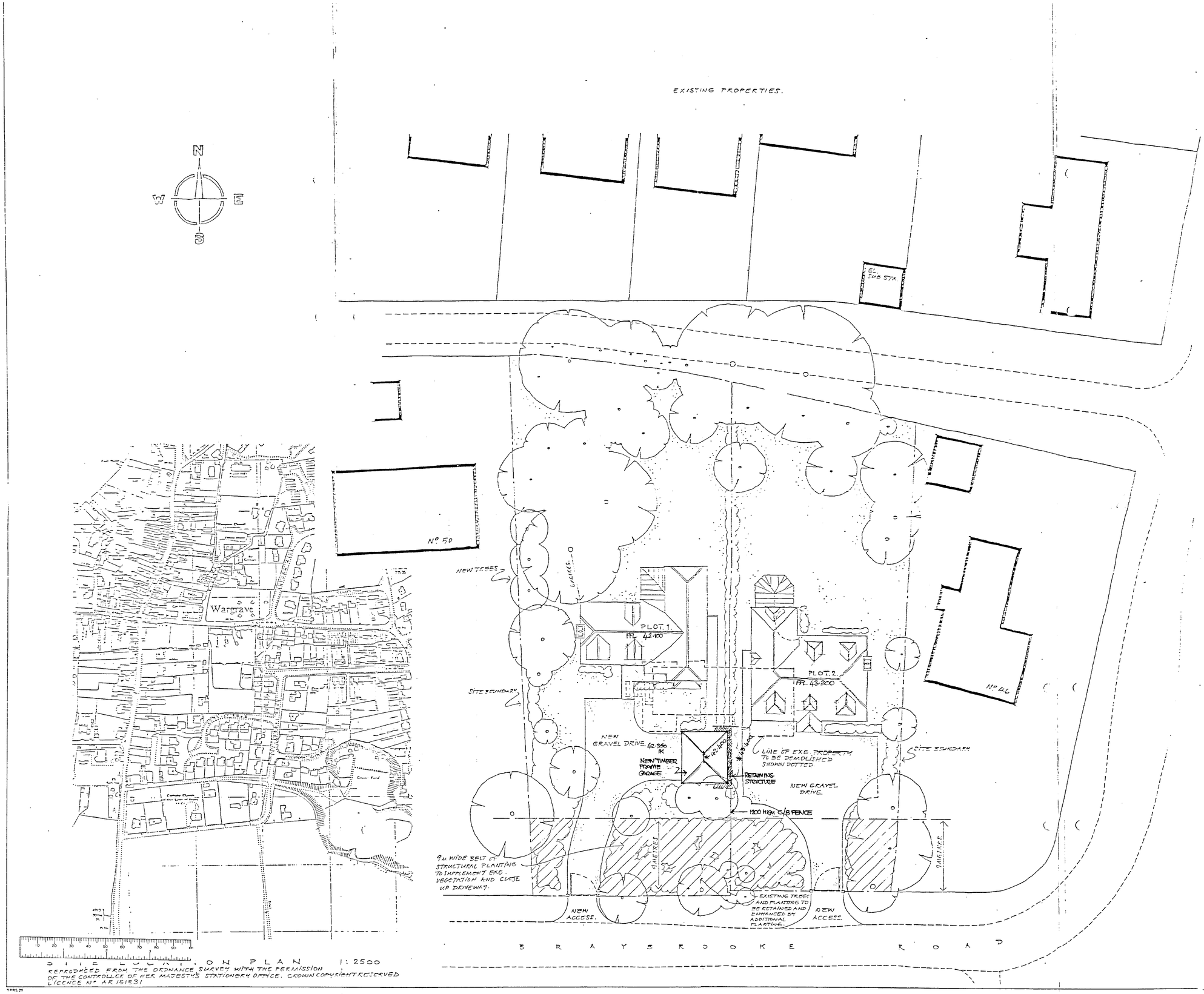


SITE LOCATION PLAN 1:2500

REPRODUCED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT RESERVED LICENCE Nº AR 151831

PARTS AND REVISIONS

1	3 CL. 6 PLANNING	19.12.00
A	UNIT ON PLOT. 1 MOVED NORTH.	
	TREE T. 28 REMOVED	21.03.01
7	1 CL. 6 PLANNING.	21.03.01
B	UNIT ON PLOT. 1 MOVED SOUTH	
	TREE T. 28 REINSTATED	
	GARAGE TO UNIT. 1. MOVED SOUTH	10.04.01
3	CLIENT.	10.04.01
C	Dormer Removed to Plot 2	17.04.01
D	SITE LAYOUT ADJUSTED TO CONSIDE WITH AMENDED ROOF PLANS.	12/07/01.
E	NOTES ADDED RELATING TO NEW TIMBER GARAGE	3/12/01.

