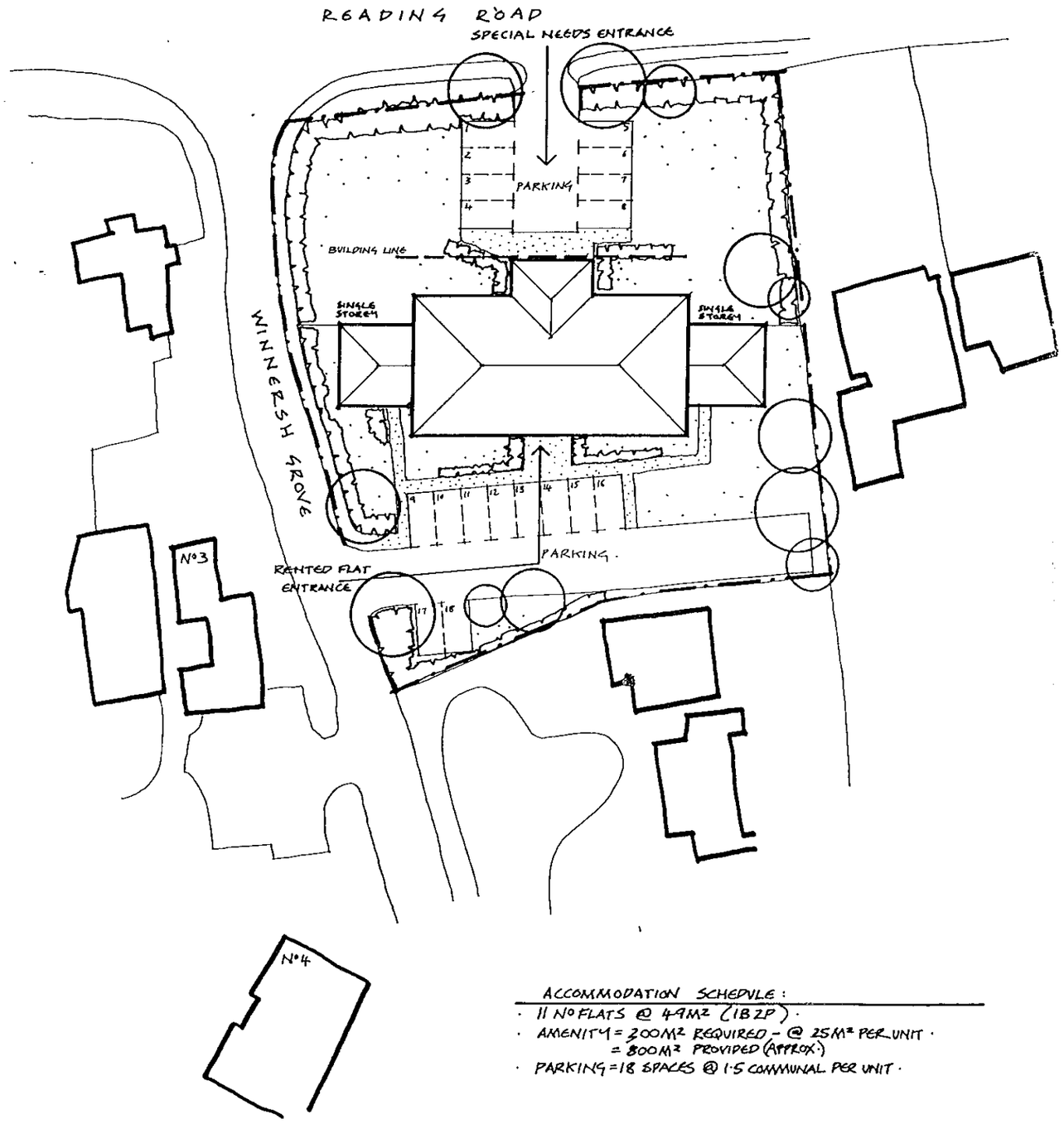
11 Nº FLATS (49M² ±) + SLEEP-OVER FLAT/OFFICE (20M² ±)
SEPARATE ENTRANCE & PARKING BETWEEN GRD + FIRST FLOORS.



ACCOMMODATION SCHEDULE :

- 11 Nº FLATS @ 49M² (1B2P).
- AMENITY = 200M² REQUIRED - @ 25M² PER UNIT.
  = 800M² PROVIDED (APPROX.)
- PARKING = 18 SPACES @ 1·5 COMMUNAL PER UNIT.

N.

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

PROJECT
ST JOHN AMBULANCE STAT. WINNERSH.

DRAWING
SITE PLAN.

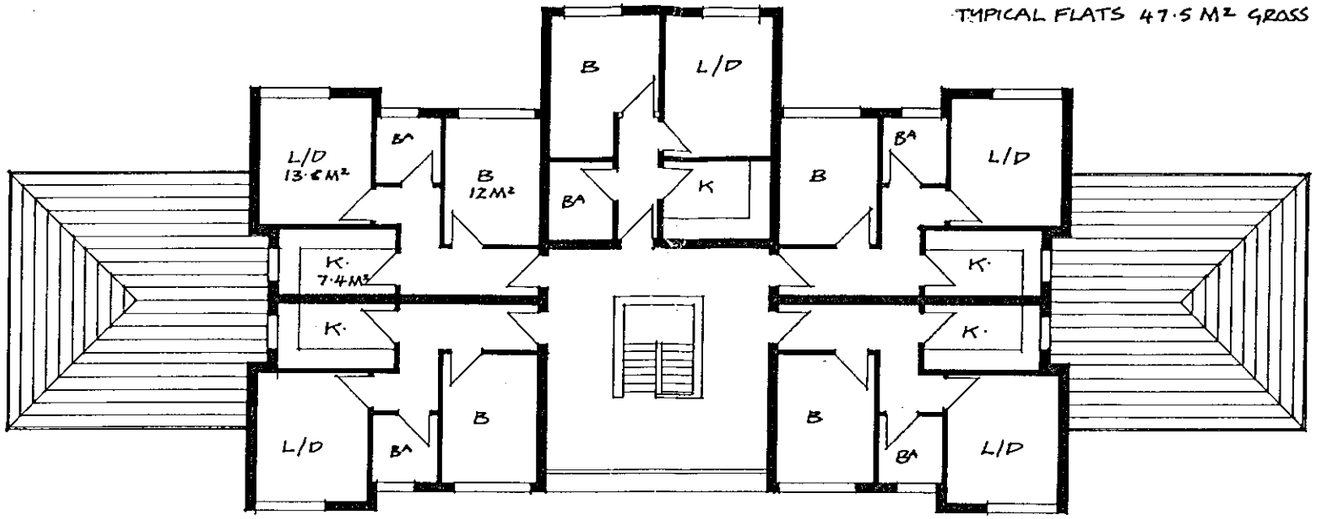
SCALE	DATE	DRG NO	REV
1:500	9·11·98	2423-503.	

CHURCHILL·HUI
Architects and Building Surveyors
12 STATION ROAD LONDON W7 3JE
TEL: 0181 579 8965 FAX: 0181 579 8276

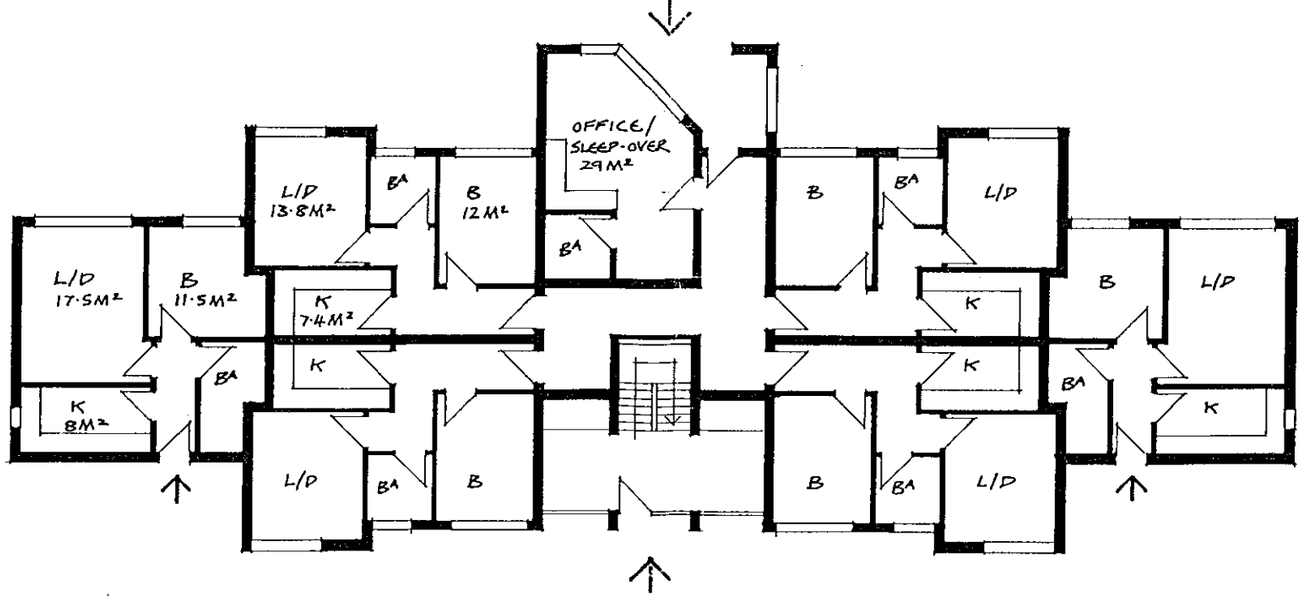
AZOGRAPHICS 692

FRONT FLAT 49 M² GROSS AREA.

TYPICAL FLATS 47·5 M² GROSS AREA.



GROUND FLOOR FLATS ENTRANCE.
(SPECIAL NEEDS ENTRANCE).



FIRST FLOOR FLATS ENTRANCE.
(RENTED FLATS ENTRANCE).

SINGLE STOREY END FLATS 49·9 M² GROSS AREA.

0 10 20 30 40 50 60 70 80 90 100
0 2 3

PROJECT
ST JOHN AMBULANCE ST. WINNERSH.

DRAWING
GROUND & FIRST FLOOR PLANS.
11 N° FLATS + OFFICE/SLEEP-OVER.

SCALE	DATE	DRG NO	REV
1:200	9.11.98	2423 - S04.	

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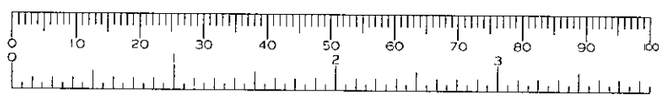
AZOGRAPHICS 692





PROJECT
ST JOHN AMBULANCE ST. WINNERSH.

DRAWING
SKETCH ELEVATION.

SCALE	DATE	DRG NO	REV
1:200	9.11.98	Z423 - 505.	

