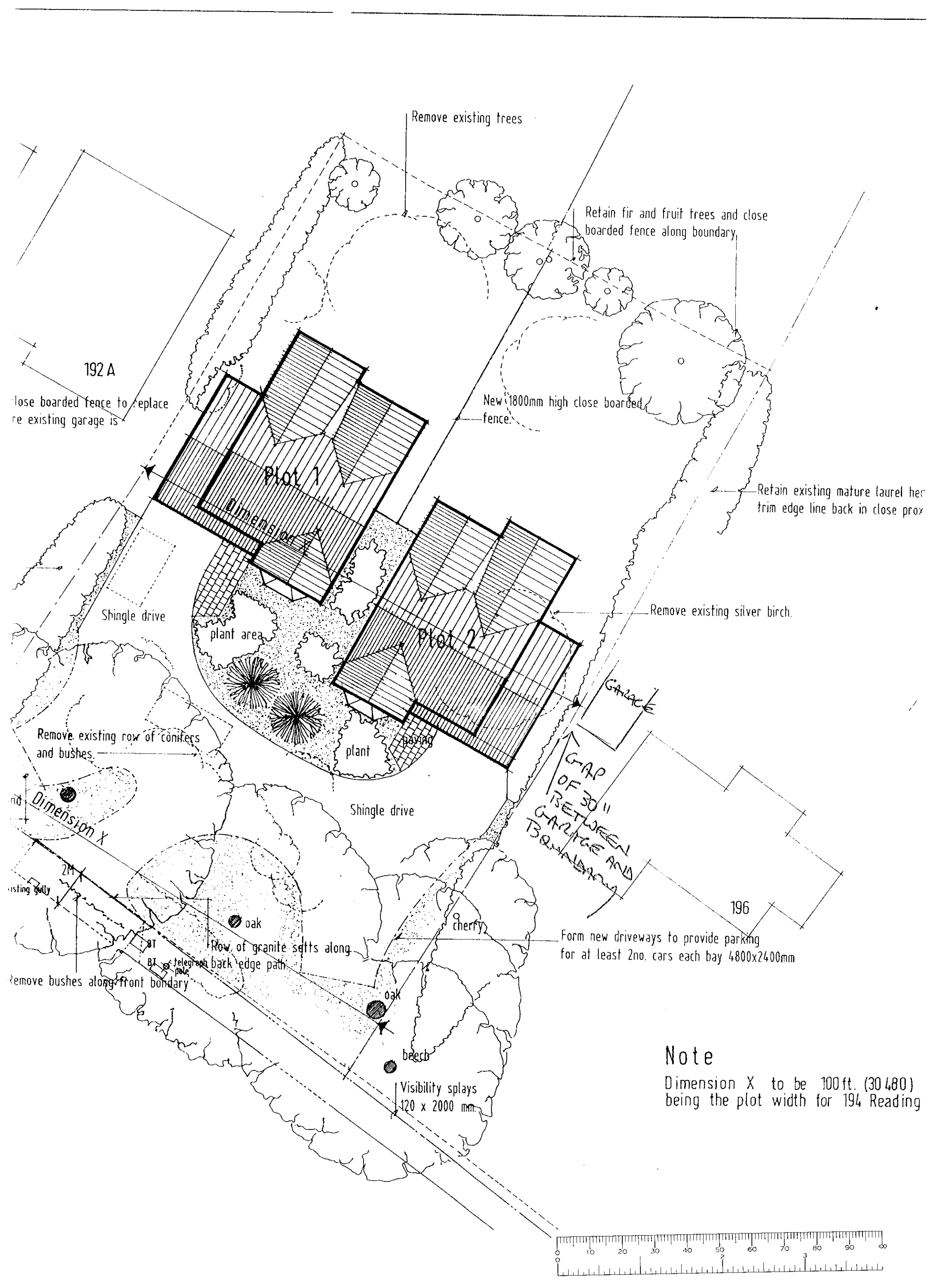
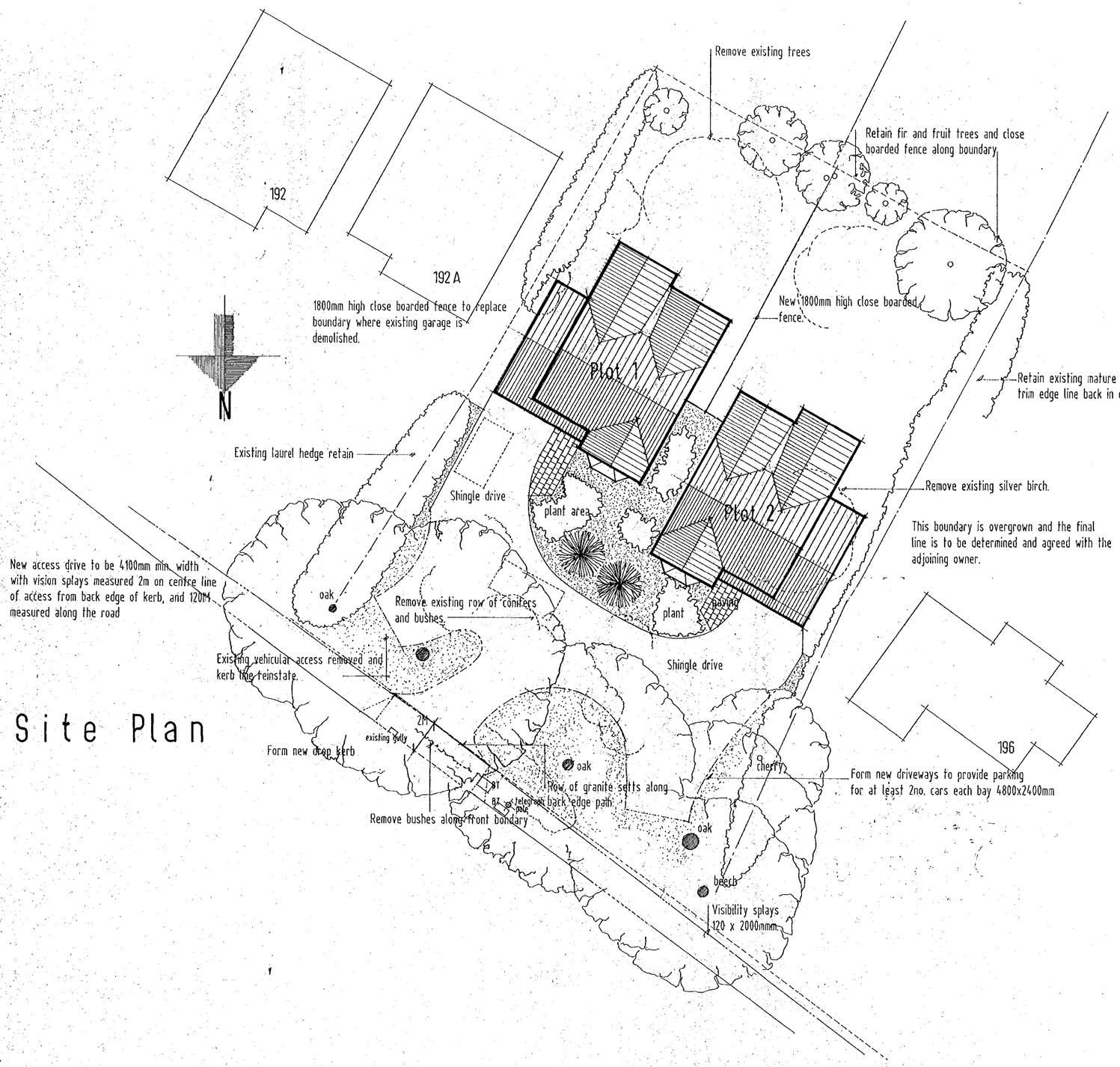
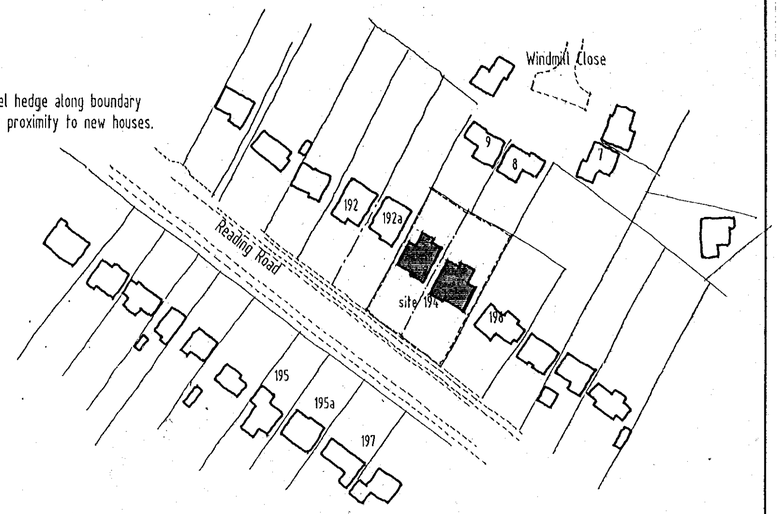

