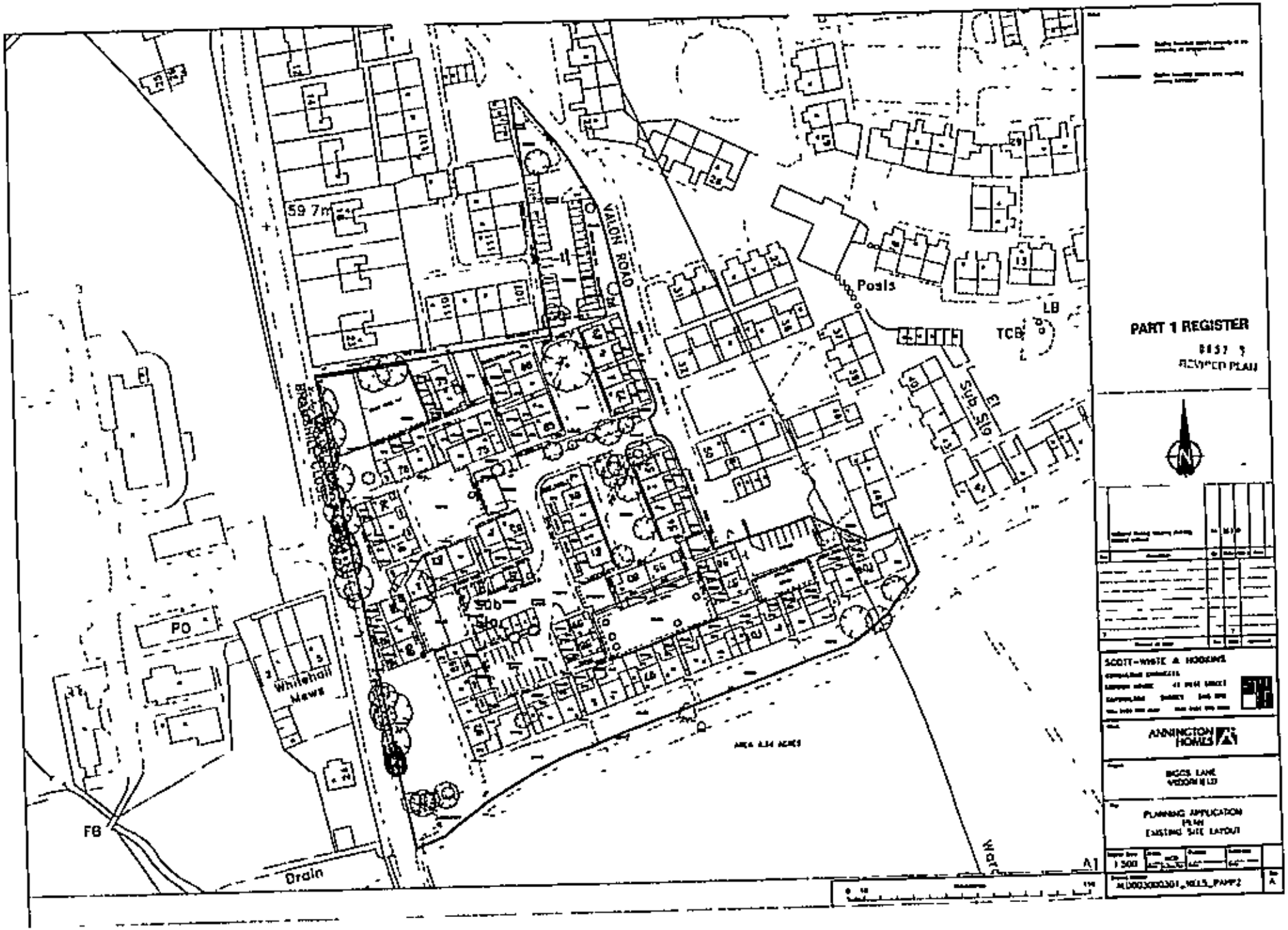
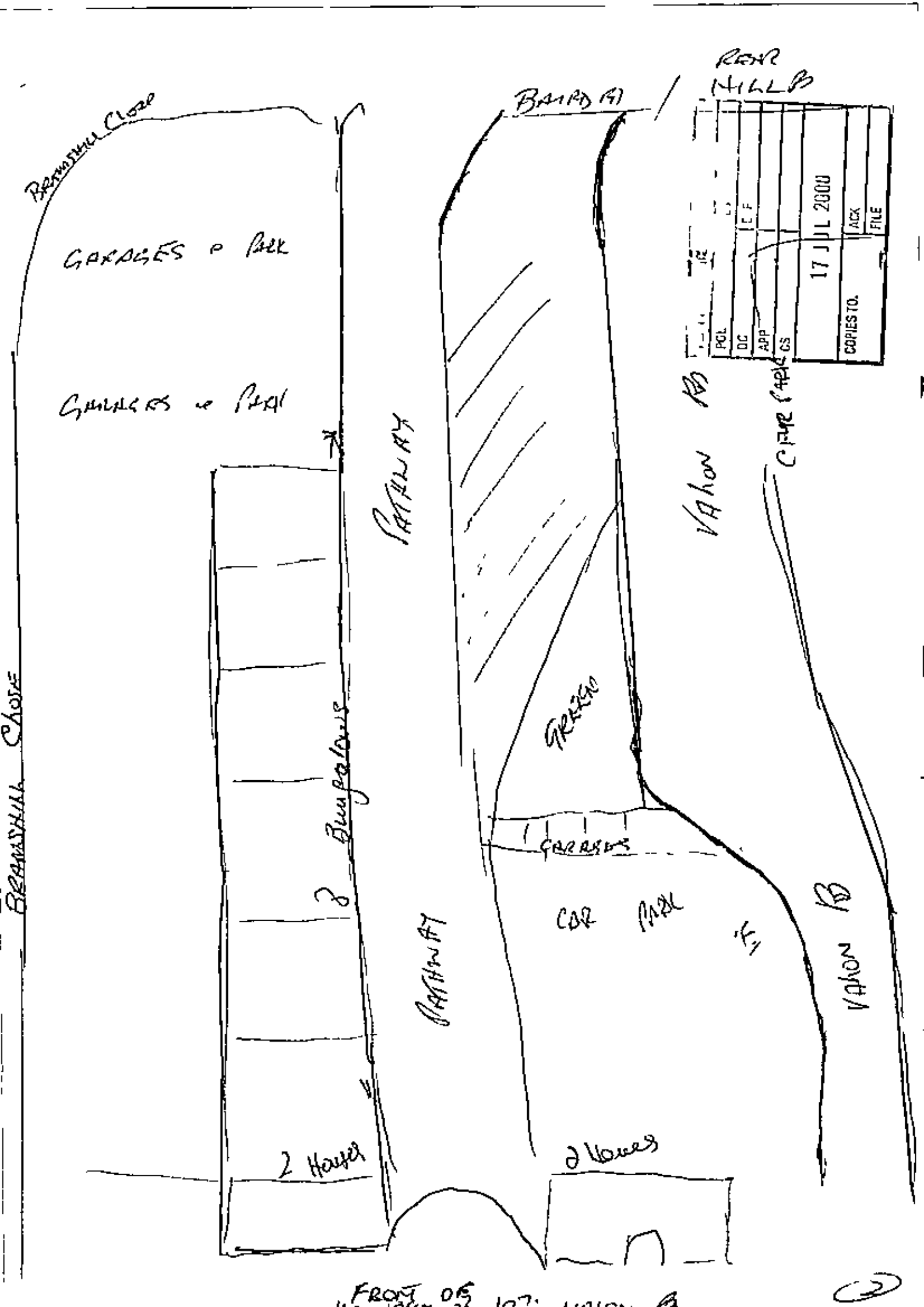
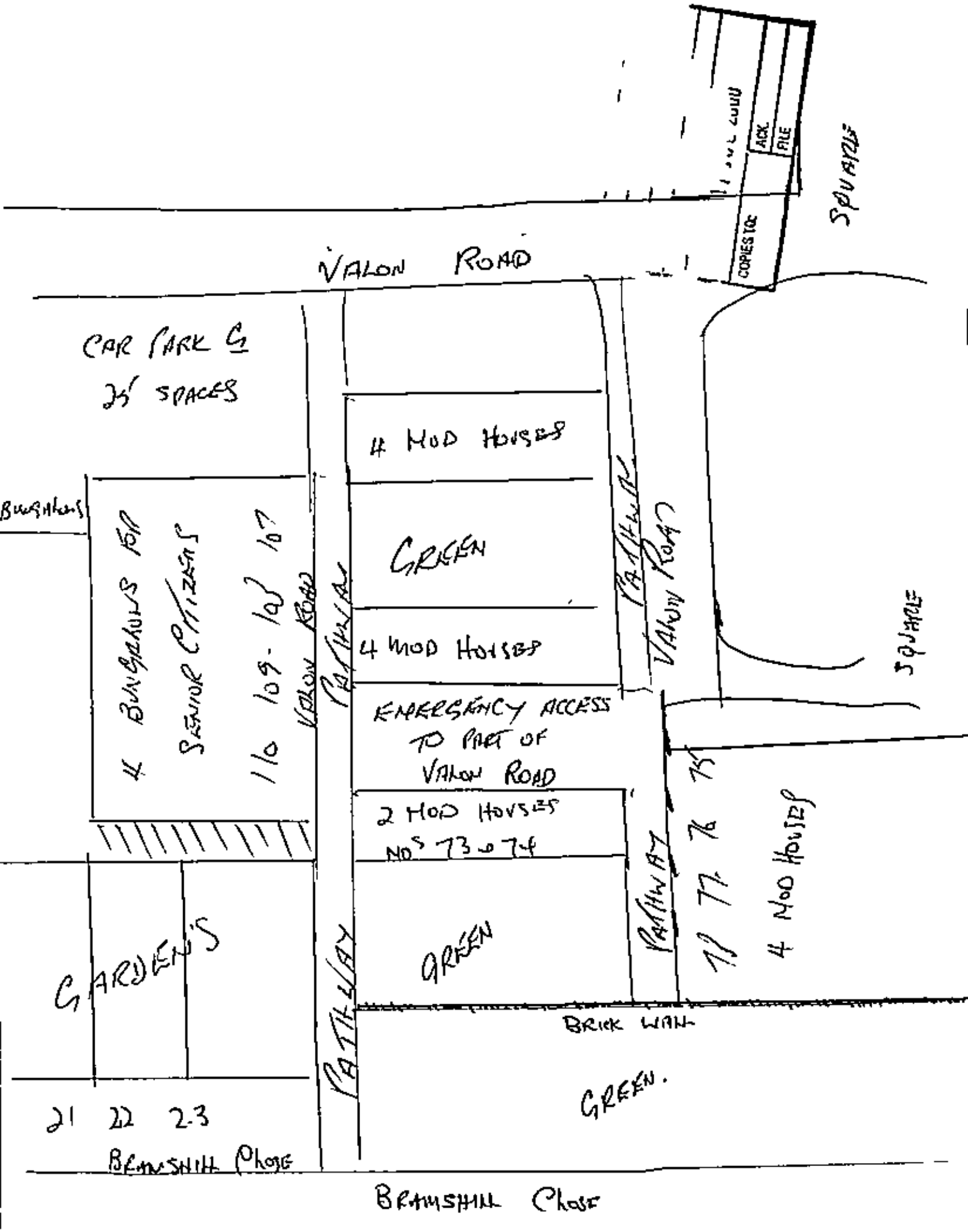
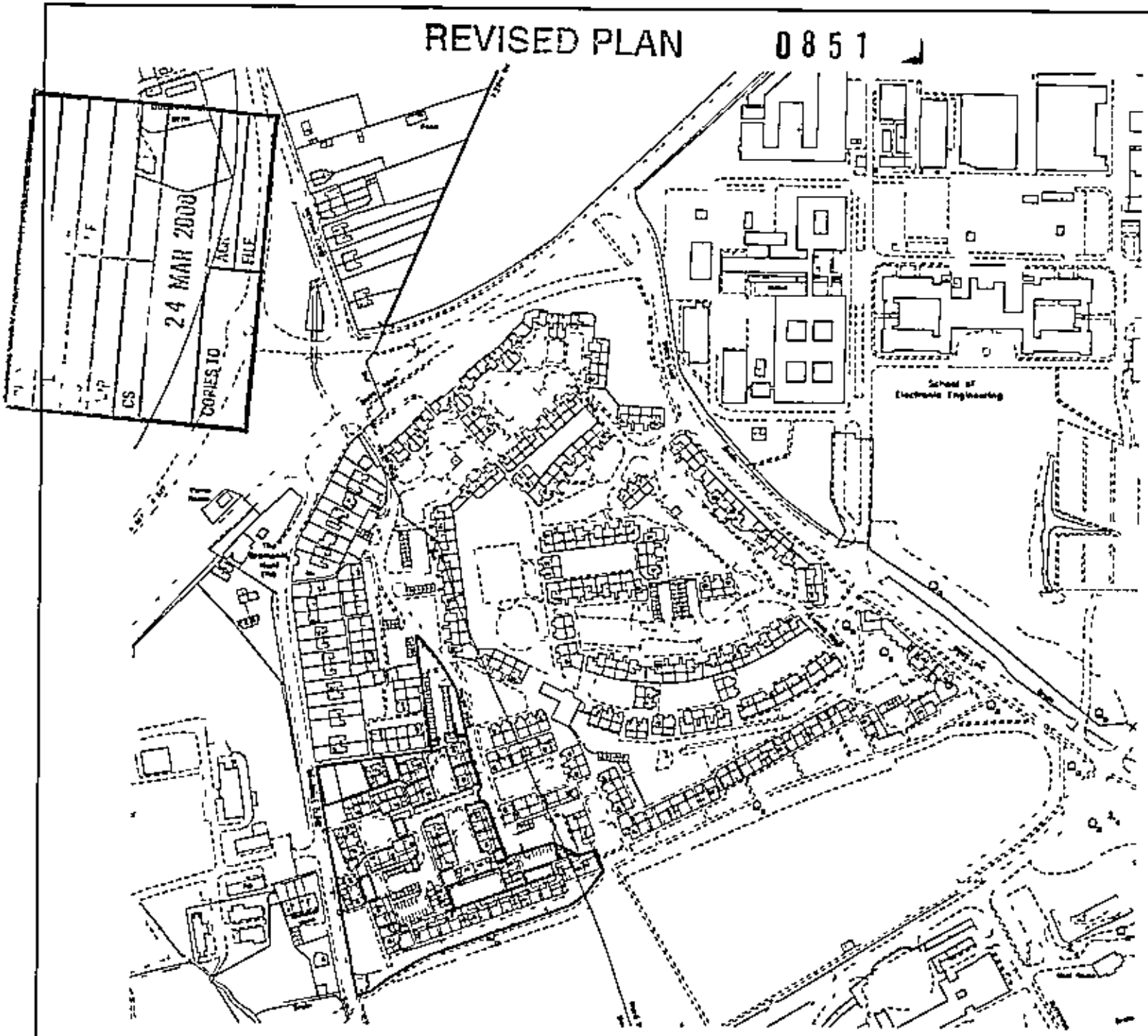