NOTES
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM DRAWING. ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECTS

PART 1 REGISTER

EXISTING TREES

06 DEC 2001 * 5403

DELEGATED

EXISTING TREES TO BE REMOVED.

NEW TREES

APPROVED

RIDING COURT · RIDING COURT ROAD · DATCHET · BERKS SL3 9LE
TEL: WINDSOR 01753 580033 FAX: 01753 580633

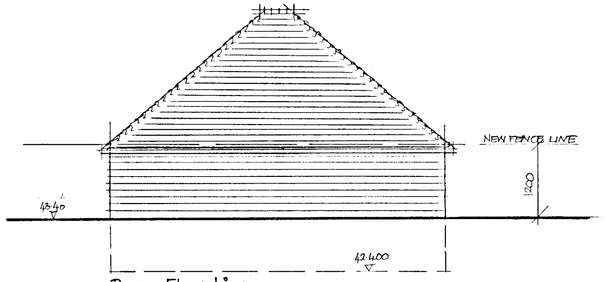
PROPOSED RESIDENTIAL DEVELOPMENT
45 BRAYBROOKE ROAD
WARGRAVE
FOR MILLGATE HOMES

SITE PLAN AND SITE LOCATION PLAN

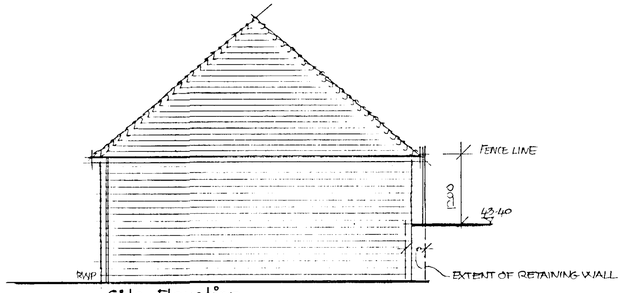
