1 sb/0.15/4
2 ok/0.2/3.5
3 sb/0.2/3.5
4 sb/0.25/5.5
5 sb/0.25/6
6 sb/0.35/8
7 sb/0.25/5

SURVEY STATION INFORMATION

STN	EASTING	NORTHING	LEVEL	TYPE
1	809.000	500.000	74.56	NAIL
2	744.381	473.677	75.44	NAIL
3	781.572	497.891	75.02	NAIL
4	827.664	517.727	73.79	NAIL
5	788.185	524.220	76.38	MARK
6	786.090	548.390	78.80	PEG
7	774.180	566.144	80.31	NAIL
8	812.281	538.429	75.76	NAIL
9	799.807	551.197	77.37	NAIL
10	791.842	573.540	78.37	MARK
11	765.407	597.029	78.78	PEG
12	765.630	543.101	79.97	NAIL
13	761.196	529.832	79.16	NAIL
14	755.862	559.699	80.22	NAIL
15	740.256	567.558	80.80	NAIL
16	761.892	569.881	80.16	NAIL
17	748.835	594.136	80.69	PEG
18	842.723	536.802	73.10	NAIL
19	814.594	571.411	76.86	PEG
20	798.247	592.576	78.01	NAIL

Figured dimensions only to be taken from this drawing. All scaled dimensions to be checked on site before any work is put in hand. The copyright remains within the control of Philip Design Associates.

No	Date	Revision.
A	22.5.2020	sight lines.

REFUSED

project
269 – 273 BARKHAM ROAD
WOKINGHAM

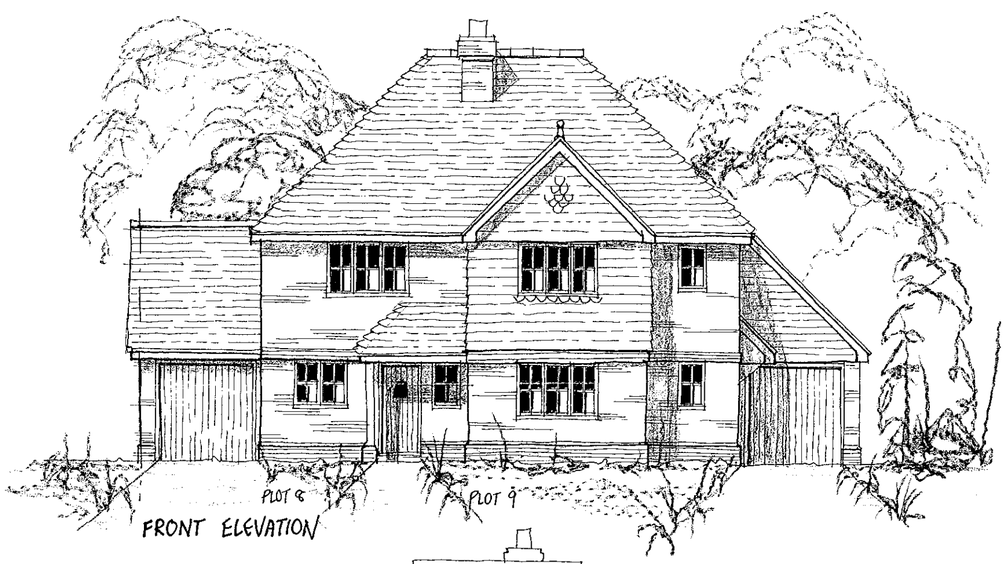
title
SITE SURVEY

date

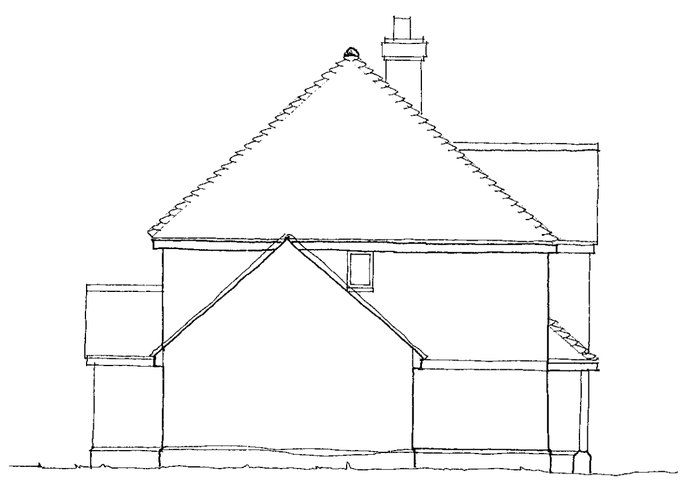
scale
1:250

drawing number
AF-1

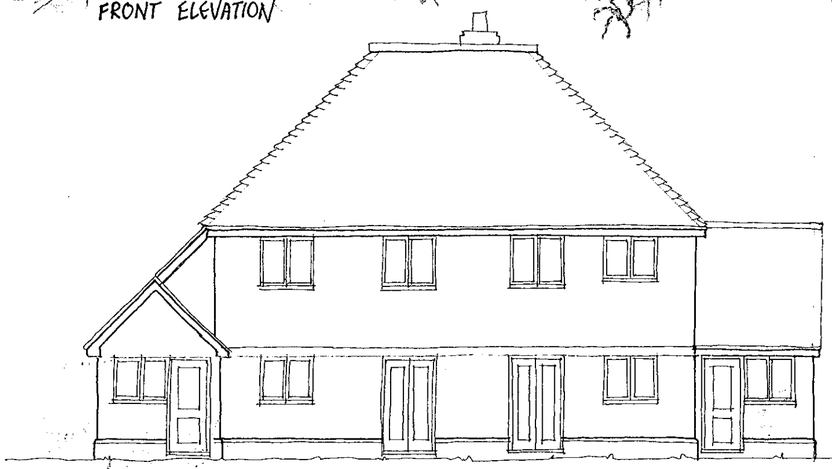
rev



FRONT ELEVATION

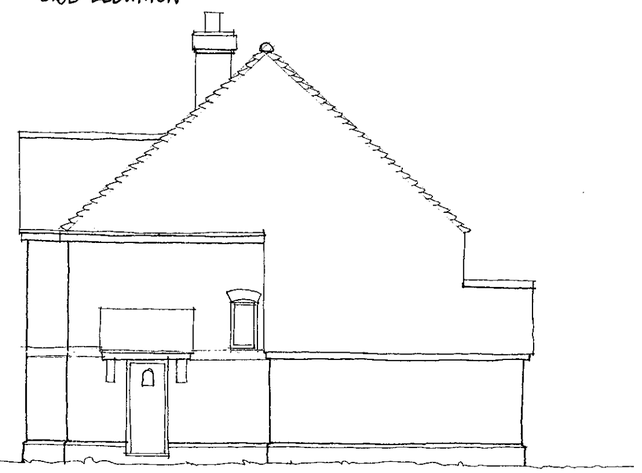


SIDE ELEVATION

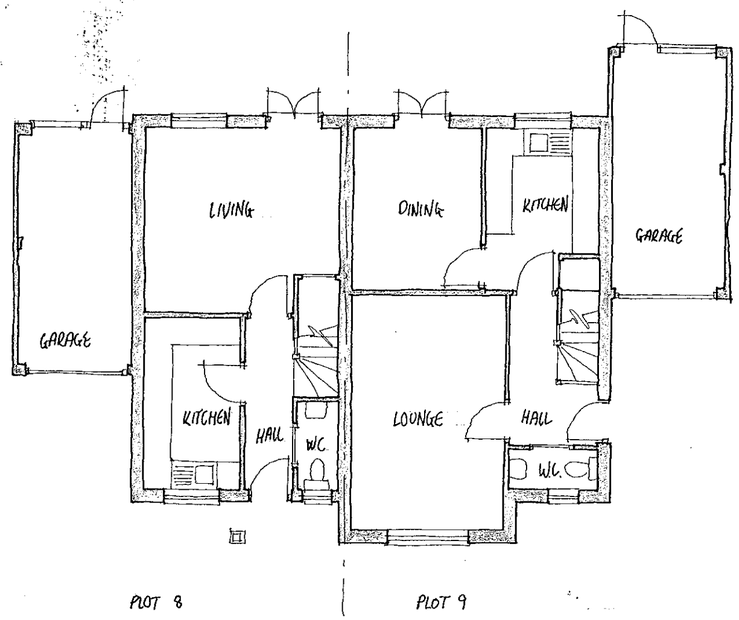


PLOT 9 PLOT 8

REAR ELEVATION

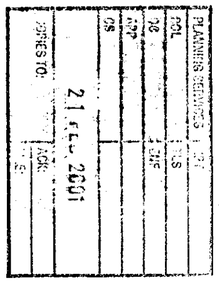


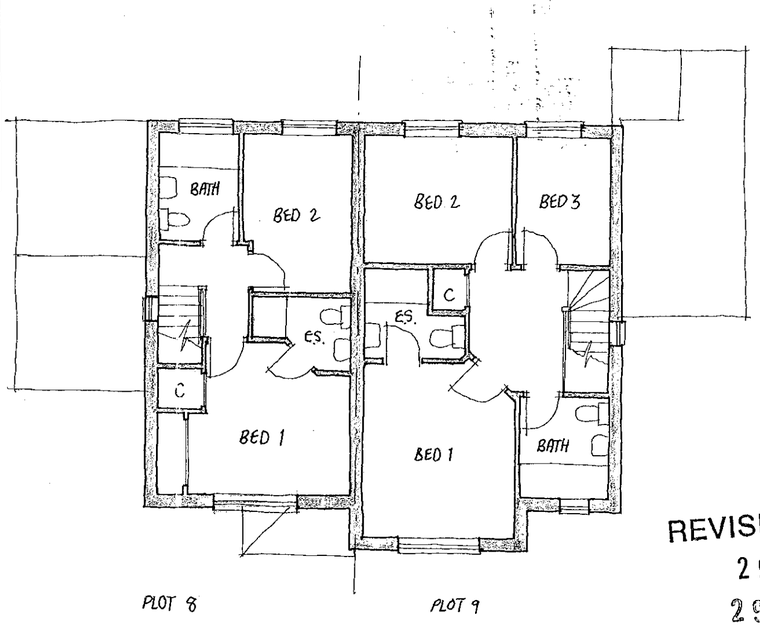
SIDE ELEVATION



PLOT 8 PLOT 9

GROUND FLOOR PLAN





PLOT 8 PLOT 9

FIRST FLOOR PLAN

REVISED PLAN
2907
2908

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 8 & 9
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/04	

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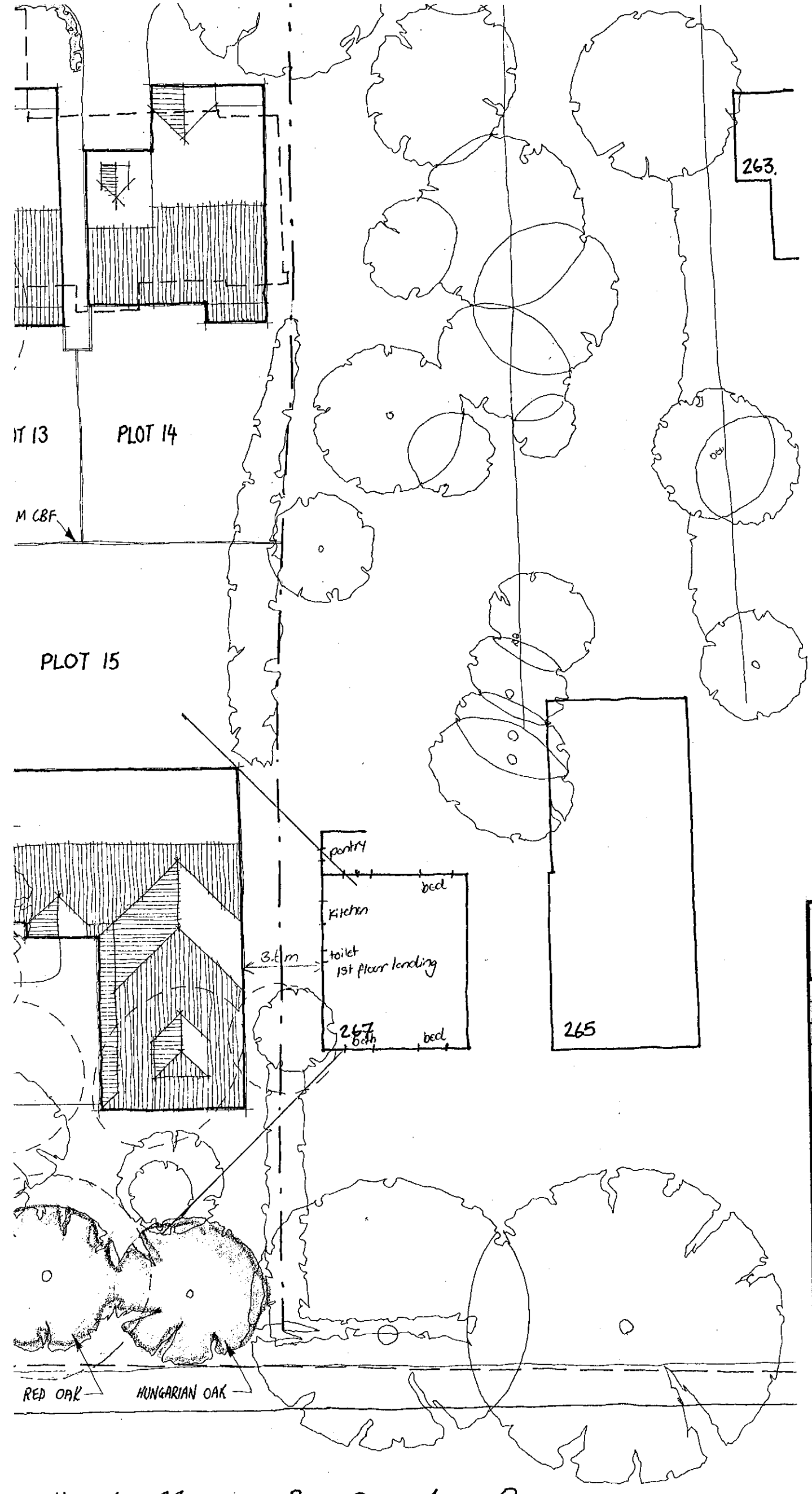
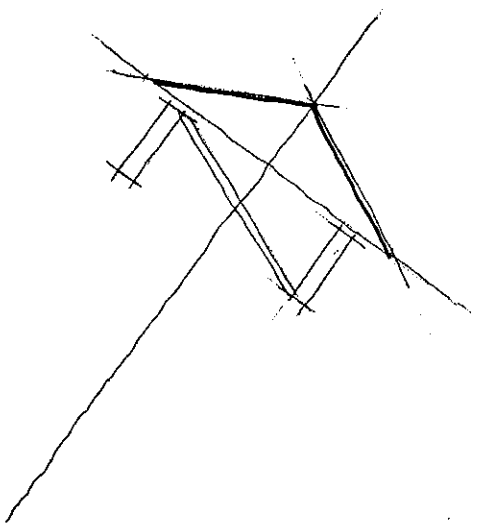
5/11/01





EXISTING PLANTS & TREES

TREES TO BE REMOVED

PROPOSED PLANTS & TRESS.

Client

BEWLEY HOMES PLC

rev	date	details
A	20.2.01	REVISED TO LA. COMMENTS - PLOTS 1 ~ 9

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD WOKINGHAM

drawing title

SITE LAYOUT

scales: 1:200

date: NOV 2000

drawn: Warren Joseph

checked: -

ref: A00/106

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REVISED PLAN

2907 1

2908 1

Kitchen/diner – habitable

Kitchen – non-habitable

Daylighting – impact on 267 Barkham Rd

New development referred to in daylighting standards relate to direct facing relationships ie. elevations with habitable room. Therefore relationship between 267 Barkham Rd and Plot 15 has been treated as an extn. to an existing dwelling as it is considered that the windows in the side elevation of 267 Barkham Rd pantry, kitchen, toilet and first floor landing are non-habitable. and ∴ part 3 (applying 25° is not applicable in this case)

Rear windows bedroom (to rear) and bathroom to front falls outside 45° to centre of window ∴ no technical daylighting infringement.

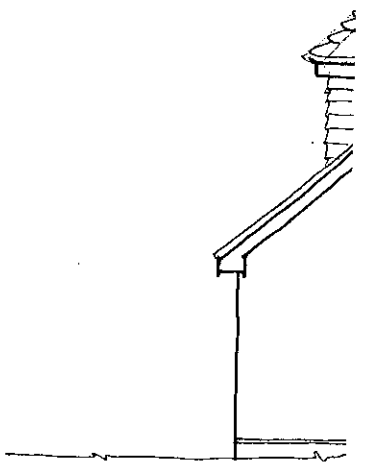


FRONT ELEVATION

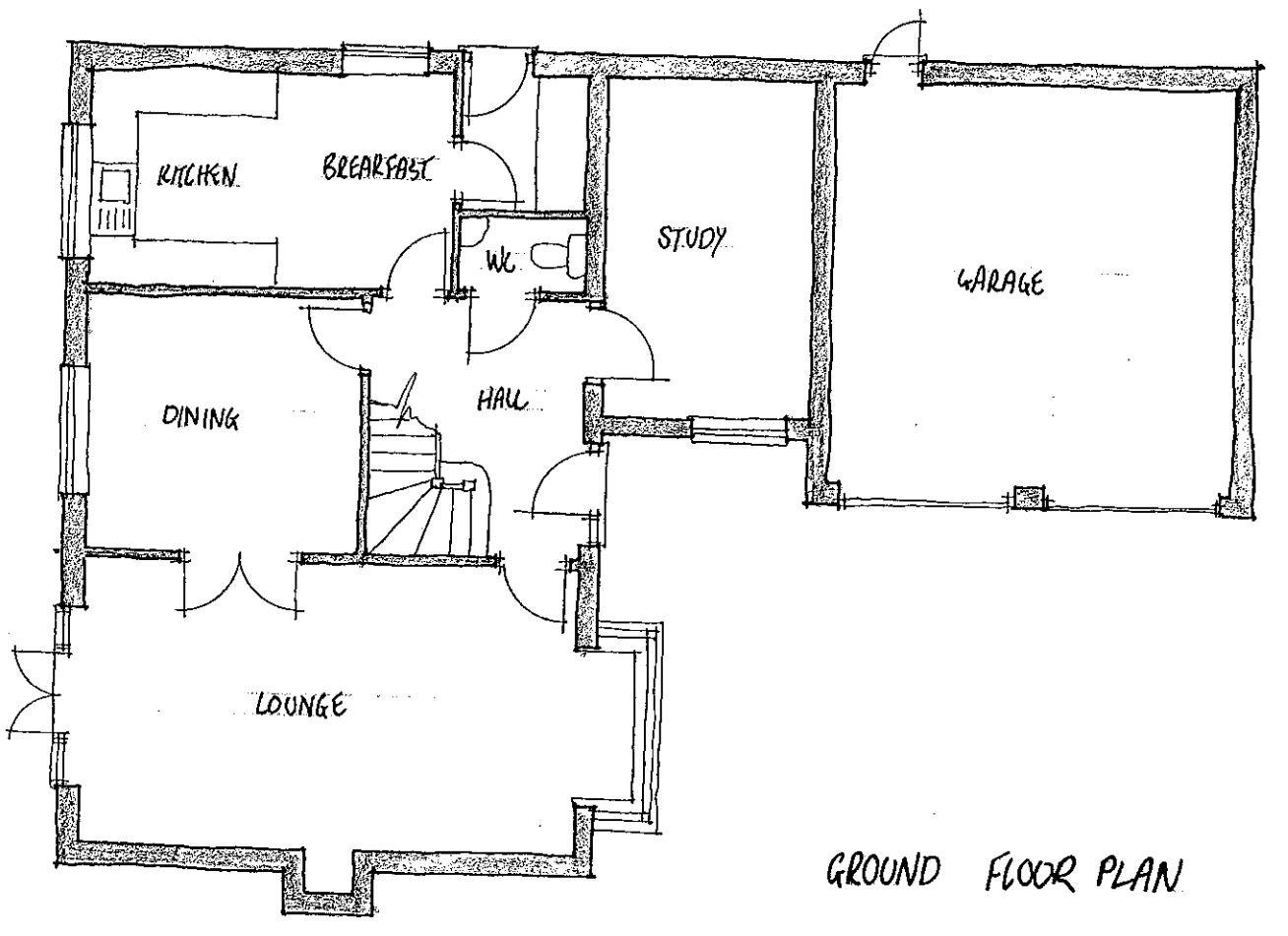
SIDE



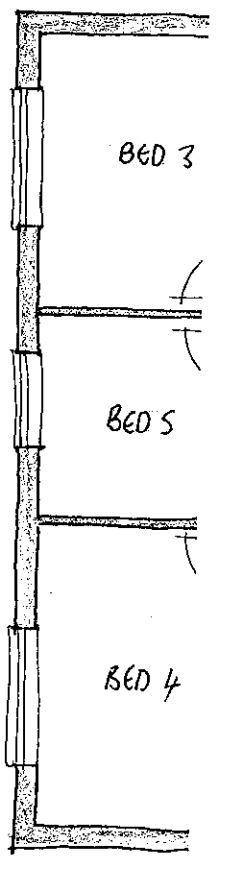
REAR ELEVATION

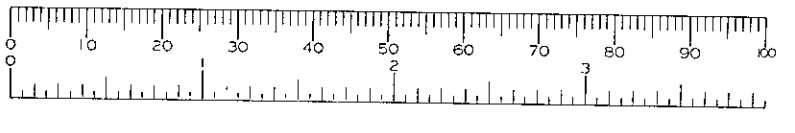


SIDE

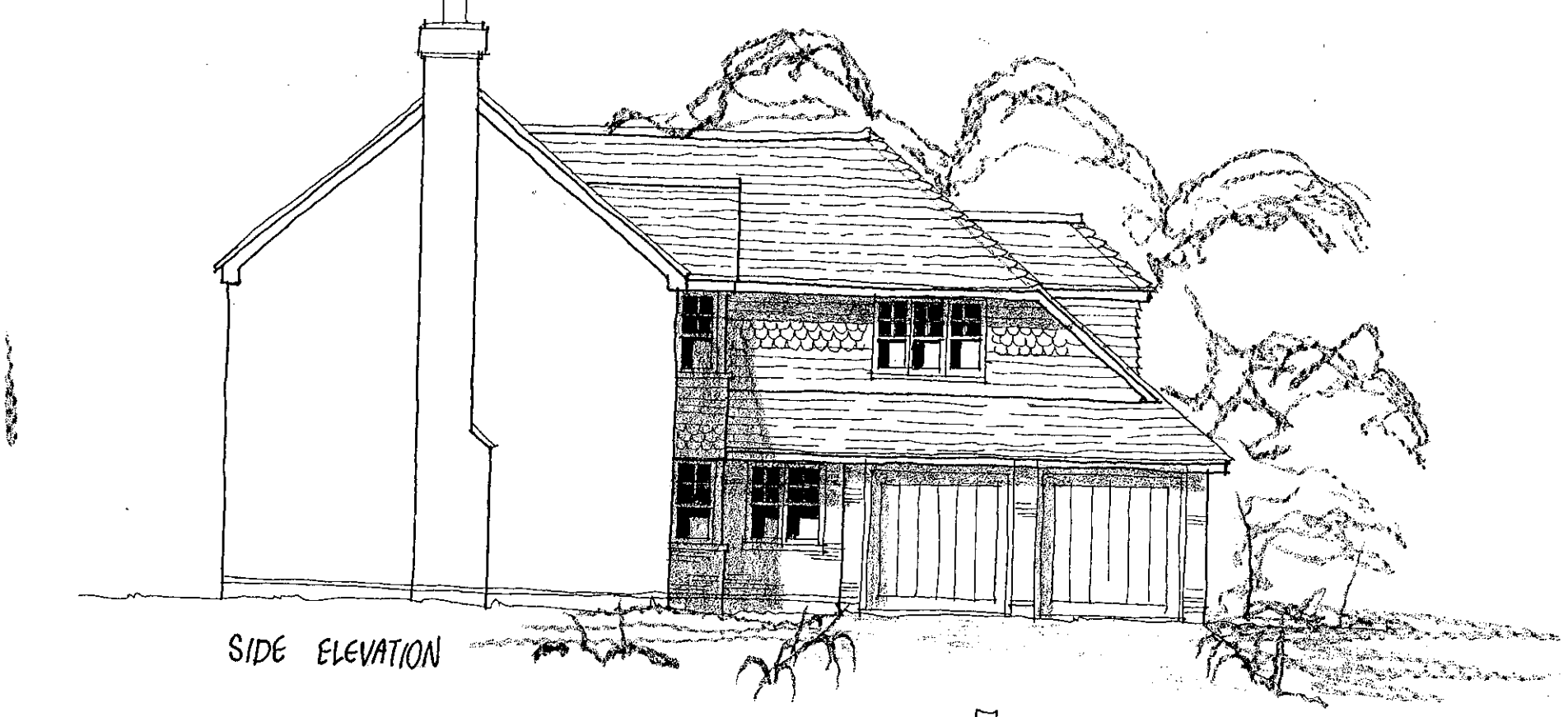


GROUND FLOOR PLAN

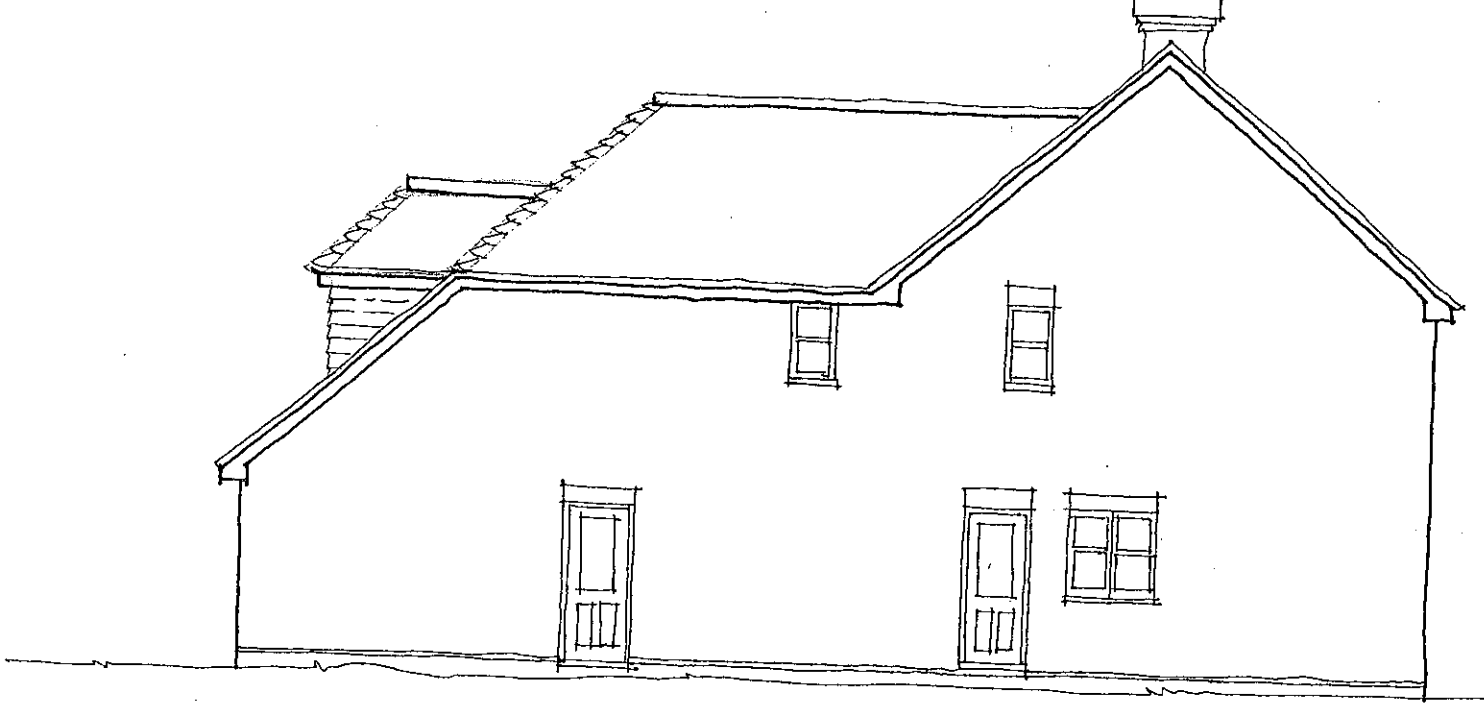




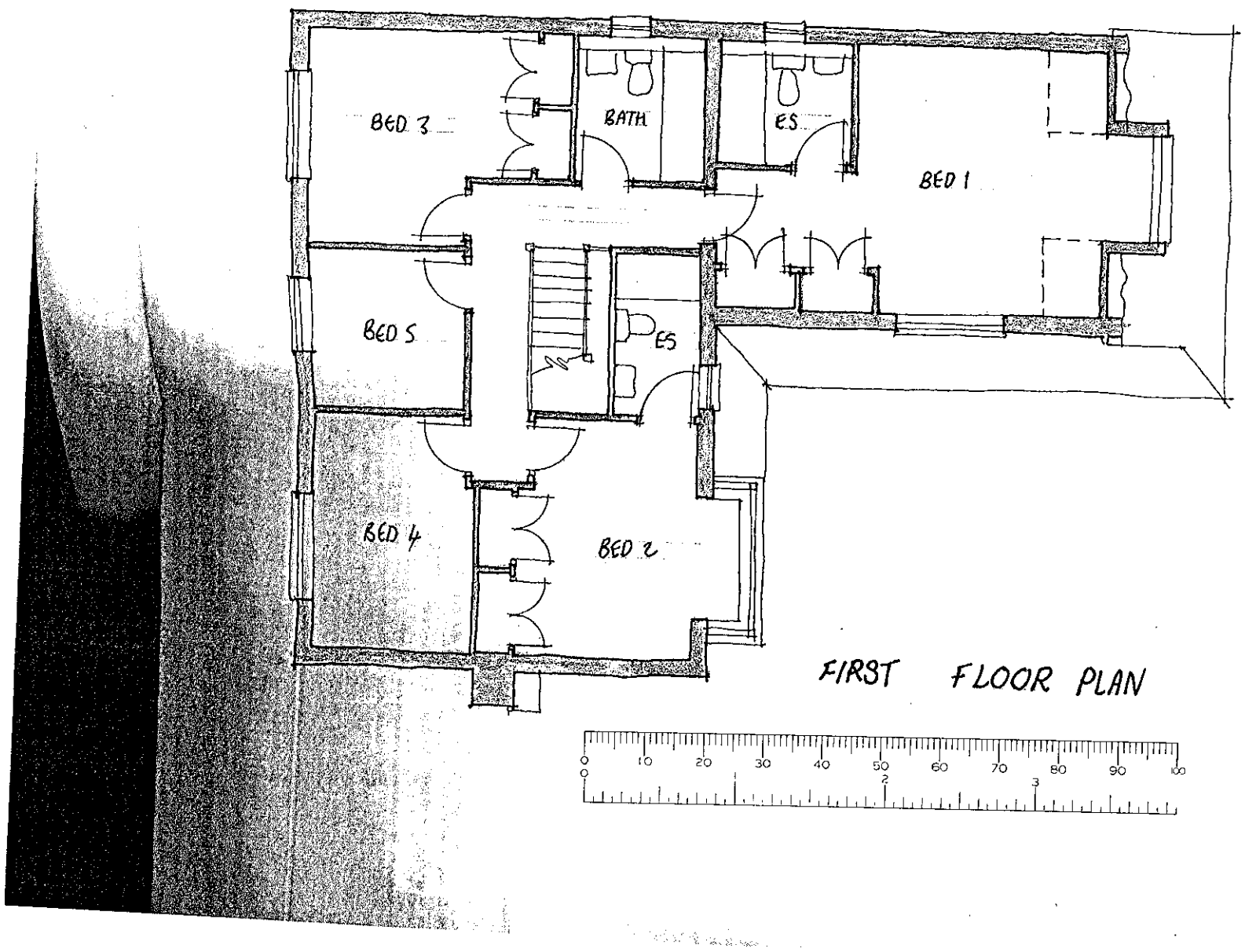
1:100



SIDE ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

1:100

Materials

Roof to be finished in plain t
courses, bonnet hips and ric

Walls to be face brickwork v
course and arches. Colour a

External Joinery to be softw

Rain Water goods to be rou

27. NOV. 2008 * 29 C8

Client
BEWLEY HC

rev	date	

NHBC Type App'l no.
TBA

LANTA
TBA

project title
269-273 BARK
WOKINGHAM

drawing title
PLOT 15
PLANS AND ELE

drawn
Warren Joseph

check

ROMAN

PLOT 10

PLOT 11

PLOT 12

PLOT 9

PLOT 8

PLOT 7

PLOT 6

PLOT 5

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 13

PLOT 14

PLOT 15

1.8M CLOSE BOARD FENCING

SILVER BIRCH

FOOT PRINT OF EXISTING BUILDINGS TO BE DEMOLISHED

SHARED SURFACE

4.8M

RETAINING WALL

1.8M C.B.F

1.8M CBF

TRAFFIC CALMING

4M

263.

267

275

GARAGES TO BE PILED AVOIDING ROOTS

HUNGARIAN OAK

5.5M

4.5M x 120m VISIBILITY SPLAY IN BOTH DIRECTIONS

Approximate location of Existing / Proposed Transco mains and apparatus

BARKHAM RO

EXTENT OF ADOPTION.

= GAS METER BOXES.

= SERVICES ZONE.

EXISTING PLANTS & TREES

TREES TO BE REMOVED

PROPOSED PLANTS & TRESS.

= ON SITE PARKING (TRADES)

= SALES CABIN & PARKING

= TRAFFIC MOVEMENT ON SITE

= Compound Area & Storage

Road to be kept clean by mechanical Road Sweeper on weekly basis, number of visits increased as & when required.