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AZOGRAPHICS 692



SCALE: 1 : 1250	LP MAINS
USER ID: it019	MP MAINS
DATE: 28/01/2000	IP MAINS
NRSWA RESPONSE	LHP MAINS
GRID REFERENCE : 478425, 170293	NHP MAINS
	MAINS TO BE ABANDONED

Some examples of Plant Items:
Valve, Depth of Cover, Syphon, Diameter Change, Material Change

This plan shows only those pipes owned by BG plc, operating as Transco, in its role as a Licensed Public Gas Transporter (PGT). Gas pipes owned by other PGTs and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by BG plc, its agents or servants for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

0 10 20 30 40 50 60 70 80 90 100
0 2 3

DIGITAL MAPPING

Transco

Chandlers Ford

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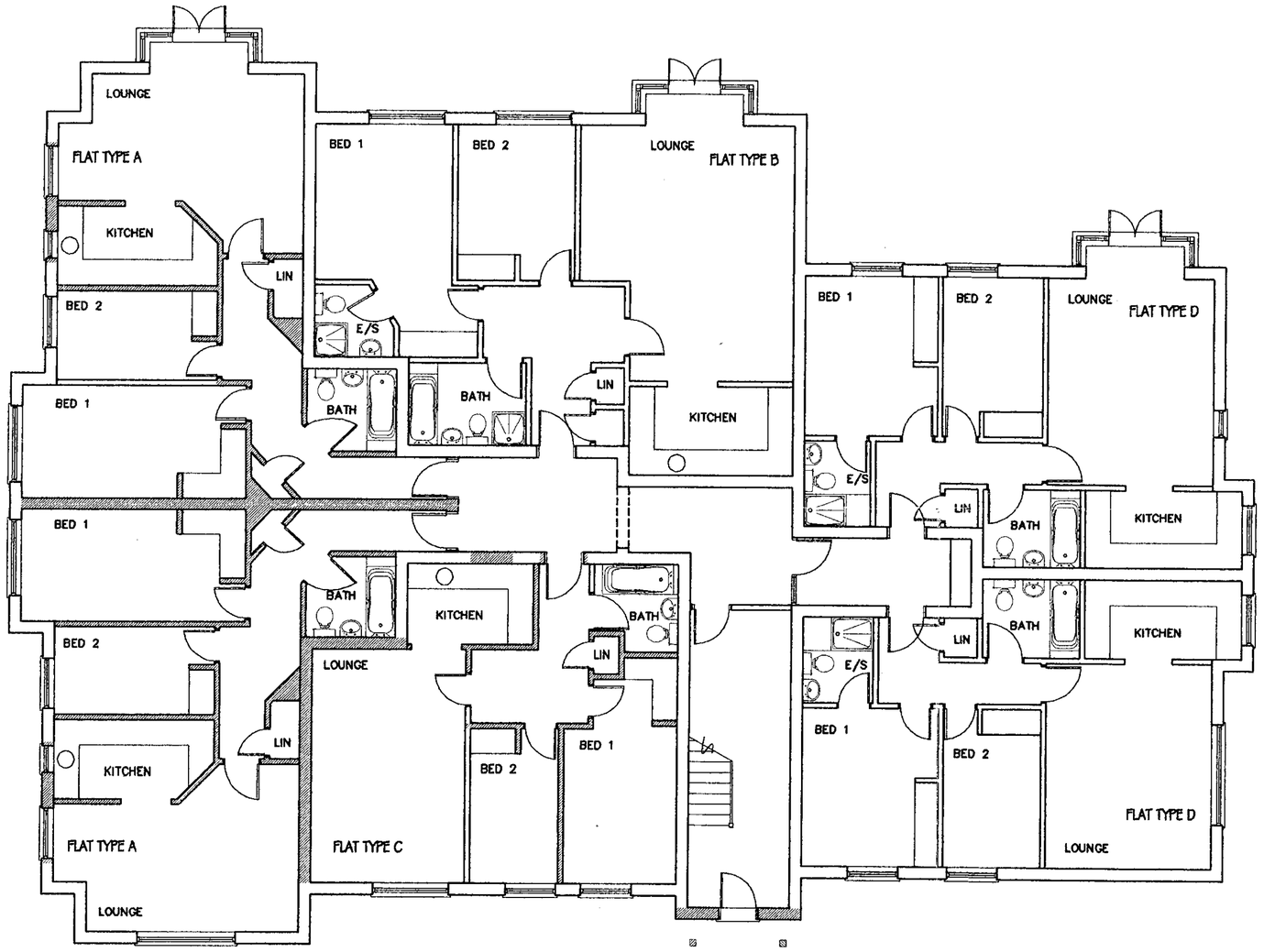
Revision	Date	By



GROUND FLOOR PLAN

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
GROUND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	SB
Project No	**Drawing No**	**Revision**
9481	P/52	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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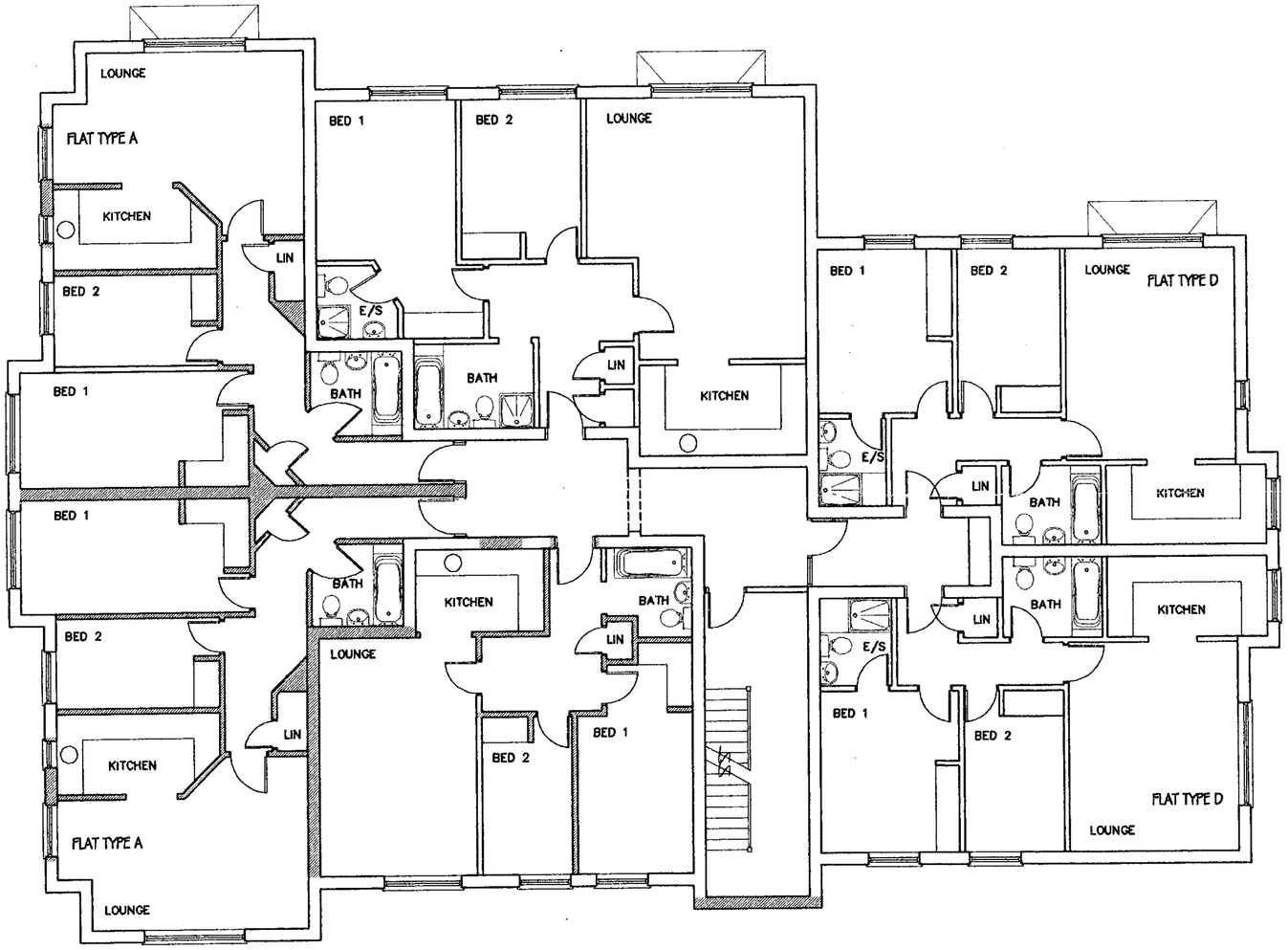
Tel: 0118 943 0000 Fax: 0118 943 0001

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Revision	Date	By



1ST FLOOR PLAN

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
FIRST FLOOR PLAN

APPROVED

Date	Scale	Drawn by
3.12.99	1:100	SB
Project No	**Drawing No**	**Revision**
9481	P/53	-

05 DEC 2000 * 0290

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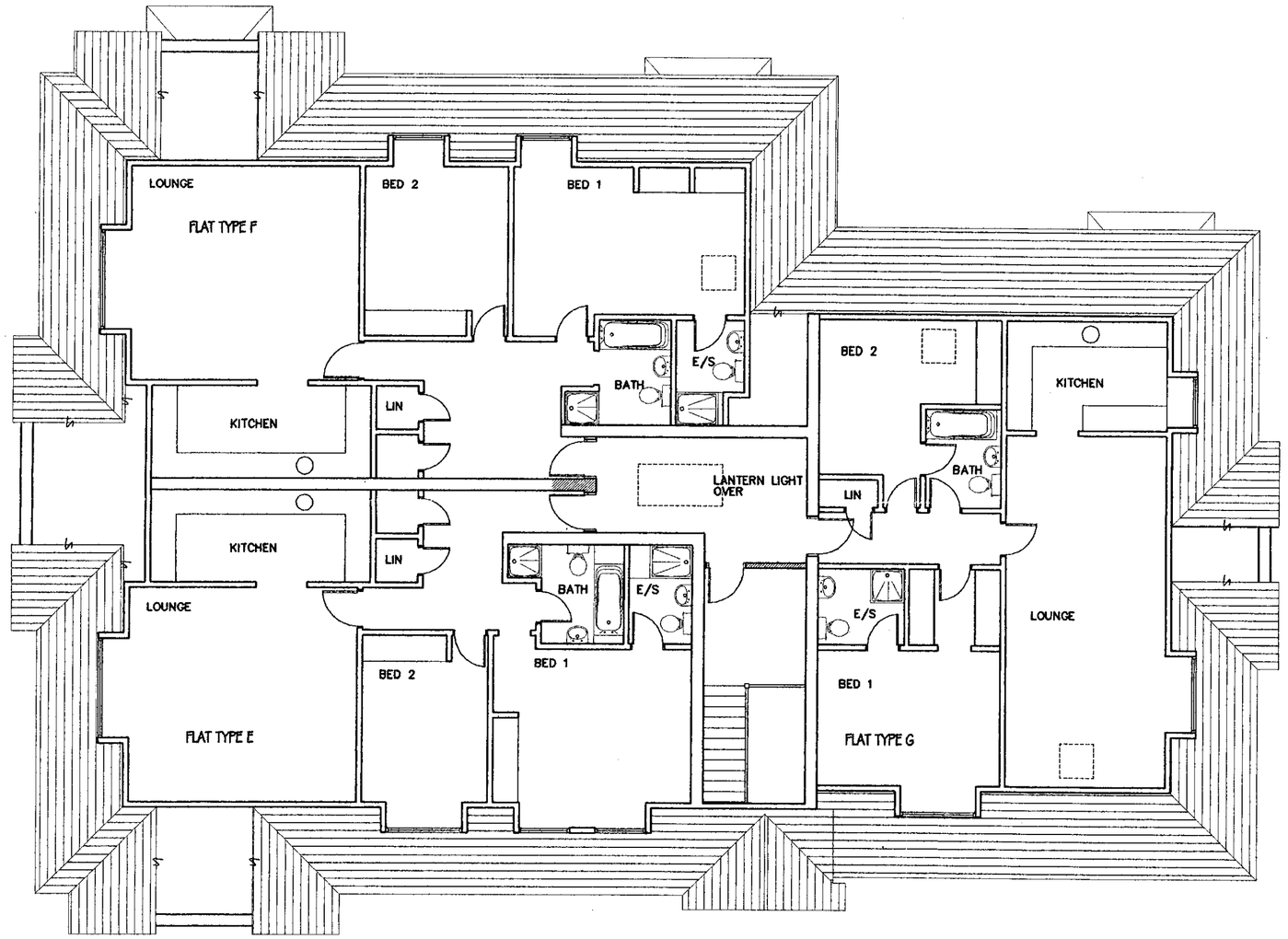
9 9/1/00

Revision	Date	By



2ND FLOOR PLAN / ATTIC

05 DEC 2000* 0250

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

APPROVED

Drawing Title
SECOND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	SB
Project No	Drawing No	Revision
9481	P/54	-