SCALE 1:200 1:2500

DATE DEC 2000 DRAWN S. HESSEY

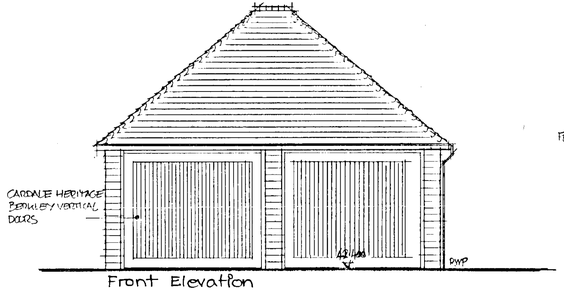
JOB No. 3859 DWG No. 01 E



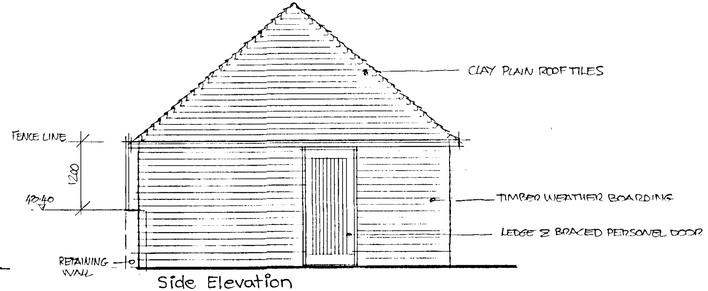
Rear Elevation



Side Elevation

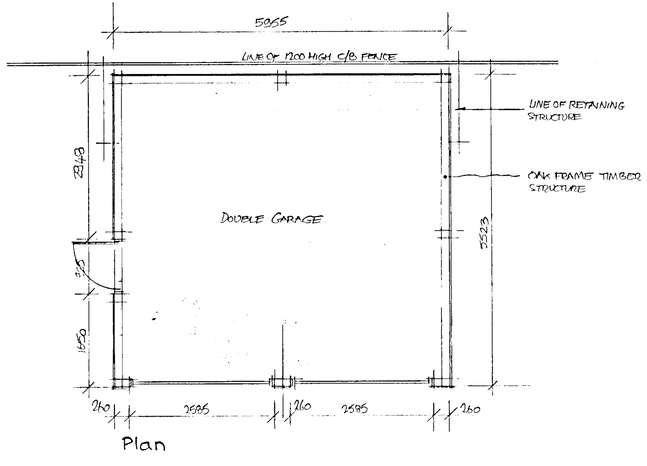


Front Elevation



Side Elevation

06.DEC.2001* 5403



Plan

6000 × 5000 × 5150 mm

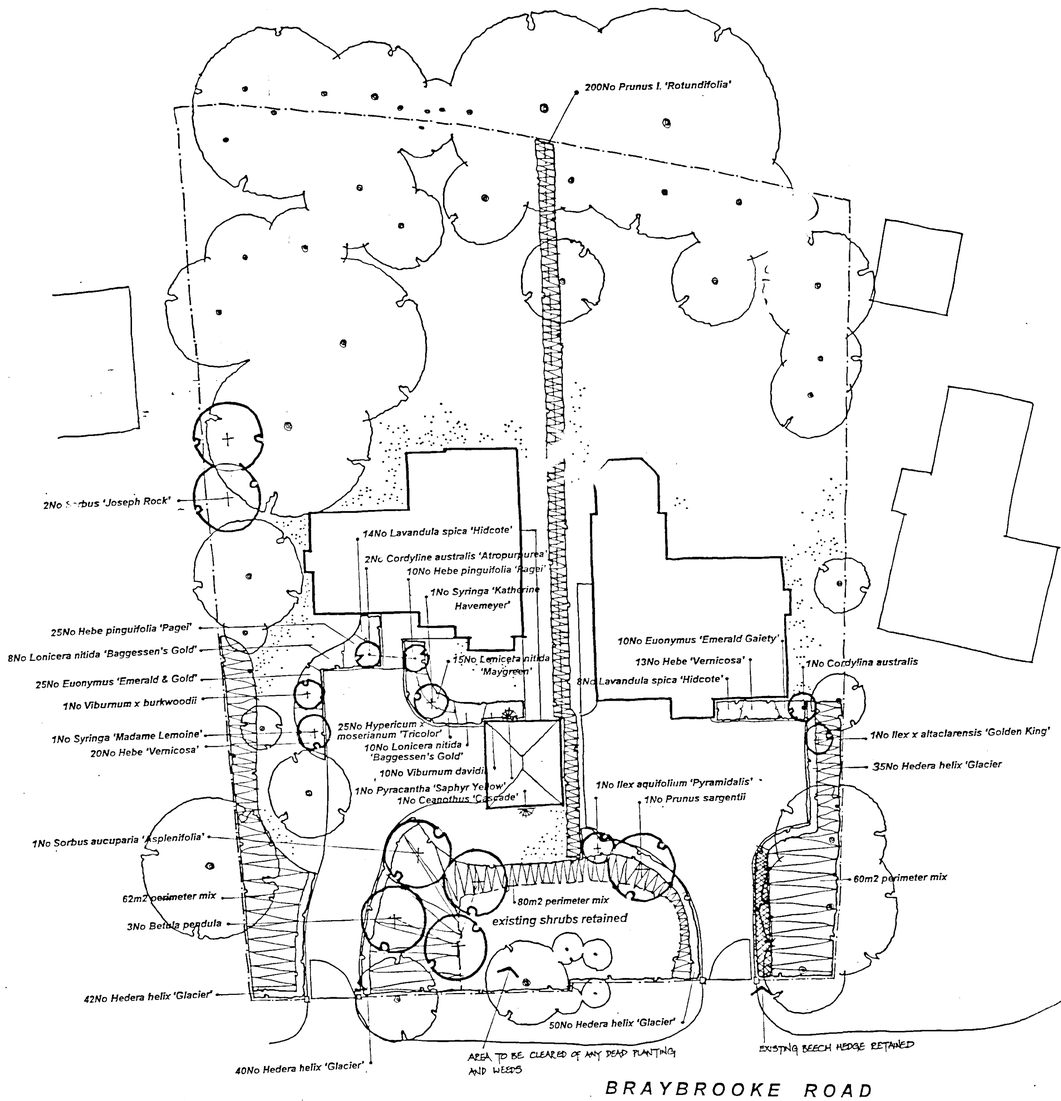
APPROVED

SUBJECT TO PLANNING

MILLGATE HOMES		
Proposed residential development @ Braybrooke Road Wargrave		
DOUBLE GARAGE - Plot 1		
Oct.'01	1:50	
110/3853	1701	A

