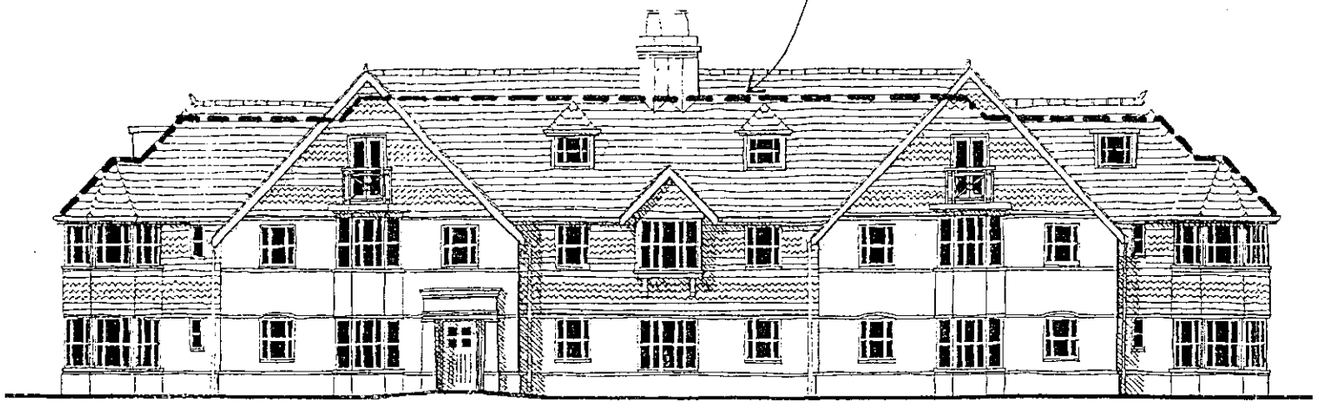
dashed line indicates approved scheme (applic. no. F/2000/2232)

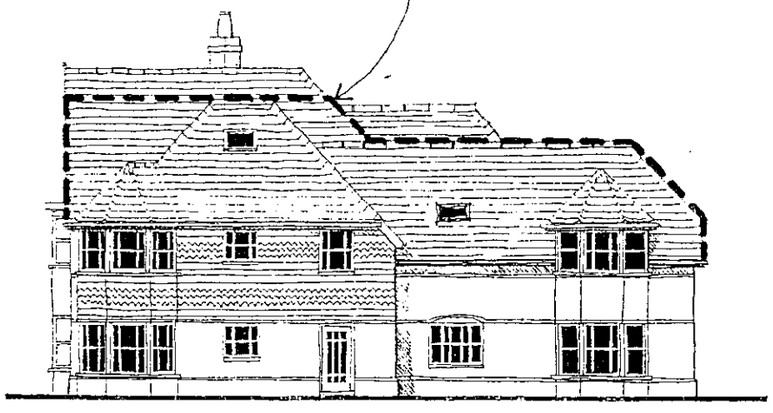


Front Elevation Facing School Road

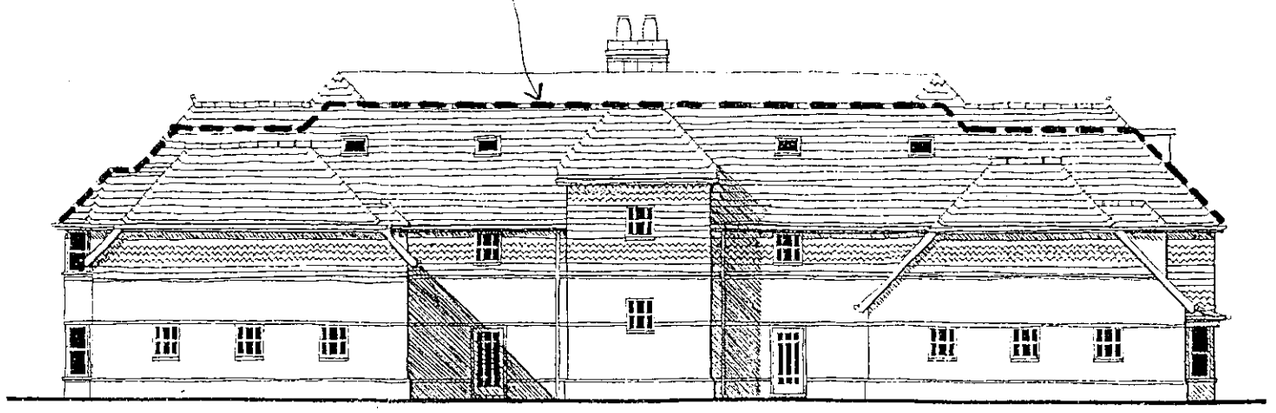


Side Elevation Facing Tape Lane

dashed line indicates approved scheme (applic. no. F/2000/2232)



Side Elevation Facing Fairlawn



Rear Elevation Facing Courtyard



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Architects & Designers

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Roof Pitch Comparison
Between Approved Scheme and
Appeal Scheme

Status

Scale	Drawn	Date
1:200	SCP	Jan 2001
Job number	Drawing number	Revision
08491	54	A

Original size 100mm

Copyright Broadway Malyan Limited

Revision	Date
C. REVISIONS TO ROOF TO REDUCE PITCH HEIGHTS & Nº. CHERRY TREES ON NE BOUNDARY SHOWN RETAINED.	6.9.00

TAPE LANE

SCHOOL ROAD

1.8m Close boarded fence

Existing wall

1.8m Close boarded fence retained

Additional planting

Trees retained

Dwelling converted from garage converted back to garage for 3no. cars

Existing wall

Disabled space

Block paved surface with granite demarcation sets for parking

24no. car parking spaces including 3no. spaces in the garage

Bin store

Raised granite rumble bar

Footpath

Tarmac

Timber arch

1.2m picket fence

Sun dial feature

1.2m Picket fence

Improved visibility for Tape Lane

6.0m

3.4m

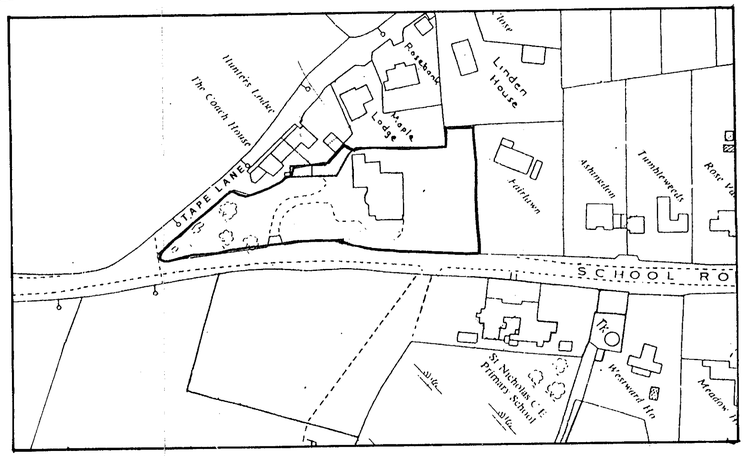
11m

2m min.

1.8m Close boarded fence retained

1.2m Picket fence

NORTH



Location Plan

Broadway Malyan

Architects & Designers

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F: +44 (0)118 932 3461
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Client

Thirlstone Homes

Project

Dorndon House, Hurst

Description

Site Plan and Location Plan

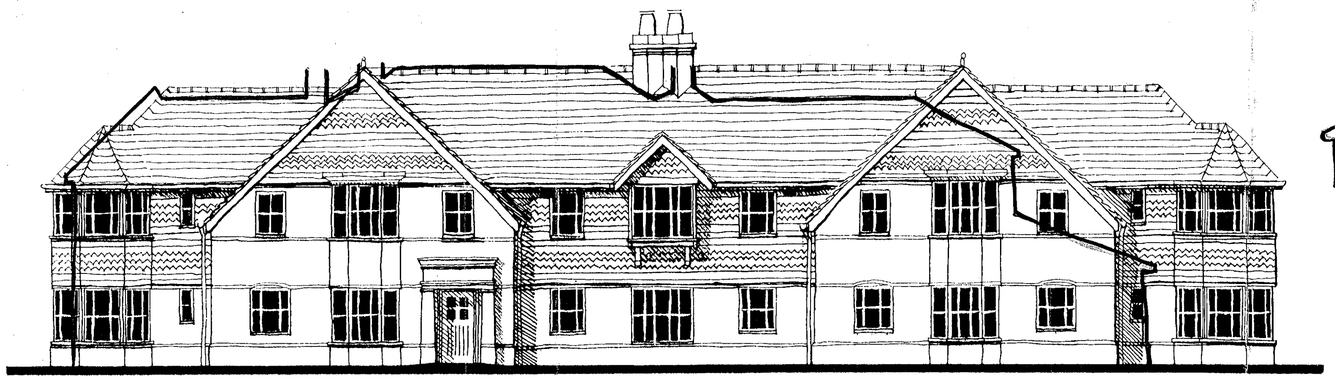
Status

Planning

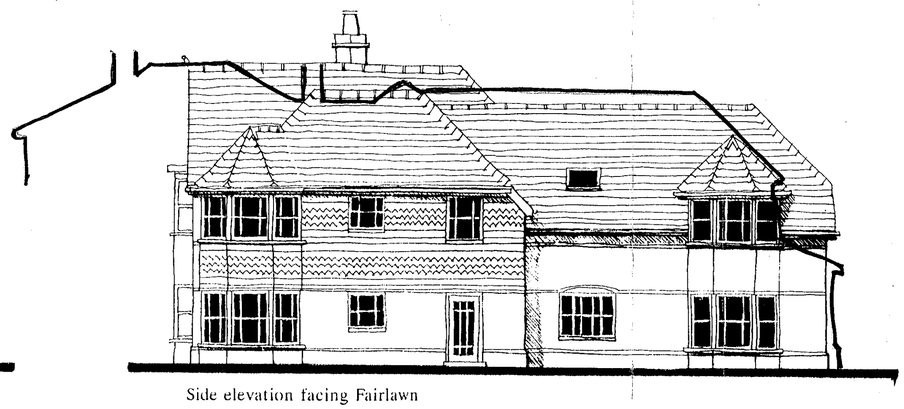
Scale	Date	Drawn
1:200 1:1250	June 2000	SCP
Job Nº	Drawing Nº	Revision
08491	60	C

Original size 100mm © Broadway Malyan Ltd

Revision		Date
A	Second floor flats removed	2.11.00
B	Amendments to ridge height	4.12.00



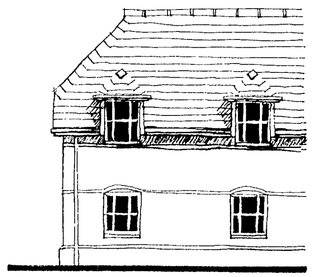
Front elevation facing School Road



Side elevation facing Fairlawn



Rear elevation facing the courtyard



Side elevation facing the courtyard
(North-West)



Side elevation facing the courtyard
(North-East)



Side elevation facing Tape Lane

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Architects & Designers

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Elevations Showing Outline of Approved Extension and Existing Building

Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	Drawing N°	Revision
08491	51	B

Original size 100mm © Broadway Malyan Ltd

Revision	Date
F Car parking reduced to 21no spaces	5.12.00

TAPE LANE

SCHOOL ROAD

1.8m close boarded fence

Existing wall

1.8m Close boarded fence retained

Additional planting

Trees retained

6.6m

3.4m

11m

Dwelling converted from garage
Converted back to garage for 3no. cars

Existing wall

Disabled space

Block paved surface with granite demarcation sets for parking

2m min.

1.8m Close boarded fence retained

21no. car parking spaces including 3no. spaces in the garage

1.2m picket fence

Sun dial feature

Footpath

Tarmac

Footpath

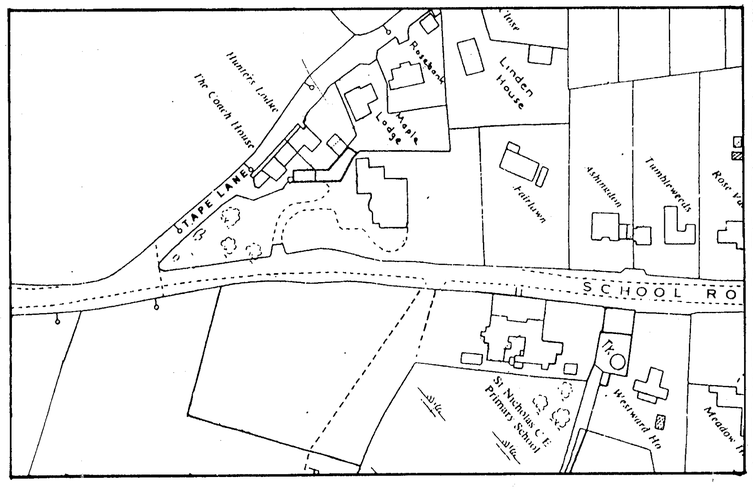
Timber arch

1.2m Picket fence

1.2m Picket fence

New 1.8m wide pavement to LA specification

Improved visibility splay for Tape Lane



Location Plan

NORTH

BroadwayMalyan
Architects & Designers

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Client
Thirlstone Homes

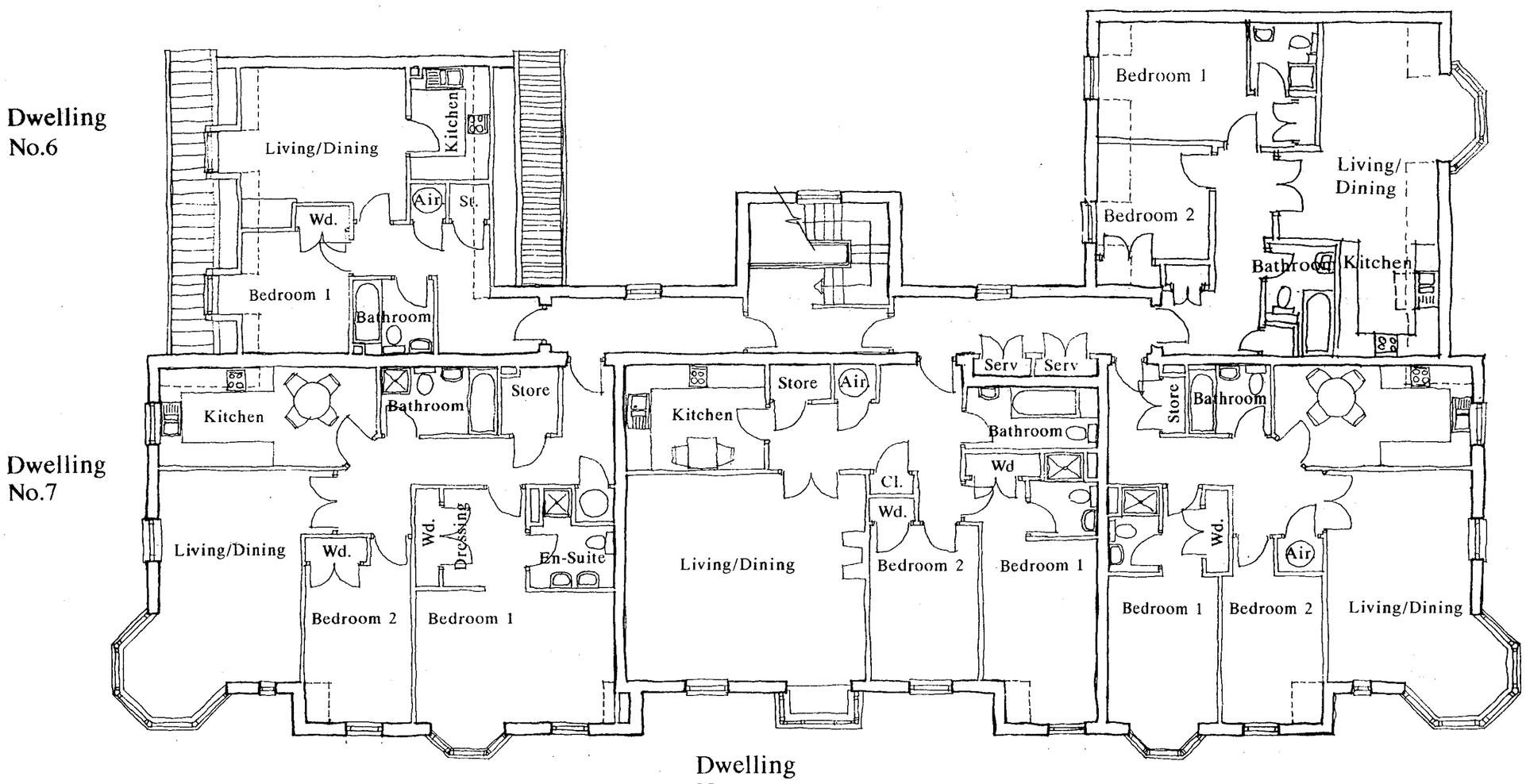
Project
Dorndon House, Hurst

Description
Site Plan

Status
Planning

Scale	Date	Drawn
1:200 1:1250	June 2000	SCP
Job N°	Drawing N°	Revision
08491	60	F

Original size 100mm © Broadway Malyan Ltd



Revision		Date
C	Second floor flats removed	02.11.00
D	Small windows to bedrooms 1 & 2 in Dwellings 7 & 9 reduced in width	4.12.00

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Plans

Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	Drawing N°	Revision
08491	40	D

Original size 100mm © Broadway Malyan Ltd



Front elevation facing School Road



Side elevation facing Fairlawn

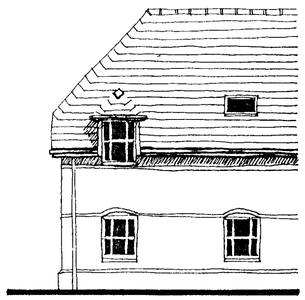
Outline of approved extension and existing building



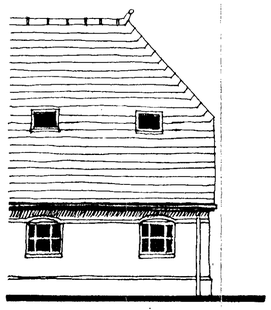
Rear elevation facing the courtyard

Windows to corridor

Windows to stair tower



Side elevation facing the courtyard
(North-West)



Side elevation facing the courtyard
(North-East)



Side elevation facing Tape Lane

Revision	Date

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Elevations Showing Outline of Approved Extension and Existing Building

Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	Drawing N°	Revision
08491	51	

Original size 100mm © Broadway Malyan Ltd

Revision Date

TAPE LANE

SCHOOL ROAD

1.8m Close boarded fence

Existing wall

1.8m Close boarded fence retained

Additional planting

Trees retained

Dwelling converted from garage converted back to garage for 3no. cars

Existing wall

Outline of approved extension and existing building

1.8m Close boarded fence retained

Disabled space

Black paved surface with granite demarcation sets for parking

24no. car parking spaces including 3no. spaces in the garage

1.2m picket fence

Bin store

Raised granite rumble bar

Footpath

Tarmac

Timber arch

Sun dial feature

1.2m Picket fence

1.2m Picket fence

Improved visibility for Tape Lane

NORTH

0 10 20 30 40 50 60 70 80 90 100

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Site plan Showing Existing Approved Buildings Footprint

Status
Planning

Scale	Date	Drawn
1:200	June 2000	SCP
Job N°	Drawing N°	Revision
08491	61	

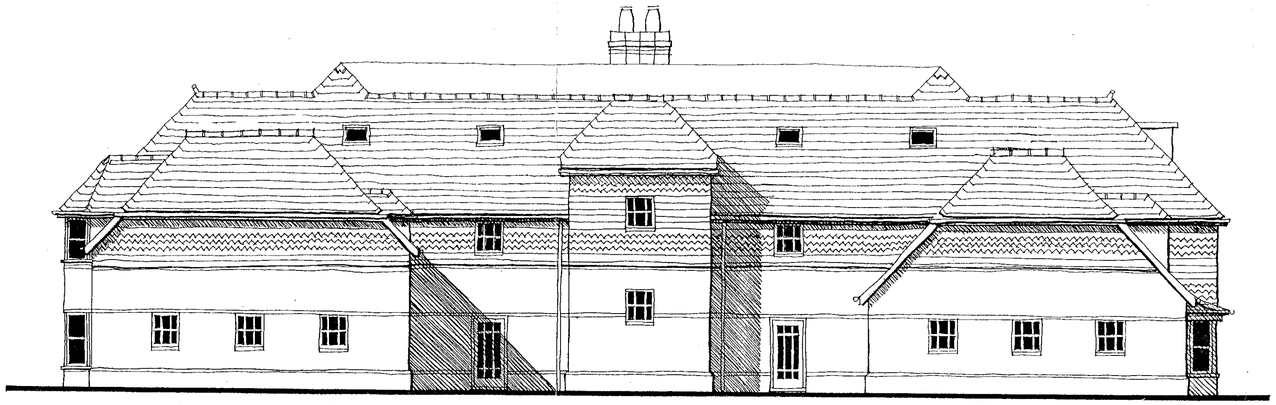
Original size 100mm © Broadway Malyan Ltd



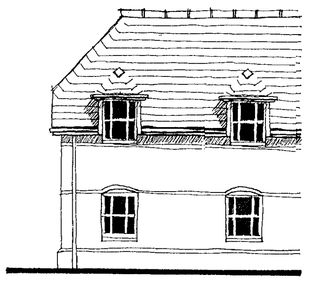
Front elevation facing School Road



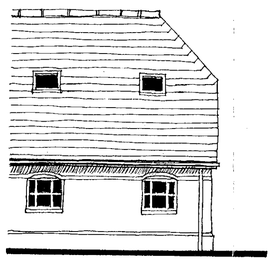
Side elevation facing Fairlawn



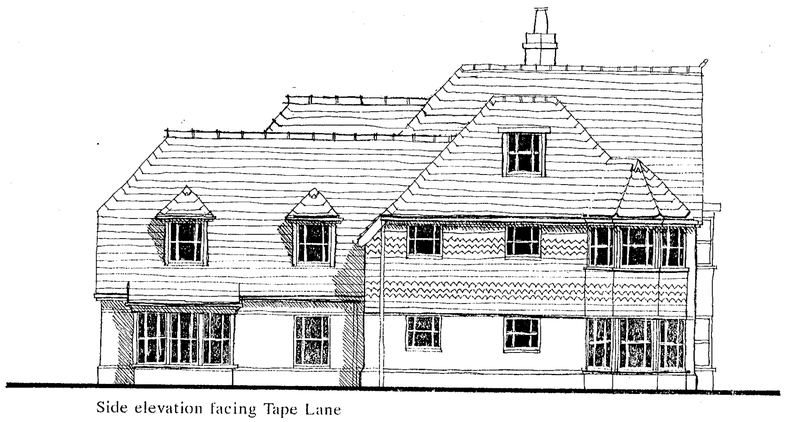
Rear elevation facing the courtyard



Side elevation facing the courtyard
(North-West)



Side elevation facing the courtyard
(North-East)



Side elevation facing Tape Lane

Revision	Date
C REDUCTION IN RIDGE HEIGHTS OMIT 1st FL WINDOW – 'FAIRLAWN' ELEVATION. ADD VELUX ROOF WINDOW OMIT VELUX WINDOW NW ELEVATION TO COVER DAMED. ADD DORMER WINDOW.	6.9.00.

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Elevations

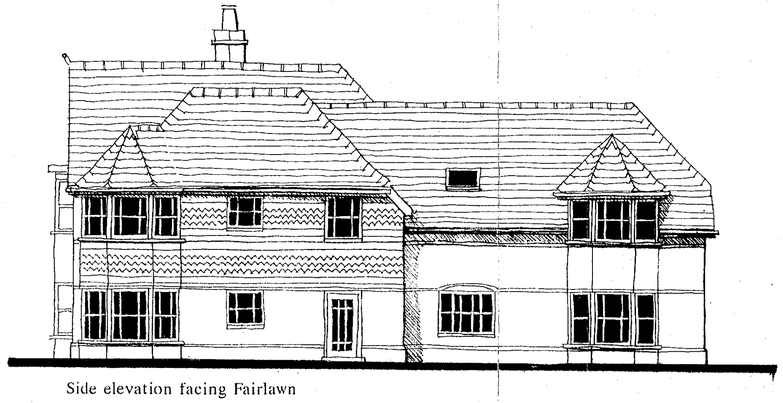
Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	Drawing N°	Revision
08491	50	C

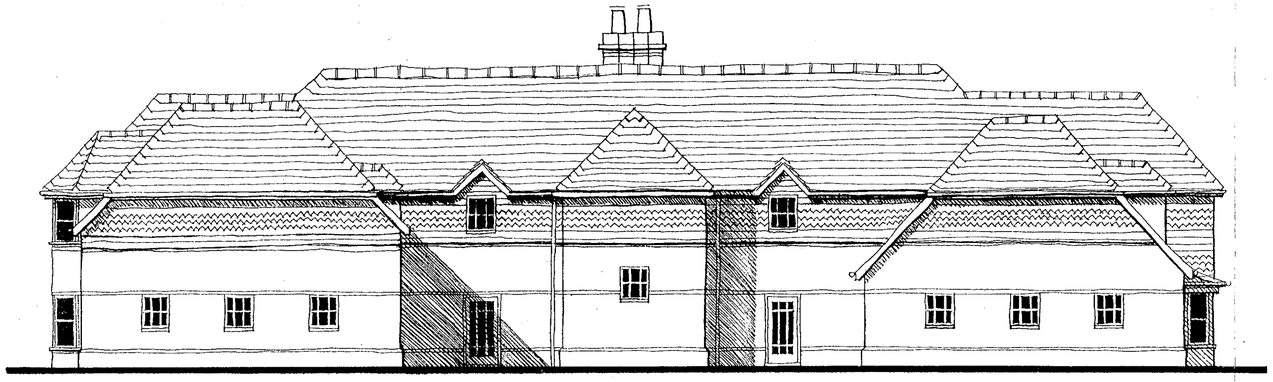
Original size 100mm © Broadway Malyan Ltd



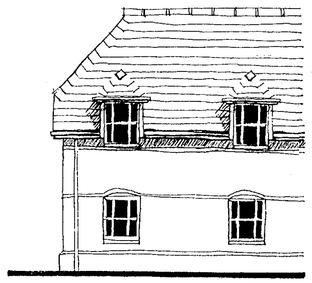
Front elevation facing School Road



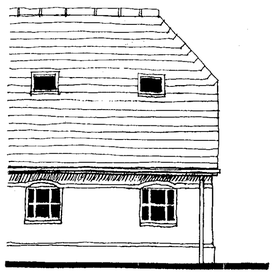
Side elevation facing Fairlawn



Rear elevation facing the courtyard



Side elevation facing the courtyard
(North-West)



Side elevation facing the courtyard
(North-East)



Side elevation facing Tape Lane

Revision		Date
D	Second floor flats removed. Ridge height reduced.	02.11.00
E	Amendments to ridge height	4.12.00

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Client
Thirlstone Homes

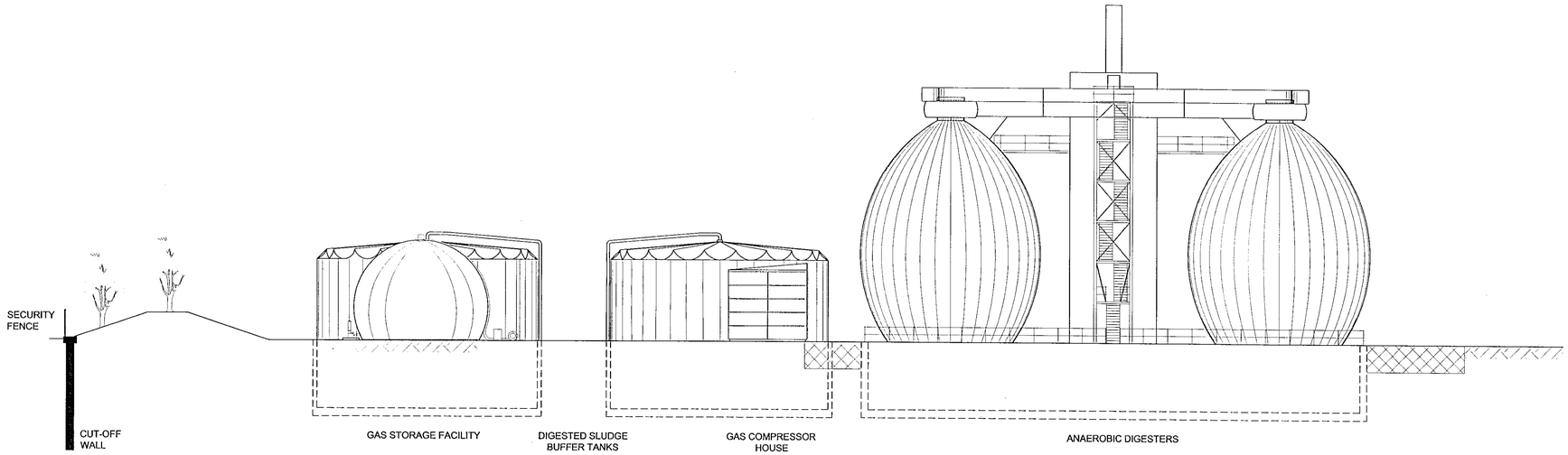
Project
Dorndon House, Hurst

Description
Elevations

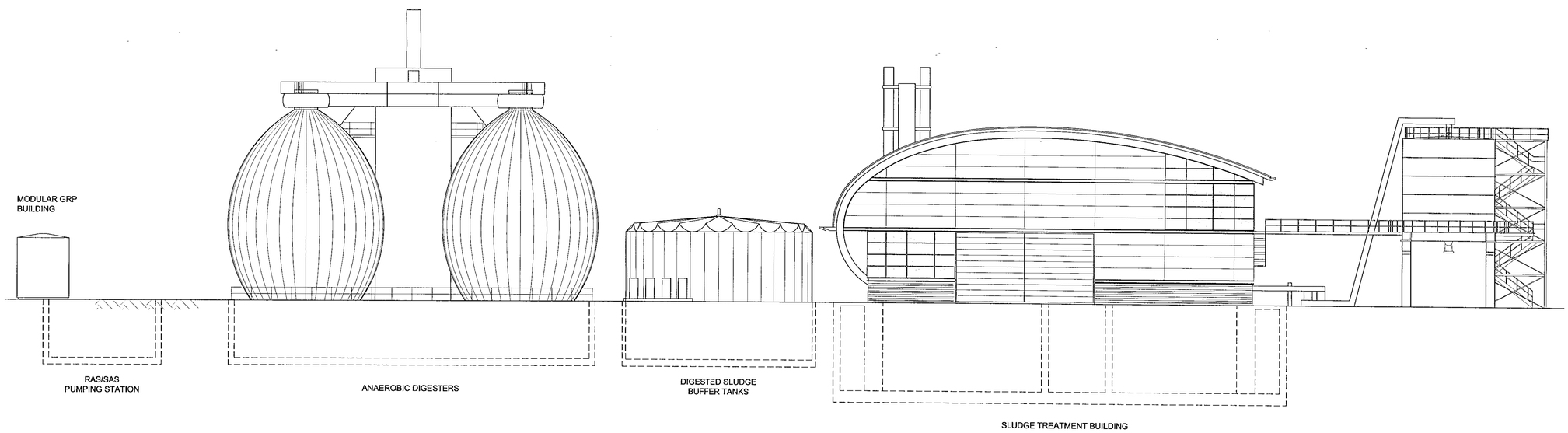
Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	Drawing N°	Revision
08491	50	E

Original size 100mm © Broadway Malyan Ltd



SECTION F-F



SECTION G-G

DO NOT SCALE - IF IN DOUBT ASK

LEGEND

AREAS OF PIPEWORK / PIPE TRENCHES

BELOW GROUND STRUCTURES

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	FINAL PLANNING ISSUE			12.06.00
A	PLANNING ISSUE			22.05.00

Thames	Approved:	A.N.Mansfield		Date:	22.05.00	
Broadway Malyan	Drawn:		Checked:		Approved:	DHA
	Date:		Date:		Date:	24.05.00
Halcrow	Drawn:	DGN	Checked:	SL	Approved:	SL
	Date:	11/05/00	Date:	19/05/00	Date:	19/05/00

Broadway Malyan
Architects & Designers

Halcrow Water
Burderop Park Swindon Wiltshire SN4 0QD
Tel 01793 812479 Fax 01793 812089
www.halcrow.com

Halcrow

Thames Water Utilities
ENGINEERING

D.J. Glendinning BSc DMS CEng MICE MCIWEM
Engineering Director, Gainsborough House
Manor Farm Road, Reading RG2 0JN

Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWAGE TREATMENT WORKS
Drawing Title: ANAEROBIC DIGESTERS - SHEET 2 OF 2

