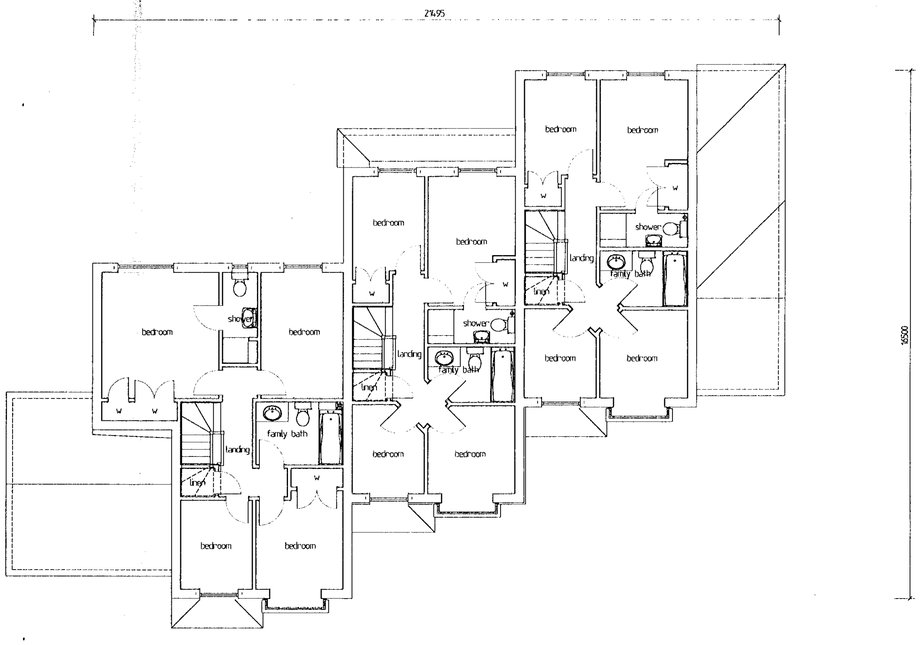
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



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PLANNING SERVICES | LPT
POL | TLS
DC | ERF
APP
CS
26 APR 2000
COPIES TO:
ACK:
FILE:

REV	DATE	DESCRIPTION
A	17/3/2000	Two storey element of side addition removed plot 3 garage depth plot 3 reduced

Drawing Status

Project
PROPOSED DEVELOPMENT
79 KING STREET LANE
SINDLESHAM

Drawing
PLANNING PROPOSAL

Scale 1:100 | Date 11/01/00 | Drawn mc
Checked mc | Drawing No 789/P/2 A

Client
KINGSWAY HOMES LIMITED

SUPERSEDED

DUSEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL 06 476 601

SUPERSEDED

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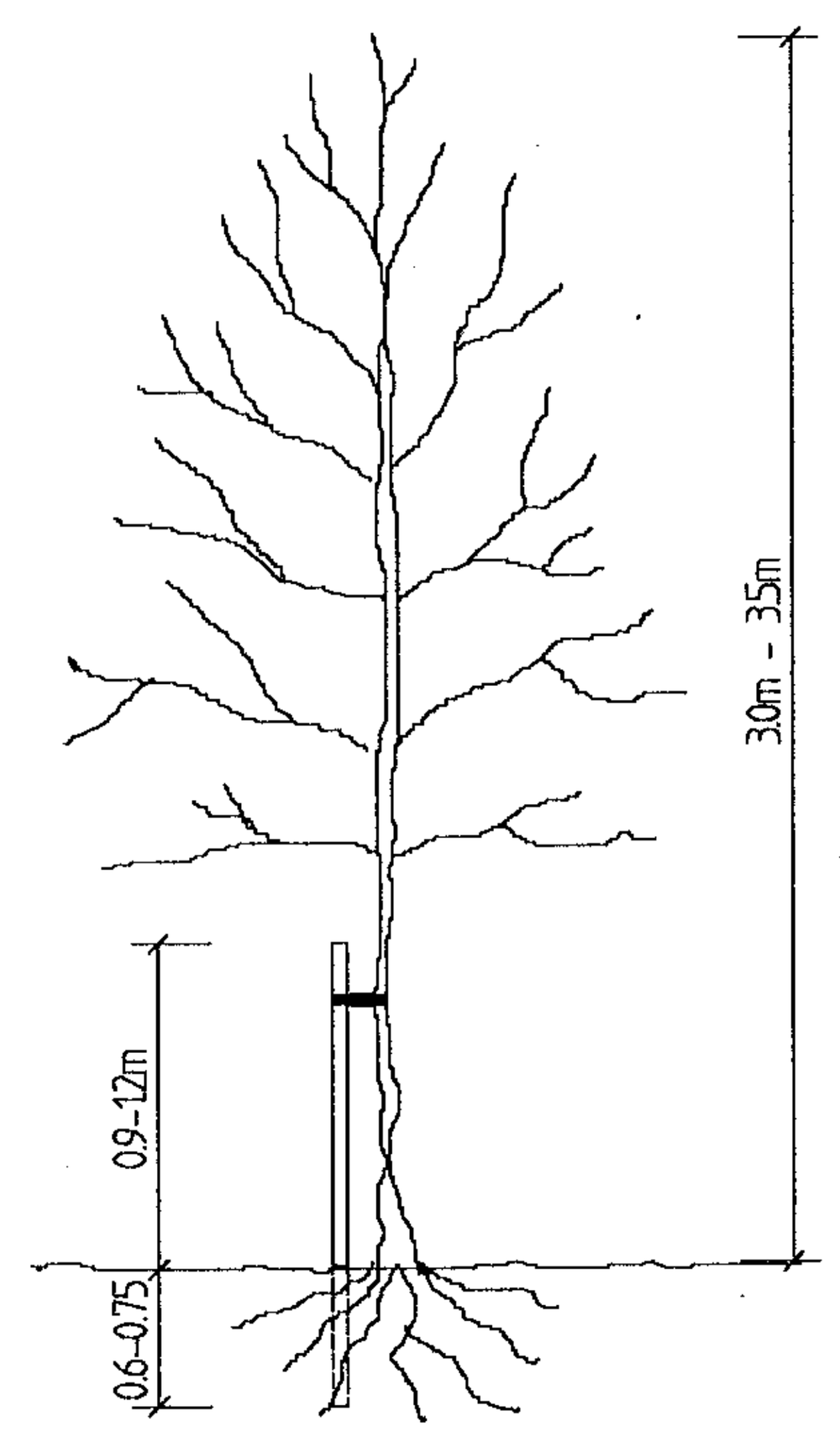
24.JAN.2000* 0419