48 BRAYBROOKE ROAD WARGRAVE

LANDSCAPE PROPOSALS



PLANTING SCHEDULE: 48 BRAYBROOKE ROAD, WARGRAVE

TREES	Mature Height	SIZE	NO
Betula pendula	14m	12-14cm heavy std	3
Prunus sargentii	8m	12-14cm heavy std	1
Sorbus aucuparia 'Asplenifolia'	9m	12-14cm heavy std	1
Sorbus 'Joseph Rock'	8m	12-14cm heavy std	2

SPECIMEN SHRUBS	SIZE	NO
Cordylina australis	1m high 20L pot	1
Cordyline australis 'Atropurpurea'	1m high 20L pot	2
Ilex x altaclarensis 'Golden King'	1.8m high 35L pot	1
Ilex aquifolium 'Pyramidalis'	1.8m high 35L pot	1
Syringa 'Katherine Havemeyer'	1.25m high 35L pot	1
Syringa 'Madame Lemoine'	1.25m high 35L pot	1
Viburnum x burkwoodii	1.2m high 35L pot	1

SHRUB/GROUNDCOVER PLANTING	SIZE	DENSITY	NO
Euonymus 'Emerald Gaiety'	30-45cm	5	10
Euonymus 'Emerald & Gold'	30-45cm	5	25
Hebe pinguifolia 'Pagei'	30-45cm	5	35
Hebe 'Vernicosa'	45-60cm	4	33
Hedera helix 'Glacier'	45-60cm	5	167
Hypericum x moserianum 'Tricolor'	30-45cm	5	25
Lonicera nitida 'Maygreen'	30-45cm	5	15
Lavandula spica 'Hidcote'	30-45cm	5	22
Lonicera nitida 'Baggessen's Gold'	30-45cm	5	18
Viburnum davidii	30-45cm	5	10

Shrubs to be planted where indicated at densities shown above.
Plants to be container grown in 3L pots.

PERIMETER SHRUB MIX	%	SIZE	NO
Aucuba japonica 'Variegata'	15	60-90cm 3L	91
Ilex aquifolium 'J C Van Tol'	10	45-60cm 3L	60
Kerria japonica 'Pleniflora'	12.5	60-90cm 3L	76
Prunus laurocerasus 'Cherry Brandy'	15	45-60cm 3L	91
Rubus 'Betty Ashburner'	12.5	30-45cm 2L	76
Symphoricarpos x chenaultii 'Hancock'	12.5	30-45cm 2L	76
Taxus baccata	7.5	45-60cm 3L	45
Viburnum tinus	15	45-60cm 3L	91

To be planted in groups of between 7 and 15 of each species at a density of 3/m2.

CLIMBERS	SIZE	NO
Ceanothus 'Cascade'	1.8m frame 25L pot	1
Pyracantha 'Saphyr Yellow'	1.8m frame 25L pot	1

Climbers to be container grown in 3L pots and planted 300mm from wall/fence with cane angled towards it.

HEDGES	SIZE	NO
Prunus laurocerasus 'Rotundiolia'	60-90cm	200

To be planted in two staggered rows 600mm apart; plants at 500mm centres in each row. Plants to be container grown in 3L pots.

TURF

Turf areas to be laid with good quality lawn turves.

SPECIFICATION

All trees and shrubs to comply with BS 3936 Part 992, planted to BS 4043: 1989 and BS 4428: 1989.

All works generally, to comply with the written Soft Landscape Specification.

On completion of planting the whole area of the shrub bed shall be mulched with 50mm consolidated thickness of medium textured pulverised natural pine bark having first been prepared in accordance with the specification.

NOTE: *This scheme was prepared with information taken from Edgington Spink Hyne drawing no: 3859 01 D supplied by Millgate Homes in August 2001.*

NOTE

Existing trees and hedges to be protected in accordance with BS 5837:1991 for the duration of the construction period.

RECEIVED
23 OCT 2001
PLANNING

ACD LANDSCAPE ARCHITECTS
Land Planning
Landscape Architecture
THE STABLES 38 WILSON STREET WINCHMORE HILL LONDON N21 1J
TEL: 0181 447 9040 FAX: 0181 447 9051
36 ABBEY ROW, MALMESBURY WILTS SN16 0AG
TEL: (01666) 825646 FAX: (01666) 824054