59.7m
VALON ROAD
Posts
LB
TCB
PART 1 REGISTER
Sub Sta
PO
Whitehall Mews
FB
Drain
SCOTT-WHITE & HOOKINS
ANNINGTON HOMES
BIGGS LANE
WIDNES LD
PLANNING APPLICATION PLAN
EXISTING SITE LAYOUT
1:500
A1



BRAMSHILL CLOSE
GARAGES & PARK
GARAGES & PARK
BRAMSHILL CLOSE
PATHWAY
PATHWAY
8 Bungalows
2 Houses
2 Houses
BAIRD AV
REAR HILL B
VALON RD
VALON RD
GREEN
GARAGES
CAR PARK
17 JUL 2000
PCL
DC
APP
CS
COPIES TO.
ACK
FILE
FRONT OF


ACK
FILE
COPIES TO
SQUARE
VALON ROAD
CAR PARK C
25 SPACES
4 MOD HOUSES
GREEN
4 MOD HOUSES
4 BUNGALOWS FOR SENIOR CITIZENS
110 109 - 103 107
VALON ROAD
PATHWAY
PATHWAY
VALON ROAD
SQUARE
EMERGENCY ACCESS TO PART OF VALON ROAD
2 MOD HOUSES NOS 73 & 74
GARDENS
GREEN
PATHWAY
77 76 75
4 MOD HOUSES
BRICK WALL
GREEN.
21 22 23
BRAMSHILL CHASE
BRAMSHILL CHASE

REVISED PLAN 0851



ANNINGTON HOMES

DIGGS LANE
ABORFIELD

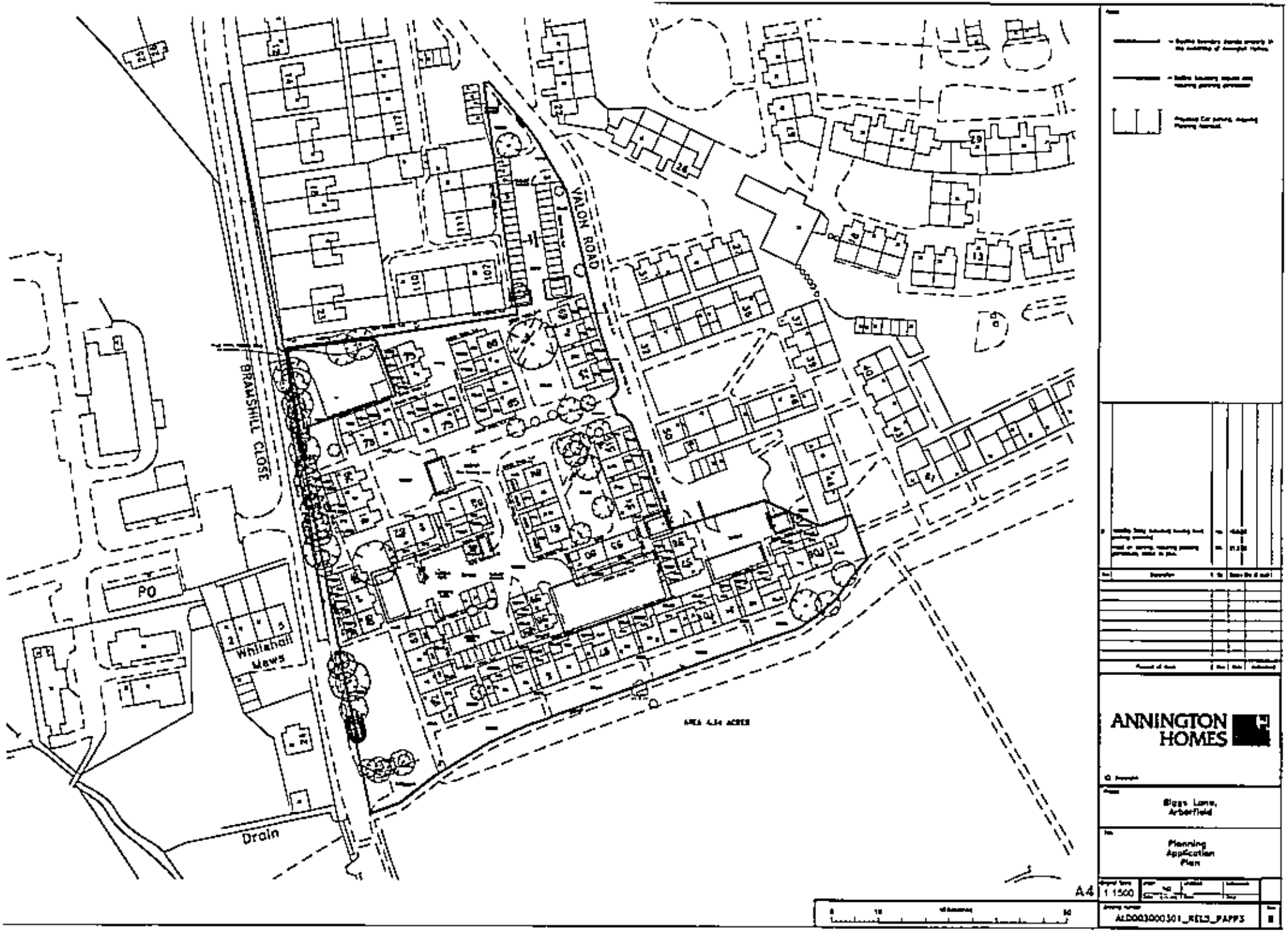
PLANNING APPLICATION
PLAN
SITE LOCATION

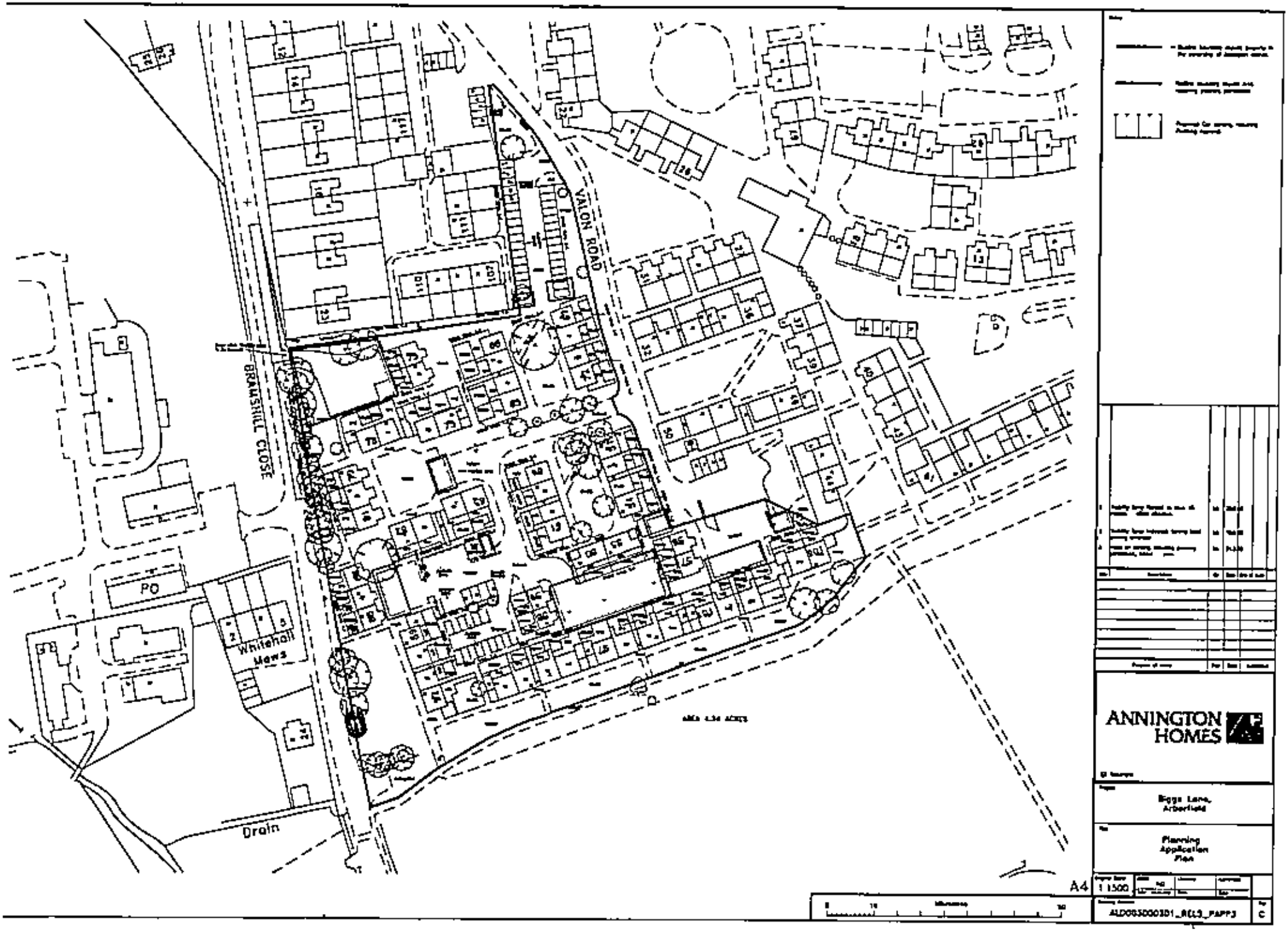
A4

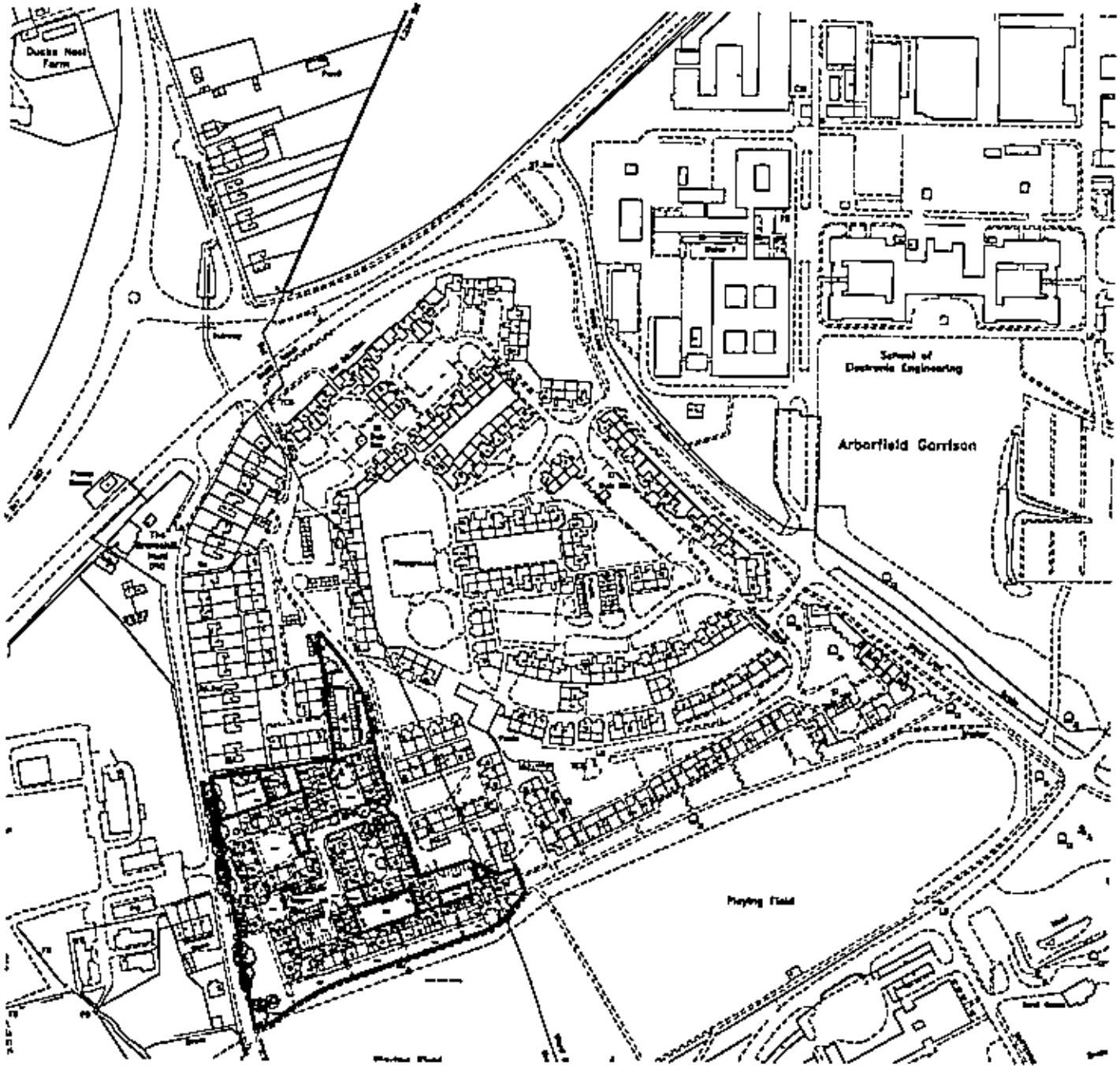
1:3500

ALD003000501_PEL5_PAPP

A


VALON ROAD
BRAMSHILL CLOSE
PO
Whitehall Mews
Drain
AREA 4.34 ACRES
A4
1:1500
ANNINGTON HOMES
Biggs Lane, Arbenfield
Planning Application Plan


VALON ROAD
BRAMSHILL CLOSE
PO
Whitehall Mews
Drain
ANNINGTON HOMES
Biggs Lane, Arborfield
Planning Application Plan
A4
1:1500