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02343/EX	1:200	A1	B

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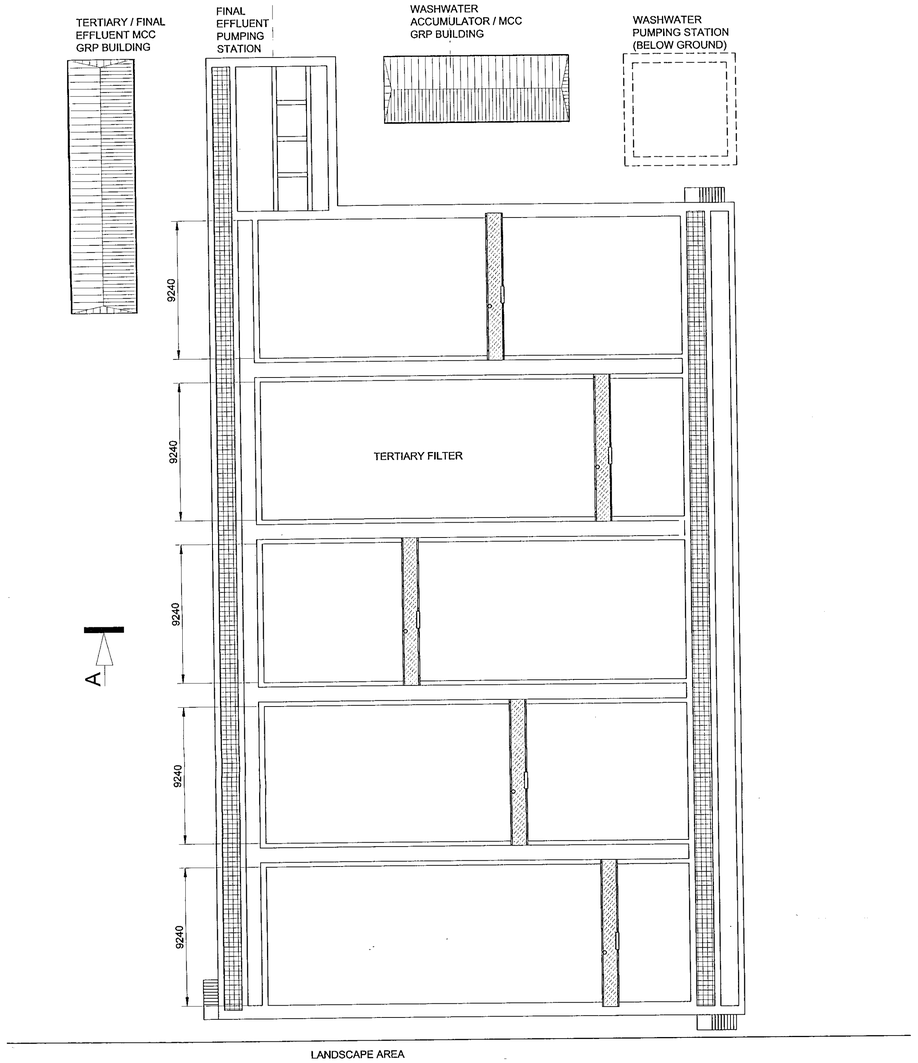
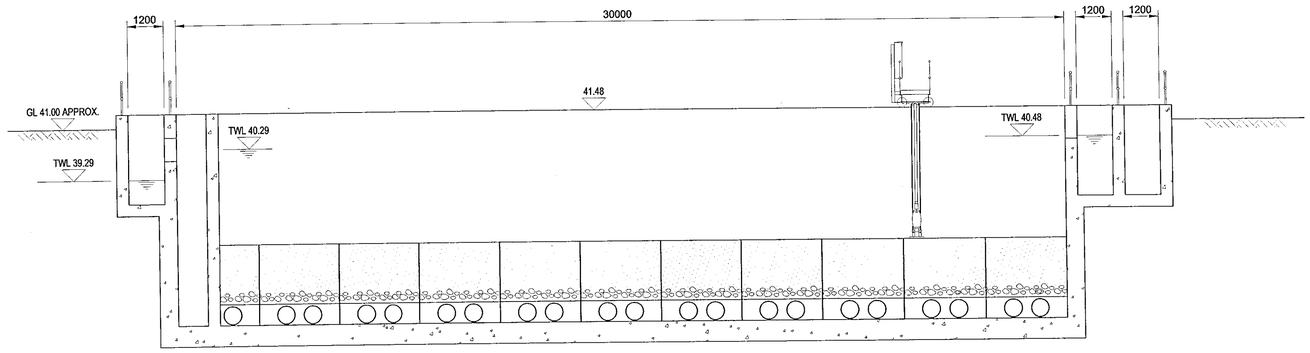


PLAN
Scale 1:200



SECTION A-A
Scale 1:100

DO NOT SCALE - IF IN DOUBT ASK

10 m 0 10 m

1 m 0 SCALE 1 : 200 10 m

SCALE 1 : 100

Iss	Description	Chkd	Appd	Date
B	FINAL PLANNING ISSUE			12.06.00
A	PLANNING ISSUE			22.05.00

Thames	Approved:	A.N.Mansfield		Date:	22.05.00		
Broadway Malyan	Drawn:		Checked:		Approved:	DHA	
	Date:		Date:		Date:	24.05.00	
Halcrow	Drawn:	JAT	Checked:	SL	Approved:	SL	
	Date:	11.05.00	Date:	19.05.00	Date:	19.05.00	

Broadway Malyan
Architects & Designers

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Halcrow

Thames Water Utilities
ENGINEERING

D.J. Glendinning BSc DMS CEng MICE MCIWEM
Engineering Director, Gainsborough House
Manor Farm Road, Reading RG2 0JN

Location Code:	OS Reference:	Security Reference:	Last Accessed:

Project Group: | Sub Process:

Location / Town: READING

Site Name: ISLAND ROAD SITE

Project Name:
READING SOUTHERN GATEWAY

Contract Name:
NEW SEWAGE TREATMENT WORKS

Drawing Title:
TERTIARY FILTERS

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02348/EX	AS SHOWN	A1	B

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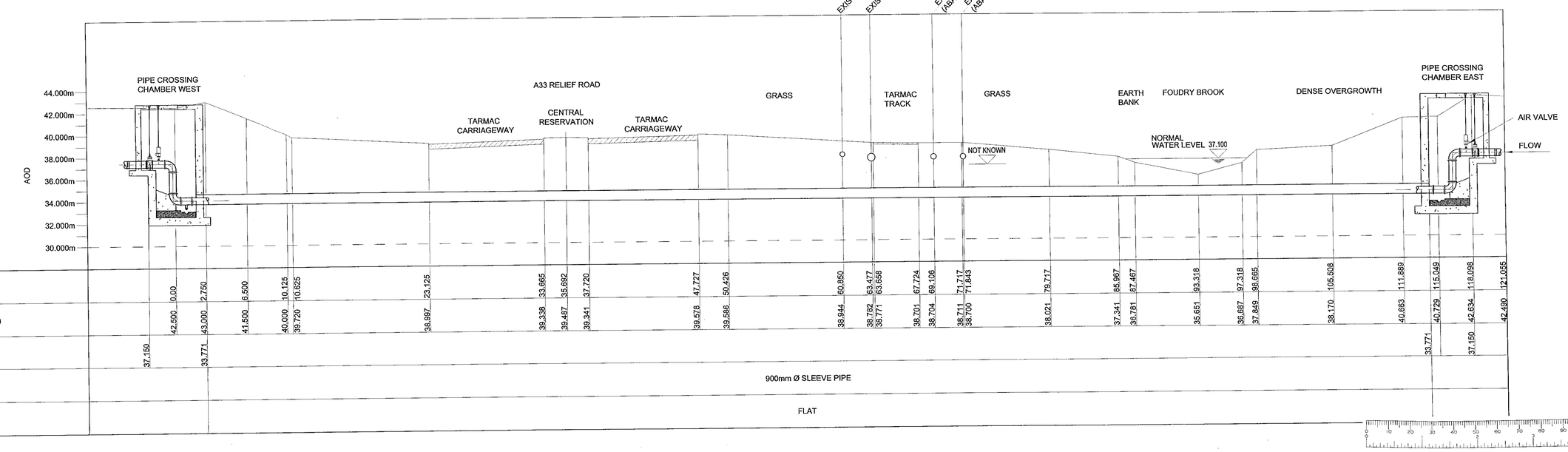
EXISTING 450mm Ø WATER MAIN
EXISTING 700mm Ø WATER MAIN
EXISTING 500mm Ø CIRCUIT LANE RISING MAIN (ABANDONED FOLLOWING DIVERSION)
EXISTING 500mm Ø CIRCUIT LANE RISING MAIN (ABANDONED FOLLOWING DIVERSION)
PIPE CROSSING CHAMBER WEST
A33 RELIEF ROAD
TARMAC CARRIAGEWAY
CENTRAL RESERVATION
TARMAC CARRIAGEWAY
GRASS
TARMAC TRACK
GRASS
EARTH BANK
FOUDRY BROOK
DENSE OVERGROWTH
PIPE CROSSING CHAMBER EAST
AIR VALVE
FLOW
NOT KNOWN
NORMAL WATER LEVEL 37.100
AOD
44.000m
42.000m
40.000m
38.000m
36.000m
34.000m
32.000m
30.000m

| | | |

1 2 3 4 5 6

A B C D

170600 N 700 N 800 N

1000 E 1100 E 471200 E

EXISTING WATER MAINS

FLOW DIVERSION OF MAIN FROM COW LANE PUMPING STATION

FLOW DIVERSION OF MAIN FROM CRADDOCK ROAD PUMPING STATION

PIPE CROSSING CHAMBER WEST

A 02352

PIPE CROSSING CHAMBER EAST

A 02352

FLOW DIVERSION OF MAIN FROM STADIUM/LOWER WHITLEY PUMPING STATION

FLOW DIVERSION OF MAIN FROM BENNET ROAD PUMPING STATION

FLOW DIVERSION OF MAIN FROM BLAKES LOCK PUMPING STATION

FLOW DIVERSION OF MAIN FROM BLAKES LOCK PUMPING STATION

NEW OUTFALL STRUCTURE

MANHOLE/CHAMBER

EXISTING WATER MAIN

FINAL EFFLUENT PIPELINES

STORM WATER OVERFLOW PIPELINE

TWIN MAINS FROM CIRCUIT LANE PUMPING STATION (ABANDONED)

UPPER WHITLEY GRAVITY SEWER EXTENDED THROUGH WORKS, NORTH OF FILTER BEDS

TWIN MAINS FROM BLAKES LOCK PUMPING STATION

MAIN FROM CRADDOCK ROAD PUMPING STATION

MAIN FROM COW LANE PUMPING STATION

38.1m

ISLAND ROAD

Mast

A 33

Foudry Brook

ISLAND ROAD

PLAN

DO NOT SCALE - IF IN DOUBT ASK

NOTES

POSITIONS OF SERVICES SHOWN ARE APPROXIMATE ONLY. ALL INFORMATION ON THE POSITION OF SERVICES TO BE CONFIRMED WITH THE RELEVANT UTILITY COMPANIES.

KEY

- UPPER WHITLEY GRAVITY SEWER
- DIVERTED PUMPING MAINS
- FINAL EFFLUENT PIPELINES
- STORM WATER OVERFLOW PIPELINE
- EXISTING SEWER (RISING MAIN)
- EXISTING WATER MAIN

10 m 0 40 m

SCALE 1 : 500

Iss	Description	Chkd	Appd	Date
B	FINAL PLANNING ISSUE			12.06.00
A	PLANNING ISSUE			22.05.00

Thames	Approved:	A.N.Mansfield		Date:	22.05.00	
Broadway Malyan	Drawn:		Checked:		Approved:	DHA
	Date:		Date:		Date:	24.05.00
Halcrow	Drawn:	RB	Checked:	SL	Approved:	SL
	Date:	16.05.00	Date:	19.05.00	Date:	19.05.00

Broadway Malyan
Architects & Designers

Halcrow Water
Burderop Park Swindon Wiltshire SN4 0QD
Tel 01793 812479 Fax 01793 812089
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ENGINEERING

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Manor Farm Road, Reading RG2 0JN

Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
FOUDRY BROOK CROSSING- SHEET 1 OF 4

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02351/EX	1:500	A1	B

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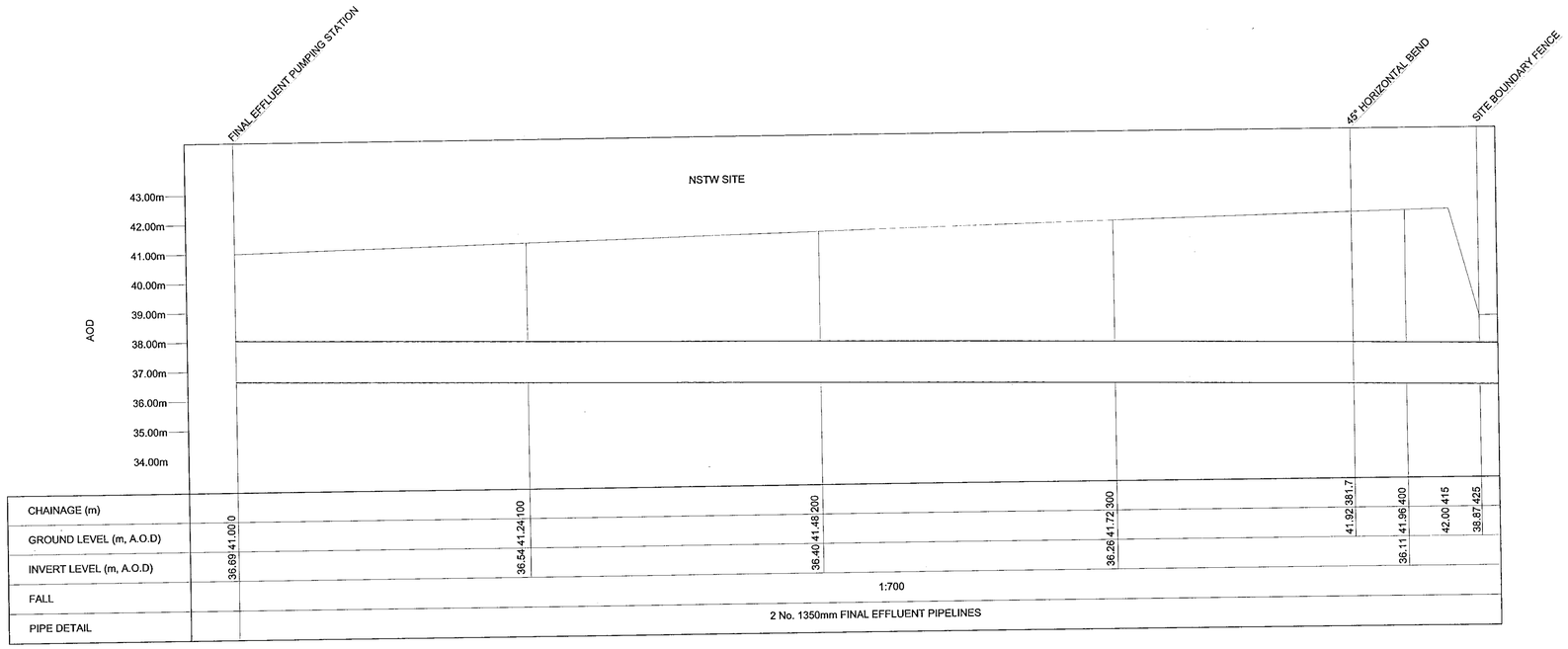
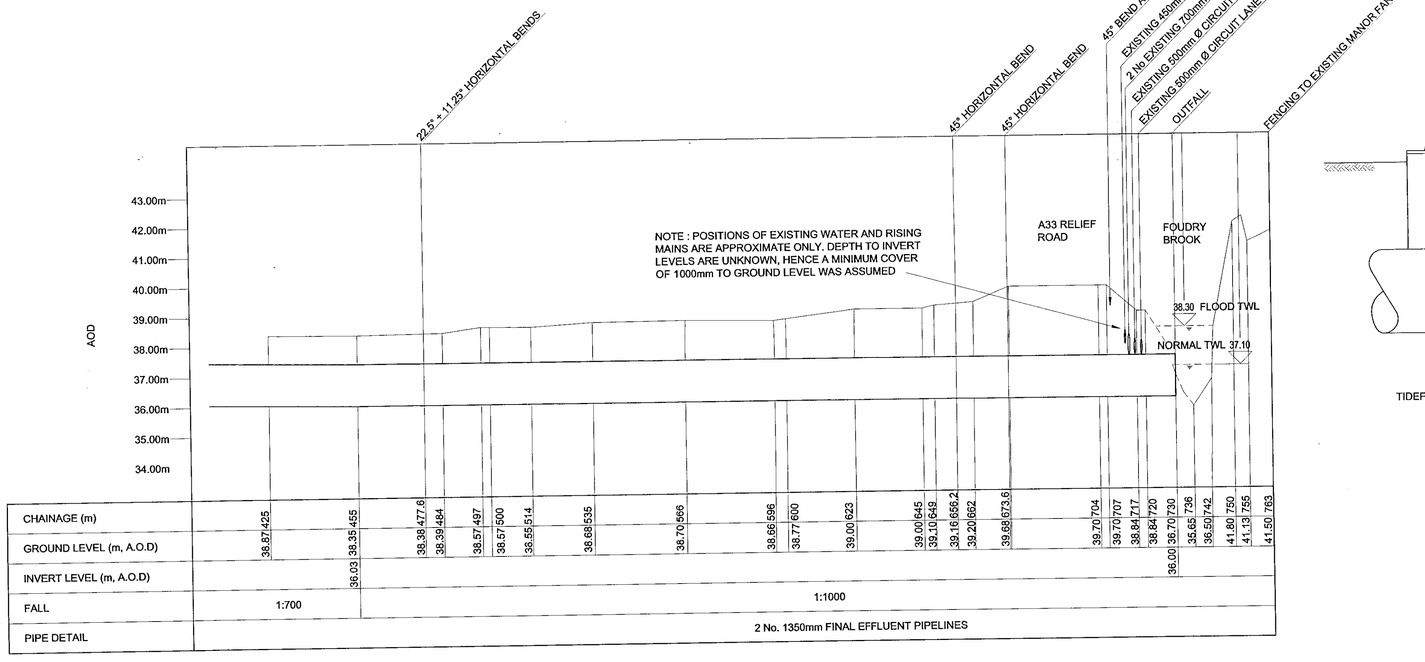


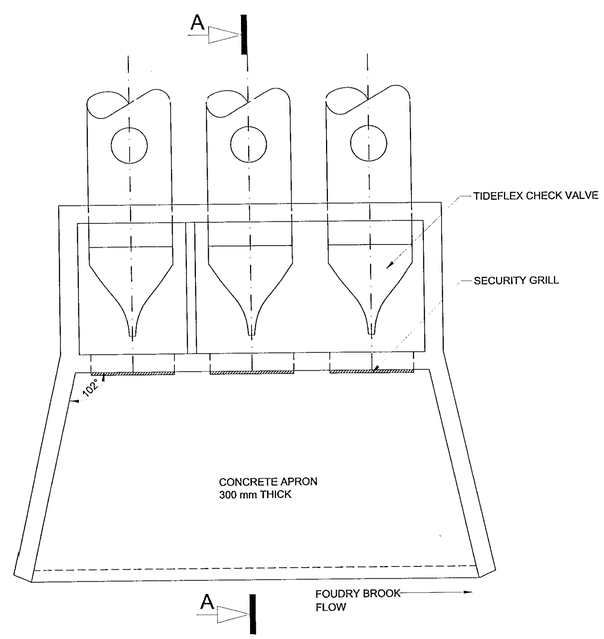
LONGITUDINAL SECTION OF FINAL EFFLUENT PIPELINES

HORIZONTAL SCALE: 1:1000
VERTICAL SCALE 1:100



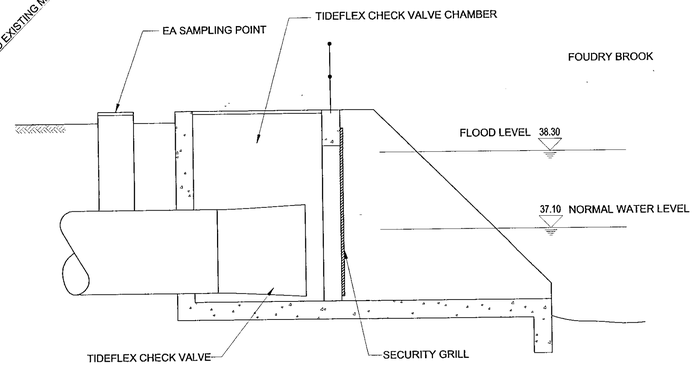
LONGITUDINAL SECTION OF FINAL EFFLUENT PIPELINES

HORIZONTAL SCALE: 1:1000
VERTICAL SCALE 1:100



OUTFALL STRUCTURE

SCALE 1:50



SECTION A-A

SCALE 1:50

1 m 0 4 m
SCALE 1 : 50

1 m 0 10 m
SCALE 1 : 100

10 m 0 100 m
SCALE 1 : 1000

Iss	Description	Chkd	Appd	Date
B	FINAL PLANNING ISSUE			09.06.00
A	PLANNING ISSUE			22.05.00

Thames	Approved:	A.N.Mansfield		Date:	22.05.00		
Broadway Malyan	Drawn:		Checked:		Approved:	DHA	
	Date:		Date:		Date:	24.05.00	
Halcrow	Drawn:	RB	Checked:	SL	Approved:	SL	
	Date:	11.05.00	Date:	19.05.00	Date:	19.05.00	

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Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWERAGE TREATMENT WORKS
Drawing Title: FOUDRY BROOK CROSSING SHEET 4 OF 4

Drawing No.:	Scale:	Sheet Size:	Rev:
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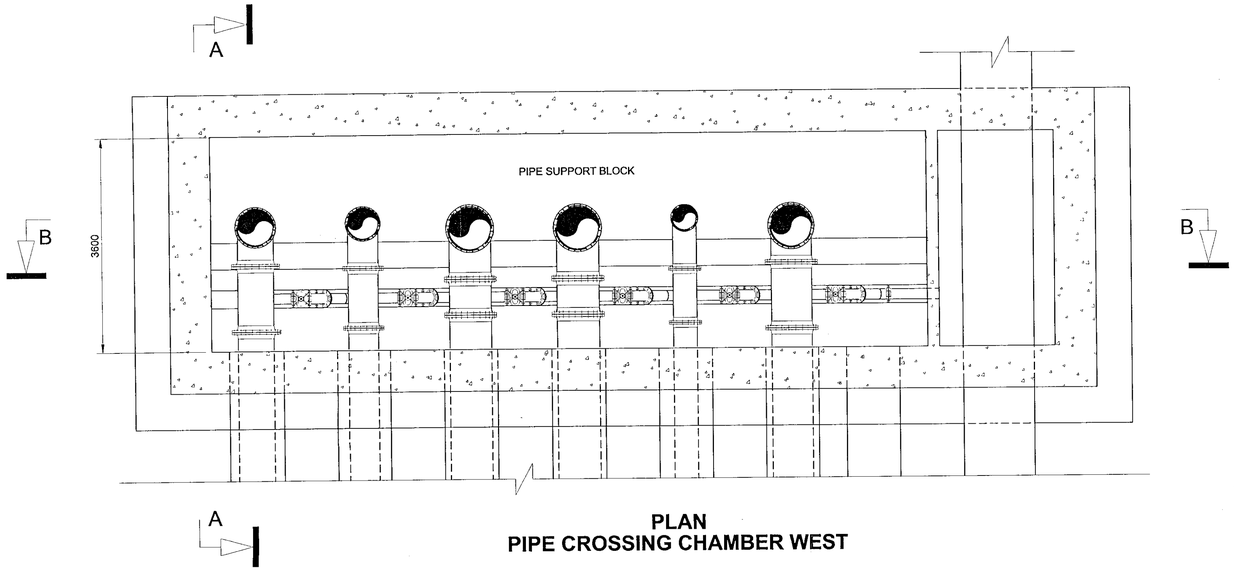
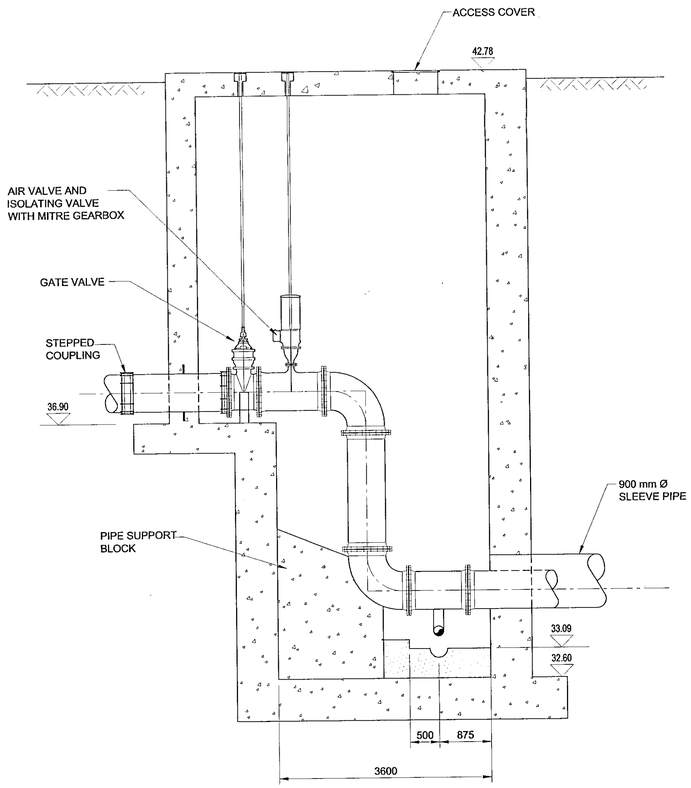
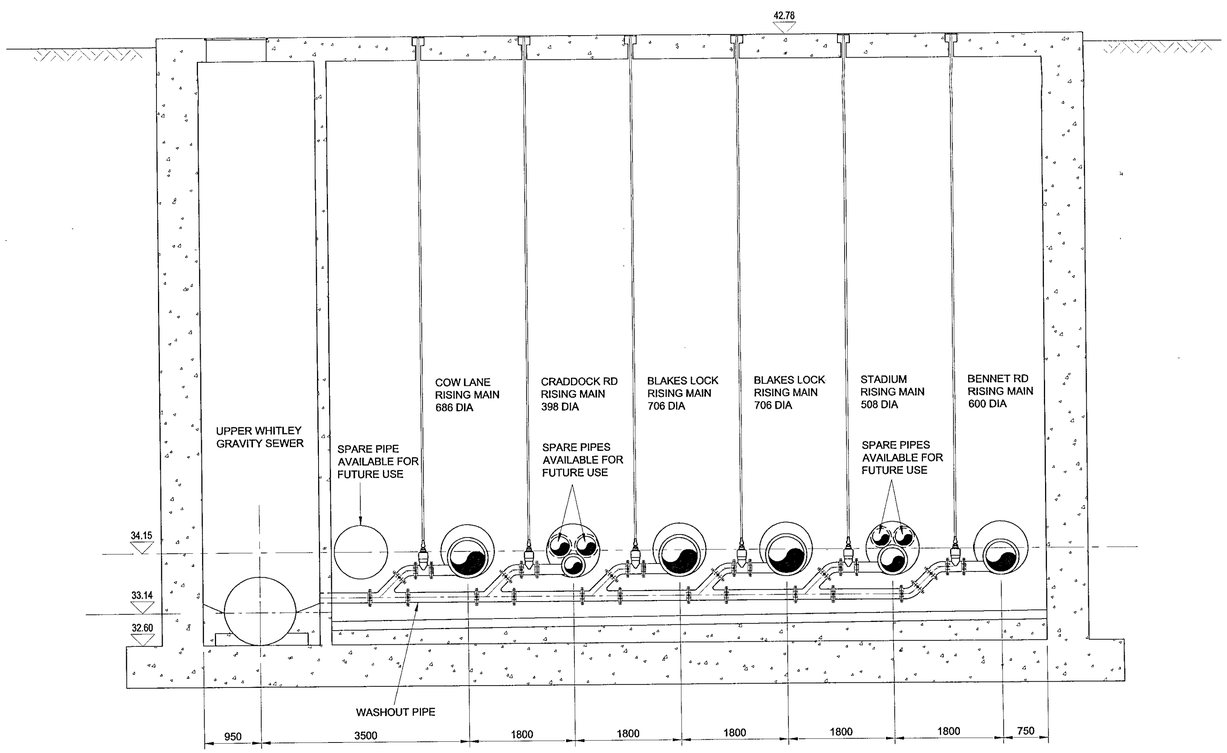


PLAN
PIPE CROSSING CHAMBER WEST



SECTION A-A



SECTION B-B

1 m 0 4 m

SCALE 1 : 50

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A	PLANNING ISSUE			22.05.00

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Broadway Malyan	Drawn:		Checked:		Approved:	DHA
	Date:		Date:		Date:	24.05.00
Halcrow	Drawn:	JAT	Checked:	SL	Approved:	SL
	Date:	11.05.00	Date:	19.05.00	Date:	19.05.00

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Project Group:		Sub Process:	

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Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWERAGE TREATMENT WORKS
Drawing Title: FOUDRY BROOK CROSSING-SHEET 3 OF 4

Drawing No.:	Scale:	Sheet Size:	Rev:
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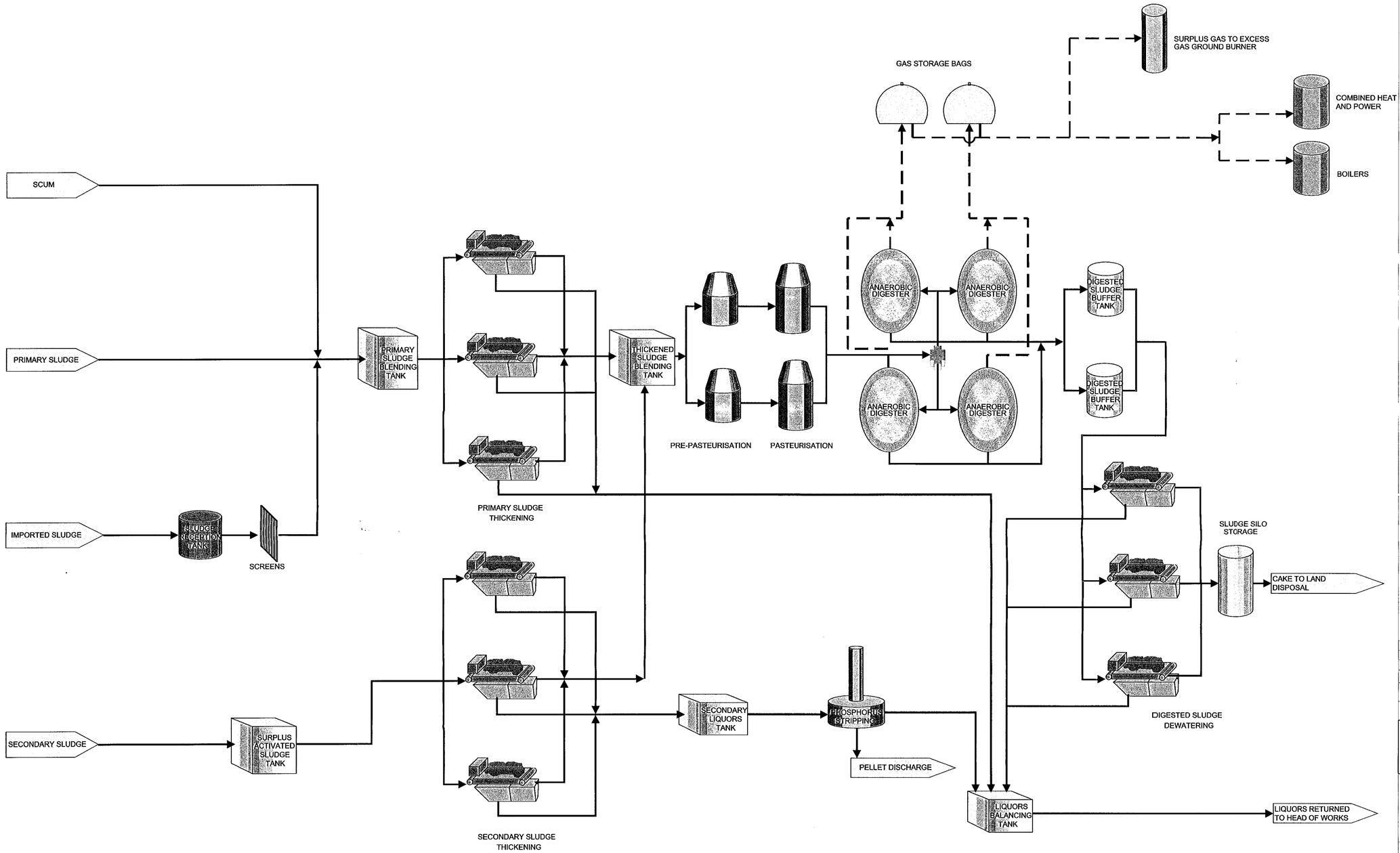

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LEGEND

LIQUOR FLOW

SLUDGE AND SCUM FLOW

GAS FLOW

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWAGE TREATMENT WORKS
Drawing Title: SLUDGE TREATMENT DIAGRAM

Drawing No.:	Scale:	Sheet Size:	Rev:
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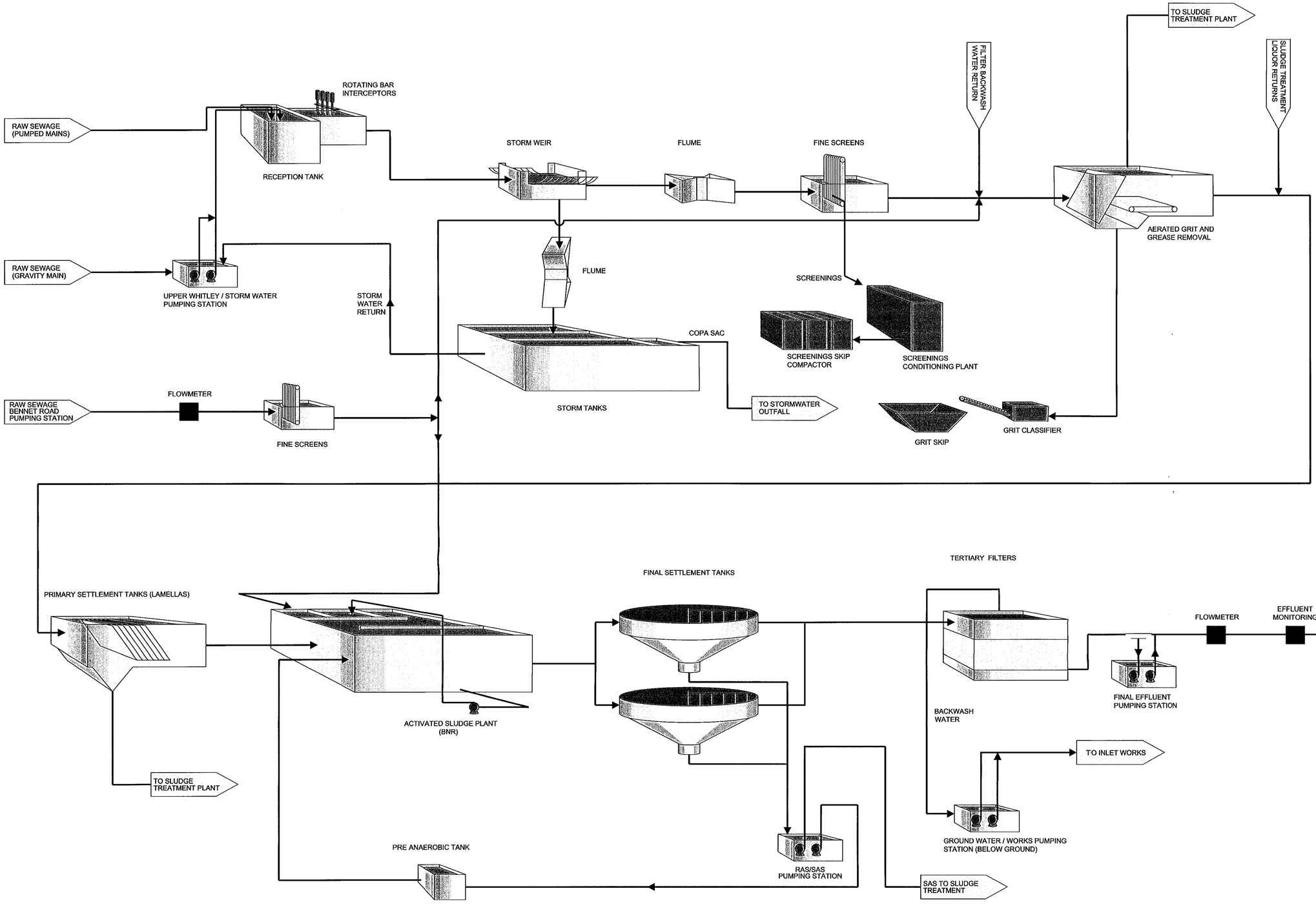