CLIENT
MILLGATE HOMES

SCHEME
48 BRAYBROOKE ROAD, WARGRAVE

DRAWING
LANDSCAPE PROPOSALS

SCALE 1:200	DRAWN BY EC
DATE AUG 01	REVISED

No. MILL 14544 01

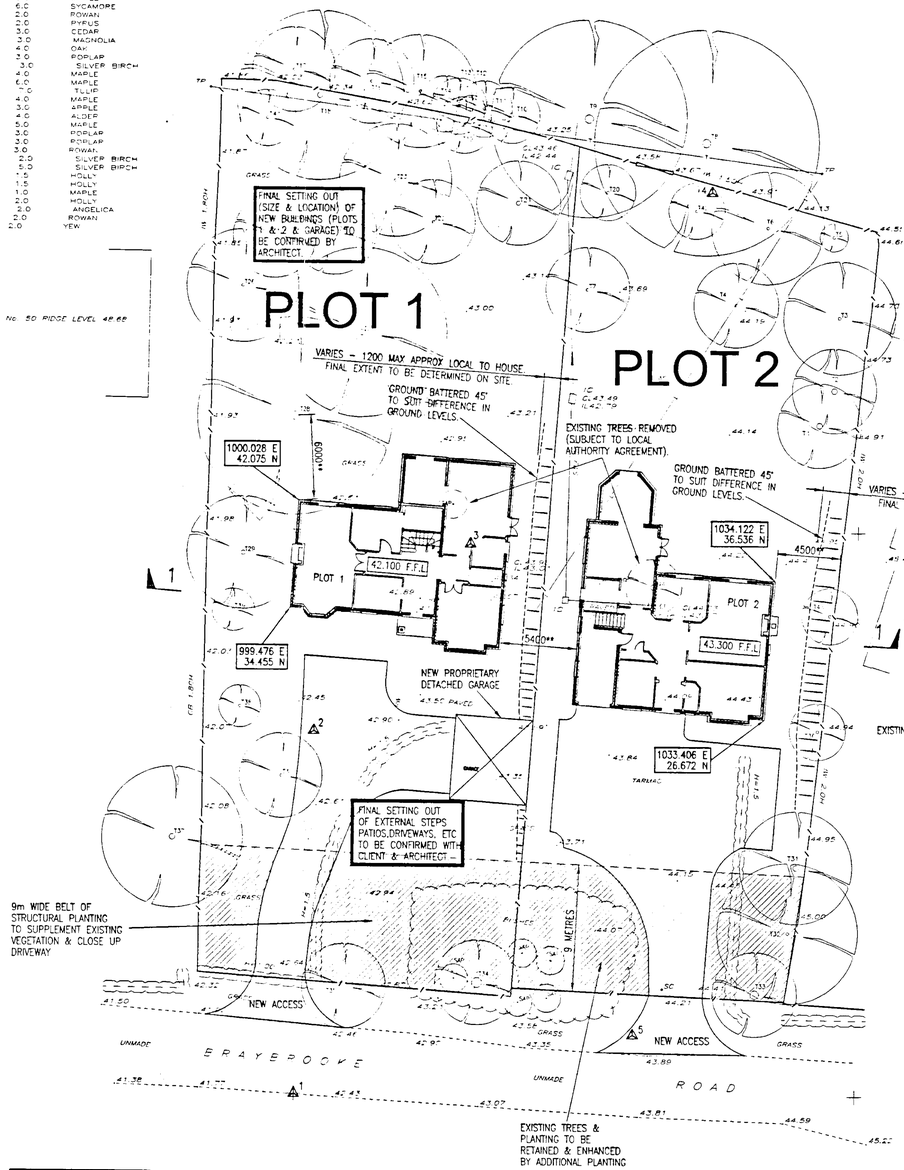
TREE SCHEDULE

TREE NO	GIRTH	HEIGHT	SPREAD	
21	1.0	12.0	3.0	SILVER BIRCH
22	1.0	12.0	3.0	SILVER BIRCH
23	0.7	10.0	4.0	ACACIA
24	0.5	8.0	3.0	OAK
25	0.5	6.0	1.0	CHERRY
26	0.6	8.0	4.0	MAPLE
27	0.4	4.0	3.0	SILVER BIRCH
28	3.1.7	22.0	8.0	SYCAMORE
29	2.1.2	20.0	7.0	MAPLE
30	0.6	18.0	2.0	CYPRESS
31	0.6	18.0	2.0	CYPRESS
32	0.4	12.0	3.0	CYPRESS
33	0.6	18.0	2.0	CYPRESS
34	1.0	18.0	2.0	CYPRESS
35	0.5	10.0	4.0	CHESTNUT
36	0.4	10.0	3.0	FIELD MAPLE
37	2.1.0.4	19.0	3.0	MAPLE
38	1.2	18.0	6.0	SYCAMORE
39	0.5	6.0	2.0	ROWAN
40	0.4	6.0	2.0	PYRUS
41	0.5	10.0	3.0	CEDAR
42	4.0.0.4	4.0	3.0	MAGNOLIA
43	0.6	10.0	4.0	OAK
44	0.6	8.0	2.0	POPLAR
45	0.5	10.0	3.0	SILVER BIRCH
46	0.7	8.0	4.0	MAPLE
47	1.2	14.0	6.0	MAPLE
48	1.0	18.0	7.0	TULIP
49	0.8	6.0	4.0	MAPLE
50	0.2	3.0	3.0	APPLE
51	0.3	7.0	4.0	ALDER
52	0.8	12.0	5.0	MAPLE
53	1.0	22.0	8.0	POPLAR
54	1.0	20.0	8.0	POPLAR
55	0.5	6.0	3.0	ROWAN
56	0.8	5.0	2.0	SILVER BIRCH
57	1.0	12.0	5.0	SILVER BIRCH
58	0.3	4.0	1.5	HOLLY
59	0.3	2.0	1.5	HOLLY
60	0.6	5.0	3.0	MAPLE
61	0.6	8.0	2.0	HOLLY
62	0.5	4.0	2.0	ANGELICA
63	0.5	6.0	2.0	ROWAN
64	0.5	4.0	2.0	YEW

COPIES TO:

SILVER BIRCH	21
SILVER BIRCH	22
ACACIA	23
OAK	24
CHERRY	25
MAPLE	26
SILVER BIRCH	27