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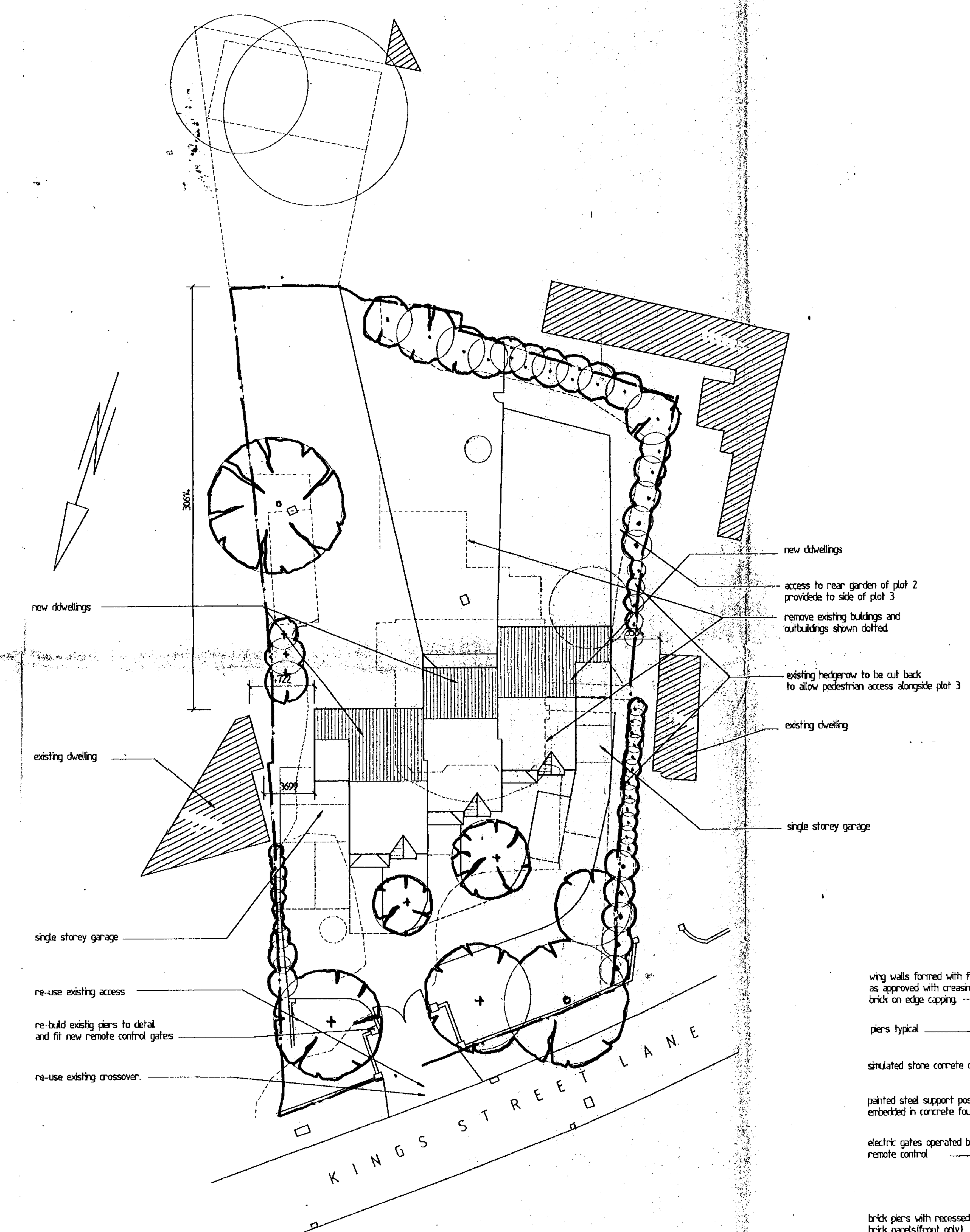

SITE LAYOUT PLAN SCALE 1:250

LEGEND

Existing trees to remain

remove existing trees and shrubs

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Proposed single storey buildings

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Application boundary

New trees and shrubs

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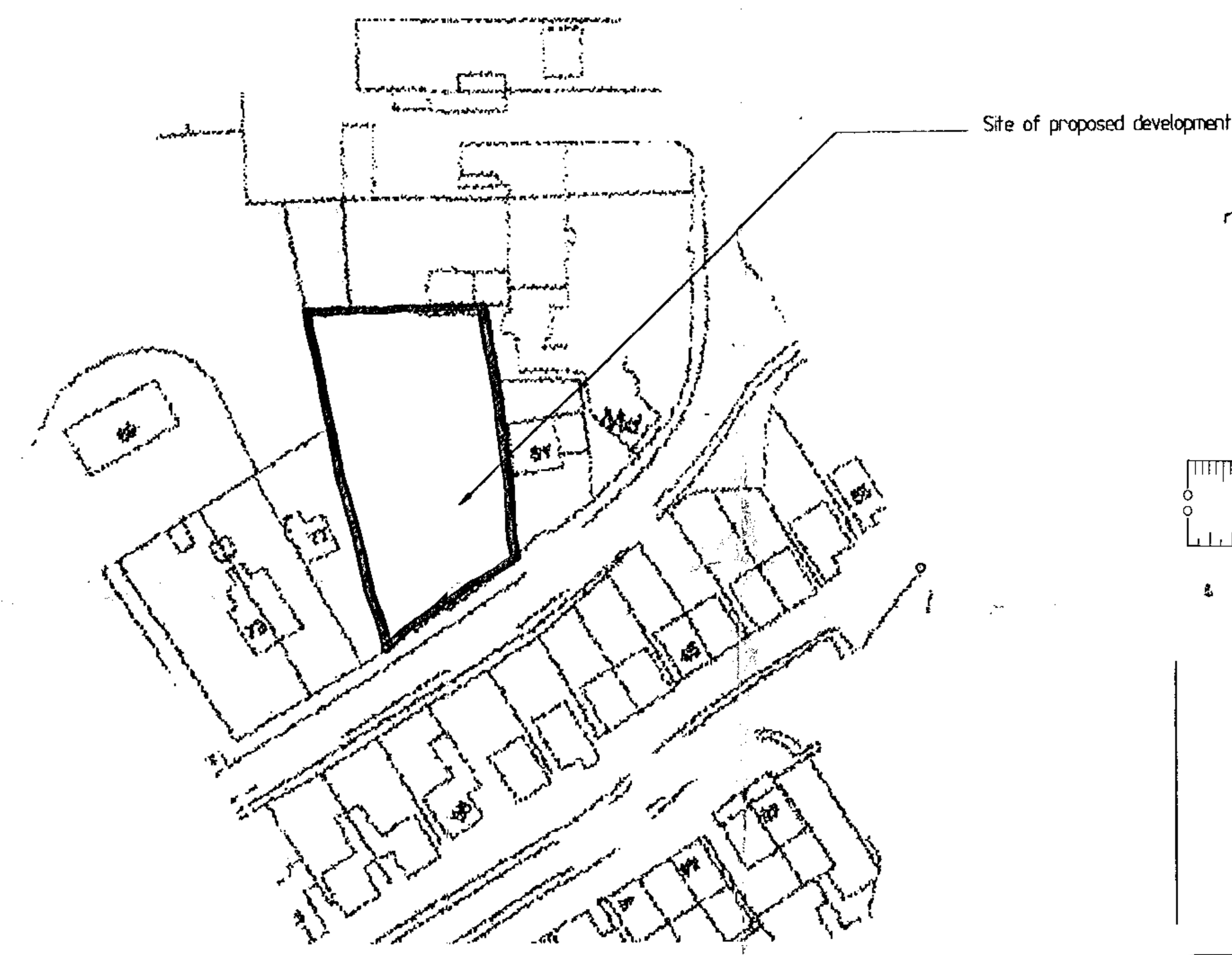
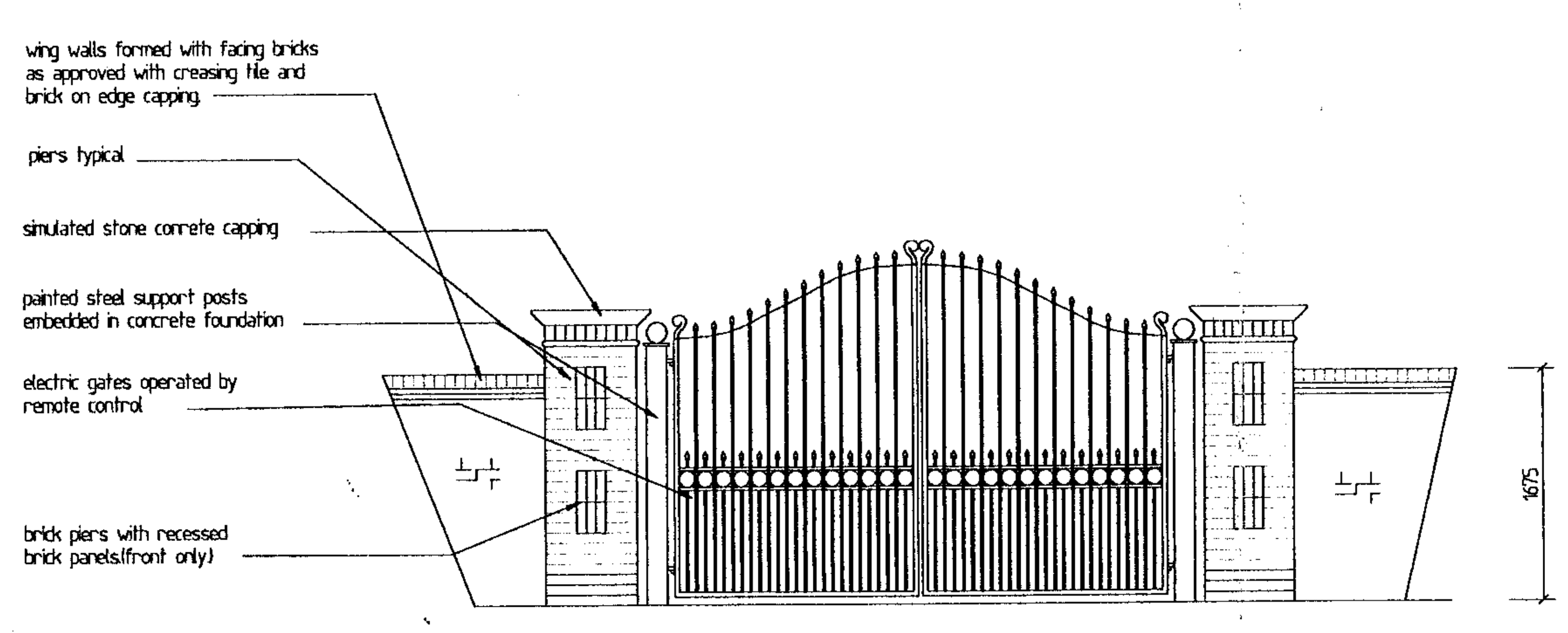


