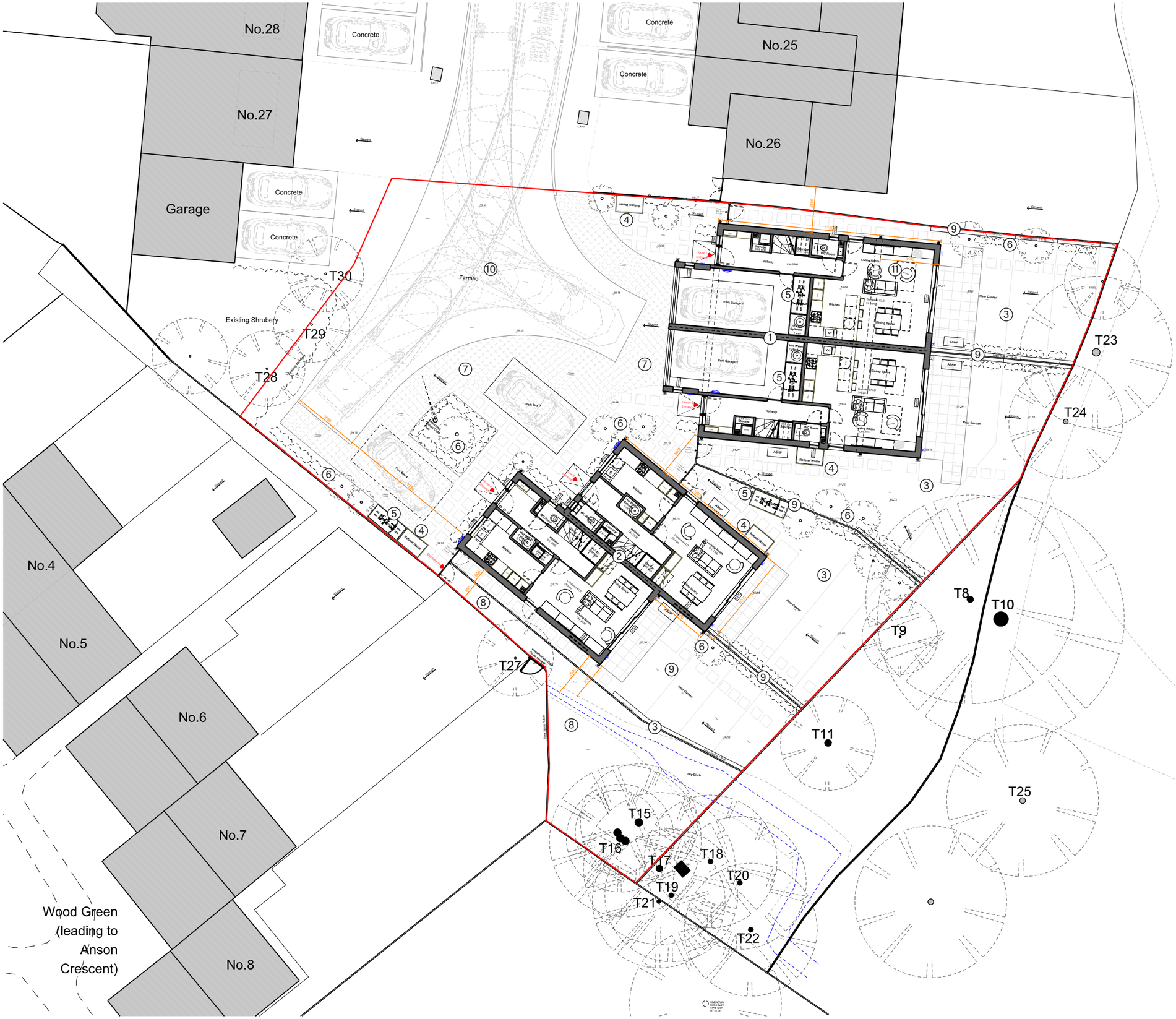


Legend

- Title Plan (Site Ownership Boundary)
- +60.16 Proposed New Spot Heights
- T23 T1, T2, T3 ...etc; Existing Trees
- Existing dry ditch
- Electrical Vehicle Charging

1. Proposed 1 x pair of semi-dettached three bedroom, two storey houses - House 1 & House 2 (in line with No. 26 Mitford Close) with garage, cycle storage and refuse.
2. Proposed 1 x pair of semi-dettached three bedroom, two storey houses - House 3 & House 4; with outdoor car parking spot, cycle storage and refuse.
3. Proposed rear gardens, with grass, patio tiles and new shrubs and small trees. See the following pages in the Design and Access Statement for: garden area schedule (page 58) and landscape design (page 47-48).
4. Proposed waste bins/ waste storage.
5. Proposed cycle Storage. For Houses 1 & 2 these will be located at ground floor level, inside.
6. Proposed new trees for privacy, boundary improvements between properties and for softening the overall context visual impact.
7. Proposed new permeable pavement; sloped to allow for improved accessibility and draignage (rain water).
8. Proposed new 'corridor' for access and maintenance of the dry ditch, sewage an other utilities.
9. Proposed new 1.8 m timber fences between properties.
10. Reduced tarmac, with sufficient space for emergency and refuse vechicle to turn. To be read in conjunction with the Transport Report.
11. Proposed 3.1 m deep extension at ground floor, to accommodate for the space taken by the garage and achieve the minimum combined floor area of living, dining and kitchen space for 5 person, of 29 sqm, as per Wokingham Borough Council Adopted Affordable Housing SPD (page 6-7).

Project Address:	Land lying to the East Side of Whitley Wood Road, Mitford Close, Shinfield, RG2 8JQ, Reading.
Client:	Ayro Property Investments Ltd.
Drawing Title:	PROPOSED GROUND FLOOR PLAN (GA)
Drawing Status:	Planning
Scale	1: 100 @A1/ 1:200 @A3
Date:	August 2025
Drawing Number:	200_01 Rev 1

N

0m 1m 2m 5m 10m

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No implied license exists. All dimensions should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsability. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawings errors and omissions to be reported to the architect.