Remove existing trees
Retain fir and fruit trees and close boarded fence along boundary
192 A
lose boarded fence to replace
re existing garage is
New 1800mm high close boarded fence.
Plot 1
Dimension X
Retain existing mature laurel her
trim edge line back in close prox
Shingle drive
plant area
Plot 2
Remove existing silver birch.
GARAGE
Remove existing row of conifers and bushes.
plant
paving
GAP OF 30 ft BETWEEN GARAGE AND BOUNDARY
Shingle drive
Dimension X
2M
isting gully
oak
cherry
Form new driveways to provide parking for at least 2no. cars each bay 4800x2400mm
BT
BT telegraph pole
Row of granite setts along back edge path
Remove bushes along front bondary
oak
beech
196
Visibility splays 120 x 2000 mm.
Note
Dimension X to be 100 ft. (30 480) being the plot width for 194 Reading
0 10 20 30 40 50 60 70 80 90 100
0 1 2 3



Site Plan



Location Plan

REVISIONS

A Plot 1 repositioned and remove second vehicular access. 23 Oct. 2000

B Form new central access driveway, remove existing. 10 Nov. 2000

REVISED PLAN

2298. 1

SUPERSEDED BY 194/W3 REV C

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	14 NOV 2000
COPIES TO:	ACK: FILE:

Scheme

Proposed development to erect 2no. detached houses.

Location

194 Reading Road Wokingham.

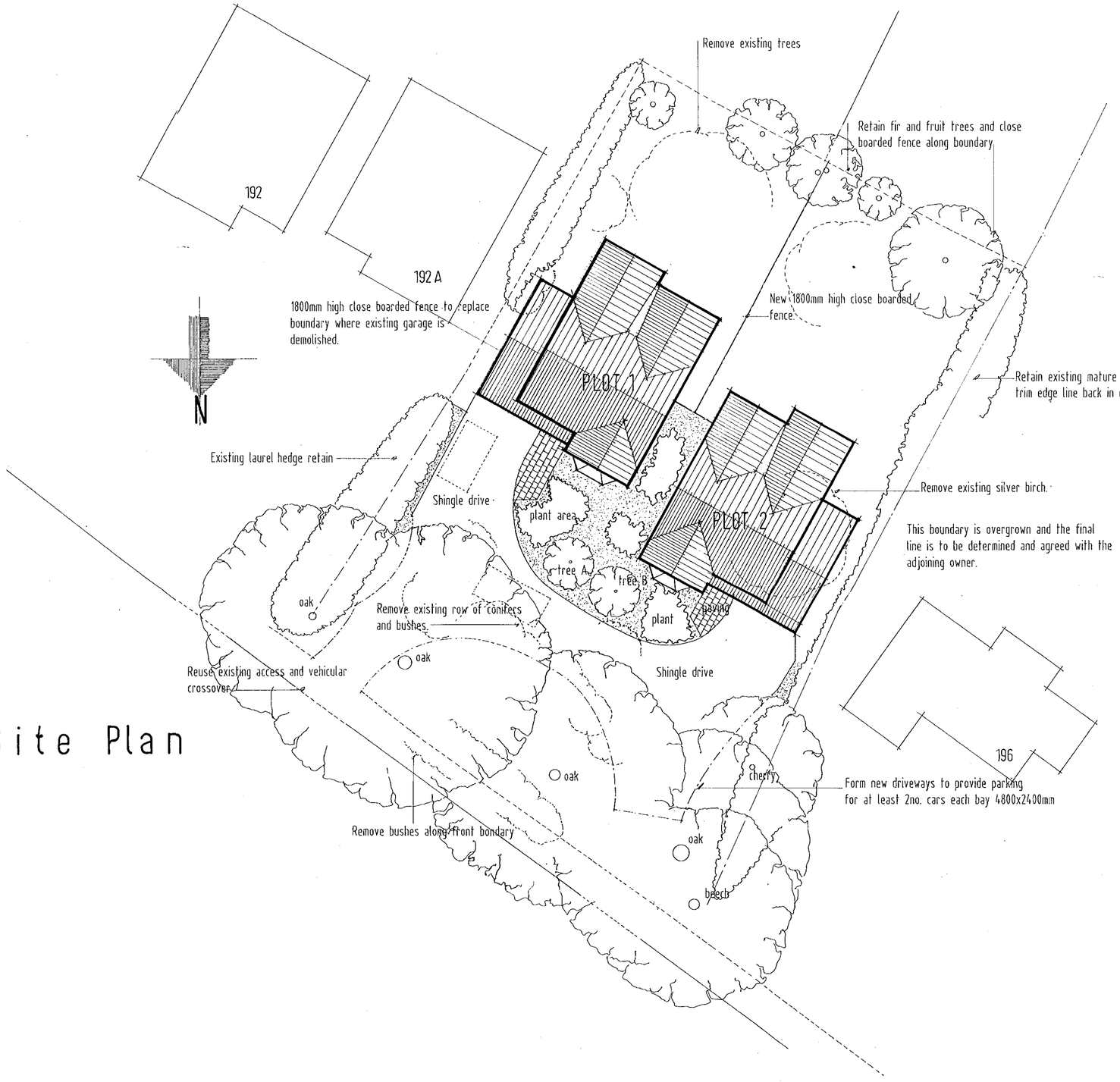
Client

Gilder Reynolds Partnership

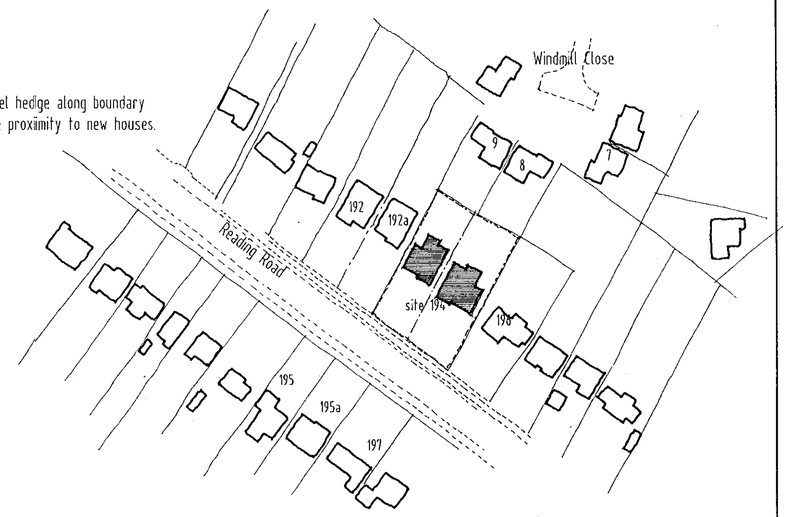
Scale 1:200 1:1250

Date August 2000

Drawing no 194 / W3 Rev. B



Site Plan



Location Plan

REVISIONS

A Plot 1 repositioned and remove second vehicular access. 23 Oct. 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
25 OCT 2000	
COPIES TO:	ACK:
	FILE:

Scheme

Proposed development to erect 2no. detached houses.