ANNINGTON HOMES

BIGGS LANE, ARBORFIELD

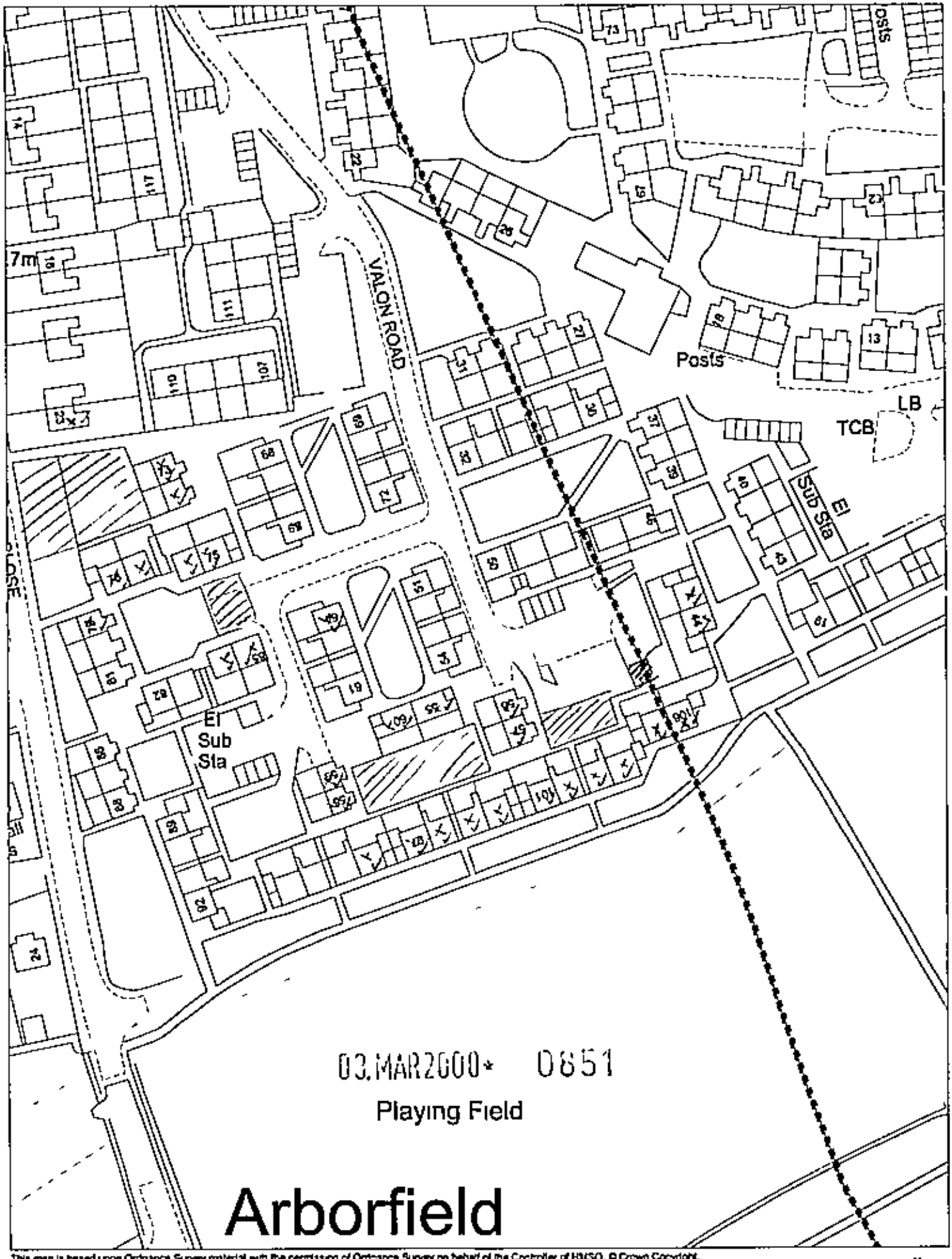
PLANNING APPLICATION PLAN SITE LOCATION

A4

1:3500

AL000300501_REIS_PAPP_REV0


VALON ROAD
Whitehall Mews
Drain
PO
ANNINGTON HOMES
A1



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Development Control Section, Environmental Services, Wokingham District Council

14 March 2000

Scale 1 1250

Oakington Rampton Drift

LANDSCAPE SCHEDULE

Planting Period September' 2000

28 7 00/ NG

Drawing 11030/10

Drawing Reference	ITEM Specimen & mature growing height	Common Name	Comment: Flowering season / flower colour	Supply Specification Container size & plant height.	Rate	Planting Density	Area	Quantity	Nett Total
	GROUND COVER ht around 60cm high								
1 0	Lavandula spica 'Vera' 60cm	Dutch Lavender	lt.summer/autumn / lavender blue	2l, 20-30cm		4 /m2	m2	nr	
2.0	Calluna vulagaris 45-60cm	Heather or Ling	autumn / pink	2l, 10-15cm		4 /m2	m2	nr	
3.0	Potentilla fruticosa mandschurica 30-45cm	Form of shrubby cinquefoil	e summer to mid Autumn/white	2l 20-30cm		4 /m2	m2	nr	
4 0	Anemone hybrida (A x elegans,A Japonica) 60cm	September charm/ Japanese Anemone	l summer to mid Autumn / pink	2l, 30cm min		3 /m2	m2	nr	
5 0	Cottoneaster dammeri 10cm	-	e. summer (decorative red berries)	2l, 20-30cm		4 /m2	m2	nr	
6.0	Hedra helix 'Hibernica'	Irish ivy	vigorous ground cover/ shade	2l, 30-40cm		3 /m2	m2	nr	
7 0	Sedum x 'Autumn Joy' 60cm	form of Stonecrop	lt. Summer to mid autumn/ rose-pink	2l, 30cm min.		4 /m2	m2	nr	
8.0	Juniperus horizontalis	form of Creeping Juniper	Grey foliage	2l, 20-30cm		3 /m2	m2	nr	
	MEDIUM SHRUBS ht: around 1m								
9.0	Senecio laxifolius 90-120cm		Grey foliage/ yellow summer flower	3l 30-40cm		3 /m2	m2	nr	
10.0	Cotoneaster horizontalis 60cm	Fishbone Cotoneaster	early summer / pinkish white	3l, 30-40cm		3 /m2	m2	nr	
11 0	Prunus laurocerasus 'Otto Luyken' 90cm	Cherry or Common Laurel	e. summer/white (v low maintenance)	3l, 30-40cm		3 /m2	m2	nr	
12.0	Potentilla 'Elizabeth' - 75 90cm	Form of shrubby cinquefoil	e summer to mid Autumn/yellow	2l, 30-40cm		3 /m2	m2	nr	
13 0	Berberis thunbergii 'Aurea' 90-110cm	form of Barberry	yellow leaves / spring yellow flowers	2l, 20-30cm		3 /m2	m2	nr	
14 0	Berberis thunbergii atropurpurea 1.2m	form of Barberry	purple leaves / spring	3l, 20-30cm		3 /m2	m2	nr	
15 0	Hosta plantaginea 60cm	species of Plantain Lily	yellow leaves / Autumn / white	2l, 20-30cm		4 /m2	m2	nr	
16.0	Hebe 'Autumn Glory' 60-90cm		midsummer to autumn/ violet	2l, 20-30cm		4 /m2	m2	nr	
	LARGE SHRUBS ht around 2m								
17 0	Buddlia davidii 'Royal Red' 2 - 3m	Form of Butterfly Bush	mid summer to mid-autumn/ puple/red	3l, 40-60cm		3 /m2	m2	nr	
18 0	Berberis thunbergii 1.2-1 8m	form of Barberry	purple foliage / spring yellow flower	3l, 20-30cm		3 /m2	m2	nr	
19 0	Sambucus nigra 'Aurea' 3m	Golden Elder	yellow-green leaves / e summer/ white	3l, 40-60cm		3 /m2	m2	nr	
20 0	Euonymus fortunei (syn E. radicans) 1 8m	Silver Queen	variegated leaves/ wall climber/ ground cvr	2l, 20 30cm		4 /m2	m2	nr	
21 0	Syringa microphylla 'Superba' 1 8 2.4	form of Lilac	lt. Spring to mid autumn/ rose pink	3l, 30-40cm		3 /m2	m2	nr	
27 0	Phormium	form of New Zealand flax	spiky decorative leaves	3l, 30-40cm		4 /m2	m2	nr	
	TREES								
29.0	Prunus x subhirtella 'Autumnalis'	Flowering Cherry	Autumn to Spring / white	40l, 2 3' cirular top light standard, container grown and steaked				nr	
30 0	Sorbus Sorbus aucuparia 'Fastigiata	Mountain or Rowan Ash	lt Spring/ white/ dark berries autumn	40l, 2 3' cirular top light standard, container grown and steaked				nr	
31 0	Malus Tschonoskii	Flowering Chrab	lt Spring/white-pink	40l, 2-3 cirular top light standard, container grown and steaked				nr	
				TOTALS					