PLANS TO MEET CONDITIONS

2907

SOUTH EAST AREA CONTROL

- 6 NOV 2001

PPS. ES01 Issue 01

British Gas Connections

01784 874525

30 The Causeway Staines Middlesex TW18 3BY

Legend:	Proposed	Existing
Low Pressure Mains		
Medium Pressure Mains		
Intermediate Pressure Mains		
High Pressure Mains		
Services		

		Revision Notes
Drawn:	FG	1
Checked:		2
Auth:		3
Date:	18/9/01	4
Scale:	1:200 ~~1:250~~ ~~1:500~~	5

Site: Barkham Rd/Wokingham/ Berkshire RG41 4BY (PO)

Client

BEWLEY HOMES PLC

rev	date	details	drawn
A	20.2.01	REVISED TO LA. COMMENTS - PLOTS 1 - 9	WC

NHBC Type Appl no.	LANTAC Appl no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD WOKINGHAM

drawing title

SITE LAYOUT

scales 1:200

date NOV 2000

ref AC0/106 P/01

drawn Warren Joseph

checked -

ROMANS

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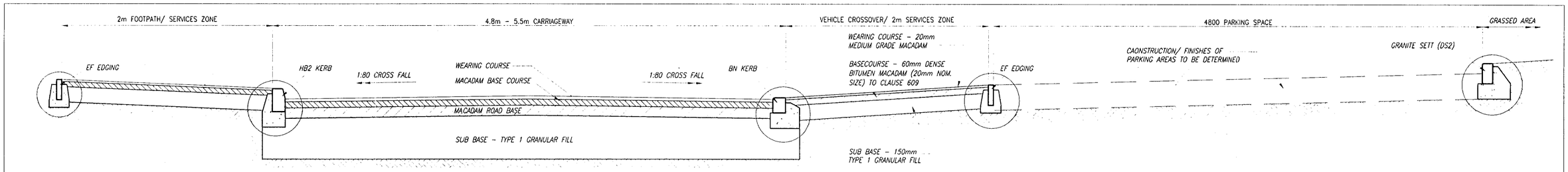
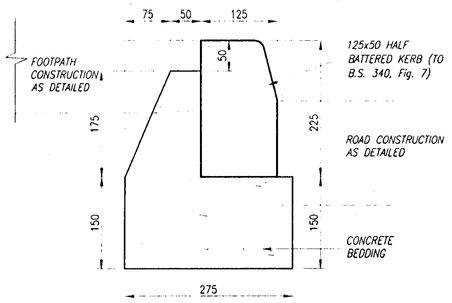
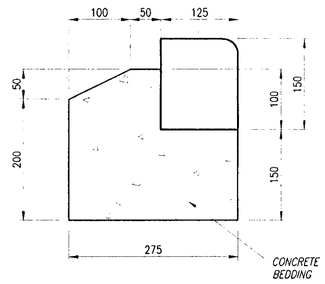


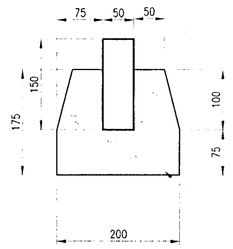
ICATIVE CROSS-SECTION SHOWING PAVEMANT CONSTRUCTION 1:20



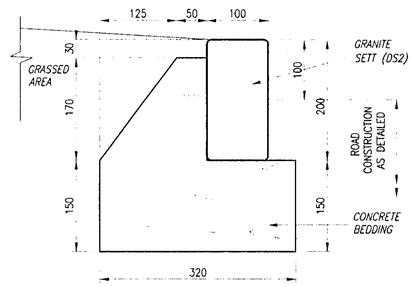
HALF BATTERED KERB (HB2) 1:5



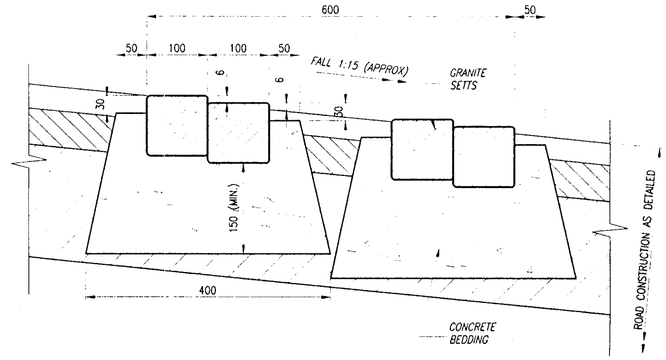
BULLNOSE KERB (BN) 1:5



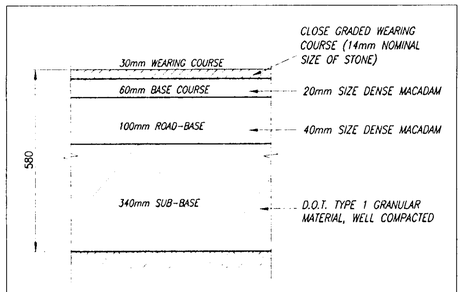
SQUARE EDGING (EF) 1:5



GRANITE SETT (DS2) 1:5

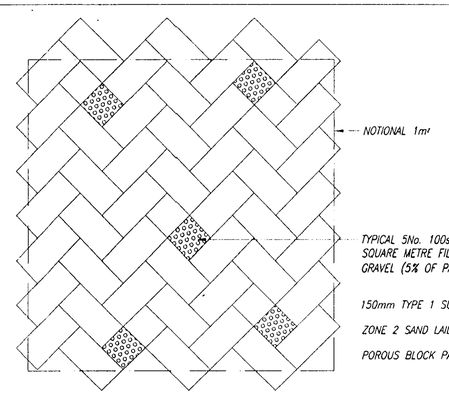


SECTION THROUGH NARROWING 1:10



ACCESS ROAD CONSTRUCTION 1:10

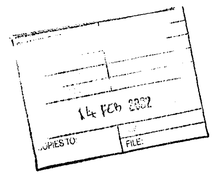
ACCESS ROAD CONSTRUCTION USING MATERIALS AND PLACED IN ACCORDANCE WITH ROYAL COUNTY OF BERKSHIRE SPECIFICATION FOR ESTATE ROADS



POROUS PAVIOR LAYOUT 1:10



PLANS TO MEET CONDITIONS
2907



NOTES

1. This drawing is copyright. ©
2. The drawing shall be read in conjunction with all relevant drawings and the specifications.
3. The drawing shall not be scaled; use only figured dimensions. All dimensions are shown in miL=limetres and levels in metres.
4. Dimensions and conditions shall be verified on site. Any discrepancies between the drawing and site conditions shall be brought to the attention of the Engineer for resolution prior to placing orders or to construction.
5. All work shall comply with the BuiL=ding Regulations and the requirements of the local authority, current CODEs of Practice and British Standards.

rev		By	Date	Chk.
B	ACCESS ROAD DETAIL ADDED. ISSUED FOR TENDER	D.J.F.	02-11-01	J.F.
A	PAVEMENT DETAIL ADDED. GULLY DETAIL REVISED	D.J.F.	16-08-01	J.F.

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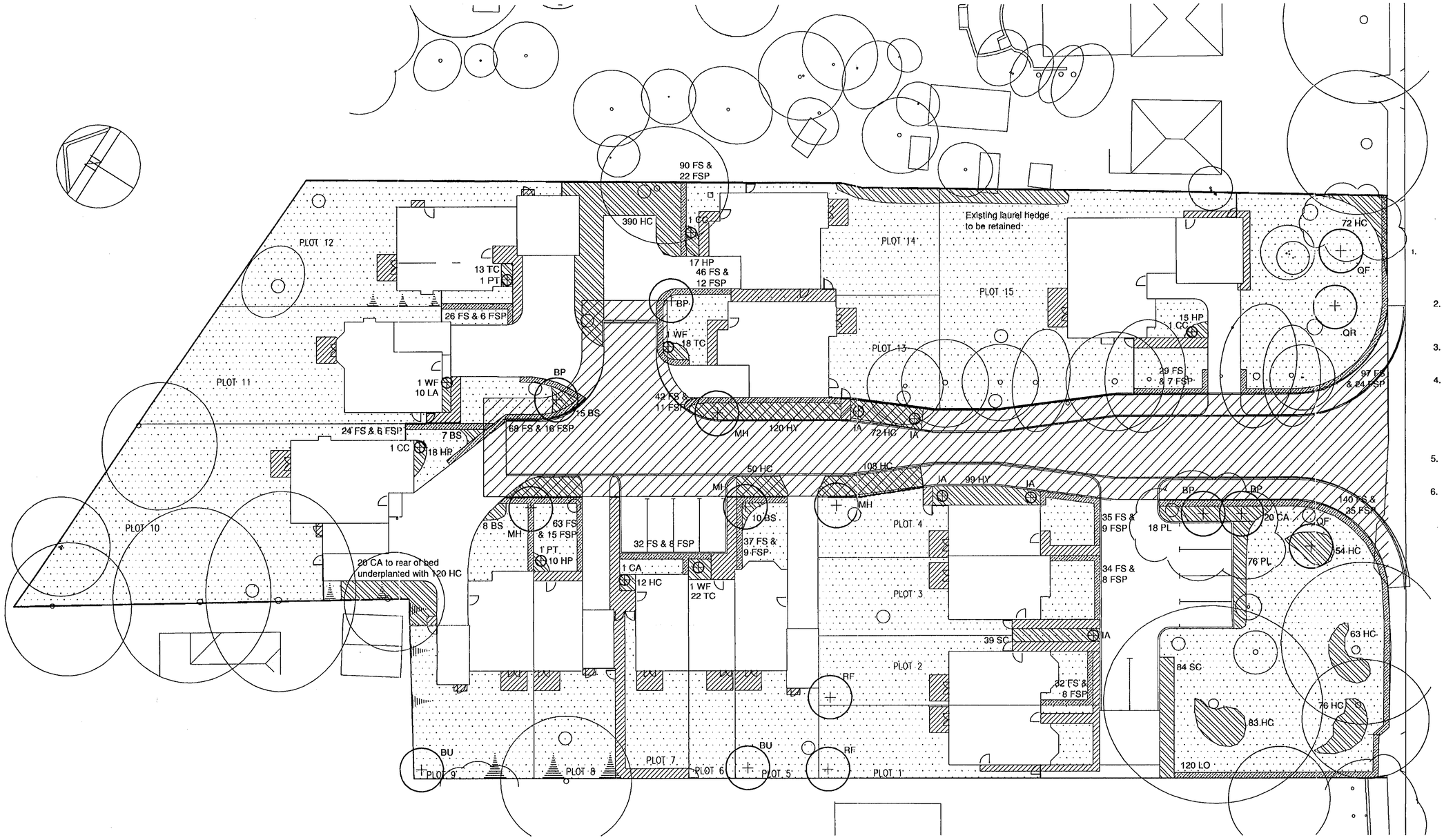
Tel. 020 7233 0303 Fax. 020 7233 0714
E-mail: carterclackltd@compuserve.com

Architect/CL=ient
BEWLEY HOMES

Job Title
269-273 BARKHAM ROAD
WOKINGHAM

Drawing Title
MISCELLANEOUS SITE DETAILS

Scale	Date	Drawn By	Chkd
-	16-08-01	D.J.F.	J.F.
Job No. 2468		Drg. No. C-07	rev B



SPECIFICATION NOTES

1. EXISTING LEVELS TO BE PRESERVED AROUND EXISTING TREES AND VEGETATION TO BE RETAINED
2. EXISTING TREES AND VEGETATION TO BE RETAINED ARE TO BE PROTECTED DURING CONSTRUCTION TO BS 5837 (1991) SECTIONS 7 & 8
3. ANY NECESSARY TREE WORKS ARE TO BE CARRIED OUT BY AN APPROVED TREE SURGEON TO BS 3998
4. TOPSOIL TO BE HANDLED (IE EXCAVATED AND /OR IMPORTED, STORED, SPREAD, CULTIVATED) IN ACCORDANCE WITH METHOD AGREED IN WRITING WITH CONTRACT MANAGER PRIOR TO WORK COMMENCING. AMELIORATION TO BE AS DETERMINED BY ANALYSIS. TOPSOIL TO BE 150MM MINIMUM DEPTH IN ALL GRASS AREAS AND 300MM DEPTH IN PLANTING AREAS.
5. GENERAL PLANT STOCK TO CONFORM TO BS 3936, ADVANCED NURSERY STOCK TO BS 4043 AND PLANTING TO BS 4428
6. ESTABLISHMENT MAINTENANCE FOR ALL PLANTING FOR 5 YEARS FROM PLANTING DATE TO INCLUDE WEED CONTROL, WATERING AND REPLACEMENT OF FAILURES TO ORIGINAL SPECIFICATION IN THE PLANTING SEASON FOLLOWING FAILURE

KEY

- Existing tree retained
- Proposed tree
- Proposed specimen shrub
- Proposed shrub / herbaceous planting
- Proposed hedge. Maintained at max. 1.2m high
- Grass

PLANNING SERVICES — INIT. — POL — KJS — DC — SUP — ENV — 14/02/2002 — SCANNED NO. — ACK: — FILE:

2907

PLANS TO MEET CONDITIONS

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 730 - 101 & External Works Drawing No. 730 - 102

TREES

All trees to be planted in pit of min. size 1.0 x 1.0 x 0.9 deep, backfilled with 80% clean topsoil and 20% TMPC and 100gms granular fetilizer. All trees to be double staked with cross brace. Sample of staking for each species to be approved. All tree stakes to be stained black

BP	Betula pendula	Silver Birch	14-16cm girth 4.25-6.0m ht. RB	4no.
BU	Betula utilis jaquemontii	Himalayan Birch	10-12cm girth 3-3.5m ht. RB	2no.
MH	Malus hupehensis	Flowering crab	10-12cm girth 3-3.5m ht. R	4no.
QF	Quercus frainetto	Hungarian Oak	12-14cm girth 3.5-4.25m ht. RB	2no.
QR	Quercus rubra	Red Oak	12-14cm girth 3.5-4.25m ht. RB	1no.
RF	Robinia pseudoacacia 'Frisia'	False Acacia	12-14cm girth 3.5-4.25m ht. RB	2no.

HEDGING

Mixed beech hedging (FS and FSP) to be planted in double staggered row with plants at 500mm intervals and rows 200mm apart. Mix to be 80% Fagus sylvatica and 20% Fagus sylvatica purpurea. Hedge to have 900mm ht.central post and 2 wire support system and plants to be tied in

FS	Fagus sylvatica	60-90cm ht. BR	765no.
FSP	Fagus sylvatica purpurea	60-90cm ht. BR	180no.

Privet hedging (LO) to be planted in double staggered row with plants at 300mm intervals and rows 200mm apart.

LO	Ligustrum ovalifolium	60-90cm ht. BR	120no.

SPECIMEN SHRUBS

All shrubs to be planted in pit of min. size 0.3 x 0.3 x 0.4 depth so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% TMPC and 20gms granular fetilizer. All shrub beds to be mulched with 75mm depth approved bark mulch

CC	Cotinus coggyria 'Grace'	80-100cm 3L CG Position as shown	3no.
IA	Ilex aquifolium 'JC Van Tol'	1-1.2m ht. 15L CG Positions as shown	5no.
PT	Phormium tenax purpurea	60-80cm 3L pot CG position as shown	2no.
WF	Weigela florida 'Variegata'	60-80cm 3L pot CG position as shown	3no.

SHRUBS / HERBACEOUS

All plants to be planted in pit of min. size 0.3 x 0.3 x 0.4 depth so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% TMPC and 20gms granular fetilizer. All shrub beds to be mulched with 75mm depth approved bark mulch

BS	Bergenia cordifolia 'Silver Light'	1.5L pot 5/m2	40no.
CA	Cornus alba 'Elegantissima'	40-60cm ht. branched 3L pot 2/m2	41no.
HC	Hedera colchica 'Variegata'	40-60cm ht. several shoots 6/m2	1100no.
HP	Heuchera 'Palace purple'	1.5L pot 6/m2	60no.
HY	Hypericum x moserianum	15-20cm ht. bushy 6/m2	209no.
LA	Lavandula angustifolia 'Vera'	20-30cm ht. bushy 4/m2	10no.
PL	Prunus laurocerasus 'Otto Luyken'	30-40cm ht. 3L pot bushy 4/m2	94no.
SC	Symphoricarpos chenaultii 'Hancock'	30-40cm ht. branched 4/m2	123no.
TC	Tiarella cordifolia	1.5L pot 6/m2	53no.

GRASS TO FRONT GARDENS

Grass areas to be 'Pro Turf 2' mix as supplied by Perryfields (01386 793135) or approved equivalent

Rev. A Nov. 2001
Amendments in line with comments received from Bewley (via Romans)

Rev. B 07.01.02
Amendments further to meeting with Bewley Homes

Rev. C 12.02.02
Minor amendments as requested by Local Authority

Project:

BARKHAM ROAD WOKINGHAM

Drawing:

SOFT LANDSCAPE PLAN

Drawing based on Carter Clack layout

Date:
28/09/01

Drawn by: rh

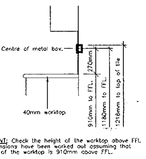
Checked by:

Scale: 1:200 @ A1

730 - 104C

terra firma CONSULTANCY
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040

Vertical location of sockets/switches etc., in kitchen.



IMPORTANT: Check the height of the worktop above FFL all dimensions have been worked out assuming that the top of the worktop is 910mm above FFL.

POWER

ELECTRICAL SYMBOLS		Height from FFL. to centre of fitting.
Unswitched socket outlet	LL=500	HL=1180
Switched socket outlet	LL=500	HL=1180
Double switched socket outlet	LL=500	HL=1180
Waterproof external socket	LL=500	
Flex outlet point	LL=500	HL=see dwg
Unswitched fused spur	LL=500 HL=2100 Cooker hood = 1900	
Switched fused spur	LL= 500 HL=1150, if above worktop HL=+50.	
Switch fuse 80amp		See drawing

SWITCHED FUSED SPUR ANNOTATION

- W — Unswitched fused spur printed with 'Warm'
- B — Switched fused spur printed with 'Boiler'
- CH — Unswitched fused spur printed with 'Cooker hood'
- DW — Switched fused spur printed with 'Dishwasher'
- EX — Switched fused spur printed with 'Extract fan'
- FR — Switched fused spur printed with 'Fridge/Freezer'
- HI — Switched fused spur printed with 'Hob ignition'
- IM — Switched fused spur printed with either 'Immersion heater off peak' or 'Immersion heater on peak'
- IMP1 — 1 hour run back timer, for on peak immersion heater
- PU — Switched fused spur printed with 'Pump'
- TD — Switched fused spur printed with 'Tumble dryer'
- WD — Switched fused spur printed with 'Waste disposal'
- WM — Switched fused spur printed with 'Washing machine'

30 AMP DOUBLE POLE SWITCH FUSED ANNOTATION

- 30 — 30amp double pole switch printed with 'Off peak'

45 AMP DOUBLE POLE SWITCH ANNOTATION

- 45 — 45amp double pole switch printed with 'Hob'
- OV — 45amp Double pole switch printed with 'Oven'

TRIPLE POLE ISOLATOR ANNOTATION

- T — Triple pole isolator, for extract fan, 2150 above FFL

GRID SWITCH CONTROL PANEL

- Multiple switch grid plate for kitchen/utility room number of switches as drawing, 1150 above FFL

CIRCUIT NUMBERS

A number in a circle, adjacent to a symbol denotes the circuit number

For example:

- (3) + Double switched socket outlet on circuit 3

LIGHTING

ELECTRICAL SYMBOLS	Height from FFL. to centre of fitting.
Light switch	1200
Neon indicator switch 20A DP	2150
Dimmer switch	1200
Pullcord	On ceiling
Wall light	1850
Pendant	On ceiling
Bolkon	On ceiling
Downlighter	In ceiling
Eyeball Downlighter	In ceiling
300mm x 8W skeleton tube.	1800
External doorlamp	1850

PIR PIR adjacent to a light fitting indicates that it is controlled by a Passive Infra-Red sensor

LIGHT SWITCH ANNOTATION

The following annotation adjacent to a switch denotes the number of gangs and the number of ways.

- 1/1 One gang One way
- 1/2 One gang Two way
- 2/1 Two gang One way
- 2/2 Two gang Two way
- 3/1 Three gang One way
- 3/2 Three gang Two way
- 4/2 Four gang Two way
- INT Intermediate
- 1/1 LOFT 30amp double pole switch with neon indicator printed with 'Loft light', at 2150 above FFL

For example:

- 3/2 = 3 gang 2 way light switch

STRIPLIGHTS AND SPOTLIGHTS

The following letter adjacent to a striplight denotes its type and size.

- B — 450 (nom) long striplight, 15 Watts. — Fixed to underside of wall cupboard.
- C — 600 (nom) long striplight, 18 Watts. — Fixed to underside of wall cupboard.
- D — 300 (nom) long fitzsoflight, 80 Watts. — 2200
- F — 1200 (nom) long striplight, 36 Watts, with diffuser. — On ceiling
- G — 1500 (nom) long striplight, 58 Watts, with diffuser. — On ceiling
- H — 900 (nom) long striplight, 30 Watts, with diffuser. — On ceiling

For example:

- Striplight type C
- = 600 (nom) long striplight, 18 Watts

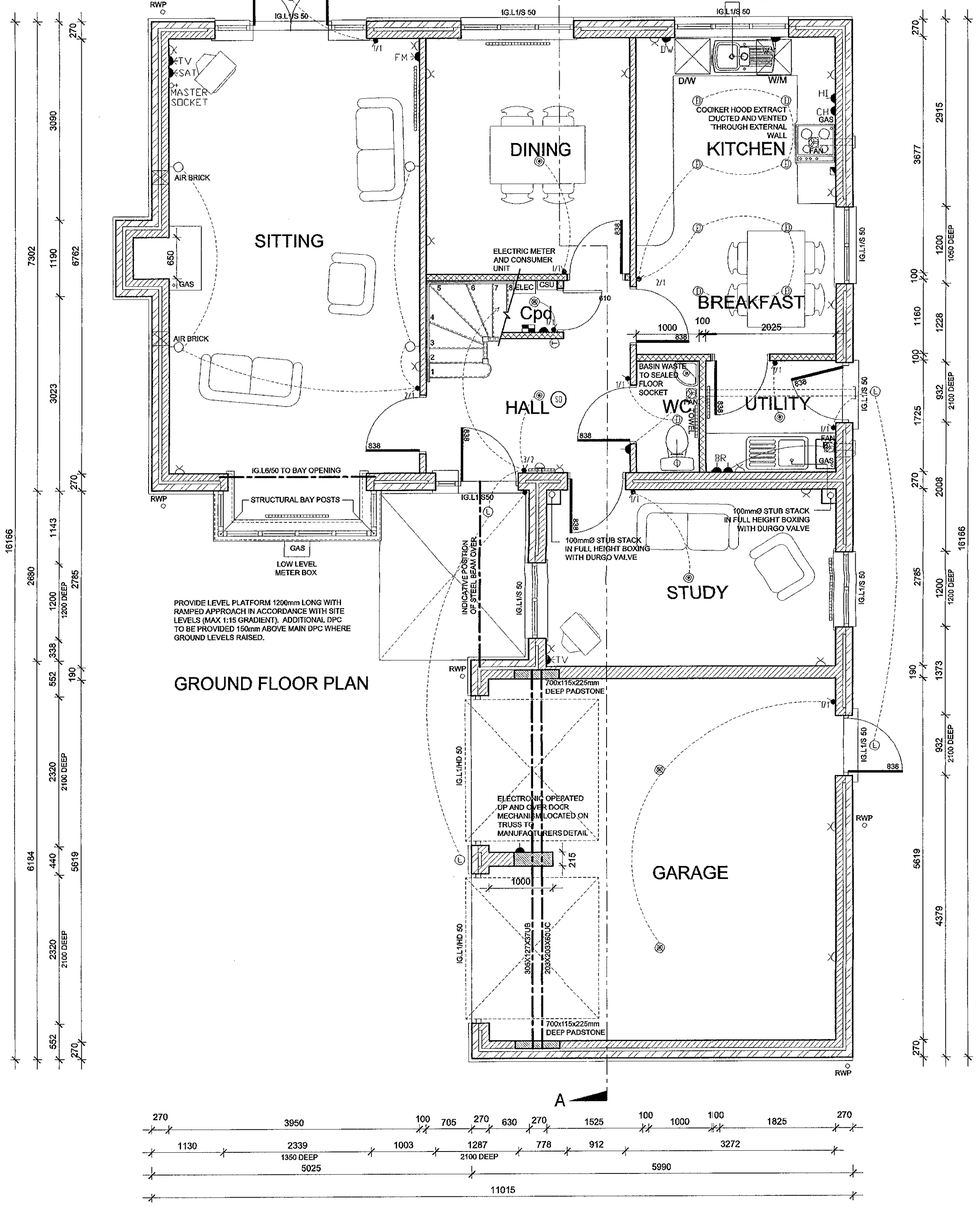
HEATING / MISCELLANEOUS

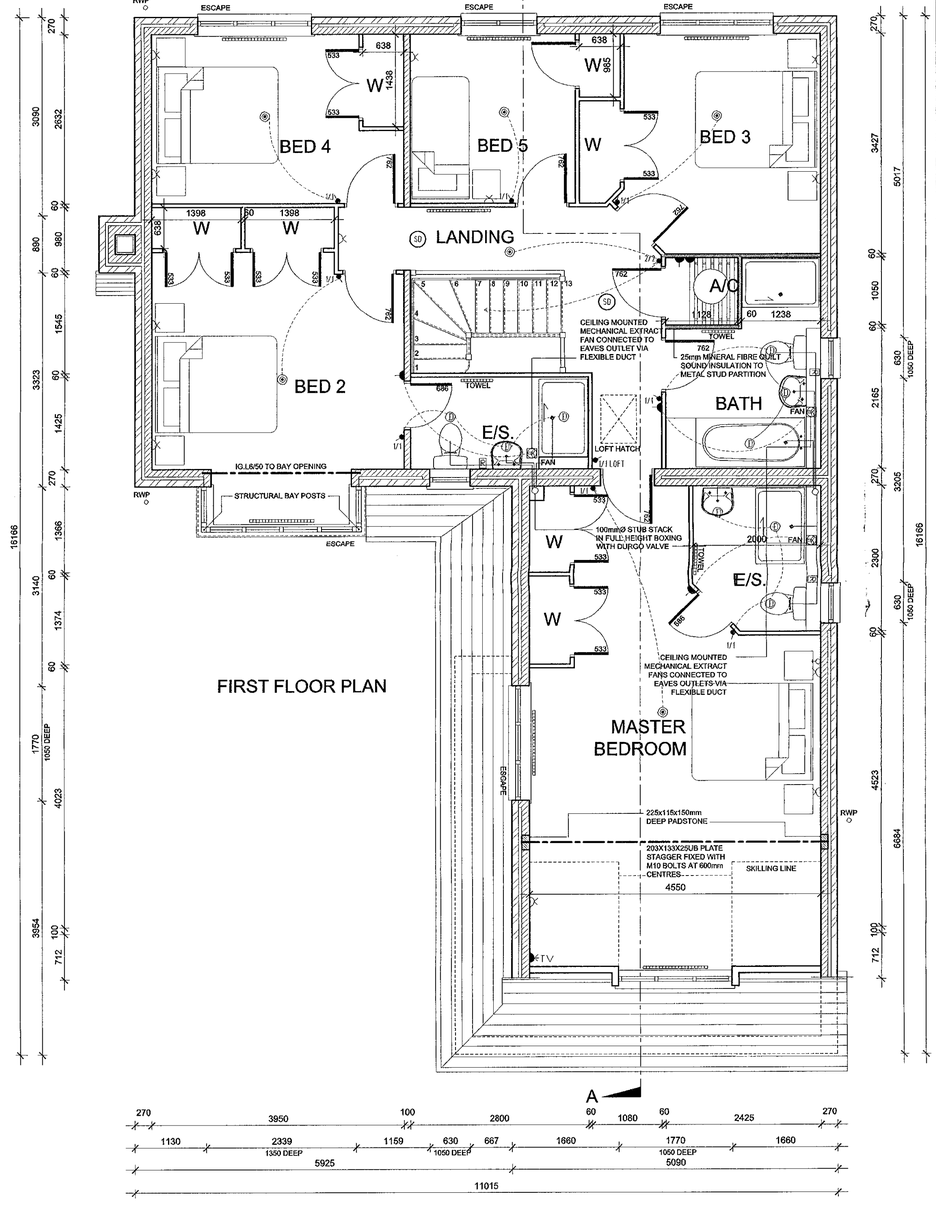
ELECTRICAL SYMBOLS	Height from FFL. to centre of fitting.
Consumer unit	2200
Television aerial point	500
TV Television and FM aerial point	500
DBP Dual Data point	500
DDP Quad Data point	500
Data patch box	500
Telecom point	500
Cable Telephony point	500
Room Thermostat	1450
Shaver point	1525
Smoke detector	Ceiling
Cooker control	1150
Cooker outlet	600
Extract fan – ceiling mounted	Ceiling
Extract fan – wall mounted	2200
Entryphone	1200
Doorbell box	2200
Doorbell button	1200
Doorbell transformer	2200
Heating programmer	See drawing
External junction box	100 above DPC
Passive Infrared sensor	Wall/ceiling line
Intruder alarm control panel	1200
Door alarm contact	Doorhead

HEATERS

The following annotation adjacent to a heater denotes its type and size.

HSPC750FSN	HEATSTORE panel heater with timer, 750W
HSPC1200FSN	HEATSTORE panel heater with timer, 1.2kW
HSPC1500FSN	HEATSTORE panel heater with timer, 1.5kW
HSPC2000TSN	HEATSTORE panel heater with timer, 2.0kW
HSVC12N	HEATSTORE storage rating 1.7 kW convector rating 1.0 kW
HSVC18N	HEATSTORE storage rating 2.55 kW convector rating 1.5 kW
HSVC24N	HEATSTORE storage rating 3.4 kW convector rating 2.0 kW
HSVDA12N	HEATSTORE storage rating 1.7 kW
HSVDA18N	HEATSTORE storage rating 2.55 kW
HSVDA24N	HEATSTORE storage rating 3.4 kW
HSVDA6N	HEATSTORE bathroom heater storage rating 850W
HSBV24N	HEATSTORE plinth heater, 2.4 kW
DFH	HEATSTORE downflow heater 2.0kW





FIRST FLOOR PLAN

BRICK/BLOCK STRENGTHS

- FACE BRICKWORK
- 4.0N/mm² AERATED BLOCKWORK
- NON-LOAD BEARING 100mm BLOCKWORK
- NON-LOAD BEARING METAL STUD PARTITION

SOIL AND VENT PIPE AT HEAD OF DRAINAGE RUN. TO PLOT TO VENT TO EXTERNAL AIR.REMAINING SOIL PIPES TO VENT VIA DURGO VALVE

ALL LINTELS SPECIFIED TO BE CONFIRMED BY STRUCTURAL ENGINEER

ALL FIRST FLOOR LINTELS TO BE CONFIRMED UPON COMPLETION OF FINAL ROOF DESIGN

FOR FULL DETAILS OF KITCHEN LAYOUT SEE SPECIFICATION DOCUMENT AND MANUFACTURERS DETAILS

ALL STEEL WORK ON APPROPRIATE PADSTONES IN ACCORDANCE WITH ENGINEERS DESIGN CALCULATIONS

N.B INTERNAL LOADBEARING WALLS SHOWN HATCHED AND STRUCTURAL STEEL BEAMS ARE INDICATIVE ONLY.

ALL POSITIONS AND SIZES OF STEEL BEAMS ARE TO BE CONFIRMED BY STRUCTURAL ENGINEER.

FIRE PROTECTION TO STEEL BEAMS TO BE PROVIDED BY APPLICATION OF INTUMESCENT COATINGS TO ALL EXPOSED FACES

ALL FIRST FLOOR WINDOWS SHOWN MARKED 'ESCAPE' ARE TO HAVE UNOBSTRUCTED OPENING AREA OF AT LEAST 0.33 m² AND AT LEAST 450mm HIGH x 450mm WIDE.BOTTOM OF OPENING AREA NOT MORE THAN 1100mm FROM FINISHED FLOOR LEVEL ALL COMPLIANT WITH ESCAPE PROVISIONS OF APPROVED DOCUMENT 'B' 2000 EDITION BUILDING REGULATIONS

CONSTRUCTION ISSUE 02-10-01

rev	date	details	drawn
B	01-10-01	Electrical layout added. Client comments added	GMK
A	21-09-01	External wall construction altered.Steel beams added	GMK

project title

BARKHAM ROAD

WOKINGHAM, BERKSHIRE.

drawing title

PLOT 15
FLOOR PLANS

scales 1:50

date 12-06-01

drawn MNC | checked | ref A01-S11 | 900 | rev B

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A	PLANNING	HPT
B		TLC
D		EWS
A+1		
C		

1 NOV 2001

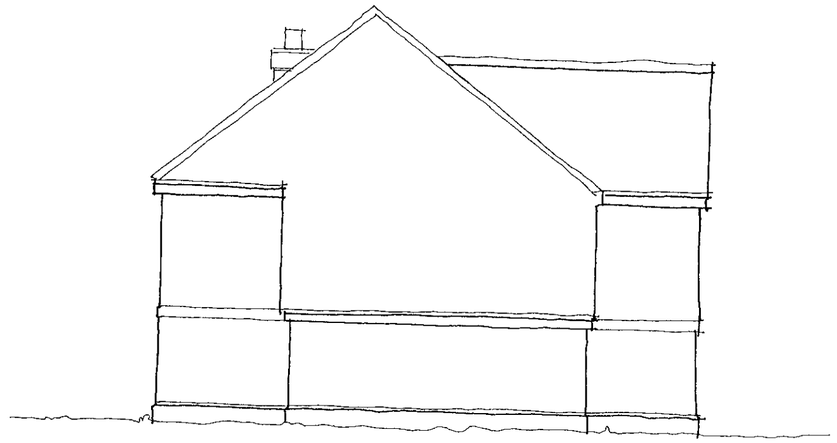
Cc:

BEWLEY HOMES

BEWLEY HOMES PLC



FRONT ELEVATION



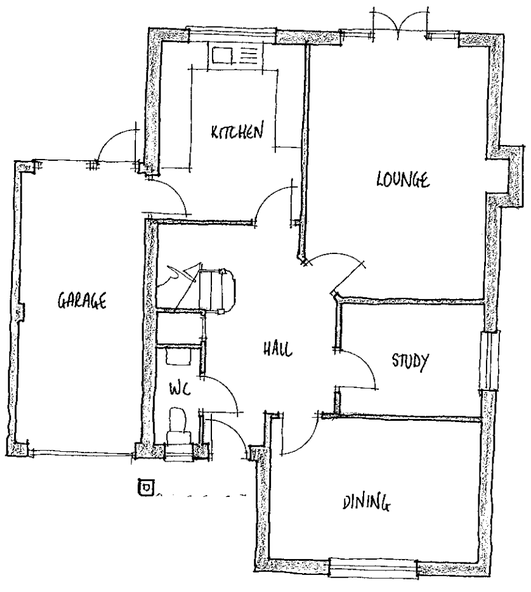
SIDE ELEVATION



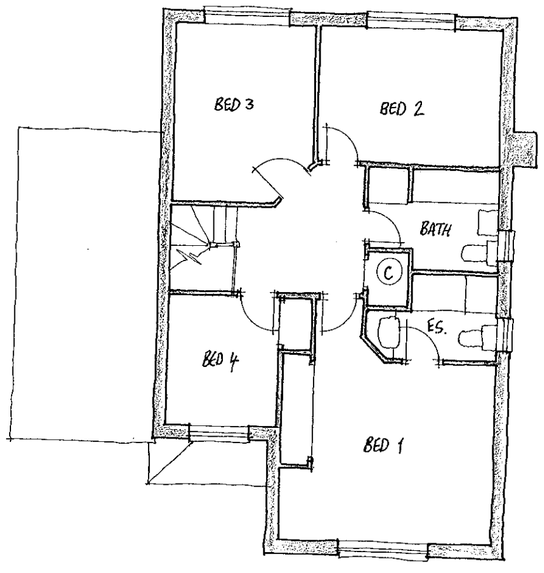
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

27 NOV 2000

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOT 10
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/05 | rev

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E-MAIL: romans@romans.co.uk

POWER

ELECTRICAL SYMBOLS		Height from FFL to centre of fitting.
	Unswitched socket outlet	LL=500 HL=1180
	Switched socket outlet	LL=500 HL=1180
	Double switched socket outlet	LL=500 HL=1180
	Waterproof external socket	LL=500
	Flex outlet point	LL=500 HL=see dwg
	Unswitched fused spur	LL=500 HL=2100 Cooker hood = 1920
	Switched fused spur	LL= 500 HL=1180, if above worktop HL=1450, elsewhere
	Switch fuse 80amp	See drawing

SWITCHED FUSED SPUR ANNOTATION

- AL Unswitched fused spur printed with "Alarm"
- BR Switched fused spur printed with "Boiler"
- CH Unswitched fused spur printed with "Cooker hood"
- DW Switched fused spur printed with "Dishwasher"
- EX Switched fused spur printed with "Extract fan"
- FR Switched fused spur printed with "Fridge/Freezer"
- HI Switched fused spur printed with "Hob ignition"
- IM Switched fused spur printed with either "Immersion heater off peak" or "Immersion heater on peak"
- 1HR 1 hour run back timer, for on peak immersion heater
- PU Switched fused spur printed with "Pump"
- TD Switched fused spur printed with "Tumble dryer"
- WD Switched fused spur printed with "Waste disposal"
- WM Switched fused spur printed with "Washing machine"

20 AMP DOUBLE POLE SWITCH FUSED ANNOTATION

- 20 20amp double pole switch printed with "Off peak"

45 AMP DOUBLE POLE SWITCH ANNOTATION

- HB 45amp double pole switch printed with "Hob"
- OV 45amp Double pole switch printed with "Oven"

TRIPLE POLE ISOLATOR ANNOTATION

- 3 Triple pole isolator, for extract fan, 2150 above FFL

GRID SWITCH CONTROL PANEL

- Multiple switch grid plate for kitchen/utility room number of switches as drawing, 1180 above FFL

CIRCUIT NUMBERS

A number in a circle, adjacent to a symbol denotes the circuit number

For example:

- (2)3 = Double switched socket outlet on circuit 3

LIGHTING

ELECTRICAL SYMBOLS		Height from FFL to centre of fitting.
	Light switch	1200
	Neon indicator switch 20A DP	2150
	Dimmer switch	1200
	Pullcord	On ceiling
	Wall light	1850
	Pendant	On ceiling
	Batten	On ceiling
	Downlighter	In ceiling
	Eyeball Downlighter	In ceiling
	300mm x 84 skyfelon tube.	1800
	External coachlamp	1850
PIR	PIR adjacent to a light fitting indicates that it is controlled by a Passive Infra-Red sensor	

LIGHT SWITCH ANNOTATION

The following annotation adjacent to a switch denotes the number of gangs and the number of ways.

- 1/1 One gang One way
- 1/2 One gang Two way
- 2/1 Two gang One way
- 2/2 Two gang Two way
- 3/1 Three gang One way
- 3/2 Three gang Two way
- 4/2 Four gang Two way
- INT Intermediate
- 1/1 LOFT 20amp double pole switch with neon indicator printed with "Loft light", at 2150 above FFL

For example:

- 3/2 = 3 gang 2 way light switch

STRIPLIGHTS AND SPOTLIGHTS

The following letter adjacent to a striplight denotes its type and size.