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A	PLANNING ISSUE			22.05.00

Thames	Approved:	A.N.Mansfield	Date:	22.05.00		
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	Date:	11.05.00	Date:	19.05.00	Date:	19.05.00

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
WASTEWATER TREATMENT DIAGRAM

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02355/EX	N.T.S	A1	B

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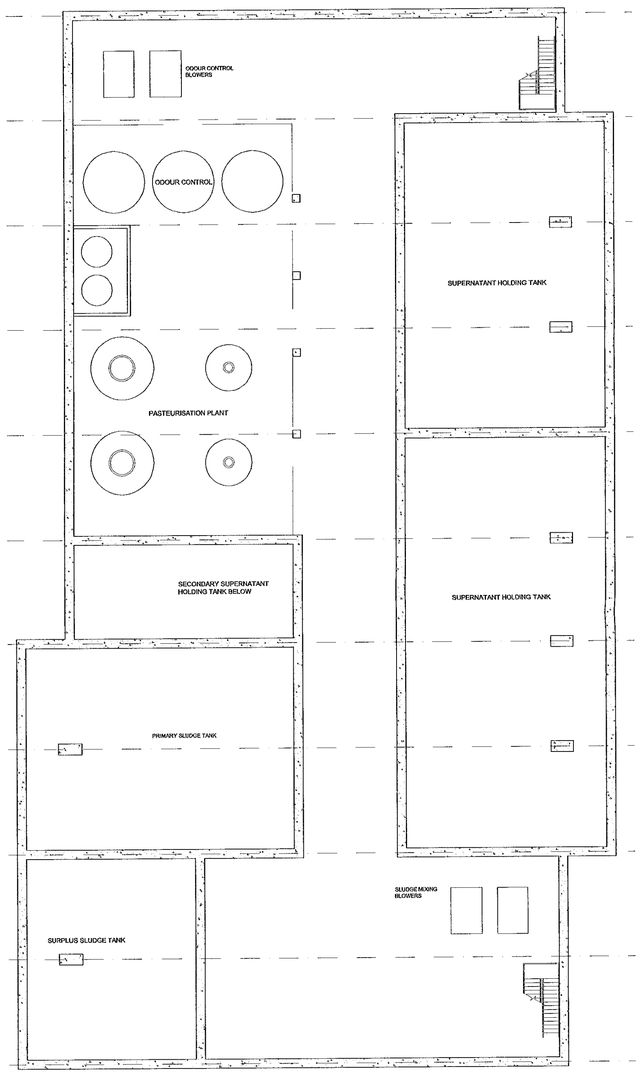
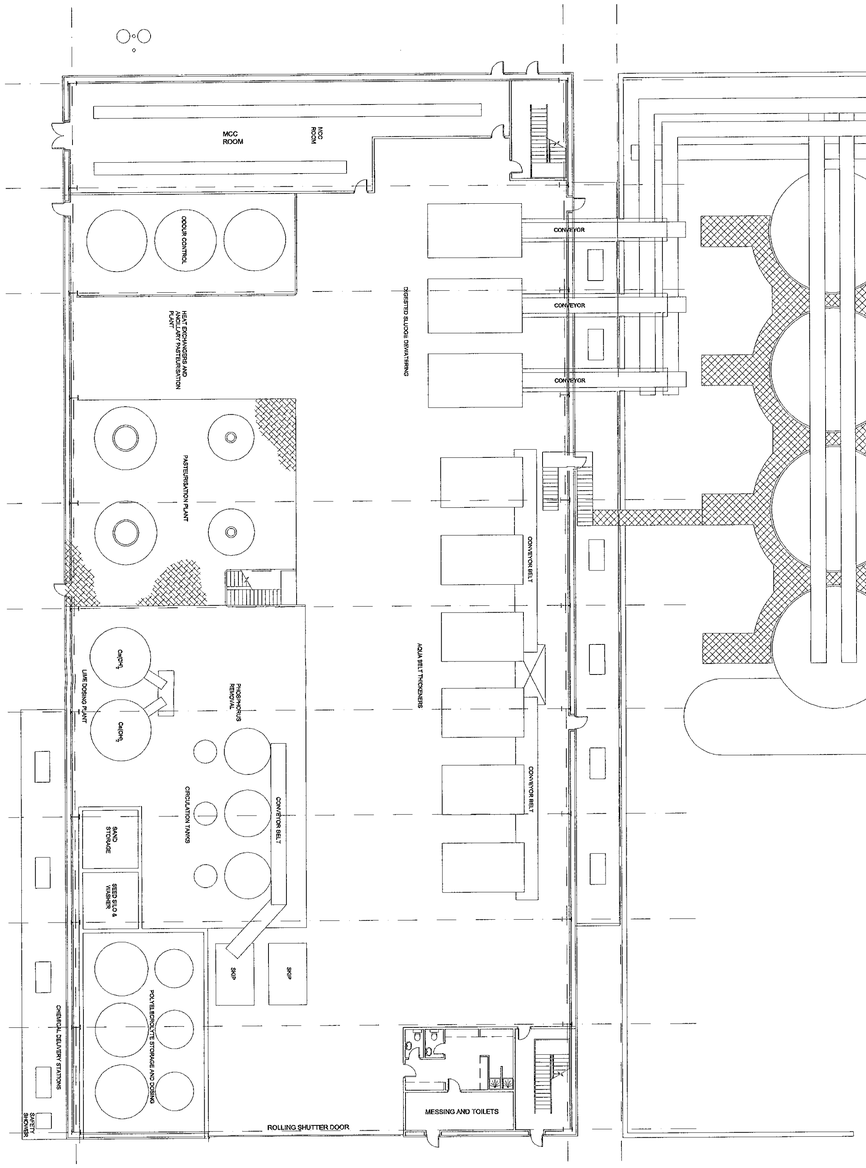
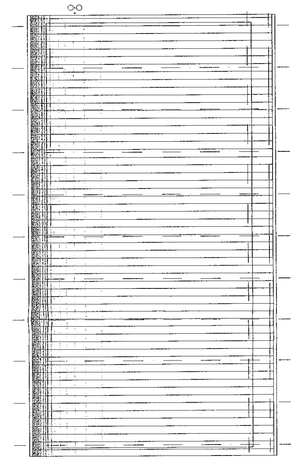


BASEMENT



GROUND FLOOR



ROOF PLAN 1:500

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10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.2000

Thames	Approved:		Date:			
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWAGE TREATMENT WORKS
Drawing Title: Building 7,8,9 Sludge Buildings and Sludge Cake Plans

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02340/EX	1:200		B

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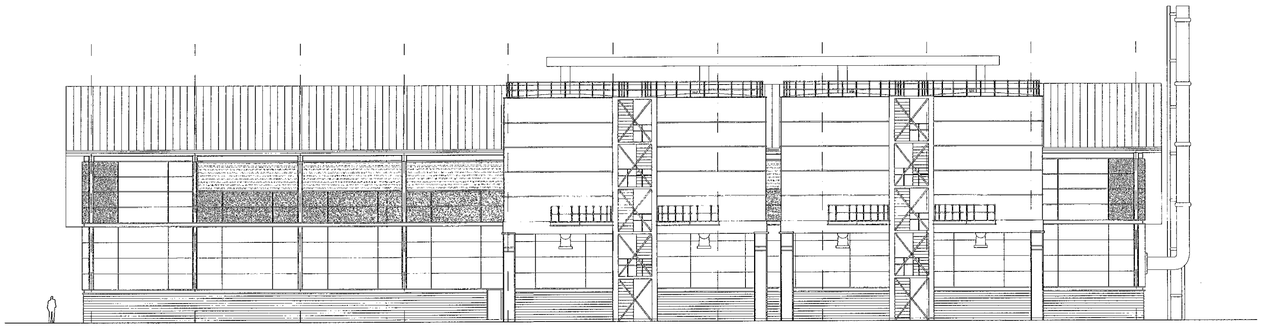
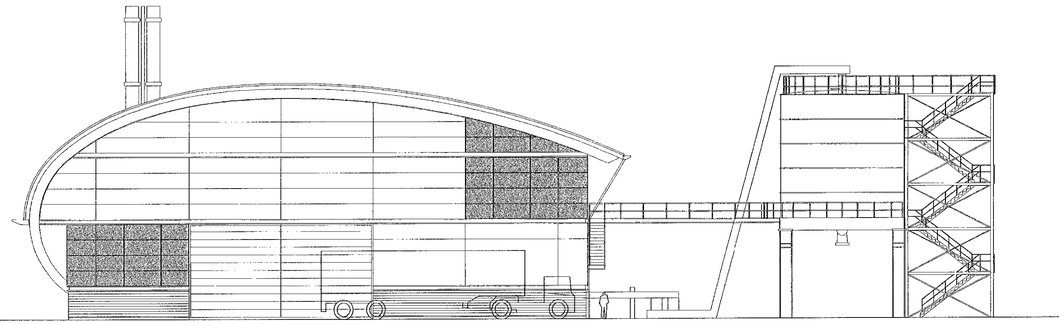
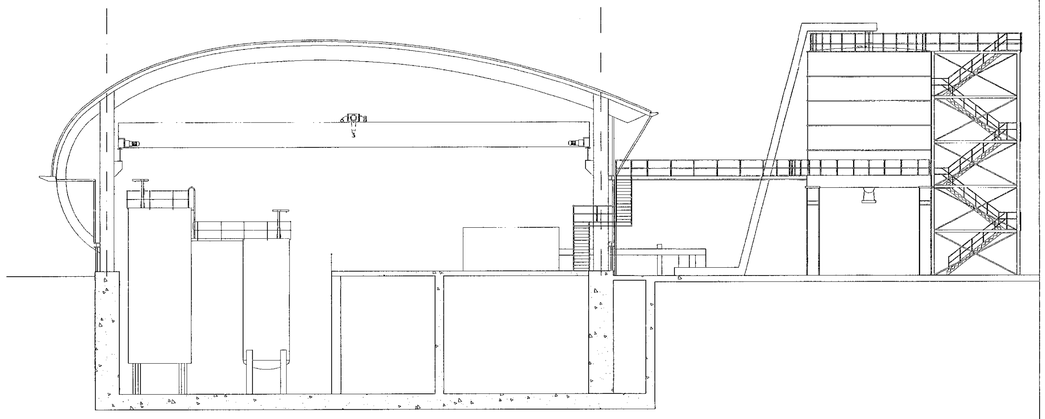


NORTH ELEVATION



WEST ELEVATION



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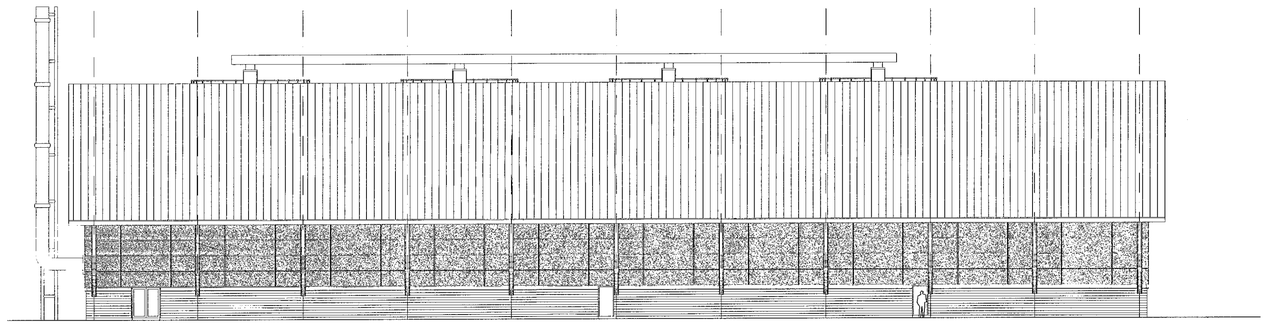

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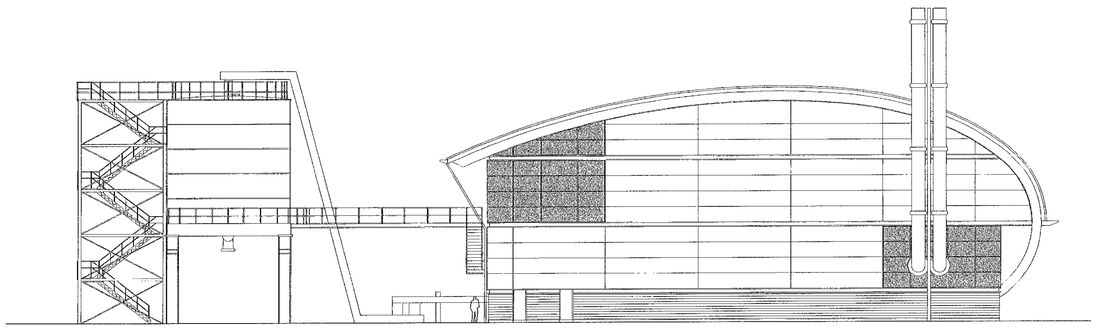

EAST ELEVATION

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Materials Key:

- *mill finish alum*
- *powder coated metal louvres*
- *powder coated flat metal cladding panels*
- *translucent cladding panels*
- *glazing*
- *powder coated metal cladding feature band*
- *fairfaced masonry*

silos powder coated steel

flues stainless steel

10 m 0 10 m

SCALE 1 : 200

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	Date:		Date:		Date:	

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Location / Town: READING

Site Name: ISLAND ROAD SITE

Project Name:
READING SOUTHERN GATEWAY

Contract Name:
NEW SEWAGE TREATMENT WORKS

Drawing Title:
Building 7,8,9 Sludge Buildings and Sludge Cake Elevations and Section

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02341/EX	1:200		B

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SCHEDULE OF PLANT

1. INLET WORKS BUILDING
2. STORM TANKS (BELOW GROUND)
3. POWER / ADMINISTRATION BUILDING
4. PRIMARY SETTLEMENT TANKS (LAMELLAS) / CHEMICAL STORAGE TANKS
5. ACTIVATED SLUDGE PLANT (BNR)
6. TERTIARY FILTERS
7. SLUDGE CAKE SILOS
8. EMERGENCY SLUDGE CAKE STORAGE AREA
9. SLUDGE TREATMENT BUILDING
10. ANAEROBIC DIGESTERS
11. DIGESTED SLUDGE BUFFER TANKS
12. GAS STORAGE FACILITY
13. GAS COMPRESSOR HOUSE
14. RAS / SAS PUMPING STATIONS
15. FINAL SETTLEMENT TANKS
16. EXCESS GAS GROUND BURNER
17. SITE ENTRANCE
18. WORKS / STORM WATER PUMPING STATION) - INCLUDING UPPER WHITLEY TRANSFER
19. GROUND WATER / WORKS PUMPING STATION (BELOW GROUND)
20. FINAL EFFLUENT PUMPING STATION
21. WASHWATER PUMPING STATION (BELOW GROUND)
22. TERTIARY / FINAL EFFLUENT MCC BUILDING
23. FUEL OIL STORAGE TANK (BELOW GROUND)
24. WHEELWASH
25. WEIGHBRIDGE
26. SECURITY GATE HOUSE

EXPLANATION OF TYPES OF EQUIPMENT

TYPE A. LANTERN: PHILIPS ROAD LIGHTING LANTERN TYPE "SGS 203"-FLAT GLASS-REFLECTOR No.5
LAMP: 70 WATT SON-T PLUS (HIGH PRESSURE SODIUM).
HEIGHT: 6 METRES.
METHOD OF INSTALLATION: TO BE MOUNTED POST TOP ON ROAD LIGHTING COLUMN.
COLUMN SET BACK FROM KERB TO BE 1 METRE.

TYPE B. LANTERN: PHILIPS ROAD LIGHTING LANTERN TYPE "SGS 203"-FLAT GLASS-REFLECTOR No.1
LAMP: 150 WATT SON-T PLUS (HIGH PRESSURE SODIUM).
HEIGHT: 10 METRES.
METHOD OF INSTALLATION: TO BE MOUNTED POST TOP ON ROAD LIGHTING COLUMN.
COLUMN SET BACK FROM KERB TO BE 1 METRE.

TYPE C. LANTERN: PHILIPS FLOOD LIGHTING LANTERN TYPE "SWF 250 S" (TEMPO 3)-SYMMETRICAL REFLECTOR
LAMP: 250 WATT SON-T PLUS (HIGH PRESSURE SODIUM).
HEIGHT: 6 METRES.
METHOD OF INSTALLATION: TO BE MOUNTED EITHER POST TOP ON ROAD LIGHTING COLUMN OR DIRECTLY AGAINST WALL OF BUILDING.

TYPE D. LANTERN: PHILIPS SECURITY LIGHTING LANTERN TYPE "NGC 050" (NIGHTGUARD MEDIUM)
LAMP: 50 WATT SDW-T (WHITE SON)
HEIGHT: 3 METRES.
METHOD OF INSTALLATION: TO BE MOUNTED EITHER POST TOP ON ROAD LIGHTING COLUMN OR DIRECTLY AGAINST WALL OF BUILDING.

TYPE E. LANTERN: PHILIPS FLUORESCENT LIGHTING LANTERN TYPE "PAC 158 HF" (PACIFIC PROTECTOR KOMBIPAK)-HIGH FREQUENCY CONTROL GEAR.
LAMP: 1 x 58 WATT (1500 mm).
HEIGHT: 3 METRES ABOVE STRUCTURE WALKWAY.
METHOD OF INSTALLATION: TO BE MOUNTED TRANSVERSE OF STRUCTURE WALKWAY.

TYPE F. SAME SPECIFICATION AS TYPE 'C', HEIGHT = 8 METRES

TYPE G. LANTERN: PHILIPS FLOOD LIGHTING LANTERN TYPE "SWF 400 S" (TEMPO 3)-SYMMETRICAL REFLECTOR.
LAMP: 400 WATT SON-T PLUS (HIGH PRESSURE SODIUM).
HEIGHT: 10 METRES.
METHOD OF INSTALLATION: TO BE MOUNTED POST TOP ON ROAD LIGHTING COLUMN.

NOTE: LIGHT FITTING TYPE MAY CHANGE DUE TO HAZARDOUS AREA ZONING FOR INSTALLATION.

NORMAL NIGHT TIME LIGHTING WILL BE FOR ROAD AND WALKWAY ACCESS TYPES A, B, C & D TYPES E, F & G ARE FOR OPERATION AND MAINTENANCE PERIODS

10 m 0 100 m

SCALE 1 : 1000

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Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
LIGHTING ARRANGEMENT

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02349/EX	1:1000	A1	B

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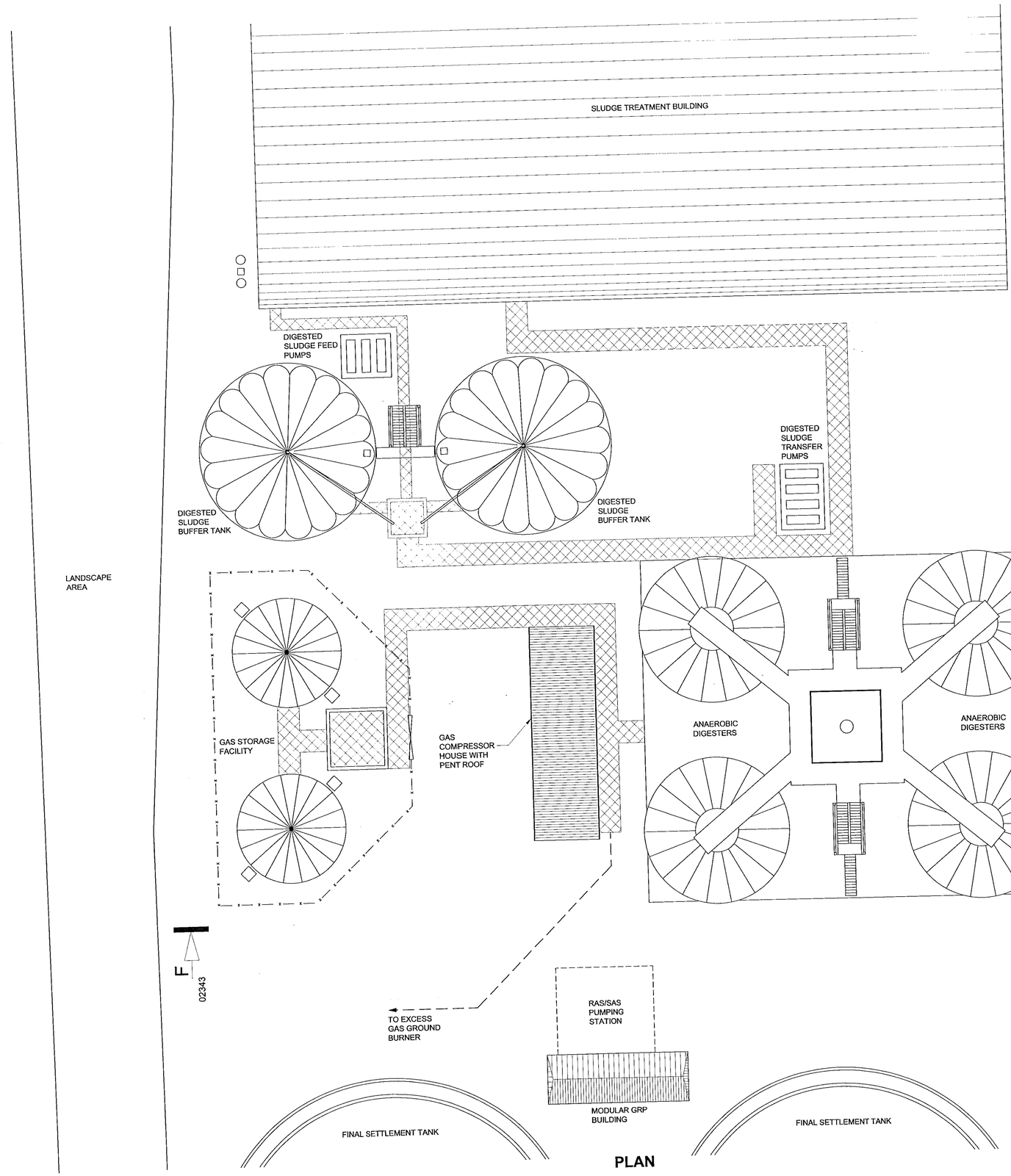

PLAN

N

LEGEND

- ABOVE GROUND STRUCTURES
- AREAS OF PIPEWORK / PIPE TRENCHES
- SITE ROADS
- BELOW GROUND STRUCTURES

10 m 0 10 m

SCALE 1 : 200

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Broadway Malyan
Architects & Designers

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Halcrow

Thames Water Utilities
ENGINEERING
D.J. Glendinning BSc DMS CEng MICE MCIWEM
Engineering Director, Gainsborough House
Manor Farm Road, Reading RG2 0JN

Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWAGE TREATMENT WORKS
Drawing Title: ANAEROBIC DIGESTERS - SHEET 1 OF 2

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02342/EX	1:200	A1	B

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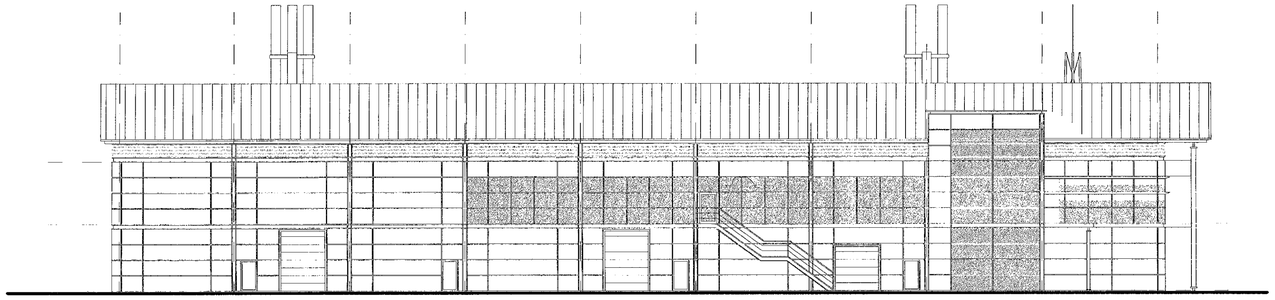
DRAWING NO. & \\We\CAD\WERSITW\PLANNING\NEWSITE\RSTW2342.dwg (P:S)
DATE 17/08/00
TIME 16:08:13
PRINTED BY THEODALOUA



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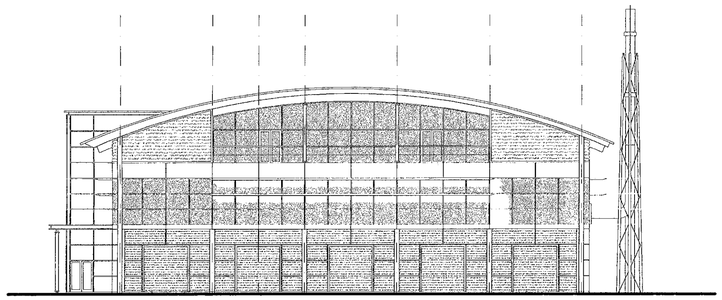

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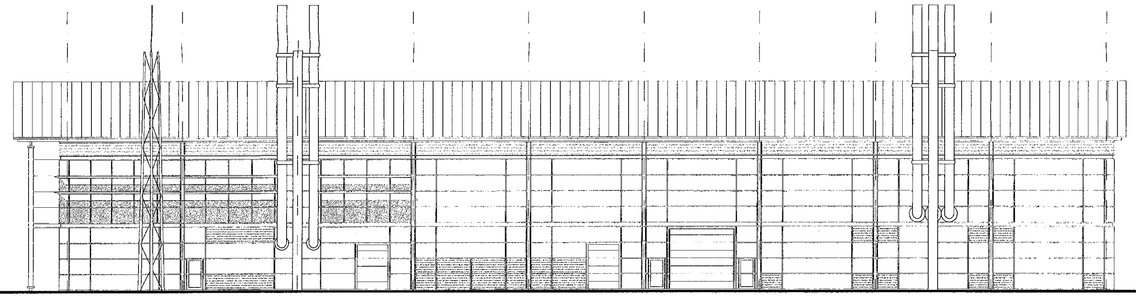

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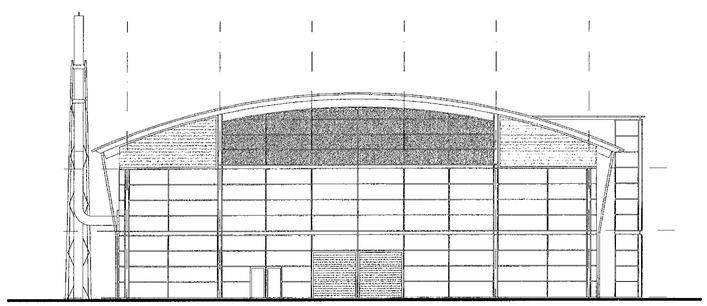

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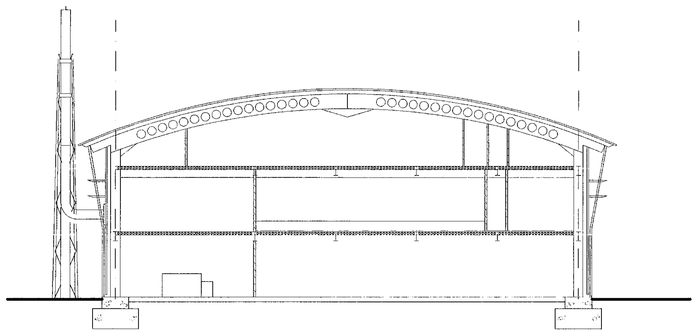

TYPICAL SECTION

DO NOT SCALE - IF IN DOUBT ASK

Materials Key:

- *mill finish alum*
- *powder coated metal louvres*
- *powder coated flat metal cladding panels*
- *translucent cladding panels*
- *glazing*
- *powder coated metal cladding feature band*
- *fairfaced masonry*

silos powder coated steel

flues stainless steel

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.00

Thames	Approved:		Date:			
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
Building 3 Power House - Elevations & Section

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02337/EX	1:200		B

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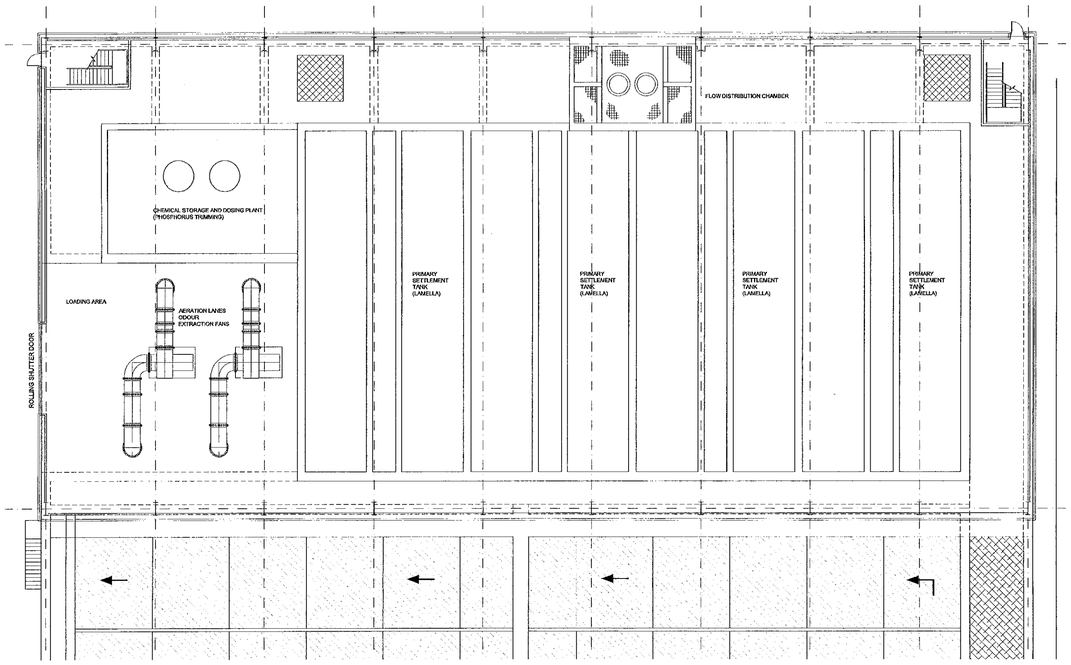
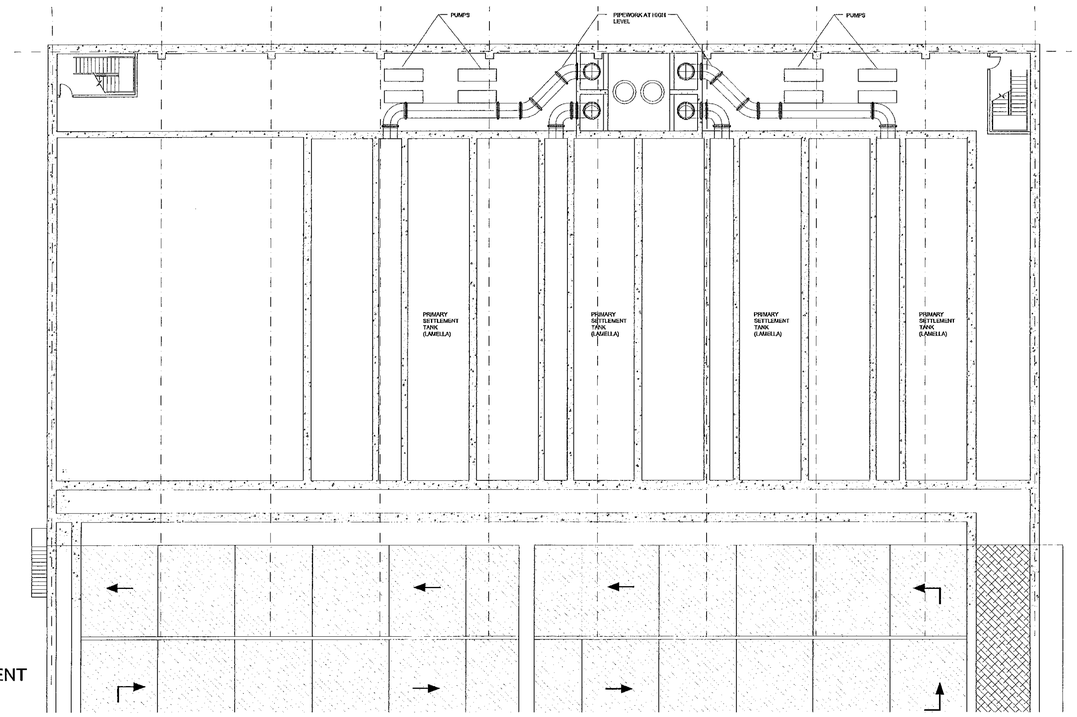


GROUND FLOOR



BASEMENT

DO NOT SCALE - IF IN DOUBT ASK

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.00

Thames	Approved:		Date:			
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
Building 4 Primary Settlement (Lamellas) - Plans