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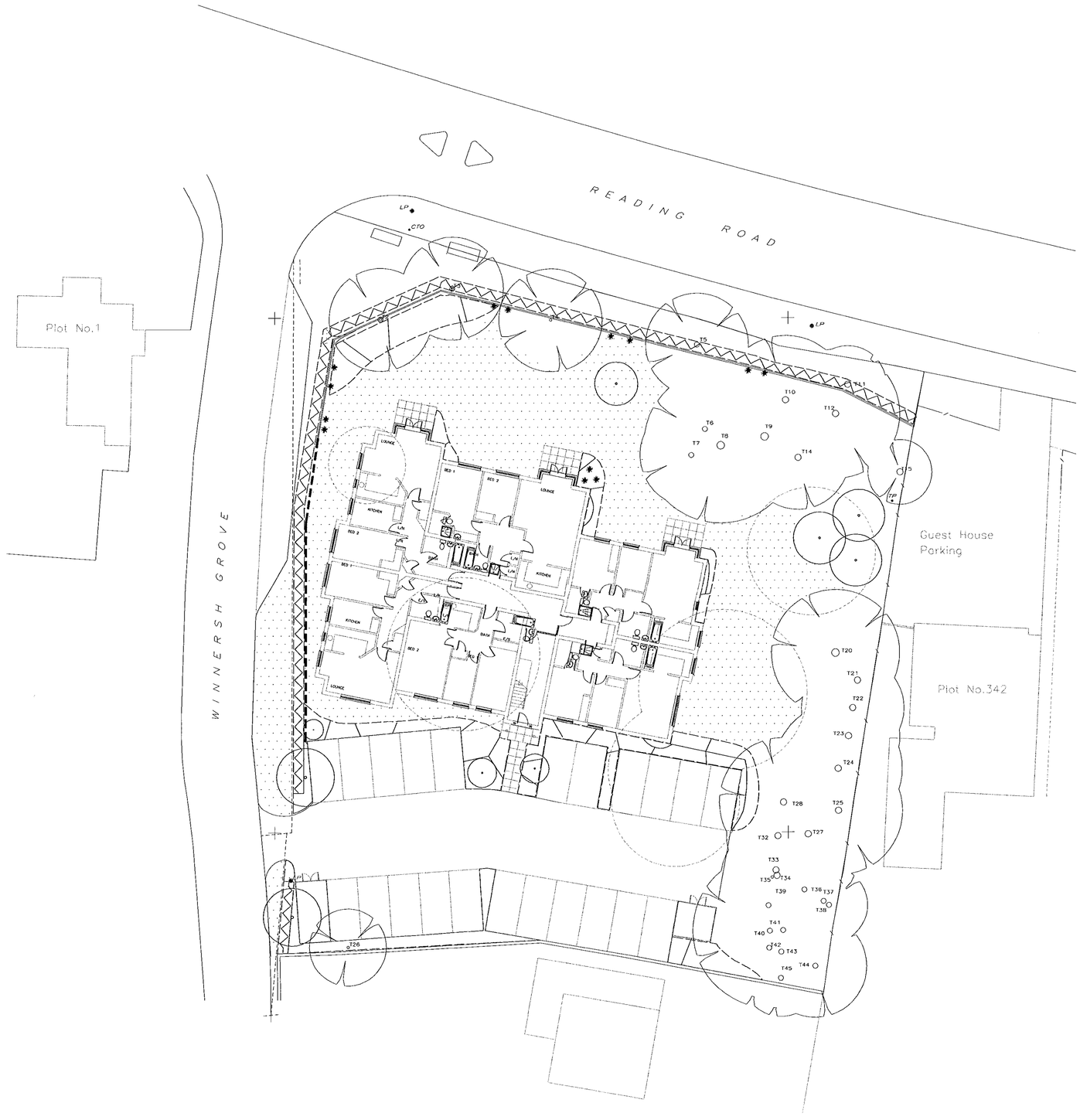
Revision	Date	By
A Bins and cycle stores added, landscape revised	15/05/2000	KAP



PLANTING SCHEDULE

TREES

Abbr.	Species	Girth	Form
CP	Crataegus prunifolia	8-10cm	Standard
SH	Sorbus hupehensis	12-14cm	Heavy Standard

SHRUBS

Abbr.	Species	Container Size	Overall height/spread (cm)	Centers(mm)
Ab gr	Abelia x grandiflora	3L	30 - 40	600
Am la	Amelanchier x lamarckii	10L	80 - 100	-
Au jv	Aucuba japonica 'Variegata'	3L	30 - 40	750
Ce tr	Ceanothus thyrsiflorus repens	3L	40 - 60	600
Co cb	Cotoneaster conspicuus 'Decorus'	3L	30 - 40	600
Ga el	Garrya elliptica 'James Roof'	5L	40 - 60	500
He mb	Hebe 'Midsummer Beauty'	3L	30 - 40	600
Il gq	Ilex aquifolium 'Golden Queen'	5L	60 - 80	900
Ma ap	Mahonia aquifolium 'Apollo'	3L	30 - 40	600
Ma ws	Mahonia x media 'Winter Sun'	10L	60 - 80	750
Os bu	Osmanthus x burkwoodii	3L	30 - 40	750
Sa hd	Sarococca hookeriana digyna	3L	20 - 30	450
Sp ns	Spiraea nipponica 'Snowmound'	3L	30 - 40	600
We fp	Weigela florida 'Follis Purpureis'	3L	30 - 40	600

CLIMBERS

Abbr.	Species	Container Size	Centers (mm)
He gh	Hedra helix 'Gold Heart'	2L	1200
Lo jh	Lonicera japonica 'Halliana'	2L	1200
Pa tv	Parthenocissus tricuspidata 'veitchii'	2L	1200

HEDGE

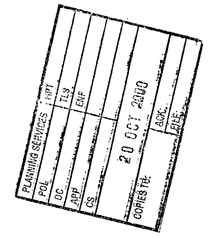
Abbr.	Species	Size	Centers (mm)
Ca be	Carpinus betulus	T1 + 1 60-80cm	5/m

PLANTING NOTES

1. Plant materials to conform to the National Plant Specification. All plants to originate within the UK where possible .
Planting operations to be in accordance with BS 4428 :1989.
2. Topsoil to be fertile medium loam, free of perennial weeds, weed seeds and contamination, with maximum 20% stone content, maximum size 50mm in any direction. Imported topsoil to be from an approved source.
3. Heavy standard trees to be planted in pits 1000 x 1000 x 600mm deep. Backfilled with topsoil, mixed with 80L of peat free organic tree planting compost and 200g "Enmag" slow release fertiliser, supported by 1 no. 100mm x 1800mm stake and 1 no. adjustable tree tie.
4. Standard trees to be planted in pits 900 x 900 x 600mm deep, backfilled with topsoil mixed with 40L of peat-free organic tree planting compost and 200g "Enmag" slow release fertiliser, supported by 1no. 75mm x 1800mm stake and 1 no. adjustable tree tie.
5. Shrub areas to have a minimum depth of 300mm topsoil over 150mm broken up ground, with all stones over 50mm removed. Shrubs to be planted in pits 150mm wider and deeper than root spread, and backfilled with topsoil mixed with 50g "Enmag" slow release fertiliser.
6. Shrub beds to be mulched with 10-65mm grade, matured coniferous bark mulch to a depth of 75mm after all planting and watering operations. Mulch source and sample to be approved.
7. Grass areas to have a minimum depth of 150mm topsoil brought to a fine tilth with all stones over 50mm, in any direction removed. Areas should be uniformly firmed.
-Grass seed mix to be Johnsons J22, sown at a rate of 25g/msq in equal sowing in transverse directions.
-Turf to be good quality lawn turves, to conform to BS 3936: 1990 and turfing operations to be in accordance with BS 4428: 1989.
8. Self-clinging climbers to be removed from canes with sterns pegged at base of wall with bent wire pins. Twinning varieties to be attached to supports.
9. Hedgerows to be planted in two rows 300mm apart, with plants at staggered centres.
10. Existing trees and shrubs to be retained are to be protected by chestnut pale or similar fencing to BS 5837: 1991, erected prior to construction, and maintained during building operations.
11. Tree surgery is to be carried out by an approved contractor in accordance with BS 3998: 1989 and with the prior permission of the Local Authority.
Existing trees are to have major deadwood and broken branches removed.

LEGEND

- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED HEDGE
- PROPOSED SHRUB PLANTING
- PROPOSED GRASS
- PROPOSED CLIMBERS





Project
FLATS AT WINNERSH GROVE
READING ROAD, WOKINGHAM

Drawing Title
LANDSCAPE LAYOUT

Date	Scale	Drawn by
12.04.2000	1:200 @ A1	ML
Project No	**Drawing No**	**Revision**
9481	L2	A



Barton Willmore
Environmental
Environmental Consultants Landscape Architects

Barton Willmore Environmental
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e-mail: environmental@reading.bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Prepared with / without the benefit of a site survey.

Revision	Date	By
A GENERAL AMENDMENTS	6.4.00	RB



ELEVATION ONTO READING ROAD



ELEVATION ONTO WINNERSH GROVE



ENTRANCE ELEVATION



SIDE ELEVATION

PLANNING
POL
DC
APP
CS
10 APR 2000
COPIES TO:
FILE

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
ELEVATIONS

Date	Scale	Drawn by
3.12.99	1:100	RWB
Project No	**Drawing No**	**Revision**
9481	P/55	A

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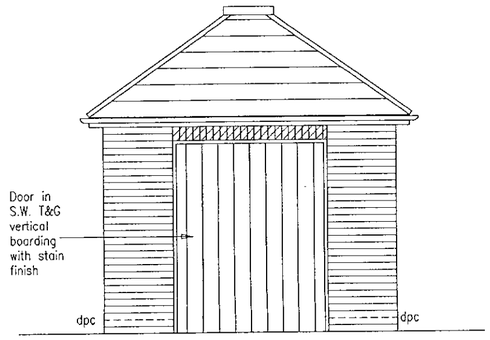
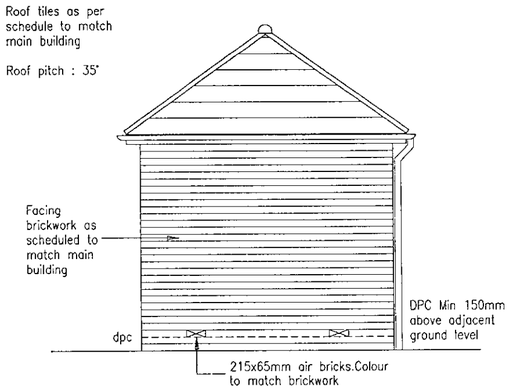
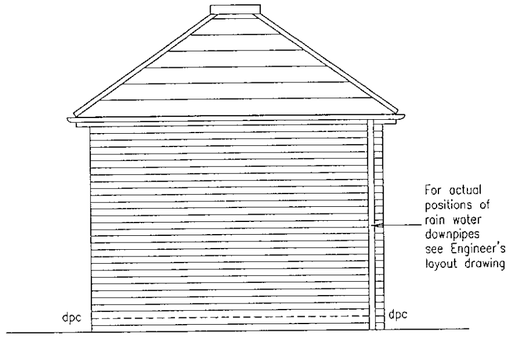


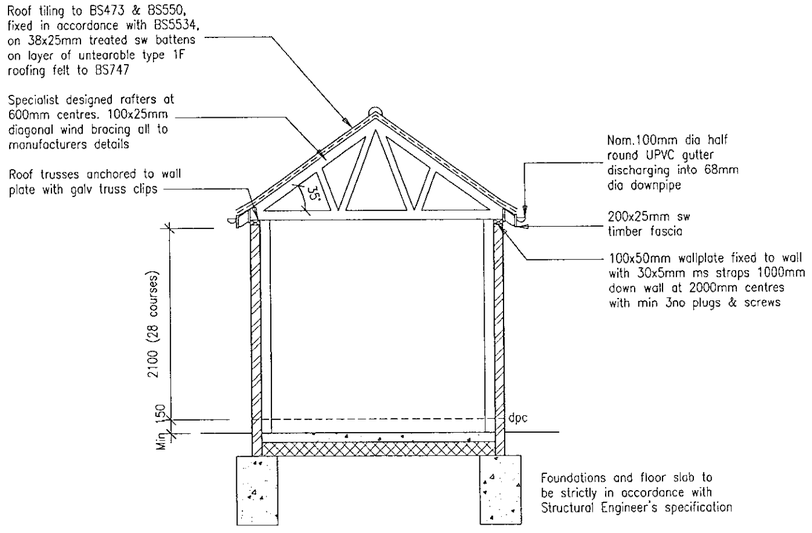
FRONT ELEVATION



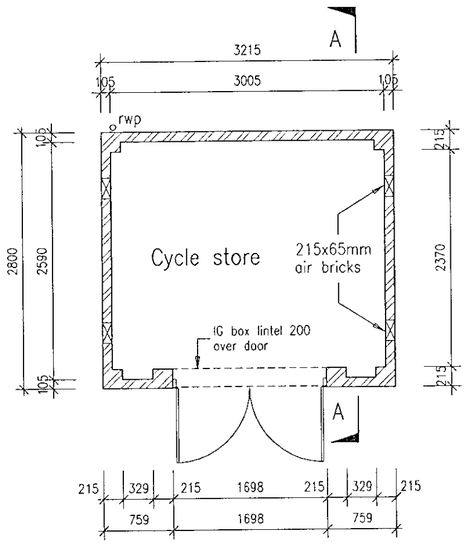
END ELEVATION



REAR ELEVATION



SECTION A – A



PLAN

DO NOT SCALE from this drawing

Contractors must verify all dimensions at the site before setting out, commencing work, or making any shop drawings.