Location

194 Reading Road Wokingham.

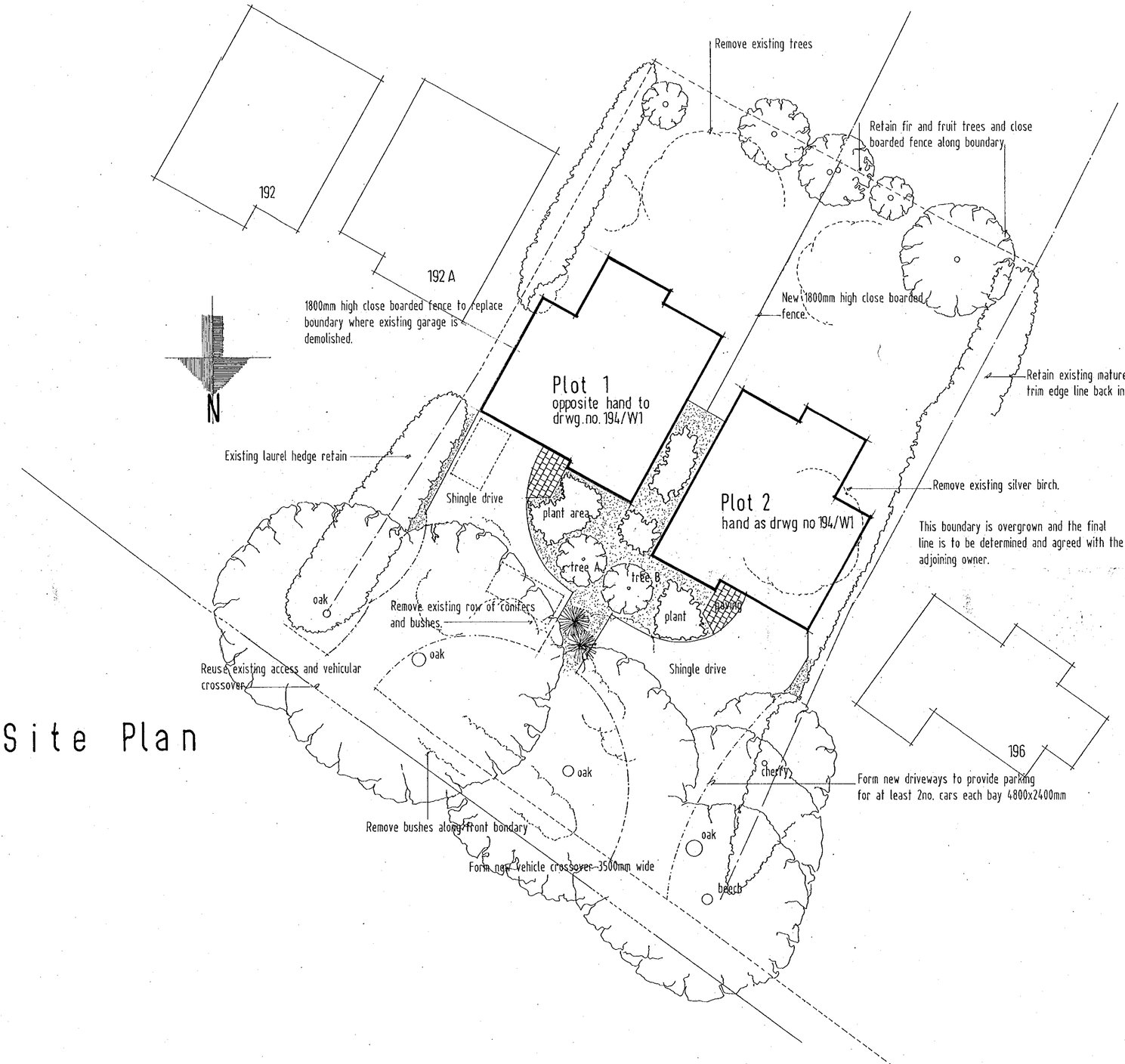
2298

REVISED PLAN SUPERSEDED BY 194/W3 REV B

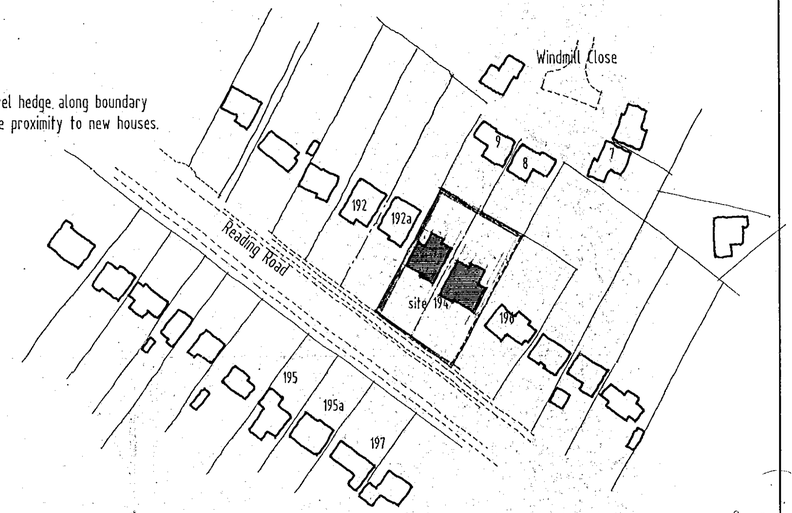
Client

Gilder Reynolds Partnership

Scale	Date	Drawing no.
1:200 1:1250	August 2000	194 / W3 Rev. A



Site Plan



Location Plan

DELEGATED

04.SEP.2000* 2298

COPIES TO: 15 AUG 2000 ACK: FILE:

POL DC APP CS

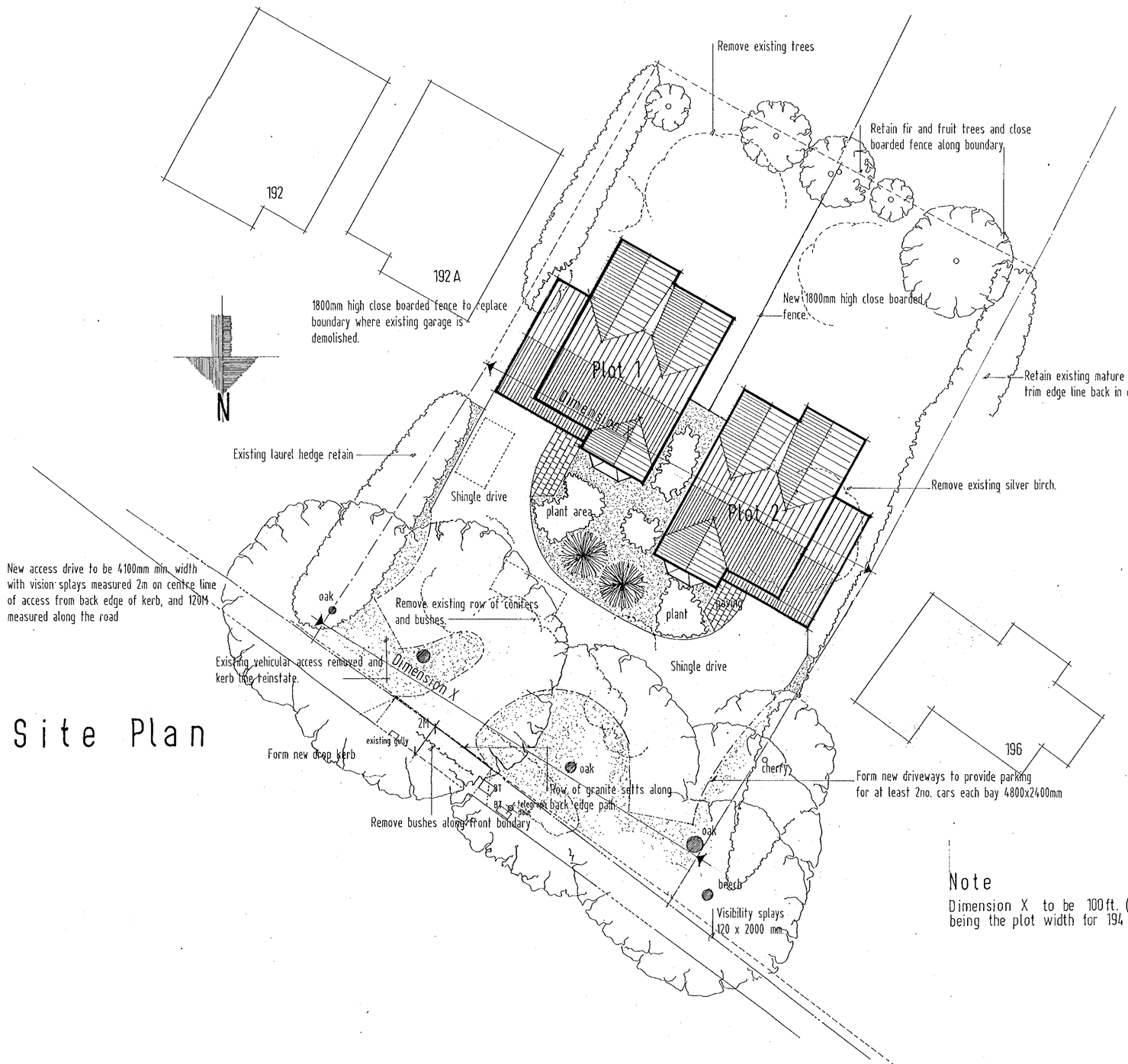
SUPERSEDED By Revision A

Scheme
Proposed development to erect 2no detached houses.

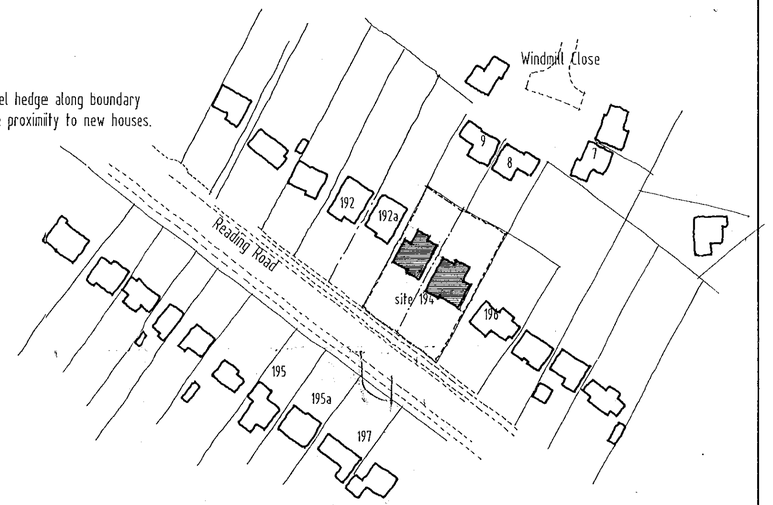
Location
194 Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale	Date	Drawing no.
1:200 1:1250	August 2000	194 / W3



Site Plan



Location Plan

Note

Dimension X to be 100ft. (30480) being the plot width for 194 Reading Rd.

REVISIONS

A	Plot 1 repositioned and remove second vehicular access.	23 Oct. 2000
B	Form new central access driveway, remove existing.	10 Nov. 2000
C	Amend boundary line between 194 and 196 Reading Rd.	5 Jan. 2001

REVISED PLAN

2298

Scheme

Proposed development to erect 2no. detached houses.