B	450 (nom) long striplight, 15 Watts.	Fixed to underside of wall cupboard.
C	600 (nom) long striplight, 18 Watts.	Fixed to underside of wall cupboard.
D	300 (nom) long Razorlight, 20 Watts.	2200
F	1200 (nom) long striplight, 38 Watts, with diffuser.	On ceiling
G	1500 (nom) long striplight, 58 Watts, with diffuser.	On ceiling
H	900 (nom) long striplight, 30 Watts, with diffuser.	On ceiling

For example:

- Striplight type C = 600 (nom) long striplight, 18 Watts

HEATING / MISCELLANEOUS

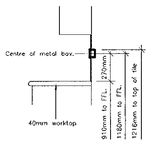
ELECTRICAL SYMBOLS		Height from FFL to centre of fitting.
	Consumer unit	2200
	Television aerial point	500
	FM Television and FM aerial point	500
	DDP Dual Data point	500
	QDP Quad Data point	500
	Data patch box	500
	Telecom point	500
	Cable Telephony point	500
	Room Thermostat	1450
	Shaver point	1525
	Smoke detector	Ceiling.
	Cooker control	1180
	Cooker outlet	600
	Extract fan – ceiling mounted	Ceiling
	Extract fan – wall mounted	2200
	Entryphone	1200
	Doorbell box	2200
	Doorbell button	1200
	Doorbell transformer	2200
	Heating programmer	See drawing
	External junction box	100 above DPC
	Passive infrared sensor	Wall/ceiling line
	Intruder alarm control panel	1200
	Door alarm contact	Doorhead

HEATERS

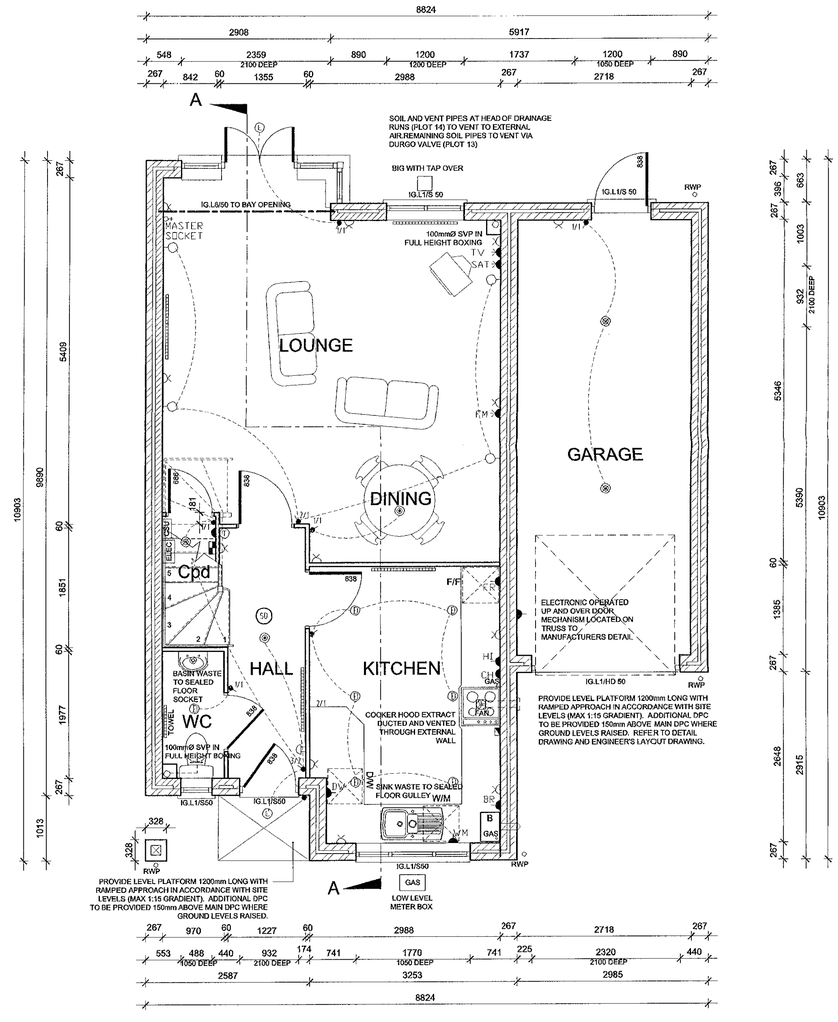
The following annotation adjacent to a heater denotes its type and size.

HSPC750TSN	HEATSTORE panel heater with timer, 750W
HSPC1200TSN	HEATSTORE panel heater with timer, 1.2kW
HSPC1500TSN	HEATSTORE panel heater with timer, 1.5kW
HSPC2000TN	HEATSTORE panel heater with timer, 2.0kW
HSXC12N	HEATSTORE storage rating 1.7 kW convector rating 1.0 kW
HSXC18N	HEATSTORE storage rating 2.55 kW convector rating 1.5 kW
HSXC24N	HEATSTORE storage rating 3.4 kW convector rating 2.0 kW
HSXDA12N	HEATSTORE storage rating 1.7 kW
HSXDA18N	HEATSTORE storage rating 2.55 kW
HSXDA24N	HEATSTORE storage rating 3.4 kW
HSYDA6N	HEATSTORE bathroom heater storage rating 850W
HSBU24N	HEATSTORE plinth heater, 2.4 kW
DFH	HEATSTORE downflow heater 2.0kW

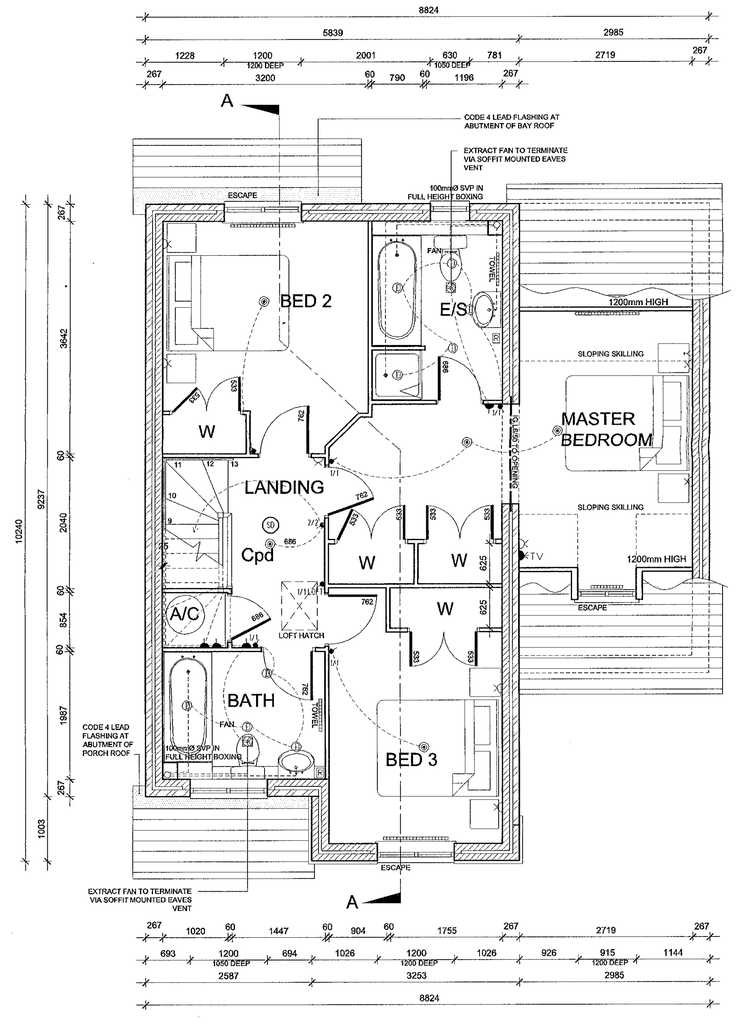
Vertical location of sockets/switches etc. in kitchen.



IMPORTANT: Check the height of the worktop above FFL all dimensions have been worked out assuming that the top of the worktop is 910mm above FFL.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BRICK/BLOCK STRENGTHS

- FACE BRICKWORK
- 4.0N/mm² AERATED BLOCKWORK
- NON-LOAD BEARING METAL STUD PARTITION

ALL FIRST FLOOR WINDOWS SHOWN MARKED 'ESCAPE' ARE TO HAVE UNOBSTRUCTED OPENING AREA OF AT LEAST 0.33 m² AND AT LEAST 450mm HIGH x 450mm WIDE.BOTTOM OF OPENING AREA NOT MORE THAN 1100mm FROM FINISHED FLOOR LEVEL.ALL COMPLIANT WITH ESCAPE PROVISIONS OF APPROVED DOCUMENT 'B' 2000 EDITION BUILDING REGULATIONS

SOIL AND VENT PIPES AT HEAD OF DRAINAGE RUNS (PLOT 14) TO VENT TO EXTERNAL AIR,REMAINING SOIL PIPES TO VENT VIA DURGO VALVE (PLOT 13)

ALL LINTELS SPECIFIED TO BE CONFIRMED BY STRUCTURAL ENGINEER

ALL FIRST FLOOR LINTELS TO BE CONFIRMED UPON COMPLETION OF FINAL ROOF DESIGN

FOR FULL DETAILS OF KITCHEN LAYOUT SEE SPECIFICATION DOCUMENT AND MANUFACTURERS DETAILS

rev	date	details	drawn
A	05-11-01	Electrical layout added.Minor revisions to layout	GMK

status

CONSTRUCTION ISSUE 05-11-01

project title

BARKHAM ROAD

WOKINGHAM, BERKSHIRE.

drawing title

PLOTS 13 & 14
FLOOR PLANS

scales 1:50

date 31-07-01

drawn MNC | checked | ref A01/S11 | 800 | rev A

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BEWLEY HOMES

BEWLEY HOMES PLC

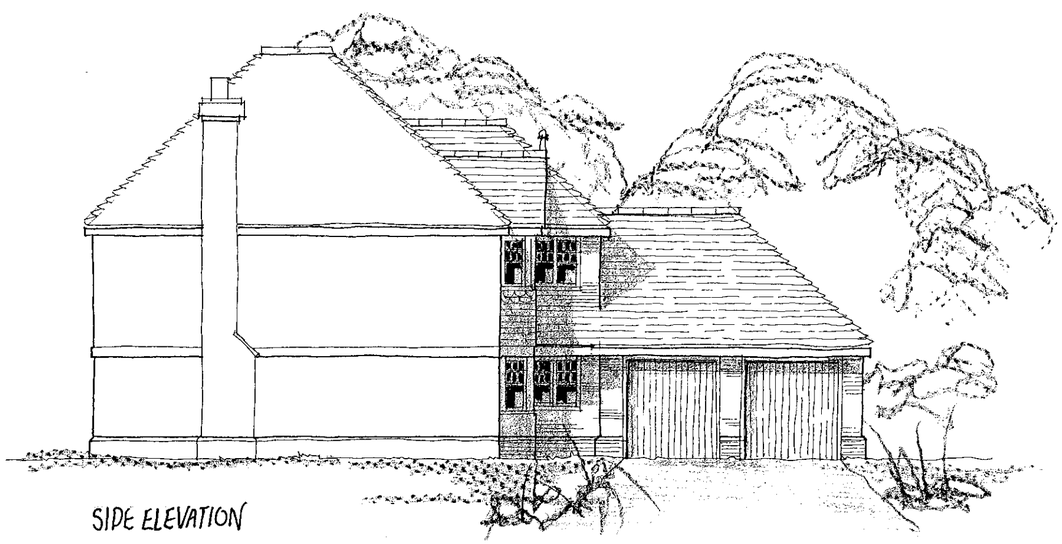
PLANNING SERVICES	MPT
POL	TLS
DC	ENF
APP	
CS	

21 NOV 2001

OPM	MKS
	RJE



FRONT ELEVATION



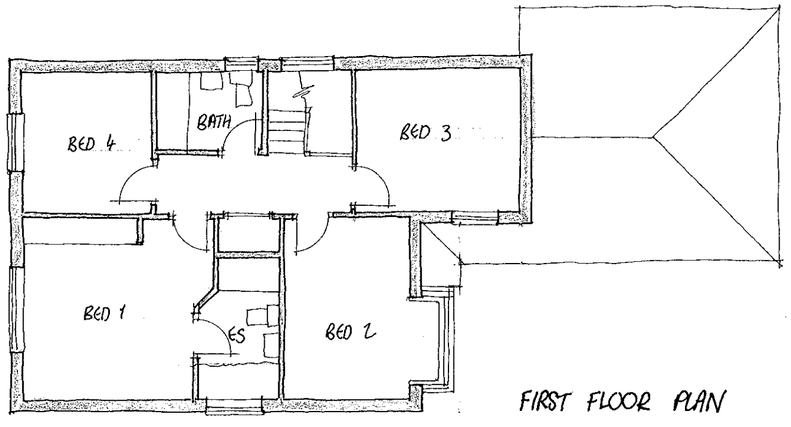
SIDE ELEVATION



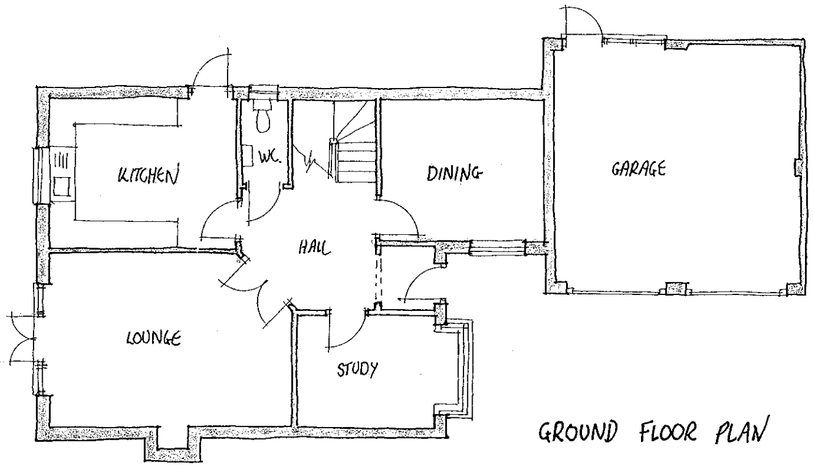
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

27 NOV 2000

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOT 12
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/07 | rev

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TELEPHONE: 0118 936 6699
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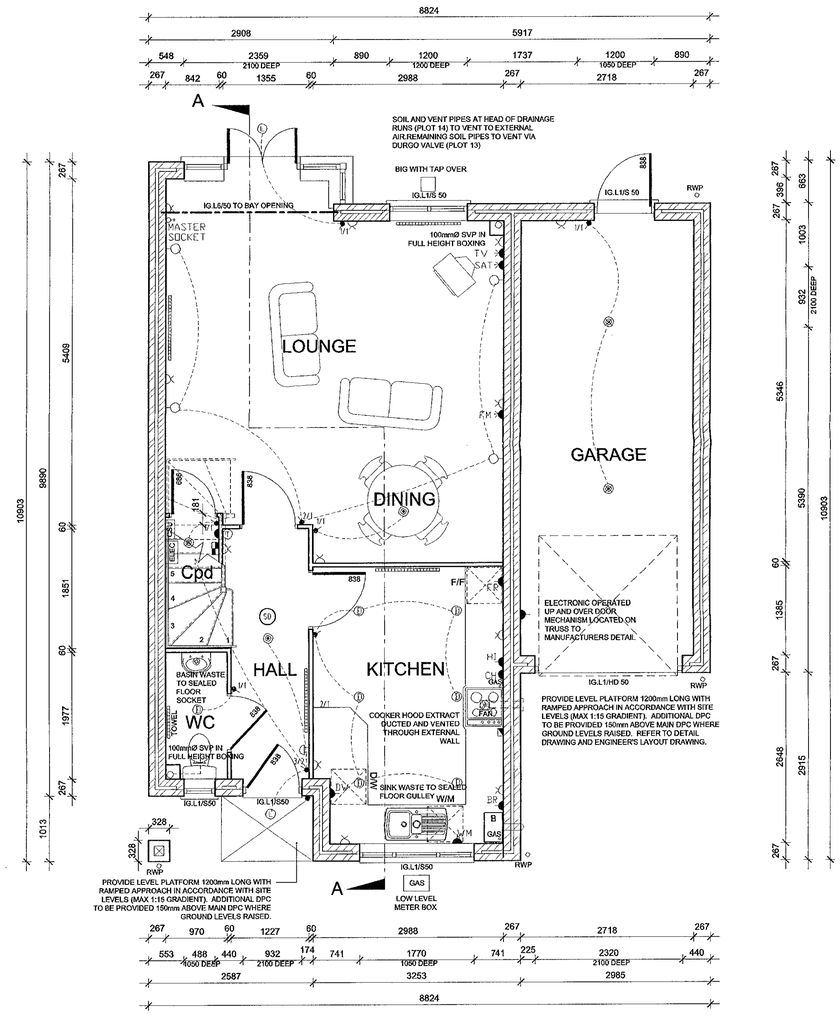
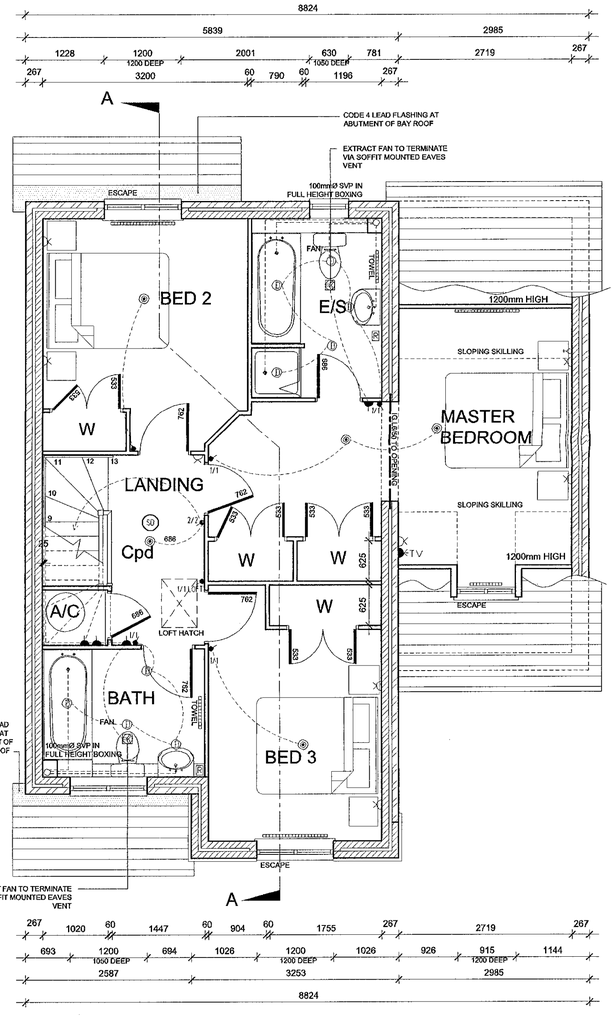
E-MAIL: romans@romans.co.uk

9/11/00

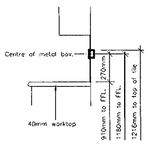


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Vertical location of sockets/switches etc. in Kitchen



IMPORTANT: Check the height of the worktop above FFL all dimensions have been worked out assuming that the top of the worktop is 910mm above FFL.

POWER

ELECTRICAL SYMBOLS	Height from FFL to centre of fitting.	
Unswitched socket outlet	LL=500	HL=1180
Switched socket outlet	LL=500	HL=1180
Double switched socket outlet	LL=500	HL=1180
Waterproof external socket	LL=500	
Flex outlet point	LL=500	HL=see dwg
Unswitched fused spur	LL=500	HL=2100 Cooker hood = 1920
Switched fused spur	LL= 500	HL=1180, if above worktop HL=1450, elsewhere
Switch fuse 80amp	See drawing	

SWITCHED FUSED SPUR ANNOTATION

- AL Unswitched fused spur printed with 'Alarm'
- BR Switched fused spur printed with 'Boiler'
- CH Unswitched fused spur printed with 'Cooker hood'
- DW Switched fused spur printed with 'Dishwasher'
- EF Switched fused spur printed with 'Extract fan'
- FR Switched fused spur printed with 'Fridge/Freezer'
- HB Switched fused spur printed with 'Hob ignition'
- IM Switched fused spur printed with either 'Immersion heater off peak' or 'Immersion heater on peak'
- IMR 1 hour run back timer, for on peak immersion heater
- PU Switched fused spur printed with 'Pump'
- TD Switched fused spur printed with 'Tumble dryer'
- WD Switched fused spur printed with 'Waste disposal'
- WM Switched fused spur printed with 'Washing machine'

20 AMP DOUBLE POLE SWITCH FUSED ANNOTATION

- 20 20amp double pole switch printed with 'Off peak'

45 AMP DOUBLE POLE SWITCH ANNOTATION

- HB 45amp double pole switch printed with 'Hob'
- OV 45amp Double pole switch printed with 'Oven'

TRIPLE POLE ISOLATOR ANNOTATION

- 3 Triple pole isolator, for extract fan, 2150 above FFL

GRID SWITCH CONTROL PANEL

- Multiple switch grid plate for kitchen/utility room number of switches as drawing, 1180 above FFL

CIRCUIT NUMBERS

A number in a circle, adjacent to a symbol denotes the circuit number

For example:

D(3) = Double switched socket outlet on circuit 3

LIGHTING

ELECTRICAL SYMBOLS	Height from FFL to centre of fitting.	
Light switch	1200	
Neon indicator switch 20A DP	2150	
Dimmer switch	1200	
Pullcord	On ceiling	
Wall light	1850	
Pendant	On ceiling	
Batten	On ceiling	
Downlighter	In ceiling	
Eyeball Downlighter	In ceiling	
300mm x 8W skeleton tube.	1800	
External coachlamp	1850	
PIR PIR adjacent to a light fitting indicates that it is controlled by a Passive Infra-Red sensor		

LIGHT SWITCH ANNOTATION

The following annotation adjacent to a switch denotes the number of gangs and the number of ways.

- 1/1 One gang One way
- 1/2 One gang Two way
- 2/1 Two gang One way
- 2/2 Two gang Two way
- 3/1 Three gang One way
- 3/2 Three gang Two way
- 4/2 Four gang Two way
- INT Intermediate
- 1/1 LOFT 20amp double pole switch with neon indicator printed with 'Loft light', at 2150 above FFL

For example:

3/2 = 3 gang 2 way light switch

STRIPLIGHTS AND SPOTLIGHTS

The following letter adjacent to a striplight denotes its type and size.

B	450 (nom) long striplight, 15 Watts.	Fixed to underside of wall cupboard.	
C	600 (nom) long striplight, 18 Watts.	Fixed to underside of wall cupboard.	
D	300 (nom) long Razorlight, 80 Watts.	2200	
F	1200 (nom) long striplight, 36 Watts, with diffuser.	On ceiling	
G	1500 (nom) long striplight, 58 Watts, with diffuser.	On ceiling	
H	900 (nom) long striplight, 30 Watts, with diffuser.	On ceiling	

For example:

Striplight type C = 600 (nom) long striplight, 18 Watts

HEATING / MISCELLANEOUS

ELECTRICAL SYMBOLS	Height from FFL. to centre of fitting.	
Consumer unit	2200	
Television aerial point	500	
FM Television and FM aerial point	500	
DDP Dual Data point	500	
QDP Quad Data point	500	
DB Data patch box	500	
Telecom point	500	
Cable Telephony point	500	
Room Thermostat	1450	
Shaver point	1800	
Smoke detector	Ceiling.	
Cooker control	1180	
Cooker outlet	600	
Extract fan – ceiling mounted	Ceiling	
Extract fan – wall mounted	2200	
Entryphone	1200	
Doorbell box	2200	
Doorbell button	1200	
Doorbell transformer	2200	
Heating programmer	See drawing	
External junction box	100 above DPC	
Passive Infrared sensor	Wall/ceiling line	
Intruder alarm control panel	1200	
Door alarm contact	Doorhead	

HEATERS

The following annotation adjacent to a heater denotes its type and size.

HSPC750TSN	HEATSTORE panel heater with timer, 750W
HSPC1200TSN	HEATSTORE panel heater with timer, 1.2kW
HSPC1500TSN	HEATSTORE panel heater with timer, 1.5kW
HSPC2000TN	HEATSTORE panel heater with timer, 2.0kW
HSXC12N	HEATSTORE storage rating 1.7 kW convector rating 1.0 kW
HSXC18N	HEATSTORE storage rating 2.55 kW convector rating 1.5 kW
HSXC24N	HEATSTORE storage rating 3.4 kW convector rating 2.0 kW
HSXDA12N	HEATSTORE storage rating 1.7 kW
HSXDA18N	HEATSTORE storage rating 2.55 kW
HSXDA24N	HEATSTORE storage rating 3.4 kW
HSXDA6N	HEATSTORE bathroom heater storage rating 850W
HSDU24N	HEATSTORE plinth heater, 2.4 kW
DFH	HEATSTORE downflow heater 2.0kW



BRICK/BLOCK STRENGTHS

- FACE BRICKWORK
- 4.0N/mm² AERATED BLOCKWORK
- NON-LOAD BEARING METAL STUD PARTITION

ALL FIRST FLOOR WINDOWS SHOWN MARKED 'ESCAPE' ARE TO HAVE UNOBSTRUCTED OPENING AREA OF AT LEAST 0.33 m² AND AT LEAST 450mm HIGH x 450mm WIDE.BOTTOM OF OPENING AREA NOT MORE THAN 1100mm FROM FINISHED FLOOR LEVEL.ALL COMPLIANT WITH ESCAPE PROVISIONS OF APPROVED DOCUMENT 'B' 2000 EDITION BUILDING REGULATIONS

SOIL AND VENT PIPES AT HEAD OF DRAINAGE RUNS (PLOT 14) TO VENT TO EXTERNAL AIR.REMAINING SOIL PIPES TO VENT VIA DURGO VALVE (PLOT 13)

ALL LINTELS SPECIFIED TO BE CONFIRMED BY STRUCTURAL ENGINEER

ALL FIRST FLOOR LINTELS TO BE CONFIRMED UPON COMPLETION OF FINAL ROOF DESIGN

FOR FULL DETAILS OF KITCHEN LAYOUT SEE SPECIFICATION DOCUMENT AND MANUFACTURERS DETAILS

rev	date	details	drawn
A	05-11-01	Electrical layout added.Minor revisions to layout	GMK

status

CONSTRUCTION ISSUE 05-11-01

project title

BARKHAM ROAD

WOKINGHAM, BERKSHIRE.

drawing title

PLOTS 13 & 14
FLOOR PLANS

scales 1:50

date 31-07-01

drawn MNC | checked | ref A01/S11 800 | rev A

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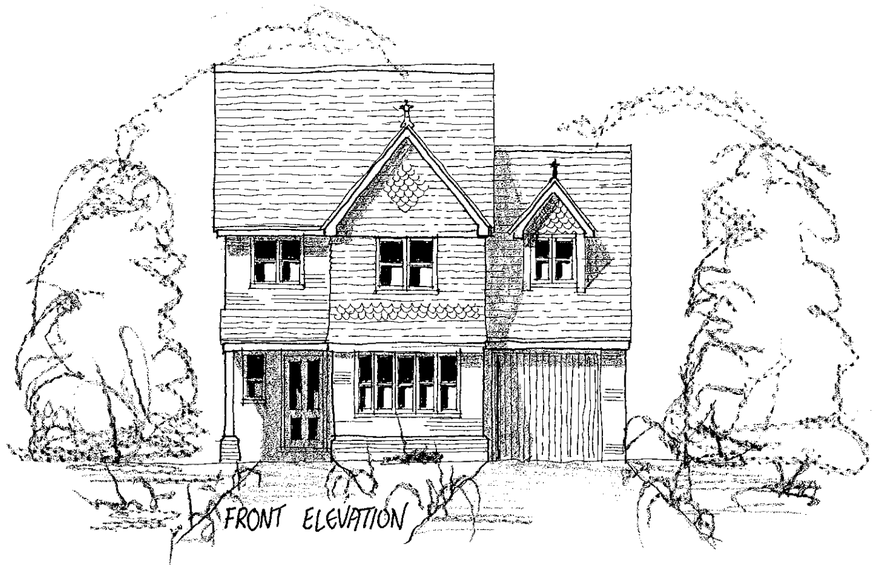
SERVICES	HPT
	TLS
	ENP
1 NOV 2001	
	MOK
	PLE

BEWLEY HOMES

BEWLEY HOMES PLC



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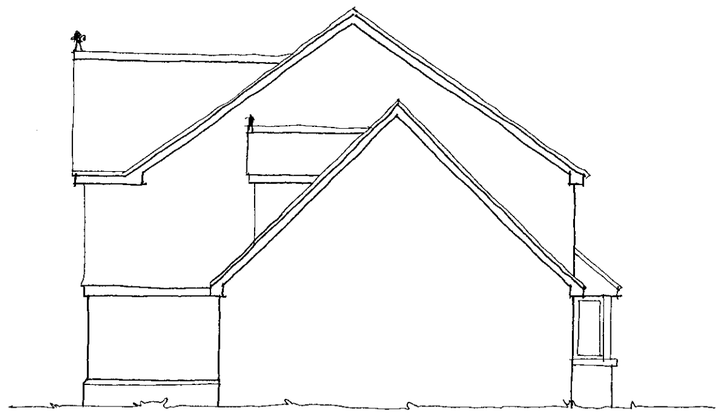

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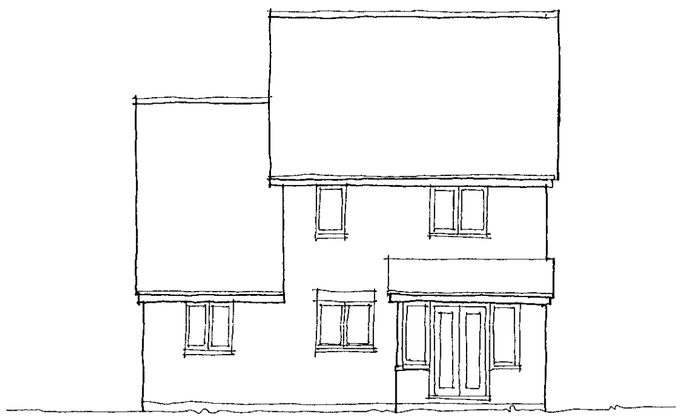

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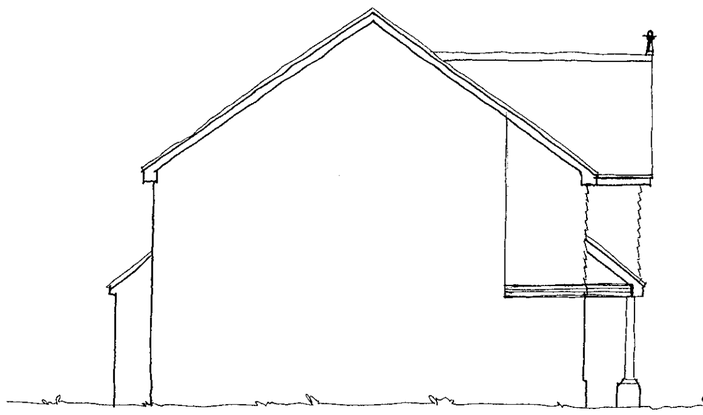

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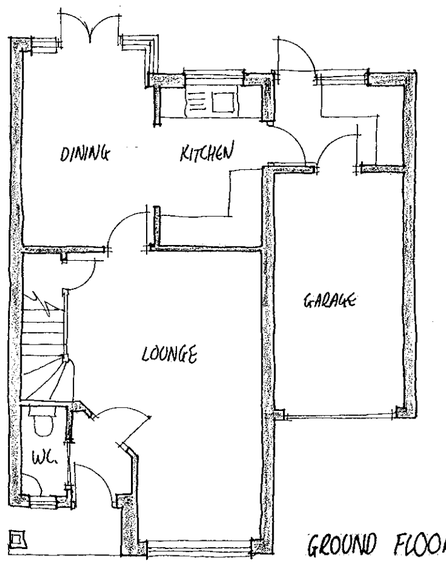
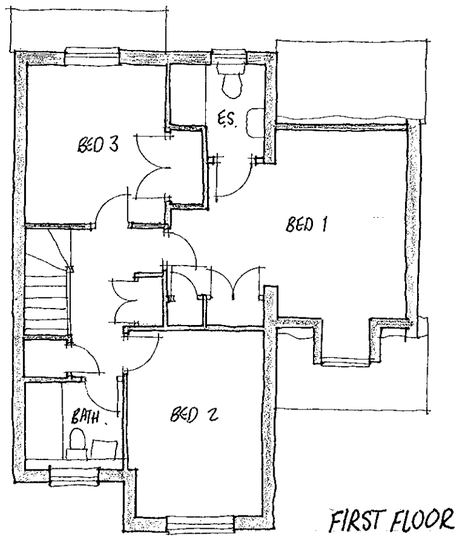
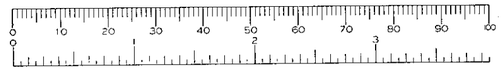


GROUND FLOOR PLAN.