REVISED PLAN
ADDITIONAL

Prepared by Stevens Scanlan
Date Printed 19 46 on 02.08.00

Oakington Rampton Drift

LANDSCAPE SCHEDULE

Planting Period, September 2000

28 7 00/ NG

Drawing 11030/10

Drawing Reference	ITEM Specimen & mature growing height	Common Name	Comment Flowering season / flower colour	Supply Specification Container size & plant height.	Rate	Planting Density	Area	Quantity	Nett Total
	GROUND COVER. ht around 60cm high								
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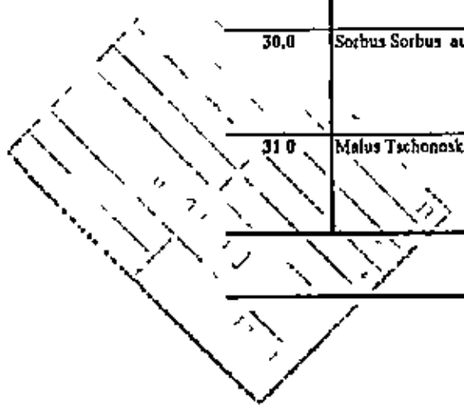
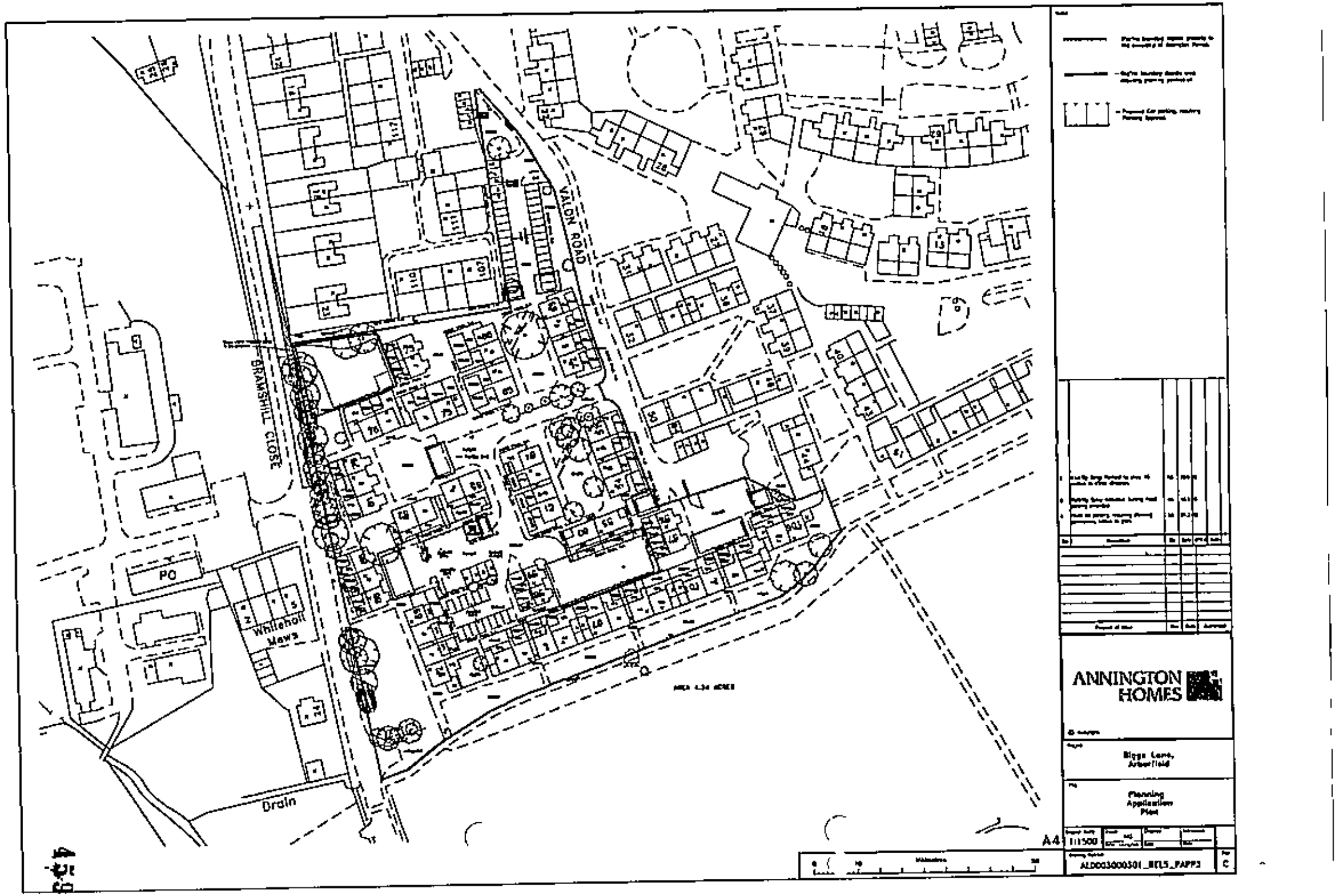
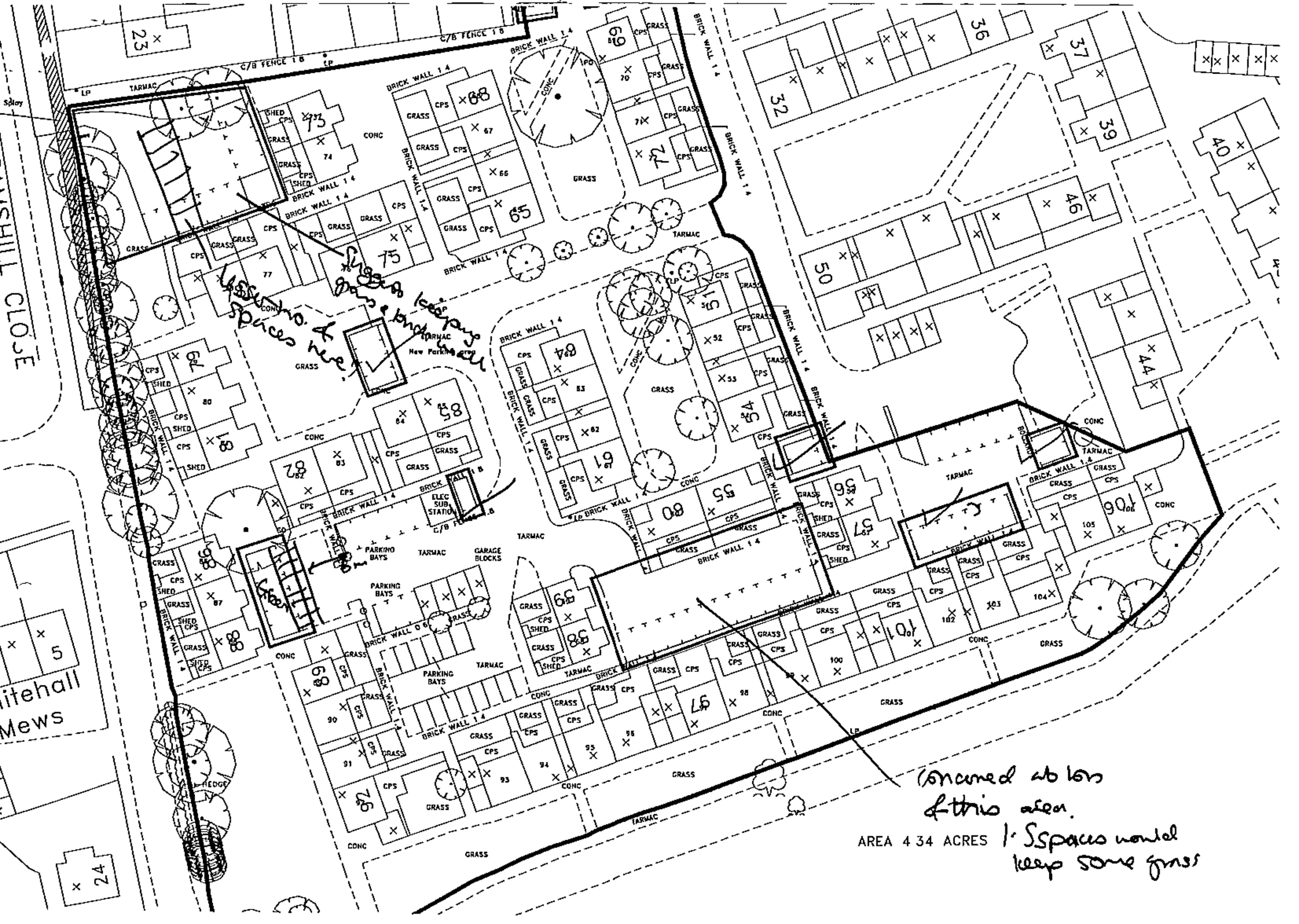
2.0	Calluna vulgaris 45-60cm	Heather or Ling	autumn / pink	2l, 10-15cm		4 /m2	m2	nr	
3 0	Potentilla fruticosa mandschurica 30-45cm	Form of shrubby cinquefoil	e. summer to mid Autumn/white	2l, 20-30cm		4 /m2	m2	nr	
4.0	Anemone hybrida (A x elegans,A Japonica) 60cm	September charm/ Japanese Anemone	l summer to mid-Autumn / pink	2l, 30cm min		3 /m2	m2	nr	
5.0	Cotoneaster dammeri 10cm		o summer (decorative red berries)	2l, 20-30cm		4 /m2	m2	nr	
6.0	Hedra helix 'Hibernica'	Irish ivy	vigorous ground cover/ shade	2l, 30-40cm		3 /m2	m2	nr	
7 0	Sedum x 'Autumn Joy' 60cm	form of Stonecrop	lt. Summer to mid-autumn/ rose-pink	2l, 30cm min.		4 /m2	m2	nr	
8 0	Juniperus horizontalis	form of Creeping Juniper	Grey foliage	2l, 20-30cm		3 /m2	m2	nr	
	MEDIUM SHRUBS ht around 1m								
9 0	Senecio laxifolius 90-120cm		Grey foliage/ yellow summer flower	3l, 30-40cm		3 /m2	m2	nr	
10 0	Cotoneaster horizontalis 60cm	Fishbone Cotoneaster	early summer / pinkish white	3l, 30-40cm		3 /m2	m2	nr	
11 0	Prunus laurocerasus 'Otto Luyken' 90cm	Cherry or Common Laurel	o summer/white (v low maintenance)	3l, 30-40cm		3 /m2	m2	nr	
12.0	Potentilla 'Elizabeth' 75-90cm	Form of shrubby cinquefoil	o summer to mid Autumn/yellow	2l, 30-40cm		3 /m2	m2	nr	
13.0	Berberis thunbergii 'Aurea' 90-110cm	form of Barberry	yellow leaves / spring yellow flowers	2l, 20-30cm		3 /m2	m2	nr	
14 0	Berberis thunbergii atropurpurea 1 2m	form of Barberry	purple leaves / spring	3l, 20-30cm		3 /m2	m2	nr	
15 0	Hosta plantaginea 60cm	species of Plantain Lily	yellow leaves / Autumn / white	2l, 20-30cm		4 /m2	m2	nr	
16.0	Hebe 'Autumn Glory' 60-90cm		midsummer to autumn/ violet	2l 20-30cm		4 /m2	m2	nr	
	LARGE SHRUBS ht around 2m								
17 0	Buddlia davidii 'Royal Red' 2 - 3m	Form of Butterfly Bush	mid summer to mid-autumn/ purple/red	3l, 40-60cm		3 /m2	m2	nr	
18.0	Berberis thunbergii 1 2 1 8m	form of Barberry	purple foliage / spring yellow flower	3l, 20-30cm		3 /m2	m2	nr	
19.0	Sambucus nigra 'Aurea' 3m	Golden Elder	yellow-green leaves / a summer/ white	3l, 40-60cm		3 /m2	m2	nr	
20 0	Euonymus fortunei (syn E. radicans) 1 8m	Silver Queen	variegated leaves/ wall climber/ ground cvr	2l, 20-30cm		4 /m2	m2	nr	
21 0	Syringa microphylla 'Superba' 1 8 2.4	form of Lilac	lt. Spring to mid autumn/ rose pink	3l, 30-40cm		3 /m2	m2	nr	
27 0	Phormium	form of New Zealand flax	spiky decorative leaves	3l, 30-40cm		4 /m2	m2	nr	
	TREES								
29 0	Prunus x subhirtella 'Autumnalis'	Flowering Cherry	Autumn to Spring / white	40l, 2-3' cirular top light standard, container grown and steaked				nr	
30.0	Sorbus Sorbus aucuparia 'Fastigiata	Mountain or Rowan Ash	lt Spring/ white/ dark bernes autumn	40l, 2 3' cirular top light standard, container grown and steaked				nr	
31 0	Malus Tschonoskii	Flowering Chrab	lt. Spring/white-pink	40l, 2 3' cirular top light standard, container grown and steaked				nr	
				TOTALS					



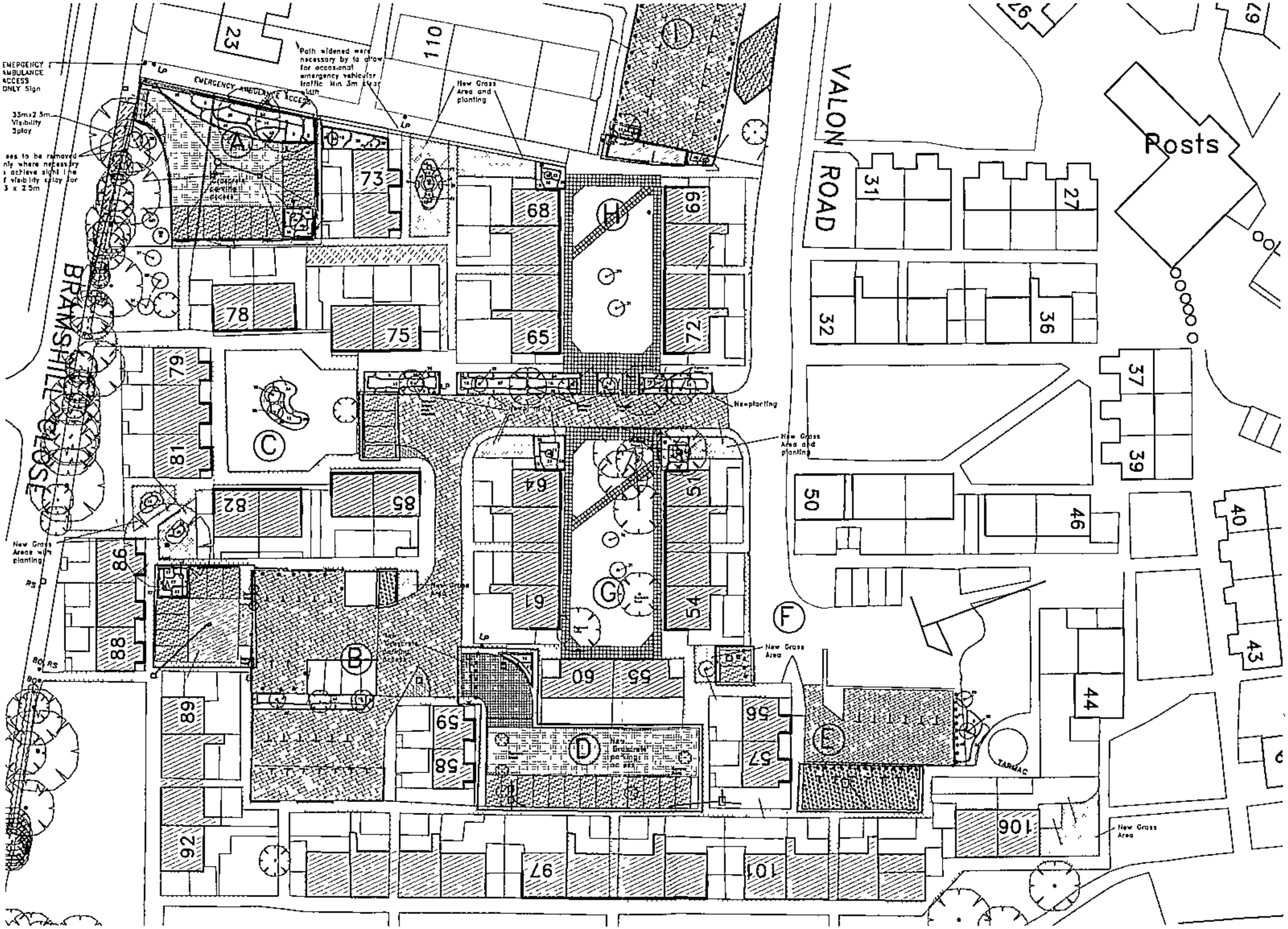
REVISED PLAN
ADDITIONAL



VALON ROAD
BRAMSHILL CLOSE
PO
Whitehall Mews
Drain
ANNINGTON HOMES
Biggs Lane, Arborfield
Planning Application Plan
A4
1:1500
ALD003000501_BEL5_PAPP3
C



C/B FENCE 1.8
TARMAC
BRICK WALL 1.4
CONC
GRASS
CPS
SHED
New Parking area
ELEC SUB STATION
PARKING BAYS
GARAGE BLOCKS
BRICK WALL 0.6
BOLLARD
HEDGE
Splay
Suggest keeping grass & brick wall
Use no. 4 spaces here
Green
Concerned at loss of this area.
AREA 4 34 ACRES
1. 5 spaces would keep some grass



EMERGENCY AMBULANCE ACCESS ONLY Sign
33mx2.5m Visibility Splay
Path widened were necessary by to allow for occasional emergency vehicular traffic. Min 3m clear width
EMERGENCY AMBULANCE ACCESS
New Grass Area and planting
VALON ROAD
Posts
BRAMSHILL CLOSE
New planting
New Grass Area and planting
New Grass Areas with planting
New Grass Area
TARMAC
New Grass Area
23
110
73
68
69
78
75
65
72
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43
44

Diamond rail fence to corner of planting area

Fill all joints in prefabricated conc garage panels externally, paint flush with silicone sealant and paint with two coats Dulux Weathershield masonry paint. Exposed fixings to be treated with rust stabaliser prior to painting

Break up existing concrete and take up existing conc paving slabs to area. Lay new conc paving slabs and form new planting area as indicated

Existing conc kerb retained

Remove all conc bollards shown thus back fill with conc prior to resurfacing

Pressure wash existing boundary wall to parking area

Remove all existing concrete bollards indicated thus back fill with C20 concrete prior to resurfacing

Apply white line T s for parking bypass

Existing Parking area to be resurfaced as Detail parking bays marked with white lines

Rebuild and repoint damaged sections of existing brick wall and leave in sound stable condition

Break up concrete around bay of tree form new kerb edging as detailed, excavate area min 400mm and backfill with top soil taken from new parking areas. Treat with herbicide prior to planting as shown

Rebuild end of brick wall with matching brickwork keyed-in as 1brick thick pier on new 450x450x250 foundation depth to base of foundation min 450mm

Diamond rail fence to side of parking bay and edge of planting

New parking bay

New conc flush edge kerb between parking area and curbs

New diamond rail fences

Part demolish end return walls approx 500h grub below ground level brickwork and foundation to formation level of new base course

Break up bitmac area form new kerb edging as detailed excavate area min 400mm and backfill with top soil taken from new parking areas Treat with herbicide prior to planting as shown

Remove existing waste bin grub up fdns and rng surfaces

Mechanically remove wearing course of path and resurface bitmac path as hatched

Demolish wall and

VALON RO

Drawing based on Annington Homes Ltd Drawing ALD 003000301

NOTES

16/16 Drawing Ref. / Detail Ref.

KEY:

- Bituminous existing concrete block path with kerbs
- New bitmac footpath as dtg. 10807-15
- New conc. slab paving footpath as dtg. 10807-13
- Lift and relay ex. conc. slab paving
- Bituminous existing bitmac path.
- Bituminous existing road as dtg. 10807-14
- New concrete road construction as dtg.10807-15
- New bitmac parking bay, construction as new access ways with white line bay marking
- New conc. block paving parking bay as dtg. 10807-16
- New "Grasscrete" or similar conc. block paving

Refer to detail reference for kerb/edging configuration.