No.	Revision	Date	Initial

10 MAY 2000

Project

FLATS AT WINNERSH GROVE READING ROAD,WOKINGHAM

Drawing Title

CYCLE STORE

Date	Scale	Drawn by
04.05.00	1:50	SB

Project No	Drawing No	Revision
9481	15	

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Environmental Consultants Project Services

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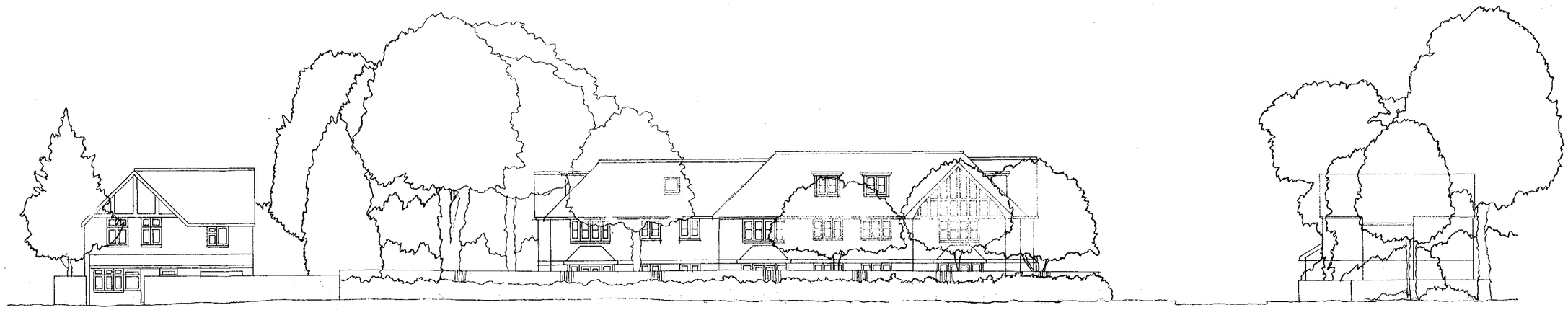
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: architects@reading.bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Prepared with / without the benefit of a site survey.

Revision	Date	By
A Amended East wing.	20/10/99	TJ



13 DEC 2000

WINNERSH GROVE
READING ROAD
WOKINGHAM

STREET ELEVATION

9481/P/06 A

1 : 200

Date 23/07/99

Drawn by TJ

APPROVED



bwp
Chartered Architects
Town Planners and
Environmental Consultants.

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Reading, RG31 7BW. Tel: 0118 9425577.
Associated offices at London, Tonbridge, Cambridge, Bristol, Leeds, Perth.

INSPECTION CHAMBER SCHEDULE			
DEPTH TO CHAMBER INVERT	RECTANGULAR CHAMBER	CIRCULAR CHAMBER	CHAMBER MATERIAL
0-0.6m	-	190 mm ϕ	G.R.P CHAMBER
0.6-0.9m	450x450 mm	450 mm ϕ	G.R.P CHAMBER
0.9-1.5m	1200x750 mm	1050 mm ϕ	PRECAST CONCRETE
1.5-2.7m	1200x750 mm	1200 mm ϕ	PRECAST CONCRETE
OVER 2.7m	1200x840 mm	1200 mm ϕ	PRECAST CONCRETE

NOTES:

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVENT ARCHITECTS, ENGINEERS AND SPECIALIST MANUFACTURERS DRAWINGS.

SETTING OUT

ALL LEVELS ARE TO ORDNANCE DATUM

DRAINAGE

NEW SPUR CONNECTIONS IN TO EXISTING SEWERS ARE TO BE SECURED WITH 'BAND SEAL COUPLINGS'.
HIGHWAY MANHOLES TO HAVE GRADE A COVER AND FRAME TO BS 497 600 x 600 CLEAR OPENING.

ALL PIPE CONNECTIONS TO BE SOFFIT TO SOFFIT.

ALL DOMESTIC DRAINAGE TO BE uPVC UNDERGROUND DRAINAGE SYSTEM. TO BE AS FOLLOWS:-
S.W. : 100mm DIA. MIN GRADIENT 1:100
F.W. : 100mm DIA. MIN GRADIENT 1:80

FOR DOMESTIC FOUL DRAINAGE INVERT LEVELS REFER TO PLAN.

DOMESTIC INSPECTION CHAMBERS TO BS 8301 INTERNAL DIMENSIONS DETERMINED BY INVERT DEPTH, TO TABLE 9 OF APROVED DOCUMENT H1 OF THE BUILDING REGULATIONS 1991.

NOTE : FW INLET PIPES FROM M.H.s FW5 & FW10 WILL REQUIRE BACKDROPS.

ALL ACCESS CHAMBERS IN ROAD OR DRIVEWAYS TO HAVE MINIMUM 150mm C15 CONCRETE SURROUND.
ALL PIPEWORK WITH LESS THAN 900mm COVER FROM SOFFIT TO FINISHED DRIVEWAY LEVEL TO HAVE MINIMUM 150mm PROTECTIVE SLAB REINFORCED WITH NOMINAL A252 MESH.

FOUNDATIONS & OVERSITES

FOR FOUNDATION AND OVERSITE DETAILS REFER STRUCTURAL ENGINEERS DRAWINGS.

READING ROAD

T2, T3 & T4 Trees to be replaced with heavy standard trees with L.A. approval.

EXISTING 150 DIA FWS

EXISTING SADDLE

FW7 C.L. 9.70 I.L. 9.30
FW8 C.L. 9.70 I.L. 9.22
FW9 C.L. 9.70 I.L. 9.16
FW10 C.L. 9.70 I.L. 9.10
FW11 C.L. 9.70 I.L. 9.0
FW12 C.L. 9.70 I.L. 8.20 APPROX.
EXISTING IC C.L. 9.71 I.L. 9.57

CONSTRUCTED AT PIPE JUNCTION WITH EXISTING FOUL DRAIN. INVERT LEVEL TO BE CONFIRMED ON SITE

Guest House Parking

EXISTING FOUL WATER MANHOLES AND FOUL SEWER TO BE BROKEN OUT AND RELAID AS SHOWN

NEW 150 SWS

100 FWS

Plot No.342

FW6 C.L. 9.69 I.L. 8.73
NEW IC C.L. 9.70 I.L. 8.70

EXISTING STORM WATER MANHOLE AND STORM DRAIN TO BE BROKEN OUT AND RELAID AS SHOWN

FW1 C.L. 9.80 I.L. 9.40
FW2 C.L. 9.80 I.L. 9.32
FW3 C.L. 9.80 I.L. 9.20
FW4 C.L. 9.80 I.L. 9.14
FW5 C.L. 9.80 I.L. 9.07
NEW IC C.L. 9.70 I.L. TO SUIT EXISTING DRAIN

EXISTING STORM WATER DRAIN FROM WINNERSH GROVE TO BE DIVERTED AS SHOWN

WINNERSH GROVE

FLAT TYPE A
FLAT TYPE B
FLAT TYPE C
FLAT TYPE D

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T28 T29 T30 T31 T32 T33 T34 T35 T36 T37 T38 T39 T40 T41 T42 T43 T44 T45

0 10 20 30 40 50 60 70 80 90 100

LEGEND

- NEW STORMWATER DRAINAGE
- NEW FOUL WATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- EXISTING FOUL WATER DRAINAGE

PLANTING LEGEND

- EXISTING TREES RETAINED
- EXISTING TREES REMOVED
- PROPOSED NEW PLANTING

Rev	Description	Date
B	FOUL WATER DRAINAGE AMENDED. EXISTING STORM DRAIN FROM WINNERSH GROVE DIVERTED AS SHOWN	12.06.00
A	STORM WATER DRAINAGE ALTERED AS MILLGATE HOMES FAX - 26.05.00	30.05.00

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ME13 0NJ Tel/Fax (01795) 591589

Client
MILLGATE HOMES LTD

Project
WINNERSH GROVE
READING ROAD, WOKINGHAM

Drawing Title
DOMESTIC DRAINAGE LAYOUT PLAN

Drawn By	Checked By	Approved By
PWR		
Date MAY 2000	Date	Date

Scale	Drawing No.
1 : 200	D120/01B

Revision	Date	By



SL 9.95 – Proposed slab level

+ 9.70 – Existing ground level

PLANS TO COMPLY WITH CONDITIONS

0290

Project

FLATS AT WINNERSH GROVE
READING ROAD, WOKINGHAM

Drawing Title

SITEWORKS LAYOUT – Including GROUND FLOOR FLATS

Date	Scale	Drawn by
27.03.00	1:200	CJJ

Project No	Drawing No	Revision
9481	P/60	–

Barton Willmore
Architecture

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Environmental Consultants Project Services

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e-mail: architecture@reading.bartonwillmore.co.uk

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INSPECTION CHAMBER SCHEDULE			
DEPTH TO CHAMBER INVERT	RECTANGULAR CHAMBER	CIRCULAR CHAMBER	CHAMBER MATERIAL
0–0.6m	–	190 mm ø	G.R.P CHAMBER
0.6–0.9m	450x450 mm	450 mm ø	G.R.P CHAMBER
0.9–1.5m	1200x750 mm	1050 mm ø	PRECAST CONCRETE
1.5–2.7m	1200x750 mm	1200 mm ø	PRECAST CONCRETE
OVER 2.7m	1200x840 mm	1200 mm ø	PRECAST CONCRETE

NOTES:

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVENT ARCHITECTS, ENGINEERS AND SPECIALIST MANUFACTURERS DRAWINGS.

SETTING OUT

ALL LEVELS ARE TO ORDNANCE DATUM

DRAINAGE

NEW SPUR CONNECTIONS IN TO EXISTING SEWERS ARE TO BE SECURED WITH 'BAND SEAL COUPLINGS'.
HIGHWAY MANHOLES TO HAVE GRADE A COVER AND FRAME TO BS 497 600 x 600 CLEAR OPENING.

ALL PIPE CONNECTIONS TO BE SOFFIT TO SOFFIT.

ALL DOMESTIC DRAINAGE TO BE uPVC UNDERGROUND DRAINAGE SYSTEM. TO BE AS FOLLOWS:–
S.W. : 100mm DIA. MIN GRADIENT 1:100
F.W. : 100mm DIA. MIN GRADIENT 1:80

FOR DOMESTIC FOUL DRAINAGE INVERT LEVELS REFER TO PLAN.

DOMESTIC INSPECTION CHAMBERS TO BS 8301 INTERNAL DIMENSIONS DETERMINED BY INVERT DEPTH, TO TABLE 9 OF APROVED DOCUMENT H1 OF THE BUILDING REGULATIONS 1991.

NOTE : FW INLET PIPES FROM M.H.s FW5 & FW10 WILL REQUIRE BACKDROPS.

ALL ACCESS CHAMBERS IN ROAD OR DRIVEWAYS TO HAVE MINIMUM 150mm C15 CONCRETE SURROUND.
ALL PIPEWORK WITH LESS THAN 900mm COVER FROM SOFFIT TO FINISHED DRIVEWAY LEVEL TO HAVE MINIMUM 150mm PROTECTIVE SLAB REINFORCED WITH NOMINAL A252 MESH.

FOUNDATIONS & OVERSITES

FOR FOUNDATION AND OVERSITE DETAILS REFER STRUCTURAL ENGINEERS DRAWINGS.

READING ROAD

T2, T3 & T4 Trees to be replaced with heavy standard trees with L.A. approval.

EXISTING 150 DIA FWS

EXISTING SADDLE

FW7 C.L. 9.70 I.L. 9.30
FW8 C.L. 9.70 I.L. 9.22
FW9 C.L. 9.70 I.L. 9.16
FW10 C.L. 9.70 I.L. 9.10
FW11 C.L. 9.70 I.L. 9.0
FW12 C.L. 9.70 I.L. 8.20 APPROX.
EXISTING IC C.L. 9.71 I.L. 8.57

CONSTRUCTED AT PIPE JUNCTION WITH EXISTING FOUL DRAIN. INVERT LEVEL TO BE CONFIRMED ON SITE

Guest House Parking

Plot No.342

NEW 150 SWS

EXISTING FOUL WATER MANHOLES AND FOUL SEWER TO BE BROKEN OUT AND RELAID AS SHOWN

FW6 C.L. 9.69 I.L. 8.73
NEW IC C.L. 9.70 I.L. 8.70

EXISTING STORM WATER MANHOLE AND STORM DRAIN TO BE BROKEN OUT AND RELAID AS SHOWN

FW1 C.L. 9.80 I.L. 9.40
FW2 C.L. 9.80 I.L. 9.32
FW3 C.L. 9.80 I.L. 9.20
FW4 C.L. 9.80 I.L. 9.14
FW5 C.L. 9.80 I.L. 9.07
NEW IC C.L. 9.70 I.L. TO SUIT EXISTING DRAIN

EXISTING STORM WATER DRAIN FROM WINNERSH GROVE TO BE DIVERTED AS SHOWN

WINNERSH GROVE

FLAT TYPE A
FLAT TYPE B
FLAT TYPE C
FLAT TYPE D

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T28 T29 T30 T31 T32 T33 T34 T35 T36 T37 T38 T39 T40 T41 T42 T43 T44 T45

LEGEND

- NEW STORMWATER DRAINAGE
- NEW FOUL WATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- EXISTING FOUL WATER DRAINAGE

PLANTING LEGEND

- EXISTING TREES RETAINED
- EXISTING TREES REMOVED
- PROPOSED NEW PLANTING

0290
PLANS TO COMPLY WITH CONDITIONS.

COPIES TO: ACK FILE

Rev	Description	Date
B	FOUL WATER DRAINAGE AMENDED. EXISTING STORM DRAIN FROM WINNERSH GROVE DIVERTED AS SHOWN	12.06.00
A	STORM WATER DRAINAGE ALTERED AS MILLGATE HOMES FAX – 26.05.00	30.05.00

A&A
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ASHFORD ROAD
SHELDWICH, Nr FAVERSHAM
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ME13 0NJ Tel/Fax (01795) 591589

Client
MILLGATE HOMES LTD

Project
WINNERSH GROVE
READING ROAD, WOKINGHAM

Drawing Title
DOMESTIC DRAINAGE LAYOUT PLAN

Drawn By	Checked By	Approved By
PWR		
Date MAY 2000	Date	Date

Scale
1 : 200

Drawing No.
D120/01B

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Revision		Date	By
A	Bins and cycle stores added, landscape revised	15/05/2000	KAP
B	Close boarded fence note & Private amenity space amended, Existing Tree schedule added.	04/01/2001	SE



PLANTING SCHEDULE

TREES

Abbr.	Species	Girth	Form
CP	Crataegus prunifolia	8-10cm	Standard
SH	Sorbus hupehensis	12-14cm	Heavy Standard

SHRUBS

Abbr.	Species	Container Size	Overall height/spread (cm)	Centers(mm)
Ab gr	Abelia x grandiflora	3L	30 - 40	600
Am la	Amelanchier x lamarckii	10L	80 - 100	-
Au jv	Aucuba japonica 'Variegata'	3L	30 - 40	750
Ce tr	Ceanothus thyrsiflorus repens	3L	40 - 60	600
Co cb	Cotoneaster conspicuus 'Decorus'	3L	30 - 40	600
Ga el	Garrya elliptica 'James Roof'	5L	40 - 60	500
He mb	Hebe 'Midsummer Beauty'	3L	30 - 40	600
Il gq	Ilex aquifolium 'Golden Queen'	5L	60 - 80	900
Ma ap	Mahonia aquifolium 'Apollo'	3L	30 - 40	600
Ma ws	Mahonia x media 'Winter Sun'	10L	60 - 80	750
Os bu	Osmanthus x burkwoodii	3L	30 - 40	750
Sa hd	Sarococca hookeriana d'gyna	3L	20 - 30	450
Sp ns	Spiraea nipponica 'Snowmound'	3L	30 - 40	600
We fp	Weigela florida 'Foliis Purpureis'	3L	30 - 40	600

CLIMBERS

Abbr.	Species	Container Size	Centers (mm)
He gh	Hedra helix 'Gold Heart'	2L	1200
Lo jh	Lonicera japonica 'Halliana'	2L	1200
Pa tv	Parthenocissus tricuspidata 'veitchii'	2L	1200

HEDGE

Abbr.	Species	Size	Centers (mm)
Ca be	Carpinus betulus	T1 + 1 60-80cm	5/m

PLANTING NOTES

1. Plant materials to conform to the National Plant Specification. All plants to originate within the UK where possible .
Planting operations to be in accordance with BS 4428 :1989.
2. Topsoil to be fertile medium loam, free of perennial weeds, weed seeds and contamination, with maximum 20% stone content, maximum size 50mm in any direction.
Imported topsoil to be from an approved source.
3. Heavy standard trees to be planted in pits 1000 x 1000 x 600mm deep. Backfilled with topsoil, mixed with 80L of peat free organic tree planting compost and 200g "Enmag" slow release fertiliser, supported by 1 no. 100mm x 1800mm stake and 1 no. adjustable tree tie.
4. Standard trees to be planted in pits 900 x 900 x 600mm deep, backfilled with topsoil mixed with 40L of peat-free organic tree planting compost and 200g "Enmag" slow release fertiliser, supported by 1no. 75mm x 1800mm stake and 1 no. adjustable tree tie.
5. Shrub areas to have a minimum depth of 300mm topsoil over 150mm broken up ground, with all stones over 50mm removed. Shrubs to be planted in pits 150mm wider and deeper than root spread, and backfilled with topsoil mixed with 50g "Enmag" slow release fertiliser.
6. Shrub beds to be mulched with 10-65mm grade, matured coniferous bark mulch to a depth of 75mm after all planting and watering operations. Mulch source and sample to be approved.
7. Grass areas to have a minimum depth of 150mm topsoil brought to a fine tilth with all stones over 50mm, in any direction removed. Areas should be uniformly firmed.
-Grass seed mix to be Johnsons J22, sown at a rate of 25g/msq in equal sowing in transverse directions.
-Turf to be good quality lawn turves, to conform to BS 3936: 1990 and turfing operations to be in accordance with BS 4428: 1989.
8. Self-clinging climbers to be removed from canes with sterns pegged at base of wall with bent wire pins. Twinning varieties to be attached to supports.
9. Hedgerows to be planted in two rows 300mm apart, with plants at staggered centres.
10. Existing trees and shrubs to be retained are to be protected by chestnut pale or simnilar fencing to BS 5837: 1991, erected prior to construction, and maintained during building operations.
11. Tree surgery is to be carried out by an approved contractor in accordance with BS 3998: 1989 and with the prior permission of the Local Authority.
Existing trees are to have major deadwood and broken branches removed.

EXISTING TREE SCHEDULE

TREE NO	GIRTH	HEIGHT	SPREAD	TYPE
1	0.5	6.0	3.0	PRUNUS
2	0.6	6.0	4.0	PRUNUS
3	0.6	6.0	4.0	CHERRY
4	0.5	6.0	4.0	CHERRY
5	1.0	12.0	4.0	YEW
6	0.5	8.0	3.0	HOLLY
7	1.2	14.0	4.0	YEW
8	1.9	18.0	6.0	OAK
9	1.2	16.0	5.0	OAK
10	1.2	16.0	5.0	MAPLE
11	0.6	6.0	3.0	HOLLY
12	1.6	16.0	5.0	OAK
13	2.5	14.0	6.0	YEW
14	0.8	14.0	4.0	MAPLE
15	0.8	12.0	2.5	CYPRESS
16	1.2	16.0	5.0	MAPLE
17	1.0	18.0	6.0	ASH
18	1.0	18.0	6.0	ASH
19	1.0	16.0	6.0	ASH
20	1.6	18.0	5.0	MAPLE
21	0.3	4.0	2.0	YEW
22	0.8	10.0	4.0	YEW
23	0.8	10.0	4.0	YEW
24	1.0	12.0	5.0	YEW
25	1.8	18.0	5.0	MAPLE
26	0.3	8.0	3.0	ACACIA
27	0.6	12.0	4.0	ASH
28	1.2	16.0	5.0	MAPLE
29	0.8	14.0	5.0	MAPLE
30	0.8	14.0	5.0	MAPLE
31	1.0	14.0	5.0	MAPLE
32	0.8	14.0	4.0	ASH
33	0.4	16.0	3.0	ASH
34	0.5	16.0	3.0	ASH
35	0.7	18.0	4.0	ASH
36	0.8	10.0	4.0	YEW
37	0.4	10.0	2.0	YEW
38	0.6	14.0	3.0	ASH
39	0.4	8.0	1.0	CYPRESS
40	1.0	16.0	6.0	ASH
41	1.0	16.0	5.0	ASH
42	1.0	16.0	4.0	ASH
43	1.0	16.0	4.0	ASH
44	1.0	16.0	4.0	ASH
45	0.6	10.0	3.0	ASH

N

LEGEND

- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED HEDGE
- PROPOSED SHRUB PLANTING
- PROPOSED GRASS
- PROPOSED CLIMBERS

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM
Drawing Title
LANDSCAPE LAYOUT

Date	Scale	Drawn by
12.04.2000	1:200 @ A1	ML
Project No	**Drawing No**	**Revision**
9481	L2	B

0 2 4 6 8 10m

Barton Willmore
Environmental
Environmental Consultants Landscape Architects
Barton Willmore Environmental
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e-mail: environmental@reading.bartonwillmore.co.uk
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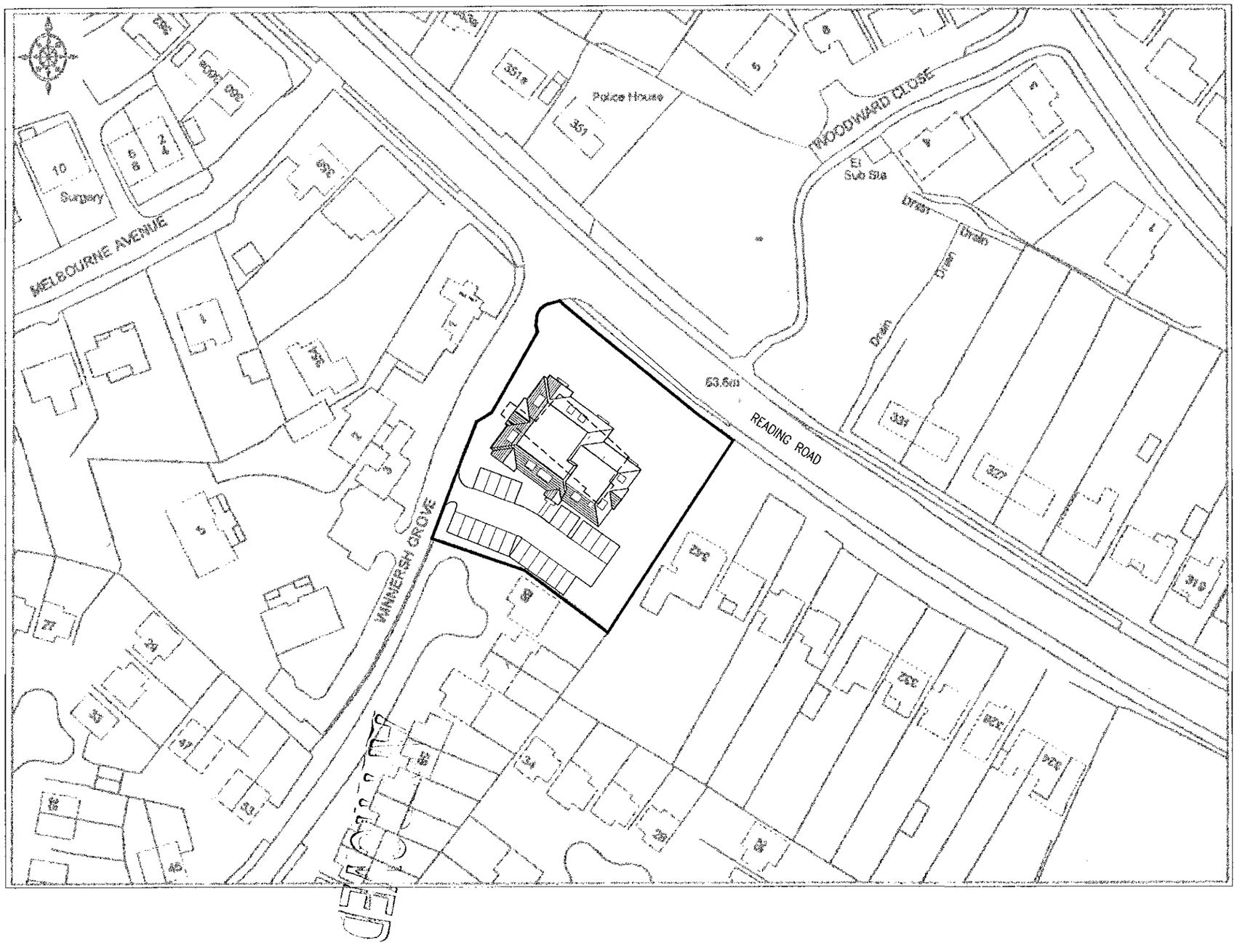
Revision	Date	By