LOCATION PLAN SCALE 1:1250



ELEVATION OF GATES
SCALE 1:50

REV	DATE	DESCRIPTION

Drawing Status

Project
LAND AT
79, KINGS STREET LANE
WINNERSH.

Drawing
PLANNING PROPOSALS
SITE LAYOUT

Scale as shown | Date | Drawn pad

Checked pad | Drawing No 789/P/1

Client
KINGSWAY HOMES LIMITED

DUGEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL 08 426 601

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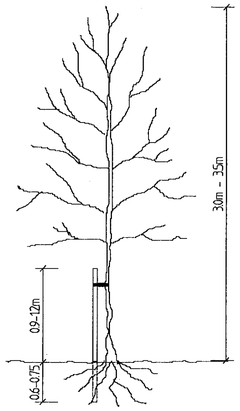
APPROVED



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PLANTING LEGEND.

1	BETULA PENDULA	(Silver Birch)
2	PRUNUS SERRULAT	(Flowering Cherry)
3	SORBUS ACUPARIA	(Mountain Ash)

4 — PRUNUS LAUROCERASUS - Laurel hedging plant size 45-60cm high at 600mm c/c planted in double rows and staggered.

5 — Mixture TAXUS BACCATA and ILEX AQUIFOLIUM hedging plant size 60-90cm at 600mm c/c spacing

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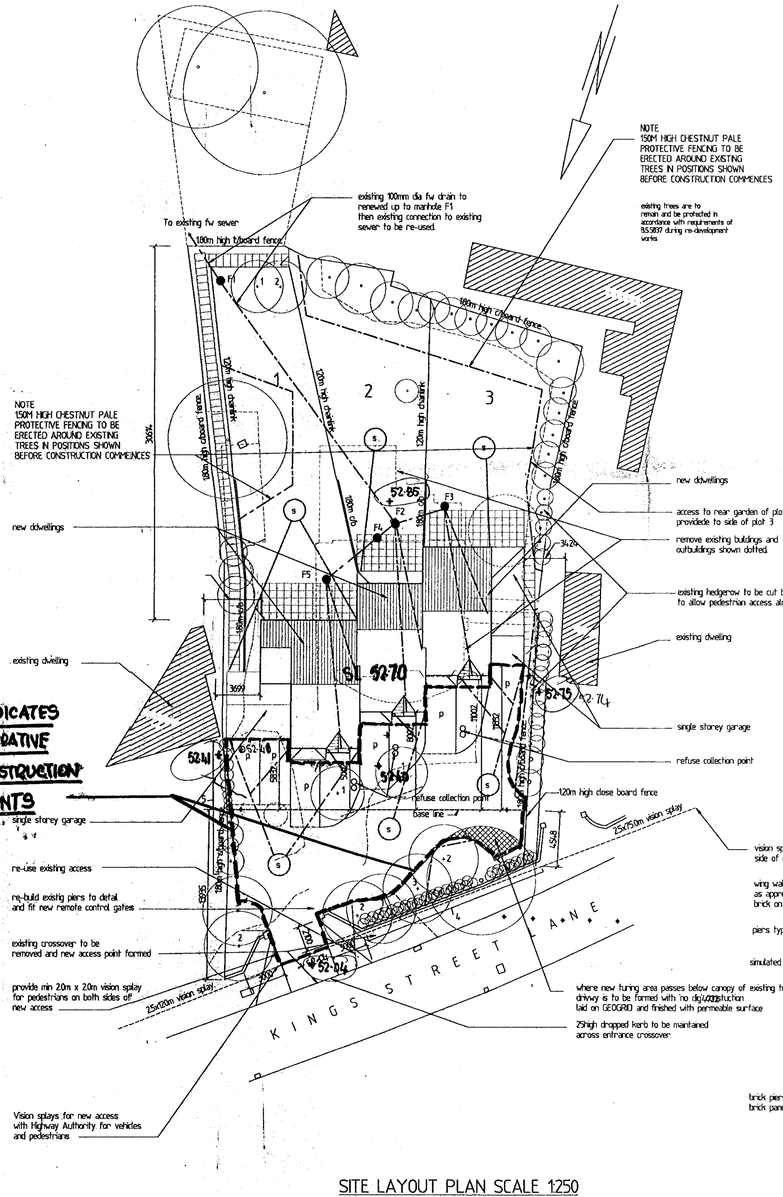


SITE LAYOUT PLAN SCALE 1250

DRAINAGE SPECIFICATION

All drains to be 100mm dia UPVc by 'OSMA' or similar approved bedded on and surrounded with 10mm nominal size peashingle except under drive ways and carriageways where cover is less than 1.0m.Here drain shall be bedded on and surrounded with 150mm thick concrete with flexible joints at couplings at max of 5.0m c/c. Where connections are made to existing drains these are to be fully teshed and approved by local authority before use.