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02338/EX	1:200		B

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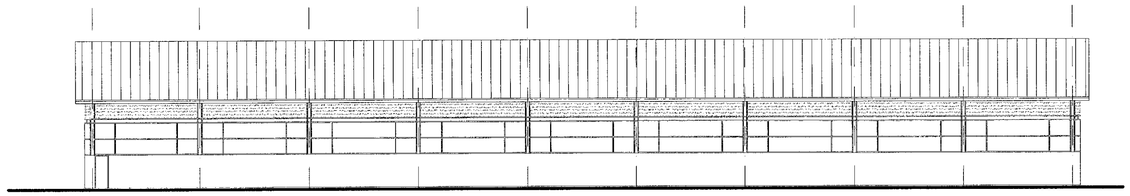
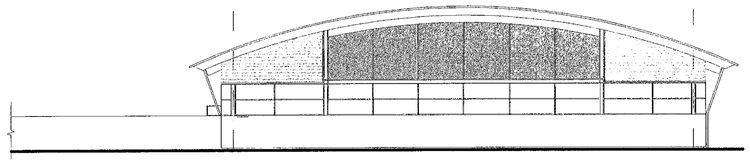


NORTH ELEVATION



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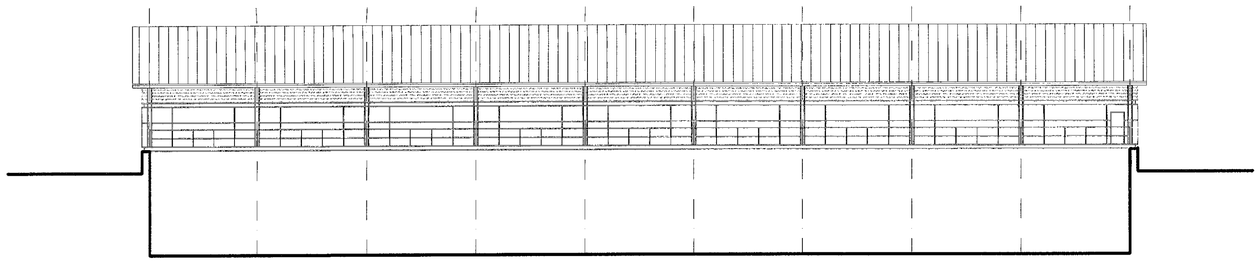

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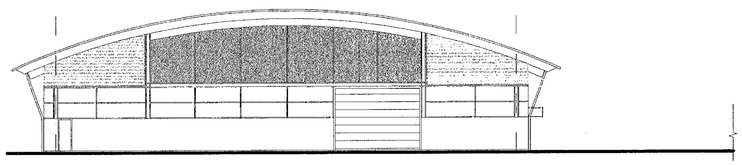

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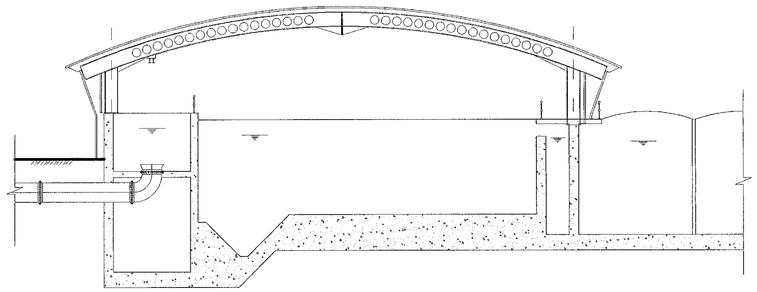

TYPICAL SECTION

DO NOT SCALE - IF IN DOUBT ASK

Materials Key:

- mill finish alum
- powder coated metal louvres
- powder coated flat metal cladding panels
- translucent cladding panels
- glazing
- powder coated metal cladding feature band
- fairfaced masonry
- silos powder coated steel
- flues stainless steel

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.00

Thames	Approved:			Date:		
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Manor Farm Road, Reading RG2 0JN

Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE

Project Name:
READING SOUTHERN GATEWAY

Contract Name:
NEW SEWAGE TREATMENT WORKS

Drawing Title:
Building 4 Primary Settlement - Elevations & Section

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02339/EX	1:200		B

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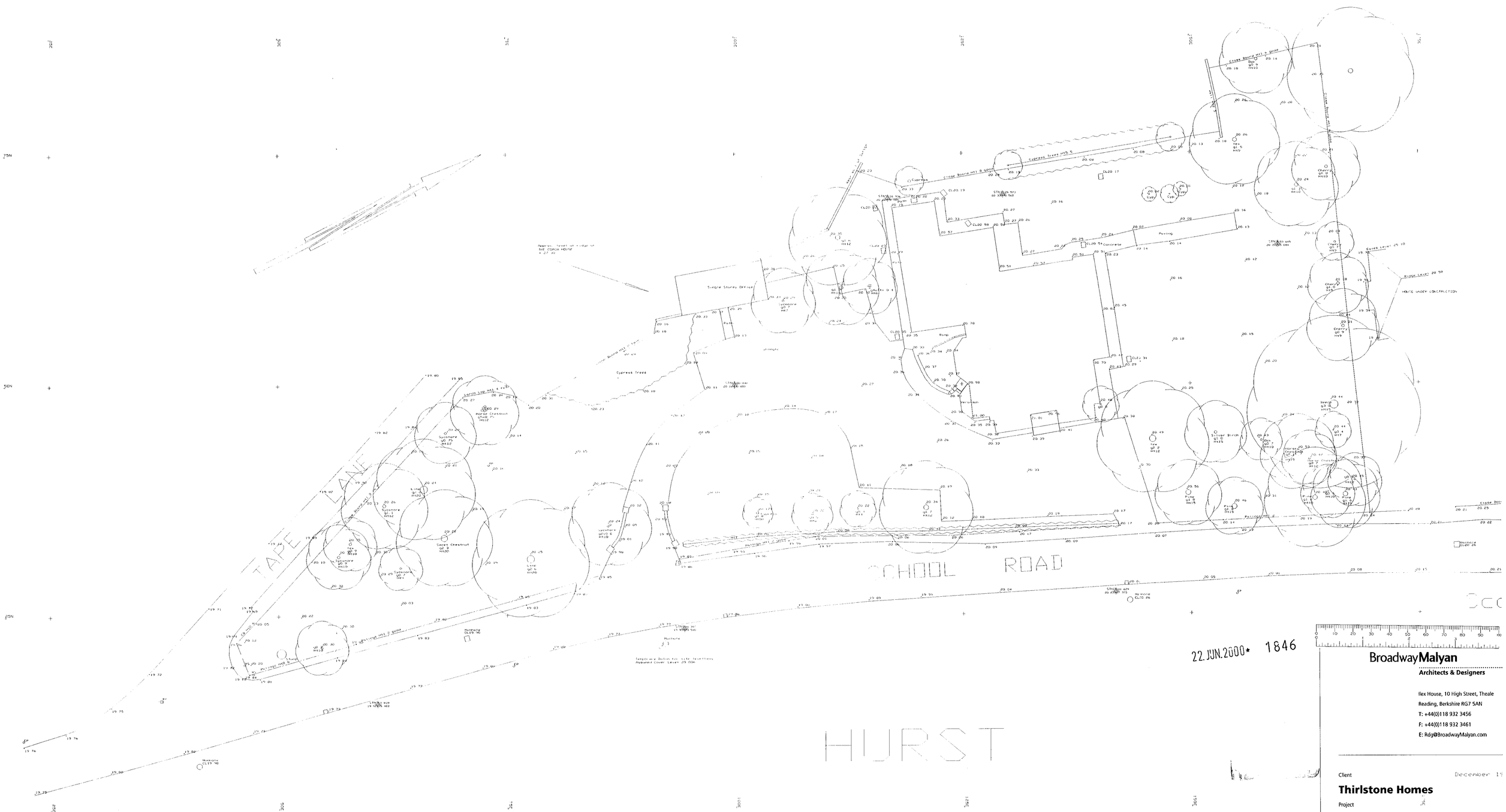
Revision	Date



22.JUN.2000* 1846

Not drawn by Broadway Malyan
Supplied by Thirlstone Homes

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Client
Thirlstone Homes

Project
Dorndan House, Hurst

Description
Survey

December 15

Status
Record

Scale	Drawn	Date
1:200		Jan 2000
Job number	Drawing number	Revision
08491	10	

Original size 100mm

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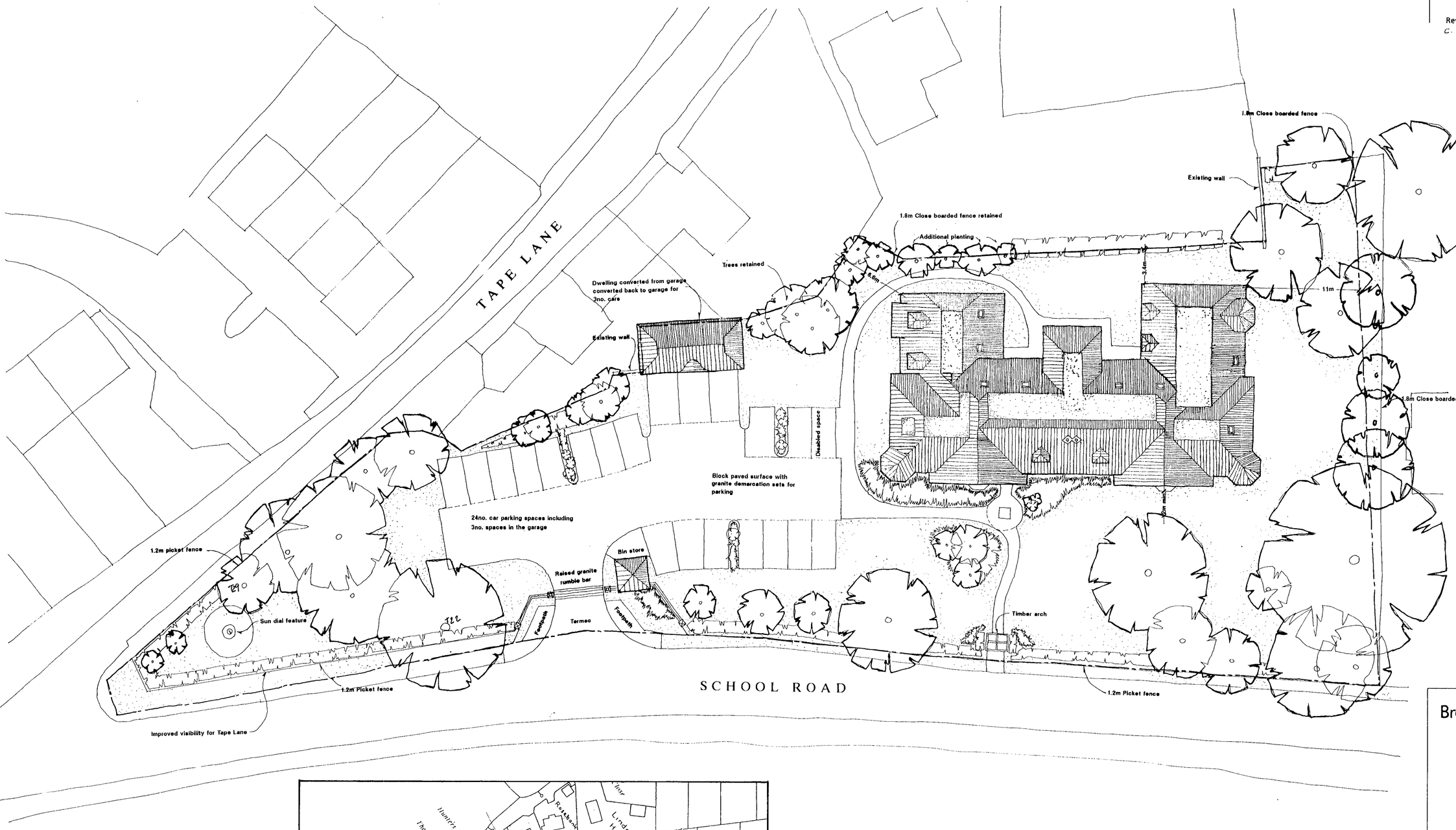
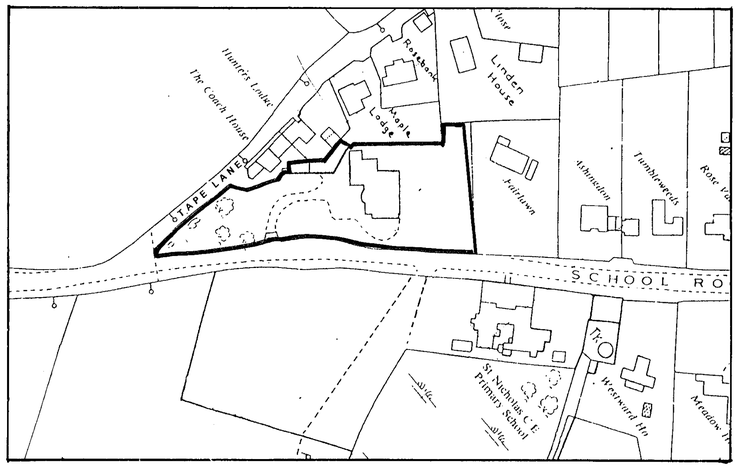
Revision	Date
C. REVISIONS TO ROOF TO REDUCE PITCH HEIGHTS & Nº. CHERRY TREES ON NE BOUNDARY SHOWN RETAINED.	6.9.00



REVISED PLAN



Location Plan



REFUSED

PLANNING SERVICES
11 SEP 2000
COPIES TO:
ACK:
FILE:

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Client
Thirlstone Homes

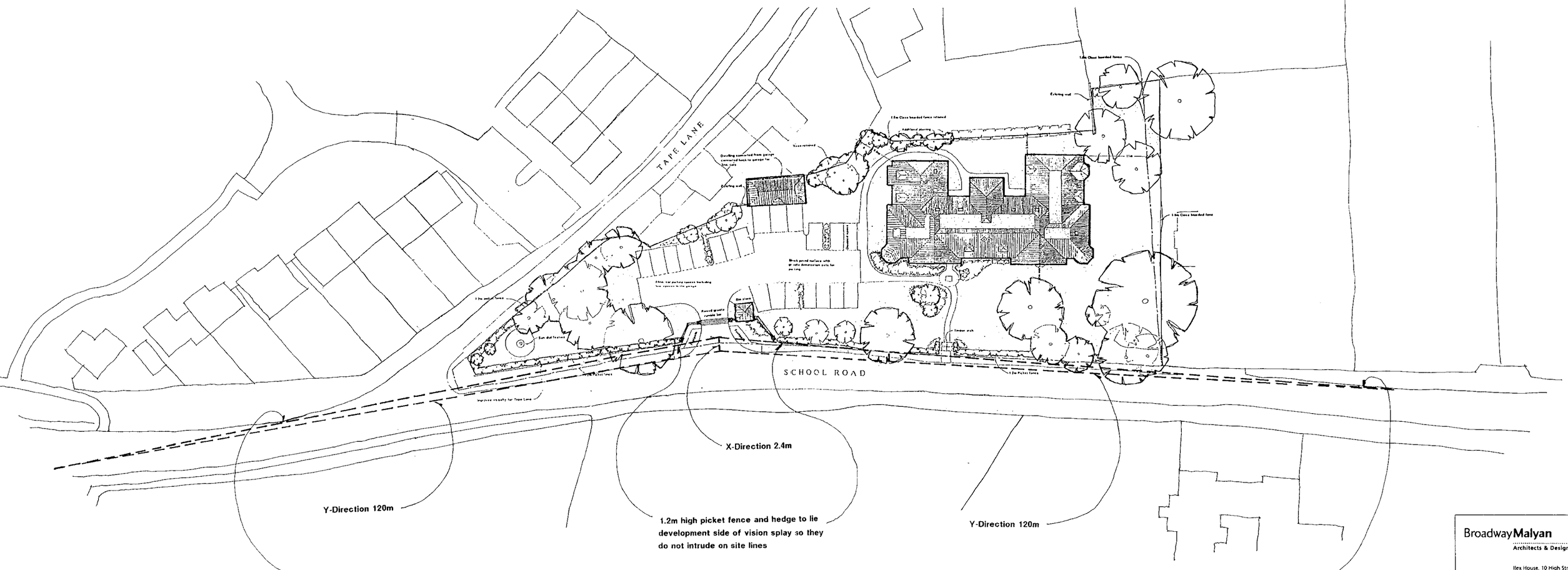
Project
Dorndon House, Hurst

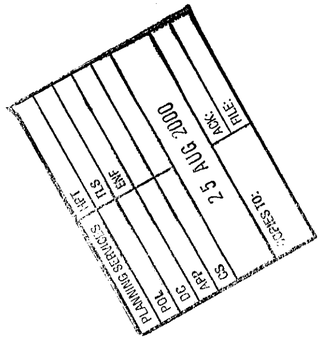
Description
Site Plan and Location Plan

Status
Planning

Scale	Date	Drawn
1:200 1:1250	June 2000	SCP
Job Nº	**Drawing Nº**	**Revision**
08491	60	C

Original size 100mm © Broadway Malyan Ltd





18462
2232

ADDITIONAL PLAN

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Site Plan Showing Visibility Splays

Status
Planning

Scale	Date	Drawn
1:500	August 2000	SCP
Job N°	Drawing N°	Revision
08491	65	A

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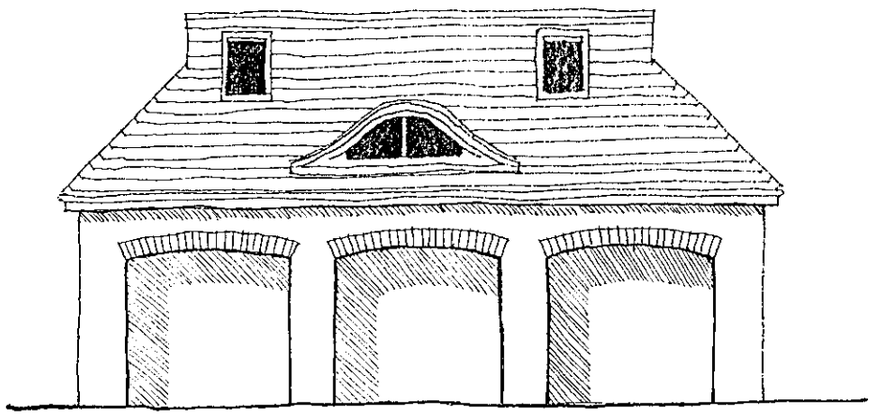
Revision Date

22.JUN.2000* 1846



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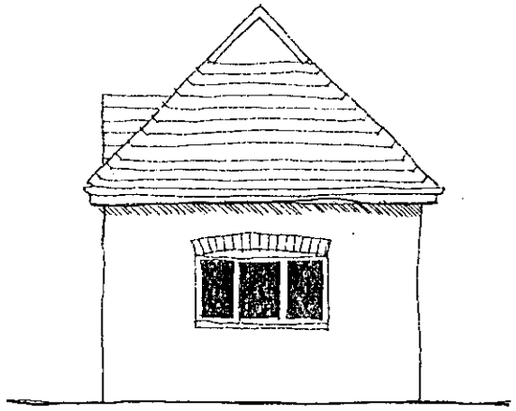
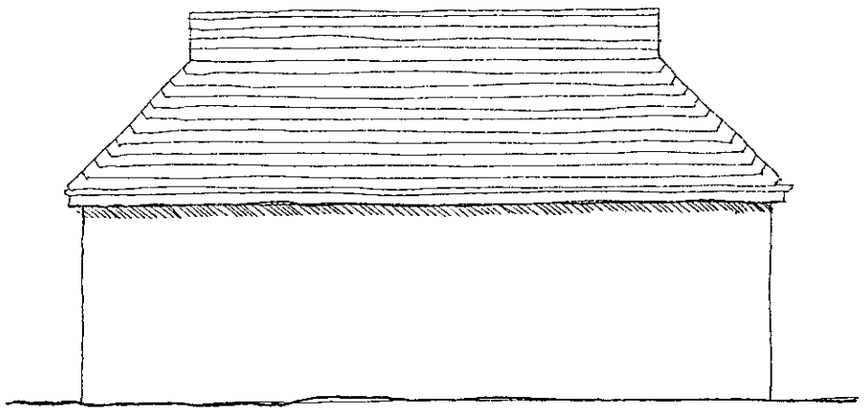
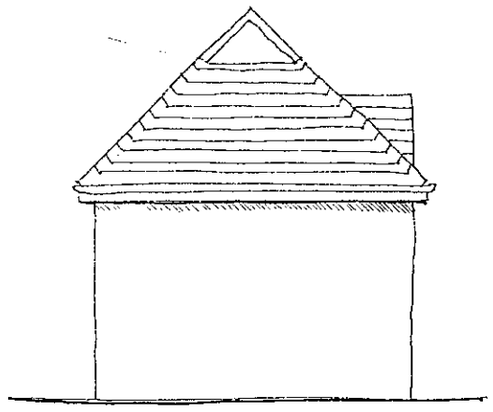


Side Elevation



Rear Elevation



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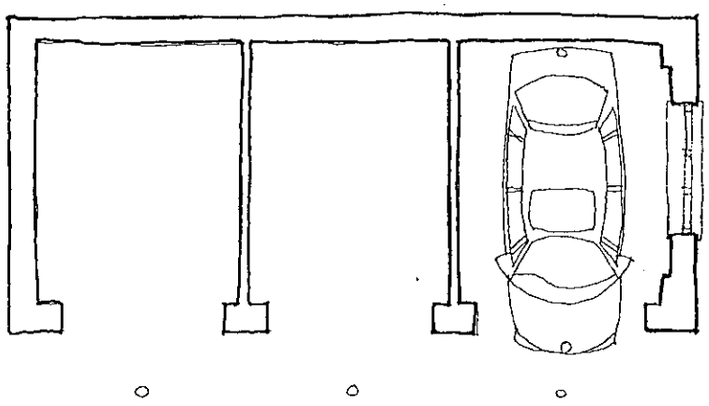
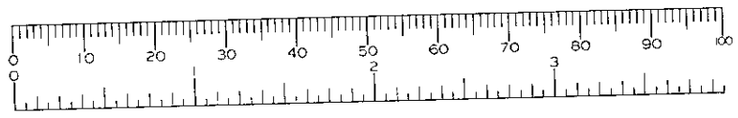


Ground Floor



Rear Elevation

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Proposals for Garage Building Refurbishment

Status

Scale	Date	Drawn
1:100	June '00	SCP
Job N°	Drawing N°	Revision
08491	70	

Original size 50mm © Broadway Malyan Ltd

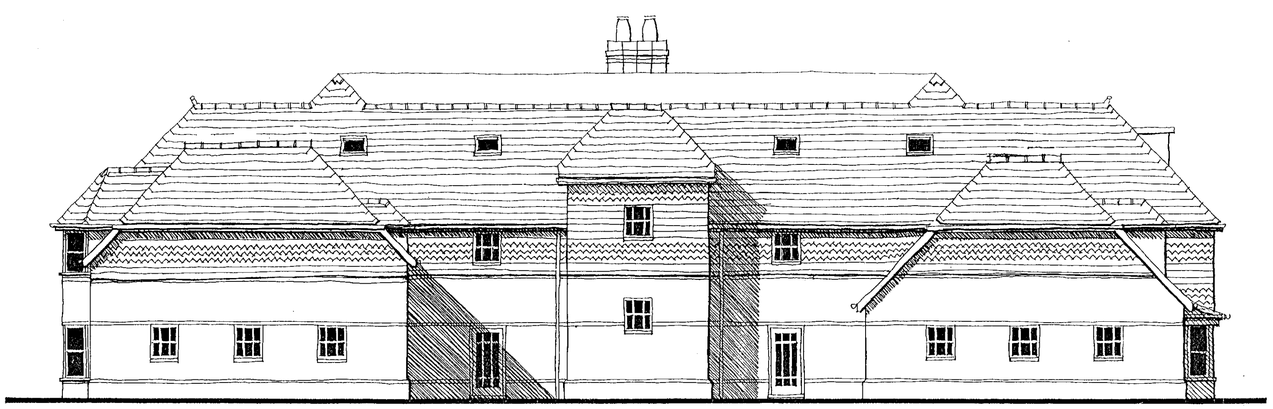
Revision	Date
C	REDUCTION IN RIDGE HEIGHTS. OMIT 1st FL WINDOW – "FAIRLAWN" ELEVATION. ADD VELUX ROOF WINDOW OMIT VELUX WINDOW NW ELEVATION TO COURT YARD. ADD DORMAR WINDOW. 6.9.00.



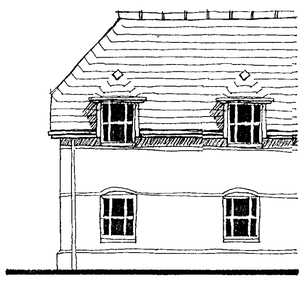
Front elevation facing School Road



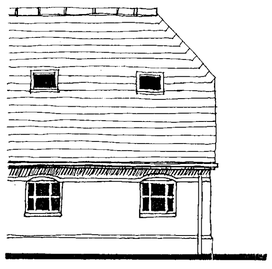
Side elevation facing Fairlawn



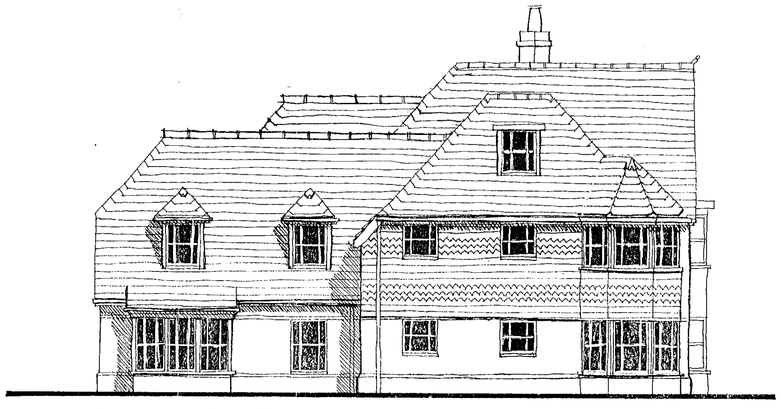
Rear elevation facing the courtyard



Side elevation facing the courtyard (North-West)



Side elevation facing the courtyard (North-East)



Side elevation facing Tape Lane

REVISED PLAN

PLANNING SERVICES | EPT
FOL
DC
AVP
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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Elevations

REFUSED

Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	**Drawing N°**	**Revision**
08491	50	C

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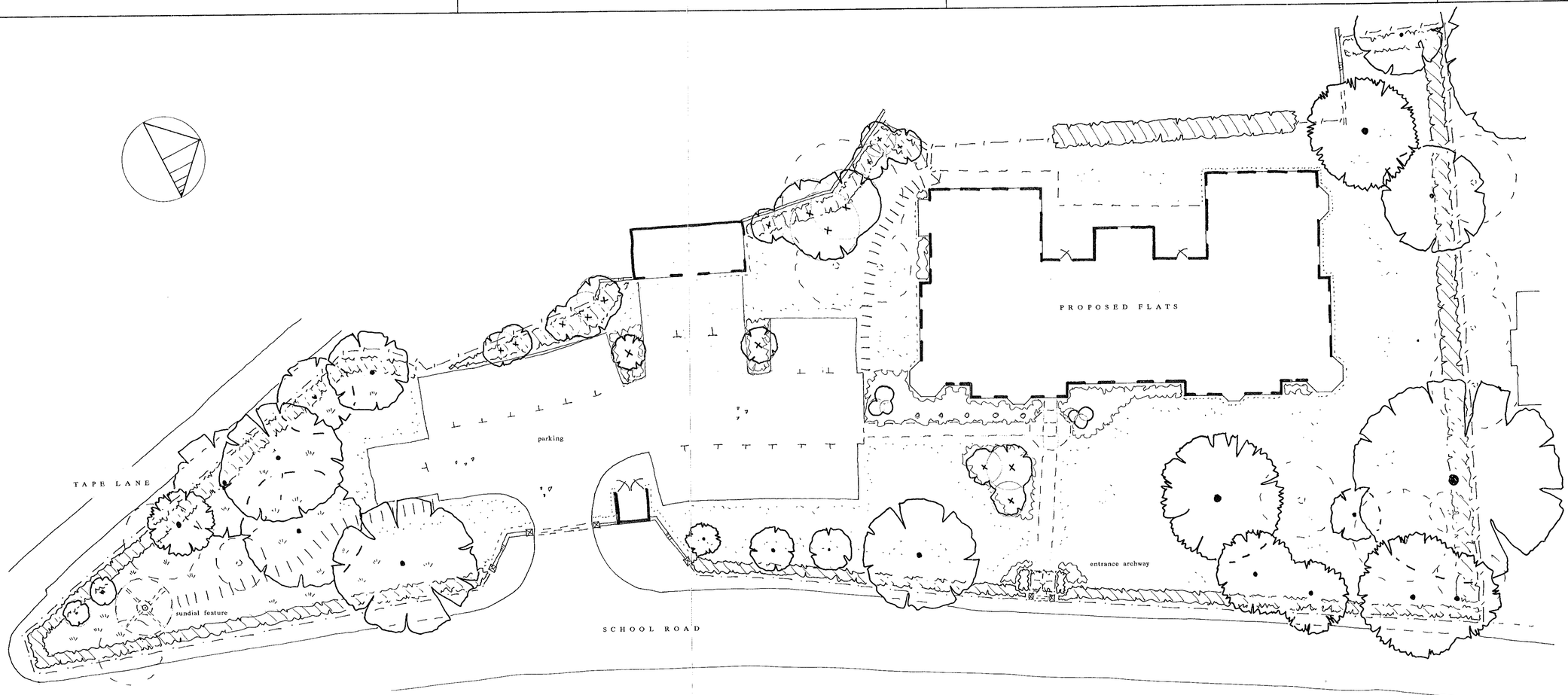

KEY

- PRIVATE DRIVEWAY - Gravel dressed bitmac - Brick T's to bays
- SUNDIAL FEATURE radial paving
- FOOTPATHS - Block/flag paving
- BRICK WALLING
- ENTRANCE ARCHWAY LOW FENCING - 1m
- REAR CLOSEBOARD FENCING - 1.8m
- TREE PLANTING
- EXISTING TREES
- MASS PLANTING/GROUNDCOVER
- HEDGE PLANTING
- LAWN
- WILD GRASS

PLANTING SCHEDULE

Nos	SPECIES	SIZE/ht	DENSITY/ppm2
	PERIMETER SCREEN/BOUNDARY PLANTING		
	trees to be planted as infill to existing tree canopy +		
	privacy hedging throughout		
	Acer saccharinum 'Laciniata'	18-20cm/5m+	informal groups
	Crataegus oxycantha'Paul's Scarlet'	14-16cm/5m+	''
	Prunus 'Hillieri Spire'	18-20cm/4m+	''
	FEATURE TREES - ENTRANCE AREA		
	Amelanchier lamarckii multi-stem	40lt/3m+ (group planting)	
	Magnolia liliflora multi-stem	230lt/4m+ ('')	
	Sorbus aria 'Wilfrid Fox'	40lt/3m+ (to be trained over archway)	
	FRONTAGE NATIVE HEDGING		
	to be planted in 2 rows staggered @ 450 cs - groups of 5 -10 same spp		
	cut back to 1m high after planting - at least 5 breaks per plant		
	Acer campestre	Fthd/1.5m	2/3
	Crataegus mongyna	Fthd/1.5m	2/3
	REAR EVERGREEN HEDGING		
	to be planted in 2 rows staggered @ 450 cs		
	trim to encourage density after planting		
	Prunus laurocerasus (hedging)	10lt/1.5m+	1/2
	MASS PLANTING		
	Buxus sempervirens	10lt/450mm	2/3
	Choisya ternata	10lt/600mm	2
	Cotoneaster cornubia	20lt/1.5m+	1
	Hebe 'Midsummer Beauty'	7lt/300mm	3
	Taxus baccata (clipped pillars)	15lt/1m+	1/2
	Viburnum burkwoodii 'Lanarth'	20lt/1.5m	1
	Viburnum 'Jermyn's Globe'	10lt/600mm	3
	Yucca filamentosa	7lt/450mm sprd	3
	MIXED GROUNDCOVER/HERBACEOUS		
	to be planted in groups of 10 - 20 same species		
	Bergenia cordifolia	3lt	5
	Euonymus fortunei 'Silver Queen'	3lt/200mm	5
	Euphorbia robbiae	3lt	5
	Hebe pinguifolia Pageii	3lt	5
	Helleborus corsicus	3lt	5
	Hypericum moseranum Tricolor	3lt/200mm	5
	Pachysandra terminalis	3lt/200mm	10
	Sedum spectabile 'Autumn Joy'	3lt	5

PERFORMANCE SPECIFICATION

EXISTING FEATURES

- All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
- All treeworks and tree protection to be in accordance with **BS 5837:1991 British Standard Guide for Trees in Relation to Construction.**
- **All tree protection zones/service zones to be verified and any tree surgery to be identified on site before construction works is commenced to the approval of local planning authority tree officer.**
- Contractors working area to be defined by Heras type GS-7 protective fencing and restriction signs displayed at all times during construction period.
- All tree surgery to be undertaken by a fully insured arboriculturalist approved by the local planning authority.(LPA)
- All retained trees/hedging to be protected/lightly pruned to aid future development.
- Opportunity for hedge/thicket transplanting should be taken to reinforce retained boundary hedgerows.