APPROVED

Rev.A Visibility splay reduced to 2.5x2.4m Notes Road parking amended, plant species amended. 14.8.00

Rev.B Parking and landscaping revised following meeting with Councillor Graves 22.8.00

Rev.C Soft landscaping notes amended/ parking amended to bays 1 and 2 1.9.00

Rev.D Additional soft landscaping and trees added 28th July

Rev.E Parking bays altered and new park bays arranged. Notes added relating to retaining walls, trees removed. Border to houses amended. 27.9.00

Rev.F Access ways amended on blocks of four 12.9.00

Rev.G Border added to type 2 housing, adoption bays amended on blocks of four. 6.00

CLIENT
ANNINGTON HOMES LTD

PROJECT
BIGGS LANE
ARBORFIELD

DRAWING TITLE
EXTERNAL WORKS PLAN AS PROPOSED AREA (1)

SCALE 1:200 DATE 4.2000 DRAWN BY RM

STEVENS SCANLAN
SURVEYORS — VALUERS — ARCHITECTS

DRAWING No. 10807-06 REVISION F

0851 - 1 Plans to comply with conditions

Break up concrete around bay of tree form new kerb edging as detailed, excavate area min 450mm and backfill with top soil taken from new parking areas Treat with herbicide prior to planting as shown

Diamond rail fence

Take up ex paving slabs, excavate min 300 and backfill with new topsoil prepare and lay new turf

Rebuild end of brick wall with matching brickwork keyed-in as 1brick thick pier on new 450x450x250 foundation depth to base of foundation min 450mm

Diamond rail fence to side of parking bay and edge of planting

New parking bay

Part demolish and return walls approx 500ht grub below ground level brickwork and foundation to formation level of new base course

Break up bitmac area form new kerb edging as detailed excavate area min 450mm and backfill with top soil taken from new parking areas Treat with herbicide prior to planting as shown

Remove existing waste bin grub up fdns and mg surfaces

New concrete kerb between parking area and path

New diamond rail fence

Mechanically remove wearing course of path and resurface bitmac path as hatched

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Demolish wall and grub up to below formation level for new paving Excavate to below formation level of new path Even out gradients / level changes to max 1 20 and lay new 600x600 conc slabs

Lift and relay paving where required

Remove existing metal rail and make good path all round

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

New Trees

Break up and remove ex conc footpaths and lay new conc paving as details

Break up existing conc areas, excavate min 300 and form new planting areas inc top soil to bring back level Make good edges of existing bitmac footpths where disturbed

Break up existing conc areas, excavate min 300 and form new planting areas inc top soil to bring back level Make good edges to existing bitmac footpths

Diamond rail fence

Remove trees

Remove Tree and replace

Diamond rail fence

Take up ex paving slabs excavate min 300 and backfill with new topsoil

Remove trees

Remove Tree

Diamond rail fence

Take up ex paving slabs excavate min 300 and backfill with new topsoil

Drawing based on Annington Homes Ltd Drawing ALD 003000301

NOTES

16/16 Drawing Ref. / Detail Ref.

KEY:

- Resurface existing concrete block path with bitmac
- New bitmac footpath as drg. 10807-18
- New conc. slab paving footpath as drg. 10807-18
- Lift and relay ex. conc. slab paving.
- Resurface existing bitmac path.
- Resurface existing road as drg. 10807-14
- New access road construction as drg.10807-18
- New bitmac parking bay, construction as new access way with white line bay marking
- New conc. block paving parking bay as drg. 10807-18
- New 'Grasscrete' or similar conc. block paving

NB refer to detail references for kerb/edging configurations.

Rev.D Visibility splay reduced to 2.5x2.0m. Vision Panel parking amended, plant species amended. 14.8.08

Rev.F Parking and landscaping revised following meeting with Councillor Cowen 22.8.08

Rev.G Bank landscaping revised, amended/ parking amended to Area 1 and 2 1.9.08

Rev.H Additional soft landscaping and trees added 29th July

Rev.G Planting types altered and new plant type changed, fences added relating to external walls being replaced, Number 16 House amended. 27.8.08

Rev.H Access steps amended on blocks of four 1.9.08

Rev.A Garden added to type 2 house, access steps amended on blocks of four 8.08

ANNINGTON HOMES LTD

APPROVED

BIGGS LANE
ARBORFIELD

SITE PLAN
AS PROPOSED
AREA H

STEVENS SCANLAN

SURVEYORS – VALUERS – ARCHITECTS

10807-07

0851.1 Plans to comply with conditions

Lower or relocate MH cover to suit new dropped kerb

Obtain all necessary Highway Permits and form new junction to existing road inc drop kerbs each side of footpath

Construct new Engineering Brick MH on ex combined drain medium duty cover Allow for 1.5m invert depth

Form new GrassCrete access way with conc block parking bays Set aside top soil for use in new planting areas elsewhere on site Treat with herbicide and grass seed Grasscrete area

Line of wall to be demolished grub up foundation to formation level of new access way and planting

Lift ex conc paving slabs and excavate min 400 to form new planting area Import top soil set aside from Area A. Treat with herbicide prior to use

Rumble Strip

33mx2.5m Vis'bility Splay shown hatched

Trees to be removed only where necessary to achieve sight line of visibility splay for 33 x 2.5m

New Trees

Diamond rail fence

Lift and relay paving where required

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Diamond Rail fence

Break up existing conc. areas

BRAMLEY WAY

23

110

73

78

75

LP

APPROVED

Drawing Ref.

Detail Ref.

KEY

Resurface existing concrete block path with bitmac

New bitmac footpath as drg. 10807-15

New conc. slab paving footpath as drg 10807-15

Lift and relay ex. conc. slab paving.

Resurface existing bitmac path.

Resurface existing road as drg. 10807-14

New access road construction as drg 10807-15

New bitmac parking bay, construction as new access way with white line bay marking

New conc. block paving parking bay as drg. 10807-15

New 'Grasscrete' or similar conc. block paving

NB refer to detail reference for kerb/edging configuration.

Rev.D Visibility splay reduced to 2.5-0.9, Yellow Road marking (centreline) plant shurbs amended. 14.5.08

Rev.F Parking and landscaping revised following meeting with Councillor Owen 22.5.08

Rev.G Soft landscaping areas amended/ parking amended to Area 1 and 2 18.6.08

Rev.H Additional soft landscaping and trees added 23rd July

Rev.I Planting bays altered and new path bays proposed. Notes added relating to material finish. Trees terminating Header to remain unmarked. 27.10.08

Rev.J.K Annex-ways amended at blocks of flats. 18.12.08

Rev.K Header added to bays 2 beyond annex-ways amended at blocks of flats. 5.1.09

CLIENT
ANNINGTON HOMES LTD

PROJECT
BIGGS LANE
ARBORFIELD

DRAWING TITLE
SITE PLAN
AS PROPOSED
AREA A

SCALE 1:200 | DATE January | DRAWN BY AJC

STEVENS SCANLAN
SURVEYORS – VALUERS – ARCHITECTS

20 Buckingham Gate London SW1E 6LB Tel: 0171 834 6868 Fax: 0171 828 8944 Email: london@stevens-scanlan.co.uk

DRAWING No. 10807-08

Plans to comply with conditions

08511

NOTES

16/16 Drawing Ref. / Detail Ref.

KEY

Remove/use existing concrete block path with bitmac

New bitmac footpath as drg. 10807-13

New conc. slab paving footpath as drg. 10807-13

Lift and relay ex. conc. slab paving.

Remove/use existing bitmac path.

Remove/use existing road as drg 10807-14

New recessed road construction as drg.10807-14

New bitmac parking bay, construction as new recessed ways with white line bay marking

New conc. block paving parking bay as drg. 10807-15

New 'Grasscrete' or similar conc. block paving

NB refer to detail references for kerb/edging configuration.

Remove Tree and replace

Diamond rail fence

Remove Trees

Take up ex paving slabs excavate min 300 and backfill with new topsoil prepare and lay new turf

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Break up and remove ex conc footpaths and lay new conc paving as details Liase with CA to determine line of new cross-footpath before setting out

New Trees

Remove Tree

Adjust heights of ex MH's and S&F new Heavy Duty Covers on new conc collars

Break up bitmac path area and remove reform kerb as indicated reform manhole access cover on new concrete haunch at lower level S&F new heavy duty cover

Remove conc bollards break up footpath and paving slab area excavate as required and form new access way level

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue

Fire hydrant reduce height to new level of parking area

Remove bollards break up ex bitmac area and form drop-kerb and conc block parking bays

New Grass Area Take up ex paving slabs excavate min 300

Drawing based on Applegarth Homes Ltd Drawing No. 003600301

APPROVED

ANNINGTON HOMES LTD

BIGGS LANE
ARBORFIELD

SITE PLAN
AS PROPOSED
AREA G

STEVENS SCANLAN

SURVEYORS – VALUERS – ARCHITECTS

10807-09

0851 / Plans to comply with conditions

NOTES

15/12 Drawing Ref
15/15 Detail Ref.

KEY:

Resurface existing concrete block path with bitmac

New bitmac footpath as dwg. 10807-18

New conc. slab paving footpath as dwg. 10807-18

Lift and relay ex. conc. slab paving.

Resurface existing bitmac path.

Resurface existing road as dwg. 10807-14

New access road construction as dwg.10807-18

New bitmac parking bay construction as new access way with white line bay marking

New conc. block paving parking bay as dwg. 10807-18

New 'Grasscrete' or similar conc. block paving

NB: refer to detail references for kerb/edging configuration.

APPROVED

Plans to comply with conditions

0851_J

ANNINGTON HOMES LTD

BIGGS LANE
ARBORFIELD

SITE PLAN
AS PROPOSED
AREA C

STEVENS SCANLAN
SURVEYORS — VALUERS — ARCHITECTS

10807-10

Treat grass area with herbicide and rotovate prior to planting as indicated

Widen existing parking area, break up ex bitmac parking area and resurface with conc block paving

Break up existing conc areas, excavate min 300 and form new planting areas inc top soil to bring back level. Make good edging to existing bitmac footpths

Remove Tree and replace

Diamond rail fence

Diamond rail fence to rear of parking

Demolish brick wall break up ex conc. path and lay new bitmac path to full width inc width of wall.

Take up ex paviors/paving slabs excavate min 300 and backfill level with new topsoil prepare and lay new turf and planting beds.

DIRECTION OF ONE WAY ONLY

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall, then continue at 1400 to boundary wall.

Lift conc paving slabs and excavate sub-base min 300, bring back levels with top soil and plant as indicated inc diamond rails to corners

New Grass Area

New Grass Area

Diamond rail fence

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Rebuild and rng brick wall in matching brickwork

Diamond rail

Diamond rail

Remove trees excavate as required and grub up roots construct road surface as detail 10807-15/13

Remove all conc bollards shown thus backfill with conc prior to resurfacing

Take up ex parking bays excavate min 300 and backfill level with new topsoil, regrade and lay new turf

Part demolish ex 750 high wall to splayed access as indicated and rebuild and rpr in matching brickwork on new strip foundation

Remove kerbs sets between parking spaces prior to resurfacing

Resurface existing parking areas, new bay markings

White line to spaces marking

Remove conc bollard

Remove trees excavate as required and grub up roots construct

Make good brick coping to garage roof

Break up bitmac path area and remove rubble, reform kerbs as indicated, reform manhole access cover on new tarmac (mounch of lower level. Set new heavy duty cover

Adjust ex MH to new H Covers conc

Remove Tree

Remove Tree

NEW PARKING AREA

Demolish ex

New Grass Area

New Grass Area

Diamond fence

Diamond rail

Diamond rail

Diamond rail fence

Diamond rail fence

Diamond rail fence

NEW PARKING AREA Laid to fall to control gully

Road gully & grate

Remove tree

Remove stone bollard

Remove trees/shrubs as required and grub up roots. Construct road surface as detail 10807-15/13

Part demolish ex 750 high wall to widened access as indicated and rebuild end pier in matching brickwork on new end foundation

Remark stable bays between parking spaces prior to resurfacing

Resurface existing parking areas, new bay markings

White line to space marking

Make good brick coping to garage roof

Remove topsoil, prepare and lay new turf

Break up tarmac path area and remove, reform kerb as indicated, reform manhole cover/gas cover on new tarmac with ductile cover to lower level. Set new heavy duty cover

New parking area take up ex top soil and set aside for reuse

Demolish ex dwarf wall and grub up ex foundation rebuild to previous ht on new foundation

Replace existing party fence with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Break out section of bund kerb to form flush junction between parking area and path i/c precast conc dropkerbs each side and make good all round

Resurface existing parking areas new bays marking

Diamond iron fence

Diamond rail fence

Low height of existing MH cover and reform conc collar with heavy duty cover

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Replace existing party fence with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Carefully fell and remove tree Make good brick boundary wall

Extend existing path as indicated (See drawing 10807-05 A1 Size)

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall. Construct new Engineering Brick MH on ex combined drain medium duty cover Allow for 1.3m invert depth

88 89 92 59 58

NOTES

16/16 Drawing Ref. / Detail Ref.

KEY

- Resurface existing concrete block path with bitmac
- New bitmac footpath as drg. 10807-13
- New conc. slab parking footpath as drg. 10807-15
- Lift and relay ex. conc. slab paving.
- Resurface existing bitmac path.
- Resurface existing road as drg. 10807-14
- New access road construction as drg.10807-11
- New bitmac parking bay construction at new access way with white line bay marking
- New conc. block paving parking bay as drg. 10807-16
- New 'Grasscrete' or similar conc. block paving

NB. refer to detail references for kerb/edging configuration.

APPROVED

Plans to comply with conditions

0851_4

ANNINGTON HOMES LTD

BIGGS LANE
ARBORFIELD

SITE PLAN
AS PROPOSED
AREA B

STEVENS SCANLAN

SURVEYORS — VALUERS — ARCHITECTS

10807-11

Remove Tree

Covers on new conc collars

Break up tarmac path area and remove, reform kerb to incorporate reform manhole access cover on new conc haunch at lower level. Set new heavy duty cover

Remove conc bollards break up footpath and paving slab area excavate as required and form new access way level junction with ex road

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Remove Tree

HOT PARKING AREA

Remove Trees

Form new MH on ex circle with new gully

Diamond rail fence

Low height of existing MH cover and reform conc collar with heavy duty cover

New gully and 100 dia pipe connection to New Engineering Brick MH formed over existing drainage Allow 1.2m depth to invert

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

New gully and 100 dia pipe connection existing MH make good benching

Take up ex paving slabs excavate min 300 and backfill level with new topsoil prepare and lay new turf

New Cross Area

fence for 1st 1800 run from house wall then continue at 1400 to boundary wall.

to new level of parking area

Remove bollards break up ex bitmac area and form drop-kerb and conc block parking bays

Adjust heights of ex MH's and S&F new Heavy Duty Covers on new conc collars

New Grass Area Take up ex paving slabs excavate min 300 and backfill level with new topsoil prepare and lay new turf Allow for further excavation for tree root ball

Drawing based on Annington Homes Ltd Drawing ALD 003000301

NOTES

16/16 Drawing Ref. / Detail Ref.