SYCAMORE	28
MAPLE	29
CYPRESS	30
CYPRESS	31
CYPRESS	32
CYPRESS	33
CYPRESS	34
CHESTNUT	35
FIELD MAPLE	36
MAPLE	37
SYCAMORE	38
ROWAN	39
PYRUS	40
CEDAR	41
MAGNOLIA	42
OAK	43
POPLAR	44
SILVER BIRCH	45
MAPLE	46
MAPLE	47
TULIP	48
MAPLE	49
APPLE	50
ALDER	51
MAPLE	52
POPLAR	53
POPLAR	54
ROWAN	55
SILVER BIRCH	56
SILVER BIRCH	57
HOLLY	58
HOLLY	59
MAPLE	60
HOLLY	61
ANGELICA	62
ROWAN	63
YEW	64

17 AUG 2001



CLIENT & ARCHITECT TO CONFIRM EXTERNAL LEVELS 150mm BELOW DPC/FFL (WHICH ARE SHOWN THE SAME LEVEL ON THE ARCHITECTS DRAWINGS)

LOCAL GROUND LEVEL AROUND PLOTS 1 & 2 TO BE 150mm BELOW DPC/FFL. GROUND LEVEL TO BE LOCALLY ADJUSTED & GRADED BACK TO THE EXISTING GROUND LEVELS.

REFER TO DRAWING Nos D/02 & D/03 FOR DRAINAGE & SERVICES LAYOUTS.

CO-ORDINATES BASED ON ORIGINAL SURVEY NORTHINGS & EASTINGS

LEGEND

43.61 EXISTING LEVELS AS SHOWN ON ORIGINAL SURVEY

999.476 E 34.455 N CO-ORDINATES OF PLOTS 1 & 2 TAKEN ON EXTERNAL WALL FACE ABOVE PLINTH

5000** SITE CHECK DIMENSION

$\triangle^5$ SURVEY STATIONS TAKEN FROM ORIGINAL SURVEY

SURVEY STATIONS

	-X-	-Y-	-Z-	
1	1000.000	1000.000	42.260	STN
2	1001.301	1025.714	42.566	STN
3	1012.392	1039.081	43.162	STN
4	1029.450	1064.076	43.882	STN
5	1024.208	1004.269	43.942	STN

LEGEND

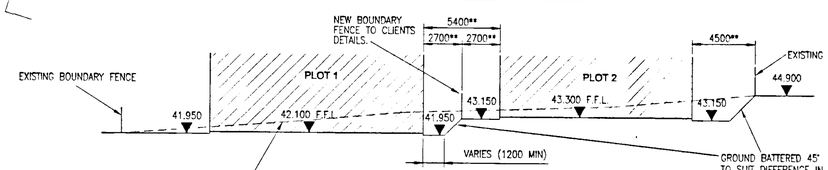
Survey Station, Fence, Hedge, Pipe, Gas, Water, Embankment, Power Line, Telecom Line, Cut Main, Gas Main

AV Air Valve; BS Bus Stop; BT Brittish Telecom; BW Brick Wall; CP Conc Bollard; CL Lower Level; EB Electric Box; EC Electric Cover; EP Electricity Pole; FH Fire Hydrant; FL Floodlight; G Gully; GM Gas Meter; GV Gas Valve; H Hedge; L Invert Level; IC Inspection Chamber; KO Kerb Offset; LB Letter Box; LM Lamp Man; LP Lamp Post; Mark Marker; MP Metal Post; Mn Manhole; MB Metal Bollard; P Post; R Railing / Fencing; RL Road Gully; RNB Road Name Board; S Road Sign; SA Safetymix Bay; SB Sodabench; SC Silencers; SV Stopcock Valve; TB Telecom Box; TBB Telephone Box; TJB Telecom Box; T Traffic Light; V Valve; VP Vent Pipe; WL Water Level; WM Water Meter; WV Water Valve; W Water Valve

FENCE TYPES

BN Berliner Mesh; CB Close Boards; CL Corrugated Iron; CH Chain Link; CR Conc Rails; CF Chestnut Paling; CW Chicken Wire; HA Interwoven; I Iron Railing; OB Openboard; PR Post and rail; PA Post and Wire

DATUM O.S.D.M.



SECTION 1 - 1
SCALE 1:200

PRELIMINARY

Rev.	Date.	Details.	By.

AMENDMENTS

PROJECT
48 BRAYBROOKE RD WARGRAVE

DRAWING TITLE
PLOT 1 & 2 SITE SETTING OUT

RIDD WOOD PARTNERSHIP
CONSULTING STRUCTURAL AND CIVIL ENGINEERS
Market House, 19-21 Market Place, Wokingham, Berks., RG40 1AP
Tel: 0118-978 7930
Fax: 0118-977 4689
Email: riddwoodpartnership@btinternet.com
London Office:
1a Church Road, Teddington, Middsesex, TW11 8PF
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Fax: 020-8977 8212

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Drawn: J.D.B. Checked:
Date: JUL 01 Scale: 1:200
DRAWING No. REV
L21171/100

NOTE

ALL LEVELS TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK– PARTICULARY WHERE PROPOSED NEW SEWER CONNECTION IS TO BE MADE.

FOUL and SURFACE WATER MANHOLE SCHEDULE.

IC/MH REF.	COVER LEVEL	INVERT LEVEL	IC/MH SIZE	IC/MH COVER SIZE	COMMENTS
F9	41. 86	40. 429	1. 050 dia	600 dia MW	Con.Rings, with step irons
F8	43. 15	40. 996	1. 200 dia	600 dia MW	" " " "
F3	41. 95	41. 216	475 mm dia.	475 mm dia. "	IC Polypropylene (PP)
F2	41. 95	41. 360	475 mm dia.	475 mm dia. "	IC PP Cover MW.
F1	41. 95	41. 560	225 mm dia	225 mm dia	VCIC Alloy cover & frame
F8	43. 15	40. 996	1. 200 dia	600 dia MW	Con.Rings, with steps irons
F7	43. 15	41. 137	1. 200 dia	600 dia MW	Con.Rings, with step irons.
F6	43. 15	42. 115	475 mm dia	475 mm dia	IC PP Cover MW
F5	43. 15	42. 525	225 mm dia	225 mm dia	VCIC Alloy cover and frame
F4	43. 15	42. 415	225 mm dia	225 mm dia	VCIC Alloy cover and frame
R/E	43. 15	42. 690			Alumin unit with seal/plate.
S1	43. 15	42. 540	225 mm dia	225 mm dia	VCIC Alloy cover and frame
S2	44. 00	42. 540	225 mm dia	225 mm dia	VCIC Alloy cover and frame
S3	43. 15	42. 703	225 mm dia	225 mm dia	VCIC Alloy cover and frame
S4	41. 95	41. 600	225 mm dia	225 mm dia	VCIC Alloy cover and frame
S5	41. 95	41. 481	225 mm dia	225 mm dia	VCIC Alloy cover and frame
S6	42. 20	41. 500	225 mm dia	225 mm dia	VCIC Alloy cover and frame

MD = Medium to light weight covers and frame
VCIC = Vitrified Clayware Inspection Chamber

Silt Pit - See Drainage Drawing No 05 for typical construction.

Notes & Abbreviations.

All materials used for underground drainage to be of an approved material complying with the relevant British Standard Specification, i.e. Vitrified Clayware Pipes & Fittings to B.S. 65 : 1991 & B.S. EN 295 : 1991
Drainlines shall be laid on a minimum 100mm granular bedding with 100mm granular cover. Where there is less than 600mm cover a 100mm protective concrete raft is to be provided, extending into the trench sides.
Granular material shall be Type A in accordance with BS 882 Table 1 (size 10mm to 13mm) dug material should not be used for this purpose.
Where the drainline is shallow and needs to be encased in concrete or cast into mass concrete foundations (including brick manhole walls) flexible joints are to be provided, i.e. rocker pipe arrangement.
In all cases the selected drainline manufacturers installation and jointing recommendations shall be strictly followed.
Inspection Chambers, Where the invert of the drain is no greater than 900mm preformed polypropylene chambers 475mm dia. could be used with a mass concrete surround and supported on a mass concrete base.
The chambers to be surmounted with circular cast-iron cover and frame set in a concrete apron.
Where chambers/manholes are a greater depth than 900mm they are to be constructed in 225mm semi-engineering brickwork or precast concrete rings encased in concrete and sized in accordance with Table 8 BS 3081 : 1985 Building Drainage, and to be watertight.
All underground drainage to be undertaken shall comply with the Building Regulations - Approved Document Part H, BSCP 3081 and to meet the requirements of the Building Control Officer.
Final Testing and inspection of the underground drainage should take place immediately before handover to ensure the system is watertight and free from debris.
Soakaways Nos S1.S2, S3 & S4,
Prior to constructing soakaways percolation tests should be carried out to assess the suitability of the ground.
Base upon 1/3 of 50mm hourly/rainfall the storage capacity of each soakaway required to receive rainwater run-off is 1.3m/cub.
1.05 dia. perforated concrete ring with 1.5 m effective depth (depth from lowest pipe inlet to base of soakaway or water table.) should be satisfactory, subject to a satisfactory percolation tests.
Chamber to be placed on a ring strip foundation and backfilled with a band of 40mm nominal single size stone, stone rejects or clean hardcore to provide a permeable surround to the soakaway chamber.

T2 (T4)

FWD Foul Water Drain
SWD Surface Water Drain
SVP Soil Vent Pipe
RWP Rainwater Pipe
SS Stub Stack 100mm id. with top access
R/E Rodding Eye
SA Soakaway.

T1 (T3)

ASSUMED IL 40.350

135° Y JUNCTION CONNECTION

F9 IL 40.400

F9 - 1050 DIA CONCRETE RING MANHOLE. POSITION TO BE DETERMINED IN RELATION TO SITE CONDITIONS.

EX 100ϕ FOUL SEWER

SEWER MH Nº 6303 CL 42.36 IL 41.25

ASSUMED LINE OF SEWER

Revised drainage run to be hand dug between trees

T25 (T17)

T24 (T16)

T26 (T18)

FINAL SETTING OUT (SIZE & LOCATION) OF NEW BUILDINGS (PLOTS 1 & 2 (& GARAGE) TO BE CONFIRMED BY ARCHITECT.

DRAINS TO BE LAID ON A BED AND SURROUND OF GRANULAR MATERIAL TO BS 882 AS DETAILED IN MANUFACTURERS INSTALLATION AND DESIGN GUIDE.

1.5m NEW 100ϕ SWD

FR 1.200 CONCRETE RING MANHOLE (SEE SCHEDULE)

SHOULD IT BE USED EXISTING DRAIN TO BE CCTV SCANNED

T27 (T19)

Remove lower laterals up to 2.5m

1st major secondary branch nearest plot 1 to be removed

T28 (T21)

1st three branches to secondary branch nearest plot 1 to be removed

T29 (T22)

Remove lower laterals up To 2m nearest plot 1

T20 (T20)

SA1

S5 IL 41.481

100ϕ SWD 1:80

SILT PIT WITH TRAPPING BEND OUTLET

S4 IL 41.600

EX CL 43.49 IL 42.79

EX 1.200 CONCRETE RING MANHOLE

F9 IL 41.137

BACKDROP IL 41.972

100ϕ SWD 1:40

100ϕ SWD 1:80

100ϕ SWD 1:45

F3 IL 41.216

F2 IL 41.360

F1 IL 41.560

S1 IL 42.540

FLEXIBLE JOINTS

F6 IL 42.115

F5 IL 42.525

SA2 IL 42.800

100ϕ SWD 1:40

100ϕ SWD 1:60

100ϕ SWD 1:45

100ϕ SWD 1:40

100ϕ SWD 1:60

100ϕ SWD 1:40

100ϕ SWD 1:45

100ϕ SWD 1:40

100ϕ SWD 1:60

100ϕ SWD 1:40

100ϕ SWD 1:60

100ϕ SWD 1:40

100ϕ SWD 1:60