FIRST FLOOR PLAN



Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

27 NOV 2000 2987

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no. TBA | LANTAC App'l no. TBA | SAP Rating TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 13 & 14
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/08 | rev

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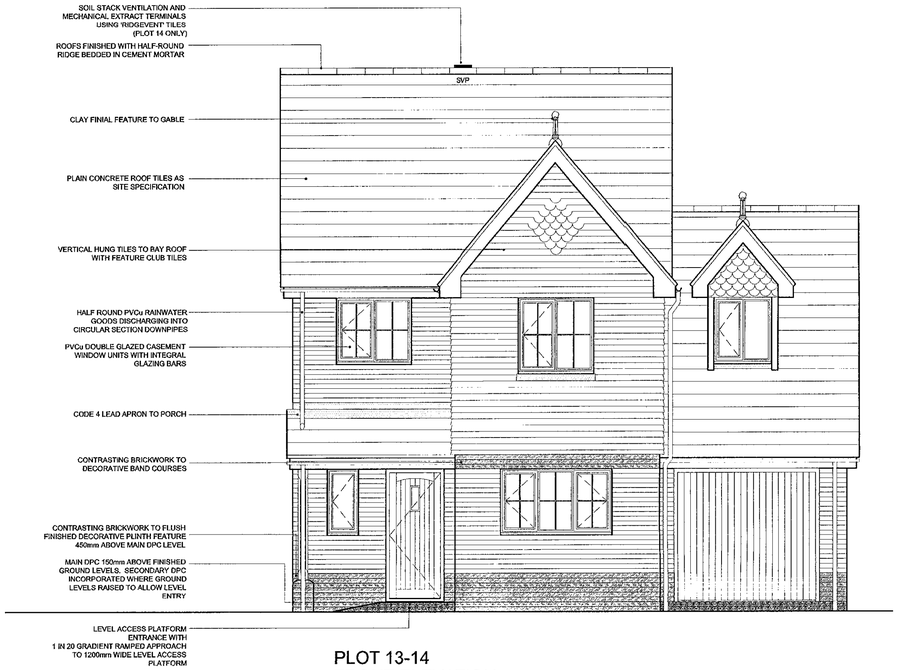
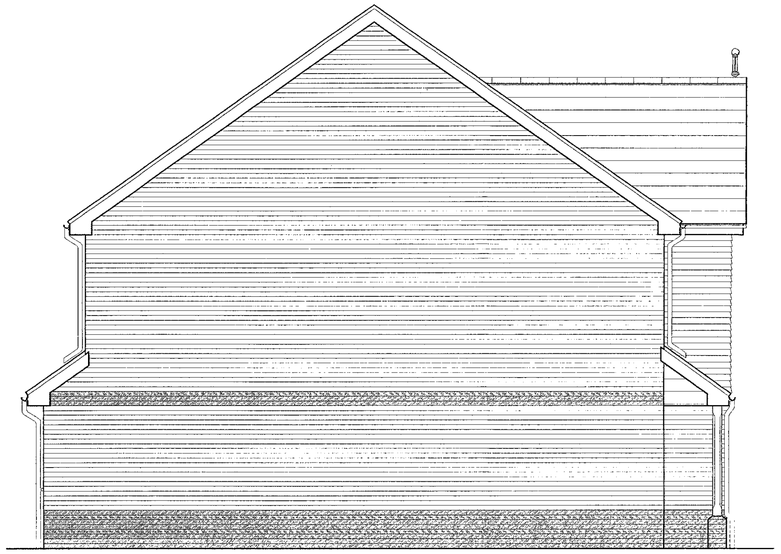


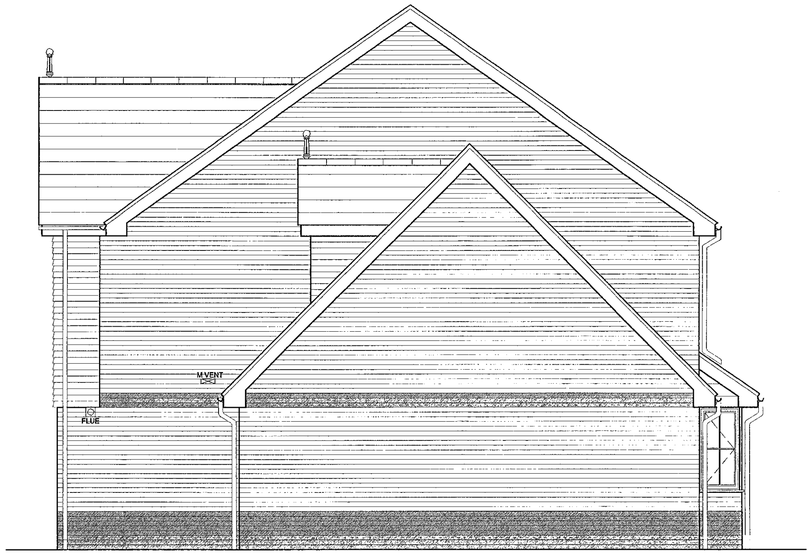
PLOT 13-14
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



END ELEVATION



rev	date	details	drawn
B	05-11-01	Minor alterations to layouts	GMK
A	19-09-01	Alterations to roof	MNC

status
CONSTRUCTION ISSUE 05-11-01

project title
BARKHAM ROAD
WOKINGHAM, BERKSHIRE.

drawing title
PLOTS 13 & 14
ELEVATIONS

scales 1:50
date 31-07-01
ref A01/S11 802 rev B
drawn MNC
checked

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BEWLEY HOMES
BEWLEY HOMES PLC

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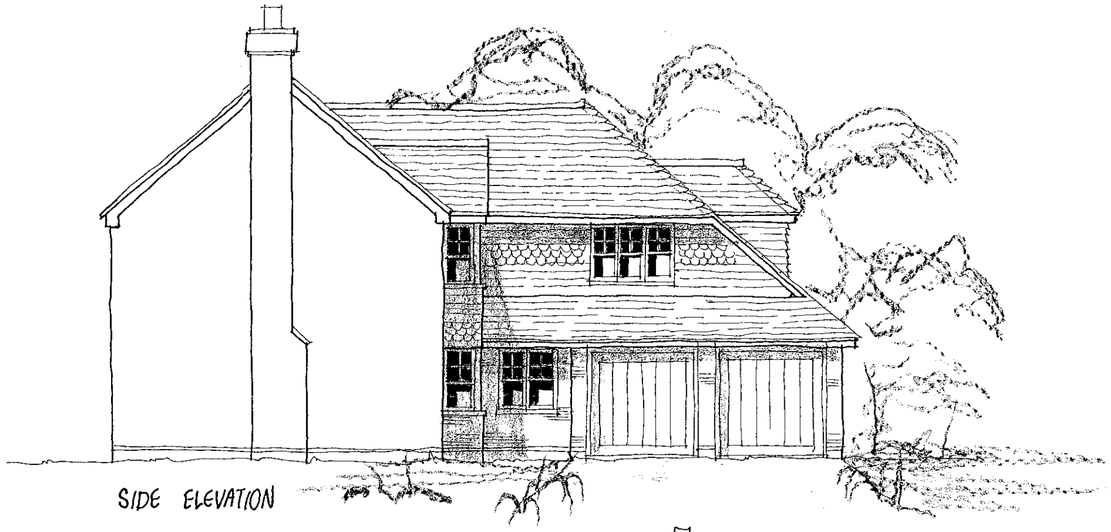
PC	TLS
D	ENF
A	
C	
1 NOV 2001	
C	

CD 20/11/01



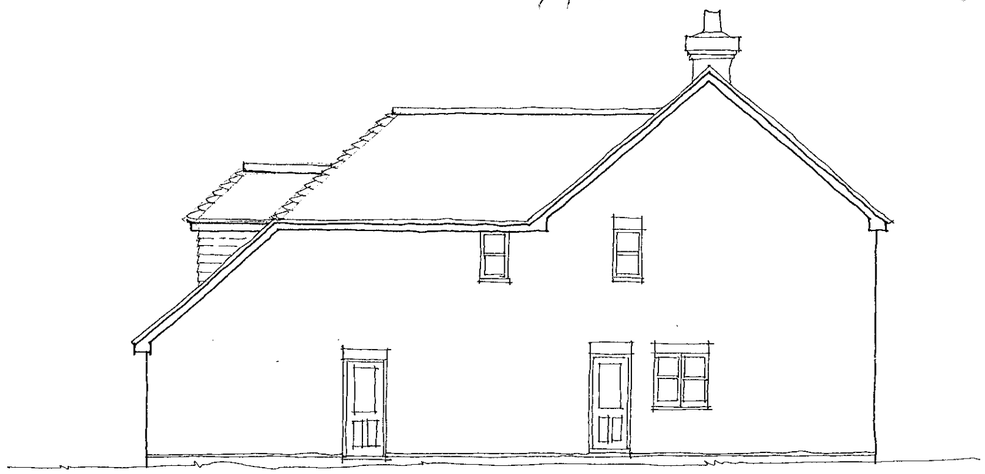
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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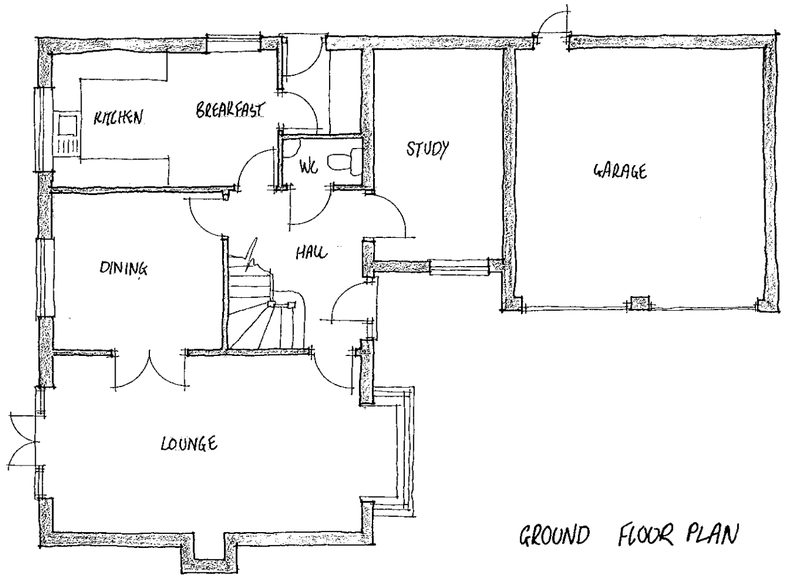
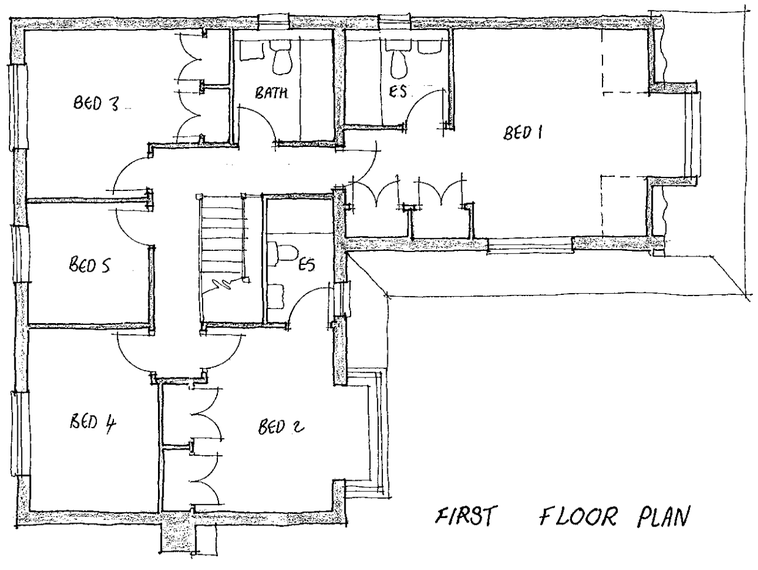


GROUND FLOOR PLAN



FIRST FLOOR PLAN



Materials

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Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

27 NOV 2000

Client

BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD
WOKINGHAM

drawing title

PLOT 15
PLANS AND ELEVATIONS

scales: 1:100

date: NOV 2000

drawn: Warren Joseph | checked: - | ref: A00/106 | P/09 | rev:

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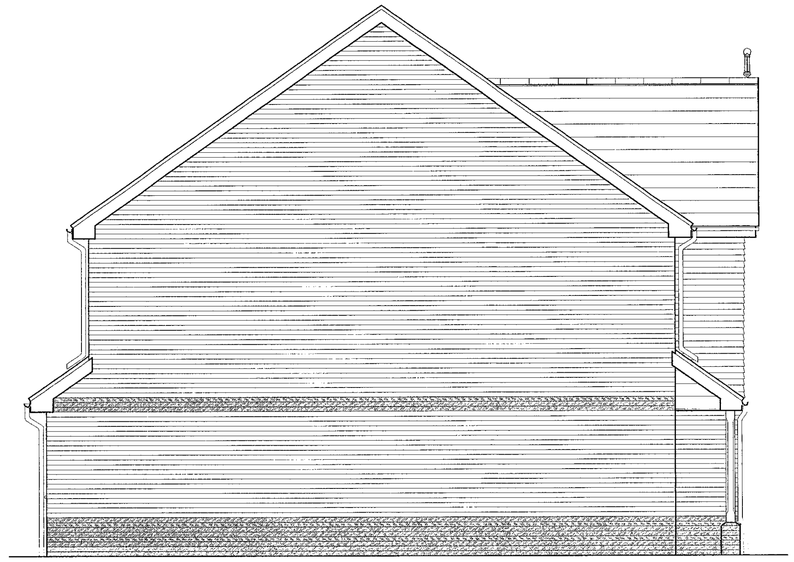
PLOT 13-14
FRONT ELEVATION

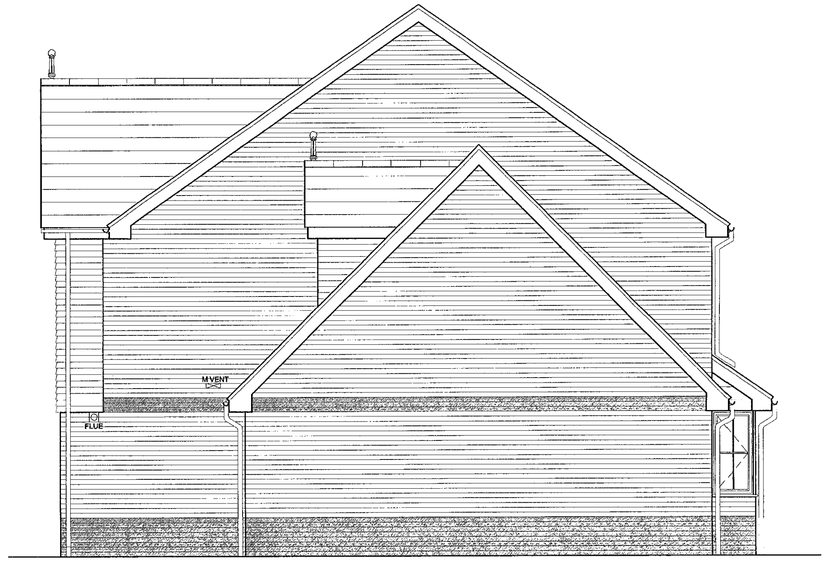


SIDE ELEVATION



REAR ELEVATION





END ELEVATION

rev	date	details	drawn
B	05-11-01	Minor alterations to layouts	GMK
A	19-09-01	Alterations to roof	MNC

status

CONSTRUCTION ISSUE 05-11-01

project title

BARKHAM ROAD

WOKINGHAM, BERKSHIRE.

drawing title

PLOTS 13 & 14
ELEVATIONS

scales 1:50

date 31-07-01

drawn MNC | checked | ref A01/S11 | 802 | rev B

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BEWLEY HOMES PLC

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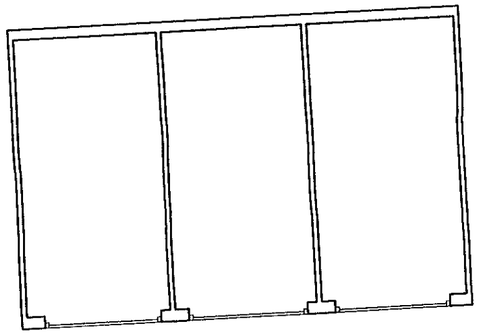
POL	TLS
DC	FNF
A/P	
CS	

21 NOV 2001

COPIE



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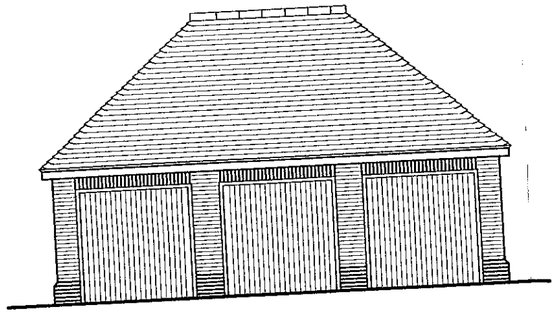

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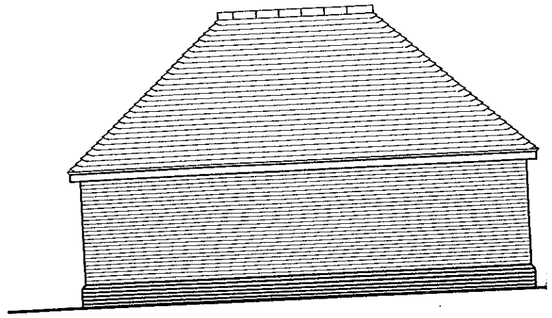

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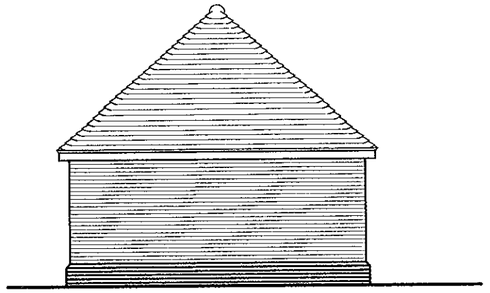

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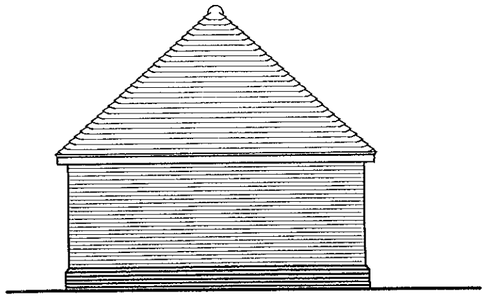

SIDE

27.NOV.2000

Materials

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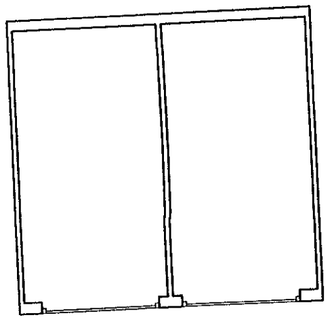

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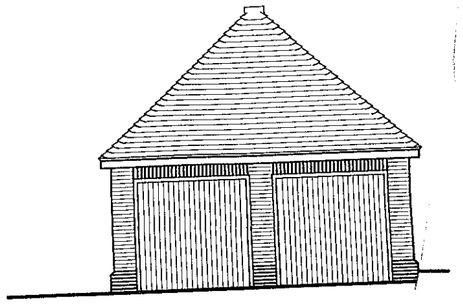

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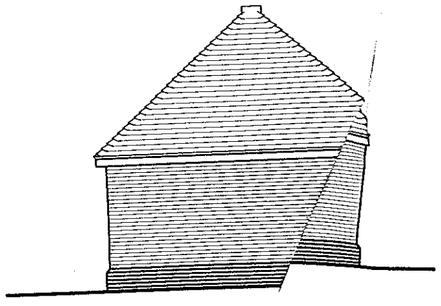

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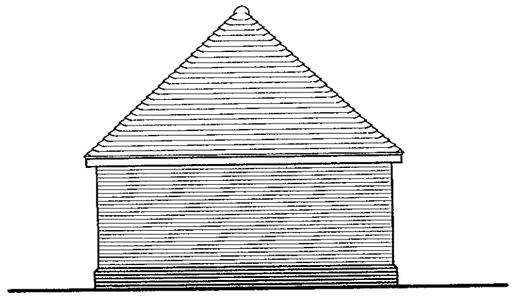

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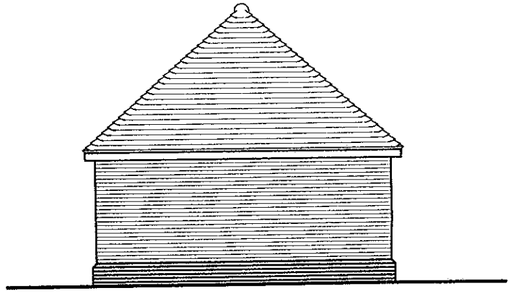

SIDE



Client

BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD
WOKINGHAM

drawing title

GARAGES
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/10 | rev

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



END ELEVATION

CONSTRUCTION ISSUE 02-10-01

rev	date	details	drawn
B	02-11-01	Client amendments added	GMK
A	22-09-01	Building height reduced	GMK

project title

BARKHAM ROAD

WOKINGHAM, BERKSHIRE.

drawing title

PLOT 15
ELEVATIONS

scales 1:50

date 31-07-07

drawn GMK | checked | ref A01-S11 | 902 | rev B

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BEWLEY HOMES
BEWLEY HOMES PLC

PLANNING SERVICES	HBF
	TLS
	ENE
UPP	

2 1 NOV 2001

COPIES TO:	ACK:
	FILE:

1.8 M CLOSE BOARD FENCING

PLOT 10

PLOT 11

PLOT 12

PLOT 9

PLOT 8

1.9M CLOSE BOARD FENCING.

SILVER BIRCH

PLOT 7

PLOT 6

PLOT 5

FOOT PRINT OF EXISTING BUILDINGS TO BE DEMOLISHED

SHARED SURFACE

4.9 M

RETAINING WALL

1.8 M C.B.F

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 13

PLOT 14

1.8 M CBF

TRAFFIC CALMING

PLOT 15

4M

263.

275

267

265

GARAGES TO BE PILED AVOIDING ROOTS

5.5M

HUNGARIAN OAK

RED OAK

HUNGARIAN OAK

2.5M x 120M VISIBILITY SPAY IN BOTH DIRECTIONS

B A R K H A M R O A D

EXISTING PLANTS & TREES

TREES TO BE REMOVED

PROPOSED PLANTS & TRESS.

COPIES TO: CS JWP DC PCL BLT TLS BRF

21 FEB 2001

REVISED PLAN

2907

2908

Client			
BEWLEY HOMES PLC			
A	20.2.01	REVISED TO LA. COMMENTS - PLOTS 1 ~ 9	WJ
rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD
WOKINGHAM

drawing title	scales	
SITE LAYOUT	1:100	
	date: NOV 2000	
drawn: Warren Joseph	checked: -	ref: A00/106 P/01 rev: A

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5/3/01



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



END ELEVATION

CONSTRUCTION ISSUE 02-10-01

rev	date	details	drawn
B	02-11-01	Client amendments added	GMK
A	22-09-01	Building height reduced	GMK

project title

BARKHAM ROAD

WOKINGHAM, BERKSHIRE.

drawing title

PLOT 15
ELEVATIONS

scales 1:50

date 31-07-07

drawn GMK | checked | ref A01-S11 | 902 | rev B

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BEWLEY HOMES
BEWLEY HOMES PLC

PLANNING SERVICES

21 NOV 2001

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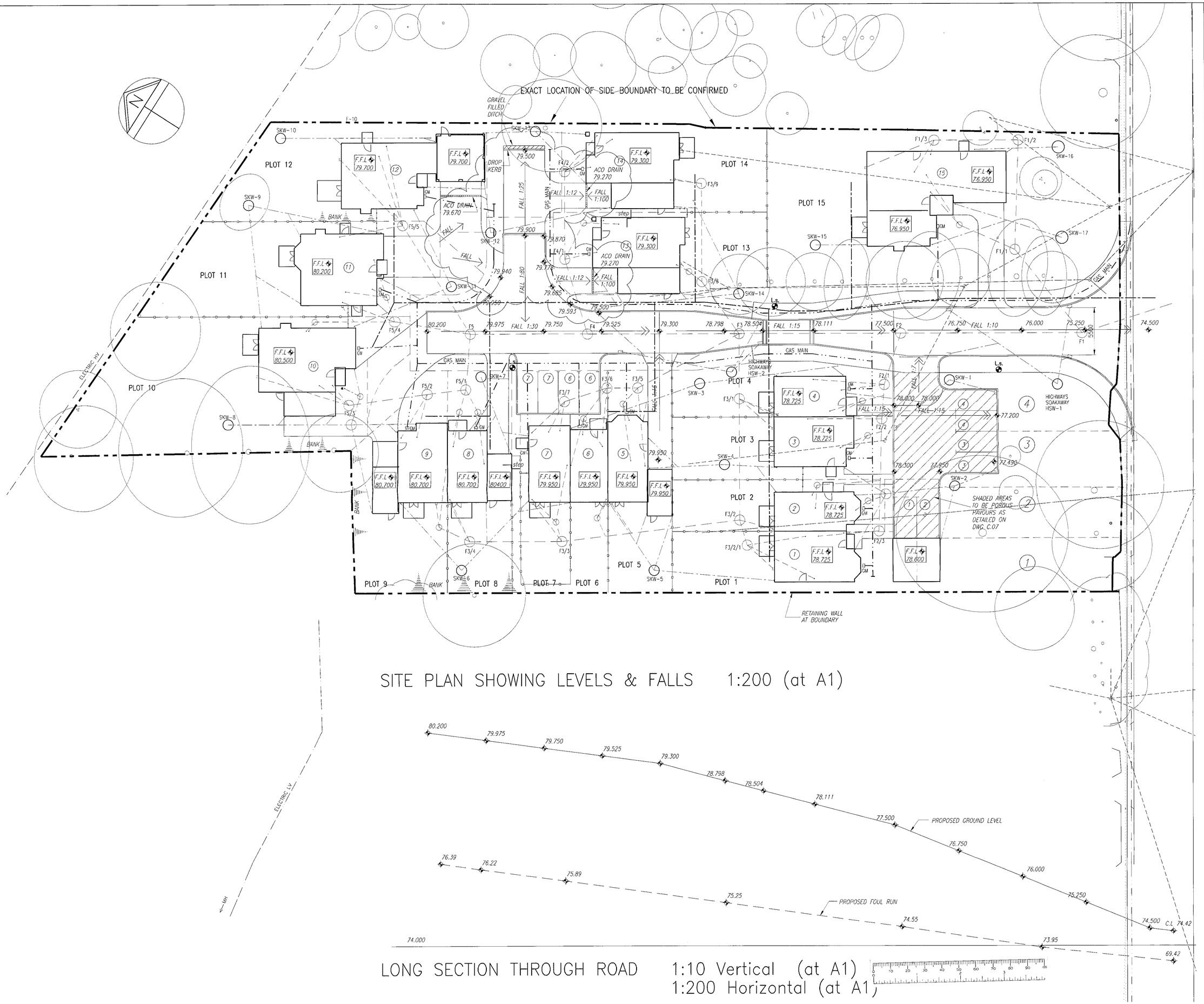
20/11/01



SITE PLAN SHOWING LEVELS & FALLS 1:200 (at A1)

LONG SECTION THROUGH ROAD 1:10 Vertical (at A1)
1:200 Horizontal (at A1)

NOTES

1. This drawing is copyright. ©
2. The drawing shall be read in conjunction with all relevant drawings and the specifications.
3. The drawing shall not be scaled; use only figured dimensions. All dimensions are shown in mL=limetres and levels in metres.
4. Dimensions and conditions shall be verified on site. Any discrepancies between the drawing and site conditions shall be brought to the attention of the Engineer for resolution prior to placing orders or to construction.
5. All work shall comply with the BuL=ding Regulations and the requirements of the local authority, current Codes of Practice and British Standards.

PLANS TO MEET CONDITIONS

2907

26 FEB 2002

rev		By	Date	Chk.
G	LEVELS REVISED. ACO DRAINS ADDED	D.J.F.	18-02-02	J.F.
F	LEVELS REVISED.	D.J.F.	04-02-02	J.F.
E	SECTION THROUGH ROAD ADDED	K.M.E	18-01-02	J.F.
D	PAVED AREA ADDED	K.M.E	09-01-02	J.F.
C	DRIVEWAY & FFL LEVELS REVISED	A.G.	14-12-01	J.F.
B	LAYOUT REVISED. ISSUED FOR TENDER	D.J.F.	02-11-01	J.F.
A	SLAB & FINISHED LEVELS REVISED	D.J.F.	14-08-01	J.F.

CARTER, CLACK
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Architect/Client
BEWLEY HOMES

Job Title
269–273 BARKHAM ROAD
WOKINGHAM

Drawing Title
SITE PLAN SHOWING
LEVELS & FALLS

Scale	Date	Drawn By	Chkd
1:200	20-07-01	D.J.F.	J.F.

Job No.	Drg. No.	rev
2468	C–02	G



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



END ELEVATION

TENDER ISSUE 31-07-01

rev	date	details	drawn
A	22-09-01	Building height reduced	GMK

project title

BARKHAM ROAD

WOKINGHAM, BERKSHIRE.

drawing title: PLOT 15 ELEVATIONS

scales: 1:50

date: 31-07-07

drawn: GMK | checked:

ref: A01-S11 | 902 | rev: A

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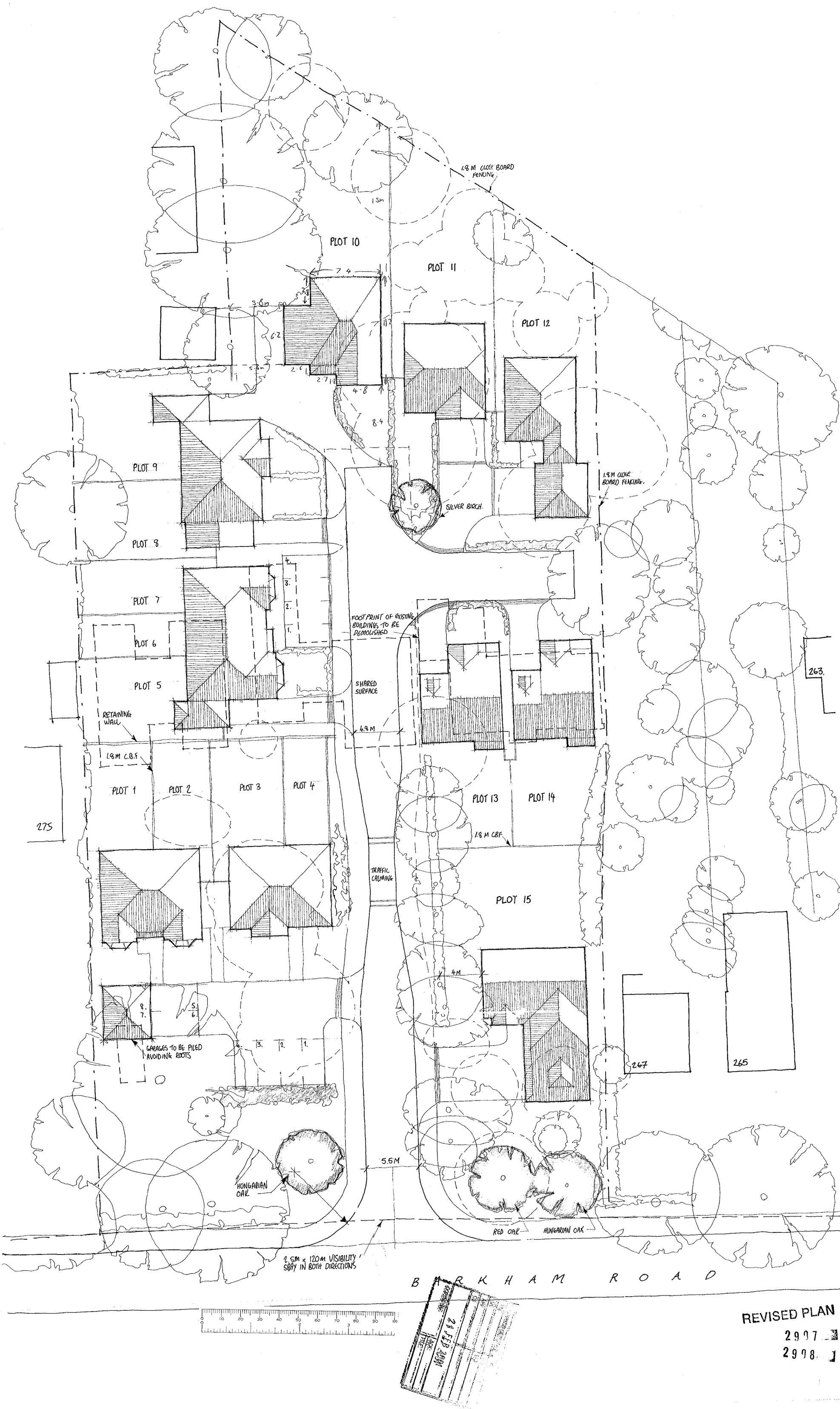
BEWLEY HOMES
BEWLEY HOMES PLC



21 FEB 2001
REVISED PLAN
2907
2908

Client
BEWLEY HOMES PLC

rev	date	details	drawn
A	20.2.01	REVISED TO LA. COMMENTS - PLOTS 1 - 9	WJ

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
SITE LAYOUT

scales 1:100
date NOV 2000
ref A00/106 | P/01 | rev A

drawn Warren Joseph | checked -

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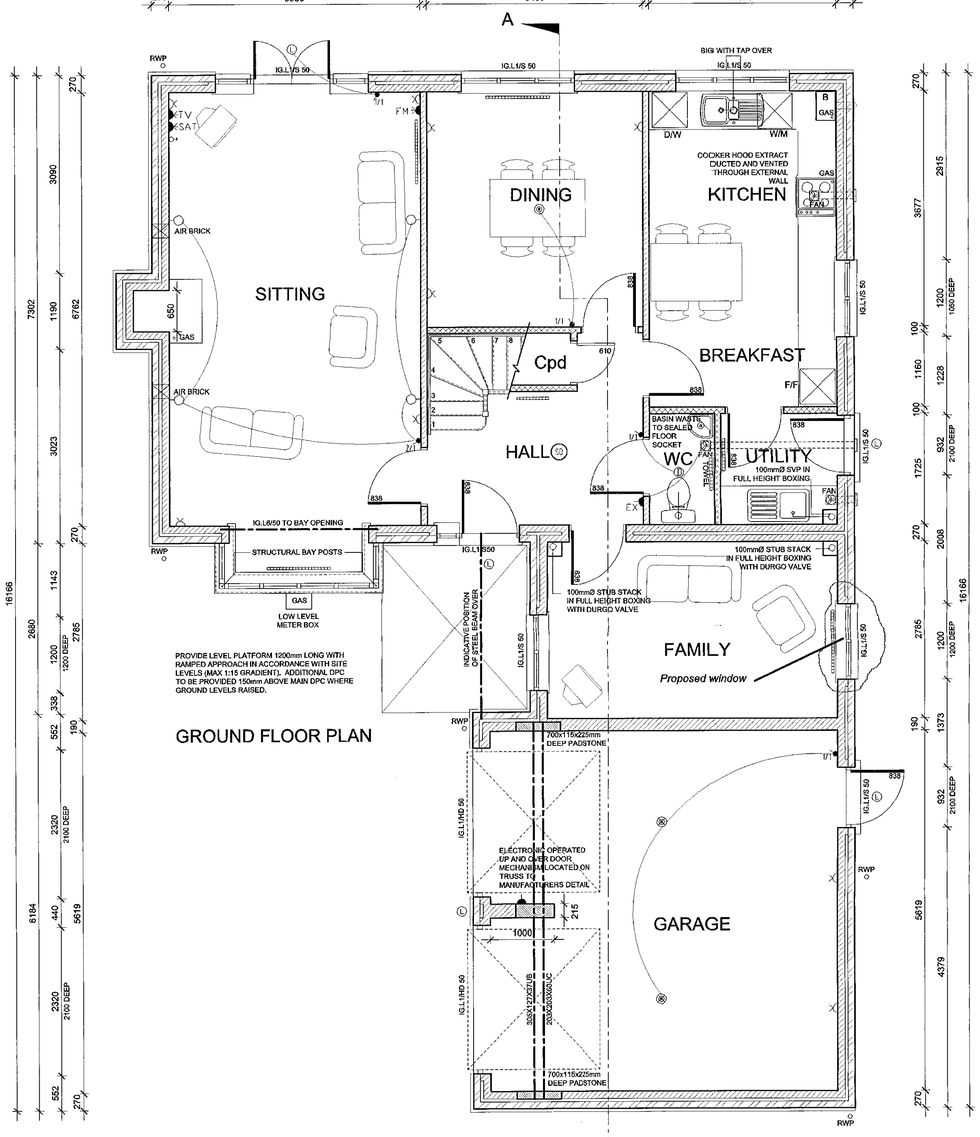
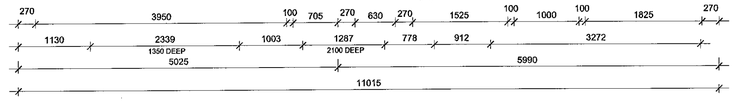
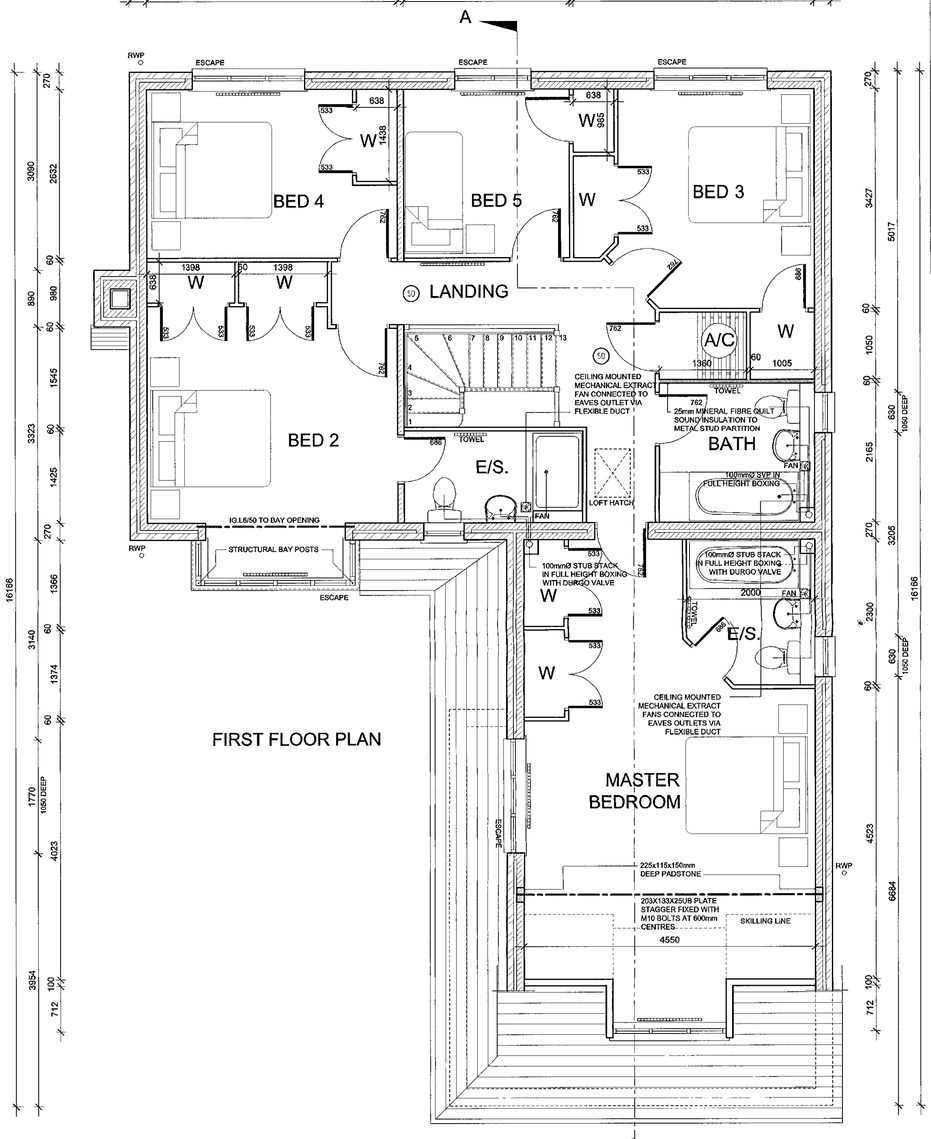
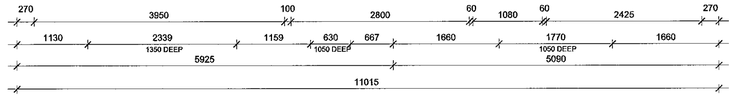


GROUND FLOOR PLAN

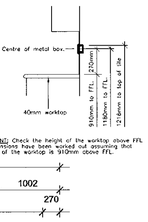




FIRST FLOOR PLAN



Vertical location of sockets/switches etc. in kitchen.



IMPORTANT: Check the height of the worktop above FFL all dimensions have been worked out assuming that the top of the worktop is 910mm above FFL.