Location

194 Reading Road
Wokingham.

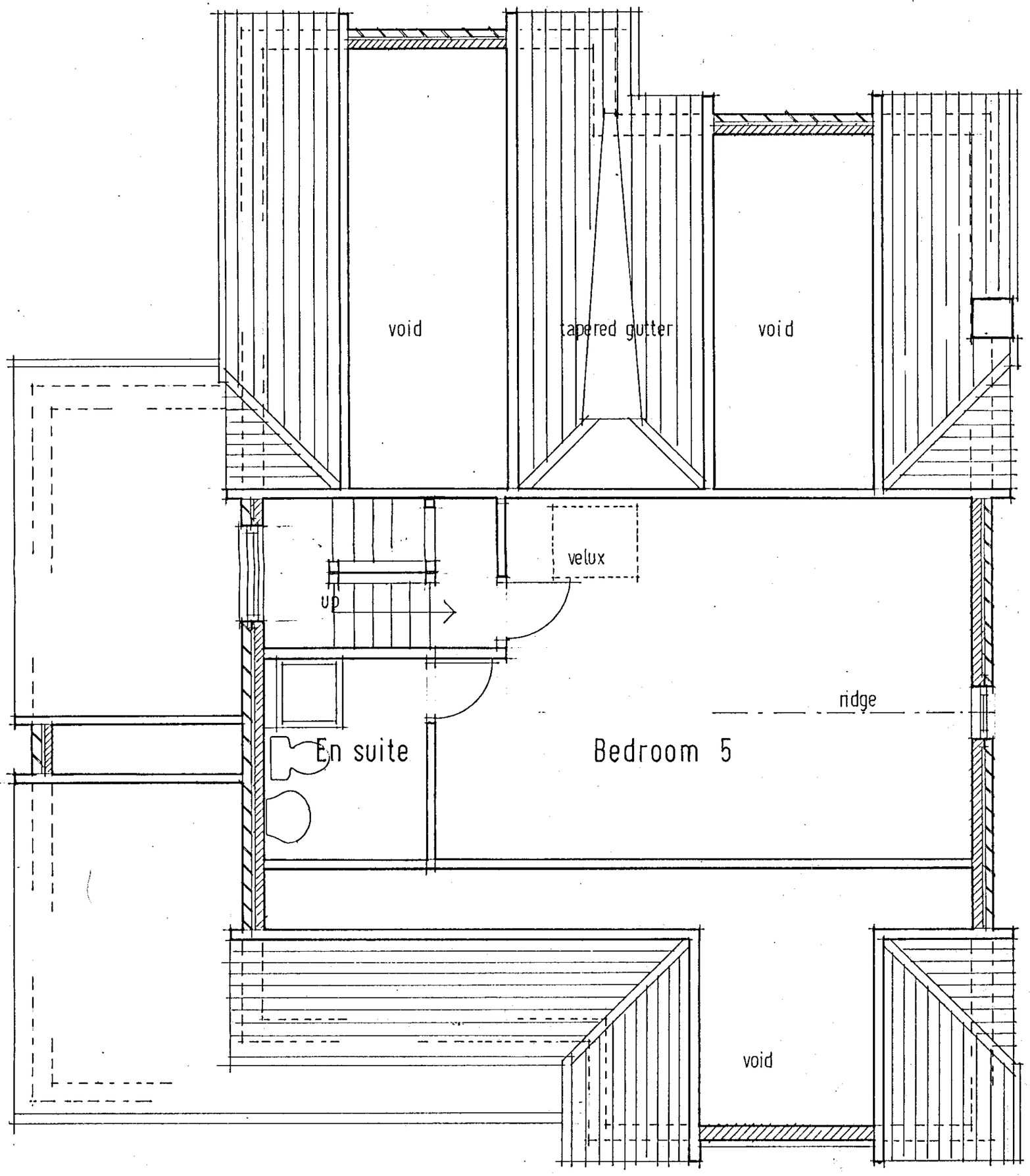
TCAL-A4-X-1

Client

Gilder Reynolds Partnership

Scale	Date	Drawing no.
1:200 1:1250	August 2000	194 / W3 Rev C

SUPERSEDED BY REVISION D



PLOT 1

DELEGATED

Second Floor Plan

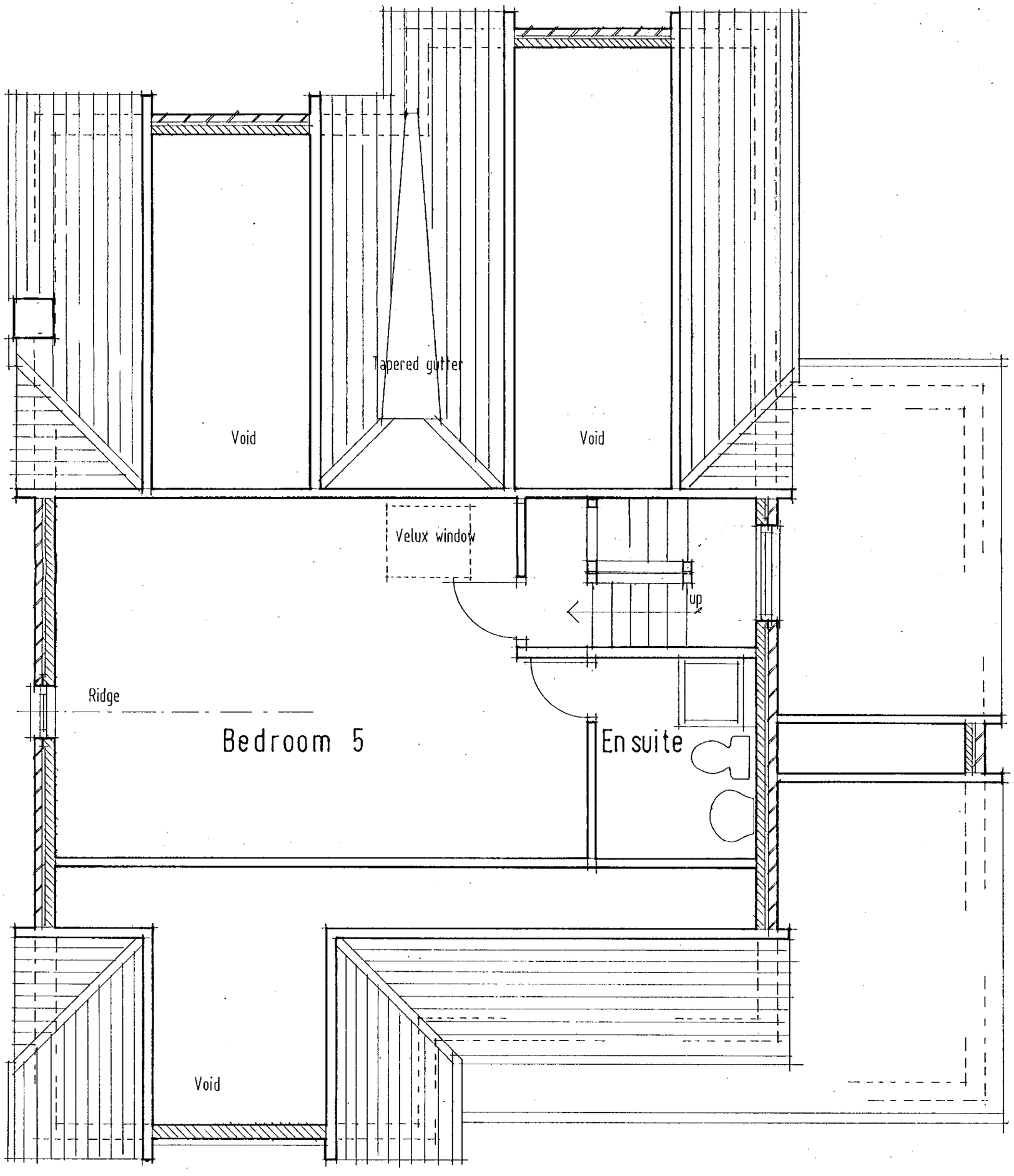
Scheme
Proposed development to erect 2no. houses, plot 1

Location
194 Reading Road
Wokingham.

APPROVED

Client
Gilder Reynolds Partnership

Scale	Date	Drawing no.
1:50	Aug. 00	194/W5



PLOT 2

APPROVED

04. SEP. 2000* 2298

DELEGATED

PLANNING
POL
DC
APP
CS
15 AUG 2000
COPIES TO:
ACK:
FILE:

Scheme

Proposed development to erect 2no detached houses. PLOT 2

194 Reading Road Wokingham.

Client

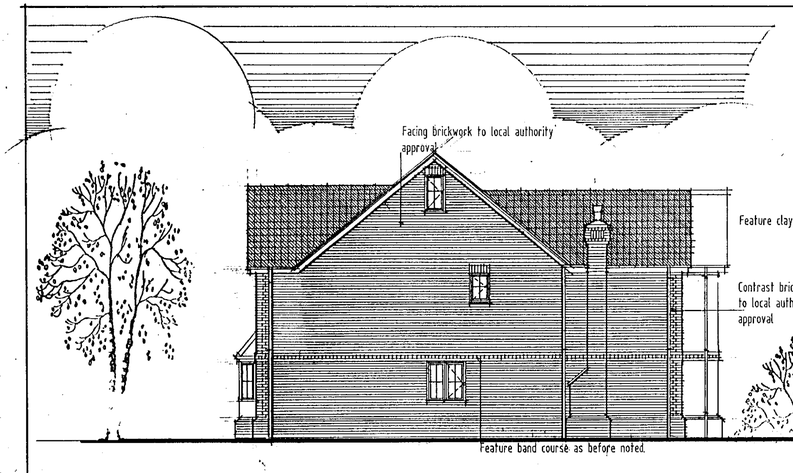
Gilder Reynolds Partnership 5/9/01

Scale: 1:50

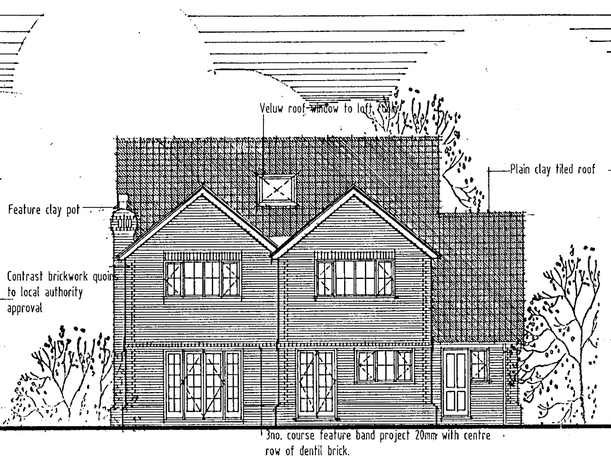
Date: August 2000

Drawing no. 194 / W2.

