



1:20 - 0 20mm 40mm 60mm 80mm 100 120 140 160 180 200

1:100 - 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1:500 - 0 1m 2m 3m 4m 5m

1:5 - 0 100mm 200mm 300mm 400mm 500mm

NOTE: Do not scale dimensions from this drawing. If in doubt refer to JS Design.

This drawing remains the copyright of the JS Design Partnership alone all materials specified must be used in accordance with the manufacturers recommendations and all relevant current codes of practice.

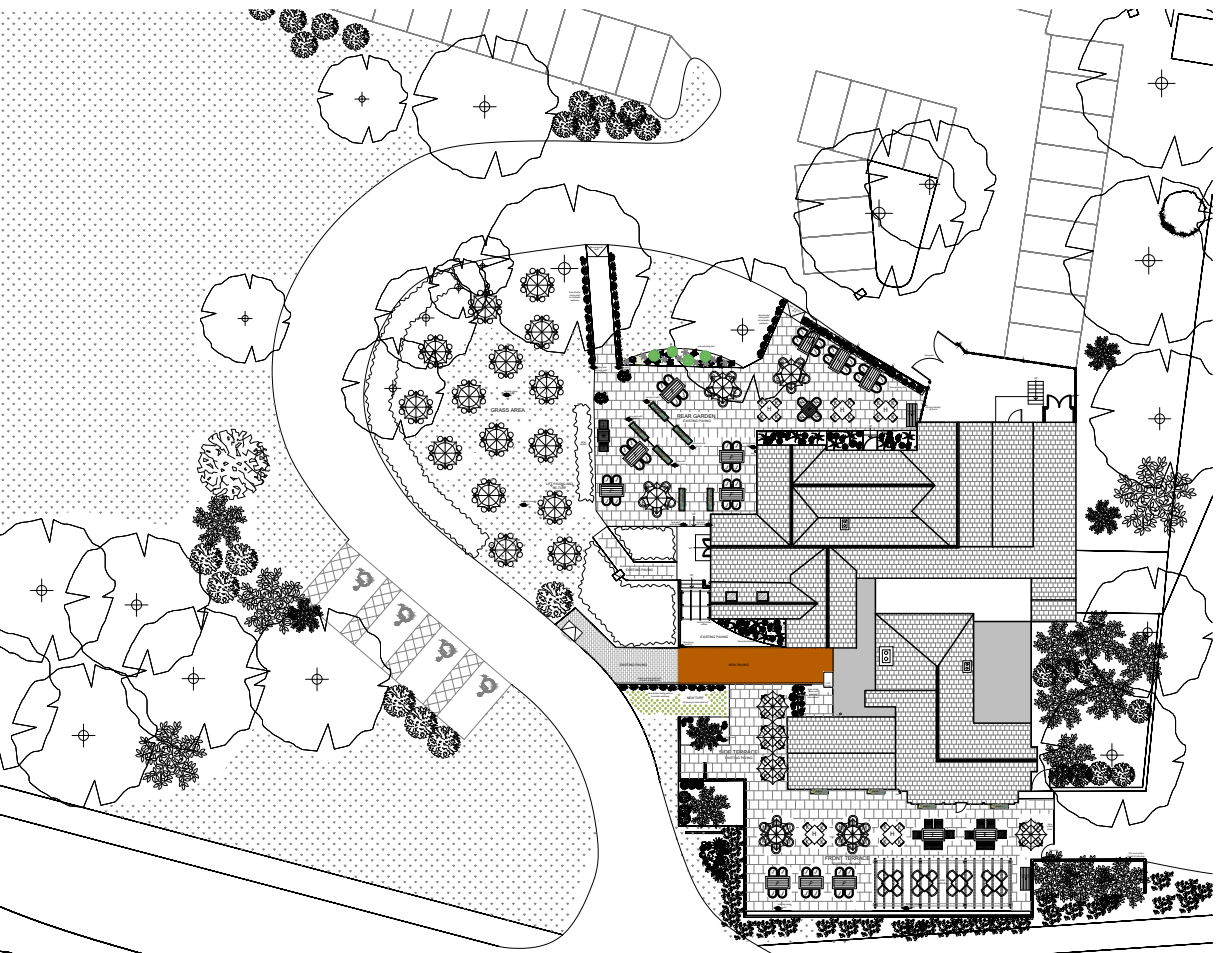
Rev.	Description	Date
a	sculpture removed from garden	06.02.26
b	gate added to new estate fencing	16.02.26
c	proposed lanterns removed due to proximity to trees	02.03.26

- Front Terrace:**
- Clean and re-point existing paving slabs, allow to lift, level and relay in areas
 - trim / reduce height of all bushes on roadside elevation to provide clear view of property
 - retain and re-lamp existing lamp posts
 - remove existing huts and form new covered pergola structure with lighting + heaters
 - install new estate fencing + gate to close off right hand side of patio

- Side Terrace:**
- Clean and re-point existing paving slabs, allow to lift, level and relay in areas
 - remove section of existing tegula paving and install new feature brick paving to highlight entrance
 - lift existing paviours to form in ground planting bed to right hand side of entrance and install estate perimeter fencing to mask managers flat entrance door
 - Reduce width of paving by removing broken paving slabs and lay new turf with lavender bed to entrance
 - New decorative lamp post in existing location
 - New planting bed in existing gravel bed to left hand side of entrance

- Rear Garden:**
- Clean and re-point existing paving slabs, allow to lift, level and relay in areas.
 - New planting bed in existing gravel beds to perimeter of building
 - lift and remove paved path to grassed side of timber fence and turf over / form planting bed
 - remove section of timber fence between grassed area and patio
 - form new raised planters to define route through garden to entrance
 - install new decorative oak posts with lanterns one to define route
 - retain and re-lamp existing lamp posts
 - form 2nr new dropped kerbs to access car park
 - line entrance paths from car park with lavender planting
 - form new half round planting bed with garden sculpture as shown
 - install new estate fencing to form boundary between car park and paved area. form planting bed beneath and under plant
 - extend height of existing fence between patio and back of house area to mask

- Generally:**
- road sweep car park and ensure all road gullies are clear and free flowing
 - re white line car park (no yellow markings to be used)
 - increase number of disabled parking spaces to 6% of car parking
 - re lamp all existing lamp posts
 - retain good quality existing 8 seater 'roundabouts' for reuse on grassed area
 - new furniture to paved area



Proposed Site Plan
Scale: 1:500

Schedule of areas & covers.

	EXISTING	PROPOSED
Bar	57 m ²	57 m ²
Dining	161 m ²	161 m ²
Servrey	15 m ²	15 m ²
WC's	23 m ²	23 m ²
Dining Covers	82	122
Bar Covers	34	26
External Covers	256	263
Parking		
Regular Spaces	59	56
Accessible Parking	2	4

1 Proposed Site Plan
Scale: 1:100

CDM 2015:
Under the CDM regulations there are no significant design risks.

JSDESIGN
PARTNERSHIP LLP
T: 01274 53022
E: info@jsdesignpartnership.co.uk
Unit 5, Peel House, 2 Taunton Street, Shipley Bradford, BD18 3NA.
The partnership is a limited liability partnership registered no 003 983111

Client:
CHEF & BREWER

Project:
**YE OLDE LEATHERN BOTTEL
221 BARKHAM ROAD
WOKINGHAM
RG41 4BY**

Title:
PROPOSED SITE PLAN

Drawing No:	Rev:	Date:	Drawn By:	Checked:	Scale @ A1
9326-02-02	C	04.12.25	TG	SB	VARIES