0290



AMBULANCE STATION TO BE DEMOLISHED

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Project
FLATS AT WINNERSH GROVE
READING ROAD, WOKINGHAM

Drawing Title
LOCATION PLAN

Date	Scale	Drawn by
23.12.99	1:1000	SE
Project No	**Drawing No**	**Revision**
9481	50	–

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Revision		Date	By
A	ADMENDMENT TO PARKING SPACES	17.12.99	AR
B	INTERNAL LAYOUT, ENTRANCE TO BUILDING AMENDED.	07.04.00	PS
C	CYCLE & BIN STORES ADDED AND PARKING LAYOUT AMENDED.	04.05.00	SB

KEY

Proposed Planting

Existing Trees to be retained

Existing Trees to be removed

1.8m High screen wall/ fencing with continuous hedge planting around site boundary.

SITE AREA

0.24 Hectares
0.59 Acres

SCHEDULE OF UNITS

A Type 2 Bed Flats = 4
B Type 2 Bed Flats = 2
C Type 2 Bed Flats = 2
D Type 2 Bed Flats = 4
E Type 2 Bed Flats = 1
F Type 2 Bed Flats = 1
G Type 2 Bed Flats = 1

TOTAL = 15

Parking provision 22 spaces.

Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title
SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE
Project No	**Drawing No**	**Revision**
9481	P/51	C

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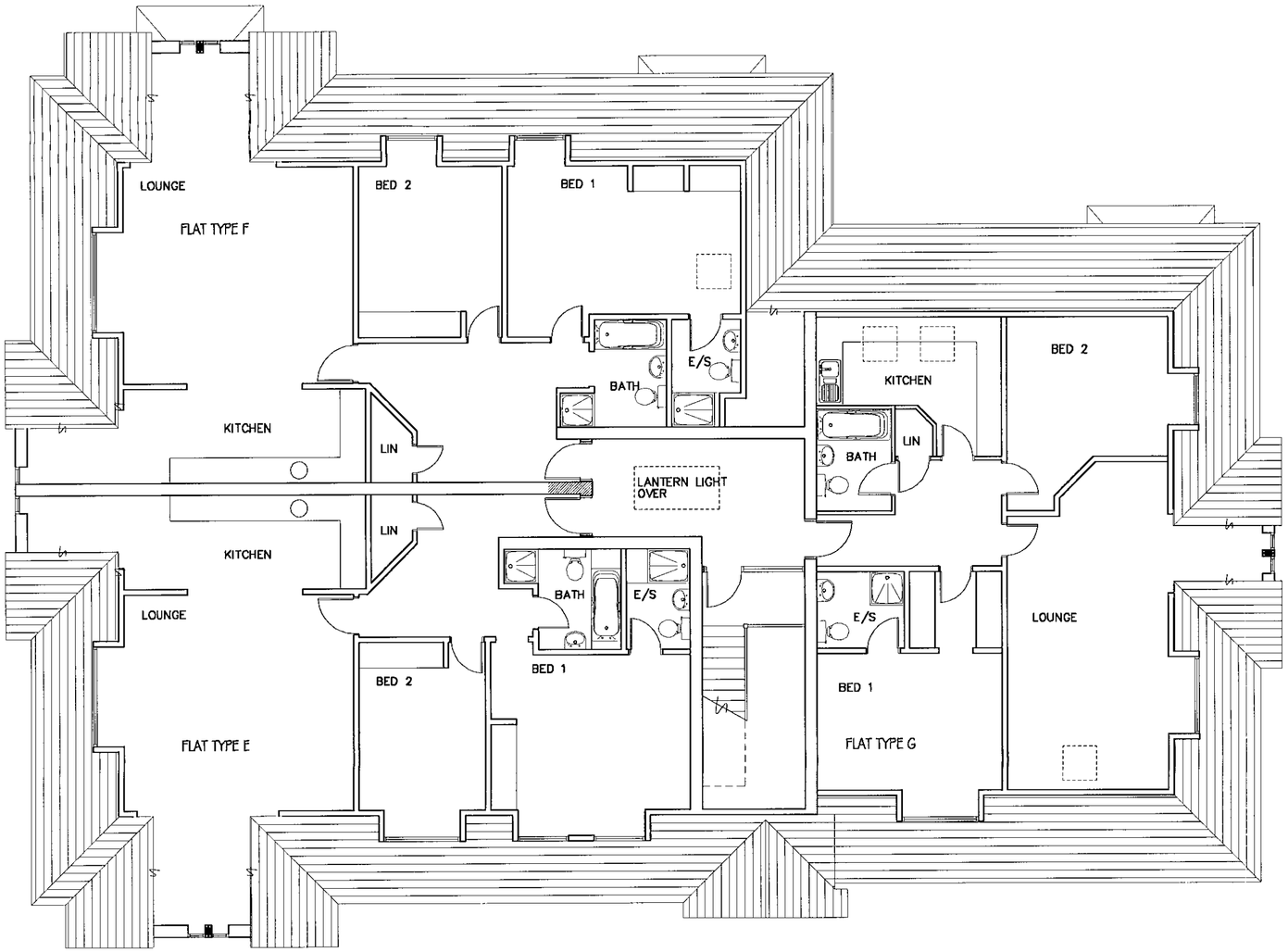
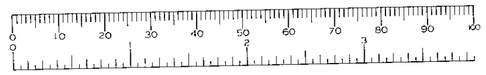
Revision	Date	By
A INTERNAL LAYOUT AMENDED.	07.04.00	PS



2ND FLOOR PLAN / ATTIC

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.



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Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
SECOND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	SB
Project No	**Drawing No**	**Revision**
9481	P/54	A

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09/3/00

Revision		Date	By
A	ADMENDMENT TO PARKING SPACES	17.12.99	AR
B	INTERNAL LAYOUT, ENTRANCE TO BUILDING AMENDED.	07.04.00	PS
C	CYCLE & BIN STORES ADDED AND PARKING LAYOUT AMENDED.	04.05.00	SB



KEY

Proposed Planting

Existing Trees to be retained

Existing Trees to be removed

1.8m High screen wall/ fencing with continuous hedge planting around site boundary.

SITE AREA

0.24 Hectares
0.59 Acres

SCHEDULE OF UNITS

A Type 2 Bed Flats = 4
B Type 2 Bed Flats = 2
C Type 2 Bed Flats = 2
D Type 2 Bed Flats = 4
E Type 2 Bed Flats = 1
F Type 2 Bed Flats = 1
G Type 2 Bed Flats = 1

TOTAL = 15

Parking provision 22 spaces.

PLANNING SERVICES	HPT
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DC	ERF
A&P	
CS	

19 MAY 2000

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Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title
SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE
Project No	**Drawing No**	**Revision**
9481	**P/51**	**C**

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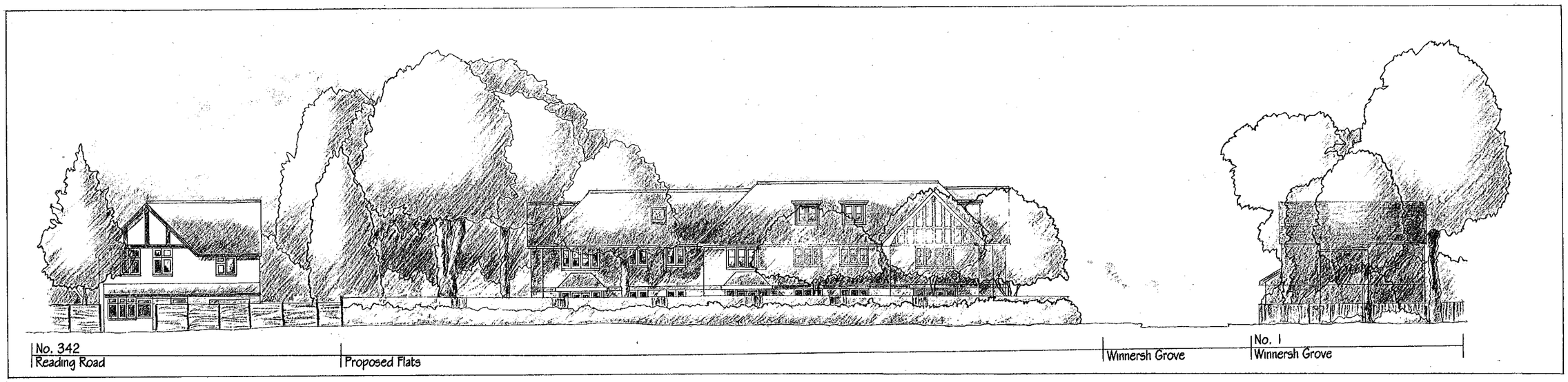
Prepared with / without the benefit of a site survey.

Revision	Date	By
A Amended East wing.	20/10/99	TJ



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WINNERSH GROVE
READING ROAD
WOKINGHAM

STREET ELEVATION

9481/P/06 A

1 : 200

Date 23/07/99 Drawn by TJ

bwp
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Revision		Date	By
A	ADMENDMENT TO PARKING SPACES	17.12.99	AR
B	INTERNAL LAYOUT, ENTRANCE TO BUILDING AMENDED.	07.04.00	PS



KEY

Proposed Planting

Existing Trees to be retained

Existing Trees to be removed

1.8m High screen wall/ fencing with continuous hedge planting around site boundary.

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0.24 Hectares
0.59 Acres

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SCHEDULE OF UNITS

A Type 2 Bed Flats = 4
B Type 2 Bed Flats = 2
C Type 2 Bed Flats = 2
D Type 2 Bed Flats = 4
E Type 2 Bed Flats = 1
F Type 2 Bed Flats = 1
G Type 2 Bed Flats = 1

TOTAL = 15

Parking provision 22 spaces.