Shallow access and inspection chambers on private drainage to be UPVc by 'OSMA' or similar approved with a max depth of 1.0m. Manholes exceeding 1.0m in depth to be formed with 225mm semi-engineering brickwork or rectangular/circular pre-cast concrete sections bedded in sand cement mortar on 150mm concrete base. Connections to existing public sewers to be agreed and approved by local authority before work commences and pipework to be min 150mm dia 'HEPWORTHS SUPERSLEVE' bedded on and surrounded with grade 'A' C20N concrete or as directed by local authority where cover is less.

All above ground drainage to be in accordance with BS.5572, and formed with 110mm dia GVP rising vertically through building without offsets and terminating at proprietary ridge vent tile or ridge vent.Waste drainage formed with UPVc pipework sizes as indicated.

Drainage falls to be set at min 1in 40 gradient unless otherwise agreed with L.A

DRAINAGE LEGEND

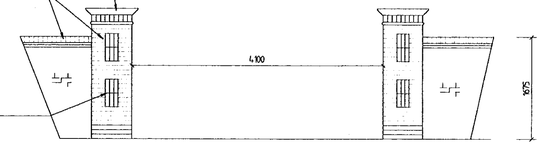
- Foul water manhole in UPVc by 'OSMA'or similar size as indicated
- Surface water manhole in UPVc by 'OSMA' or similar size as indicated
- SVP and foul water connection size as indicated
- RWP and gulley and surface water connection size as indicated
- S — 1800mm dia excavations filled with harcore(no fines) and surrounded with terram to form new soakaways for rw disposal Depth as per local authorities requirements. Soakaway to be min 5.0m from face of building.
- Foul water back inlet gulley and connection size as indicated.
- Surface water channel 'ACCO' or similar and connection size as indicated
- RWP and gulley on Y-Branch connection with rodding eye

MANHOLE SCHEDULE						
REF	IL	CL	DEPTH	TYPE	COVER	REMARKS
F1						
F2						
F3						
F4						
F5						

TO FOLLOW

MANHOLE TYPES — A INSPECTION CHAMBERS LESS THAN 1M DEEP MANUFACTURED BY OSMA OR SIMILAR APPROVED
B - CIRCULAR OR RECTANGULAR CONCRETE SUPPORTED BY 150MM CONCRETE BASE

COVER TYPES — L- LIGHT DUTY M - MEDIUM DUTY H - HEAVY DUTY EX - EXISTING



ELEVATION OF ENTRANCE SCALE 150

NOTES

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REV	DATE	DESCRIPTION
A.	23.8.2000	Slab levels Kitchen ammy.

Drawing Status

Project
LAND AT
79, KINGS STREET LANE
WINNERSH

GROUNDWORKS PACKAGE

Drawing
SITE LAYOUT PLAN

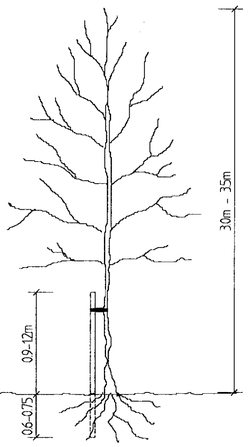
Scale	Date	Drawn
as shown	24/6/2000	pad

Checked	Drawing No
pad	789/BR/101 A

Client
KINGSWAY HOMES LIMITED

DUGEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
Tel: 0118 976 6011

24 AUG 2000
COMMENTS:
AGR:
FILE:
PLANNING SERVICES
HPF
POL
DC
APP
CS



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For selected standard trees o/a height 3.0-3.5m Support using stakes extending to 1.00-1.2m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non reinforced x/e 75mm from top of stake.

Remove Remove stake on onset of or during the second growing season after planting.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS.4428.
All new trees to be supplied as selected standards unless otherwise noted.
Overall height 3.0-3.5m and 1.8-2.1m,straight stem to BS.3936 Part 1 1992.
Trees supplied with bararoots with polythene wrapping or as noted otherwise, and planted in a min of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar manure 50mm deep, top dressed with 75mm deep forest bark mulch.

Site to be cleared of all builders rubble and rotavated levelled and tilled before planting commences. Front gardens to be turfed and rear gardens seeded All turfing to BS.3936.1990.

Pernicious weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS.3936 Part 1 1992.

Sub-soil areas below planting to be de-compacted before planting commences.

Tree protection to be carried out in accordance with B.S.5837. 1991.

PLANTING LEGEND.

1 BETULA PENDULA (Silver Birch)

2 PRUNUS SERRULAT (Flowering Cherry)

3 SORBUS ACUPARIA (Mountain Ash)

4 PRUNUS LAUROCERASUS - Laurel hedging plant size 45-60cm high at 600mm c/c planted in double rows and staggered

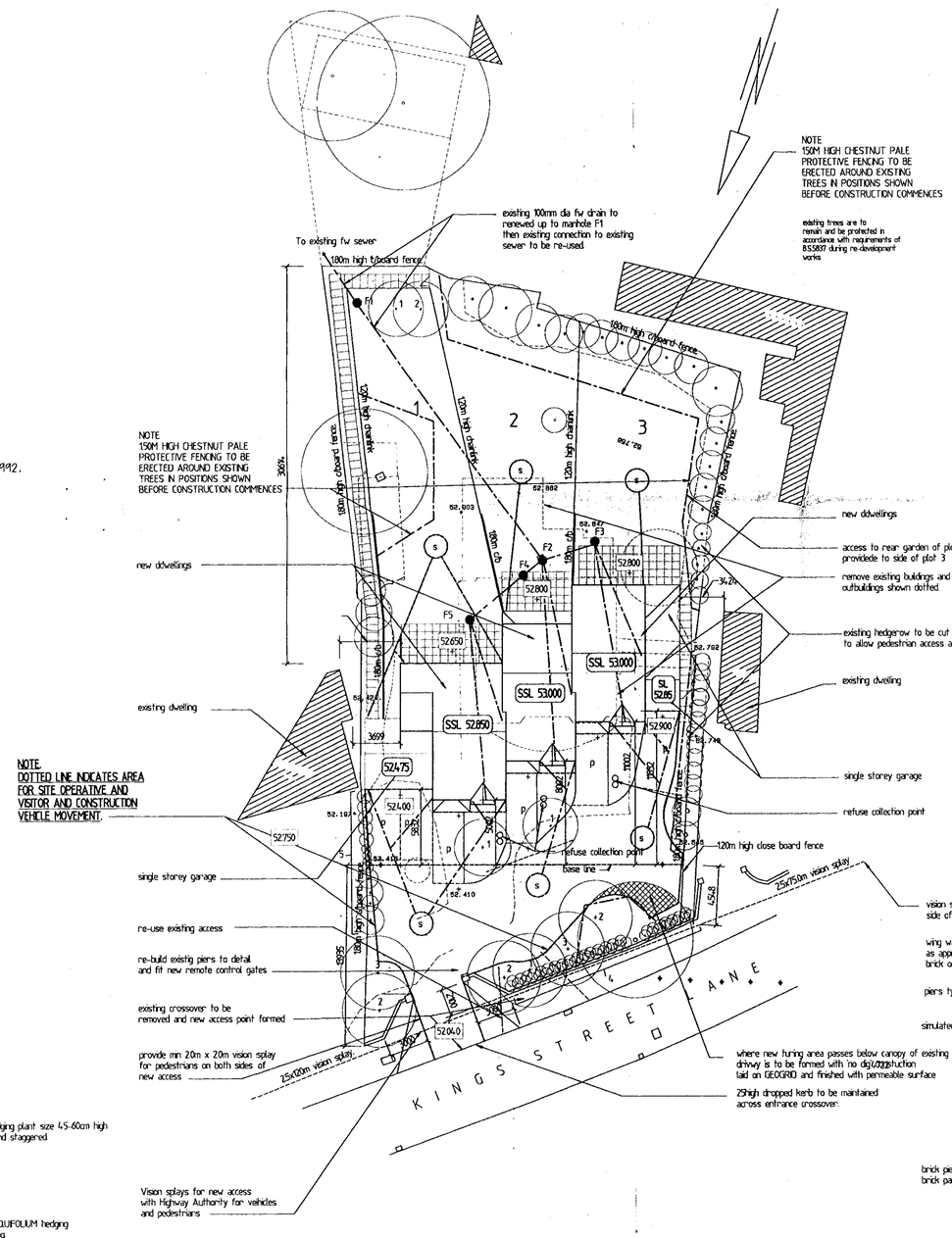
5 Mixture TAXUS BACCATA and ILEX AQUIFOLIUM hedging plant size 60-90cm at 600mm c/c spacing