NEW WORKS

- Any final layout setting out variations and design changes are subject to client approval.
- All proposed soft landscaped areas are to be broken up to a minimum of 450mm depth and all arisings removed from site. The reduced level is to be cleared of all hardstandings and should be free draining. Selected topsoil, free from pernicious weeds and stones over 50m diameter shall be used to make up levels to match adjacent ground levels. All finished levels should then be bark mulched to 75mm depth.
- Subsoil to be well drained to a minimum 600mm depth generally free from stones over 50mm diameter.
- Topsoil depths to be 150mm grassed areas - 450mm planted areas - 900mm tree pits
- Any excavation works near retained established vegetation should be carried out by hand to avoid unecessary damage to root zones. With prior agreement from the LPA tree officer suitably sized and appropriate machinery may be used.
- Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
- Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
- Where grass cutting is impractical 50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet .
- All new planting to incorporate appropriate slow release Fisons NPK fertiliser to aid plant establishment.
- All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
- All plant material to be container grown/rootballed unless agreed otherwise with client.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
- All beds to be maintained weed free, healthy and tidy until handover.
- All tree planting to include 75mm dia irrigation pipework coiled around treepit to ensure even water uptake during regular maintenance visits.
- All trees to be secured by 150mm dia tannalised tree stakes fixed 900mm above ground with TOMS cushioned tree ties.
- **All planting to be subject to detailed landscape management plan to be operated by residents management company after full resident occupation.**

PLAN

PLANNING	APT
POL	TJS
DC	SE
CTP	
BC	
28 JUN 2000	
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	FILE:

Not to Scale

22.JUN.2000 1846

REV A: 6/00 garage block added · parking layout revised

DRAFFIN ASSOCIATES Environmental Design

Draffin Associates
Landscape Architecture* ◇ *Landscape Planning* ◇ *Urban Design
Glenrise – Lower Wokingham Road – Crowthorne – Berkshire RG45 6DB
Tel/Fax: (01344) 750011

THIRLSTONE HOMES (WESTERN) Ltd

DORNDAN HOUSE
SCHOOL ROAD
HURST

LANDSCAPE PROPOSALS

Scale:	Date:	Drawn
1:200	5/00	
Job No:	**Drawing No:**	**Revision**
283	283/02	A

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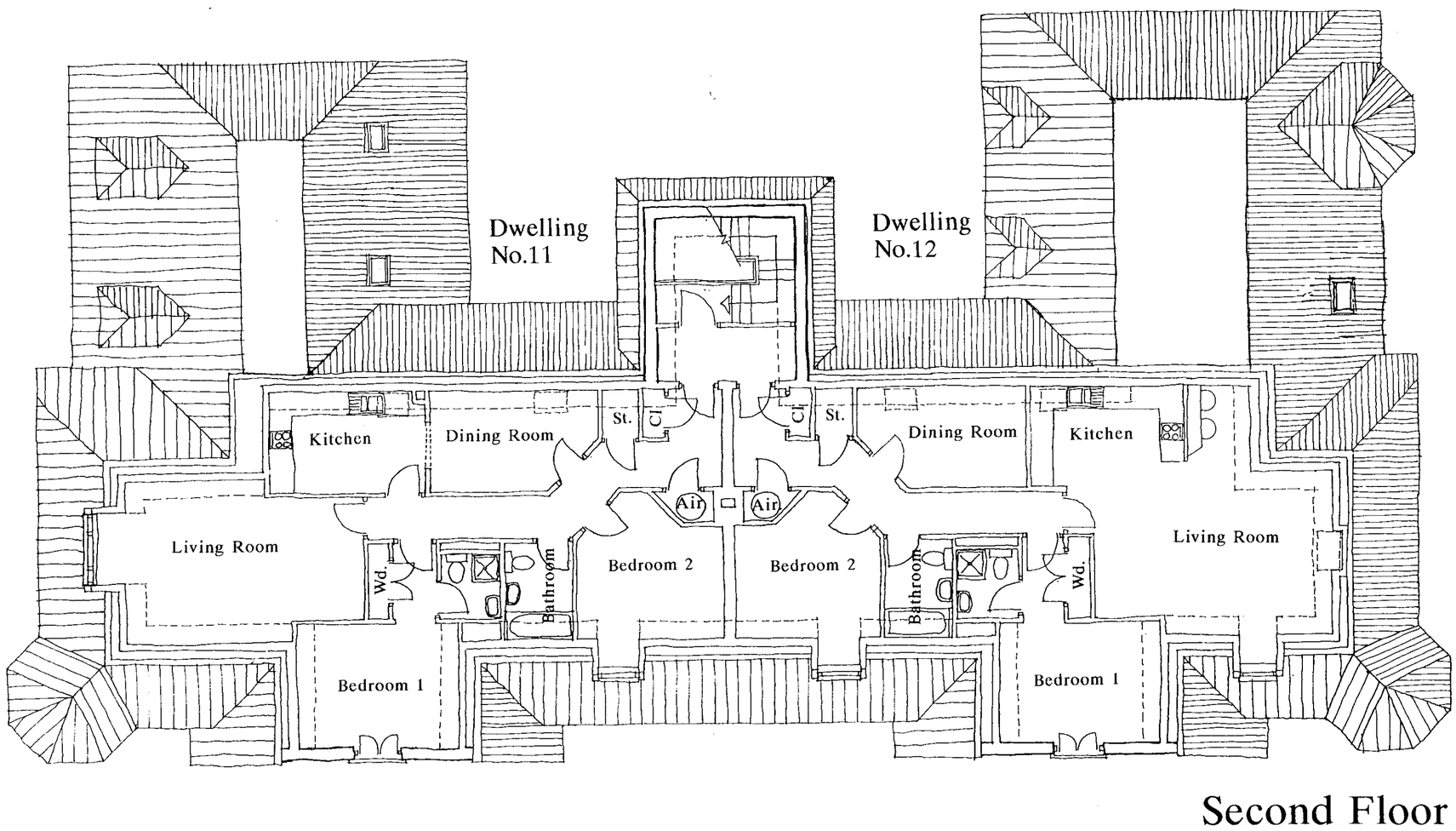
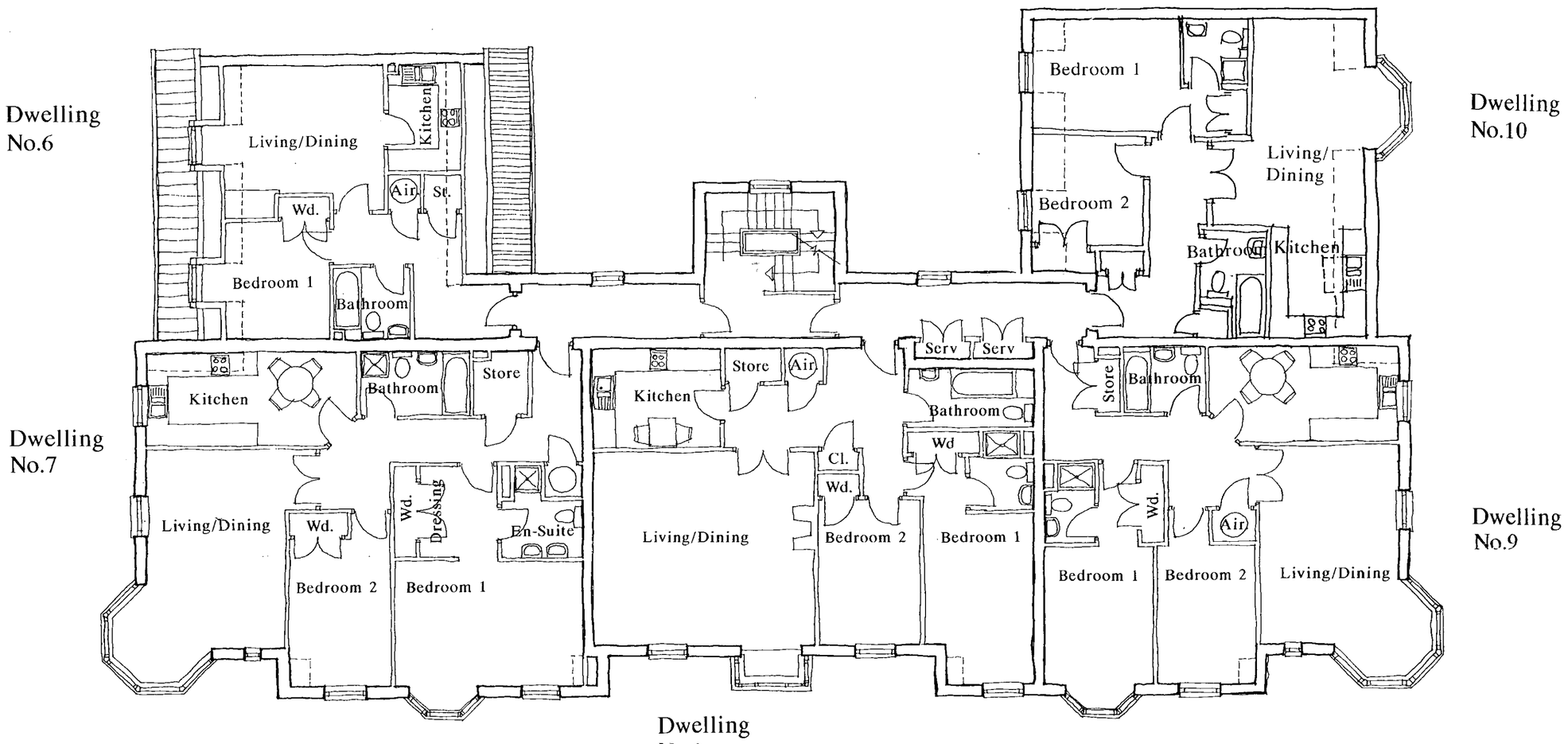
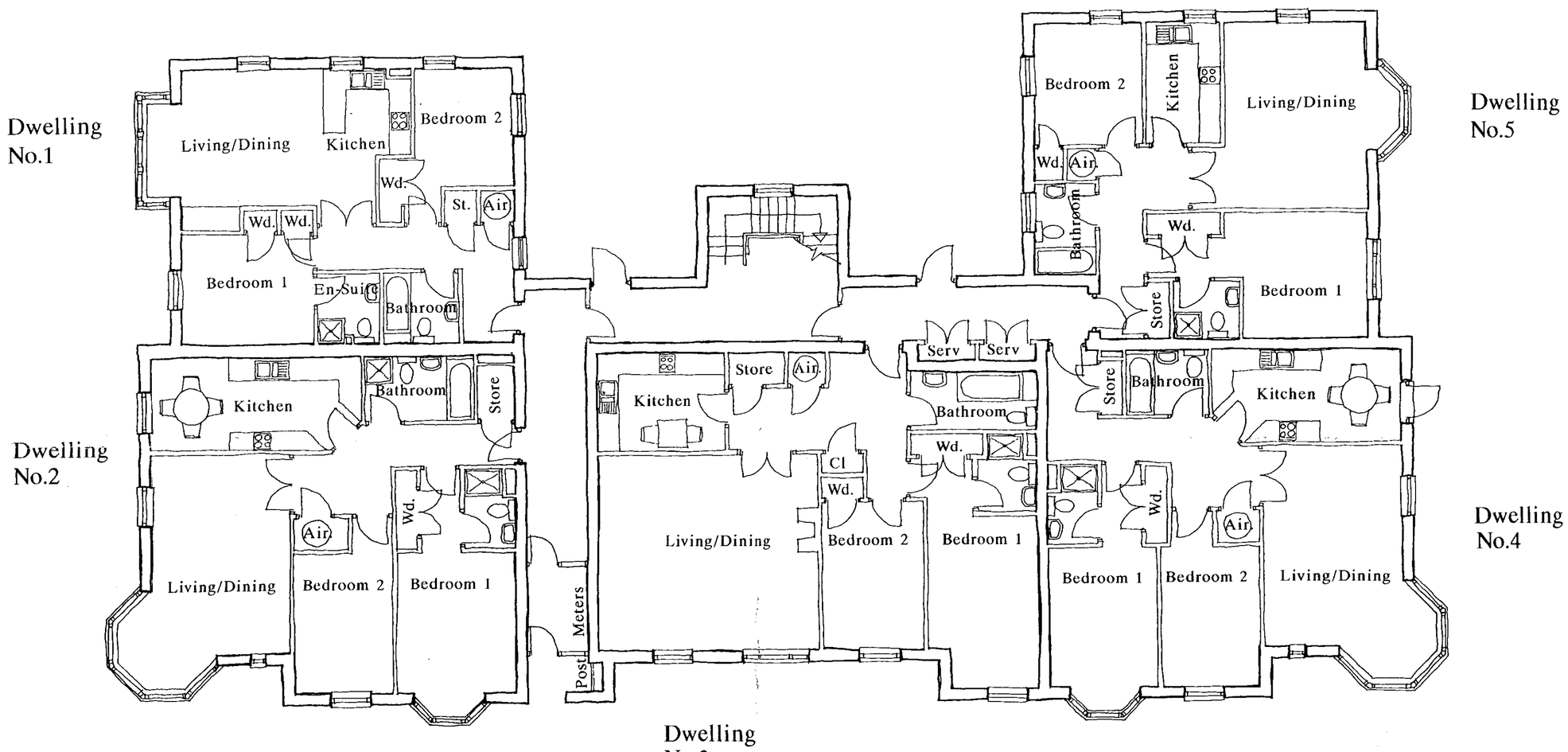
Repropoint 2843



Second Floor



First Floor



Ground Floor

Revision
D. DWELLING Nº 10 REPLANNED

Date
6.9.00

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FBE | KLS
DC | RHC
APH
GS
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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Plans REVISED PLAN

Status
Planning

Scale
1:100

Date
April 2000

Drawn
SCP

Job Nº
08491

Drawing Nº
40

Revision
B

Original size 100mm © Broadway Malyan Ltd

22 JUN 2000* 1846

DRAFFIN ASSOCIATES

Environmental Design

Draffin Associates
Landscape Architecture ◇ Landscape Planning ◇ Urban Design
Glenrise – Lower Wokingham Road – Crowthorne – Berkshire RG45 6DB
Tel/Fax: (01344) 750011

THIRLSTONE HOMES (WESTERN) Ltd

DORNDAN HOUSE

TREE CONDITION SURVEY
(see written report)

Scale:	Date:	Drawn
	5/00	

Job No:	Drawing No:	Revision
283	283/01	

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REVISED

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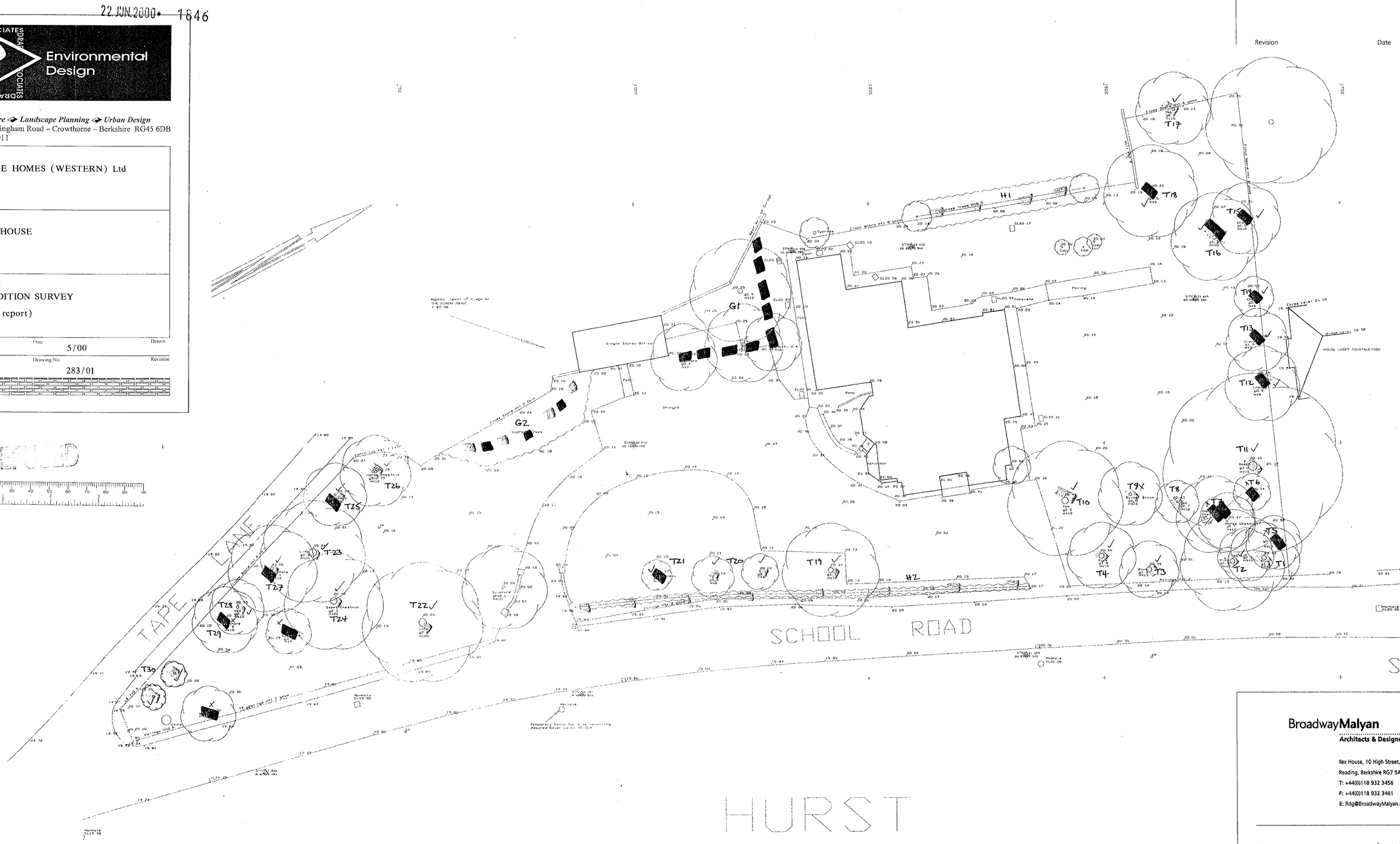

KEY

A GOOD TREE

B AVERAGE TREE

C POOR TREE /SCRUB

D DEAD/DANGEROUS TREE

TREE GROUP

TREE PROTECTION ZONE - 1.2m fencing

22 JUN 2000* 1846

Revision Date

BroadwayMalyan
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Client
Thirlstone Homes

Project
Dorndan House, Hurst

Description
Survey

December 19

Status
Record

Scale	Drawn	Date
1:200		Jan 2000
Job number	Drawing number	Revision
08491		

Original size 100mm

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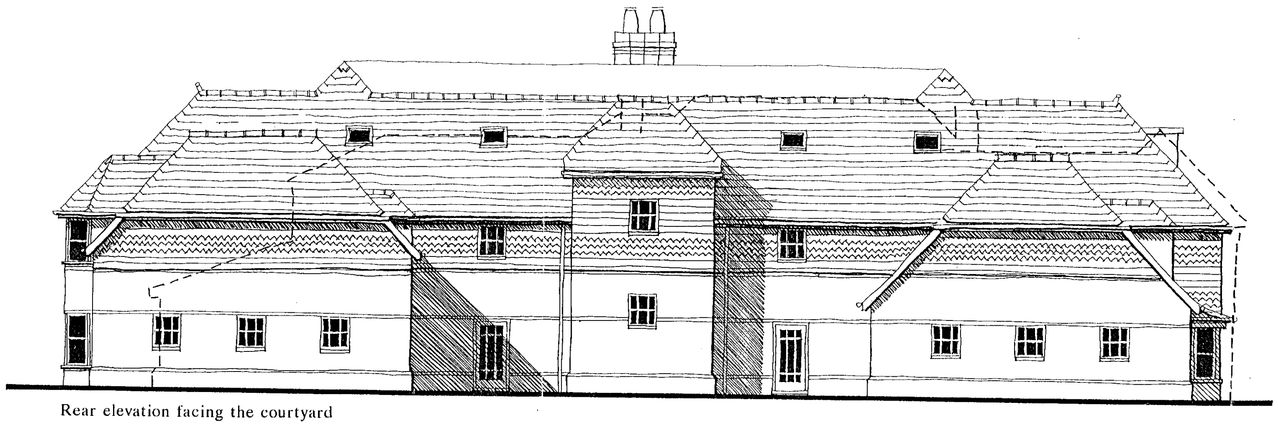
Revision	Date
C REDUCTION IN RIDGE HEIGHTS. OMIT 1st FL WINDOW - 'FAIRLAWN' ELEVATION. ADD VELUX ROOF WINDOWS OMIT VELUX WINDOW NW ELEVATION TO COURTYARD. ADD DORMER WINDOW. 6.9.00.	



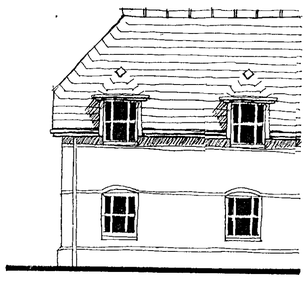
Front elevation facing School Road



Side elevation facing Fairlawn

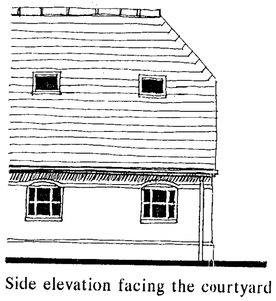


Rear elevation facing the courtyard

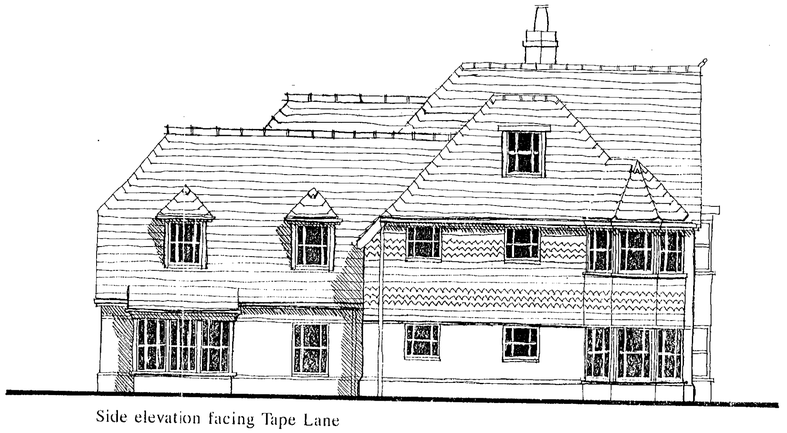


Side elevation facing the courtyard (North-West)

REVISED PLAN



Side elevation facing the courtyard (North-East)



Side elevation facing Tape Lane

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Elevations

Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	Drawing N°	Revision
08491	50	C

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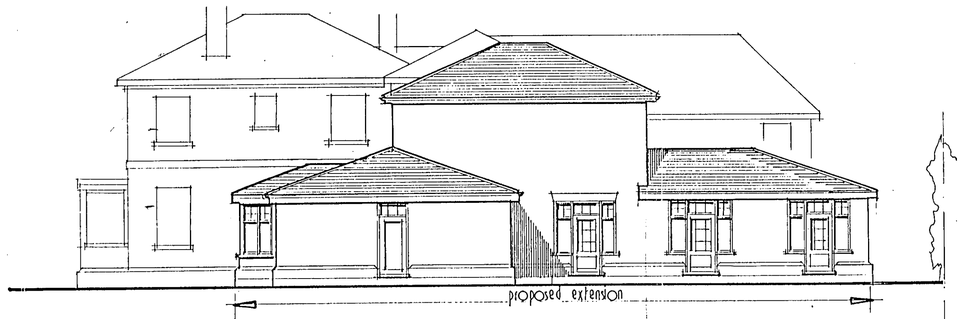

NORTH EAST ELEVATION

SCHEDULE OF EXTERNAL MATERIALS

walls: SHALL BE FACING BRICKWORK TO MATCH EXISTING

roof: SHALL BE ARTIFICIAL SLATES

joinery: SHALL BE WHITE PAINTED SOFTWOOD

68877

REVISED PLAN

PLANNING SERVICES	LIST
POL	TLS
DC	ENF
APP	
CS	
23 APR 1999	
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	FILE

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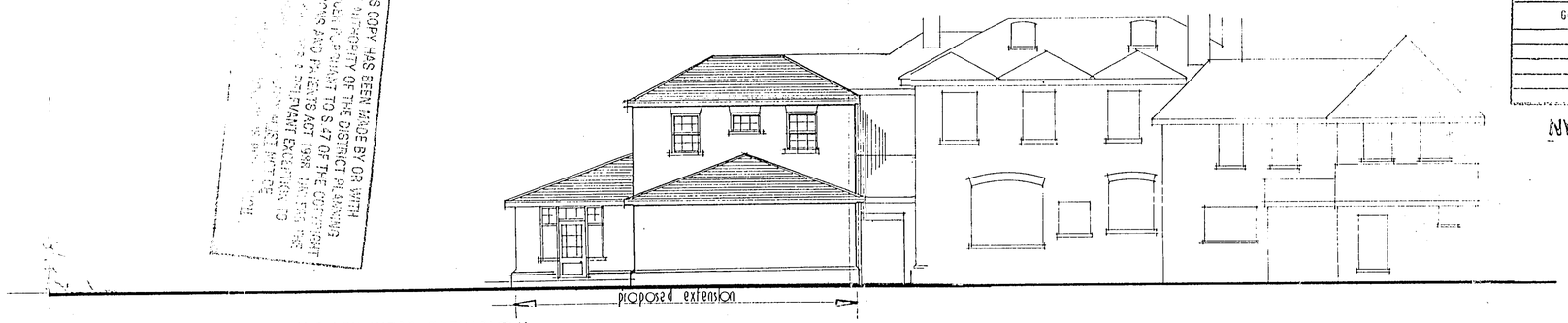
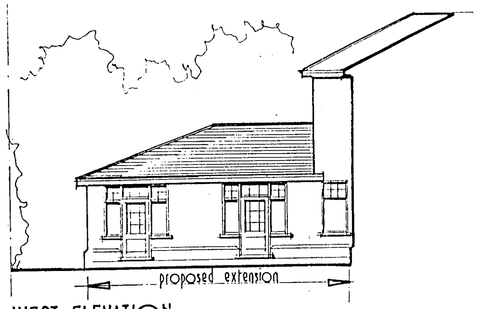
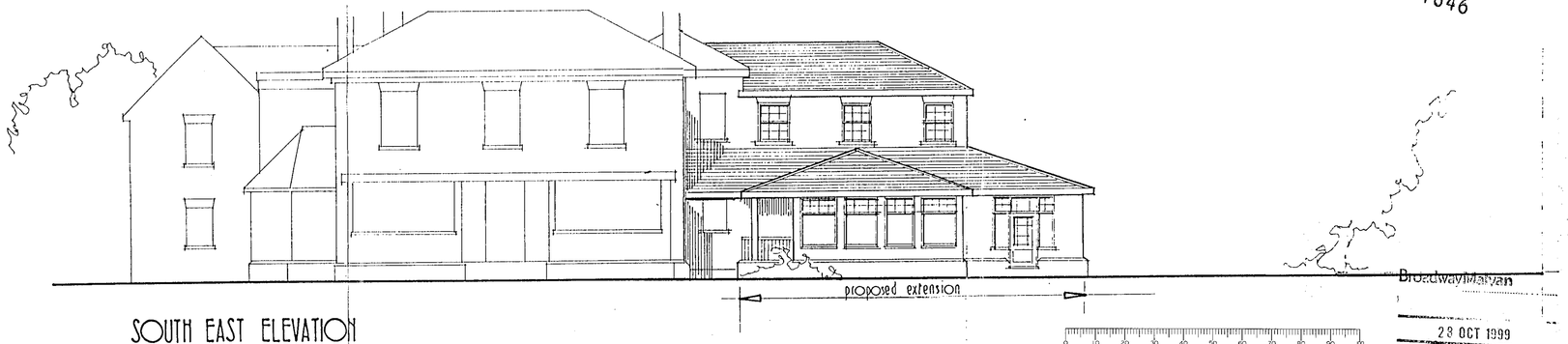


NORTH WEST ELEVATION

22 JUN 2000 1846



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

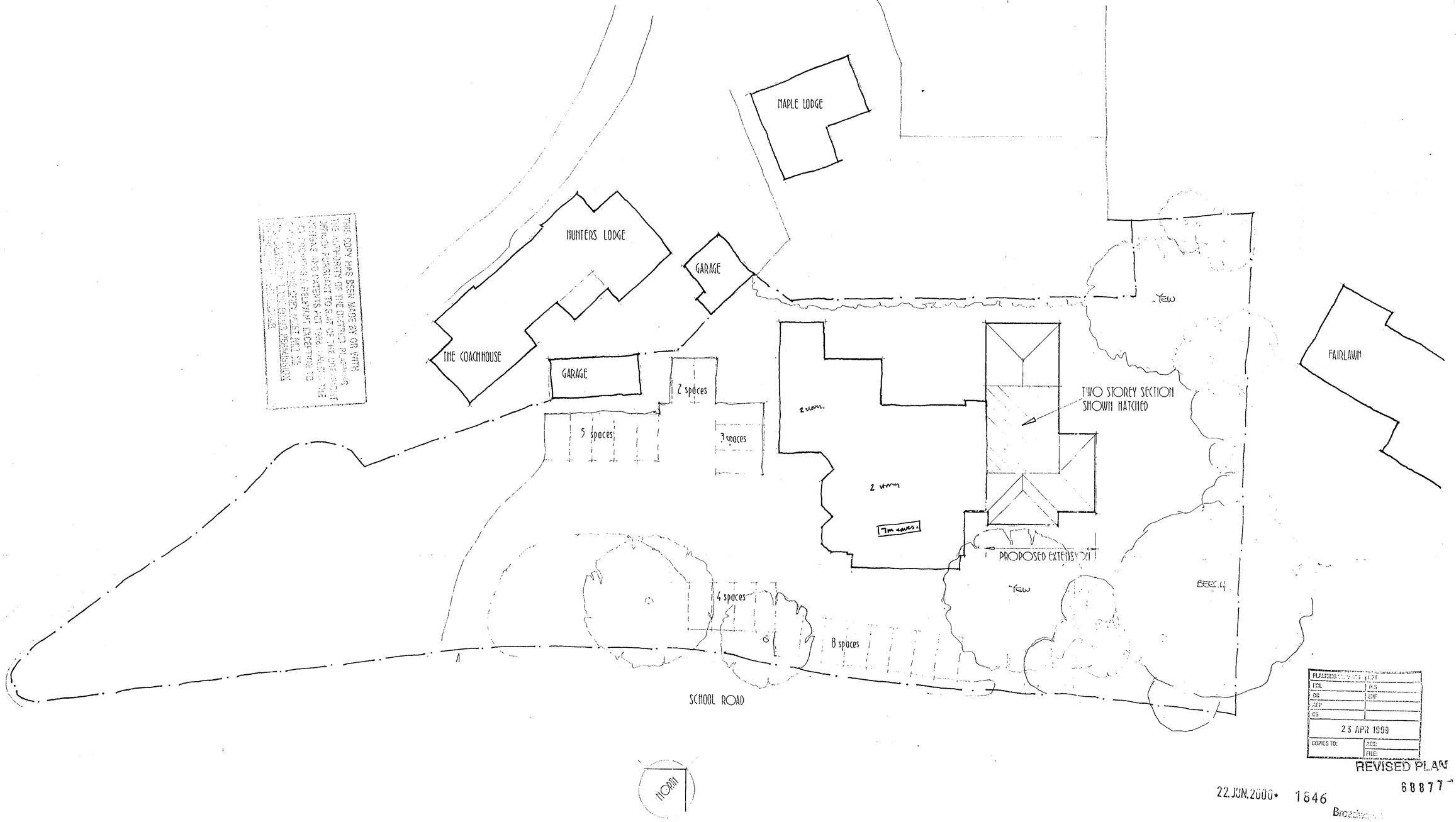
Broadway/Malvan
23 OCT 1999
Rec...

APPROVED REVISED PLAN 68877

A SIZE OF EXTENSION REDUCED 21/4/99

R J C A
CHARTERED ARCHITECTS
LIME KILN BARN COLWORTH
CHICHESTER WEST SUSSEX
PO20 6DS
TEL: 01243 - 787011 FAX: 01243 - 787022

PROJECT	Dorndon House Nursing Home
DRAWING	proposed extension - elevations
SCALE 1:100	DATE DEC '98
DRAWN	CHECKED
DWG. No.	96 / 48 / 21 A.



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REVISED PLAN

68877

22.JUN.2000* 1846

Broadway

APPROVED

A SIZE OF EXTENSION REDUCED 21/4/99.

R J C A
CHARTERED ARCHITECTS

DORNDON HOUSE

SITE PLAN

1:200

96 / 48 / 22 A.

22 JUN 2000* 1846

DRAFFIN ASSOCIATES

Environmental Design

Draffin Associates
Landscape Architecture ◇ *Landscape Planning* ◇ *Urban Design*
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THIRLSTONE HOMES (WESTERN) Ltd

DORNDAN HOUSE

0 10 20 30 40 50 60 70 80 90 100

TREE CONDITION SURVEY
(see written report)

Scale: Date: 5/00 Drawn:

Job No: 283 Drawing No: 283/01 Revision:

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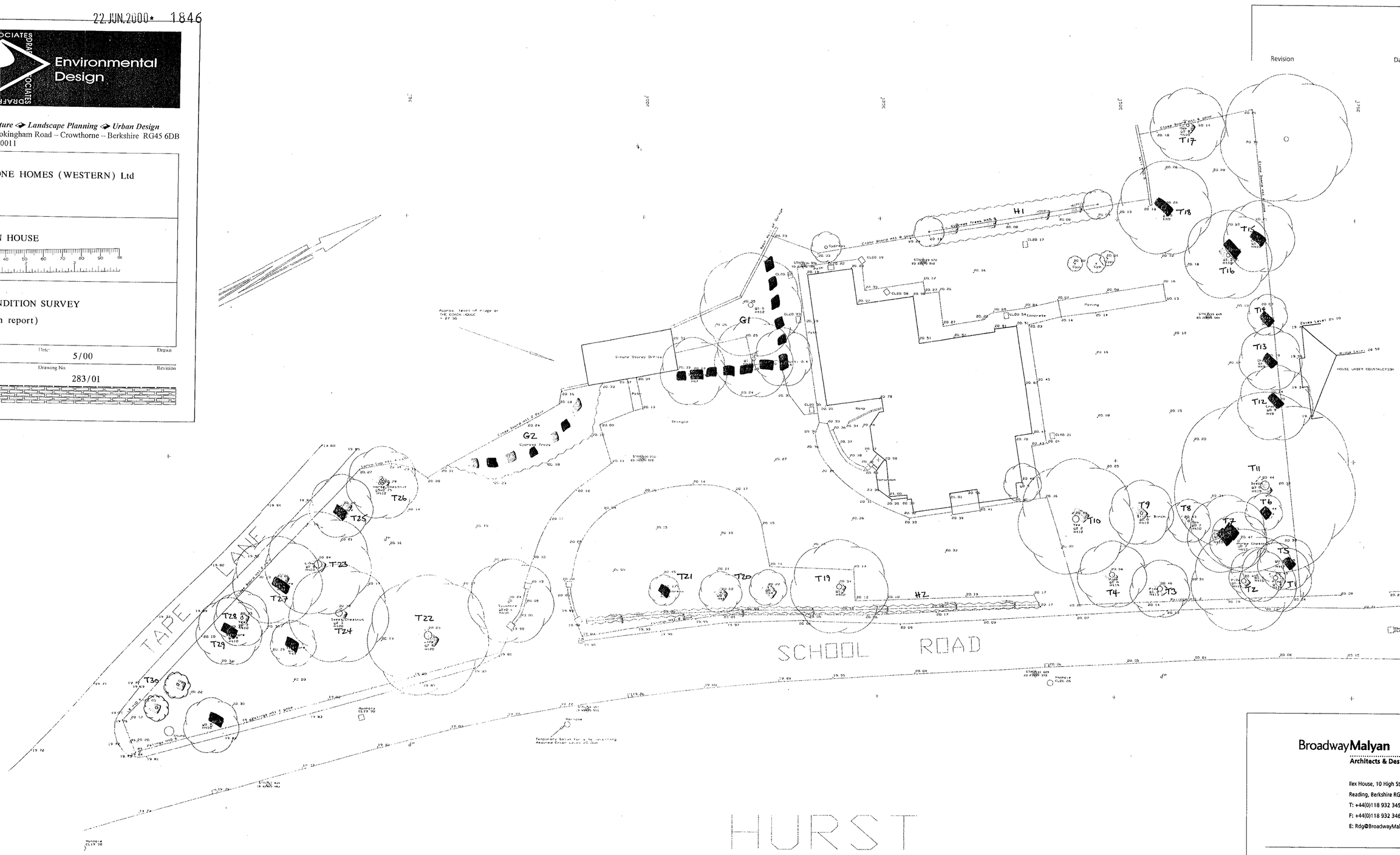
Revision Date



KEY

A GOOD TREE

B AVERAGE TREE

C POOR TREE /SCRUB

D DEAD/DANGEROUS TREE

TREE GROUP

TREE PROTECTION ZONE - 1.2m fencing

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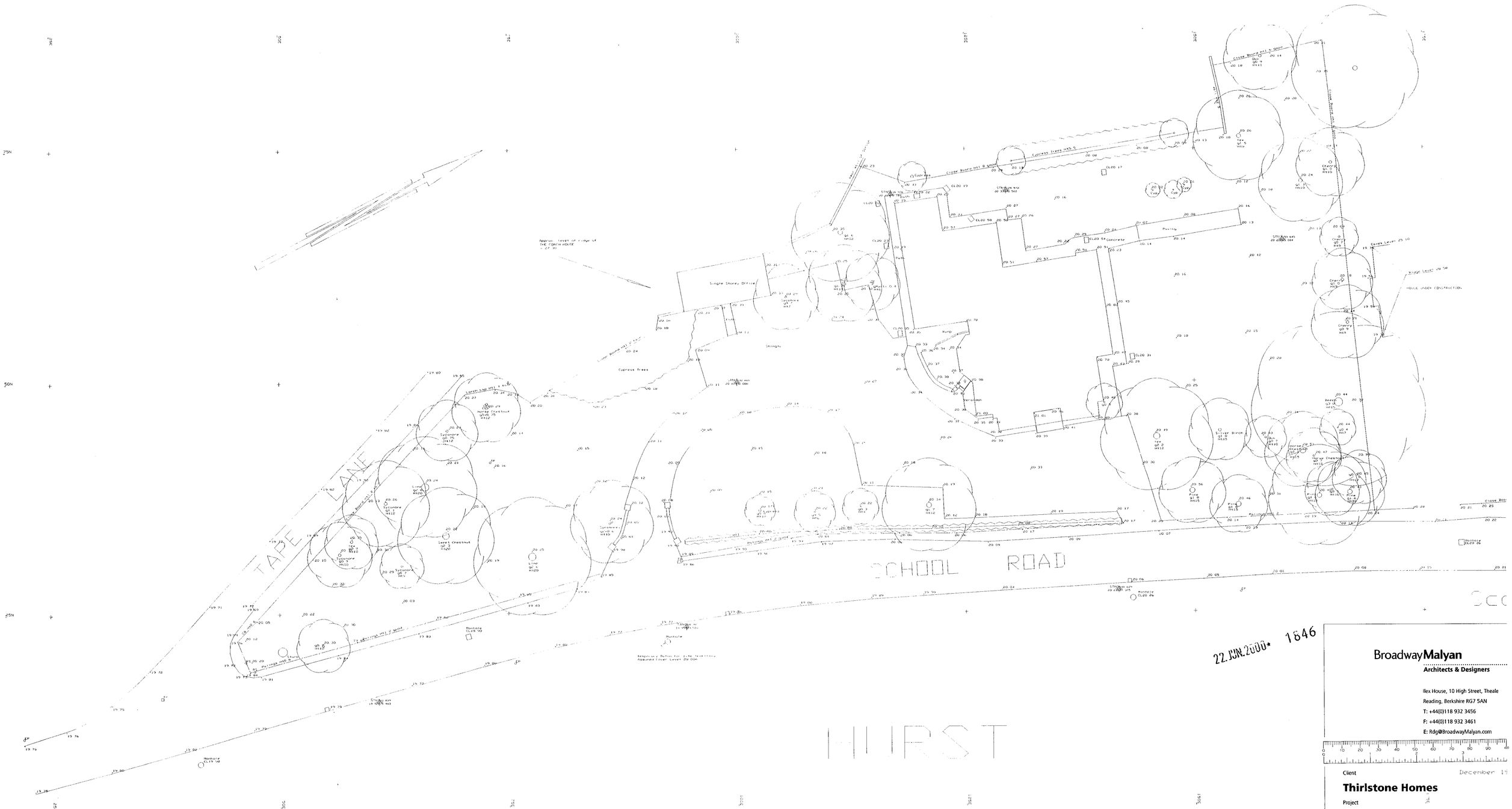
Client
Thirlstone Homes
Project
Dorndan House, Hurst
Description
Survey

December 19

22 JUN 2000* 1846

Revision	Date



22.JUN.2000 1846

Not drawn by Broadway Malyan
Supplied by Thirlstone Homes

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Client
Thirlstone Homes

Project
Dorndan House, Hurst

Description
Survey

Status
Record

Scale	Drawn	Date
1:200		Jan 2000
Job number	Drawing number	Revision
08491	10	

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Revision	Date



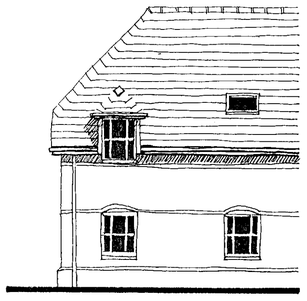
Front elevation facing School Road



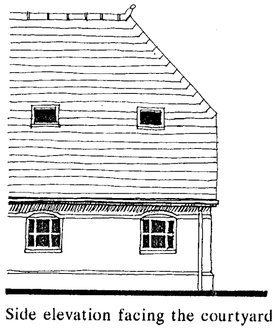
Side elevation facing Fairlawn



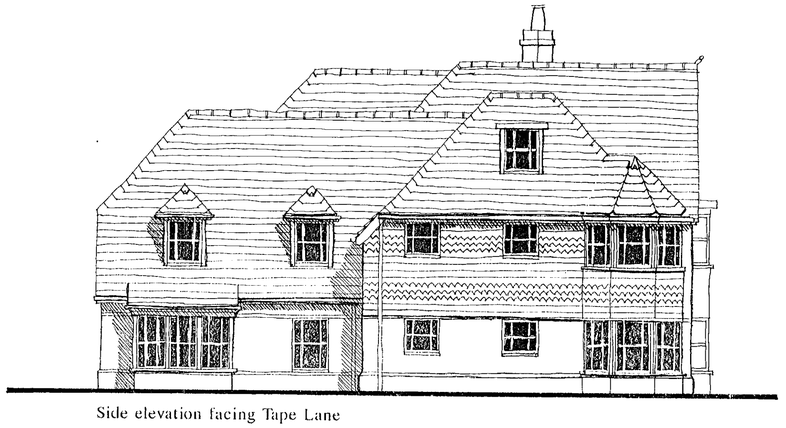
Rear elevation facing the courtyard



Side elevation facing the courtyard
(North-West)



Side elevation facing the courtyard
(North-East)



Side elevation facing Tape Lane



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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Elevations

Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	**Drawing N°**	**Revision**
08491	50	B

Original size 100mm © Broadway Malyan Ltd

Revision	Date



Front elevation facing School Road



Side elevation facing Fairlawn

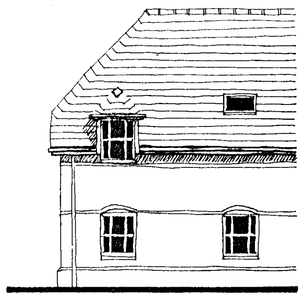
Outline of approved extension and existing building



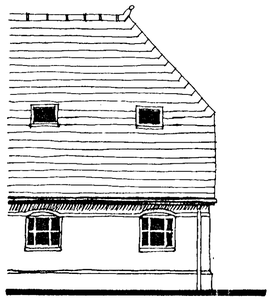
Rear elevation facing the courtyard

Windows to corridor

Windows to stair tower



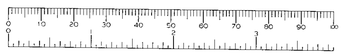
Side elevation facing the courtyard
(North-West)



Side elevation facing the courtyard
(North-East)



Side elevation facing Tape Lane



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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Elevations Showing Outline of Approved Extension and Existing Building

Status
Planning

Scale	Date	Drawn
1:100	April 2000	SCP
Job N°	Drawing N°	Revision
08491	51	

Original size 100mm © Broadway Malyan Ltd

Revision Date

TAPE LANE

1.8m Close boarded fence

Existing wall

1.8m Close boarded fence retained

Additional planting

Trees retained

3.4m

5.8m

11m

Dwelling converted from garage converted back to garage for 3no. cars

Existing wall

Disabled space

1.8m Close boarded fence retained

Block paved surface with granite demarcation sets for parking

24no. car parking spaces including 3no. spaces in the garage

2m min.

1.2m picket fence

Bin store

Raised granite rumble bar

Footpath

Tarmac

Footpath

Timber arch

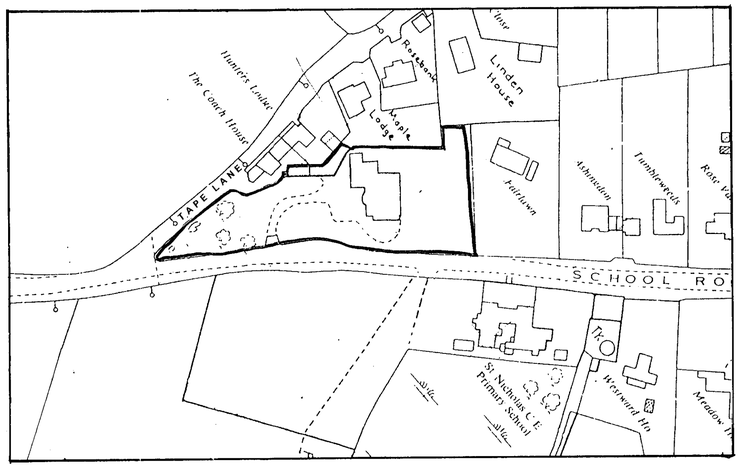
Sun dial feature

1.2m Picket fence

1.2m Picket fence

SCHOOL ROAD

Improved visibility for Tape Lane



Location Plan

NORTH

22.JUN.2000* 1646

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Architects & Designers

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Client
Thirlstone Homes

Project
Dorndon House, Hurst

Description
Site Plan and Location Plan

Status
Planning

Scale	Date	Drawn
1:200 1:1250	June 2000	SCP
Job N°	Drawing N°	Revision
08491	60	B

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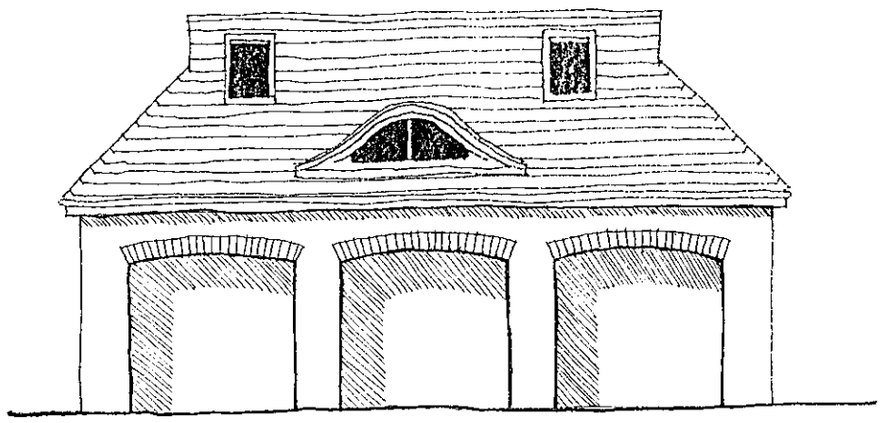
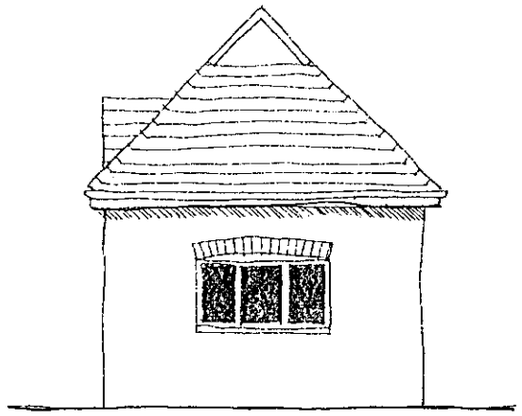
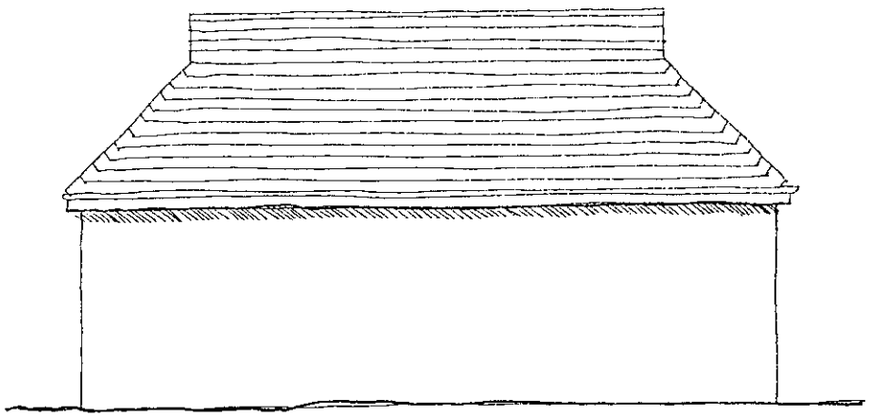


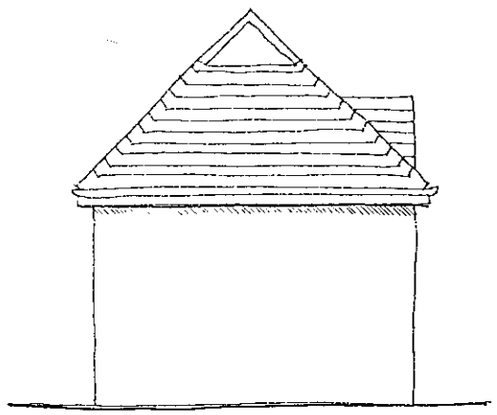
Front Elevation



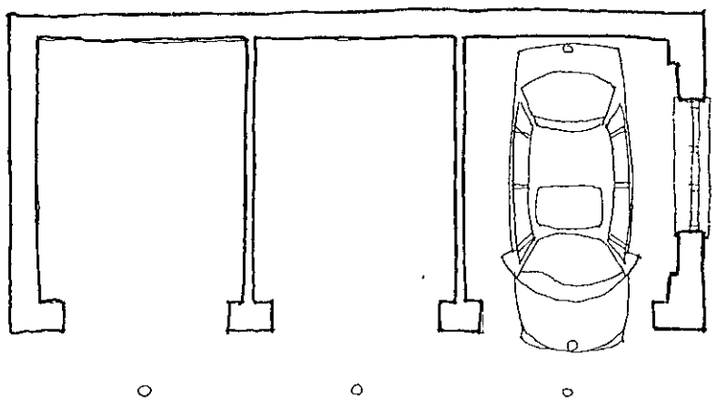
Side Elevation



Rear Elevation



Side Elevation



Ground Floor



Revision Date

22. JUN. 2000* 1846

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Architects & Designers

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Reading, Berkshire RG7 5AN
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E: Rdg@BroadwayMalyan.com

Client

Thirlstone Homes

Project

Dorndon House, Hurst

Description

Proposals for Garage Building Refurbishment

Status

Scale	Date	Drawn
1:100	June '00	SCP
Job N°	Drawing N°	Revision
08491	70	

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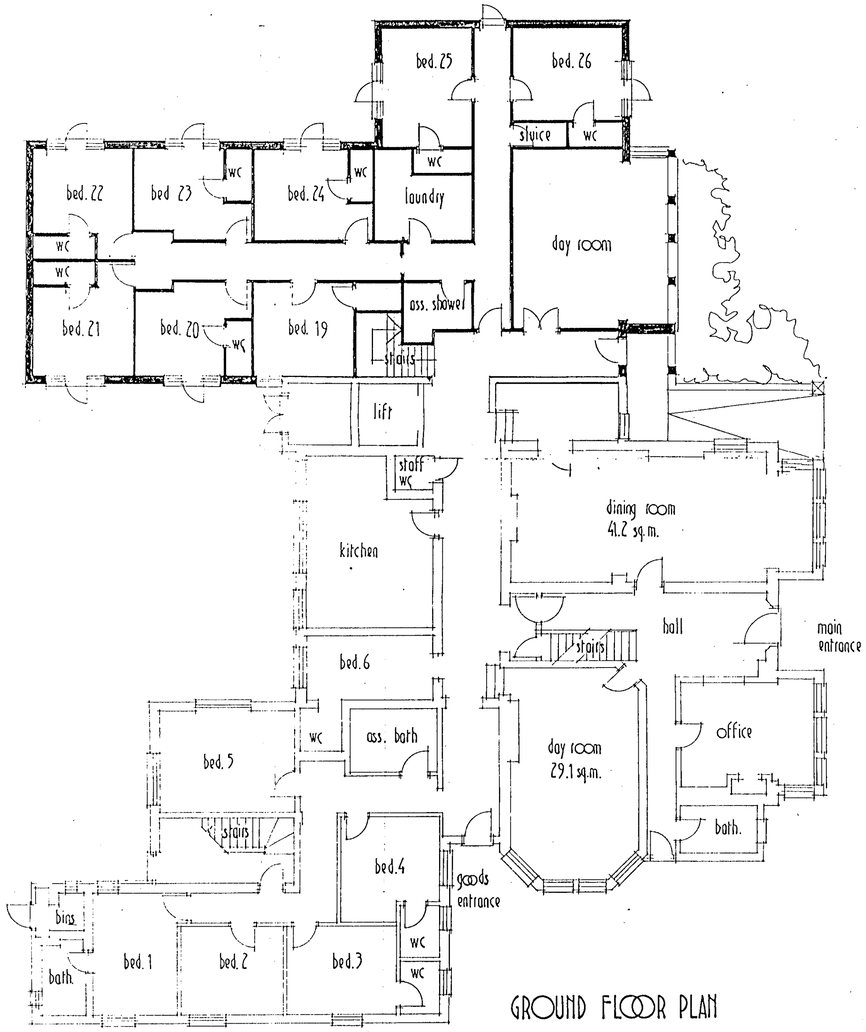
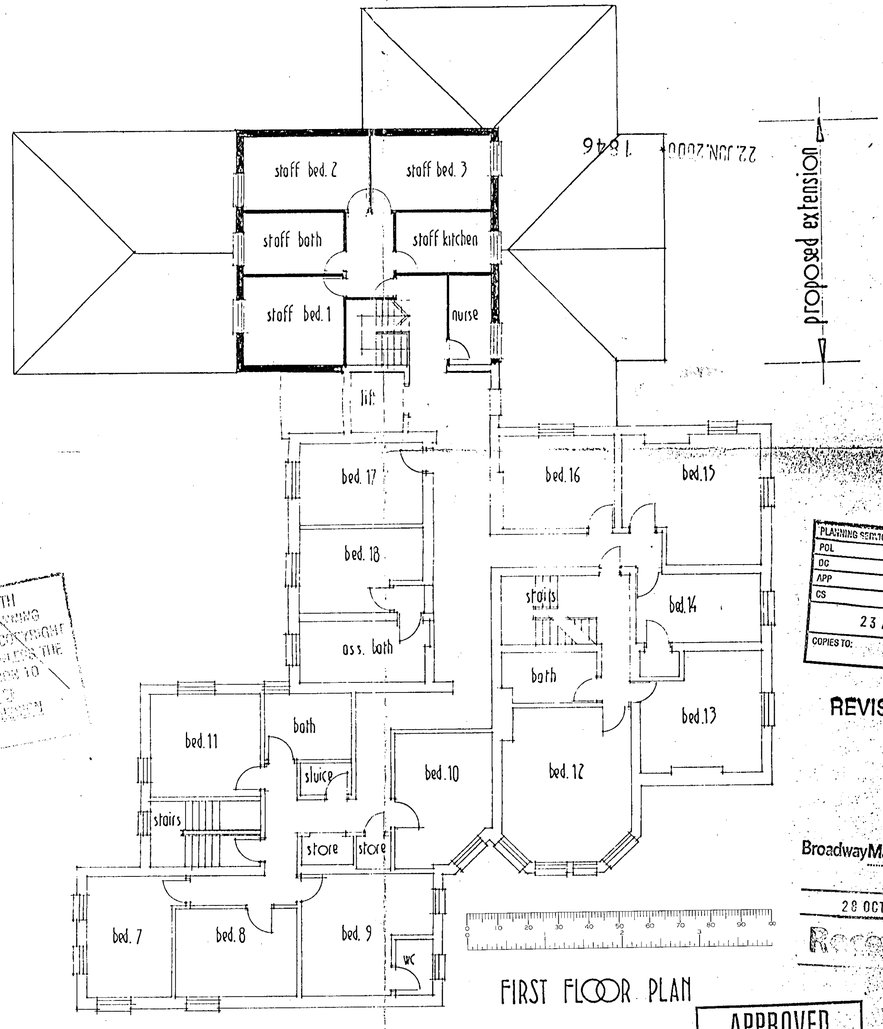


GROUND FLOOR PLAN





FIRST FLOOR PLAN

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REVISED PLAN

68877

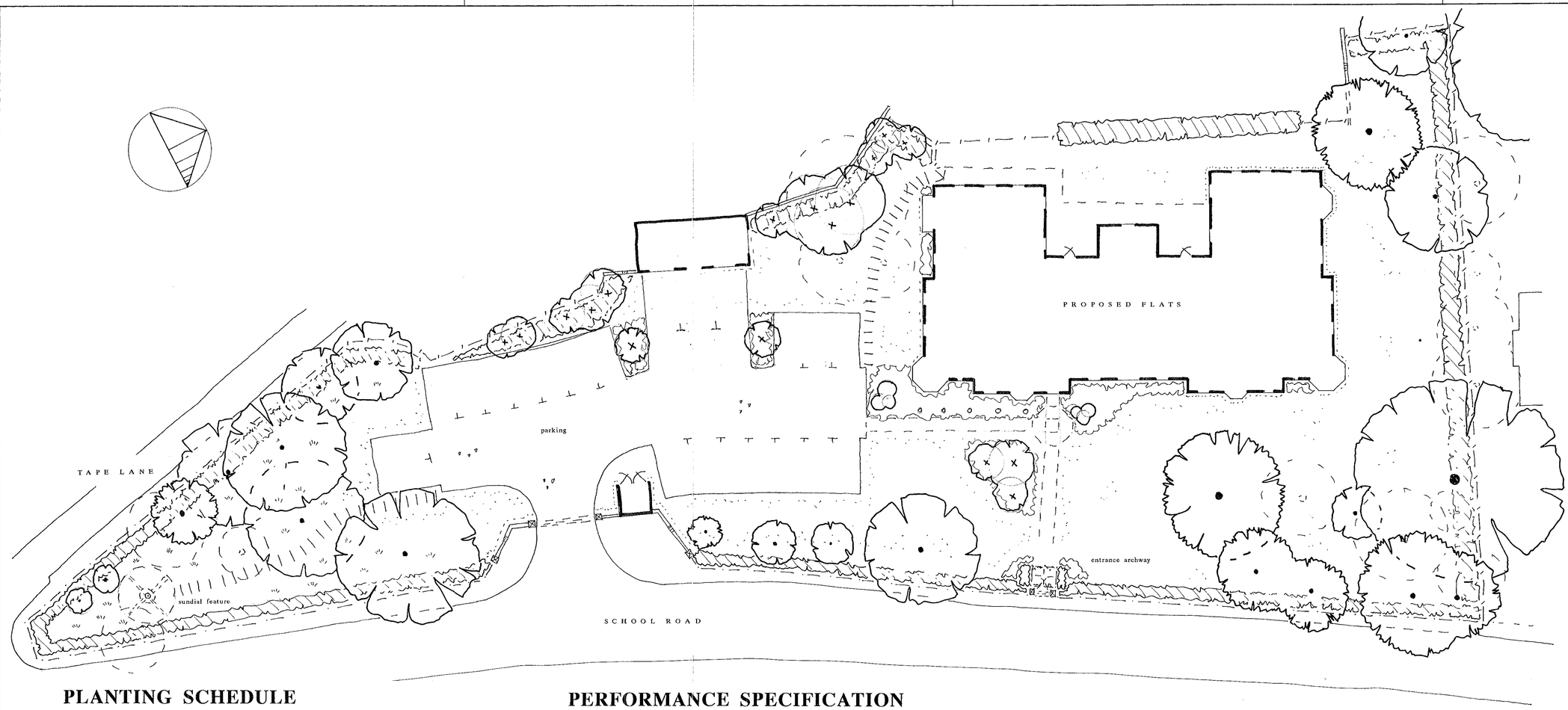
BroadwayMalyan
28 OCT 1999
Received

APPROVED

A. SIZE OF EXTENSION REDUCED 21/4/99

R J C A
CHARTERED ARCHITECTS
LIME KILN BARN COLWORTH
CHICHESTER WEST SUSSEX
PO20 6DS
TEL: 01243 - 787011 FAX: 01243 - 787022

REVISION	
PROJECT	Dorndon House Nursing Home
DRAWING	proposed extension - floor plans
SCALE	1:100
DATE	DEC. '98
DRG. No.	96 / 48 / 20
REV	A
DRAWN	
CHECKED	



KEY

- PRIVATE DRIVEWAY - Gravel dressed bitmac - Brick T's to bays
- SUNDIAL FEATURE radial paving
- FOOTPATHS - Block/flag paving
- BRICK WALLING
- ENTRANCE ARCHWAY LOW FENCING - 1m
- REAR CLOSEBOARD FENCING - 1.8m
- TREE PLANTING
- EXISTING TREES
- MASS PLANTING/GROUNDCOVER
- HEDGE PLANTING
- LAWN
- WILD GRASS

PLANTING SCHEDULE

Nos	SPECIES	SIZE/ht	DENSITY/ppm2
	PERIMETER SCREEN/BOUNDARY PLANTING		
	trees to be planted as infill to existing tree canopy +		
	privacy hedging throughout		
	Acer saccharinum 'Laciniata'	18-20cm/5m+	informal groups
	Crataegus oxycantha 'Paul's Scarlet'	14-16cm/5m+	"
	Prunus 'Hillieri Spire'	18-20cm/4m+	"
	FEATURE TREES - ENTRANCE AREA		
	Amelanchier lamarckii multi-stem	40lt/3m+ (group planting)	
	Magnolia liliflora multi-stem	230lt/4m+ (")	
	Sorbus aria 'Wilfrid Fox'	40lt/3m+ (to be trained over archway)	
	FRONTAGE NATIVE HEDGING		
	to be planted in 2 rows staggered @ 450 cs - groups of 5 -10 same spp		
	cut back to 1m high after planting - at least 5 breaks per plant		
	Acer campestre	Fthd/1.5m	2/3
	Crataegus mongyna	Fthd/1.5m	2/3
	REAR EVERGREEN HEDGING		
	to be planted in 2 rows staggered @ 450 cs		
	trim to encourage density after planting		
	Prunus laurocerasus (hedging)	10lt/1.5m+	1/2
	MASS PLANTING		
	Buxus sempervirens	10lt/450mm	2/3
	Choisya ternata	10lt/600mm	2
	Cotoneaster cornubia	20lt/1.5m+	1
	Hebe 'Midsummer Beauty'	7lt/300mm	3
	Taxus baccata (clipped pillars)	15lt/1m+	1/2
	Viburnum burkwoodii 'Lanarth'	20lt/1.5m	1
	Viburnum 'Jermyn's Globe'	10lt/600mm	3
	Yucca filamentosa	7lt/450mm sprd	3
	MIXED GROUNDCOVER/HERBACEOUS		
	to be planted in groups of 10 - 20 same species		
	Bergenia cordifolia	3lt	5
	Euonymus fortunei 'Silver Queen'	3lt/200mm	5
	Euphorbia robbiae	3lt	5
	Hebe pinguifolia Pagcii	3lt	5
	Helleborus corsicus	3lt	5
	Hypericum moseranum Tricolor	3lt/200mm	5
	Pachysandra terminalis	3lt/200mm	10
	Sedum spectabile 'Autumn Joy'	3lt	5

PERFORMANCE SPECIFICATION

EXISTING FEATURES

- All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
- All treeworks and tree protection to be in accordance with **BS 5837:1991 British Standard Guide for Trees in Relation to Construction.**
- **All tree protection zones/service zones to be verified and any tree surgery to be identified on site before construction works is commenced to the approval of local planning authority tree officer.**
- Contractors working area to be defined by Heras type GS-7 protective fencing and restriction signs displayed at all times during construction period.
- All tree surgery to be undertaken by a fully insured arboriculturalist approved by the local planning authority.(LPA)
- All retained trees/hedging to be protected/lightly pruned to aid future development.
- Opportunity for hedge/thicket transplanting should be taken to reinforce retained boundary hedgerows.

NEW WORKS

- Any final layout setting out variations and design changes are subject to client approval.
- All proposed soft landscaped areas are to be broken up to a minimum of 450mm depth and all arisings removed from site. The reduced level is to be cleared of all hardstandings and should be free draining. Selected topsoil, free from pernicious weeds and stones over 50m diameter shall be used to make up levels to match adjacent ground levels. All finished levels should then be bark mulched to 75mm depth.
- Subsoil to be well drained to a minimum 600mm depth generally free from stones over 50mm diameter.
- Topsoil depths to be 150mm grassed areas - 450mm planted areas - 900mm tree pits
- Any excavation works near retained established vegetation should be carried out by hand to avoid unecessary damage to root zones. With prior agreement from the LPA tree officer suitably sized and appropriate machinery may be used.
- Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
- Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
- Where grass cutting is impractical :50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet .
- All new planting to incorporate appropriate slow release Fisons NPK fertiliser to aid plant establishment.
- All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
- All plant material to be container grown/rootballed unless agreed otherwise with client.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
- All beds to be maintained weed free, healthy and tidy until handover.
- All tree planting to include 75mm dia irrigation pipework coiled around treepit to ensure even water uptake during regular maintenance visits.
- All trees to be secured by 150mm dia tannalised tree stakes fixed 900mm above ground with TOMS cushioned tree ties.
- **All planting to be subject to detailed landscape management plan to be operated by residents management company after full resident occupation.**

PLAN

PLANNING CONTROL
PCT
ENG
APP
CS
26 JUN 2000
COPIES TO:
ACK:
FILE:

22.JUN.2000

REV A: 6/00 garage block added - parking layout revised

DRAFFIN ASSOCIATES
Environmental Design

Draffin Associates
Landscape Architecture ◈ Landscape Planning ◈ Urban Design
Glenrise – Lower Wokingham Road – Crowthorne – Berkshire RG45 6DB
Tel/Fax: (01344) 750011

THIRLSTONE HOMES (WESTERN) Ltd

DORNDAN HOUSE
SCHOOL ROAD
HURST

LANDSCAPE PROPOSALS

Scale:	Date:	Drawn
1:200	5/00	
Job No:	**Drawing No:**	**Revision**
283	283/02	A

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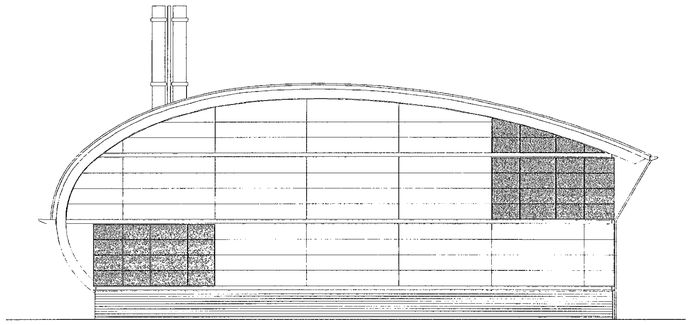
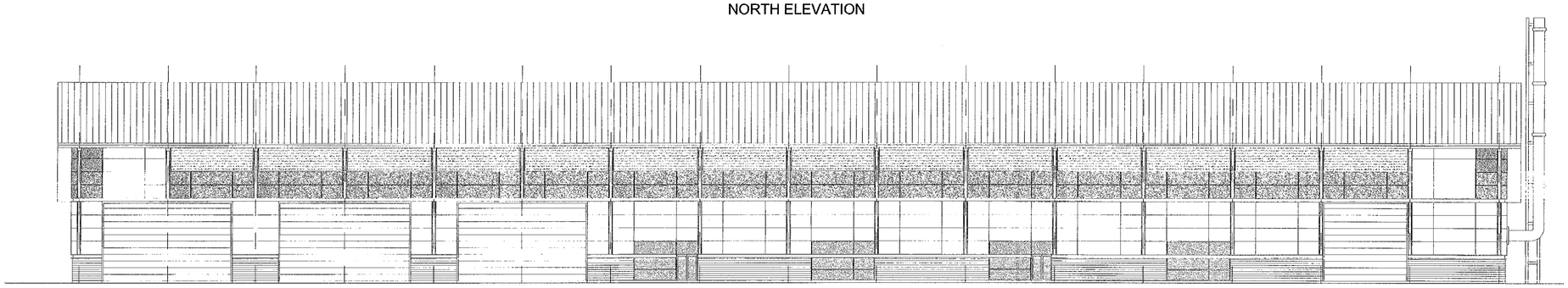
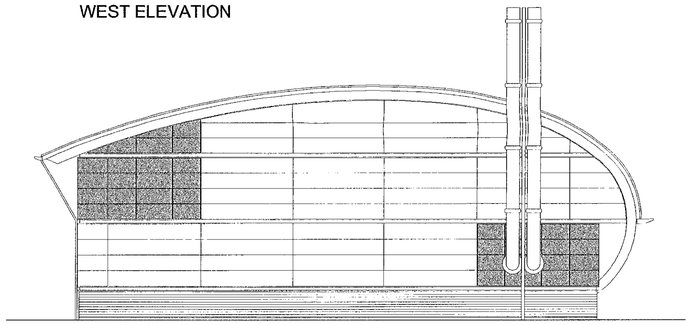
Repropoint 2843



NORTH ELEVATION



WEST ELEVATION



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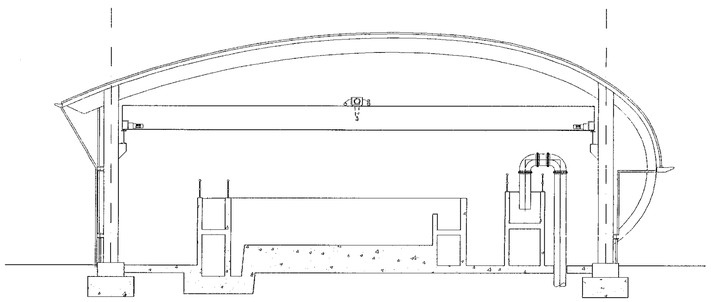

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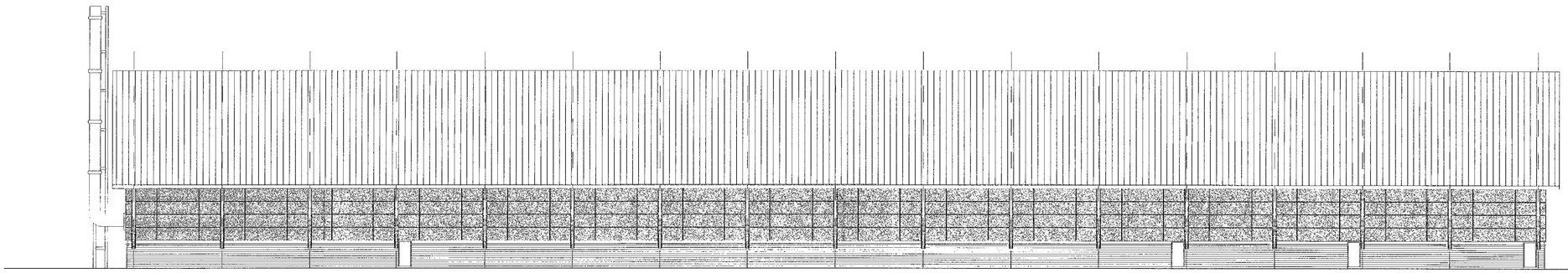

EAST ELEVATION

DO NOT SCALE - IF IN DOUBT ASK

Materials Key:

- *mill finish alum*
- *powder coated metal louvres*
- *powder coated flat metal cladding panels*
- *translucent cladding panels*
- *glazing*
- *powder coated metal cladding feature band*
- *fairfaced masonry*

silos powder coated steel
flues stainless steel

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.00

Thames	Approved:		Date:			
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
Building 1 Inlet Works - Elevations & Section

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02335/EX	1:200		B

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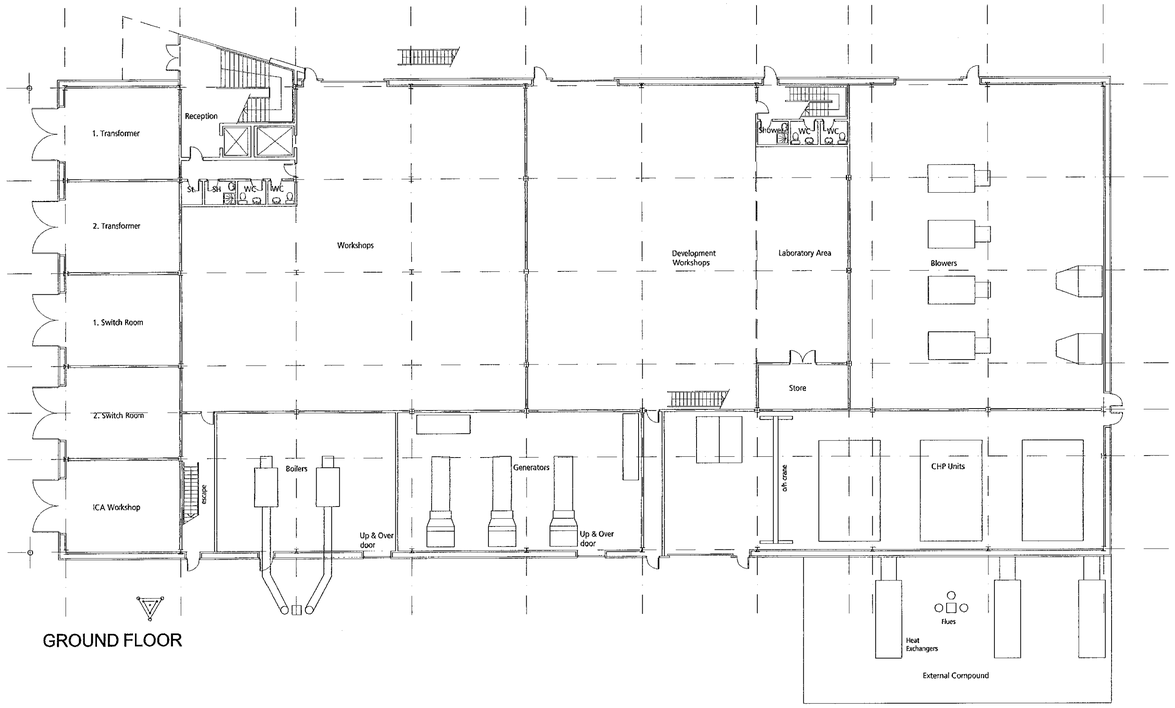
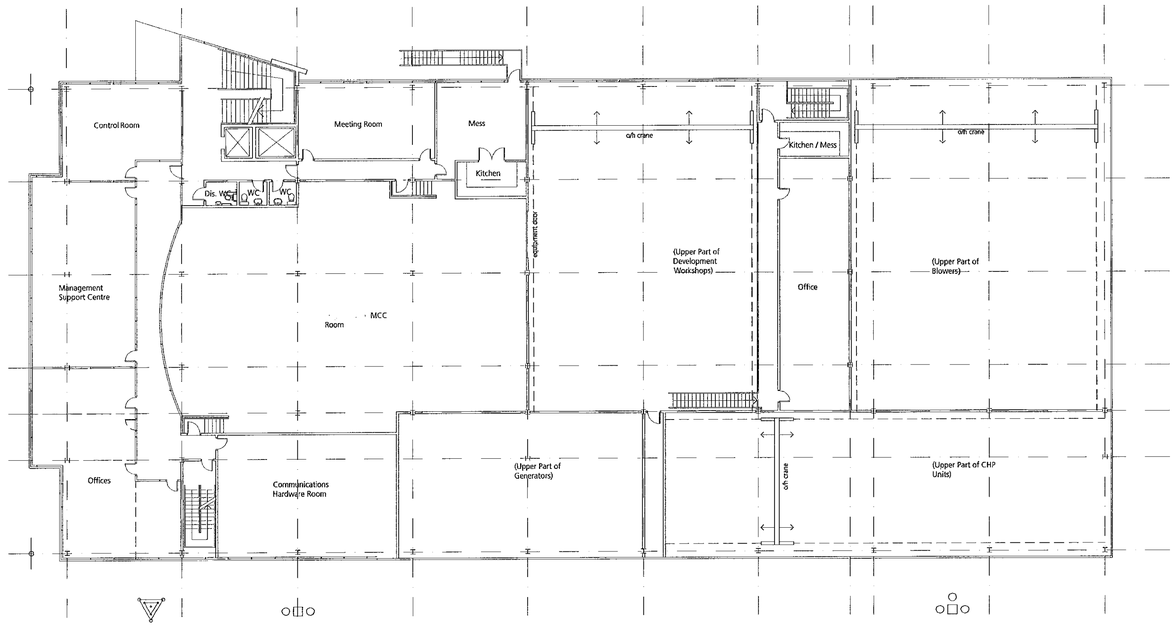


GROUND FLOOR



FIRST FLOOR

DO NOT SCALE - IF IN DOUBT ASK

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.00

Thames	Approved:			Date:		
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:

Project Group:	Sub Process:

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
Building 3 Power House - Ground & First Floor Plans

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02336-1/EX	1:200		B

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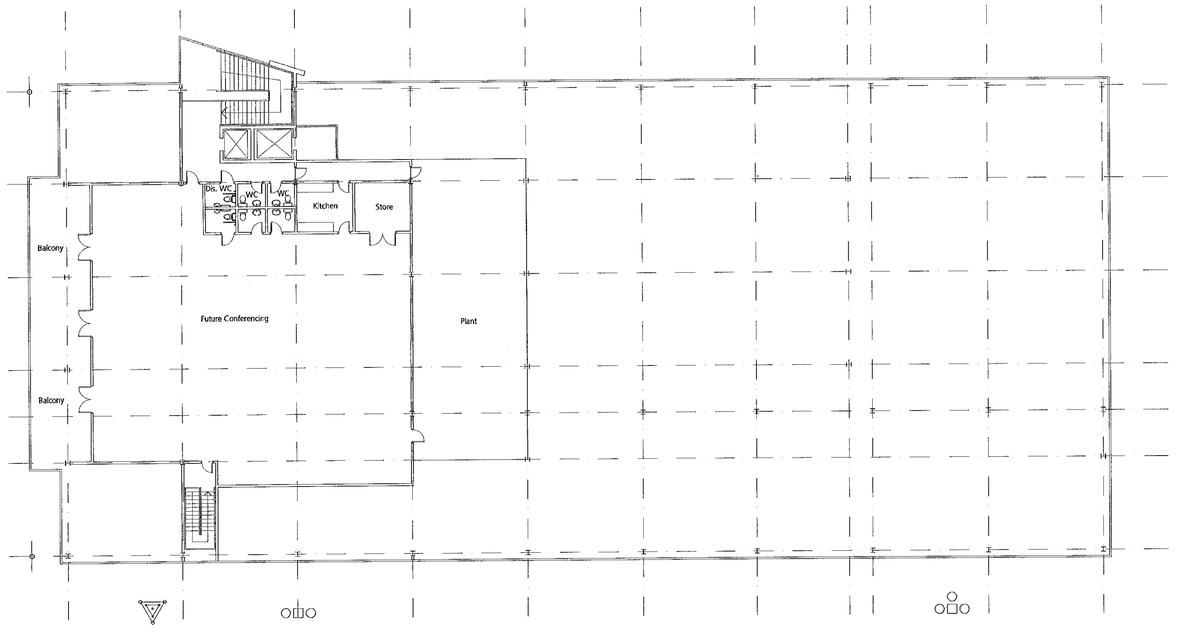

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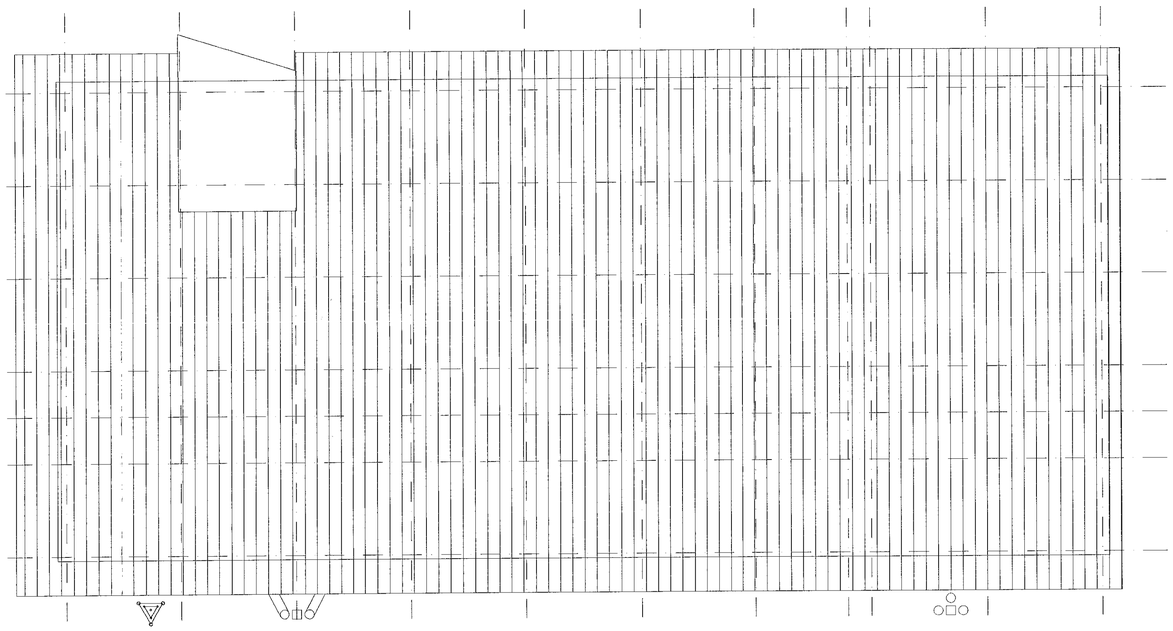

ROOF PLAN

DO NOT SCALE - IF IN DOUBT ASK

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.00

Thames	Approved:			Date:		
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
Building 3 Power House - Second Floor & Roof Plan

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02336-2/EX	1:200		B

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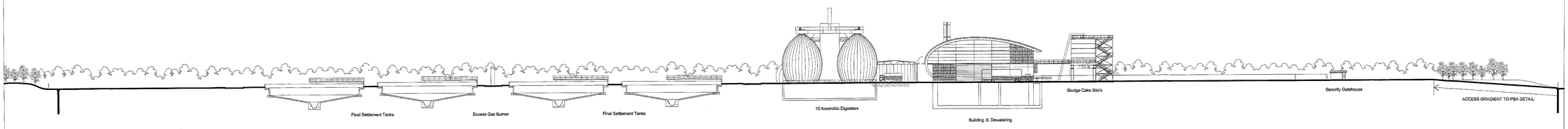

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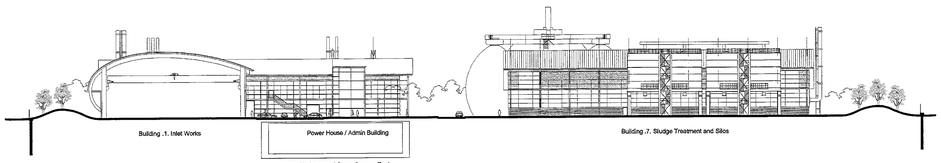

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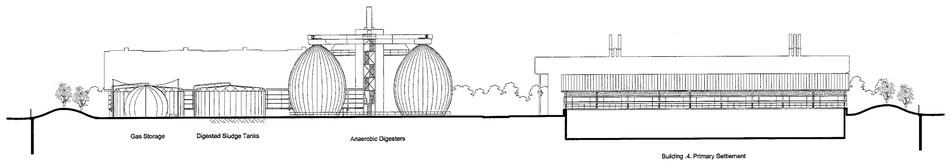

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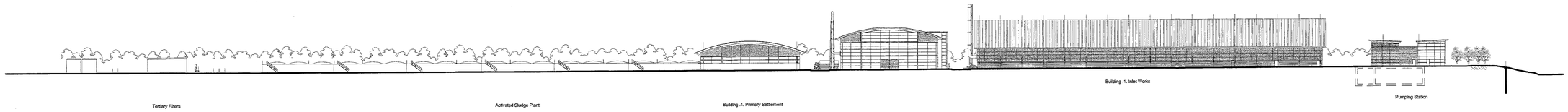

SECTION D - D

10 m 0 40 m

SCALE 1 : 500

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.2000

Thames	Approved:			Date:		
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
Site Sections

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02332/EX	1:500		B

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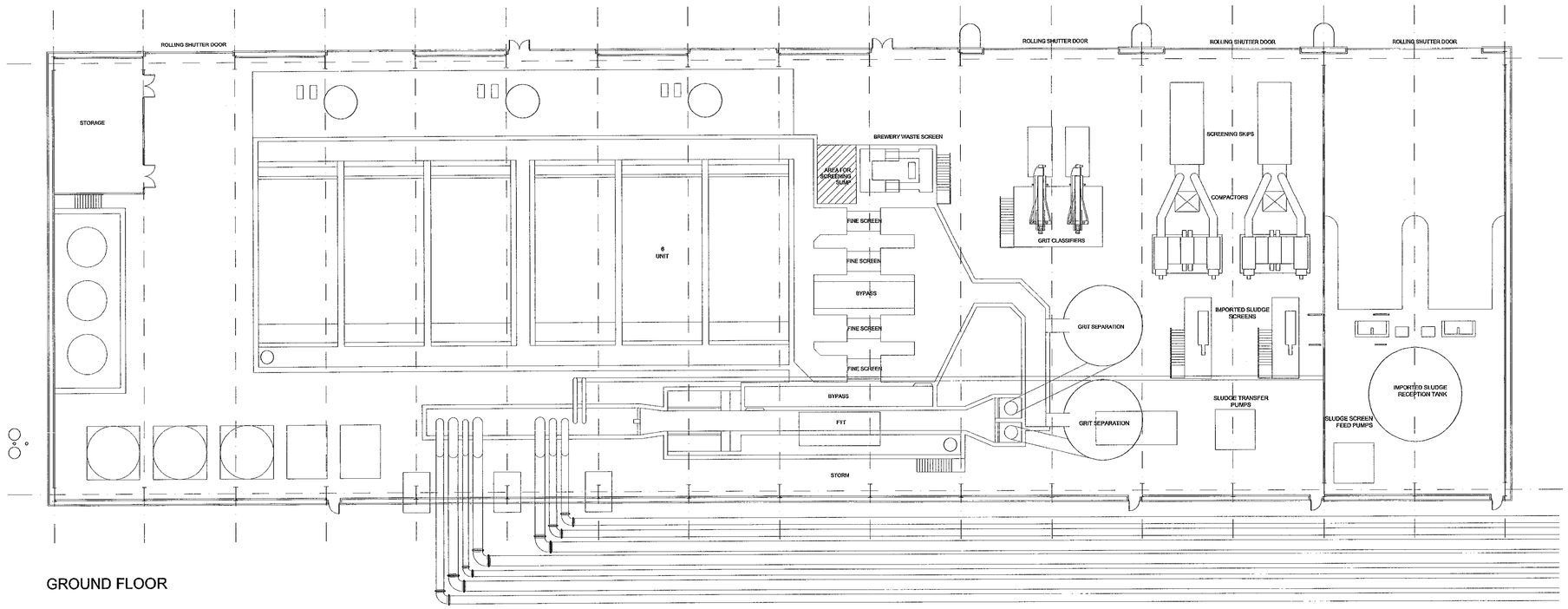
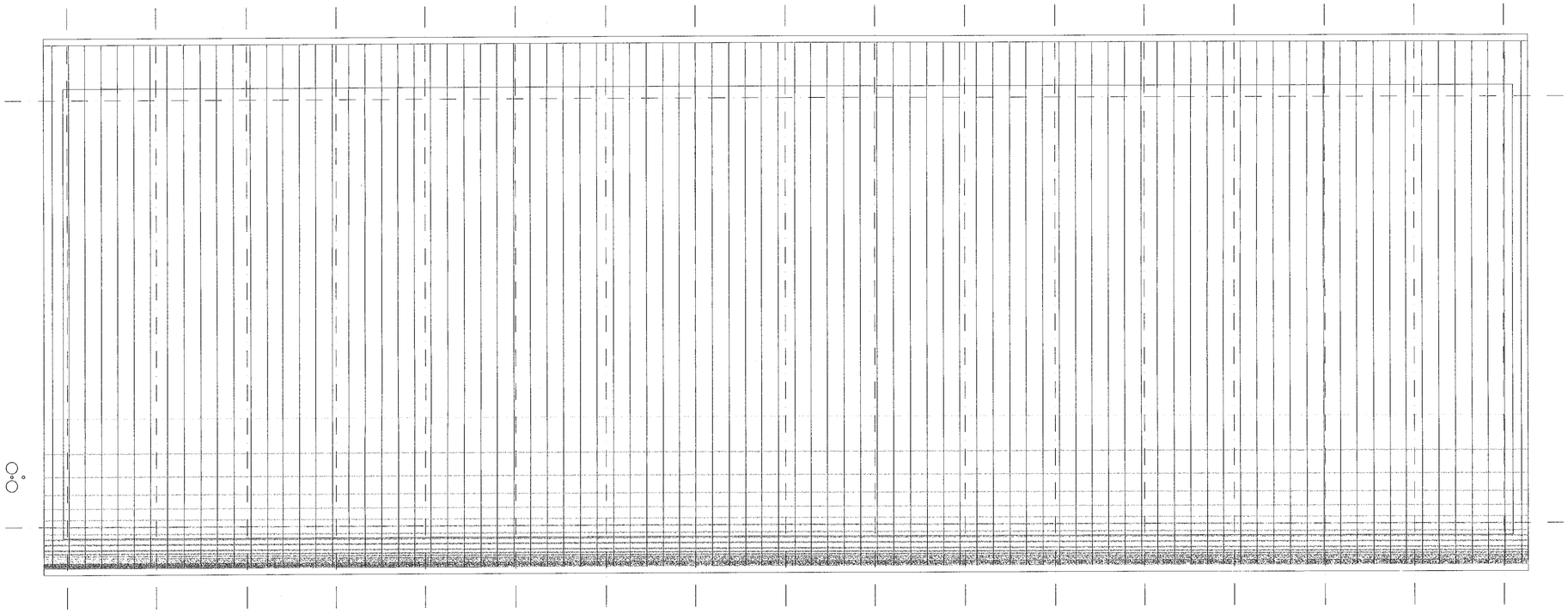


GROUND FLOOR



ROOF PLAN

DO NOT SCALE - IF IN DOUBT ASK

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	FINAL PLANNING			12.06.00
A	Planning			24.05.00

Thames	Approved:		Date:			
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE

Project Name:
READING SOUTHERN GATEWAY

Contract Name:
NEW SEWAGE TREATMENT WORKS

Drawing Title:
Building 1 Inlet Works - Plans

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02334/EX	1:200		B

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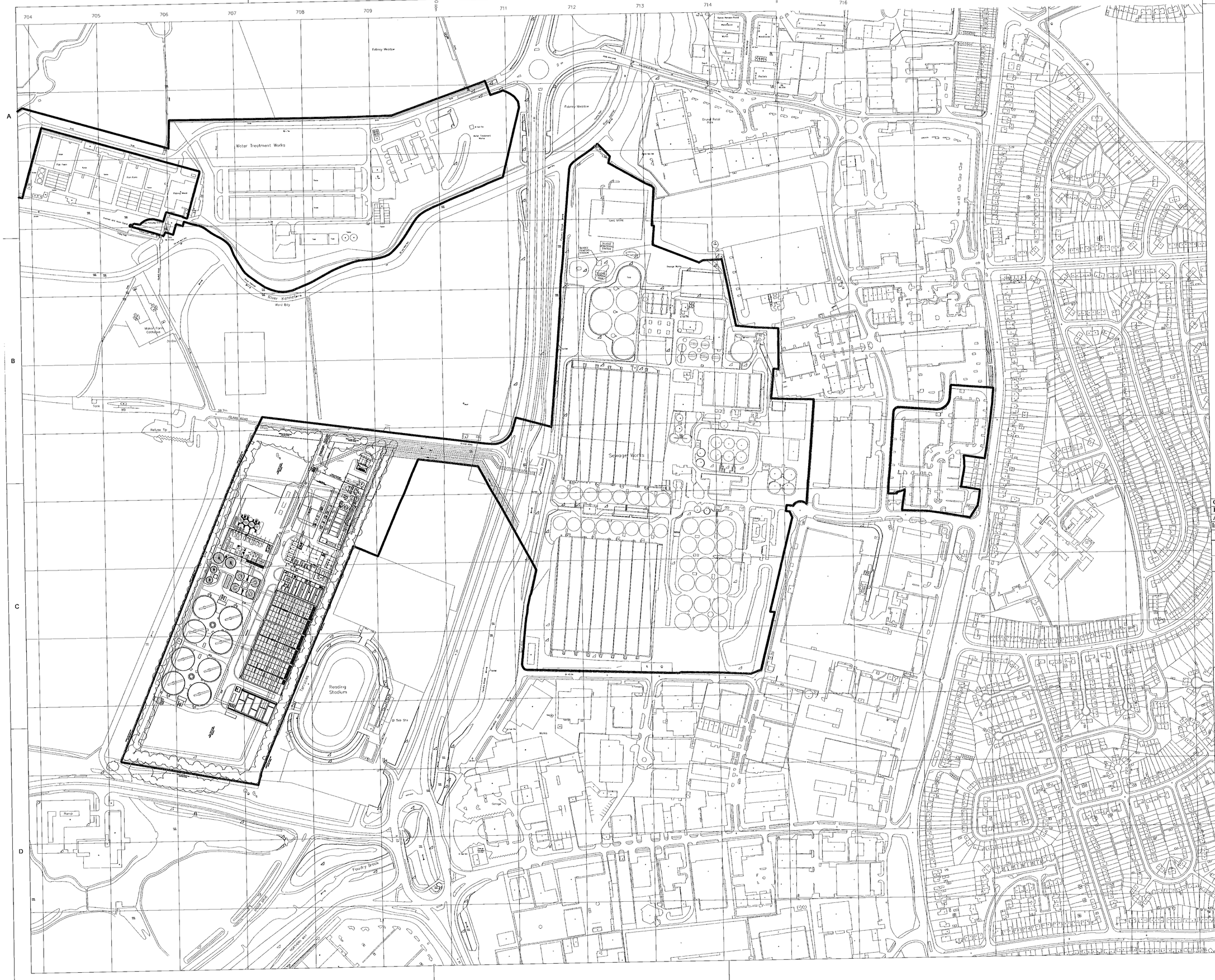

50 m 0 200m

SCALE 1 : 2500

Iss	Description	Chkd	Appd	Date
C	Final planning amendments			15.06.00
B	Final Planning			12.06.00
A	Planning			24.05.00

Thames	Approved:		Date:			
Broadway Malyan	Drawn:	Checked:	Approved:			
	Date:	Date:	Date:			
Halcrow	Drawn:	Checked:	Approved:			
	Date:	Date:	Date:			

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
LOCATION PLAN

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02330/EX	1:2500		C

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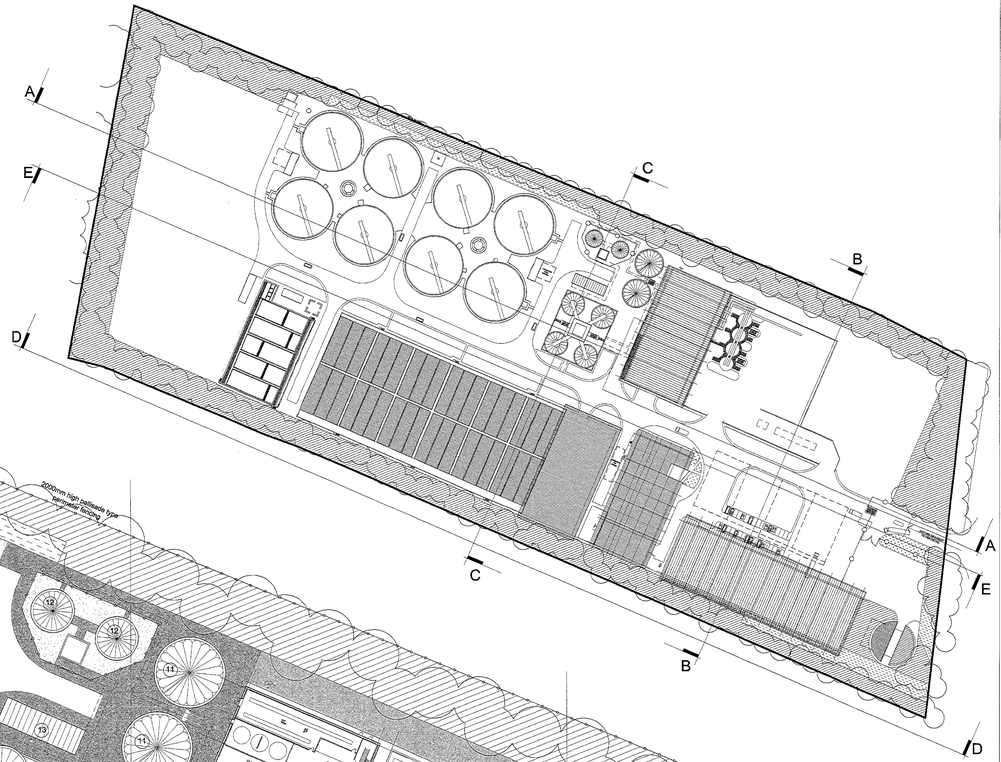
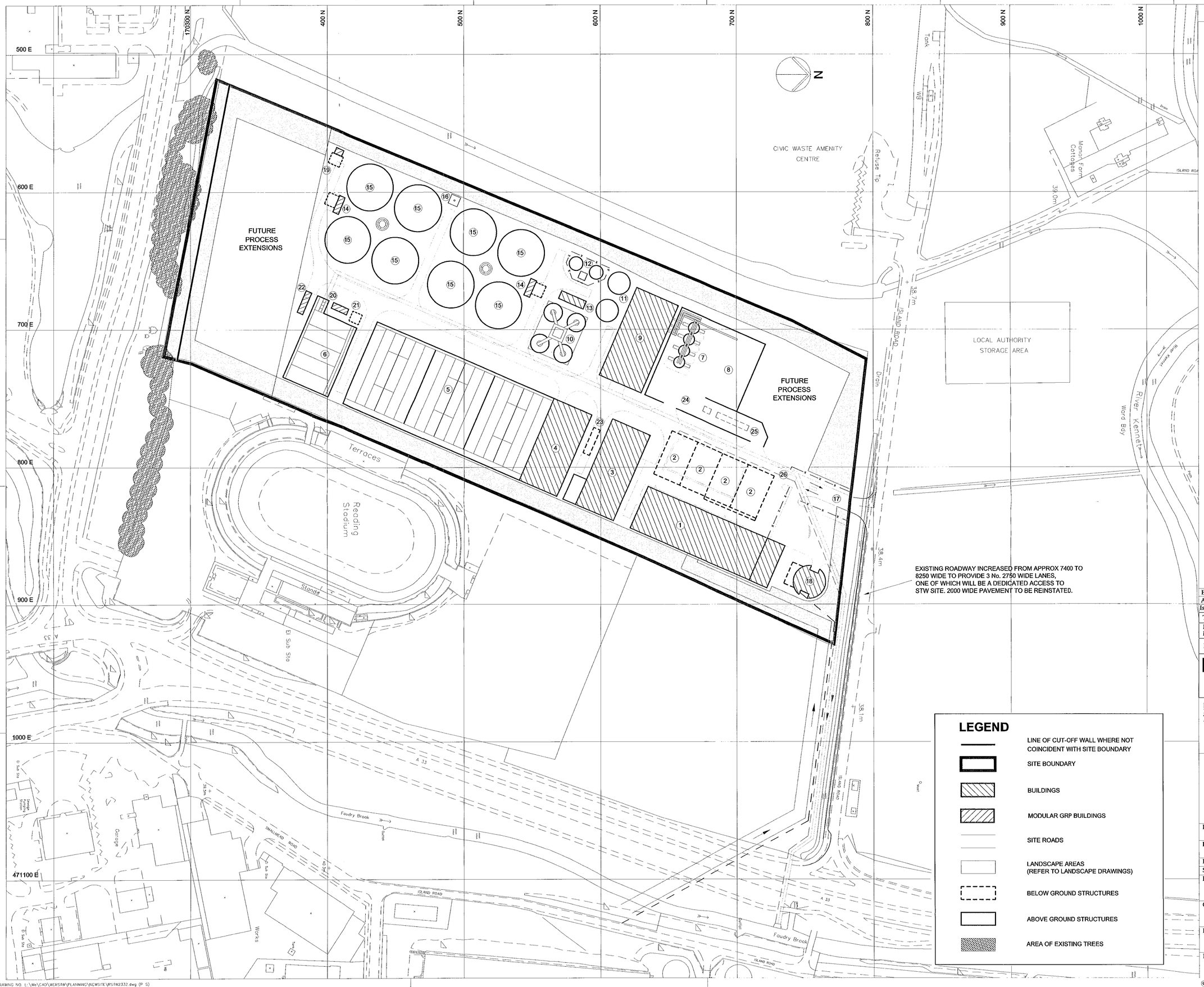
BUILDING KEY

1. INLET WORKS BUILDING
2. STORM TANKS (BELOW GROUND)
3. POWER / ADMINISTRATION BUILDING
4. PRIMARY SETTLEMENT TANKS (LAMELLAS) / CHEMICAL STORAGE TANKS
5. ACTIVATED SLUDGE PLANT (BNR)
6. TERTIARY FILTERS
7. SLUDGE CAKE SILOS
8. EMERGENCY SLUDGE CAKE STORAGE AREA
9. SLUDGE TREATMENT BUILDING
10. ANAEROBIC DIGESTERS
11. DIGESTED SLUDGE BUFFER TANKS
12. GAS STORAGE FACILITY
13. GAS COMPRESSOR HOUSE
14. RAS / SAS PUMPING STATIONS
15. FINAL SETTLEMENT TANKS
16. GROUND BURNER
17. SITE ENTRANCE
18. WORKS / STORM WATER PUMPING STATION) - INCLUDING UPPER WHITLEY TRANSFER
19. GROUND WATER / WORKS PUMPING STATION
20. FINAL EFFLUENT PUMPING STATION
21. WASHWATER PUMPING STATION
22. TERTIARY / FINAL EFFLUENT MCC BUILDING
23. FUEL OIL STORAGE TANK (BELOW GROUND)
24. WHEELWASH
25. WEIGHBRIDGE
26. SECURITY GATE HOUSE

Roof Plan
scale : 1:1250



2000mm high palisade type perimeter fencing
AREA FOR FUTURE PROCESS EXTENSIONS (Grassed)
underground pump chamber
SPINE ROAD
Terraces
Reading Stadium
Stands
RUTURE OVER SPILL CAR PARK
Raised planting to terrace
access gantry
ACCESS GRADIENT TO PBA DETAIL
NEW SITE ACCESS TO PETER WHITE ASSOCIATE'S DETAIL
security fence
2000mm high palisade type perimeter fencing to match existing
Future planting to terrace
Future planting to terrace
Future planting to terrace



DO NOT SCALE - IF IN DOUBT ASK

SCHEDULE OF PLANT

1. INLET WORKS BUILDING
2. STORM TANKS (BELOW GROUND)
3. POWER / ADMINISTRATION BUILDING
4. PRIMARY SETTLEMENT TANKS (LAMELLAS) / CHEMICAL STORAGE TANKS
5. ACTIVATED SLUDGE PLANT (BNR)
6. TERTIARY FILTERS
7. SLUDGE CAKE SILOS
8. EMERGENCY SLUDGE CAKE STORAGE AREA
9. SLUDGE TREATMENT BUILDING
10. ANAEROBIC DIGESTERS
11. DIGESTED SLUDGE BUFFER TANKS
12. GAS STORAGE FACILITY
13. GAS COMPRESSOR HOUSE
14. RAS / SAS PUMPING STATIONS
15. FINAL SETTLEMENT TANKS
16. EXCESS GAS GROUND BURNER
17. SITE ENTRANCE
18. UPPER WHITLEY / STORM WATER PUMPING STATION
19. GROUND WATER / WORKS PUMPING STATION
20. FINAL EFFLUENT PUMPING STATION
21. WASHWATER PUMPING STATION (BELOW GROUND)
22. TERTIARY / FINAL EFFLUENT MCC BUILDING
23. FUEL OIL STORAGE TANK (BELOW GROUND)
24. WHEELWASH
25. WEIGHBRIDGE
26. SECURITY GATE HOUSE

UPPER WHITLEY GRAVITY SEWER

EXTENT OF DIVERTED PUMPING MAINS

FINAL EFFLUENT PIPELINES

STORM WATER OVERFLOW PIPELINE

10 m 0 100 m

SCALE 1 : 1250

Iss	Description	Chkd	Appd	Date
B	FINAL PLANNING ISSUE			12.06.00
A	PLANNING ISSUE			22.05.00

Thames	Approved:	A.N.Mansfield		Date:	22.05.00	
Broadway Malyan	Drawn:		Checked:		Approved:	DHA
	Date:		Date:		Date:	24.05.00
Halcrow	Drawn:	JAT	Checked:	SL	Approved:	SL
	Date:	11.05.00	Date:	19.05.00	Date:	19.05.00

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Architects & Designers

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Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWAGE TREATMENT WORKS
Drawing Title: SITE LAYOUT PLAN

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02332/EX	1:1250	A1	B

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XREF2 : L:\We\CAD\WERSTW\PLANNING\XREFS\Osplan.dwg

Legend

- Manor Farm Sewage Treatment Works
- Island Road Sewage Treatment Works

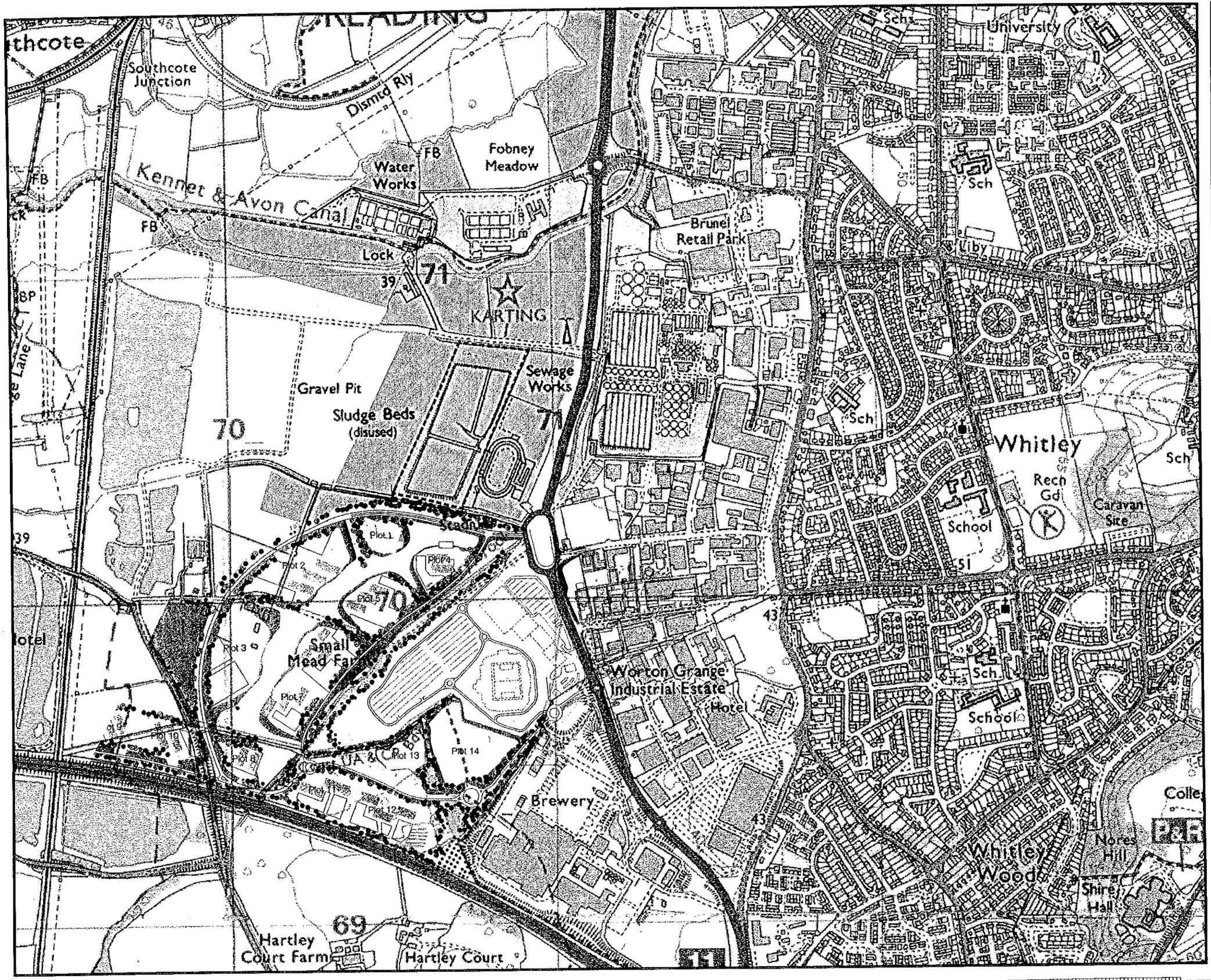
Figure 3.1
Location Plan

Reading Southern Gateway - Island Road Sewage Treatment Wo

Scale: 1:25000
Date: May, 2000

EDAW

934314 READING FOLLOW-ON/2-GRAPHICS/FINAL FIGURES ISLAND RD SEWAGE TREATMENT WORKS/02.01 LOCATION PLAN.COR



Legend

- Site Boundary
- Thames Water Utilities
- Reading Borough Council

Figure 3.2

Site Boundary
Land Ownership

Reading Southern Gateway - Island Road Sewage Treatment Works

0 10 20 30 40 50 60 70 80 90 100

Scale: 1:25000
Date: May, 2000

EDAW

934314 READING FOLLOW-ON/2-GRAPHICS/FINAL FIGURES ISLAND RD SEWAGE TREATMENT WORKS/02.04 SITE BOUNDARY AND LAND OWNERSHIP.CDR

OAD

Drain

38.4m

38.1m

Mast

ISLAND ROAD

New sewage treatment works

Island Road carriageway widened to provide dedicated lane for access to new sewage treatment works

Site boundary

A 33

0 10 20 30 40 50 60 70 80 90 100

38.7m

ISLAND ROAD

Drain

38.4m

38.1m

Mast

ISLAND ROAD

9x90m Visibility splay

A 33

9 x 90m Visibility splays at proposed junction

Scale 1:1000

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Peter Brett Associates, 16 Westcote Road, Reading.

Mark	Revision	Chkd	Date	Drawn
A	Site access location amended	R.M	15.06.00	S.J.L.
	First Issue		20/4/00	GW

READING SOUTHERN GATEWAY
NEW SEWAGE TREATMENT WORKS
ISLAND ROAD WIDENING
AND ACCESS PROPOSALS

Client

Thames Water

pba
peter brett associates
CONSULTING ENGINEERS

16 WESTCOTE ROAD READING BERKSHIRE RG30 2DE TEL 0118 950 0761 FAX 0118 959 7498

Scales	1:500
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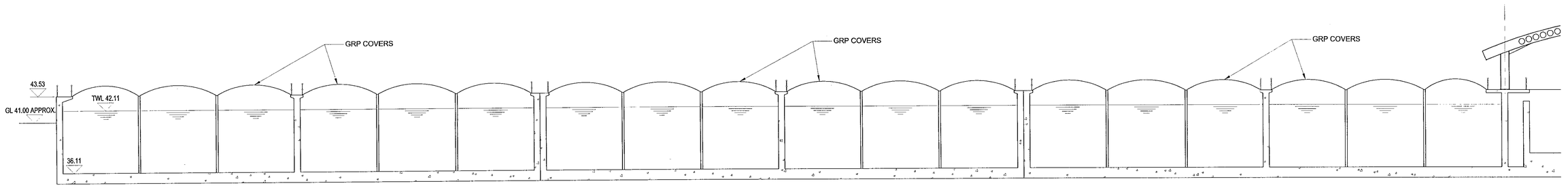
10754\NSTW\100 A



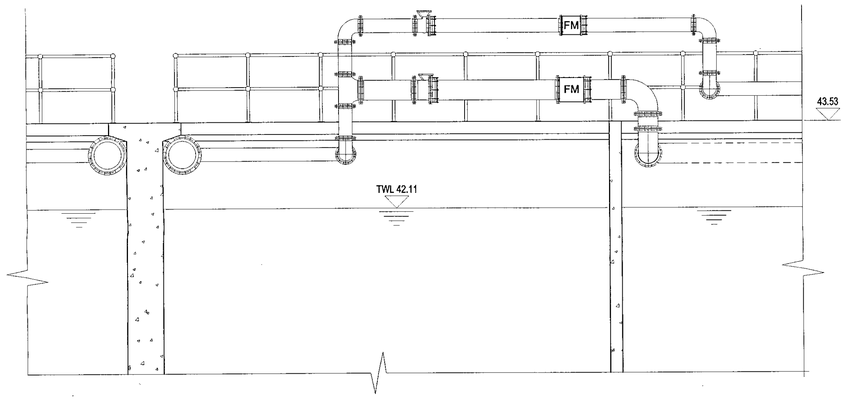
TYPICAL LONGITUDINAL SECTION

SCALE 1:200

NOTES

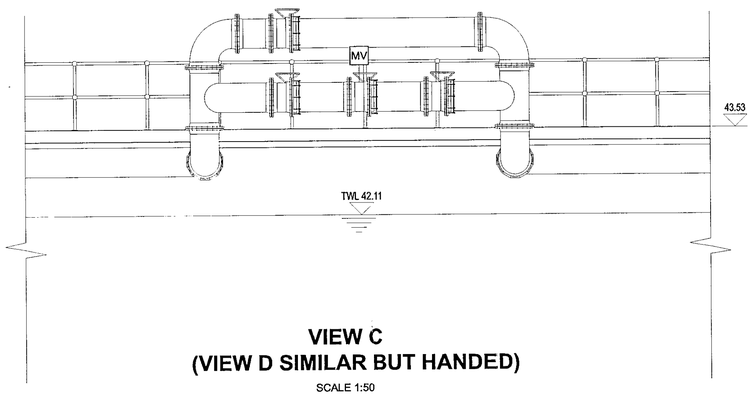
MV = MOTORISED VALVE

FM = FLOW METER



VIEW A
(VIEW B SIMILAR BUT HANDED)

SCALE 1:50



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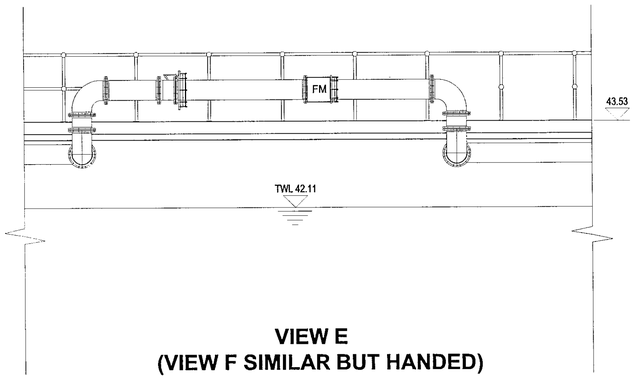

VIEW E
(VIEW F SIMILAR BUT HANDED)

SCALE 1:50

1 m 0 4 m

SCALE 1 : 50

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
A	PLANNING ISSUE			22.05.00

Thames	Approved:	A.N.Mansfield		Date:	22.05.00		
Broadway Malyan	Drawn:		Checked:		Approved:	DHA	
	Date:		Date:		Date:	24.05.00	
Halcrow	Drawn:	JAT	Checked:	SL	Approved:	SL	
	Date:	11.05.00	Date:	19.05.00	Date:	19.05.00	

Broadway Malyan
Architects & Designers

Halcrow Water
Burderop Park Swindon Wiltshire SN4 0QD
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Thames Water Utilities
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Manor Farm Road, Reading RG2 0JN

Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING

Site Name: ISLAND ROAD SITE

Project Name:
READING SOUTHERN GATEWAY

Contract Name:
NEW SEWAGE TREATMENT WORKS

Drawing Title:
ACTIVATED SLUDGE PLANT (BNR)
SHEET 2 OF 2

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02347/EX	AS SHOWN	A1	A

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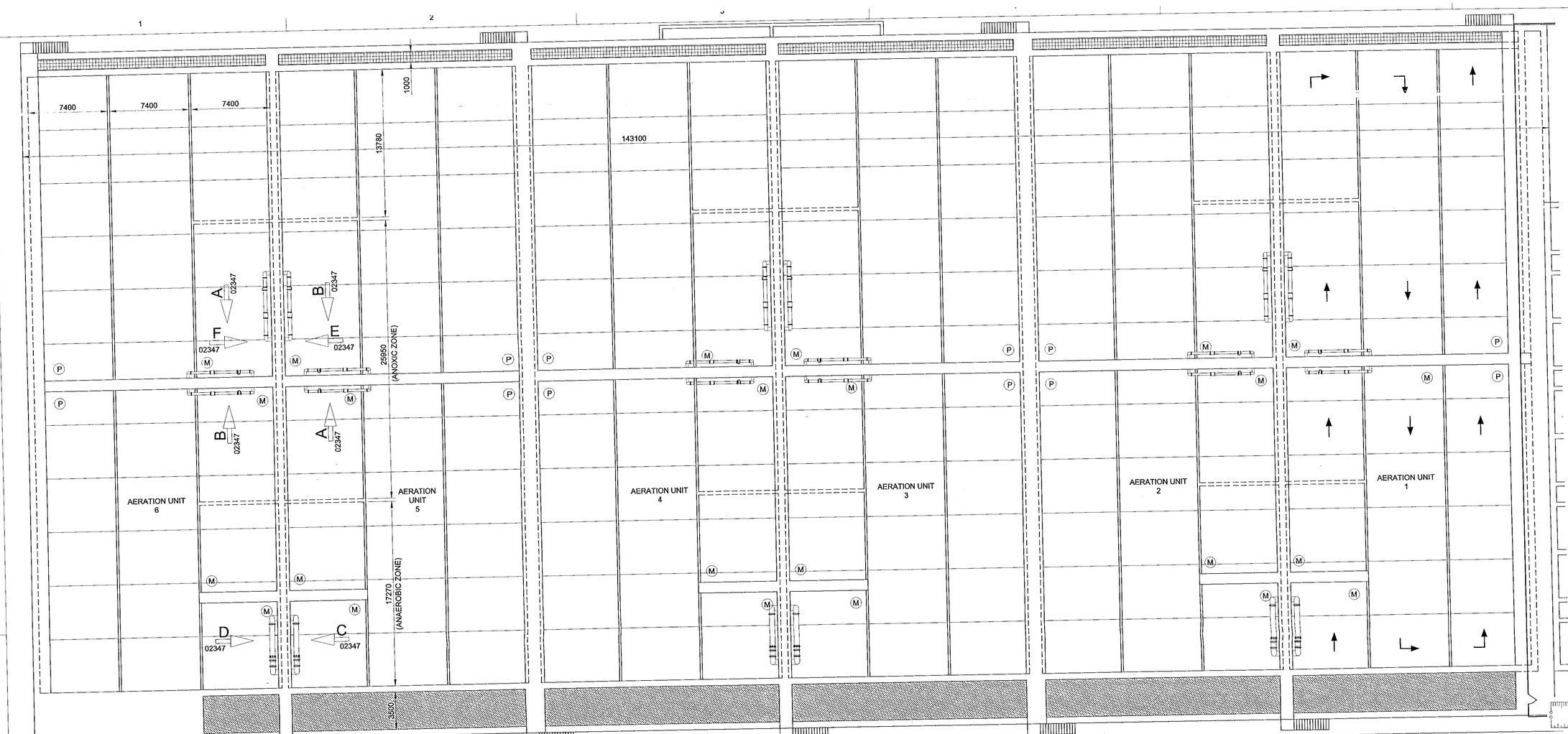

PLAN

KEY

- GRP COVERS
- GRP WALKWAY COVERS
- OPEN MESH FLOORING
- (M) MIXER
- (P) PUMP

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	FINAL PLANNING ISSUE			12.06.00
A	PLANNING ISSUE			22.05.00

Thames	Approved:	A.N.Mansfield		Date:	22.05.00		
Broadway Malyan	Drawn:		Checked:		Approved:	DHA	
	Date:		Date:		Date:	24.05.00	
Halcrow	Drawn:	JAT	Checked:	SL	Approved:	SL	
	Date:	11.05.00	Date:	19.05.00	Date:	19.05.00	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWAGE TREATMENT WORKS
Drawing Title: ACTIVATED SLUDGE PLANT (BNR) SHEET 1 OF 2

Drawing No.:	Scale:	Sheet Size:	Rev:
6MNC/XX/02346/EX	1:200	A1	B

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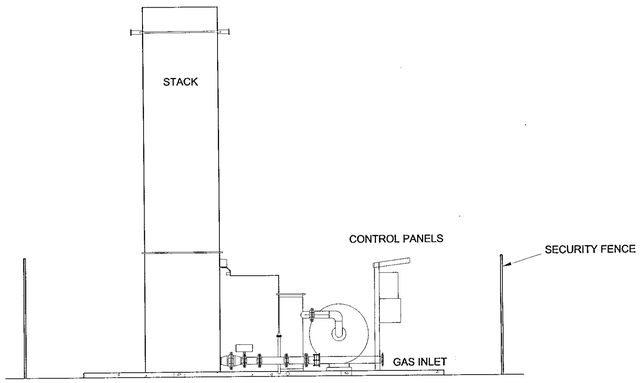

EXCESS GAS GROUND BURNER SECTION B-B

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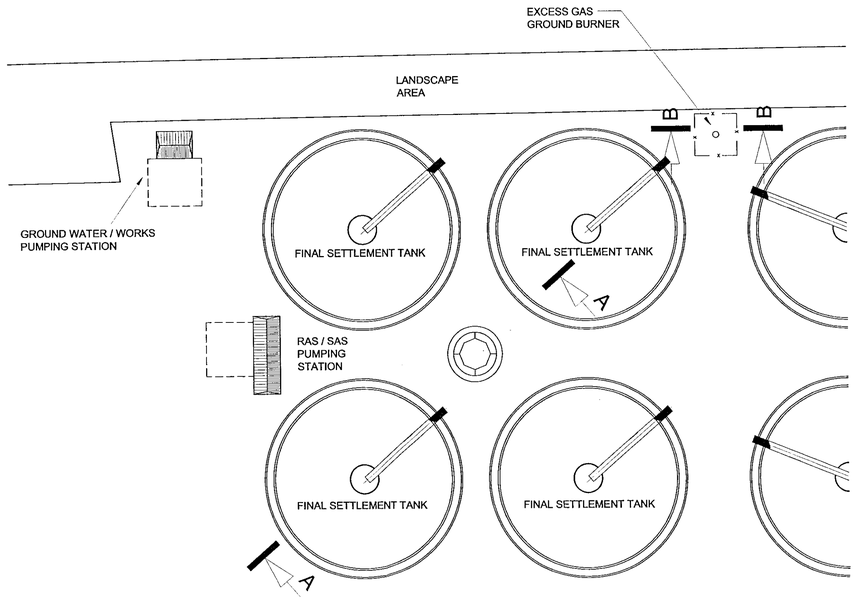

PLAN

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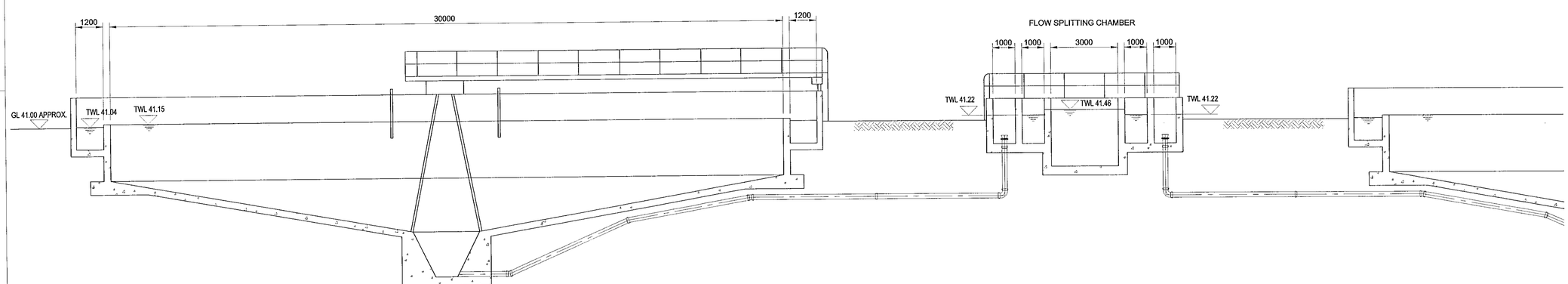

SECTION A-A

Scale 1:100

LEGEND

- ABOVE GROUND STRUCTURES
- SITE ROADS
- BELOW GROUND STRUCTURES

1 m 0 4 m

SCALE 1 : 50

10 m 0 40 m

SCALE 1 : 500

1 m 0 10 m

SCALE 1 : 100

Iss	Description	Chkd	Appd	Date
B	FINAL PLANNING ISSUE			12.06.00
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Thames	Approved:	A.N.Mansfield	Date:	22.05.00		
Broadway Malyan	Drawn:		Checked:		Approved:	DHA
	Date:		Date:		Date:	24.05.00
Halcrow	Drawn:	JAT	Checked:	SL	Approved:	SL
	Date:	11.05.00	Date:	19.05.00	Date:	19.05.00

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Engineering Director, Gainsborough House
Manor Farm Road, Reading RG2 0JN

Location Code:	OS Reference:	Security Reference:	Last Accessed:
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Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name: READING SOUTHERN GATEWAY
Contract Name: NEW SEWAGE TREATMENT WORKS
Drawing Title: FINAL SETTLEMENT TANKS AND GROUND BURNER

Drawing No.:	Scale:	Sheet Size:	Rev:
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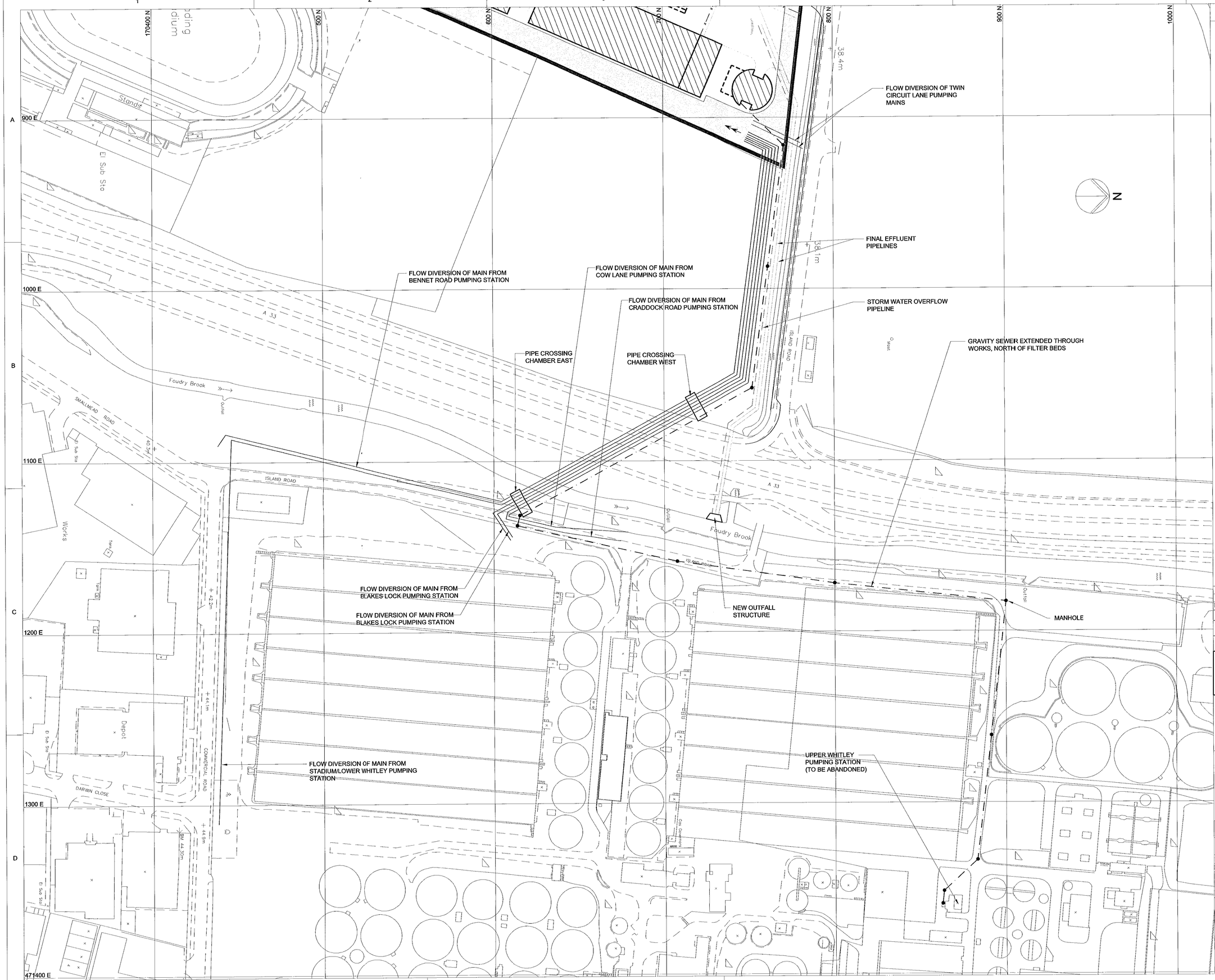

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NOTES

POSITIONS OF SERVICES SHOWN ARE APPROXIMATE ONLY. ALL INFORMATION ON THE POSITION OF SERVICES TO BE CONFIRMED WITH THE RELEVANT UTILITY COMPANIES.

KEY

- UPPER WHITLEY GRAVITY SEWER
- DIVERTED PUMPING MAINS
- FINAL EFFLUENT PIPELINES
- STORM WATER OVERFLOW PIPELINE

10 m 0 100 m

SCALE 1 : 1000

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B	FINAL PLANNING ISSUE			12.06.00
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Thames	Approved:	A.N.Mansfield		Date:	22.05.00		
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	Date:		Date:		Date:	24.05.00	
Halcrow	Drawn:	RB	Checked:	SL	Approved:	SL	
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Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:

READING SOUTHERN GATEWAY

Contract Name:

NEW SEWAGE TREATMENT WORKS

Drawing Title:

PIPELINE DIVERSIONS

Drawing No.:	Scale:	Sheet Size:	Rev:
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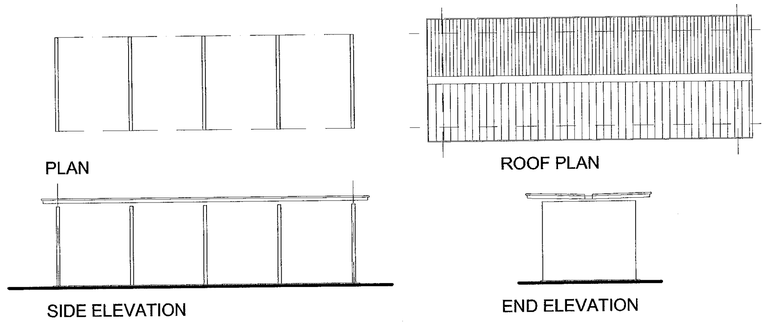
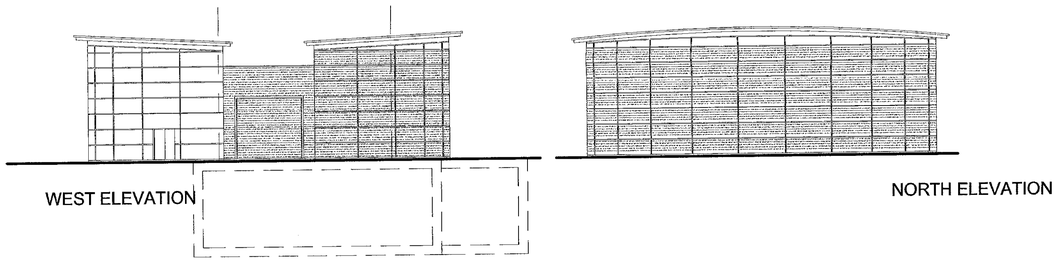
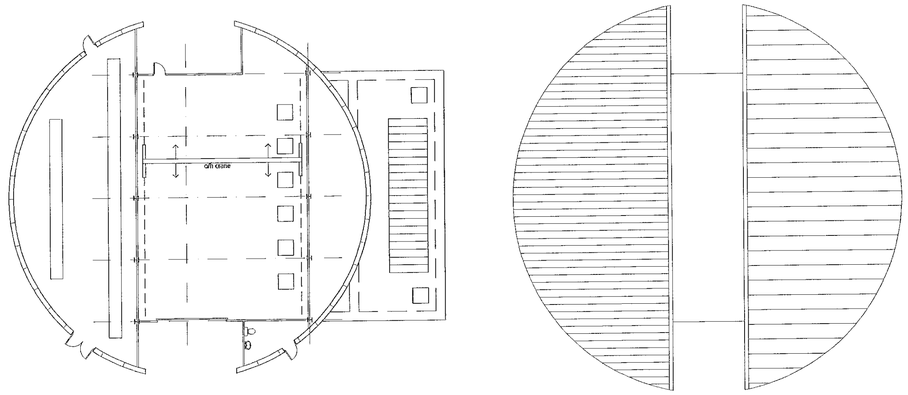
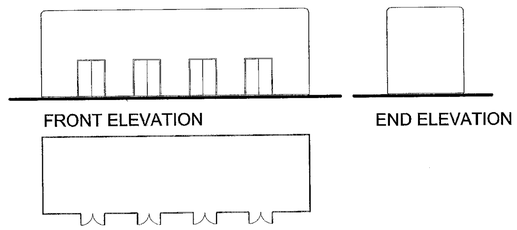


BUILDING 13 - GAS COMPRESSOR HOUSE

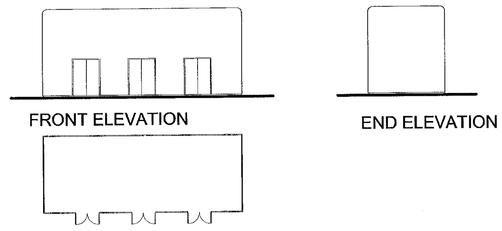




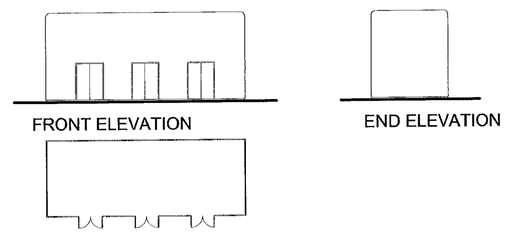
BUILDING 18 - STORM WATER PUMPING STATION



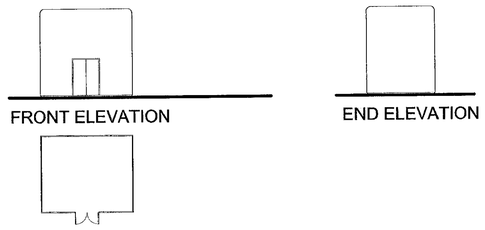
BUILDING 22 - TERTIARY /FINAL EFFLUENT BUILDING
Modular GRP



BUILDING 14 - RAS /SAS PUMPING STATION
Modular GRP



BUILDING 20 - FINAL EFFLUENT PUMPING STATION
Modular GRP



BUILDING 19 - GROUND WATER/ WORKS PUMPING STATION
Modular GRP

Materials Key:

- *mill finish alum*
- *powder coated metal louvres*
- *powder coated flat metal cladding panels*
- *translucent cladding panels*
- *glazing*
- *powder coated metal cladding feature band*
- *fairfaced masonry*

silos powder coated steel
flues stainless steel

10 m 0 10 m

SCALE 1 : 200

Iss	Description	Chkd	Appd	Date
B	Final Planning			12.06.00
A	Planning			24.05.2000

Thames	Approved:		Date:			
Broadway Malyan	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	
Halcrow	Drawn:		Checked:		Approved:	
	Date:		Date:		Date:	

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Location Code:	OS Reference:	Security Reference:	Last Accessed:
Project Group:		Sub Process:	

Location / Town: READING
Site Name: ISLAND ROAD SITE
Project Name:
READING SOUTHERN GATEWAY
Contract Name:
NEW SEWAGE TREATMENT WORKS
Drawing Title:
Ancillary Buildings 13,14,18,19,20,& 22
Plans & Elevations

Drawing No.:	Scale:	Sheet Size:	Rev:
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