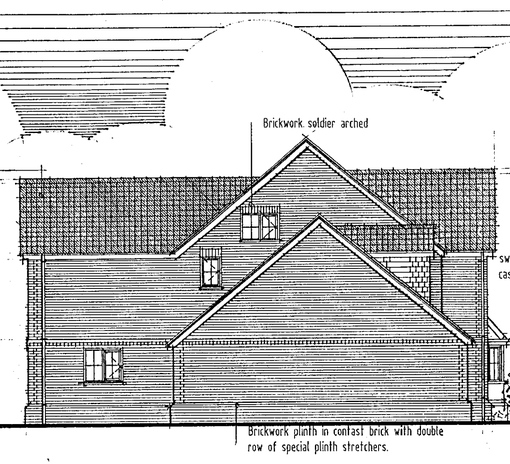
Second Floor Plan



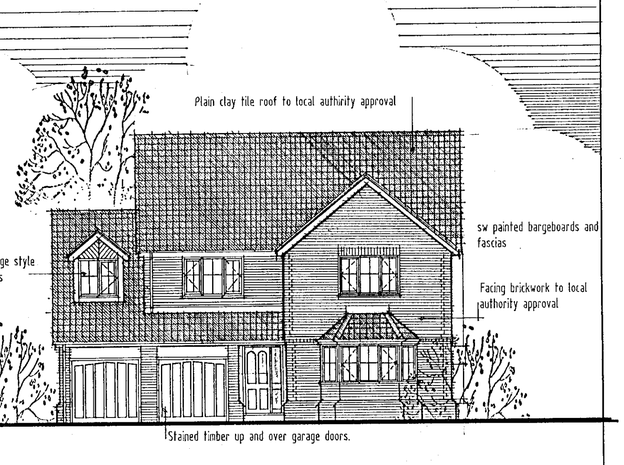
Side Elevation



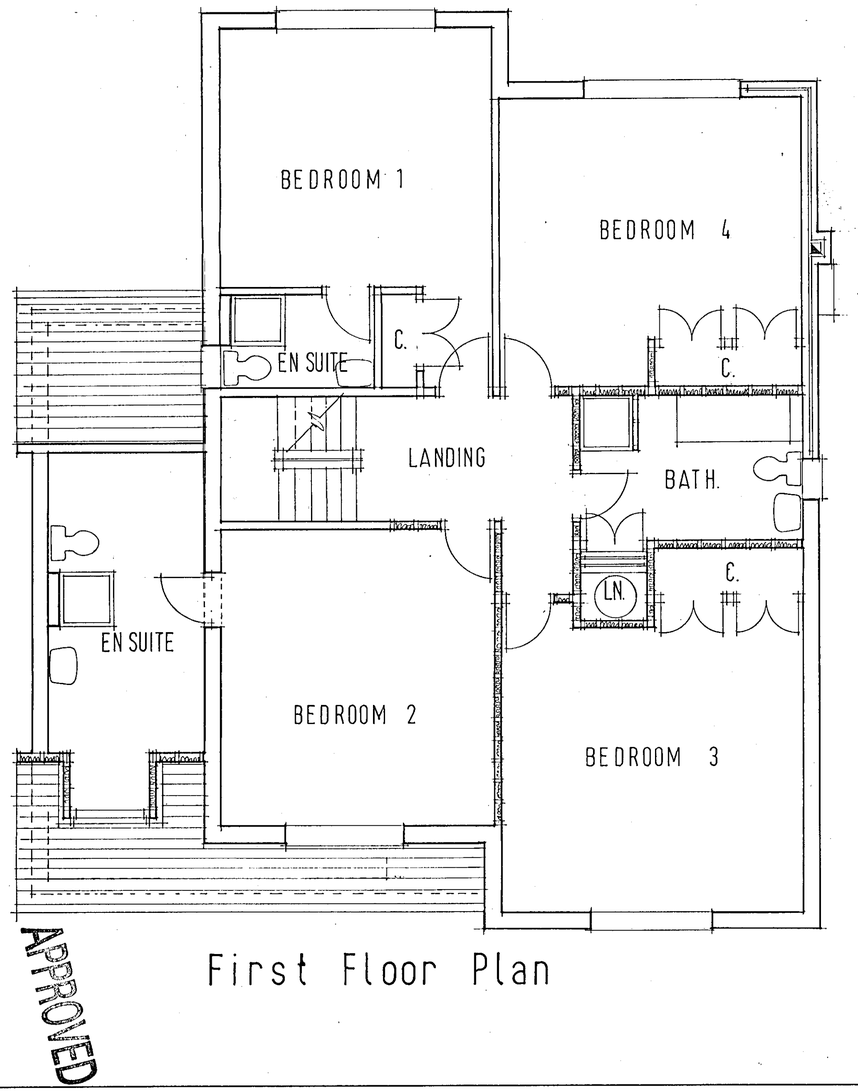
Rear Elevation



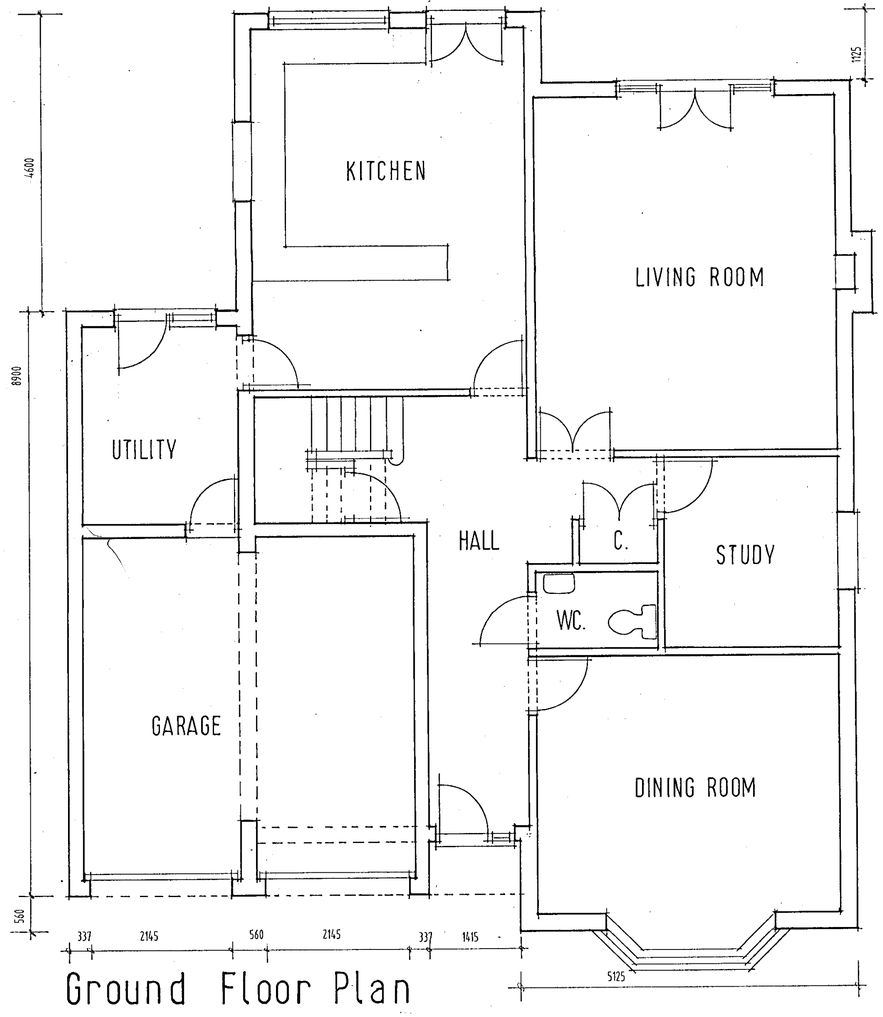
Side Elevation



Front Elevation



First Floor Plan



Ground Floor Plan

PLOT 1

DELEGATED

04.SEP.2000* 2298

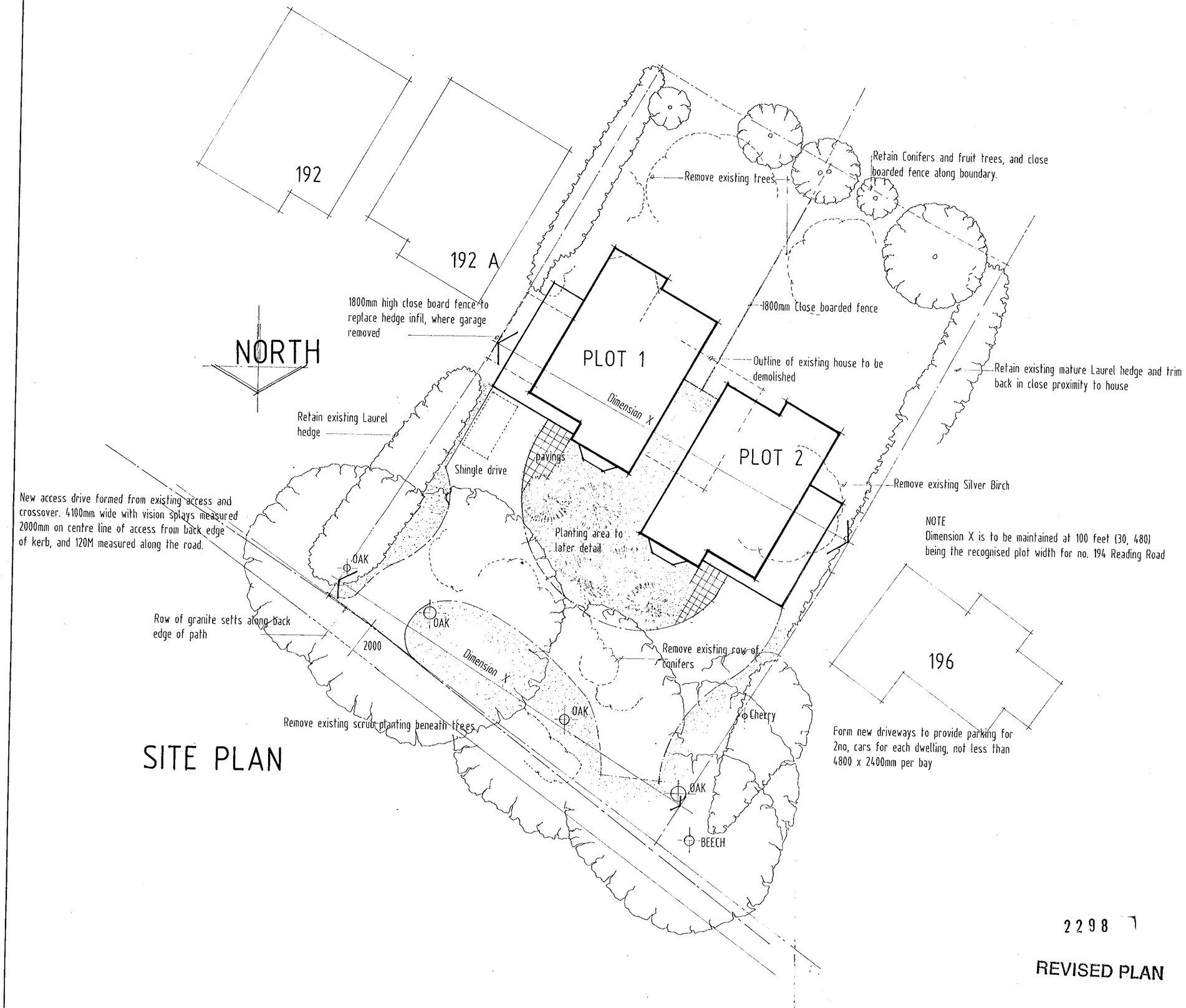
Scheme
Proposed development to erect 2no. houses, plot no. 1

Location
194, Reading Road
Wokingham.

Client
Gilder Reynolds Partnership

Scale	Date	Drawing no.