DRIVEWAY SPECIFICATION

Driveways to be finished with concrete pavers to approved colours bedded on 50mm sharp sand on MOT 200mm type 1 compacted sub-base.

Pavers to be finished with compatible edgings.

Crossover to be finished in black tarmac. Construction specification in accordance with local authorities requirements.


NOTE
150M HIGH CHESTNUT PALE PROTECTIVE FENCING TO BE ERECTED AROUND EXISTING TREES IN POSITIONS SHOWN BEFORE CONSTRUCTION COMMENCES
existing 100mm dia fw drain to renewed up to manhole F1 then existing connection to existing sewer to be re-used
To existing fw sewer
180m high t/board fence
existing trees are to remain and be protected in accordance with requirements of BS5837 during re-development works
NOTE
150M HIGH CHESTNUT PALE PROTECTIVE FENCING TO BE ERECTED AROUND EXISTING TREES IN POSITIONS SHOWN BEFORE CONSTRUCTION COMMENCES
new dwellings
access to rear garden of plot 2 providede to side of plot 3
remove existing buildings and outbuildings shown dotted
existing hedgerow to be cut back to allow pedestrian access alongside plot 3
existing dwelling
single storey garage
refuse collection point
120m high close board fence
vision splay taken to kerbline on opposite side of road where vehicles exit roundabout
wing walls formed with facing bricks as approved with creasing tile and brick on edge capping
piers typical
simulated stone connete capping
brick piers with recessed brick panels(front only)
4.100
2.675
NOTE
DOTTED LINE INDICATES AREA FOR SITE OPERATIVE AND VISITOR AND CONSTRUCTION VEHICLE MOVEMENT.
re-use existing access
re-build existig piers to detail and fit new remote control gates
existing crossover to be removed and new access point formed
provide min 2.0m x 2.0m vision splay for pedestrians on both sides of new access
2.5x120m vision splay
Vision splays for new access with Highway Authority for vehicles and pedestrians
where new hsrding area passes below canopy of existing tree drivway is to be formed with no dig/zzzstruction laid on GEOGRID and finished with permeable surface
25high dropped kerb to be maintained across entrance crossover.
K I N G S S T R E E T L A N E
base line
SSL 53000
SSL 52850
SL 52.85
52475
52400
52750
52800
52650
52200
52040
52900
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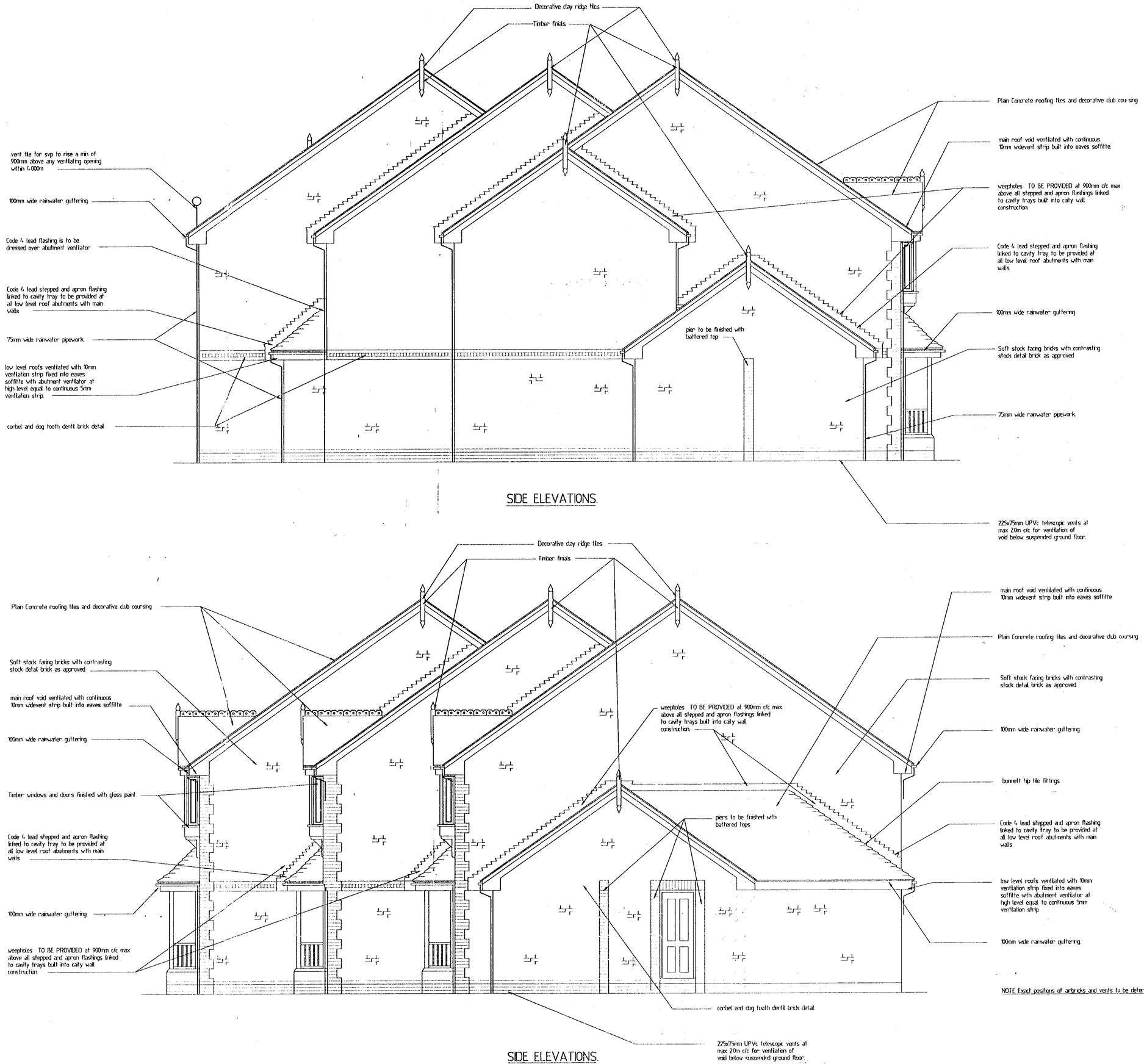
52.410
52.410
52.410



SIDE ELEVATIONS.

SIDE ELEVATIONS.

NOTE Exact positions of airbricks and vents to be determined on site

NOTES

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REV	DATE	DESCRIPTION

Drawing Status

Project
LAND AT
79, KING STREET LANE
WINNERSH.

Drawing
ELEVATIONS
SHEET 2

Scale 1:50 | Date 24/7/2000 | Drawn pad

Checked pad | Drawing No 789/BR/502

Client
Kingsway Homes

DUGEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL 081-426-1607

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REAR ELEVATION

FRONT ELEVATION.

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0 10 20 30 40 50 60 70 80 90 100

REV	DATE	DESCRIPTION

Drawing Status

Project
LAND AT
79, KING STREET LANE
WINNERSH.

Drawing
ELEVATIONS
SHEET 1

Scale	Date	Drawn
1:50	24/7/2000	pad

Checked	Drawing No
pad	789/BR/501

Client
Kingsway Homes

DUGEK DESIGN ASSOCIATES
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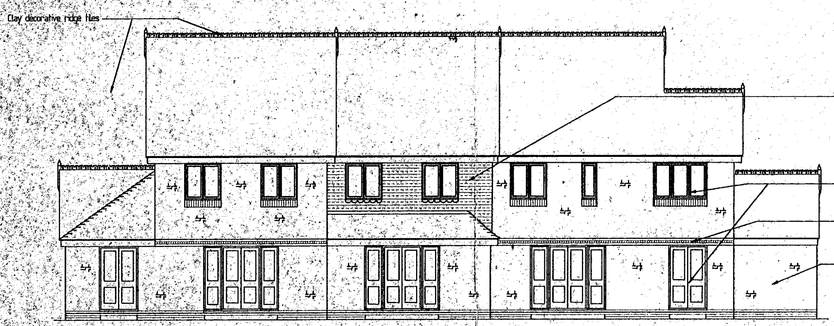
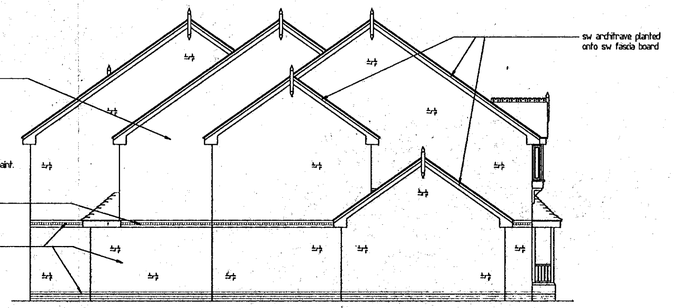
TEL. 081-426-1607

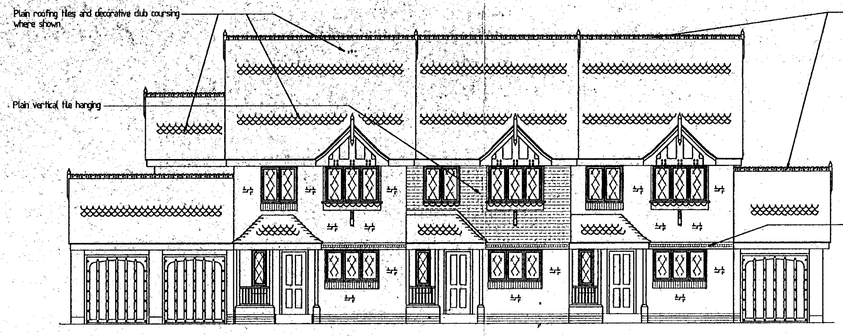
0419.



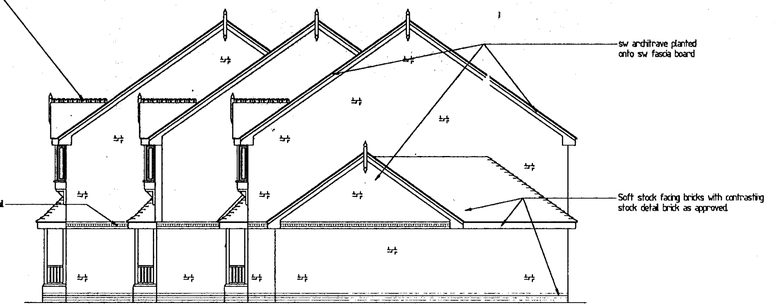
REAR ELEVATION



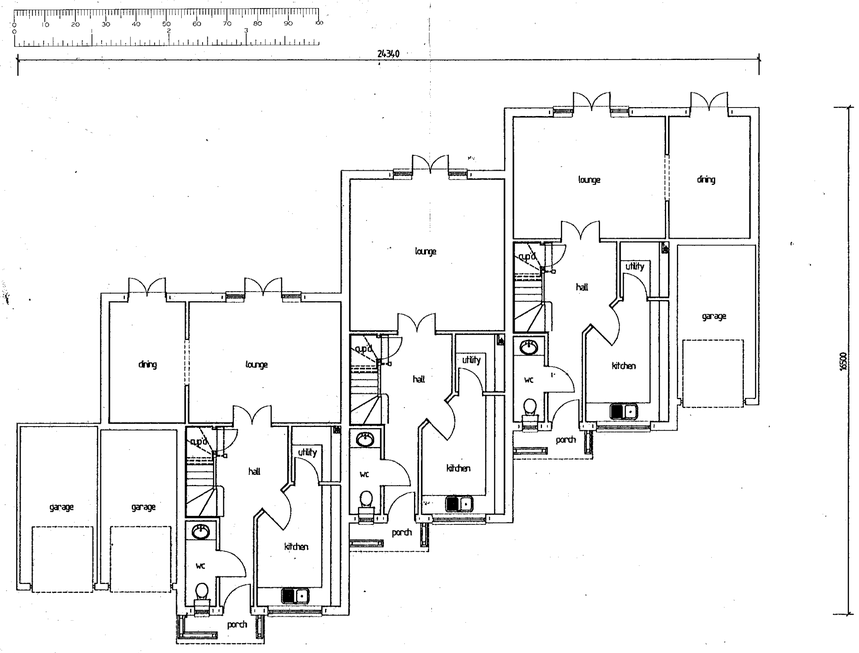
SIDE ELEVATION



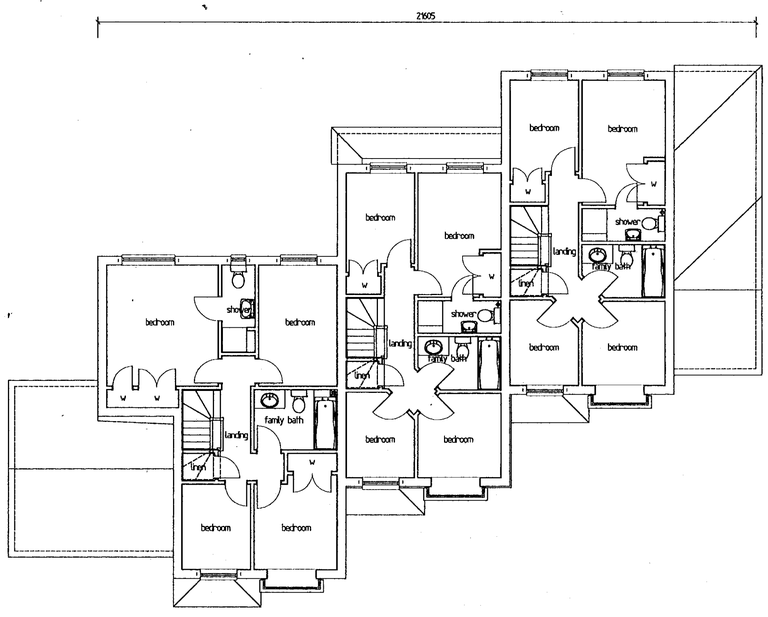
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

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REV	DATE	DESCRIPTION
B	24/6/2000	Garage sizes increased
A	11/3/2000	Two storey element of side addition removed plot 3 garage depth plot 3 reduced

Drawing Status

APPROVED

Project

PROPOSED DEVELOPMENT
79 KING STREET LANE
SANDLESHAM

Drawing

PLANNING PROPOSAL

Scale	Date	Drawn
1:100	11/01/00	mc

Checked	Drawing No
mc	789/P/2 B

Client

KINGSWAY HOMES LIMITED

DUGEEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL 081-426-1607

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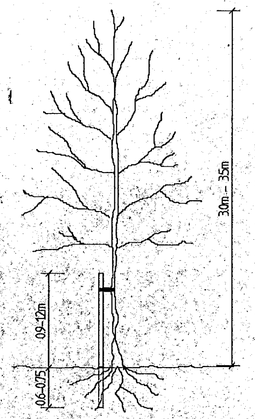
29/1/00

0419.



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For selected standard trees o/a height 3.0-3.5m Support using stakes extending to 1.00-1.2m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non reinforced tie 75mm from top of stake.

Remove Remove stake on onset of or during the second growing season after planting.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS.4428.
All new trees to be supplied as selected standards unless otherwise noted.
Overall height 3.0-3.5m and 1.8-2.1m, straight stem to BS.3936 Part I 1992.
Trees supplied with barercots with polythene wrapping or as noted otherwise, and planted in a min of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar manure 50mm deep, top dressed with 75mm deep forest bark mulch.

Site to be cleared of all builders rubble and rotavated levelled and tilled before planting commences. Front gardens to be turfed and rear gardens seeded All turfing to BS.3936.1990.

Pericious weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS.3936 Part I 1992.

Sub-soil areas below planting to be de-compacted before planting commences.

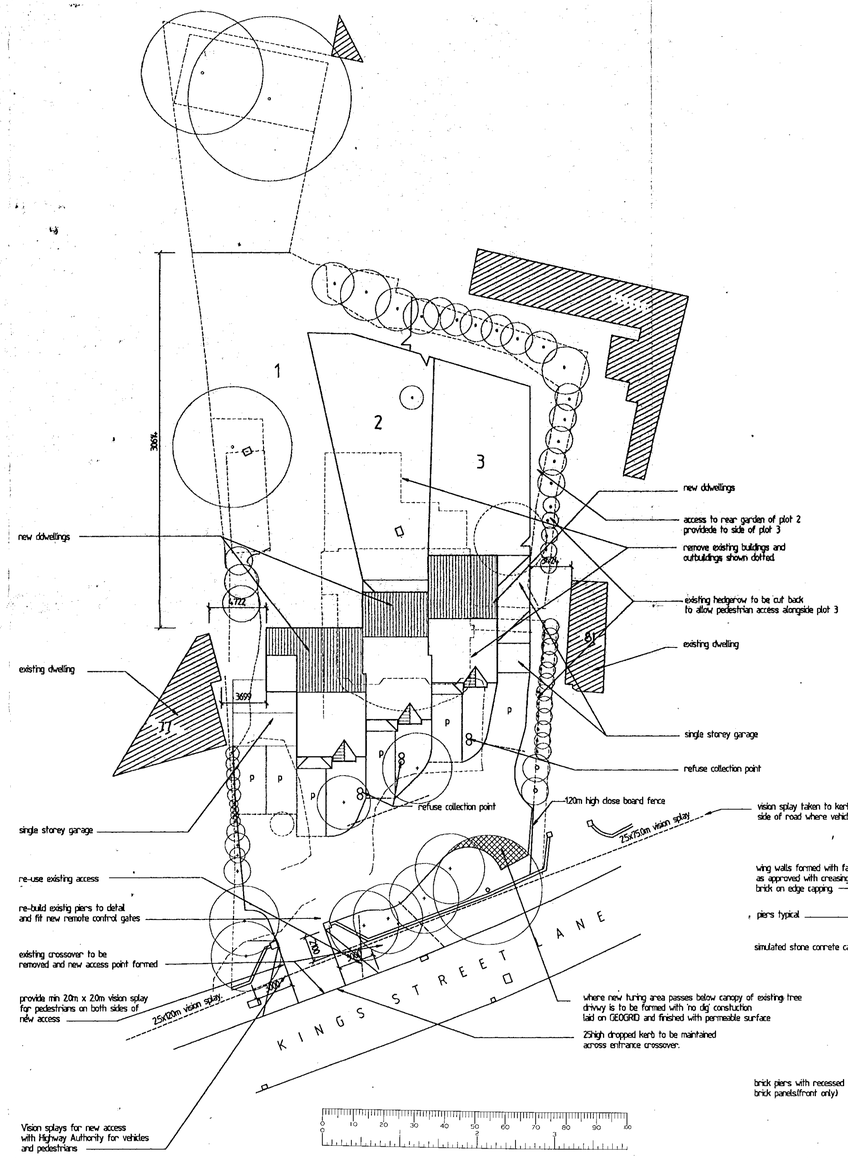
Tree protection to be carried out in accordance with B.S.5837. 1991.

DRIVEWAY SPECIFICATION

Driveways to be finished with concrete pavers to approved colours bedded on 50mm sharp sand on MOT 200mm type I compacted sub-base.

Pavers to be finished with compatible edgings.

Crossover to be finished in black tarmac. Construction specification in accordance with local authorities requirements.



SITE LAYOUT PLAN SCALE 1:250

LEGEND

- Existing trees to remain
- remove existing trees and shrubs
- Proposed two storey buildings
- Proposed single storey buildings
- Existing buildings to be removed
- Application boundary
- New trees and shrubs

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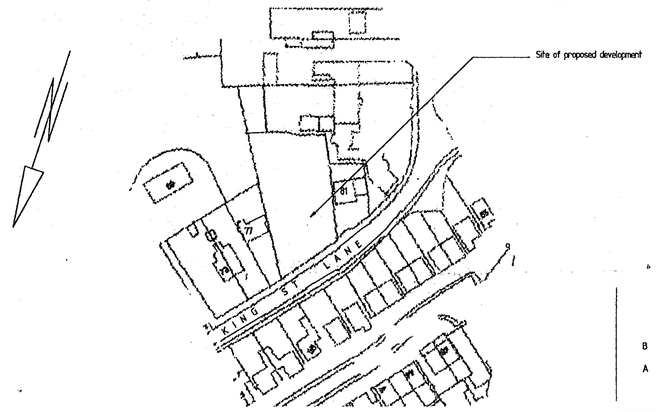
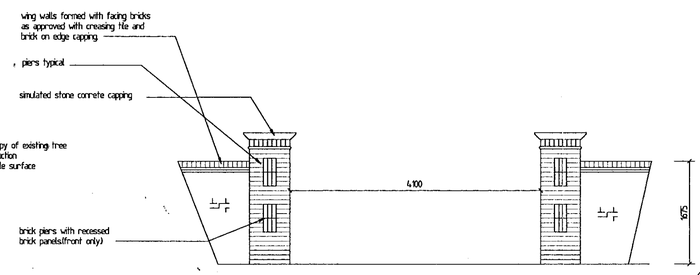


LOCATION PLAN SCALE 1:1250



ELEVATION OF ENTRANCE
SCALE 1:50

REV	DATE	DESCRIPTION
B	24/6/2000	Highway requirements added
A	24/4/2000	Highway requirements added Extent of two storey reduced on plot 3

Drawing Status

Project
LAND AT
79, KINGS STREET LANE
WINNERSH.

Drawing
PLANNING PROPOSALS
SITE LAYOUT

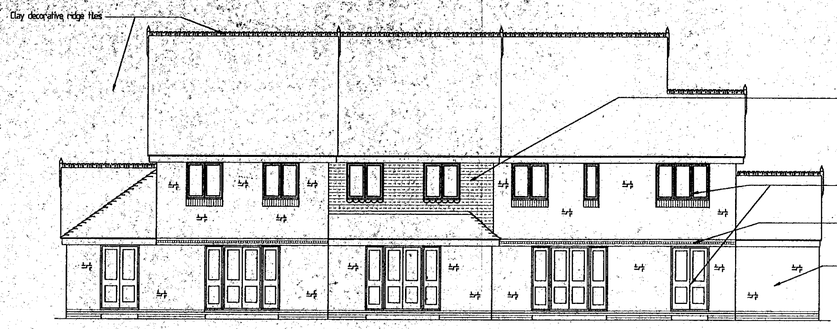
Scale as shown | Date 24/6/2000 | Drawn pad
Checked pad | Drawing No 789/P/1 B

Client
KINGSWAY HOMES LIMITED

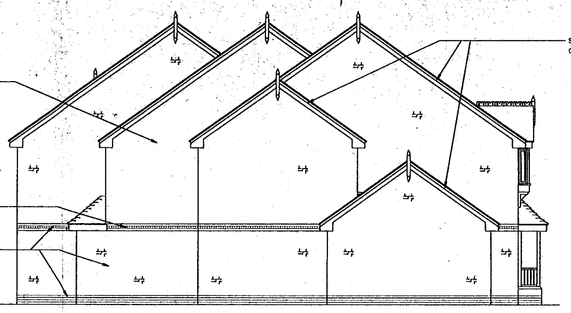
DUGEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL 081-426-1607

APPROVED

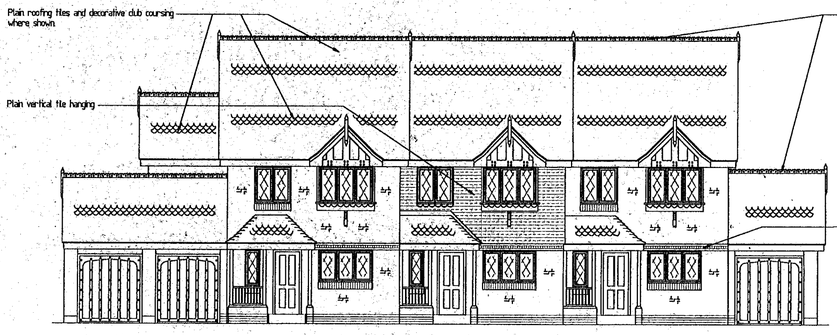
9/9/00



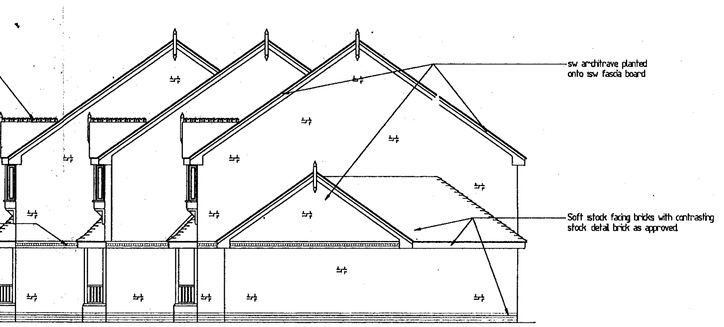
REAR ELEVATION



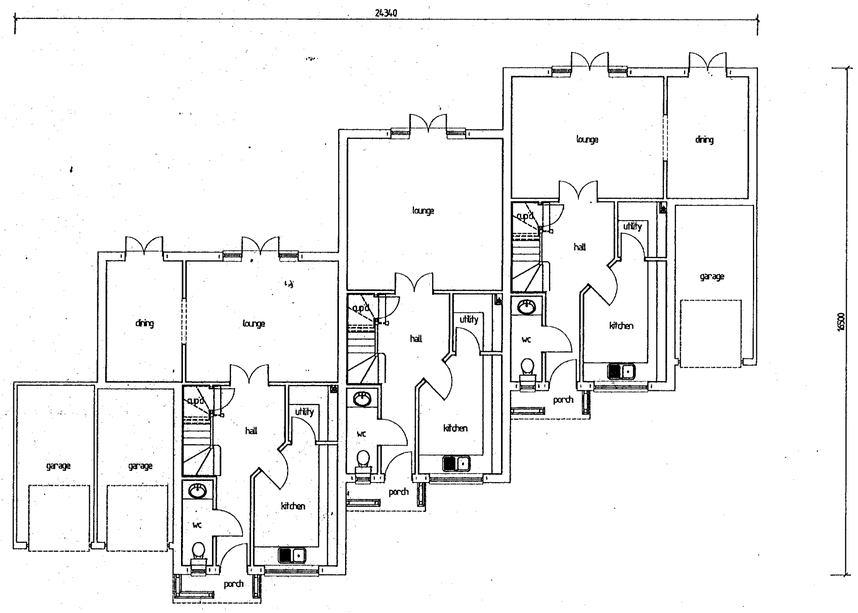
SIDE ELEVATION



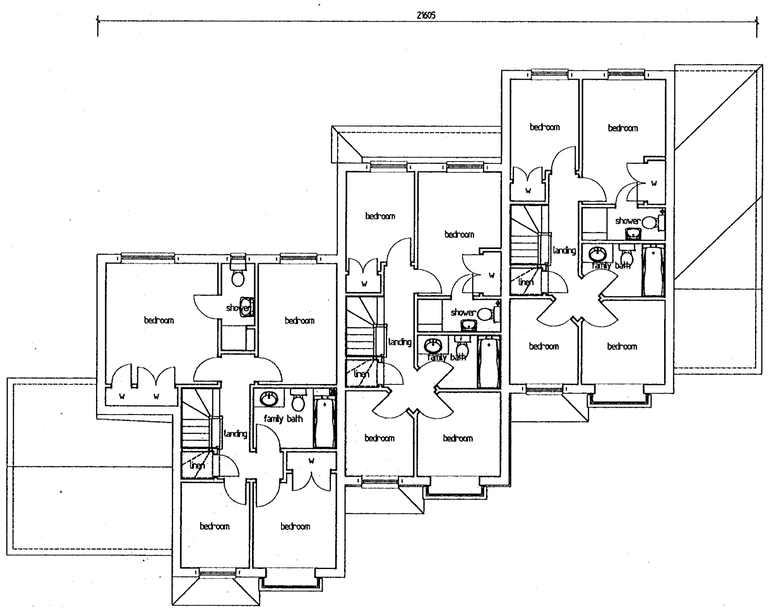
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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REV	DATE	DESCRIPTION
B	24/6/2000	Garage sizes increased
A	17/3/2000	Two storey element of side addition removed plot 3 garage depth plot 3 reduced

Drawing Status

Project

PROPOSED DEVELOPMENT
79 KING STREET LANE
SANDLESHAM

Drawing

PLANNING PROPOSAL

Scale	Date	Drawn
1:100	11/01/00	mc

Checked	Drawing No	
mc	789/P/2	B

Client

KINGSWAY HOMES LIMITED

DUGEN DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
TEL 081-426-1607

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