POWER ELECTRICAL SYMBOLS	Height from FFL to centre of fitting.
Unswitched socket outlet	LL=500 HL=1180
Switched socket outlet	LL=500 HL=1180
Double switched socket outlet	LL=500 HL=1180
Waterproof external socket	LL=500
Flex outlet point	LL=500 HL=see dwg
Unswitched fused spur	LL=500 HL=2100 Cooker hood = 1900
Switched fused spur	LL= 500 HL=1180, if above worktop elsewhere HL=1450
Switch fuse 80amp	See drawing

SWITCHED FUSED SPUR ANNOTATION

WF	Unswitched fused spur printed with 'Warm'
BF	Switched fused spur printed with 'Boiler'
CF	Unswitched fused spur printed with 'Cooker Hood'
DF	Switched fused spur printed with 'Dishwasher'
EF	Switched fused spur printed with 'Extract fan'
FF	Switched fused spur printed with 'Fridge/Freezer'
HF	Switched fused spur printed with 'Hob Ignition'
IF	Switched fused spur printed with either Immersion heater off peak or Immersion heater on peak
IMF	Hour run back timer, for on peak immersion heater
PF	Switched fused spur printed with 'Pump'
TF	Switched fused spur printed with 'Tumble dryer'
WF	Switched fused spur printed with 'Waste disposal'
WF	Switched fused spur printed with 'Washing machine'

20 AMP DOUBLE POLE SWITCH FUSED ANNOTATION

OP	20amp double pole switch printed with 'Off peak'

45 AMP DOUBLE POLE SWITCH ANNOTATION

HP	45amp double pole switch printed with 'Hob'
OV	45amp Double pole switch printed with 'Oven'

TRIPLE POLE ISOLATOR ANNOTATION

F	Triple pole isolator, for extract fan, 2150 above FFL

GRID SWITCH CONTROL PANEL

	Multiple switch grid plate for kitchen/utility room number of switches as drawing, 1180 above FFL

CIRCUIT NUMBERS

A number in a circle, adjacent to a symbol denotes the circuit number

For example:
D(3) = Double switched socket outlet on circuit 3

LIGHTING ELECTRICAL SYMBOLS	Height from FFL to centre of fitting.
Light switch	1200
Neon indicator switch 20A DP	2150
Dimmer switch	1200
Pullcord	On ceiling
Wall light	1850
Pendant	On ceiling
Batten	On ceiling
Downlighter	In ceiling
Eyeball Downlighter	In ceiling
200mm x 8W slimline tube.	1800
External floodlamp	1850

PIR PIR adjacent to a light fitting indicates that it is controlled by a Passive Infra-Red sensor

LIGHT SWITCH ANNOTATION

The following annotation adjacent to a switch denotes the number of gangs and the number of ways.

1/1	One gang One way
1/2	One gang Two way
2/1	Two gang One way
2/2	Two gang Two way
3/1	Three gang One way
3/2	Three gang Two way
4/2	Four gang Two way
2VI	Intermediate
1/1 LOFT	20amp double pole switch with neon indicator printed with 'Loft light', at 2150 above FFL

For example:
1/2
= 3 gang 2 way light switch

STRIPLIGHTS AND SPOTLIGHTS

The following letter adjacent to a striplight denotes its type and size.

B	450 (nom) long striplight, 15 Watts, with diffuser.	Fixed to underside of wall cupboard.
C	600 (nom) long striplight, 18 Watts, with diffuser.	Fixed to underside of wall cupboard.
D	300 (nom) long Recessed, 80 Watts.	2200
F	1200 (nom) long striplight, 36 Watts, with diffuser.	On ceiling
G	1500 (nom) long striplight, 58 Watts, with diffuser.	On ceiling
H	900 (nom) long striplight, 30 Watts, with diffuser.	On ceiling

For example:
Striplight type C
= 600 (nom) long striplight, 18 Watts

HEATING / MISCELLANEOUS ELECTRICAL SYMBOLS	Height from FFL to centre of fitting.
Consumer unit	2200
Television aerial point	500
FM Television and FM aerial point	500
DEP Dual Data point	500
DQP Quad Data point	500
Data patch box	500
Telecom point	500
Cable Telephony point	500
Room Thermostat	1450
Shaver point	1525
Smoke detector	Ceiling
Cooker control	1150
Cooker outlet	600
Extract fan - ceiling mounted	Ceiling
Extract fan - wall mounted	2200
Entryphone	1200
Doorbell box	2200
Doorbell button	1200
Doorbell transformer	2200
Heating programmer	See drawing
External junction box	100 above DPC
Passive infrared sensor	Wall/ceiling line
Intruder alarm control panel	1300
Door alarm contact	Doorhead

HEATERS

The following annotation adjacent to a heater denotes its type and size.

HSPC750TSN	HEATSTORE panel heater with timer, 750W
HSPC1000TSN	HEATSTORE panel heater with timer, 1.0kW
HSPC1500TSN	HEATSTORE panel heater with timer, 1.5kW
HSPC2000TN	HEATSTORE panel heater with timer, 2.0kW
HSXC12N	HEATSTORE storage rating 1.7 kW convector rating 1.0 kW
HSXC18N	HEATSTORE storage rating 2.55 kW convector rating 1.5 kW
HSXC24N	HEATSTORE storage rating 3.4 kW convector rating 2.0 kW
HSXDA12N	HEATSTORE storage rating 1.7 kW
HSXDA18N	HEATSTORE storage rating 2.55 kW
HSXDA24N	HEATSTORE storage rating 3.4 kW
HSXDABN	HEATSTORE bathroom heater storage rating 350W
HSBU24N	HEATSTORE plinth heater, 2.4 kW
SFH	HEATSTORE downflow heater 2.2kW

BRICK/BLOCK STRENGTHS

- FACE BRICKWORK
- 4.0N/mm² AERATED BLOCKWORK
- NON-LOAD BEARING 100mm BLOCKWORK
- NON-LOAD BEARING METAL STUD PARTITION

SOIL AND VENT PIPE AT HEAD OF DRAINAGE RUN TO EACH PLOT TO VENT TO EXTERNAL AIR.REMAINING SOIL PIPES TO VENT VIA DURGO VALVE

ALL LINTELS SPECIFIED TO BE CONFIRMED BY STRUCTURAL ENGINEER

ALL FIRST FLOOR LINTELS TO BE CONFIRMED UPON COMPLETION OF FINAL ROOF DESIGN

FOR FULL DETAILS OF KITCHEN LAYOUT SEE SPECIFICATION DOCUMENT AND MANUFACTURERS DETAILS

ALL STEEL WORK ON APPROPRIATE PADSTONES IN ACCORDANCE WITH ENGINEERS DESIGN CALCULATIONS

N.B INTERNAL LOADBEARING WALLS SHOWN HATCHED AND STRUCTURAL STEEL BEAMS ARE INDICATIVE ONLY.

ALL POSITIONS AND SIZES OF STEEL BEAMS ARE TO BE CONFIRMED BY STRUCTURAL ENGINEER.

FIRE PROTECTION TO STEEL BEAMS TO BE PROVIDED BY APPLICATION OF INTUMESCENT COATINGS TO ALL EXPOSED FACES

ALL FIRST FLOOR WINDOWS SHOWN MARKED 'ESCAPE' ARE TO HAVE UNOBSTRUCTED OPENING AREA OF AT LEAST 0.33 m² AND AT LEAST 450mm HIGH x 450mm WIDE.BOTTOM OF OPENING AREA NOT MORE THAN 1100mm FROM FINISHED FLOOR LEVEL.ALL COMPLIANT WITH ESCAPE PROVISIONS OF APPROVED DOCUMENT 'B' 2000 EDITION BUILDING REGULATIONS

TENDER ISSUE 31-07-01

rev	date	details	drawn
B	01-10-01	Electrical layout added	GMK
A	21-09-01	External wall construction altered.Steel beams added	GMK

project title
BARKHAM ROAD
WOKINGHAM, BERKSHIRE.

drawing title
PLOT 15
FLOOR PLANS

scales 1:50
date 12-06-01
drawn MNC
checked
ref A01-S11 900 rev B

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BEWLEY HOMES
BEWLEY HOMES PLC

2468 - BARKHAM ROAD

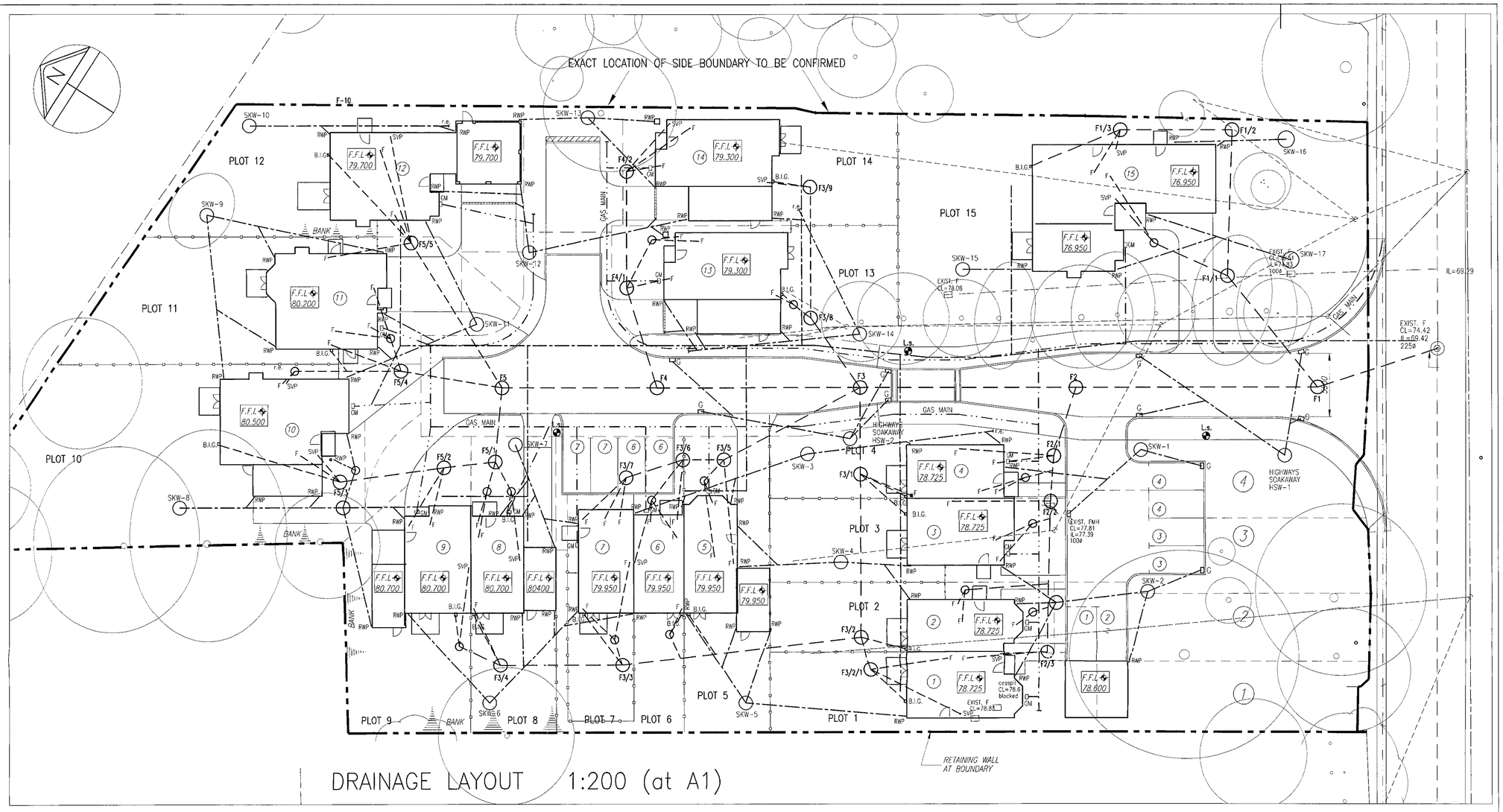
Foul Drainage

Manhole	Type	Cover (m)	Invert (m)	Depth (m)	Distance (m)	Fall (1 in _)	Pipe dia (mm)
EXIST. FOUL		74.42	69.42	5.00			
Backdrop		74.42	72.92	3.50			
					11.00	18.97	150.00
F1	B	75.15	73.50	1.65			
					22.00	10.00	150.00
F2	B	77.35	75.70	1.65			
					19.00	14.62	150.00
F3	B	78.65	77.00	1.65			
					18.00	18.95	150.00
F4	B	79.60	77.95	1.65			
					14.00	40.00	150.00
F5	B	79.95	78.30	1.65			
F1	B	75.15	73.50	1.65			
					13.00	11.82	100.00
F1/1	B	76.50	74.60	1.90			
					13.00	9.29	100.00
F1/2	D	76.80	76.00	0.80			
					10.00	66.67	100.00
F1/3	D	76.80	76.15	0.65			
F2	B	77.35	75.70	1.65			
					6.50	10.83	100.00
F2/1	B	77.80	76.30	1.50			
					4.00	4.44	100.00
F2/2	D	78.00	77.20	0.80			
					14.00	21.54	100.00
F2/3	D	78.68	77.85	0.83			
F3	B	78.65	77.00	1.65			
					8.00	11.76	100.00
F3/1	D	78.55	77.68	0.87			
					14.00	51.85	100.00
F3/2	D	78.55	77.95	0.60			
					21.00	19.09	100.00
F3/3	D	79.80	79.05	0.75			
					11.00	18.33	100.00
F3/4	D	80.55	79.65	0.90			
F3/2	D	78.55	77.95	0.60			
					3.00	30.00	100.00
F3/2/1	D	78.55	78.05	0.50			

Foul Drainage (continued)

Manhole	Type	Cover (m)	Invert (m)	Depth (m)	Distance (m)	Fall (1 in _)	Pipe dia (mm)
F3	B	78.65	77.00				
					12.00	11.65	100.00
F3/5	B	79.68	78.03	1.65			
					4.00	4.88	100.00
F3/6	D	79.70	78.85	0.85			
					5.50	27.50	100.00
F3/7	D	79.83	79.05	0.78			
F3	B	78.65	77	1.65			
					7.00	9.33	100.00
F3/8	B	79.15	77.75	1.40			
					12.00	20.00	100.00
F3/9	D	78.85	78.35	0.50			
F4	B	79.6	77.95	1.65			
					9.00	32.14	100.00
F4/1	C	79.46	78.23	1.23			
					10.00	58.82	100.00
F4/2	D	78.90	78.40	0.50			
F5	B	79.95	78.30	1.65			
					7.50	15.00	100.00
F5/1	B	80.30	78.80	1.50			
					5.00	7.14	100.00
F5/2	C	80.40	79.50	0.90			
					9.00	60.00	100.00
F5/3	D	80.40	79.65	0.75			
F5	B	79.95	78.3	1.65			
					10.00	11.76	100.00
F5/4	C	80.30	79.15	1.15			
F5	B	79.95	78.3	1.65			
					16.00	29.09	100.00
F5/5	C	79.85	78.85	1.00			

MANHOLE SCHEDULE REV-05



DRAINAGE LAYOUT 1:200 (at A1)

rev		By	Date	Chk.
E	DRAINAGE LAYOUT & MANHOLE SCHEDULE REVISED	D.J.F.	04-02-02	J.F.
D	DRAINAGE LAYOUT & MANHOLE SCHEDULE REVISED	K.M.E	09-01-02	J.F.
C	MANHOLE SCHEDULE ADDED TO DRAWING	D.J.F.	05-11-01	J.F.
B	ISSUED FOR TENDER	D.J.F.	02-11-01	J.F.
A	DRAINAGE LAYOUT REVISED	D.J.F.	16-08-01	J.F.

NOTES

1. This drawing is copyright. ©
2. The drawing shall be read in conjunction with all relevant drawings and the specifications.
3. The drawing shall not be scaled; use only figured dimensions. All dimensions are shown in mIL=limetres and levels in metres.
4. Dimensions and conditions shall be verified on site. Any discrepancies between the drawing and site conditions shall be brought to the attention of the Engineer for resolution prior to placing orders or to construction.
5. All work shall comply with the BuIL=ding Regulations and the requirements of the local authority, current Codes of Practice and British Standards.

PLANS TO MEET CONDITIONS

2907

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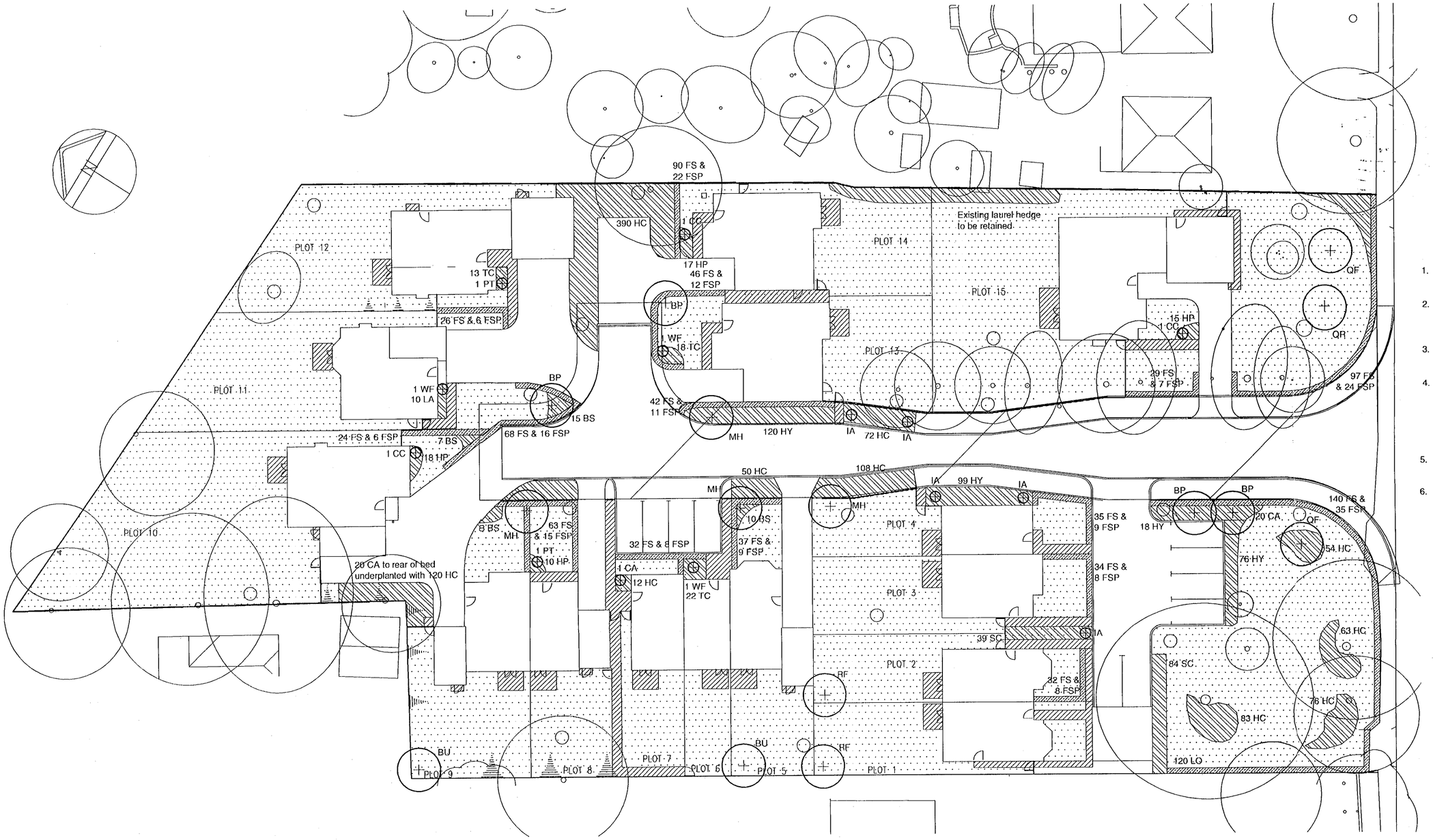
Architect/CL=ient: BEWLEY HOMES

Job Title: 269-273 BARKHAM ROAD WOKINGHAM

Drawing Title: DRAINAGE LAYOUT

Scale	Date	Drawn By	Chkd
1:200	20-07-01	D.J.F.	J.F.

Job No.	Drg. No.	rev
2468	C-01	E



SPECIFICATION NOTES

1. EXISTING LEVELS TO BE PRESERVED AROUND EXISTING TREES AND VEGETATION TO BE RETAINED
2. EXISTING TREES AND VEGETATION TO BE RETAINED ARE TO BE PROTECTED DURING CONSTRUCTION TO BS 5837 (1991) SECTIONS 7 & 8
3. ANY NECESSARY TREE WORKS ARE TO BE CARRIED OUT BY AN APPROVED TREE SURGEON TO BS 3998
4. TOPSOIL TO BE HANDLED (IE EXCAVATED AND /OR IMPORTED STORED, SPREAD, CULTIVATED) IN ACCORDANCE WITH METHOD AGREED IN WRITING WITH CONTRACT MANAGER PRIOR TO WORK COMMENCING. AMELIORATION TO BE AS DETERMINED BY ANA TOPSOIL TO BE 150MM MINIMUM DEPTH IN ALL GRASS AREAS 300MM DEPTH IN PLANTING AREAS.
5. GENERAL PLANT STOCK TO CONFORM TO BS 3936, ADVANCED NURSERY STOCK TO BS 4043 AND PLANTING TO BS 4428
6. ESTABLISHMENT MAINTENANCE FOR ALL PLANTING FOR 5 YEARS FROM PLANTING DATE TO INCLUDE WEED CONTROL, WATERING, REPLACEMENT OF FAILURES TO ORIGINAL SPECIFICATION IN THE PLANTING SEASON FOLLOWING FAILURE

PLANS TO MEET CONDITIONS

2907 1

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 730 - 101 & External Works Drawing No. 730 - 102

TREES

All trees to be planted in pit of min. size 1.0 x 1.0 x 0.9 deep, backfilled with 80% clean topsoil and 20% TMPC and 100gms granular fetilizer. All trees to be double staked with cross brace. Sample of staking for each species to be approved. All tree stakes to be stained black

BP	Betula pendula	Silver Birch	14-16cm girth 4.25-6.0m ht. RB	4no.
BU	Betula utilis jaquemontii	Himalayan Birch	10-12cm girth 3-3.5m ht. RB	2no.
MH	Malus hupehensis	Flowering crab	10-12cm girth 3-3.5m ht. R	4no.
QF	Quercus frainetto	Hungarian Oak	12-14cm girth 3.5-4.25m ht. RB	2no.
QR	Quercus rubra	Red Oak	12-14cm girth 3.5-4.25m ht. RB	1no.
RF	Robinia pseudoacacia 'Frisia'	False Acacia	12-14cm girth 3.5-4.25m ht. RB	2no.

HEDGING

Mixed beech hedging (FS and FSP) to be planted in double staggered row with plants at 500mm intervals and rows 200mm apart. Mix to be 80% Fagus sylvatica and 20% Fagus sylvatica purpurea. Hedge to have 900mm ht.central post and 2 wire support system and plants to be tied in

FS	Fagus sylvatica	60-90cm ht. BR	765no.
FSP	Fagus sylvatica purpurea	60-90cm ht. BR	180no.

Privet hedging (LO) to be planted in double staggered row with plants at 300mm intervals and rows 200mm apart.

LO	Ligustrum ovalifolium	60-90cm ht. BR	120no.

SPECIMEN SHRUBS

All shrubs to be planted in pit of min. size 0.3 x 0.3 x 0.4 depth so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% TMPC and 20gms granular fetilizer. All shrub beds to be mulched with 75mm depth approved bark mulch

CC	Cotinus coggyria 'Grace'	80-100cm 3L CG	Position as shown	3no.
IA	Ilex aquifolium 'JC Van Tol'	1-1.2m ht. 15L CG	Positions as shown	5no.
PT	Phormium tenax purpurea	60-80cm 3L pot CG	position as shown	2no.
WF	Weigela florida 'Variegata'	60-80cm 3L pot CG	Position as shown	3no.

SHRUBS / HERBACEOUS

All plants to be planted in pit of min. size 0.3 x 0.3 x 0.4 depth so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% TMPC and 20gms granular fetilizer. All shrub beds to be mulched with 75mm depth approved bark mulch

BS	Bergenia cordifolia 'Silver Light'	1.5L pot	5/m2	40no.
CA	Cornus alba 'Elegantissima'	40-60cm ht. branched	3L pot 2/m2	41no.
HC	Hedera colchica 'Variegata'	40-60cm ht. several shoots	6/m2	1028no.
HP	Heuchera 'Palace purple'	1.5L pot	6/m2	60no.
HY	Hypericum calcinum	15-20cm ht. bushy	6/m2	303no.
LA	Lavandula angustifolia 'Vera'	20-30cm ht. bushy	4/m2	10no.
SC	Symphoricarpos chenaultii 'Hancock'	30-40cm ht. branched	4/m2	123no.
TC	Tiarella cordifolia	1.5L pot	6/m2	53no.

GRASS TO FRONT GARDENS

Grass areas to be 'Pro Turf 2' mix as supplied by Perrylields (01386 793135) or approved equivalent

KEY

- Existing tree retained
- Proposed tree
- Proposed specimen shrub
- Proposed shrub / herbaceous planting
- Proposed hedge. Maintained at max. 1.2m high
- Grass

Rev. A Nov. 2001
Amendments in line with comments received from Bewley (via Romans)

Rev. B 07.01.02
Amendments further to meeting with Bewley Homes

Project:

BARKHAM ROAD WOKINGHAM

Drawing:

SOFT LANDSCAPE PLAN

Drawing based on Chris Clack layout

Date: 28/09/01

Drawn by: rh

Scale: 1:200 @ A1

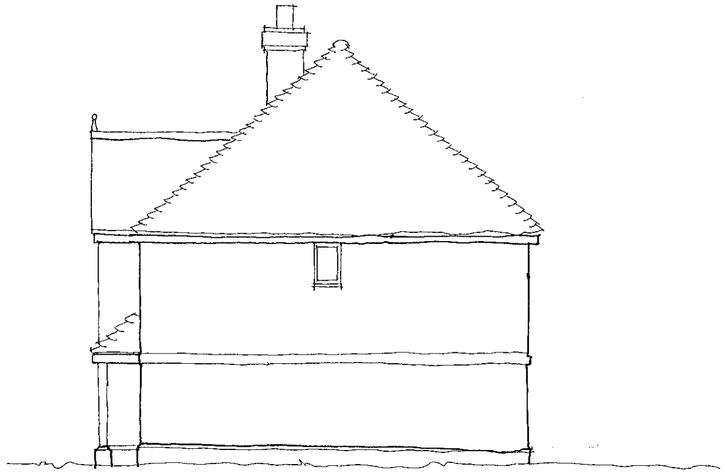
730 - 104B

PLANNING SERVICES — ART — DC — APP — GS — 12 JAN 2002 — COPIES TO: — Checked by: — ACK

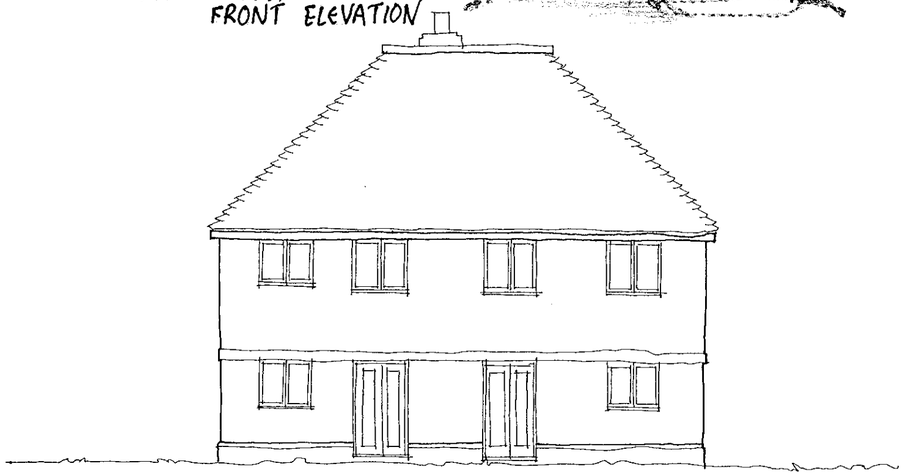
terra firma CONSULTANCY
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262910



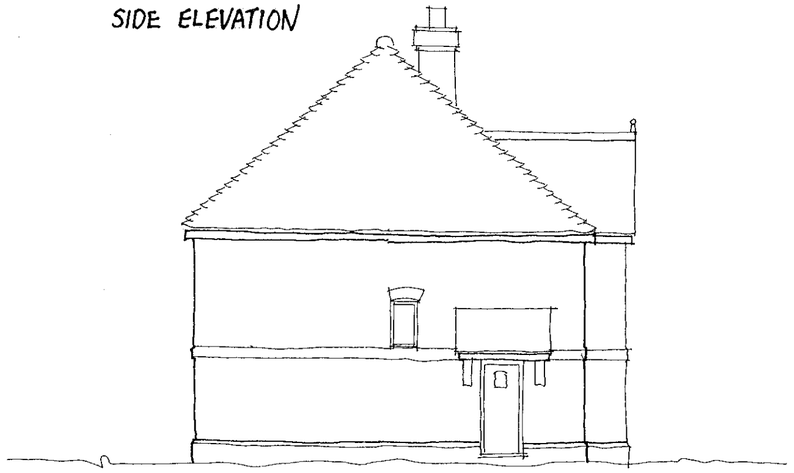
FRONT ELEVATION



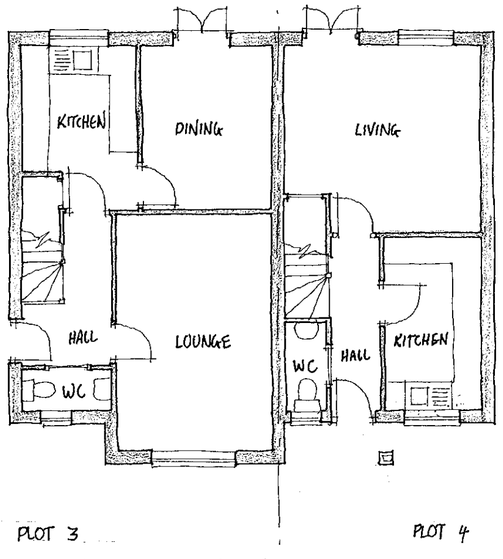
SIDE ELEVATION



REAR ELEVATION

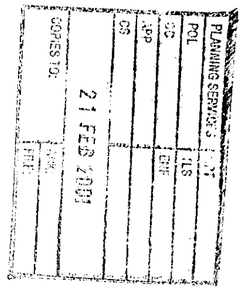


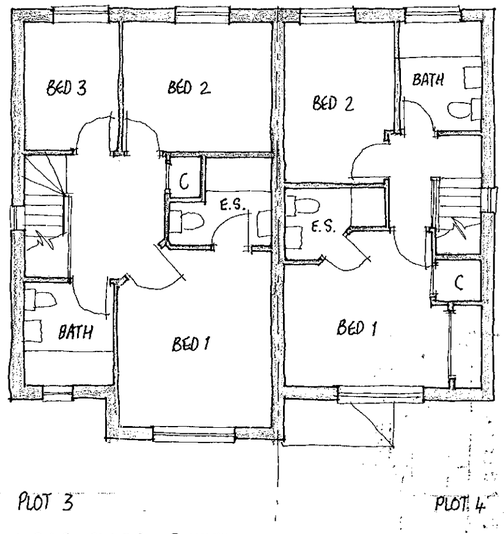
SIDE ELEVATION



PLOT 3 PLOT 4

GROUND FLOOR PLAN





PLOT 3 PLOT 4

FIRST FLOOR PLAN

REVISED PLAN

2907
2908

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 3 & 4
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/11 | rev

ROMANS
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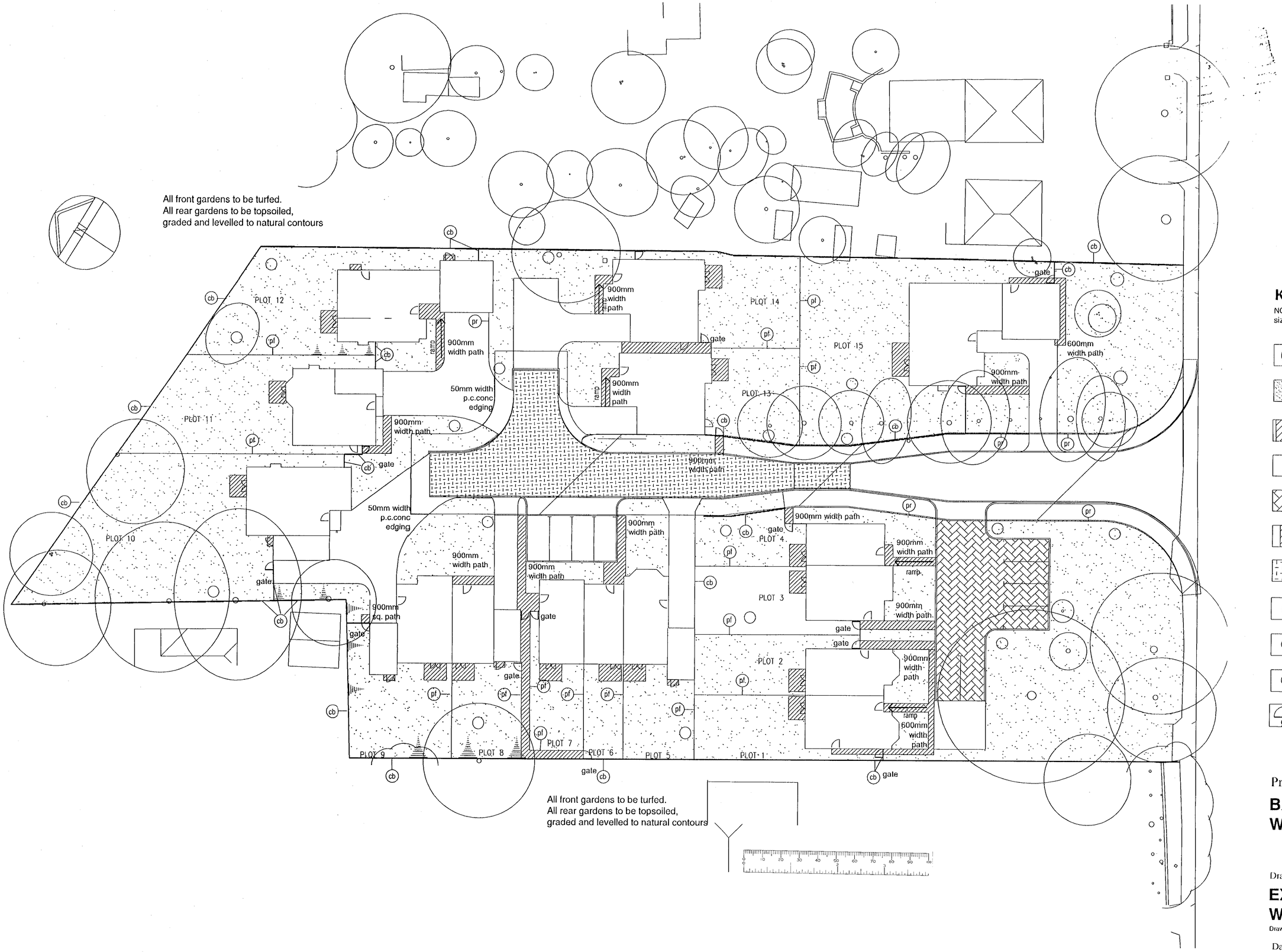
BERKSHIRE ~ RG41 5AS

TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk



KEY

NOTE: All symbols indicative only and do not represent actual size or laying pattern of paving

- Existing trees/ vegetation to be retained and protected (see protective fencing plan)
- Soft landscape (see planting plan for details) All front and rear gardens to be graded and levelled to natural contours. Front gardens to be turfed.
- Concrete slab path (either 900mm or 600mm wide as indicated on plan)
- Black bitmac - all surfaces (inc. private drives) designated with symbol or note to be black bitmac
- Permeable surfacing
- Patio - concrete slabs
- Concrete block paving
- (pr) 900mm high post and rail fencing (2 rails)
- (cb) 1800mm high closeboard fencing
- (pp) 1800mm high panel fencing
- gate Timber gate

2907

PLANS TO MEET CONDITIONS

Project:

BARKHAM ROAD WOKINGHAM

Drawing:

EXTERNAL WORKS PLAN

Drawing based on Carter Clarke layout

Date: 28/09/0

Drawn by: rh

Checked by

Scale: 1:200 @ A1

730 - 103B

terra firma CONSULTANCY

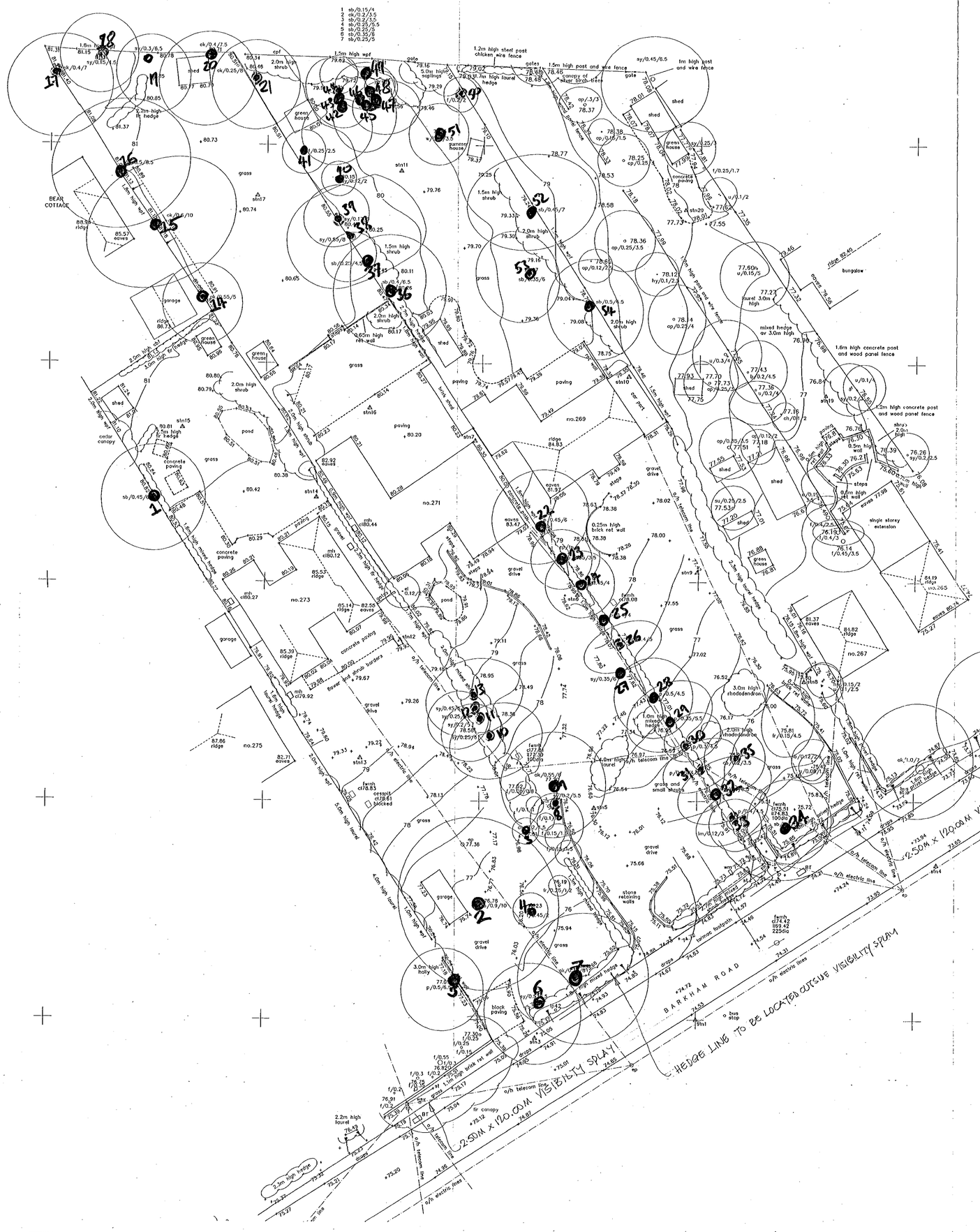
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040

NOTES

1. Plan to be read with Terra Firma Consultancy drawings: Protective Fencing Plan 730 - 102 & Planting Plan Drawing No. 730 - 104
2. Refer to 730 - 104 for depths of topsoil required

Rev. A Nov. 2001
Amendments in line with comments received from Bewley (via Romans)

Rev B 07.01.02
Amendments further to meeting with Bewley Homes



SURVEY STATION INFORMATION				
STN	EASTING	NORTHING	LEVEL	TYPE
1	800.000	500.000	74.56	NAIL
2	744.381	473.677	75.44	NAIL
3	781.572	497.891	75.02	NAIL
4	827.664	517.727	73.79	NAIL
5	788.185	524.220	76.38	MARK
6	786.090	548.390	78.80	PEG
7	774.180	566.144	80.31	NAIL
8	812.281	538.429	75.76	NAIL
9	799.807	551.197	77.37	NAIL
10	791.842	573.540	78.37	MARK
11	765.407	597.029	78.78	PEG
12	765.630	543.101	79.97	NAIL
13	761.196	529.832	79.16	NAIL
14	755.882	559.699	80.22	NAIL
15	740.256	567.568	80.80	NAIL
16	761.892	569.881	80.16	NAIL
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18	842.723	536.802	73.10	NAIL
19	814.594	571.411	76.86	PEG
20	798.247	592.576	78.01	NAIL

Figured dimensions only to be taken from this drawing
All scaled dimensions to be checked on site before any work is put in hand
The copyright remains within the control of Philip Design Associates.

No	Date	Revision.
A	22.5.2000	sight lines.

project
269 – 273 BARKHAM ROAD
WOKINGHAM

title
SITE SURVEY

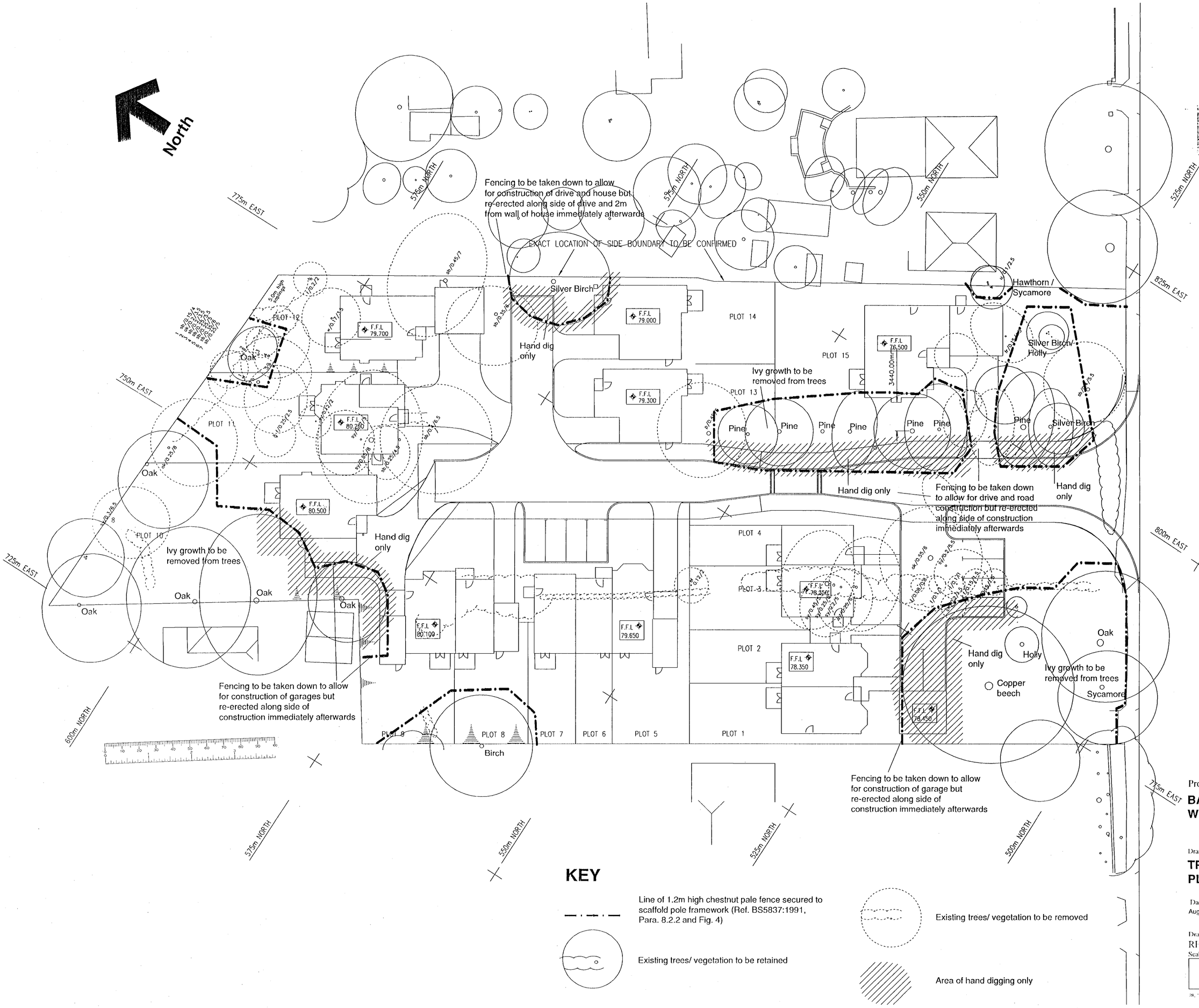
date

scale
1:250

drawing number
AF-1

rev

27.NOV.2000 2907



2907

PLANS TO MEET CONDITIONS

NOTES:

1. Protective fencing to be erected before work commences on site. Protected areas to be clearly identified with signs on fencin stating 'No operations to be carried out within the protected areas'.

2. All work to be in accordance with BS 5837: 1991 Trees in relation to construction.

3. No oil, bitumen, cement, builder's rubble / rubbish or other material likely to be injurious to a tree to be stacked or discharged within 10m of the trunk of any tree. Allowance to be made for sloping ground. Generally no materials to be stored within 5m of the bole of any tree.

4. No concrete mixing operations to be carried out within 10m of the trunk of any tree. Fires are not to be lit beneath or in close proximity to the canopy of any tree.

5. No part of the tree shall be used as an anchorage for equipment, notice boards, telecables or services.

6. Trees to be removed, adjacent to, or within a continuous canopy of a tree or trees that are to be retained, shall be removed with particular care, and in sections if necessary to avoid damage.

7. Fencing to be checked on a weekly basis and repaired as required. Fencing to remain in position until completion of construction, although some sections may be temporarily taken down as noted on plan to allow for construction.

KEY

Line of 1.2m high chestnut pale fence secured to scaffold pole framework (Ref. BS5837:1991, Para. 8.2.2 and Fig. 4)

Existing trees/ vegetation to be retained

Existing trees/ vegetation to be removed

Area of hand digging only

Project:

BARKHAM ROAD WOKINGHAM

Drawing:

TREE PROTECTION PLAN

Date: August 24th 2001

Drawn by: RH

Scale: 1:200

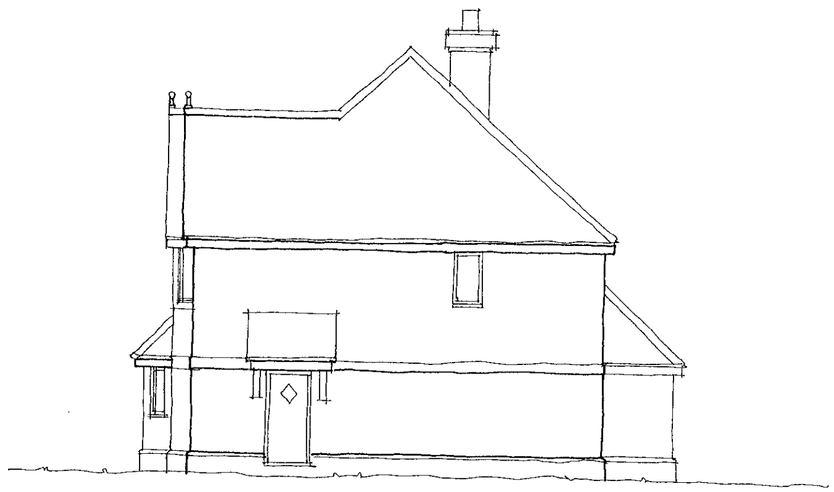
730 - 102

terra firma CONSULTANCY

PLANNING SERVICES
12 JAN 2002
COPIES TO:
CHECKED BY
FILE:



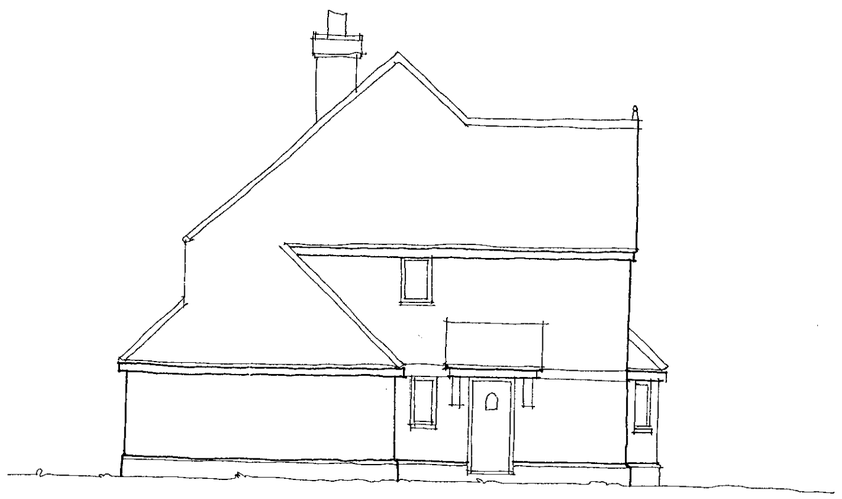
FRONT ELEVATION



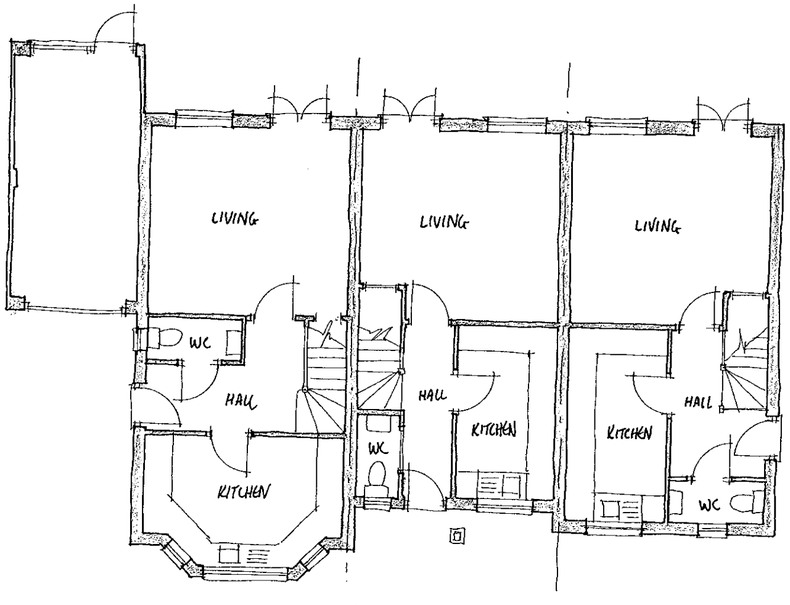
SIDE ELEVATION



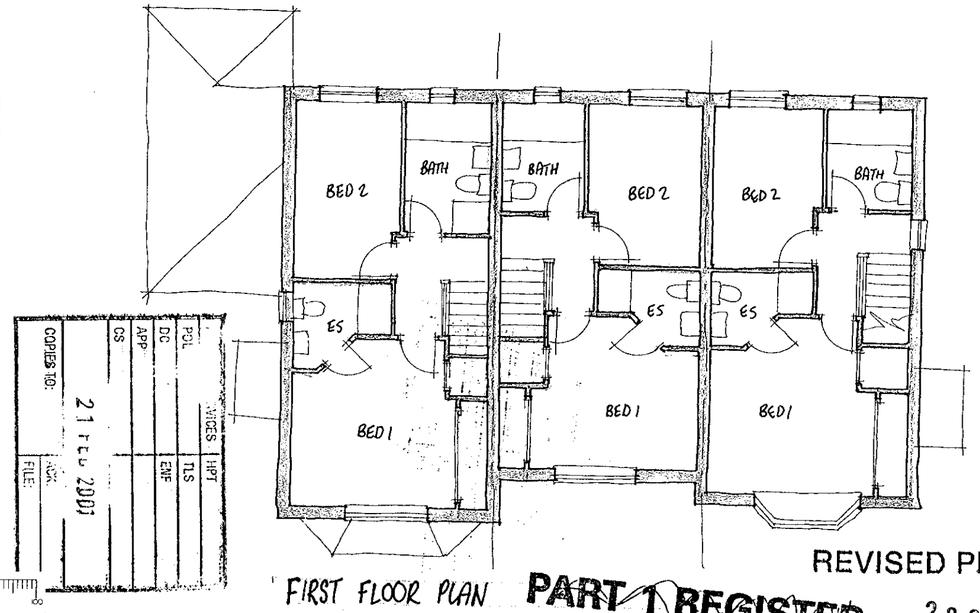
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN

COPIES TO:
ARCH.
FILE:
21 FEB 2001
CS
APP
DC
ENF
PCL
TLS
SERVICES
LPT

PART 1 REGISTER
2907
2908

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 5, 6 & 7
PLANS AND ELEVATIONS

scales
1:100

date
NOV 2000

drawn
Warren Joseph

checked
-

ref
A00/106

P/12

rev

ROMANS
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BERKSHIRE ~ RG41 5AS

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E-MAIL: romans@romans.co.uk

North

775m EAST

575m NORTH

Fencing to be taken down to allow for construction of drive and house but re-erected along side of drive and 2m from wall of house immediately afterwards

575m NORTH

EXACT LOCATION OF SIDE BOUNDARY TO BE CONFIRMED

550m NORTH

525m NORTH

825m EAST

750m EAST

PLOT 12

PLOT 11

PLOT 10

PLOT 14

PLOT 15

PLOT 13

PLOT 4

PLOT 3

PLOT 2

PLOT 1

PLOT 9

PLOT 8

PLOT 7

PLOT 6

PLOT 5

F.F.L 79.700

F.F.L 80.200

F.F.L 80.500

F.F.L 80.100

F.F.L 79.000

F.F.L 79.300

F.F.L 76.500

F.F.L 78.350

F.F.L 79.650

F.F.L 78.450

Oak

Silver Birch

Hand dig only

Ivy growth to be removed from trees

Pine

Hawthorn / Sycamore

Silver Birch / Holly

Fencing to be taken down to allow for drive and road construction but re-erected along side of construction immediately afterwards

Hand dig only

Holly

Copper beech

Sycamore

725m EAST

800m NORTH

Fencing to be taken down to allow for construction of garages but re-erected along side of construction immediately afterwards

Birch

Fencing to be taken down to allow for construction of garage but re-erected along side of construction immediately afterwards

800m EAST

775m EAST

500m NORTH

KEY

Line of 1.2m high chestnut pale fence secured to scaffold pole framework (Ref. BS5837:1991, Para. 8.2.2 and Fig. 4)

Existing trees/ vegetation to be retained

Existing trees/ vegetation to be removed

Area of hand digging only

2907

PLANS TO MEET CONDITIONS

NOTES:

1. Protective fencing to be erected before work commences on site. Protected areas to be clearly identified with signs on fencin stating 'No operations to be carried out within the protected areas'.

2. All work to be in accordance with BS 5837: 1991 Trees in relation to construction.

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7. Fencing to be checked on a weekly basis and repaired as required. Fencing to remain in position until completion of construction, although some sections may be temporarily taken down as noted on plan to allow for construction.

Project:

BARKHAM ROAD WOKINGHAM

Drawing:

TREE PROTECTION PLAN

POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:
Checked by:	

12 JAN 2002

Date:
August 24th 2001

Drawn by:
RH

Scale: 1:200

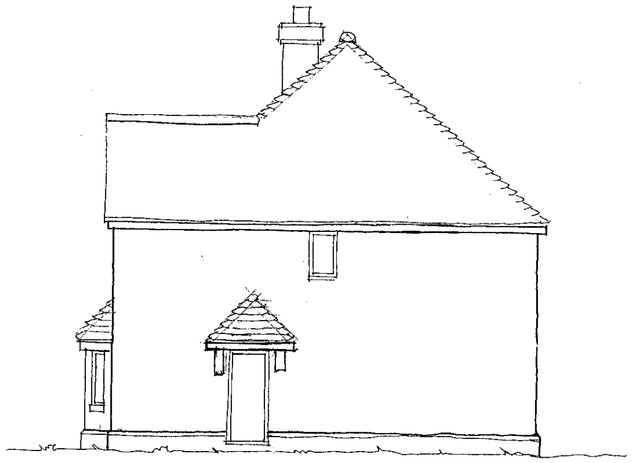
730 - 102

terra firma CONSULTANCY

28, The Spain, Petersfield, Hants. GU32 3JA 01730 267040



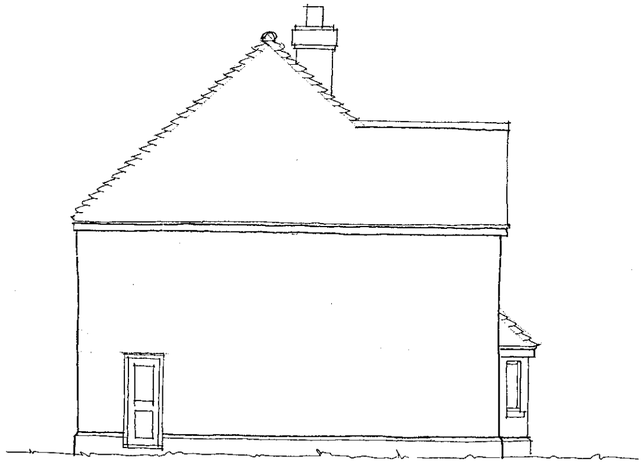
FRONT ELEVATION



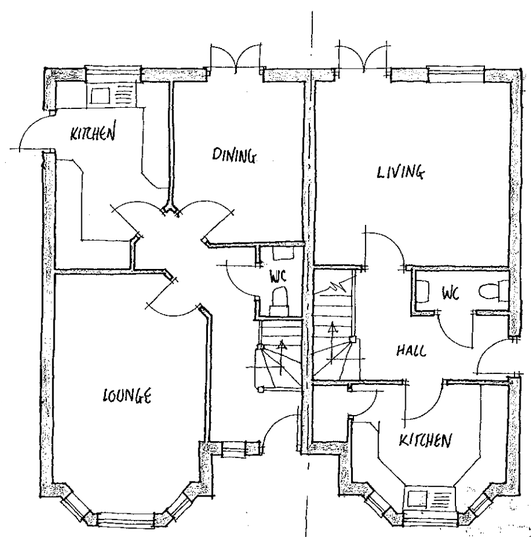
SIDE ELEVATION



REAR ELEVATION

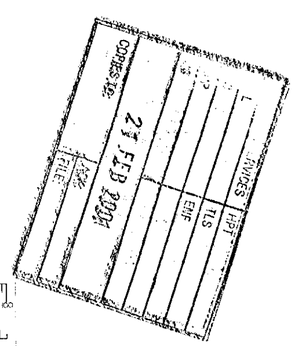


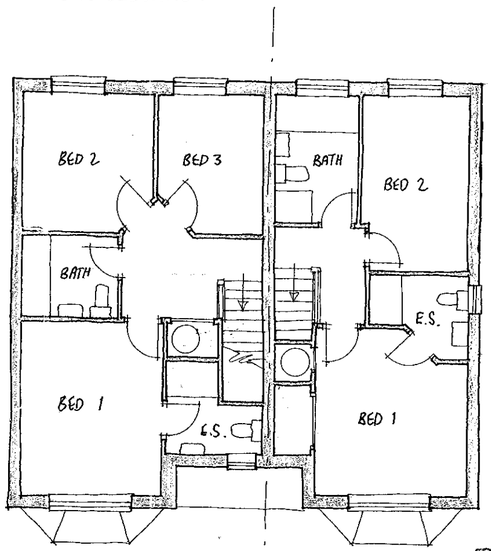
SIDE ELEVATION



PLOT 1 PLOT 2

GROUND FLOOR PLAN





FIRST FLOOR PLAN

2908

REVISED PLAN

2907

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn
A	25-2-01	PLOT NUMBERS REVISED	WJ

NHBC Type: App't no.	LANTAC App't no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title:
PLOTS 1 & 2
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/03	A

ROMANS
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BERKSHIRE ~ RG41 5AS
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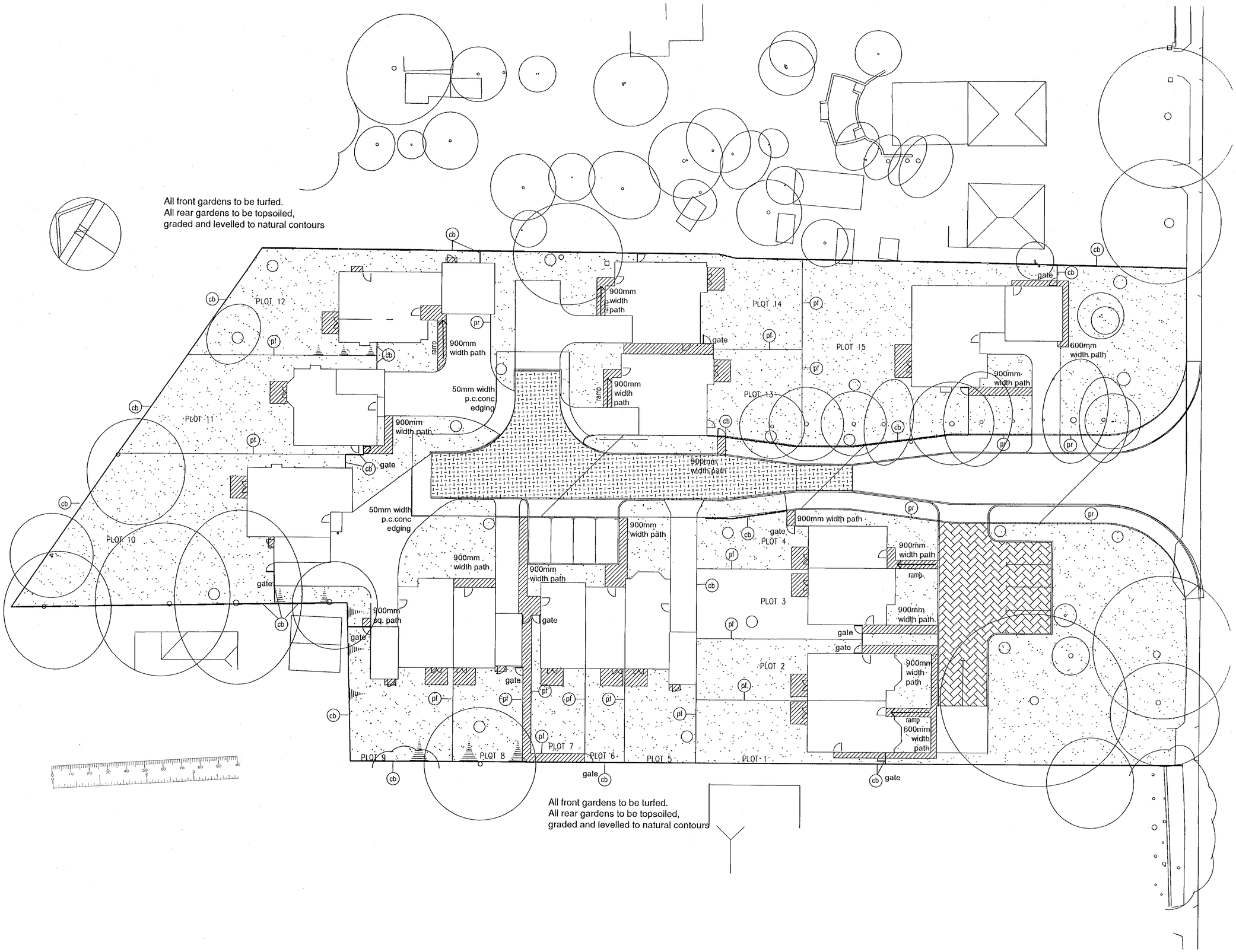
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk



KEY

NOTE: All symbols indicative only and do not represent actual size or laying pattern of paving

- Existing trees/ vegetation to be retained and protected (see protective fencing plan)
- Soft landscape (see planting plan for details) All front and rear gardens to be graded and levelled to natural contours. Front gardens to be turfed.
- Concrete slab path (either 900mm or 600mm wide as indicated on plan)
- Black bitmac - all surfaces (inc. private drives) designated with symbol or note to be black bitmac
- Permeable surfacing
- Patio - concrete slabs
- Concrete block paving
- (pr) 900mm high post and rail fencing (2 rails)
- (cb) 1800mm high closeboard fencing
- (pp) 1800mm high panel fencing
- gate Timber gate

2907

PLANS TO MEET CONDITIONS

Project:

BARKHAM ROAD WOKINGHAM

Drawing:

EXTERNAL WORKS PLAN

Drawing based on [illegible] layout

Date: 28/09/01

Drawn by: rh

Checked by:

Scale: 1:200 @ A1

730 - 103B

terra firma CONSULTANCY

28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040

PLANNING SERVICES
POL
DC
APP
NPT
TLS
ENF
12 JAN 2002
COPIES TO:
ACK:
FILE:

NOTES

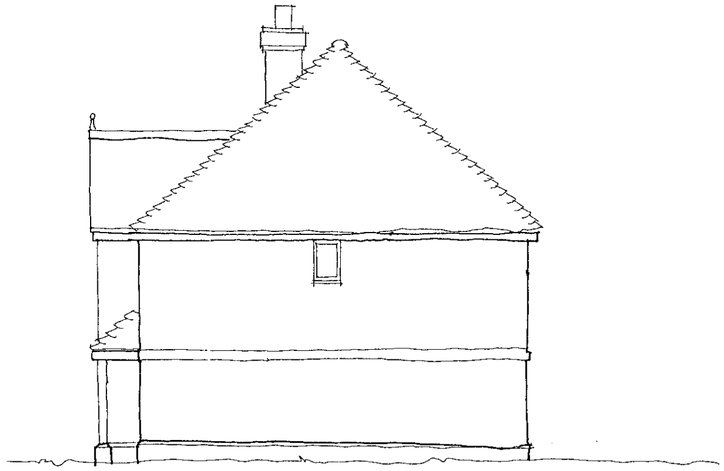
1. Plan to be read with Terra Firma Consultancy drawings: Protective Fencing Plan 730 - 102 & Planting Plan Drawing No. 730 - 104
2. Refer to 730 - 104 for depths of topsoil required

Rev. A Nov. 2001
Amendments in line with comments received from Bewley (via Romans)

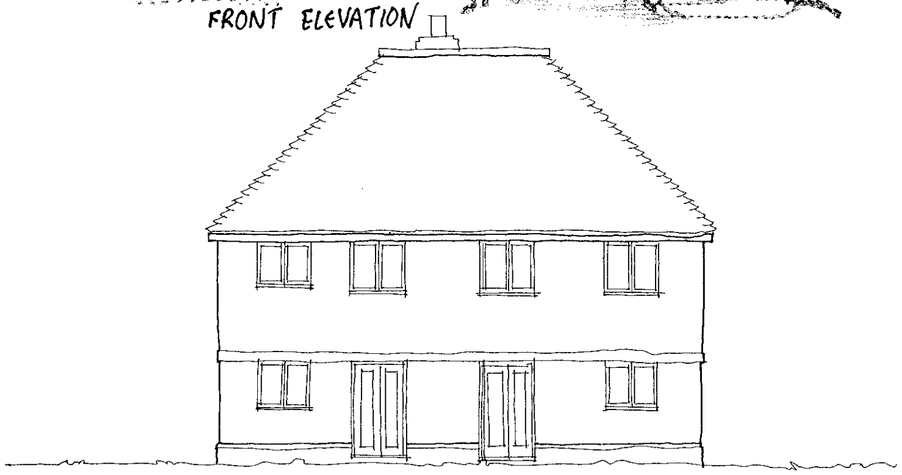
Rev B 07.01.02
Amendments further to meeting with Bewley Homes



FRONT ELEVATION



SIDE ELEVATION



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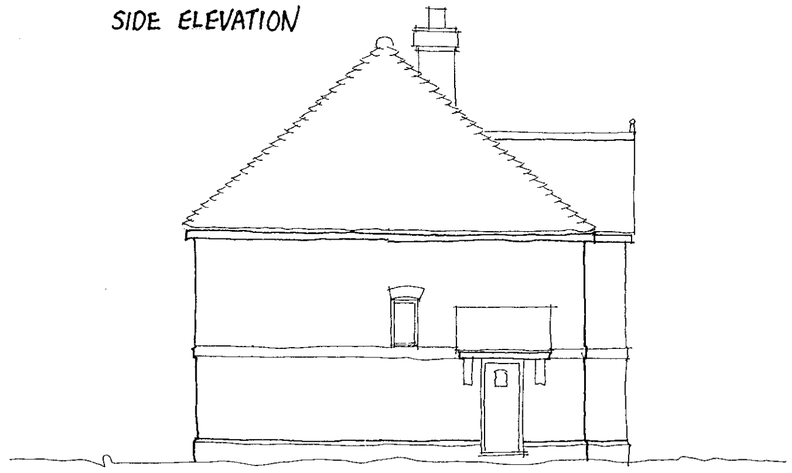
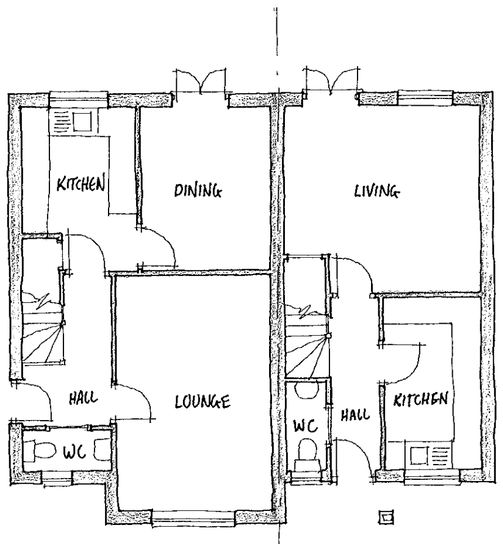
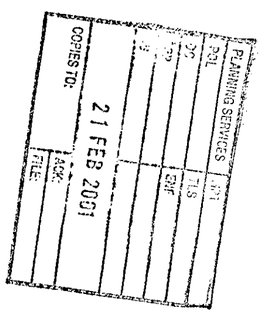


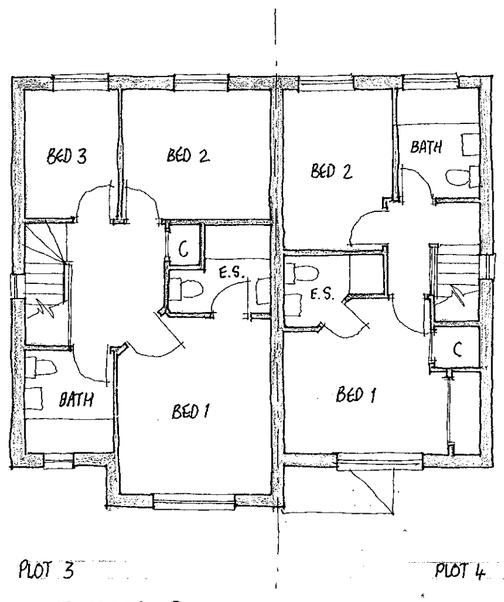
SIDE ELEVATION



PLOT 3 PLOT 4

GROUND FLOOR PLAN





PLOT 3 PLOT 4

FIRST FLOOR PLAN

REVISED PLAN

2907

2908

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client

BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD
WOKINGHAM

drawing title

PLOTS 3 & 4
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/11	

ROMANS

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BERKSHIRE ~ RG41 5AS

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FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk

1.8 M. CLOSE BOARD FENCING

PLOT 10

PLOT 11

PLOT 12

17.4m

4b 8.4m

4b 8.9m

4b 8.9m

S/S

2S

3bed

PLOT 9

9.2m

2S

2bed

PLOT 8

S/S

SILVER BIRCH

1.8M CLOSE BOARD FENCING.

2bed

PLOT 7

2bed

PLOT 6

11m

2bed

PLOT 5

8.8m

4.
3.
2.
1.

FOOT PRINT OF EXISTING BUILDINGS TO BE DEMOLISHED

SHARED SURFACE

3b 8.3m

3b 8.3m

263.

RETAINING WALL

1.8M C.B.F

4.8 M

PLOT 1

PLOT 2

PLOT 3

PLOT 4

11m

3bed

2bed

3bed

2bed

PLOT 13

PLOT 14

1.8 M CBF

21.5m

275

45°

3.7m

10.8m

8.8m

9m

ES

TRAFFIC CALMING

PLOT 15

4M

5b 8.6m

45°

5m

3.6

8.
7.

5.
6.

4.
3.
2.
1.

GARAGES TO BE PILED AVOIDING ROOTS

267

265

HUNGARIAN OAK

5.5M

RED OAK

HUNGARIAN OAK

2.5M x 120M VISIBILITY SPAY IN BOTH DIRECTIONS

B A R K H A M R O A D

0 10 20 30 40 50 60 70 80 90 100

5b x1
4b x3
3b x5
2b x6
15

EXISTING PLANTS & TREES

TREES TO BE REMOVED

PROPOSED PLANTS & TRESS.