0 10 20 30 40 50 60 70 80 90 100

Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title
SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE
Project No	**Drawing No**	**Revision**
9481	**P/51**	**B**

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Certificate FS 31004

CD 9/5/00

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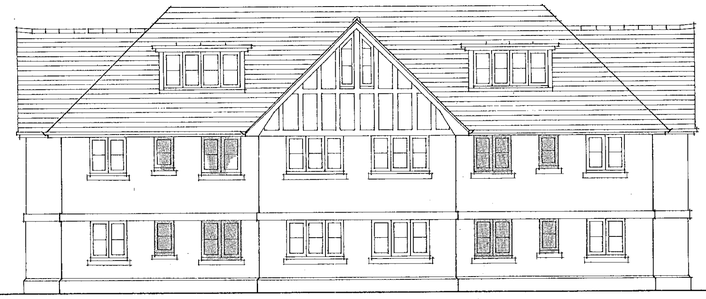
Revision	Date	By
A GENERAL AMENDMENTS	6.4.00	RB



ELEVATION ONTO READING ROAD



ELEVATION ONTO WINNERSH GROVE



ENTRANCE ELEVATION



SIDE ELEVATION

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KEY

Design changes (from previous 13 flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
ELEVATIONS

Date	Scale	Drawn by
3.12.99	1:100	RWB

Project No	Drawing No	Revision
9481	P/55	A

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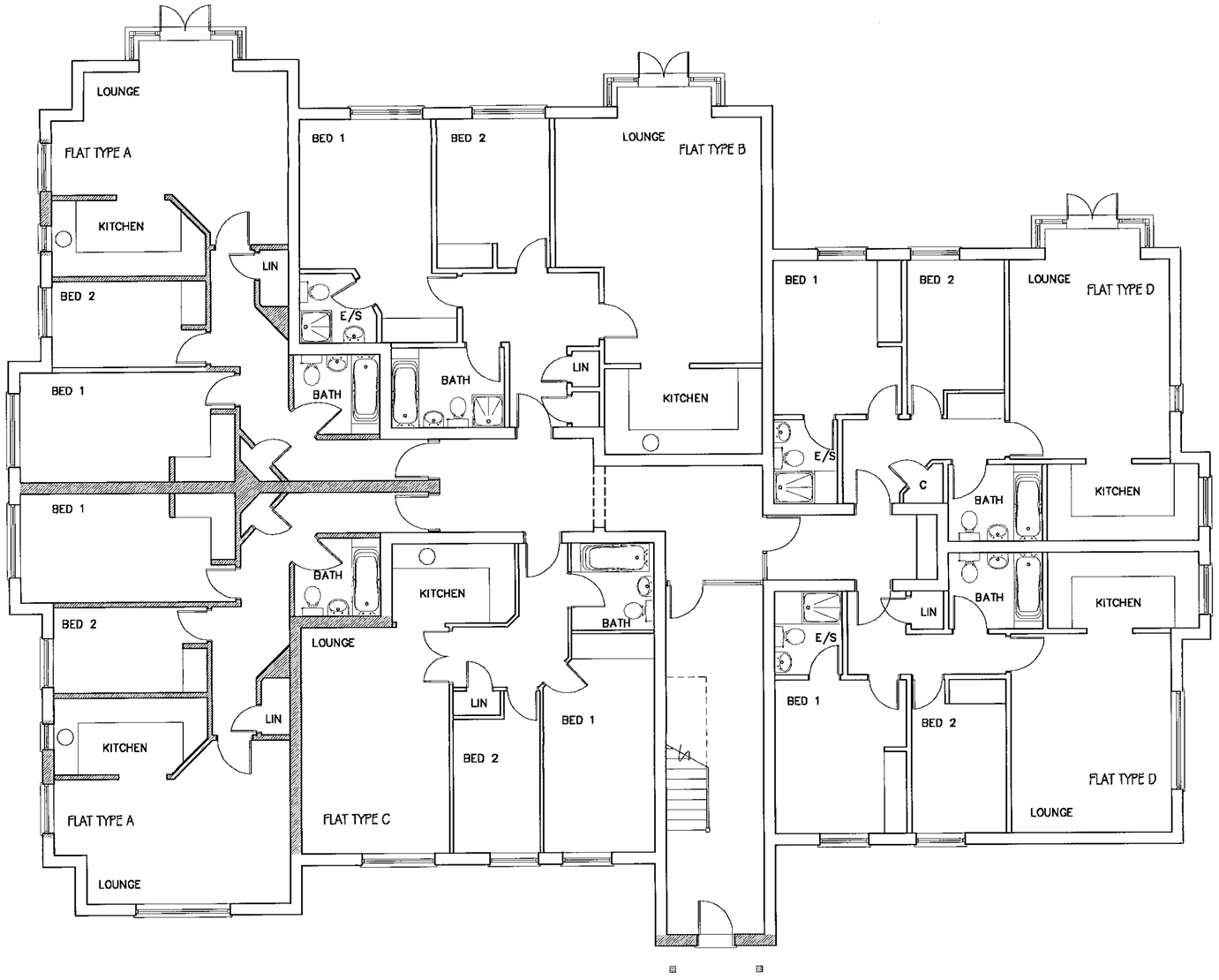
9/400

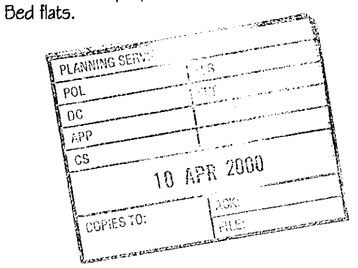
Revision	Date	By
A INTERNAL LAYOUT AMENDED.	07.04.00	PS

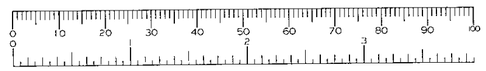


GROUND FLOOR PLAN

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.





Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
GROUND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	SB
Project No	**Drawing No**	**Revision**
9481	P/52	A

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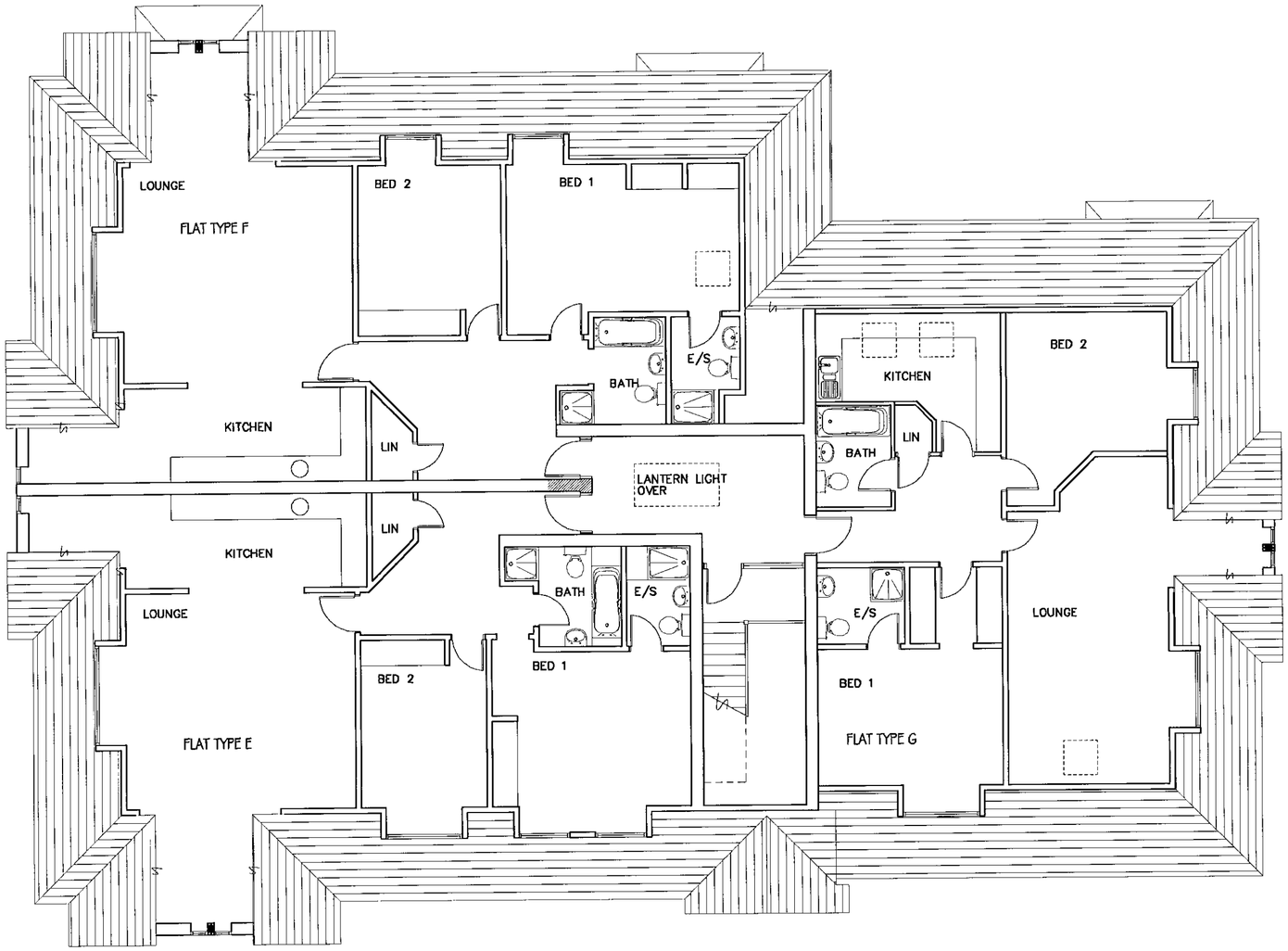
9/5/00

Revision	Date	By
A INTERNAL LAYOUT AMENDED.	07.04.00	PS



2ND FLOOR PLAN / ATTIC

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

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Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
SECOND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	SB
Project No	**Drawing No**	**Revision**
9481	P/54	A

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Architecture

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Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Revision		Date	By
A	ADMENDMENT TO PARKING SPACES	17.12.99	AR
B	INTERNAL LAYOUT, ENTRANCE TO BUILDING AMENDED.	07.04.00	PS



KEY

Proposed Planting

Existing Trees to be retained

Existing Trees to be removed

1.8m High screen wall/ fencing with continuous hedge planting around site boundary.

PLANNING SERVICE
POL
DC
APP
CS
10 APR 2000
COPIES TO:
ACK:
FILE:

SITE AREA

0.24 Hectares
0.59 Acres

SCHEDULE OF UNITS

A Type 2 Bed Flats = 4
B Type 2 Bed Flats = 2
C Type 2 Bed Flats = 2
D Type 2 Bed Flats = 4
E Type 2 Bed Flats = 1
F Type 2 Bed Flats = 1
G Type 2 Bed Flats = 1

TOTAL = 15

Parking provision 22 spaces.

Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title
SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE
Project No	**Drawing No**	**Revision**
9481	**P/51**	**B**

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Prepared with / without the benefit of a site survey.

Revision Date By



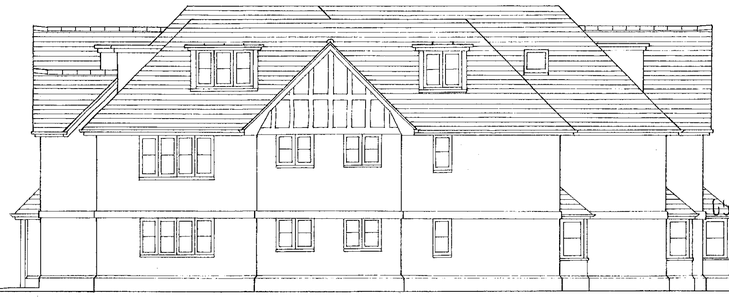
ELEVATION ONTO READING ROAD



ELEVATION ONTO WINNERSH GROVE



ENTRANCE ELEVATION



SIDE ELEVATION

05 DEC 2000* 0250

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
ELEVATIONS

Date	Scale	Drawn by
3.12.99	1:100	RWB
Project No	Drawing No	Revision
9481	P/55	-

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Revision		Date	By
A	ADMENDMENT TO PARKING SPACES	17.12.99	AR
B	INTERNAL LAYOUT, ENTRANCE TO BUILDING AMENDED.	07.04.00	PS
C	CYCLE & BIN STORES ADDED AND PARKING LAYOUT AMENDED.	04.05.00	SB



KEY

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G Type 2 Bed Flats = 1

TOTAL = 15

Parking provision 22 spaces.

0290

PLANS TO COMPLY WITH CONDITIONS

Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title
SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE
Project No	**Drawing No**	**Revision**
9481	**P/51**	**C**

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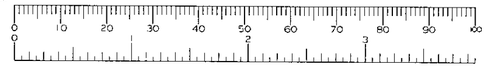

Revision	Date	By
A ADMENDMENT TO PARKING SPACES	17.12.99	AR



KEY

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TOTAL = 15

Parking provision 22 spaces.