1:100 1:50	Aug.00	194 / W4

5/9/01



NOTE
Dimension X is to be maintained at 100 feet (30, 480) being the recognised plot width for no. 194 Reading Road

SITE PLAN

REVISIONS
D: Redrawn to adjust plot 1 setting house forward 1500mm and plot 2 by 1000mm forward 21st Feb. 01

2298

REVISED PLAN

Scheme

Proposed development to erect 2no. residential dwellings on land at

194 READING ROAD WOKINGHAM:

Client
Gilder Reynolds Partnership

Scale 1.200

Date Feb. 2001

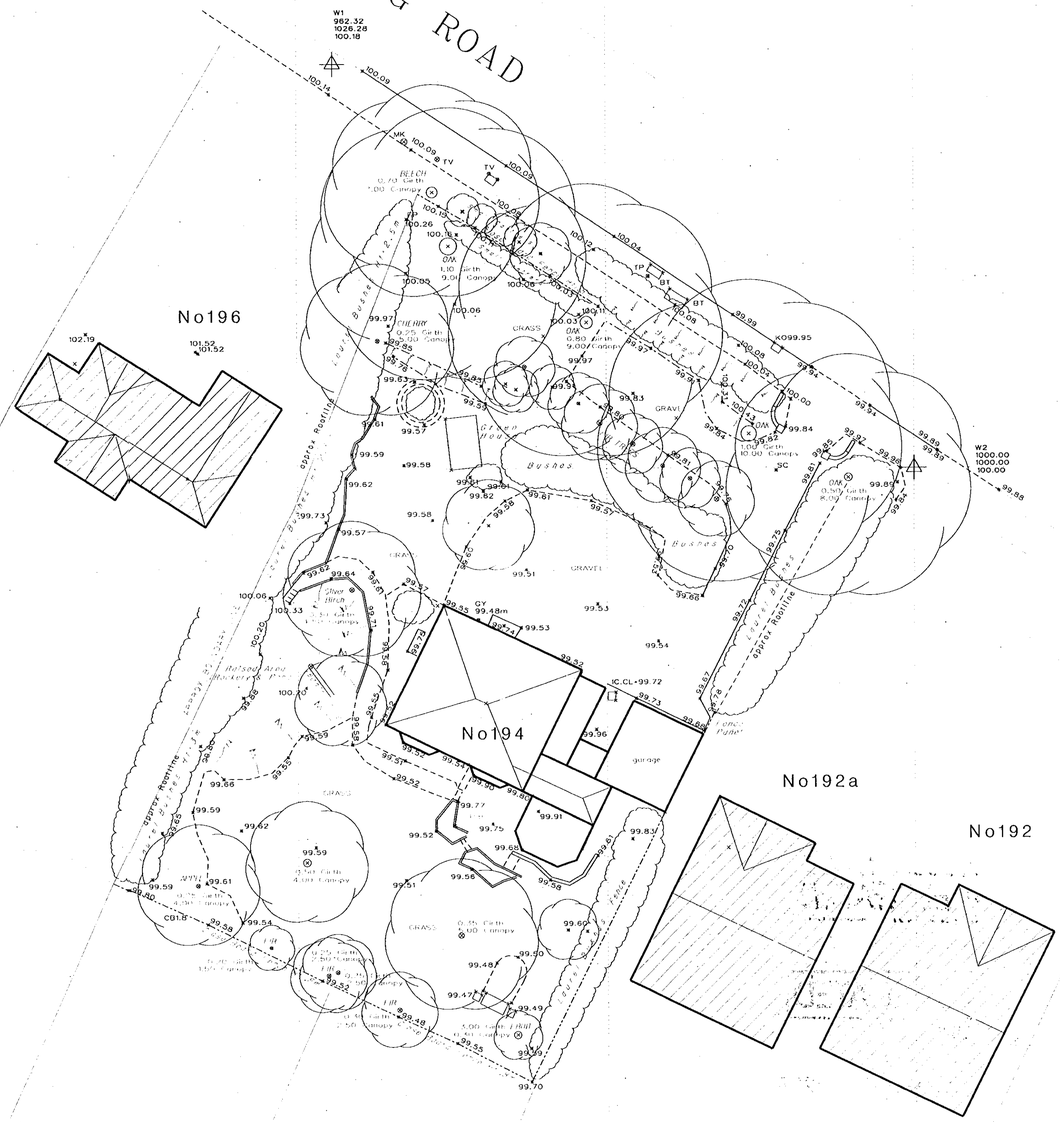
Drawing no. 194/W3 revision D.