WORKING DRAWING
REVISED PLAN

2907

2908

Client

BEWLEY HOMES PLC

rev	date	details	drawn
A	20.2.01	REVISED TO LA. COMMENTS - PLOTS 1 - 9	WJ

NHBC Type App'l no. TBA | LANTAC App'l no. TBA | SAP Rating TBA

project title

269-273 BARKHAM ROAD
WOKINGHAM

drawing title

SITE LAYOUT

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/01 | rev A

ROMANS
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BERKSHIRE ~ RG41 5AS
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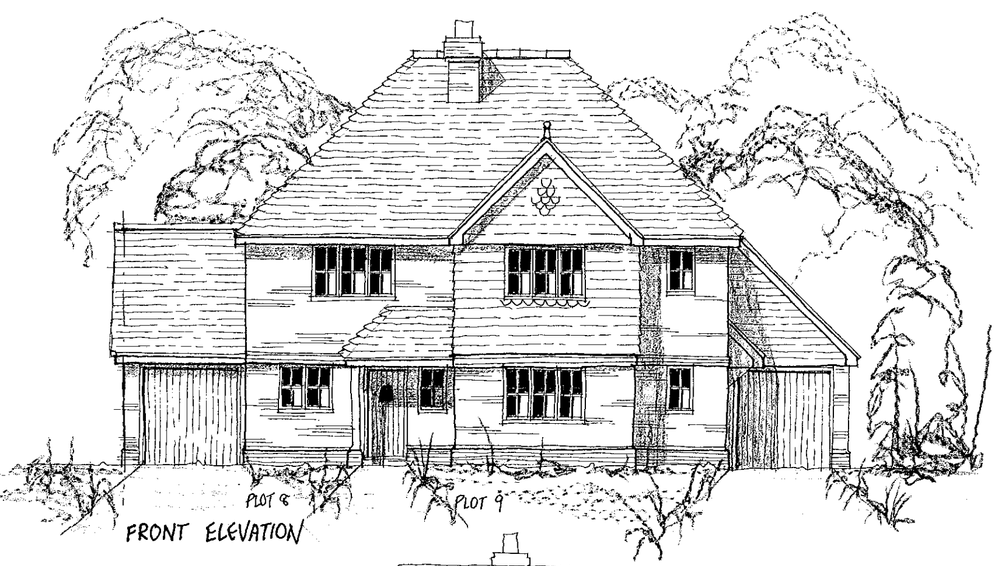

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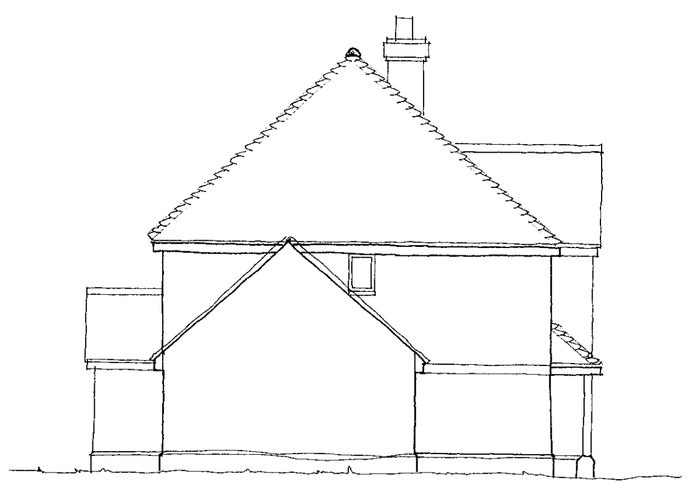

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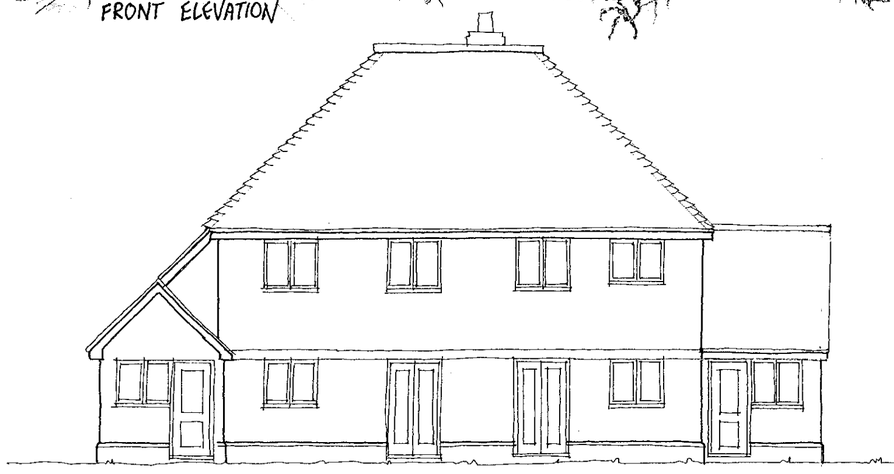
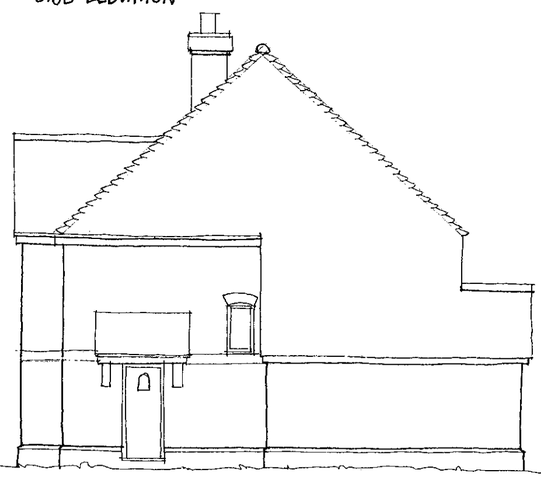
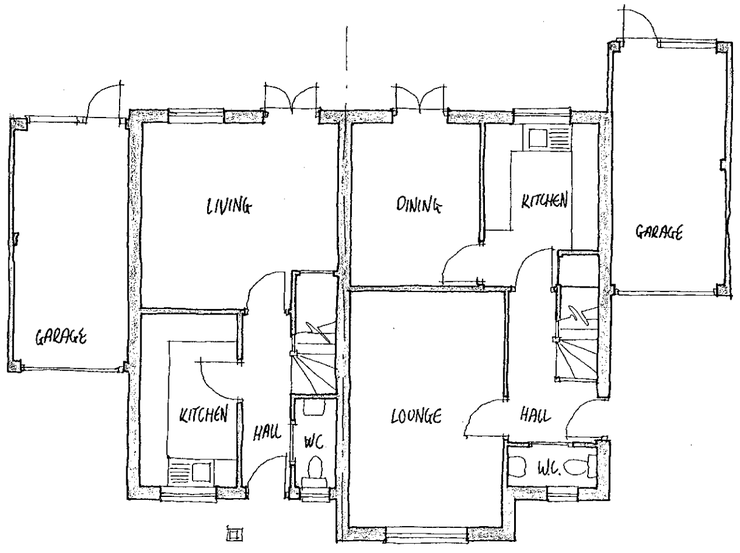


PLOT 9 PLOT 8

REAR ELEVATION

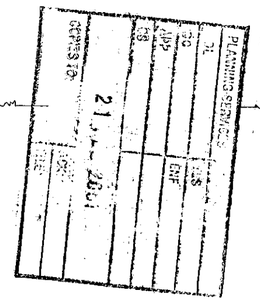


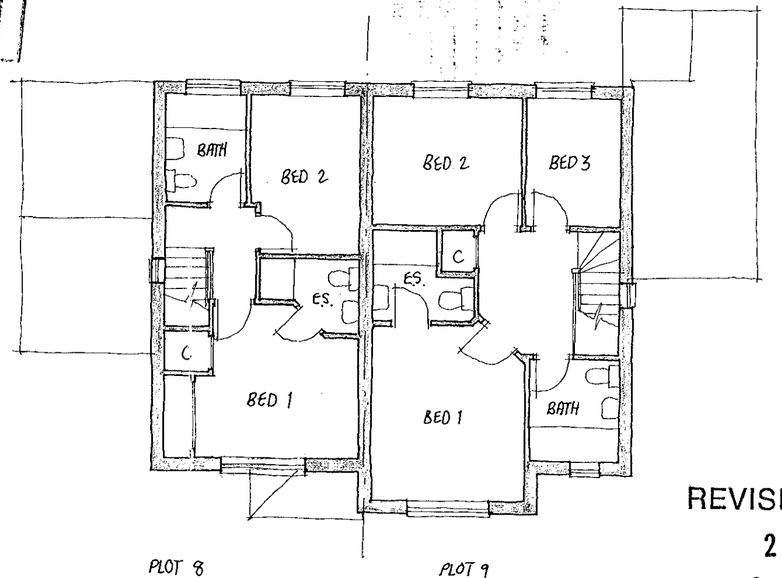
SIDE ELEVATION



PLOT 8 PLOT 9

GROUND FLOOR PLAN

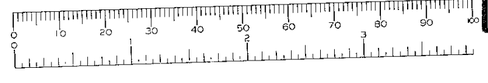




PLOT 8 PLOT 9

FIRST FLOOR PLAN

REVISED PLAN
2907
2908



Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 8 & 9
PLANS AND ELEVATIONS

scales 1:100
date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/04	

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BERKSHIRE ~ RG41 5AS

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E-MAIL: romans@romans.co.uk

1.8 M CLOSE BOARD FENCING

PLOT 10

PLOT 11

PLOT 12

PLOT 9

PLOT 8

PLOT 7

PLOT 6

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 13

PLOT 14

PLOT 15

4b (8.4m)

4b (8.9m)

4b (8.9m)

3b (9m)

2b

3b (8.3m)

3b (8.3m)

5b (8.6m)

(8.7m)

12m

11m

11m

14m

10.5m

4.8m

23m

21.5

SILVER BIRCH

FOOT PRINT OF EXISTING BUILDINGS TO BE DEMOLISHED

SHARED SURFACE

4.8 M

1.8M CBF.

1.8 M CBF

TRAFFIC CALMING

RETAINING WALL

GARAGES TO BE PILED AVOIDING TREE ROOTS

HUNGARIAN OAK

RED OAK

HUNGARIAN OAK

2.5M x 120M VISIBILITY SPAY IN BOTH DIRECTIONS

5.5M

7.5m

4M

3.0m

2.6m

14.1m

30°

80°

263

275

267

265

B A R K H A M R O A D

EXISTING PLANTS & TREES

TREES TO BE REMOVED

PROPOSED PLANTS & TRESS.

WORKING DRAWING

27.NOV.2000* 2907

Client

BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD
WOKINGHAM

drawing title

SITE LAYOUT

scales ~~1:100~~ 1:200 ?

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/01	

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ARCHITECTURAL SERVICES
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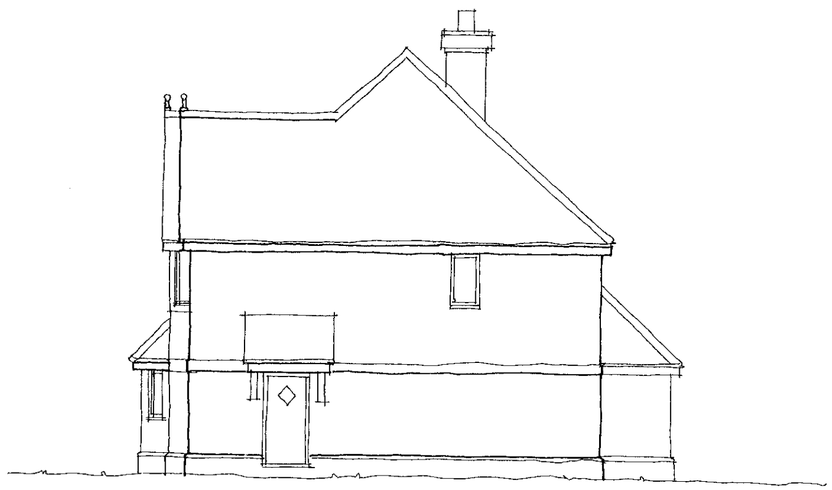
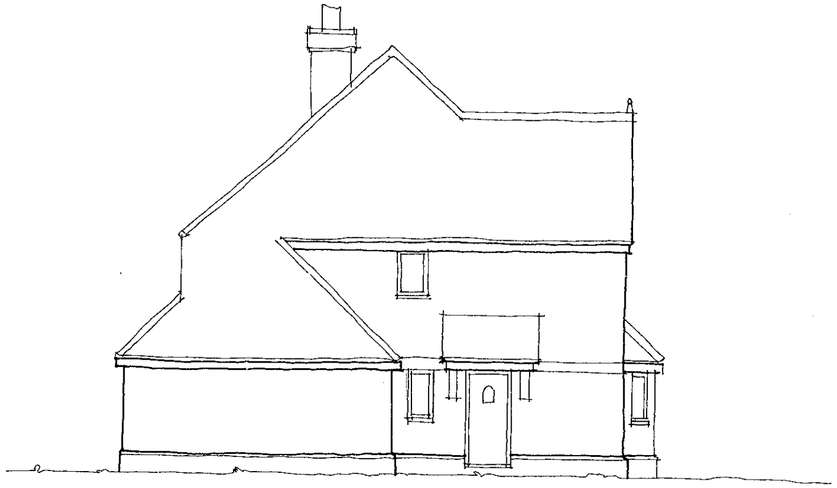
FRONT ELEVATION



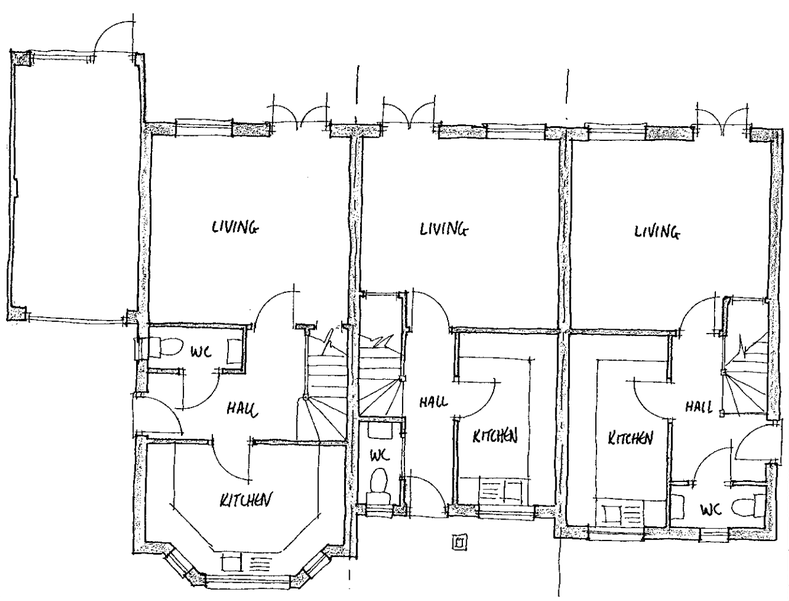
SIDE ELEVATION



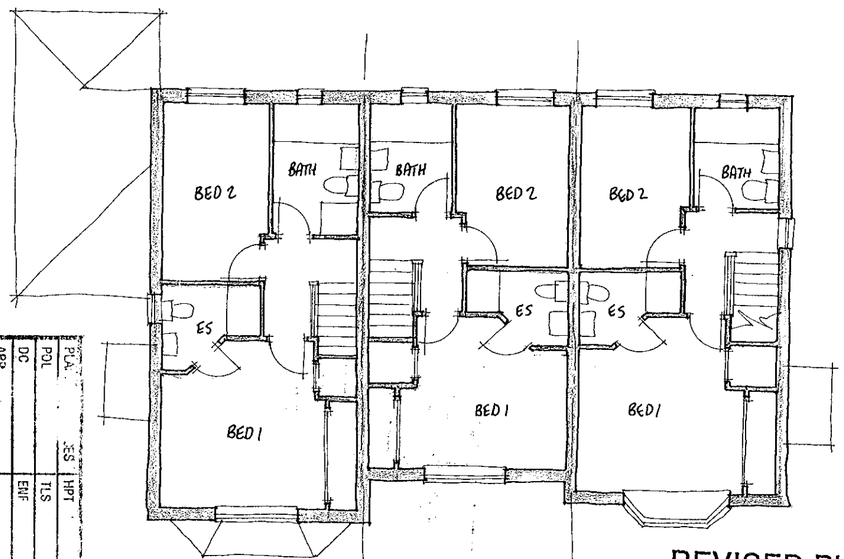
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLA	JES
POL	HPT
DC	TLS
APP	ENF
CS	
COPIES TO:	21 FEB 2001
ACK:	
FILE:	

REVISED PLAN
2907
2908

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 5, 6 & 7
PLANS AND ELEVATIONS

scales 1:100
date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/12 | rev

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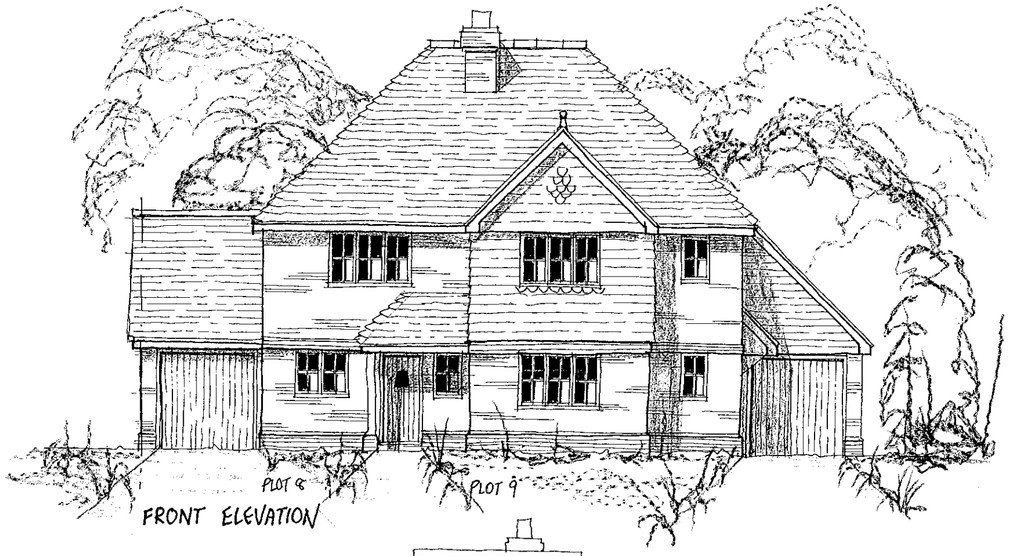

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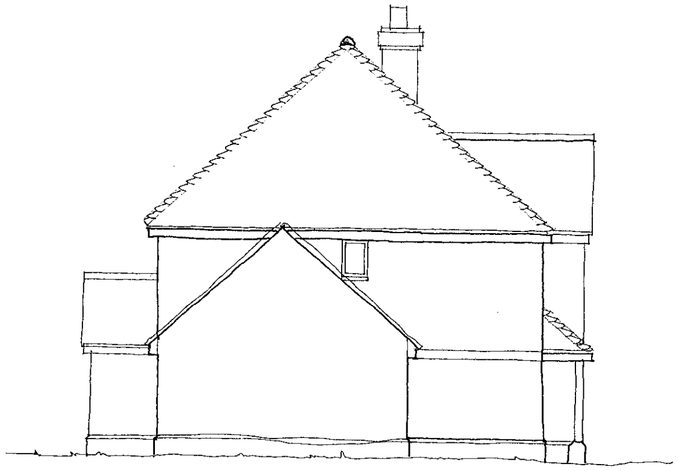


SIDE ELEVATION

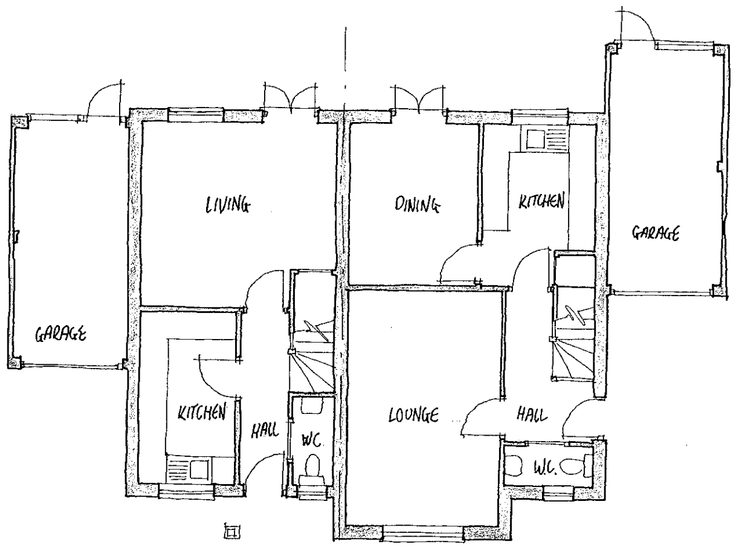


PLOT 9 PLOT 8

REAR ELEVATION

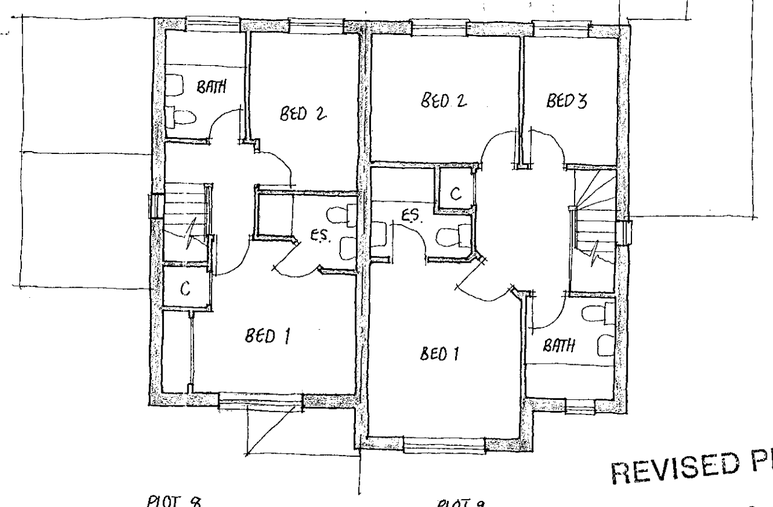


SIDE ELEVATION



PLOT 8 PLOT 9

GROUND FLOOR PLAN



PLOT 8 PLOT 9

FIRST FLOOR PLAN

REVISED PLAN

29 07

29 08

Materials

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rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD
WOKINGHAM

drawing title

PLOTS 8 & 9
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/04	

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E-MAIL: romans@romans.co.uk



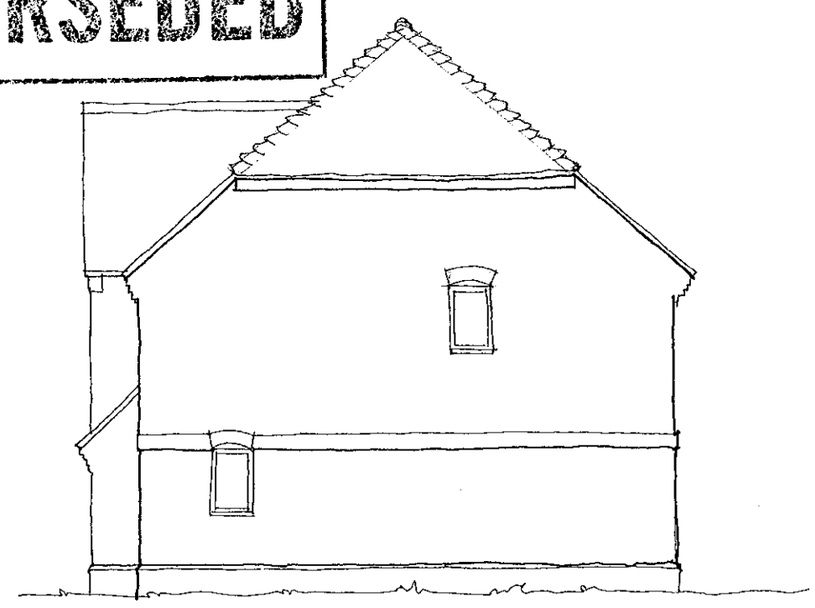
FRONT ELEVATION

SIDE ELEVATION

SUPERSEDED

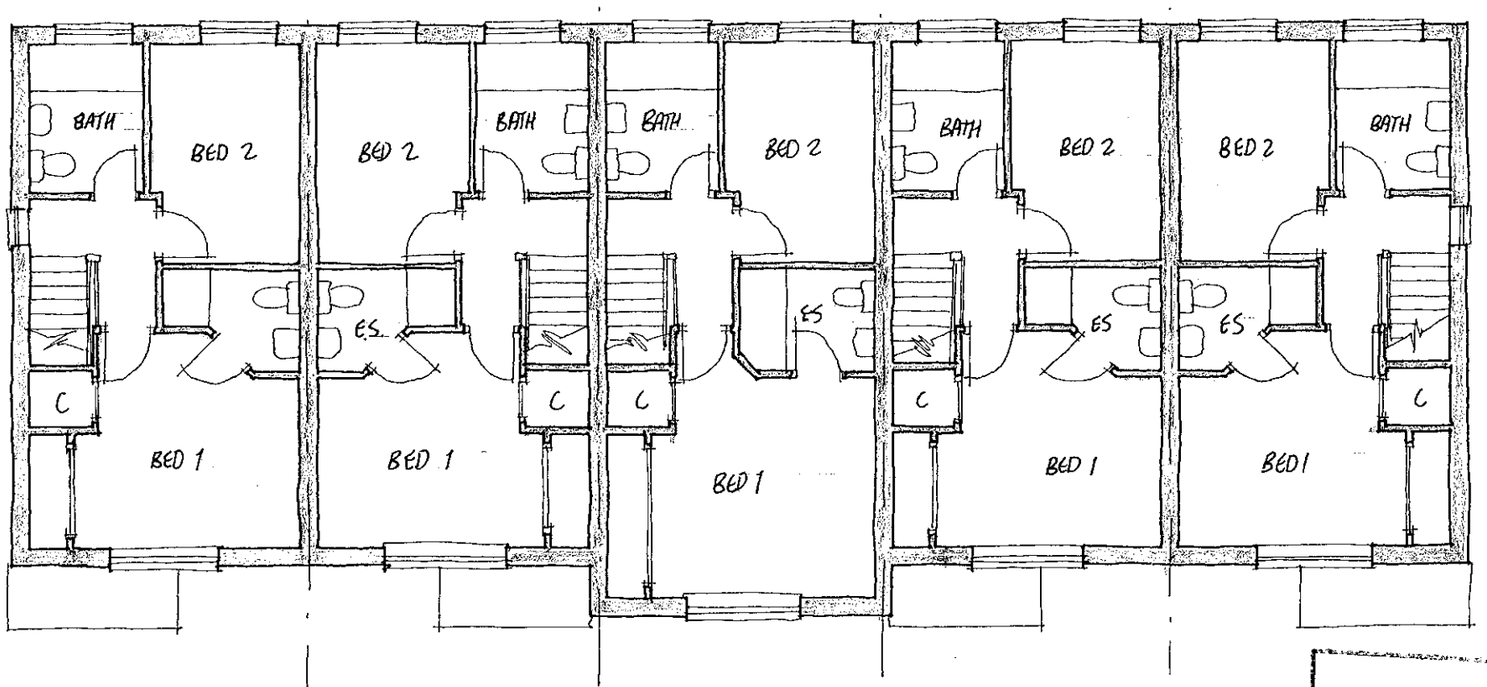


REAR ELEVATION

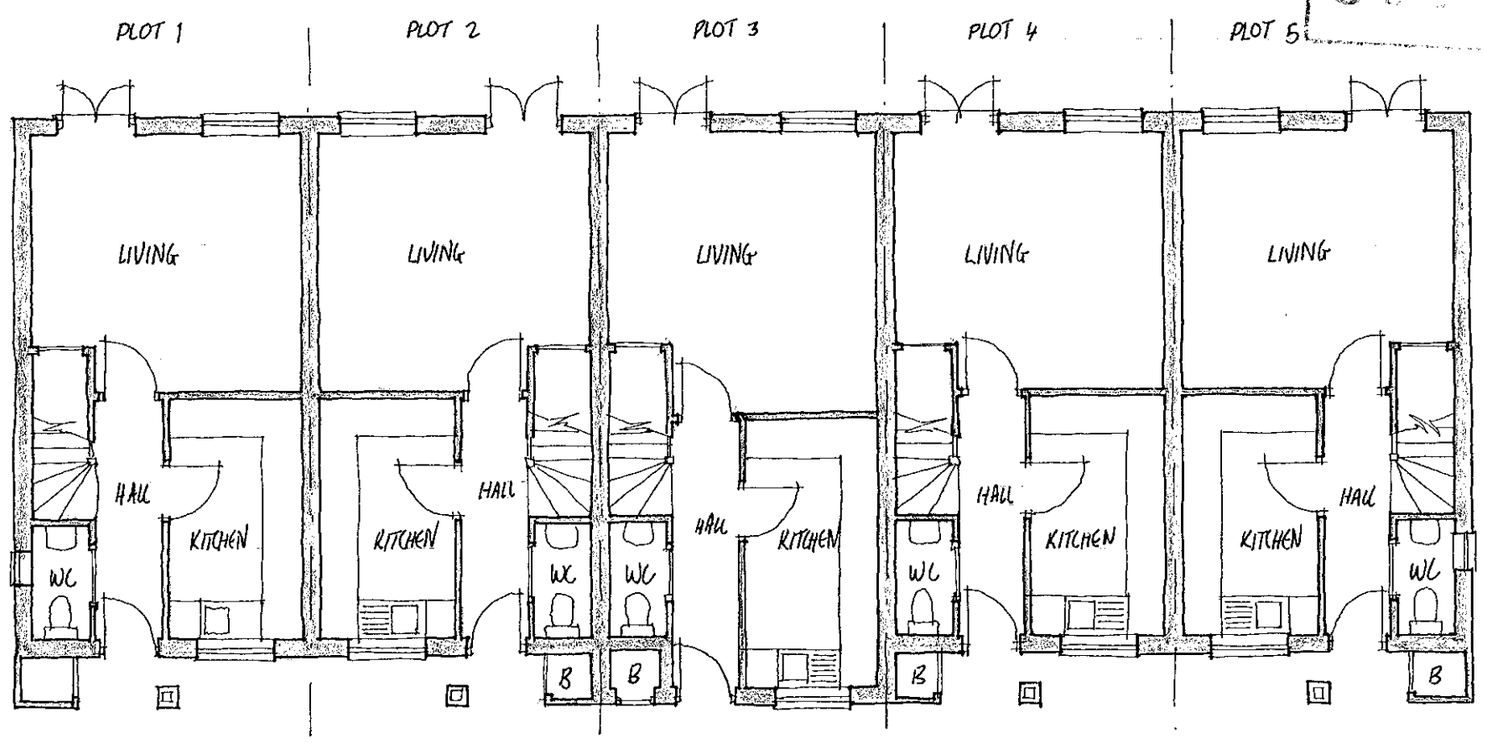


SIDE ELEVATION

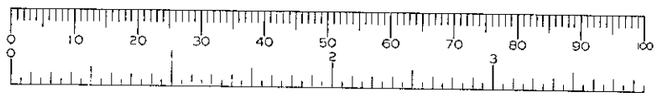
SUPERSEDED



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SUPERSEDED

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Client

BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

269-273 BARKHAM ROAD
WOKINGHAM

drawing title

PLOTS 1-5
PLANS AND ELEVATIONS

scales: 1:100

date: NOV 2000

drawn: Warren Joseph

checked: -

ref: A00/106 P/02

rev:

ROMANS

ARCHITECTURAL SERVICES
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BERKSHIRE ~ RG41 5AS

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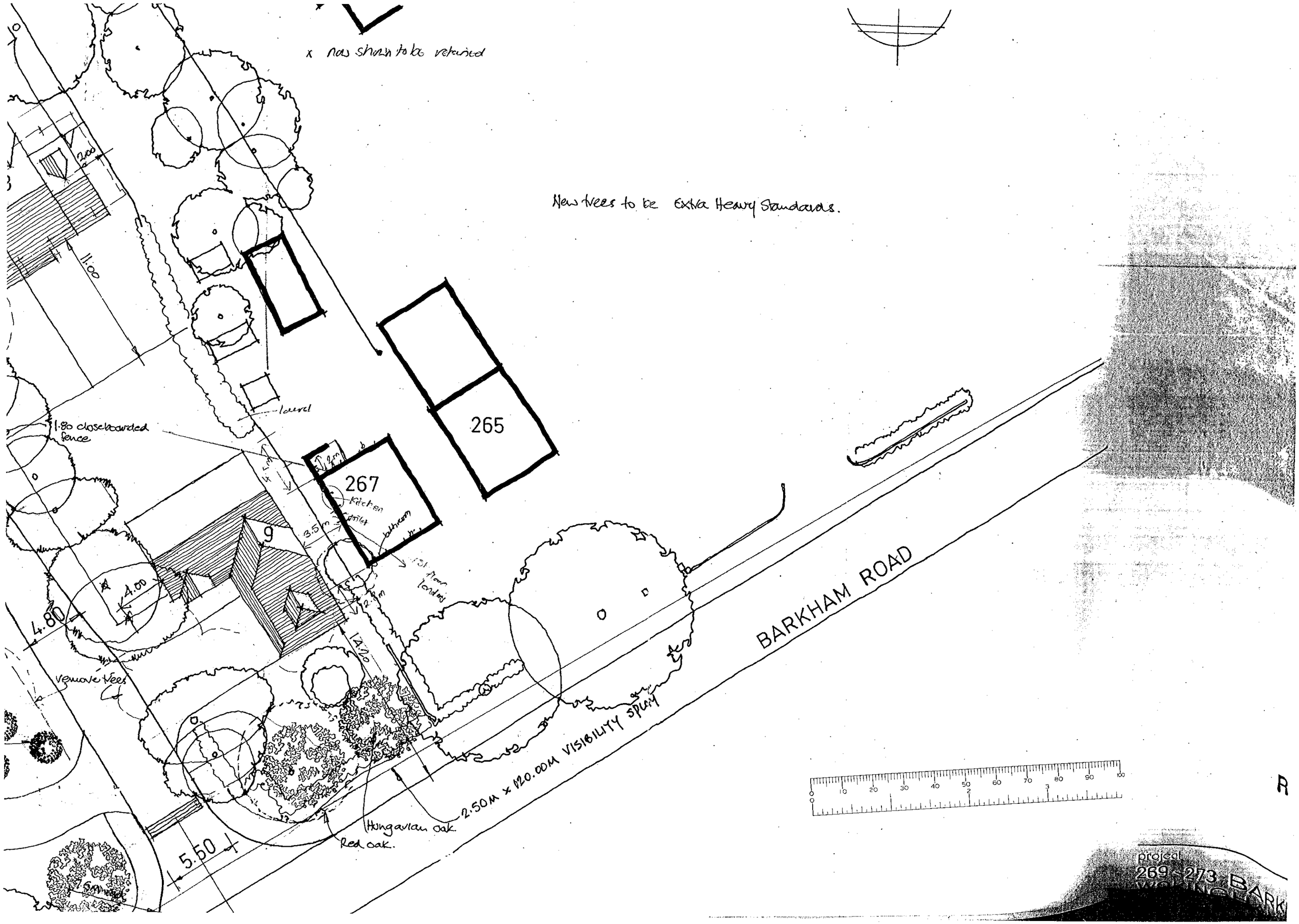
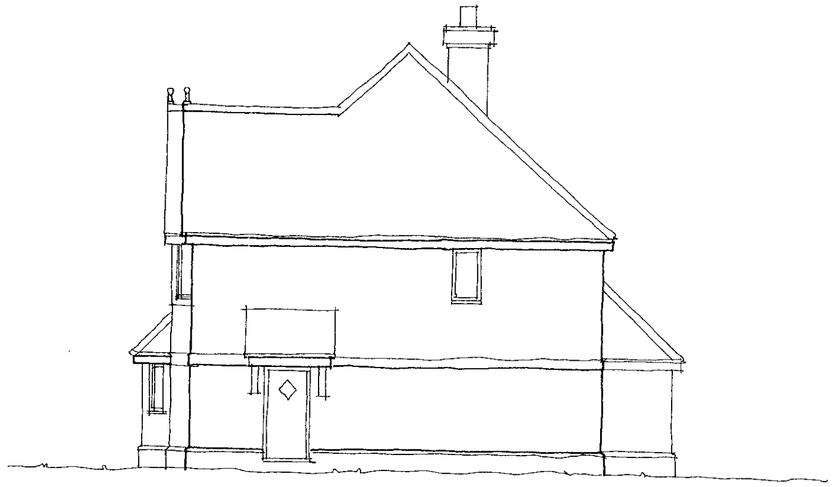
E-MAIL: romans@romans.co.uk


x now shown to be retained
New trees to be Extra Heavy Standards.
265
267
Kitchen
bathroom
1st floor landing
laurel
1.80 closeboarded fence
11.00
2.00
4.00
4.80
5.50
3.5m
14.20
remove trees
Hungarian oak
Red oak.
2.50M x 120.00M VISIBILITY SPLAY
BARKHAM ROAD
project
269 - 273 BARK



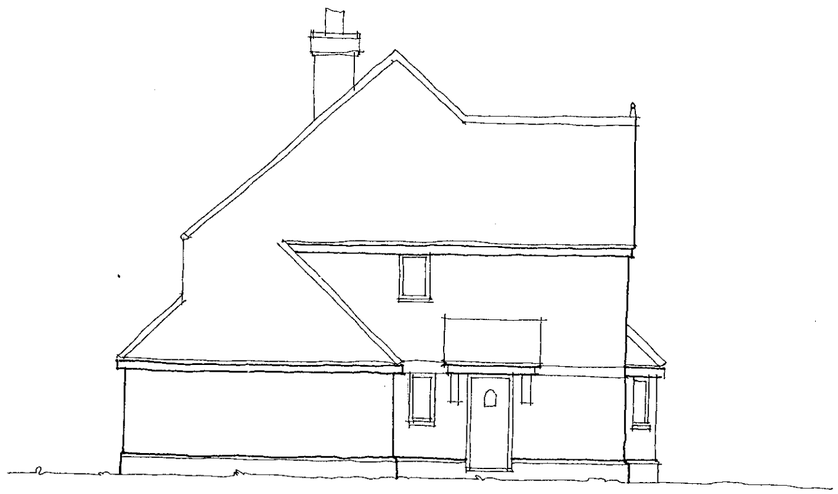
FRONT ELEVATION



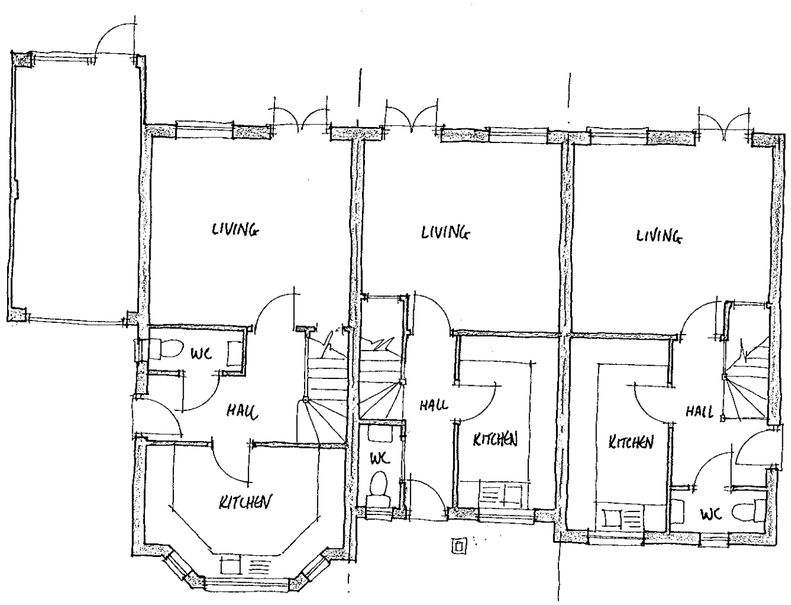
SIDE ELEVATION



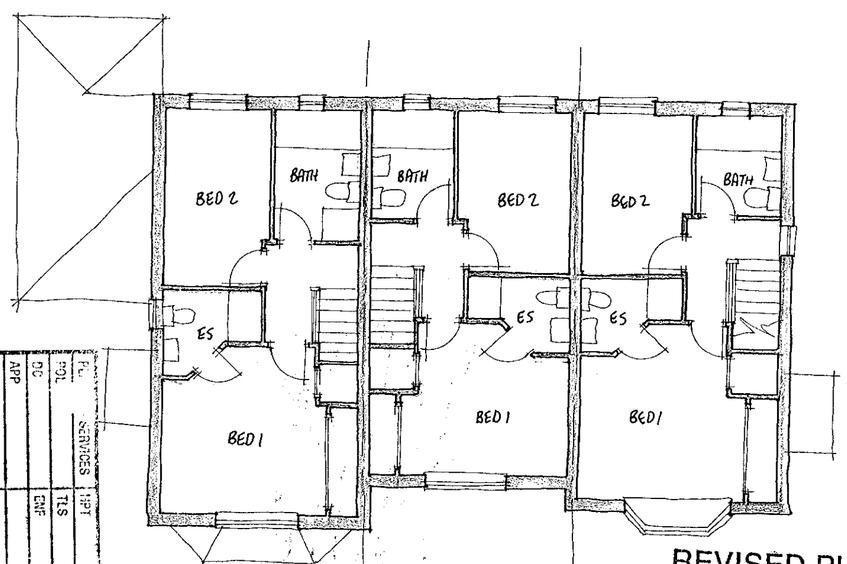
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

COPIES TO:
ACK:
FILE:
21 FEB 2001
CS
APP
DC
ENF
TLS
SERVICES
NPT

REVISED PLAN
2907
2908

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 5, 6 & 7
PLANS AND ELEVATIONS

scales 1:100
date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/12 | rev

ROMANS
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TELEPHONE: 0118 936 6699
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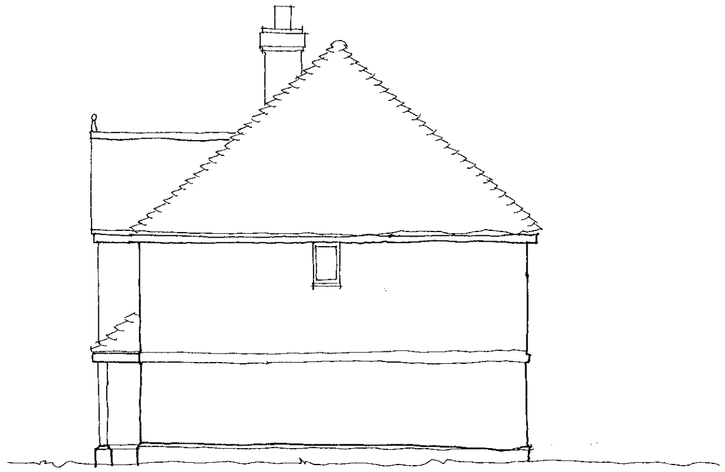
E-MAIL: romans@romans.co.uk

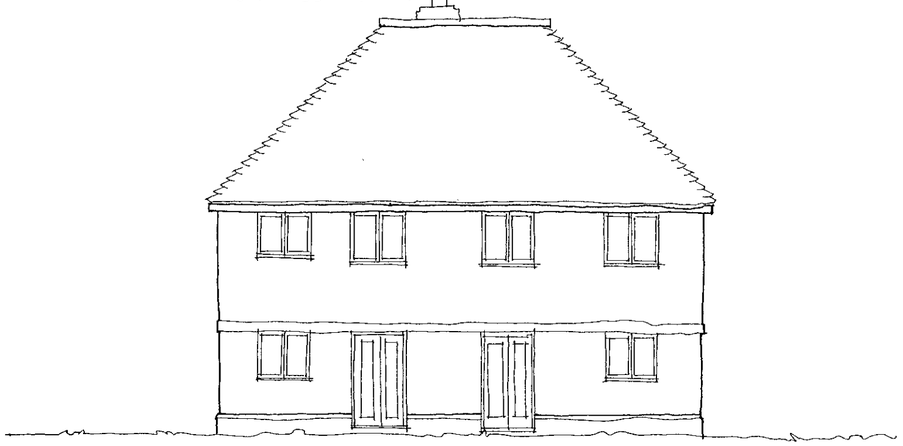
5/11/01



FRONT ELEVATION



SIDE ELEVATION



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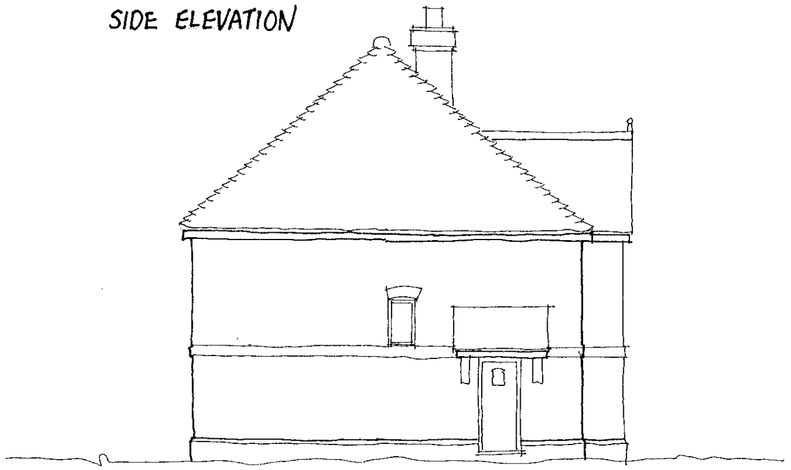
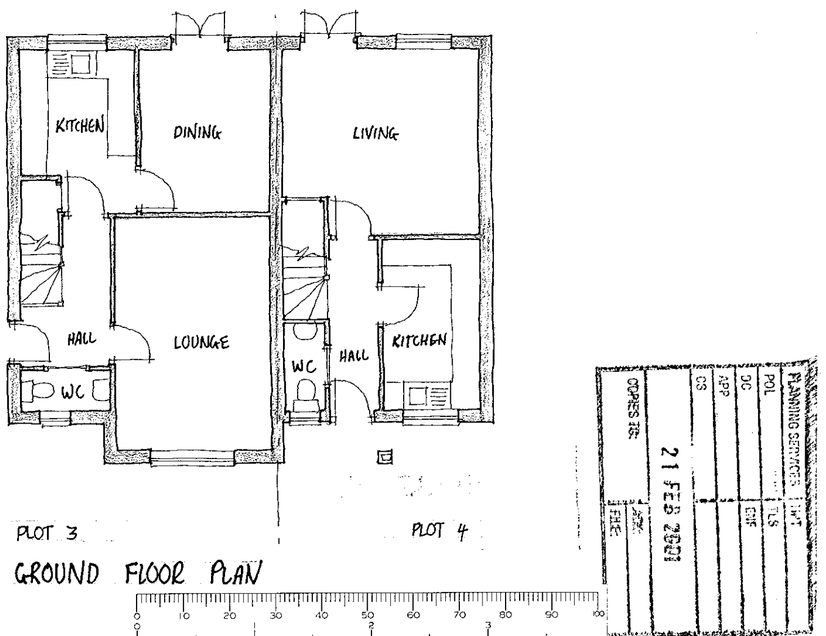
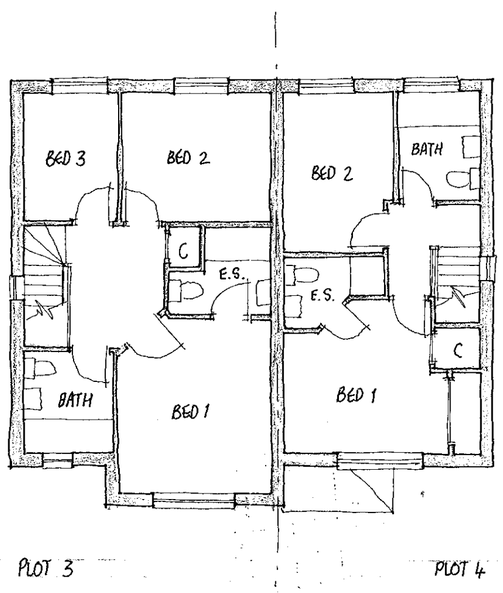


SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN

2907
2908

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 3 & 4
PLANS AND ELEVATIONS

scales 1:100
date NOV 2000
ref A00/106 P/11 rev

drawn Warren Joseph
checked -

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4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS
TELEPHONE: 0118 936 6699
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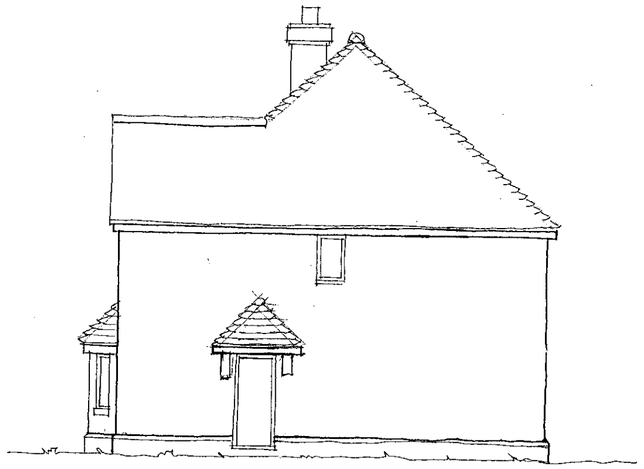
E-MAIL: romans@romans.co.uk

5/11/01



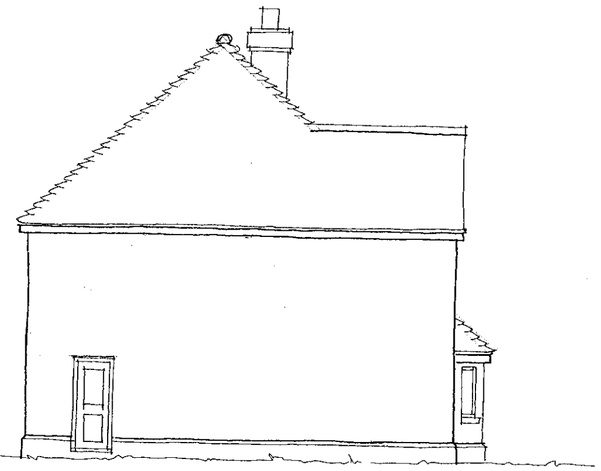
FRONT ELEVATION



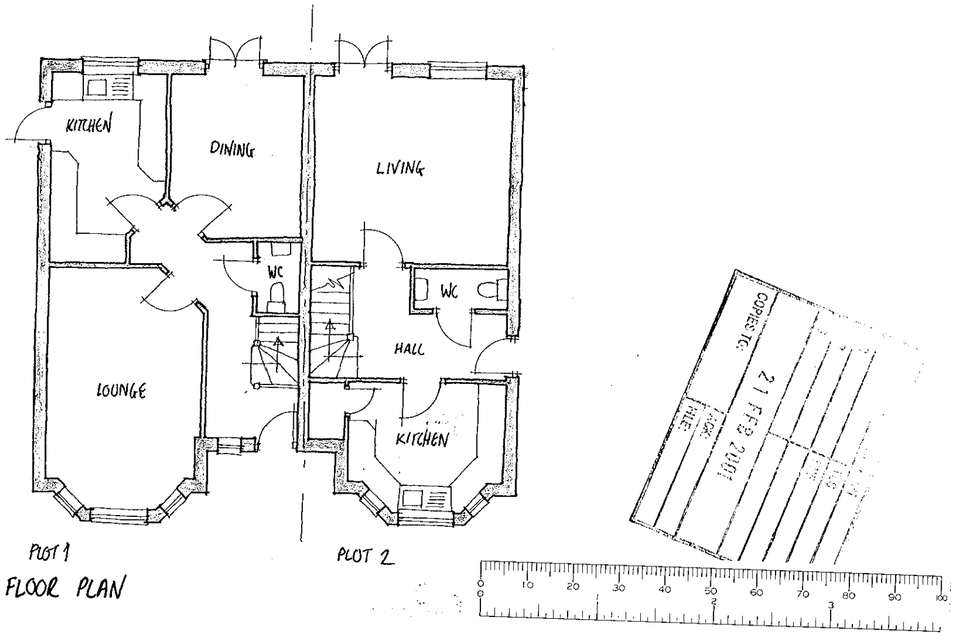
SIDE ELEVATION



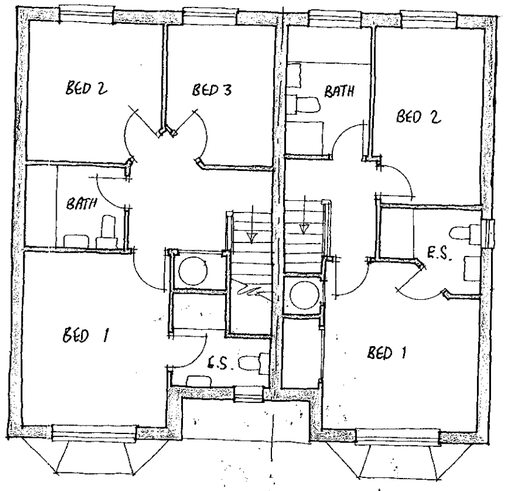
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN
2908
2907

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

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Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn
A	20-2-01	PLOT NUMBERS REVISED	WJ

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 1 & 2
PLANS AND ELEVATIONS

scales 1:100
date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/03	A

ROMANS
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BERKSHIRE ~ RG41 5AS
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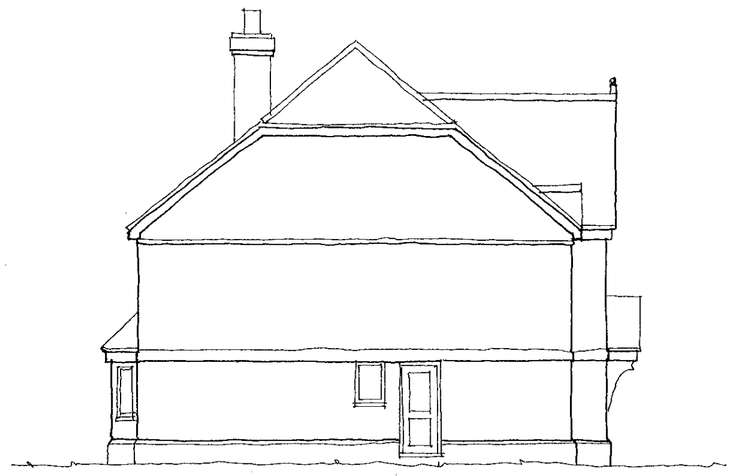
5/11/01



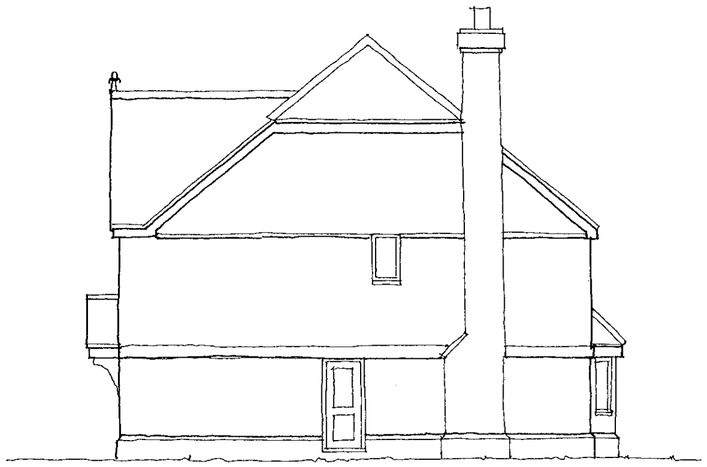
FRONT ELEVATION



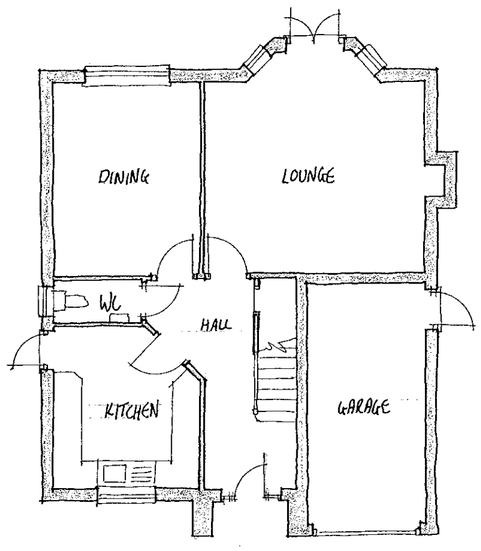
SIDE ELEVATION



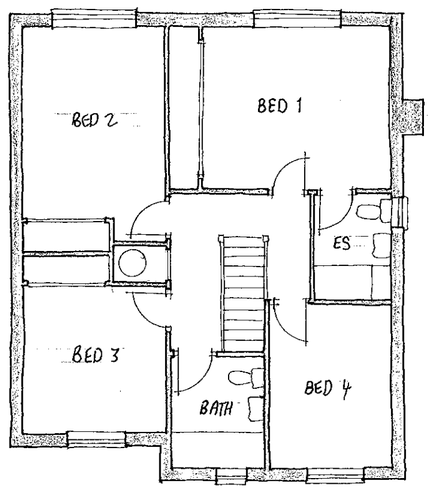
REAR ELEVATION



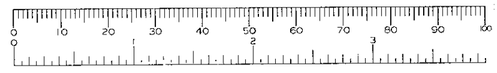
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



27.NOV.2000 2907

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOT 11
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/06	

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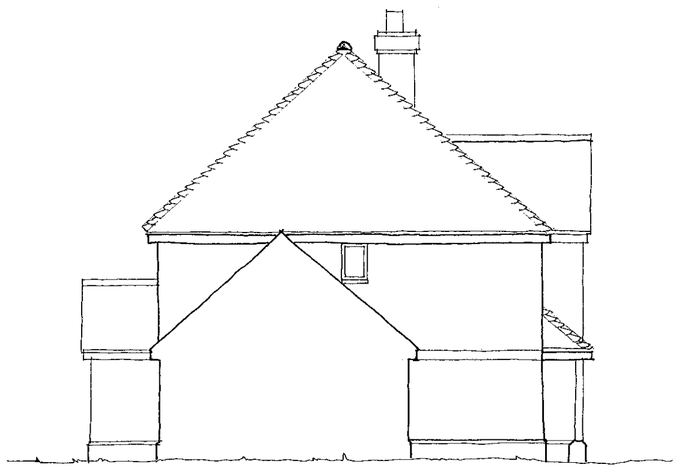
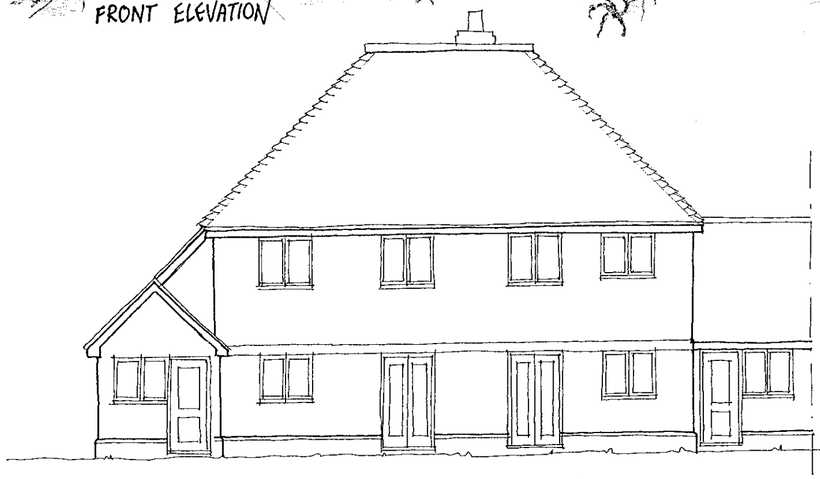
5/11/01



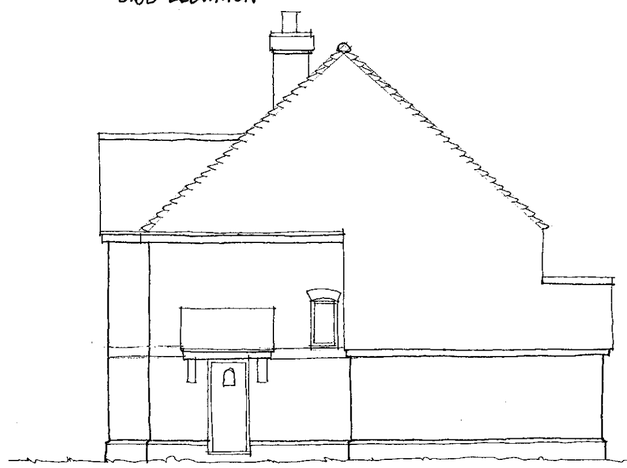
FRONT ELEVATION



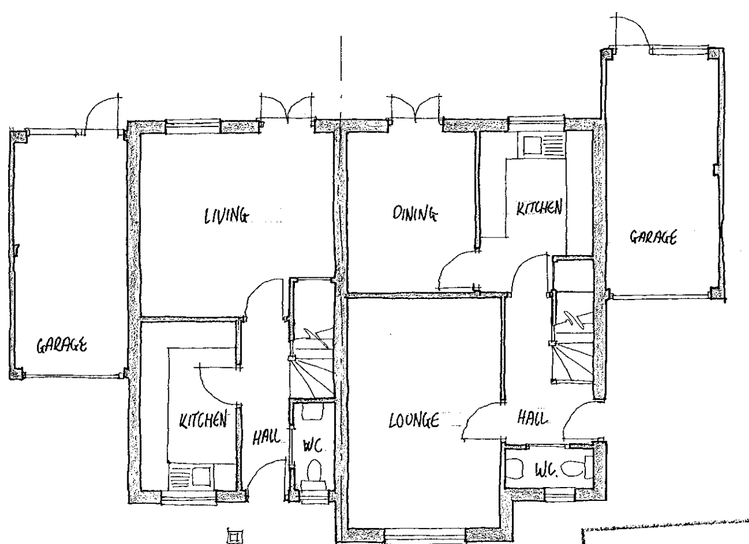
SIDE ELEVATION



REAR ELEVATION

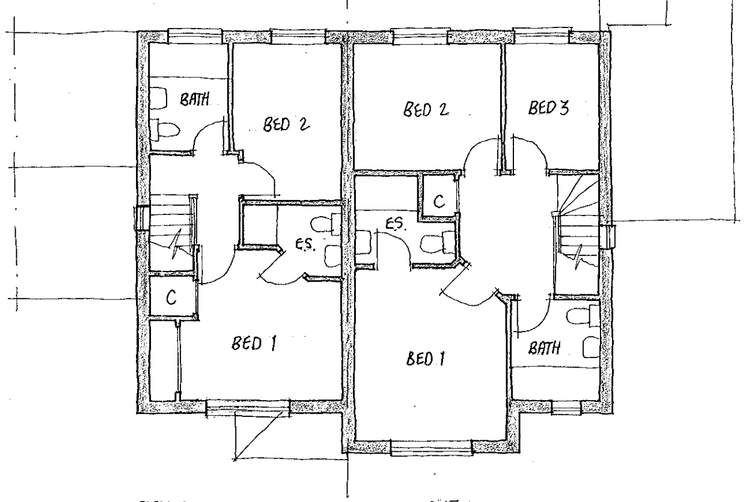


SIDE ELEVATION



GROUND FLOOR PLAN

SUPERSEDED



FIRST FLOOR PLAN

SUPERSEDED

27 NOV 2000

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 8 & 9
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/04 | rev

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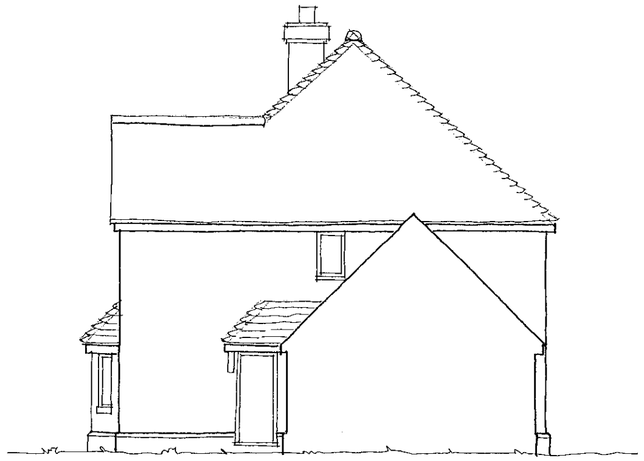
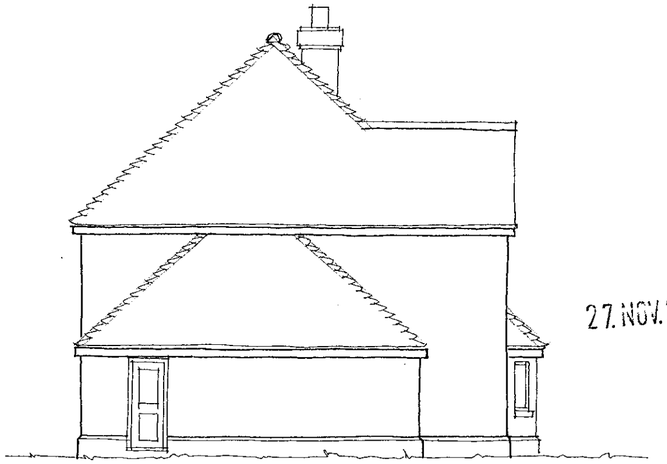
FRONT ELEVATION



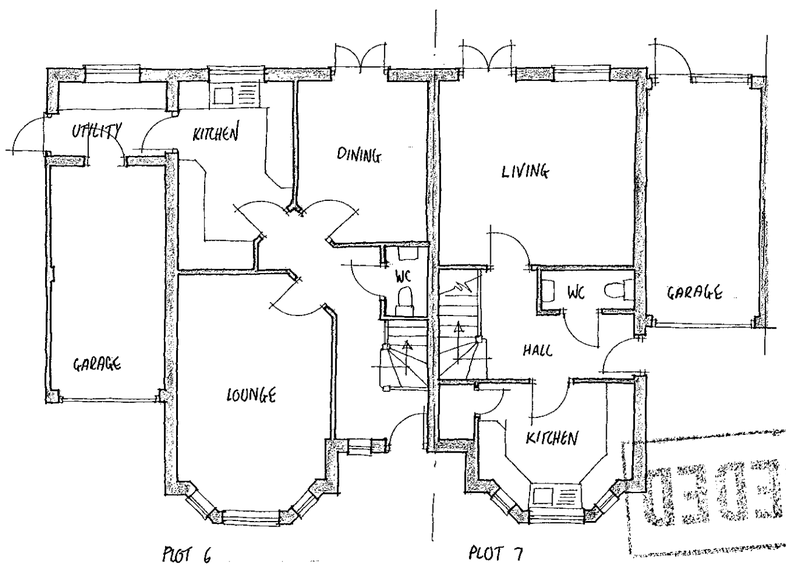
SIDE ELEVATION



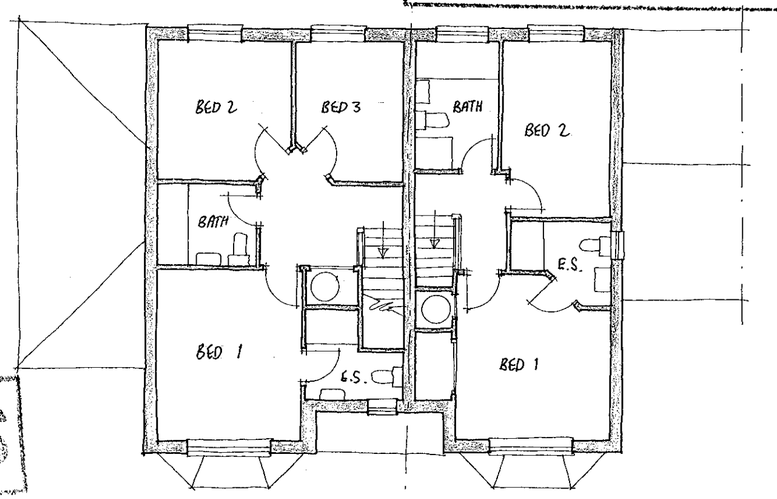
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SUPERSEDED

SUPERSEDED

27.NOV.2000*

2867

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 6 & 7
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/03 | rev

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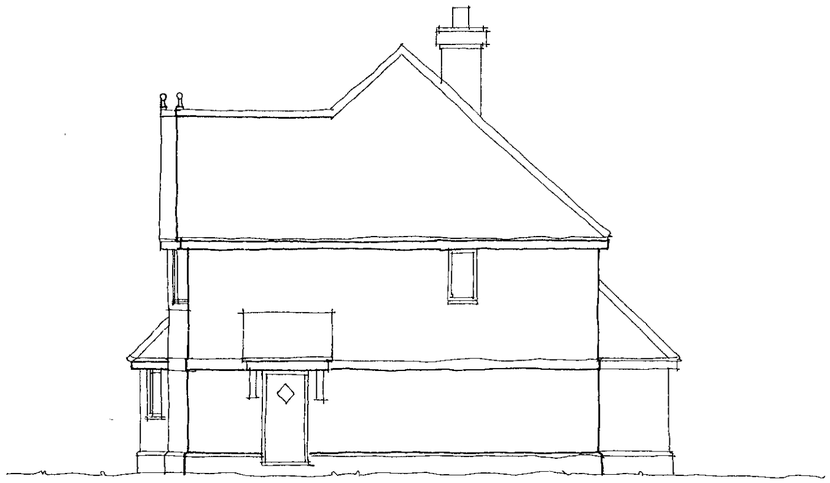
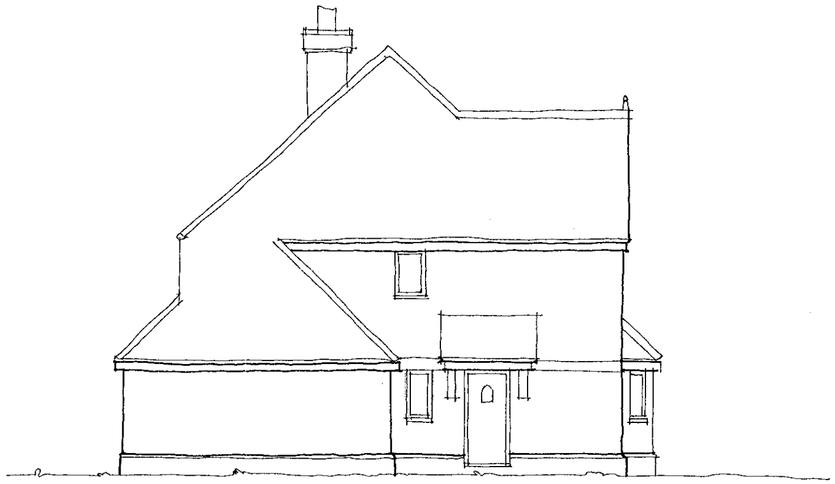
FRONT ELEVATION



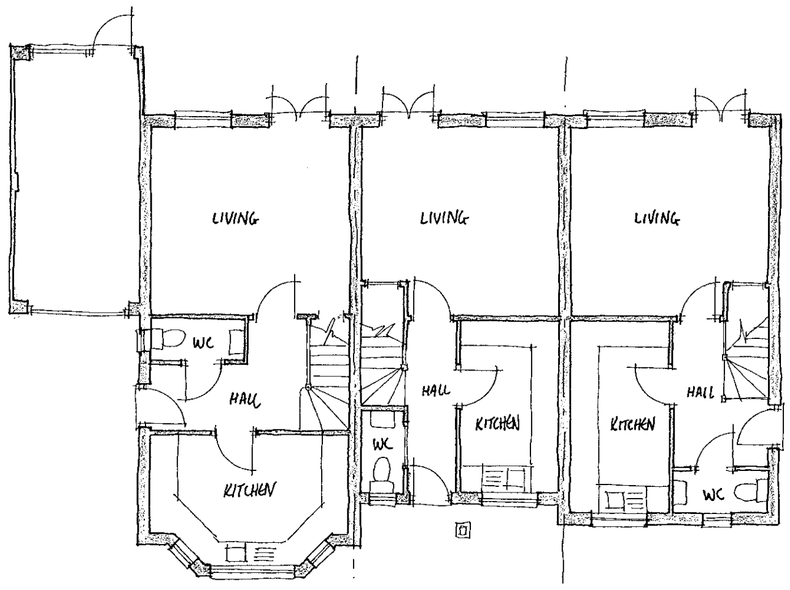
SIDE ELEVATION



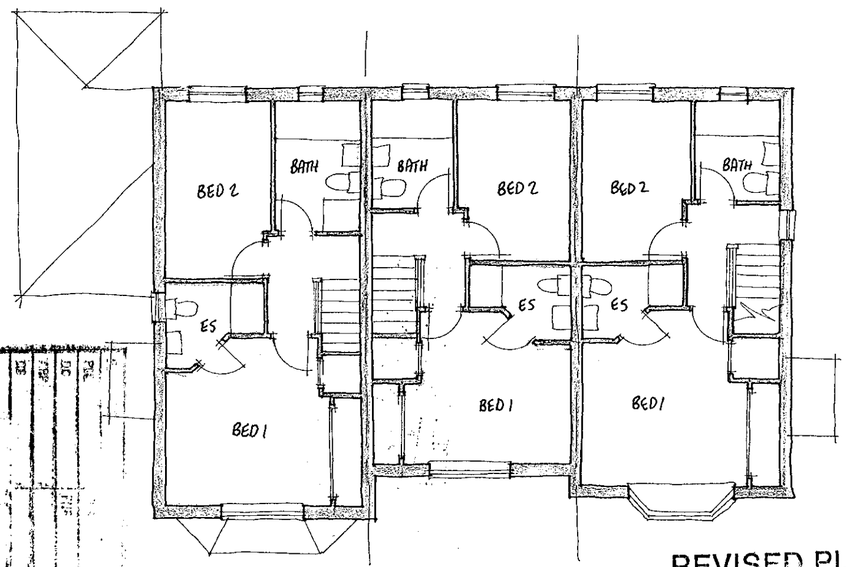
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN
2907
2908

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 5, 6 & 7
PLANS AND ELEVATIONS

scales
1:100

date
NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/12	

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