KEY

- Remove existing concrete block path with tarmac
- New tarmac footpath as drg 10807-15
- New conc. slab paving footpath as drg. 10807-13
- Lift and relay ex. conc. slab paving.
- Remove existing tarmac path.
- Remove existing road as drg 10807-14
- New concrete road construction as drg.10807-16
- New tarmac parking bay construction as new concrete ways with white line bay marking
- New conc. block paving parking bay as drg. 10807-18
- New 'crossrails' or similar conc. block paving

NB refer to detail reference for kerb/edging configuration.

APPROVED

Rev A Additional spiky rosemary to island & trees and planting amended, plant quantities amended, 14.5.08

Rev B Front Parking and landscaping revised following meeting with Councillor Carlisle 23.6.08

Rev C1 Tarmac parking added generally/ parking amended to Area 1 only 8.7.08

Rev D Additional wall landscaping and trees added 29th July

Rev E Planting bed altered and ex park bed enlarged. Bollard added relating to adjacent path. Trees removed. Bollard to Houses amended. 27.8.08

Rev F Annington amended on basis of their 12.9.08

Rev G Bollard added to bay 8 houses. Annington amended on basis of their 8.08

ANNINGTON HOMES LTD

BIGGS LANE
ARBORFIELD

SITE PLAN
AS PROPOSED
AREA D

STEVENS SCANLAN

SURVEYORS — VALUERS — ARCHITECTS

10807-12

Plans to comply with conditions

0851_

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

Fire hydrant reduce height to new level of parking area

Remove bollards break up ex bitmac area and form drop-kerb and cone block parking bays

Adjust heights of ex MH's and S&F new Heavy Duty Covers on new cone collars

Resurface ex parking area construct new parking spaces

Remove all cone bollards indicated thus

New Grass Area Take up ex paving slabs, excavate min 300 and backfill level with new topsoil prepare and lay new turf Allow for further excavation for free root ball

Lower layer of existing MH and fit new heavy duty cover and cone collar. Contact New Towns drain dept. make good benching

Remove trees

New gully

New Grass Area

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall

New gully and 100 dia pipe connection existing MH make good benching

Take up ex paving slabs excavate min 300 and backfill level with new topsoil prepare and lay new turf

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall, then continue at 1400 to boundary wall

Replace all existing party fences with 1800 ht close boarded fence for 1st 1800 run from house wall then continue at 1400 to boundary wall.

Break up ex bitmac area excavate min 300 and backfill level with new topsoil prepare and lay new turf

New Grass Area

TARMAC

Drawing based on Annington Homes Ltd Drawing ALD 003000301

NOTES

16 Drawing Ref.
16 Detail Ref

KEY

- Resurface existing concrete block path with bitmac
- New bitmac footpath as drg. 10807-18
- New conc. slab paving footpath as drg. 10807-18
- Lift and relay ex. conc. slab paving.
- Resurface existing bitmac path.
- Resurface existing road as drg. 10807-14
- New access road construction as drg.10807-18
- New bitmac parking bay construction as new access way with white line bay marking
- New conc. block paving parking bay as drg. 10807-18
- New "Grasscrete" or similar conc. block paving

NB refer to detail references for kerb/edging configuration.

APPROVED

CLIENT
ANNINGTON HOMES LTD

PROJECT
BIGGS LANE
ARBORFIELD

DRAWING TITLE
SITE PLAN
AS PROPOSED
AREA E & F

SCALE 1:200 DATE AUG DRAWN BY BJC

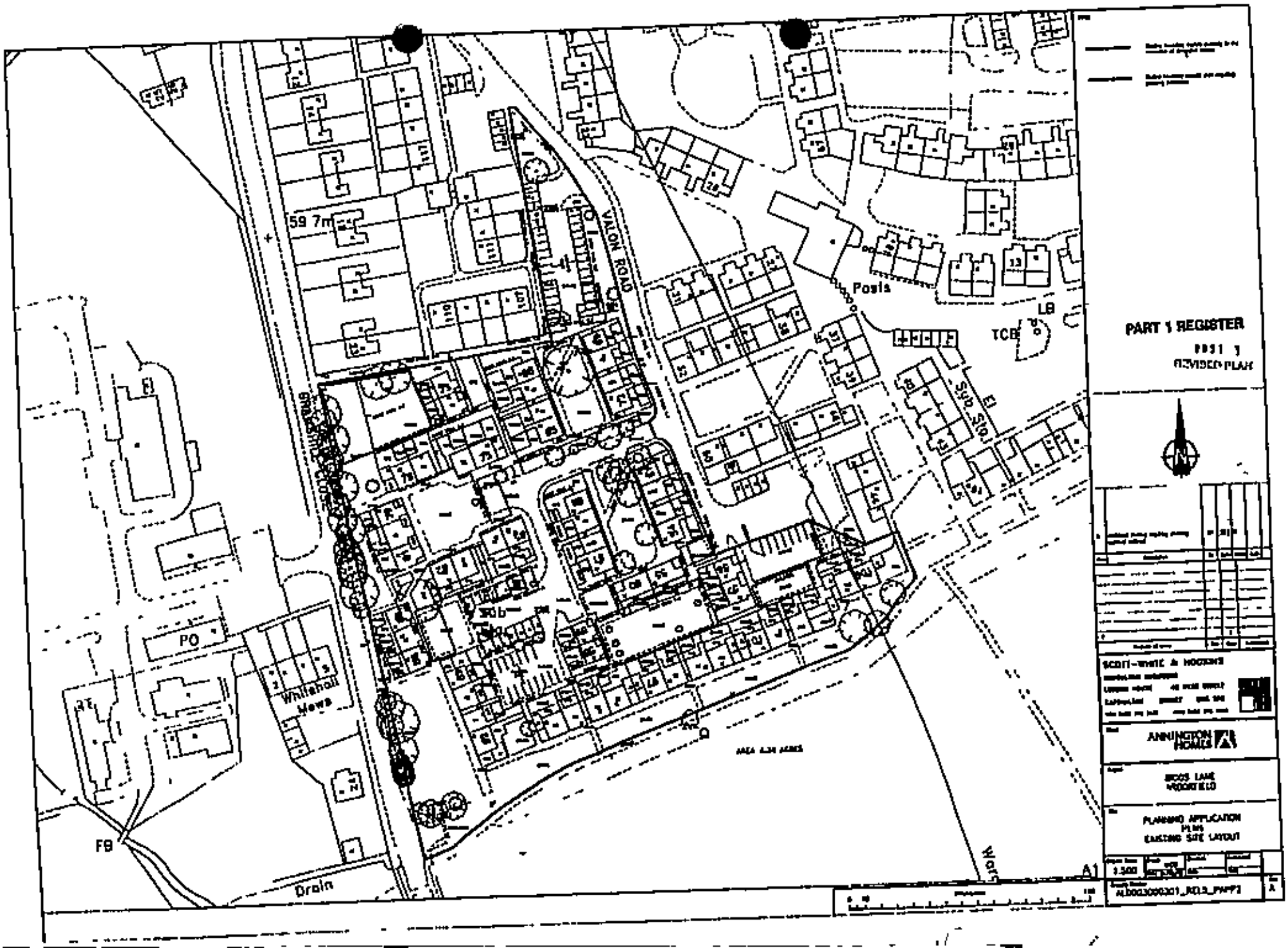
STEVENS SCANLAN
SURVEYORS – VALUERS – ARCHITECTS

10 Buckingham Gate London SW1E 6LB Tel 0171 834 4808 Fax 0171 630 8548 Email london@stevens-scanlan.co.uk

DRAWING No. 10807-13 REVISION

Plans to comply with conditions

0851-1


PART 1 REGISTER
REVISED PLAN
SCOTT-WHITE & HOOKINS
ANNINGTON HOMES
PLANNING APPLICATION PLAN
EXISTING SITE LAYOUT
1:500
A1
VALON ROAD
Posts
LB
TCB
Sub Sta
El
59.7m
PO
Whitehall Mews
FB
Drain
Ward



Notes

– Blueline boundary depicts property in the ownership of Annington Homes

– Redline boundary depicts area requiring planning permission

Rev	Description	By	Date	Chk'd	Auth'd
	APPROVED		?		

Purpose of issue	-	Rev	Date	Authorised

SCOTT–WHITE & HOOKINS
CONSULTING ENGINEERS
LONDON HOUSE 42 WEST STREET
CARSHALTON SURREY SM5 2PR
TEL. 0181 773 3131 FAX 0181 773 2605

Client: ANNINGTON HOMES

Project: BIGGS LANE ARBORFIELD

Title: BASE 1 PLAN

Original Scale	Drawn	Checked	Authorised
1 500	MCD		
	Date 24/02/00	Date	Date

Drawing Number: ALD003000301_REL5_BASE1_REVA

Rev

03 MAR2000 0851



Notes

— Blueline boundary depicts property in the ownership of Annington Homes.

— Redline boundary depicts area requiring planning permission

PART 1 REGISTER

0851

REVISED PLAN

Rev	Description	By	Date	Chk'd	Auth
A	Additional Parking requiring planning approval outlined.	NA	22.3.00		

APPROVED

Purpose of issue	Rev	Date	Authorised
?		?	

SCOTT–WHITE & HOOKINS
CONSULTING ENGINEERS
LONDON HOUSE 42 WEST STREET
CARSHALTON SURREY SM5 2PR
TEL. 0181 773 3131 FAX 0181 773 2605

Client: ANNINGTON HOMES

Project: BIGGS LANE ARBORFIELD

Title: PLANNING APPLICATION PLAN EXISTING SITE LAYOUT

Original Scale	Drawn	Checked	Authorised
1:500	MCD		
	Date 24/02/00	Date	Date

Drawing Number: ALD003000301_REL5_PAPP2

Rev: A

Notes

– Blueline boundary depicts property in the ownership of Annington Homes

– Redline boundary depicts area requiring planning permission

– Proposed Car parking requiring Planning Approval

PART 1 REGISTER

REVISED PLAN

0851 1

Rev	Description	By	Date	Chk'd	Auth
A	Head on parking, requiring planning permission added to plan	NK	21.3.00		
?			?		

Purpose of issue	Rev	Date	Authorised

SUPERSEDED

ANNINGTON HOMES

Project

BIGGS LANE
ARBORFIELD

Title

PLANNING APPLICATION
PLAN
PROPOSED CAR PARKING

Original Scale	Drawn	Checked	Authorised
1 500	MCD		
	Date 7/02/00	Date	Date

Drawing Number
ALD003000301_REL5_PAPP3

Rev
A

A1

0 10 Millimetres 150

AREA 4.34 ACRES

VALON ROAD

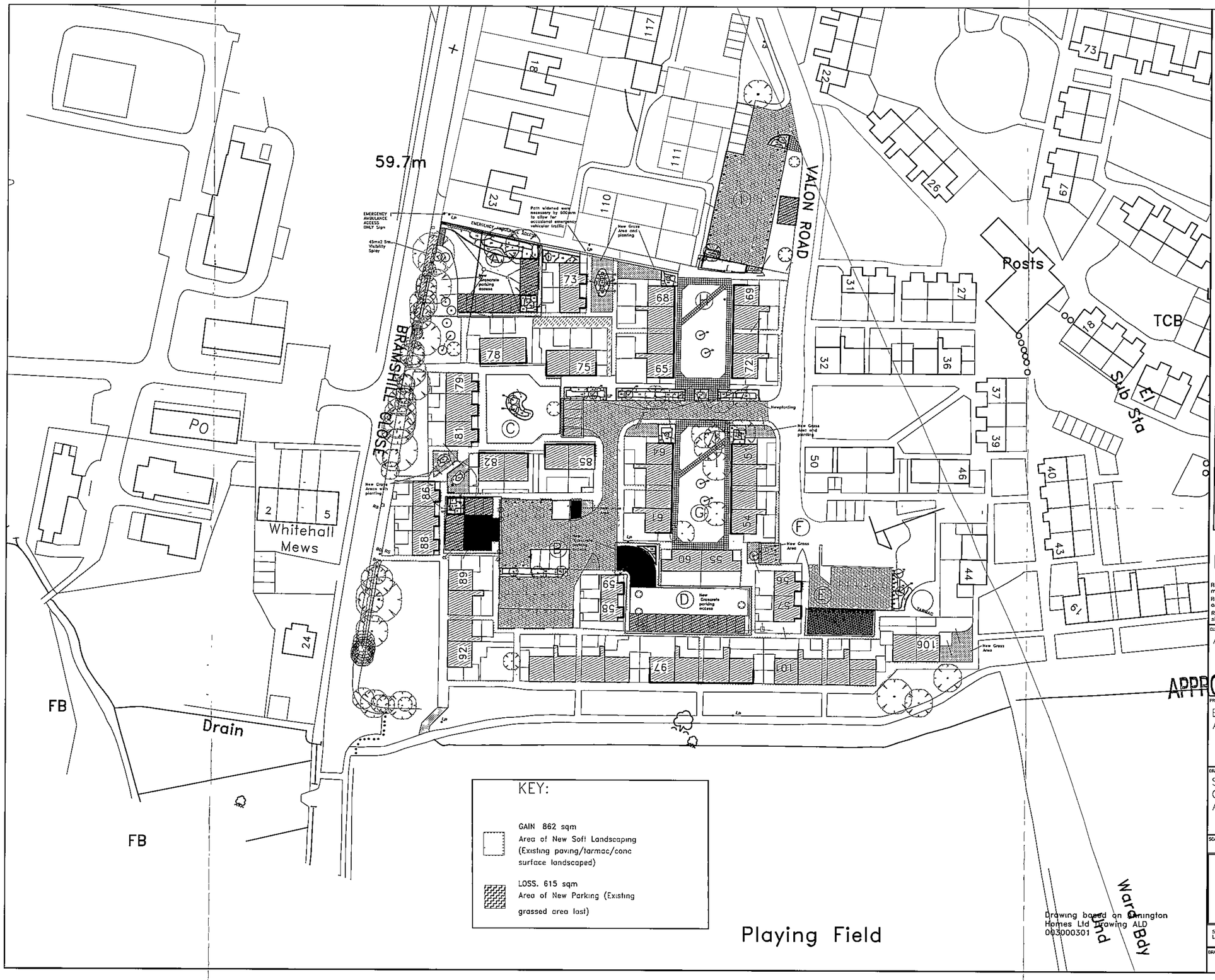
BRAMSHILL CLOSE

Whitehall Mews

PO

Drain

BOLLARDS



NOTES

REFERENCE DRAWINGS:

Area I: 10807/06
Area H: 10807/07
Area A: 10807/08
Area G: 10807/09
Area C: 10807/10
Area B: 10807/11
Area D: 10807/12
Area E–F 10807/13

29 AUG 2000
PLANNING SERVICES
LDT
TLS
PDL
DC
FS
DATE VD

KEY·

- Break up existing concrete path and lay new bitmac path as detailed on drg 10807–15
- New bitmac footpath as drg 10807–15
- New conc slab paving footpath as drg 10807–15
- Lift and relay ex conc slab paving
- Resurface existing bitmac path
- Resurface existing road as drg 10807–14
- New access road construction as drg 10807–16
- New bitmac parking bay, constuction as new access way, with white line bay marking
- New conc block paving parking bay as drg 10807–16

NB refer to detail reference for kerb/edging configuration

Area of New Soft Landscaping

Indicates new render to elevation See drawing 28 External Features Schedule for render height

85

Rev F Parking and landscaping amendments following meeting with Councillor Cowan 22 8 00
Rev E Planning amendements/ parking amendment to area I and B 1 8 00
Rev D Planning amendements/ soft landscaping shown 31 7 00

CLIENT
ANNINGTON HOMES LTD

APPROVED WITH THE EXCEPTION OF THE VISIBILITY SPLAYS.

PROJECT
BIGGS LANE
ARBORFIELD

DRAWING TITLE
SITE PLAN
GENERAL ARRANGEMENT
AS PROPOSED

SCALE	DATE	DRAWN BY
1 500	4.2000	NJD

Drawing based on Annington Homes Ltd Drawing ALD 003000301

STEVENS SCANLAN
SURVEYORS – VALUERS – ARCHITECTS
56 Buckingham Gate London SW1E 6AH
Tel 0171 8344806
Fax 0171 6308248
Email londonOsteven-scanlan co uk

DRAWING No. 10807–05

A B C D E F



Notes

– Blue line boundary depicts property in the ownership of Annington Homes

– Red line boundary depicts area requiring planning permission

– Proposed Car parking requiring Planning Approval

Rev	Description	By	Date	Chk'd	Auth
J	Visibility Splay indicated turning head parking amended	MA	19 6 00		
A	Head on parking requiring planning permission added to plan	MA	21 3 00		

Purpose of Issue	Rev	Date	Authorised

ANNINGTON HOMES

Project
BIGGS LANE
ARBORFIELD

Title
PLANNING APPLICATION
PLAN
PROPOSED CAR PARKING

Original Scale	Drawn	Checked	Authorised
1 500	MCD		
	Date 7/03/00	Date	Date

Drawing Number ALD003000301_REL5_PAPP3 Rev B

Drawing Number ALD003000301_REL5_PAPP3 Rev

0 10 Millimetres 150

J A1

AutoCAD Drg File Ref J:\JOBS\001A-500A\178A\BASE1



Notes

— Blueline boundary depicts property in the ownership of Annington Homes

— Redline boundary depicts area requiring planning permission

— Proposed Car parking requiring Planning approval

PLANNING SERVICES	DT
PDL	LB
DC	EJF
APP	
CS	

21 JUN 2000

COPIES TO: ADL, FILE

Rev	Description	By	Date	Chk'd	Auth'd
C	Visibility Splay Revised to show +5 metres in either direction	NA	20 6 00		
B	Visibility Splay indicated turning head parking amended	NA	16 6 00		
A	Head on parking requiring planning permission added to plan	NA	21 3 00		

Rev	Description	By	Date	Chk'd	Auth'd
?			?		

Purpose of issue | Rev | Date | Authorised

SUPERSEDED

ANNINGTON HOMES

Project: BIGGS LANE ARBORFIELD

Title: PLANNING APPLICATION PLAN PROPOSED CAR PARKING

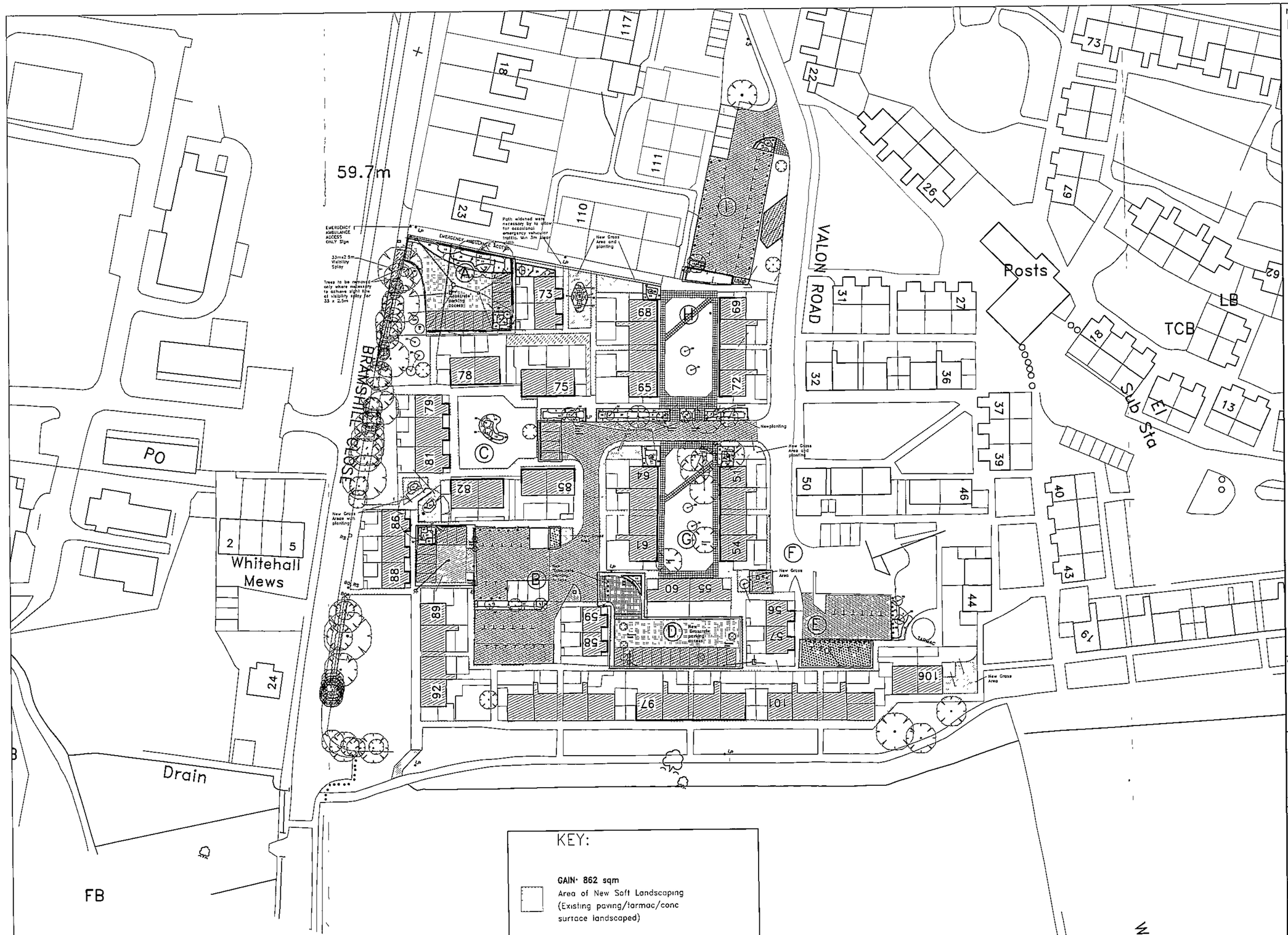
Original Scale	Drawn	Checked	Authorised
1 500	MCD		
J A1	Date 7/02/00	Date	Date

Drawing Number: ALD003000301_REL5_PAPP3 | Rev: C

0 10 Millimetres 150

AutoCAD Drg File Ref J:\JOBS\001A-500A\178A\BASE1

ALD003000301_REL5_PAPP3 C Rev



NOTES

REFERENCE DRAWINGS:
Area I: 10807/06
Area H: 10807/07
Area A: 10807/08
Area G: 10807/09
Area C: 10807/10
Area B: 10807/11
Area D: 10807/12
Area E-F 10807/13

KEY:

- Resurface concrete path as detailed on drg 10807-15
- New bitmac footpath as drg. 10807-15
- New conc slab paving footpath as drg 10807-15
- Lift and relay ex conc slab paving
- Resurface existing bitmac path
- Resurface existing road as drg 10807-14
- New access road construction as drg 10807-16
- New bitmac parking bay, consiuction as new access way, with white line bay marking
- New conc block paving parking bay as drg 10807-16
- New 'Grasscrete' or similar conc. block paving.

NB refer to detail reference for kerb/edging configuration

Area of New Soft Landscaping

Indicates new render to elevation See drawing 28 External Features Schedule for render height

85

Rev G Visibility splay reduced to 33x2.5m Valon Rd parking amended plant species amended 14.9.00
Rev F Parking and landscaping amendments following meeting with Councillor Cowan 22.8.00
Rev E Planning amendements/ parking amendment to area I and B 1.8.00

CLIENT
ANNINGTON HOMES LTD.

PROJECT
BIGGS LANE
ARBORFIELD

DRAWING TITLE
SITE PLAN
GENERAL ARRANGEMENT
AS PROPOSED

APPROVED

SCALE 1:500 @ A1 1:1000 DRAWN BY NJG

STEVENS SCANLAN
SURVEYORS – VALUERS – ARCHITECTS

56 Buckingham Gate London SW1E 6AH Tel 0171 8344806 Fax 0171 6308246 Email londonOsteven-scanlan.co.uk

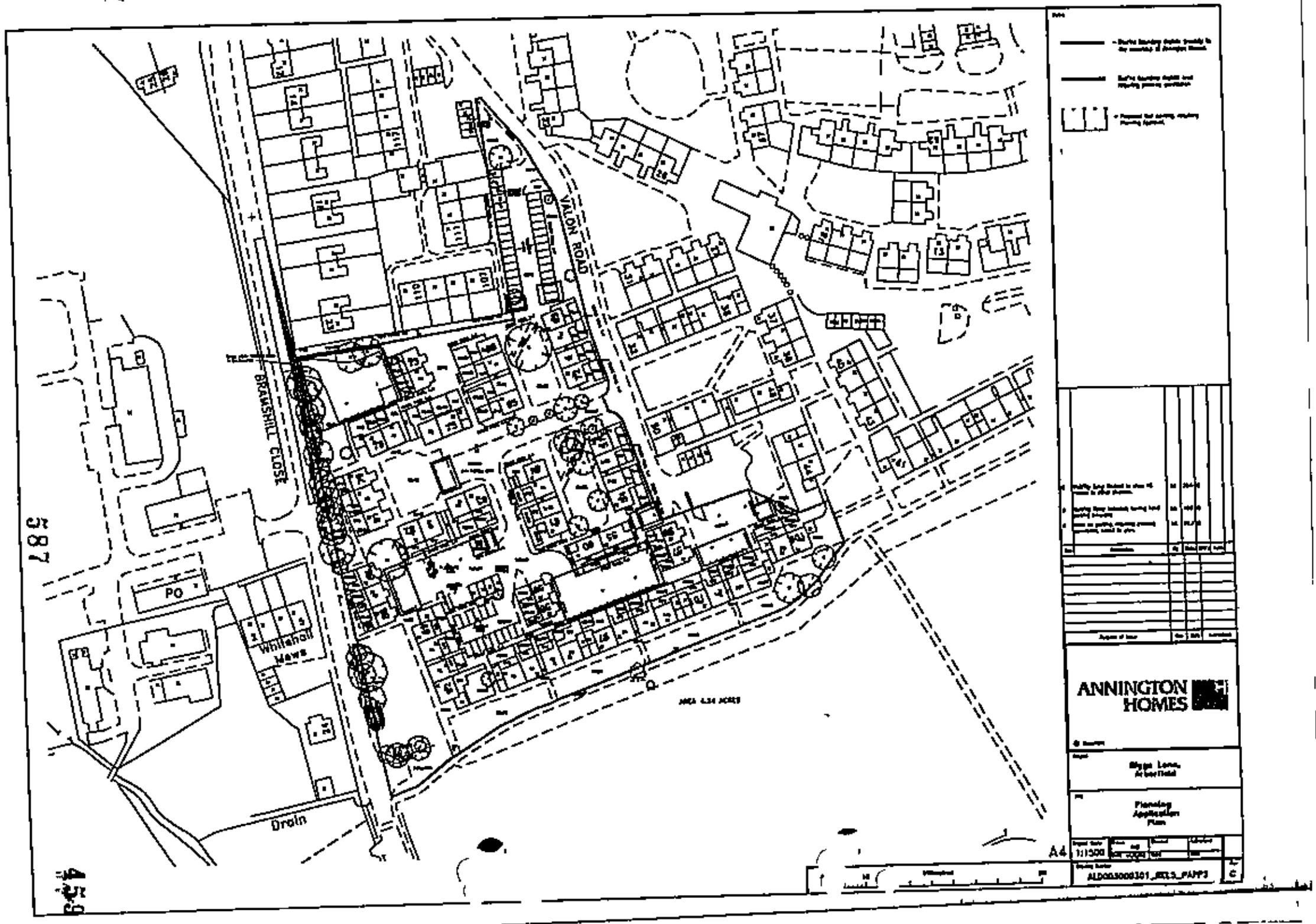
DRAWING No 10807-05 A B C D E F G

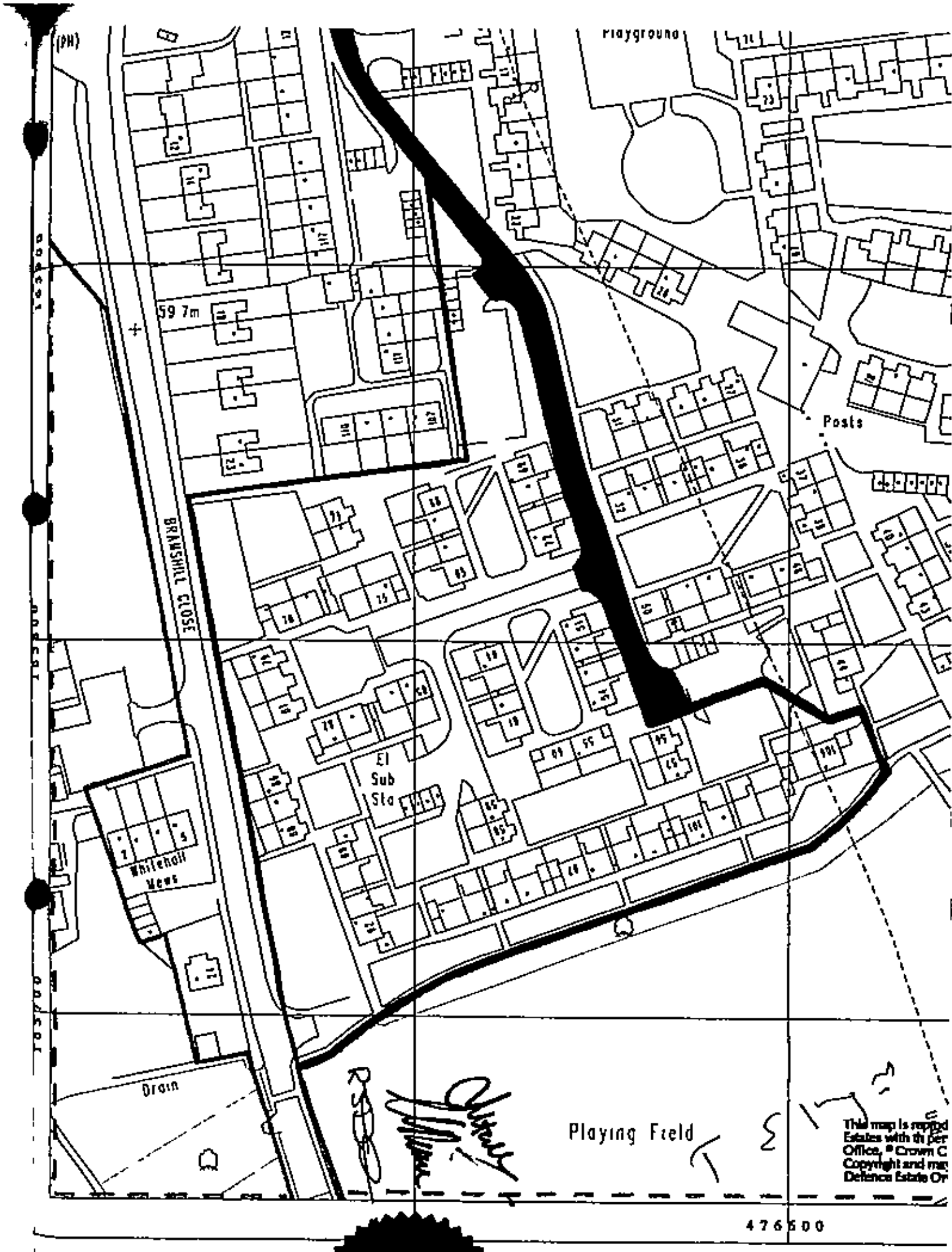
Drawing based on Annington Homes Ltd Drawing ALD 00300030

Ward Hadaway Limited

0851

Plans to comply with conditions

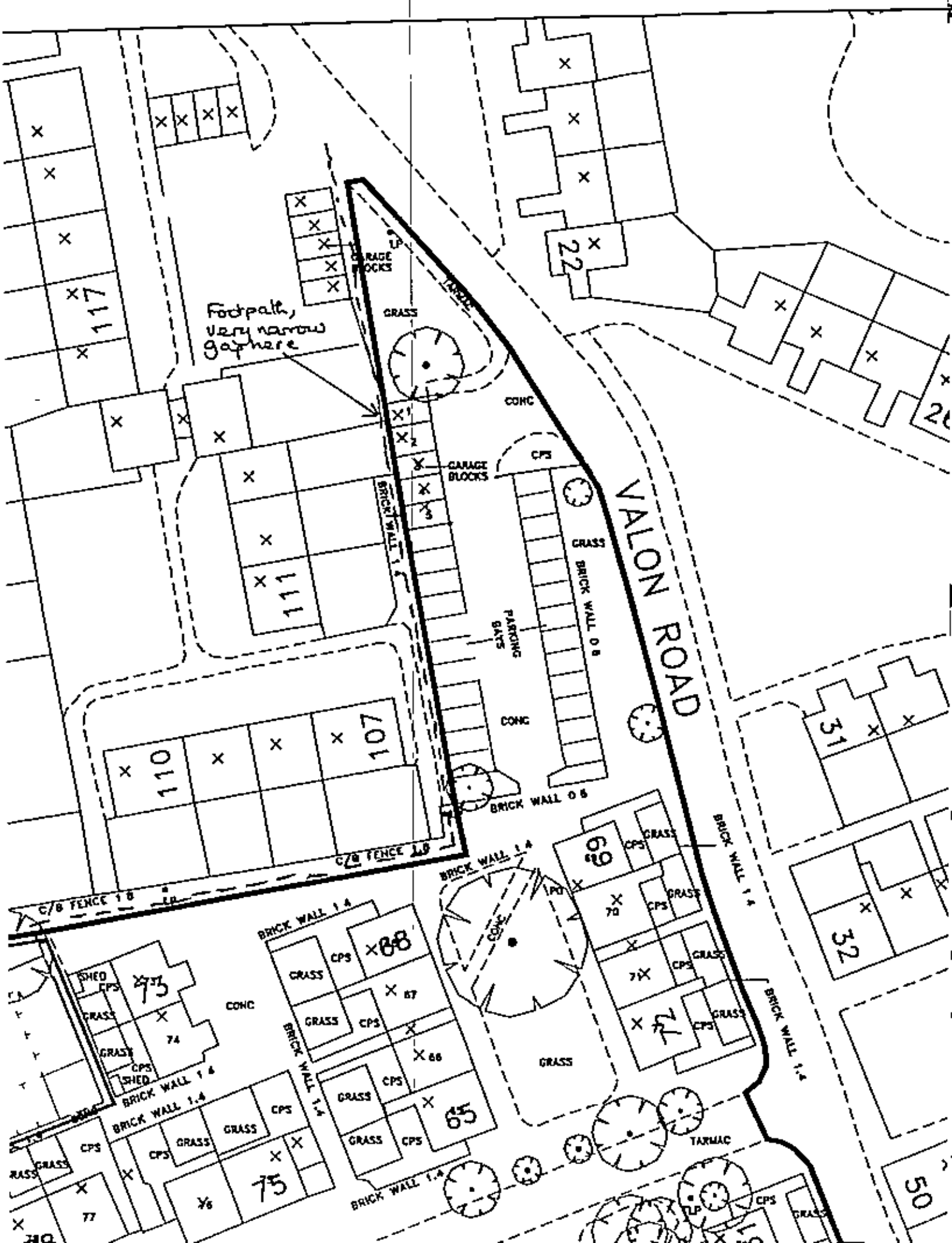

VALON ROAD
BRAMSHILL CLOSE
PO
Whitehall Mews
Drain
ANNINGTON HOMES
A4



ARBORFIELD
Valon Road

Scale 1: 1250


Has been laid to turf with planting beds & trees.
Suggesting halving the spaces and reseating
VALON ROAD
TCB
LPM
KERB
SS
G
C
15
12
De



Footpath, very narrow gap here
VALON ROAD
GARAGE BLOCKS
GRASS
CONC
CPS
BRICK WALL 1.4
BRICK WALL 0.8
PARKING BAYS
C/B FENCE 1.8
SHED
TARMAC
117
111
110
107
22
31
32
50
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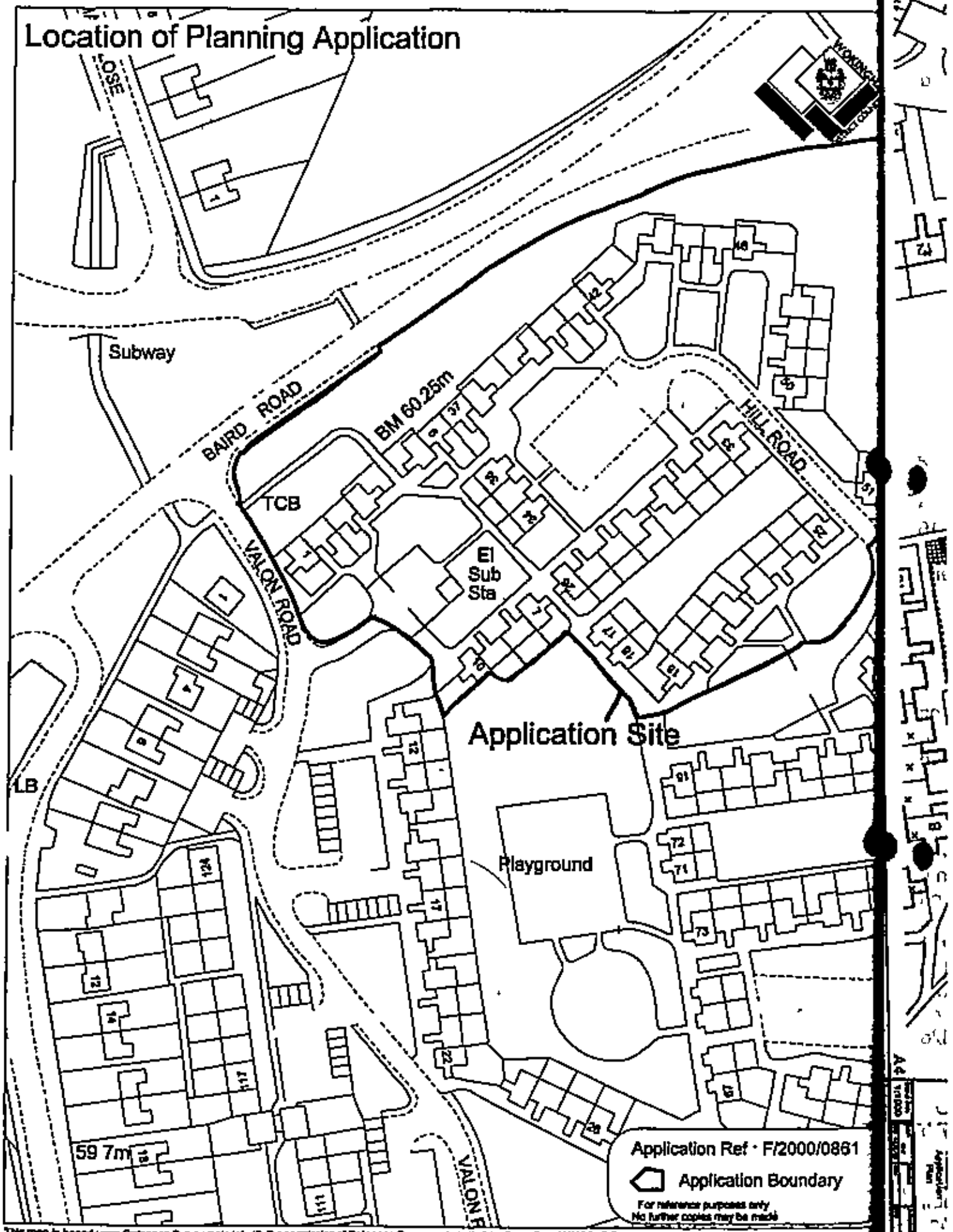

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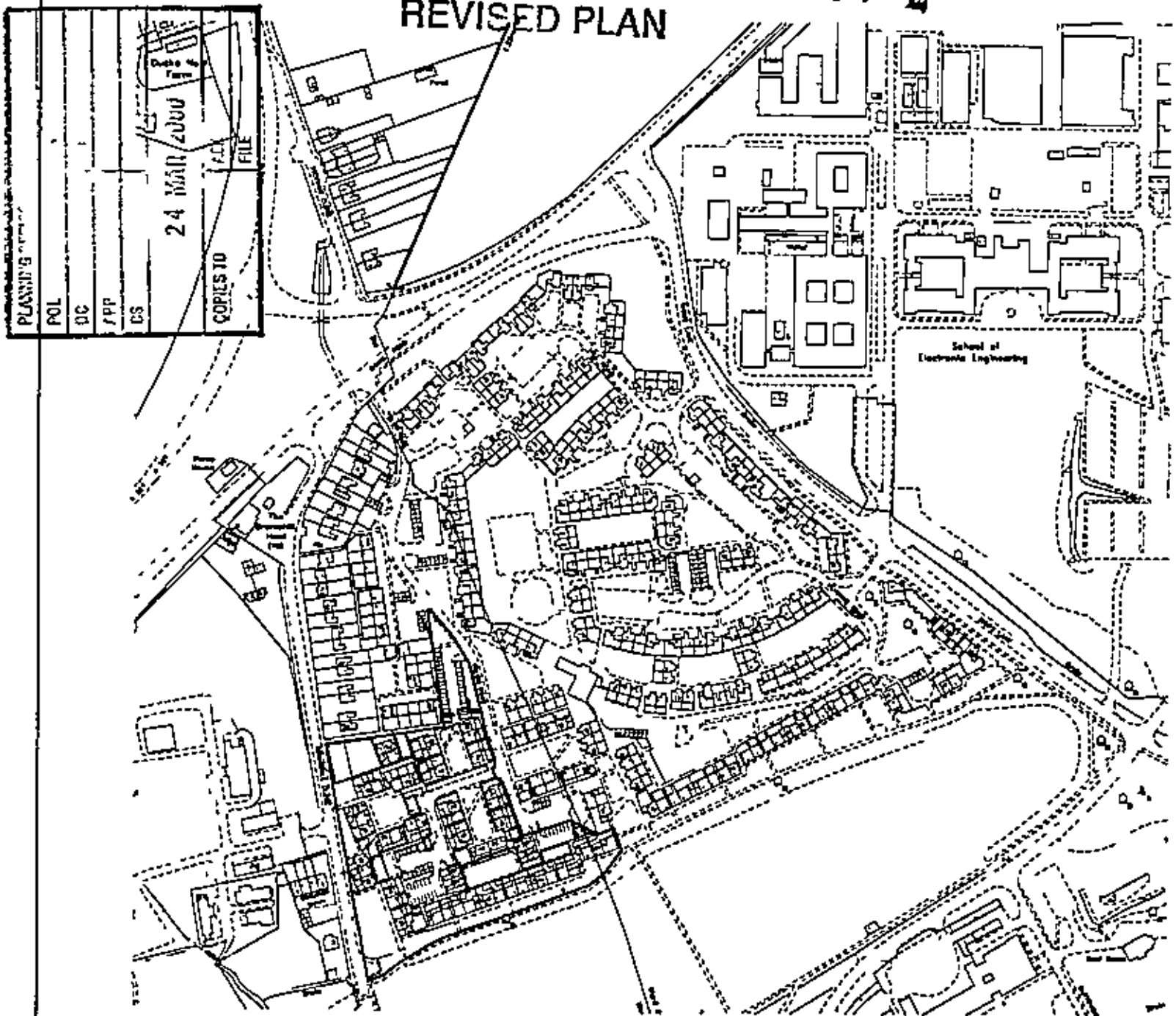
Development Control Section, Environmental Services, Wokingham District Council
28 June 2000
Scale. 1 1250

REVISED PLAN

0851



PLANNING
POL
DC
PPP
CS
COPIES TO
FILE
24 MAR 2000

ANNINGTON HOMES

BICES LANE
ABORFIELD

PLANNING APPLICATION
PLAN
SITE LOCATION

A4
1:2500

AL0003000301_REL5_PAPP