APPROVED 9/3/01

920E 940E 960E 980E 1000E 1020E 1040E 1060E

1040N 1020N 1000N 980N 960N

READING ROAD



NOTE: LEVELS AND GRID ARE LOCAL

SURVEY STATION | GATE | BANK | FOLIAGE | HEDGE | OVERHEAD POWER LINE

Legend

BL Bollard	LB Letter Box
BS Bus Stop	LP Lamp Post
BT Telecom Ic	MH Manhole
CL Cover Level	MK Marker
DR Drain	MP Mile Post
DP Down Pipe	MS Mile stone
EP Electricity Pole	P Post
EB Electricity Box	PB Pillar Box
FH Fire Hydrant	RE Rodding Eye
FP Fence Post	RP Reflector Post
FS Flag Staff	RS Road Sign
FW Foul Water	SC Stop Cock
GY Gulley	SP Sign Post
GV Gas Valve	SV Stop Valve
H Height	SW Storm Water
IC Inspection Cover	TL Traffic Light
IL Invert Level	TP Telegraph Pole
KB Kerb	UTL Unable to Lift
KO Kerb Outlet	VP Vent Pipe
	WM Water Main
	WO Wash Out

Fence Details

BW Barbed Wire	Pal Paling
CB Close Boarded	PW Post & Wire
CI Corrugated Iron	PWM Post & Wire Mesh
CP Chestnut Paling	PR Post & Rail
IR Iron Railings	CL Chain Link
IW Interwoven	

Brunel Surveys Ltd.
Land Surveyors, Computer Aided Design & Graphics
Station Yard, Station Road, Shrivenham,
Near Swindon, Wilts. SN6 8JL
Telephone (01793) 784700 Fax (01793) 784664

Client

GILDER REYNOLDS
PARTNERSHIP
WHEATLANDS
LINES ROAD
HURST
WOKINGHAM

Job Title

Topographical Survey
194 Reading Road
Wokingham

APPROVED

Scale 1 to 200

Date JULY 2000 | Surveyed by PJA/JA

Drg. No. 2174/200/01

DELEGATED

04.SEP.2000* 2298

PLOT	HOUSE TYPE	MAIN BRICK	FEATURE BRICK	DORMERS	ROOF TILES	TILE HANGING	RENDERED	NOTES
1	4 BED	B	A	Tile Hanging	Plain concrete Tiles	NO	YES	Rendered Front Gable
2	4 BED	B	A	Tile Hanging	Plain concrete Tiles	YES	NO	Tile Hanging to Front Gable

READING ROAD

No196

No192a

No192

HOUSES FROM O.S.

HOUSES FROM O.S.

PLOT 1

PLOT 2

FFL 99.75

FFL 99.85

RIDGE LEVEL=102.12

EAVE LEVEL=104.97

RIDGE LEVEL=106.94

RIDGE LEVEL=106.92

EAVE LEVEL=105.19

EAVE LEVEL=105.19

SHARE DRIVE

GRAVEL

tarmac

GRASS

SOAKAWAY

EXISTING MANHOLE

2.0m BY 120m VISIBILITY SPLAYS

TO EXISTING

Remove Existing Trees

Remove Existing Rest of Small Conifers

Retain & Protect Fence Post Only

Close Board Fence Ht.1.8m

Close Board Fence Ht.1.8m

Close Board Fence Ht.1.8m

Fence

Fence Panel

Laurel Bushes Ht.2.5m

approx Rootline

APPROX BOUNDARY LINE

BEECH

OAK 0.80 Girth 9.00 Canopy

CHERRY 0.25 Girth 9.00 Canopy

APPLE 0.25 Girth 4.00 Canopy

FIR 0.20 Girth 1.50 Canopy

FIR 0.25 Girth 2.50 Canopy

FIR 0.30 Girth 2.50 Canopy

FRUIT

PRIVET HEDGE

W1 962.32 1026.28 100.18

W2 1000.00 1000.00 100.00

I.L. 98.80

I.L. 99.05

I.L. 99.05

R.E. 100.37

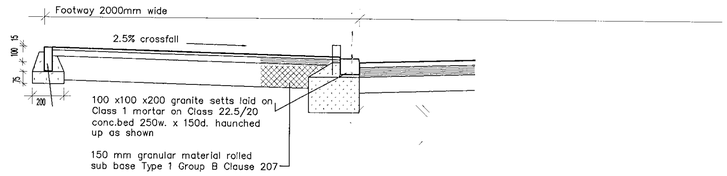
R.E. 99.72

CB1.8

CB2.4

KD99.95

DETAIL AT ACCESS



Proposed Shrubs

Proposed New Trees

Removed Trees

Existing Trees

GRASS Area to be grass seeded Use British Seed House,grade A amenity mixture 1995 A22,sowing rate 30g/m

PERFORMANCE SPECIFICATION

EXISTING FEATURES

-All construction works/tree protection to be in accordance with 'BS 5837 – 1991 code of practice for trees in relation to construction'.
-All retained/transplanted trees to be protected with Local planning authority(LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable insitu topsoil immediately after recording.
-All tree surgery to be undertaken by a fully insured arboriculturalist approved by the local planning authority.
-The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
-All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
-No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
-The quality of all landscape work will comply with BS 4428, 1989 specifications. 'General landscape operations'.

NEW WORKS

-The final layout is subject to agreed setting out variations and client design changes.
-All landscape areas to be excavated to a minimum 600mm depth, cleared of all hard break out, obstructions,weeds etc. and backfilled with subsoil that is well drained and generally free from stones over 50mm dicmeter.
-Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in treepits.
-Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
-Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
-Where grass cutting is impractical 50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
-All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.

-All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
-All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
-All beds to incorporate appropriate slow release fertiliser to aid plant establishment.

PROTECTION OF EXISTING TREES

ALL EXISTING TREES RETAINED TO BE PROTECTED BY 1.0 m HIGH CHESTNUT FENCE SUPPORTED BY SCAFFOLD TO COINCIDE WITH CROWN OF THE TREE AND BE WITH ACCORDANCE WITH BS 5837.
ANY EXISTING TREE WHICH BECOMES NON RETAINABLE DUE TO LEVELS ETC. SHOULD BE REPLACED WITH SAME SPECIES FROM ADVANCED NURSERY STOCK.

2298 A

CRTHAS TO COMPLY WITH CONDITIONS

letter	date	revision
C	06/07/2001	PLOT NOS. ADDED,-DRAINAGE CORRECTED DETAILS OF ACCESS TO SITE SHOWN AND LANDSCAPE INFORMATION ADDED
B	13/06/2001	DRAINAGE INFO. ADDED
A	11/06/2001	DWG RENUMBERED

job TWO NEW HOUSES
194, Reading Road
WOKINGHAM

client Luff Homes Ltd

drawing SITE PLAN
G.A.

scale 1:200
date may 2001
sheet size A1

1588/1C

(0118) 9669669
101 LONDON ROAD READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES