33.1m STOPPING SIGHT DISTANCE TO RIGHT TURNING VEHICLE

1.0m x 33.1m PEDESTRIAN VISIBILITY SPLAY

2.4m x TANGENTIAL VISIBILITY SPLAY

1.0m x 11.8m ACHIEVABLE PEDESTRIAN VISIBILITY SPLAY

0.5m MARGIN

2.4m x TANGENTIAL VISIBILITY SPLAY

1.0m x TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

PROVISION OF DROPPED KERB CROSSING AND TACTILE PAVING

1.0m x TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

22.4m STOPPING SIGHT DISTANCE TO RIGHT TURNING VEHICLE

1.0m x 22.4m PEDESTRIAN VISIBILITY SPLAY

2.4m x 22.4m VISIBILITY SPLAY

1.0m x 22.4m PEDESTRIAN VISIBILITY SPLAY (TO 2.0m OFFSET)

ACCESS TO EXISTING BOAT TO BE RETAINED

2.0m WIDE FOOTWAY

KINGFISHER GROVE

Play Area

Access to BOAT

Woodcock Lane

Seating

turning head

turning / access

footpath

mown grass footpath route

existing overhead power lines to be sent underground and routed through proposed development

LAP

Drain

KEY:

- Existing tree positions
- Indicative new landscaping and tree planting
- Parking space & allocation (Bay at 2.5m x 5.0m)
- Visitor parking space
- Householder Refuse Storage
- Garden Shed / Cycle Storage
- Key Building
- Gateway Building
- boundary timber fencing
- development boundary line set on 54.25m contour line
- Tenure - Rented
- Tenure - Shared Ownership
- Street Scene / Site Section Location

DETAIL KEY

CHARGING KEY

- E EV Charging Point Externally mounted to wall
- P EV Charging Point Externally mounted to post

Air Source HP Location (Indicative tbc)

site boundary

Full site area = 5.827 hectares (approx) as shown within red boundary line

Final boundary positions to be agreed / confirmed.
All subject to a detailed site, boundary & tree surveys.

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REV.	DESCRIPTION	DRAWN	CHKD.	DATE
J	Base layout level details revised.	ML		16\|10\|24
H	Base layout landscaping details revised.	ML		09\|10\|24
G	Base layout and landscaping details revised.	ML		03\|10\|24
F	Base layout and landscaping details revised.	ML		12\|07\|24
E	Base layout and landscaping details revised.	ML		05\|07\|24
D	Layout of parking revised to plots 32-35 & landscaping revised. Plots 26 & 27 layout revised. Additional section line information added.	ML		18\|06\|24
C	Layout visitor parking location revised. Plots 42-45 house types revised. Landscaping, drainage pond details and footpath routes revised.	ML		11\|06\|24
B	Layout visitor parking location revised. Plots 26-29 positions revised. Landscaping, drainage pond details and footpath routes revised.	ML		24\|05\|24
A	Layout visitor parking location revised. Plots 9 & 10 position revised.	ML		21\|05\|24

Residential Development
Land West Of Kingfisher Grove
Three Mile Cross
Berkshire RG7 1LZ

SNG Sovereign Network Group

DRAWING TITLE
Development Site
Plan Sheet 1 of 2

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dwc Design With Collaborators ARCHITECTURE

SCALE	SHEET SIZE	DRAWN	CHKD	DATE
1:500	A1	ML		16/10/2024

RM PLANNING

0 5 10 15 20 25 30 35 40 45
1:500 Sc

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