Project

FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title

SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE
Project No	**Drawing No**	**Revision**
9481	**P/51**	**A**

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Revision		Date	By
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B	INTERNAL LAYOUT, ENTRANCE TO BUILDING AMENDED.	07.04.00	PS



KEY

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0.59 Acres

PLANNING SERVICES	RT
POL	
DC	
APP	
CS	
10 APR 2000	
COPIES TO:	

SCHEDULE OF UNITS

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Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title
SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE
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9481	P/51	B

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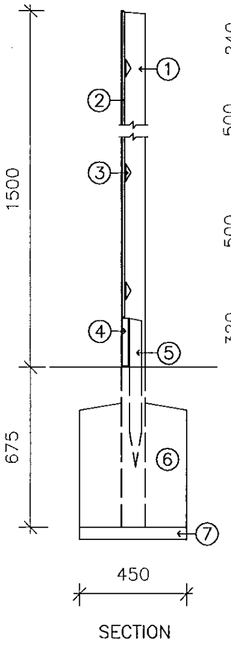
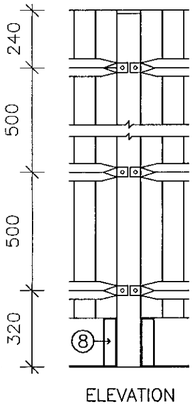


SECTION

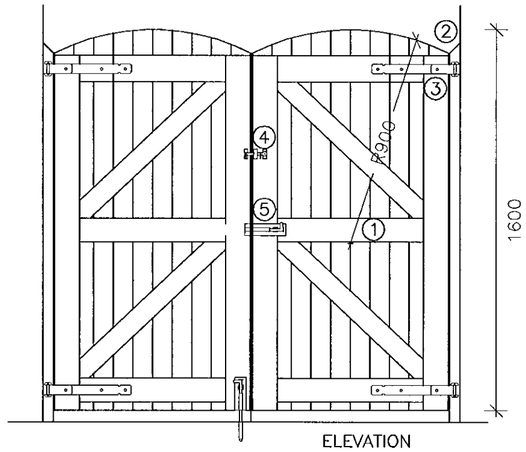


ELEVATION

1. 100x100mm TREATED SWD POST AT 2.7m MAX. CENTRES MORTICED AS REQUIRED BY BS 1722 PT 5.
2. 90x14mm TAPERED TO 7mm TREATED SWD BOARDING 50mm GALV. NAIL FIXING.
3. 75x75mm TRIANGULAR ARRIS RAIL SHAPED TO FIT MORTISES. TOP RAIL ONLY TO HAVE 15mm TIMBER PEG FIXING.
4. 200x25mm GRAVEL BOARD
5. 50x50x600mm STUMP LET INTO GROUND AT CENTRE OF GRAVEL BOARD.
6. 450x450x525mm CONCRETE SURROUND TO POST.CONCRETE MIX 1:6.
7. 50mm COARSE AGGREGATE.
8. 50x38mm BEARER NAILED TO POST AND GRAVEL BOARD.

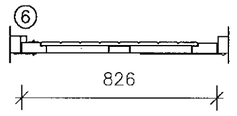
NOTE : ALL TIMBER SHALL BE PRESSURE IMPREGNATED WITH PRESERVATIVE. GROUND SLOPES ACCOMMODATED BY INCLINING THE ARRIS RAILS IN THEIR MORTICES UP TO A MAXIMUM OF 15 DEGREES.

1.5m HIGH CLOSE BOARD FENCE TO SURROUND BIN STORE. 1:20



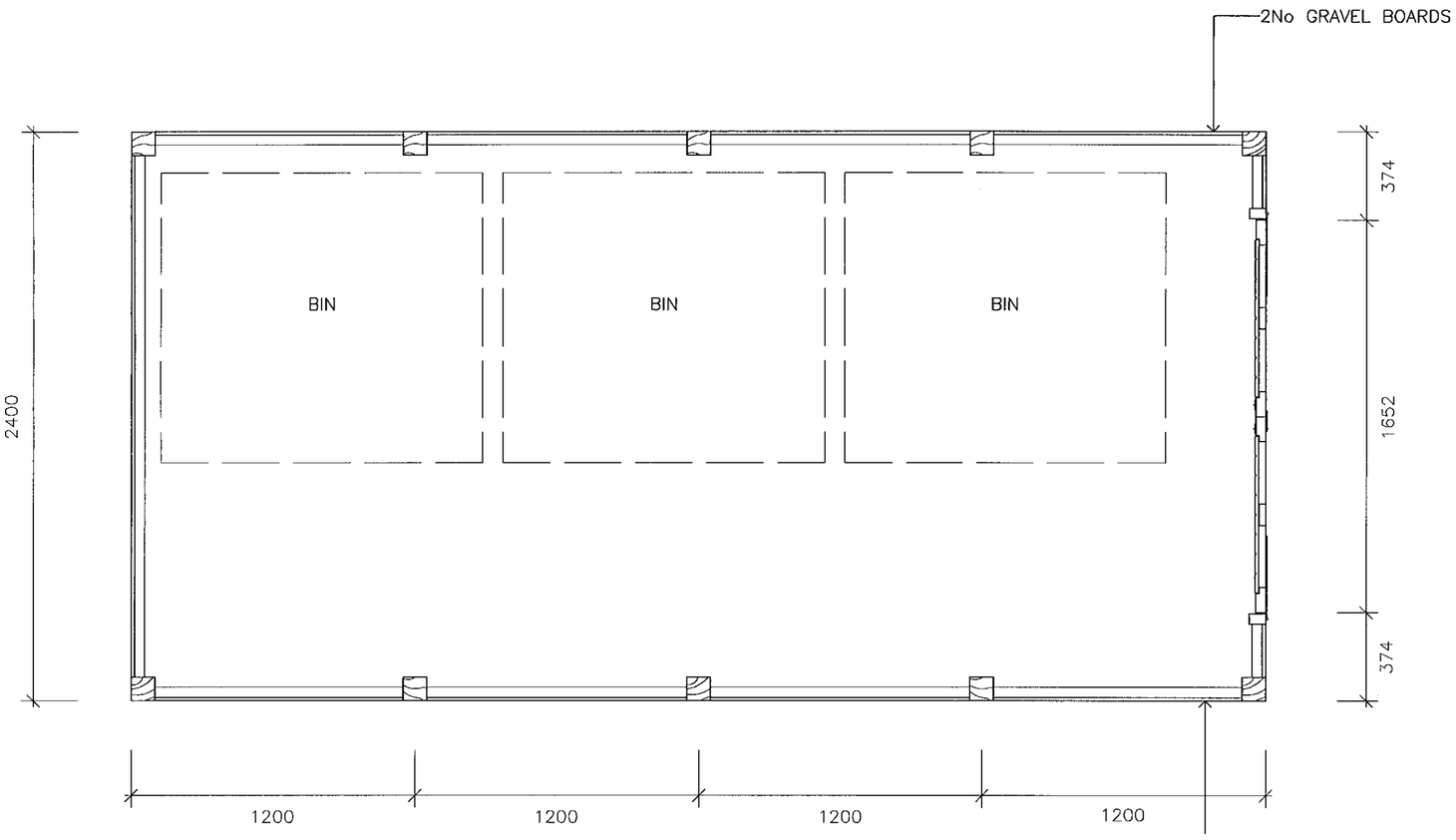
ELEVATION

1. SOFTWOOD FRAMED LEDGED BRACED DOOR CONSTRUCTION AND DIMENSIONS OF MEMBERS TO BS 459, pt 4, WITH TWICE WEATHERED HARDWOOD CAPPING FIXED WITH GALVANISED NAILS.PAINT FINISH.
2. 44x69mm WROT SOFTWOOD GATE POSTS WITH WEATHERED TOP END BOLTED TO BRICKWORK WITH 4no. 10mmx100mm EXPANDING BOLTS WITH WASHERS.BOLT HEADS TO BE RECESSED.
3. 1 PAIR 300mm LIGHT REVERSIBLE HINGE TO BS 1227, pt 1A, GALAVANISED FINISH. 35mm SHERARDIZED FIXING.
4. HEAVY DUTY SUFFOLK LATCH GALVANIZED FINISH.
5. 203mm HEAVY DUTY BARREL BOLT GALAVANISED FINISH.
6. 25x25mm SOFTWOOD GATE STOP. 35mm SHERARDIZED SCREW FIXING. 450mm CENTRES. PAINT FINISH.

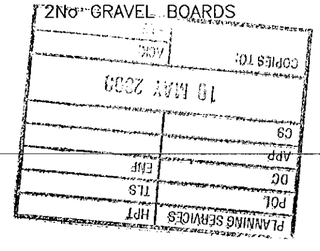


PLAN

GATE DETAIL 1:20



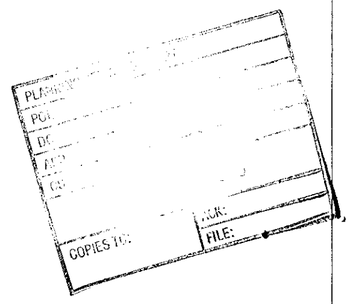
BIN STORE PLAN 1:20

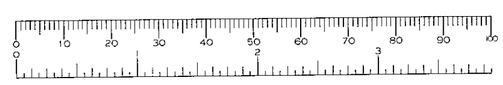


DO NOT SCALE from this drawing

Contractors must verify all dimensions at the site before setting out, commencing work, or making any shop drawings.

No.	Revision	Date	Initial





Project

FLATS AT WINNERSH GROVE
READING ROAD,WOKINGHAM

Drawing Title

BIN STORE

Date	Scale	Drawn by
05.05.00	1:20	SB

Project No	Drawing No	Revision
9481	14	

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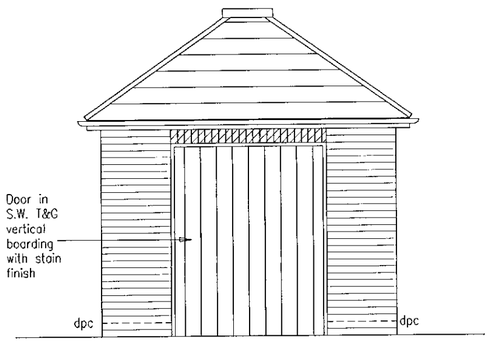
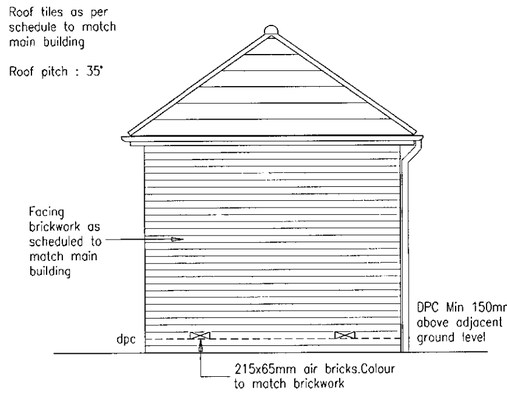
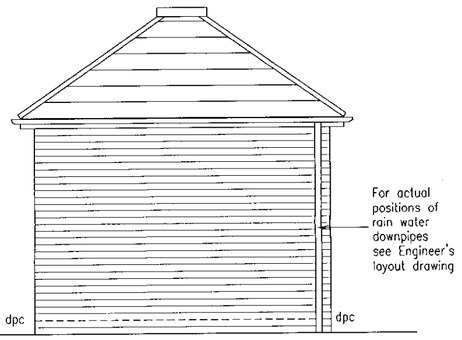
Certificate FS 24684



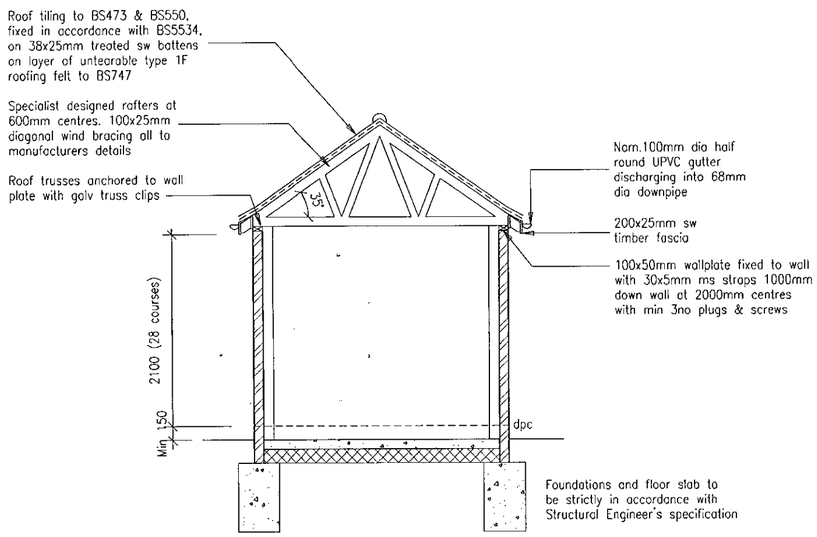
FRONT ELEVATION



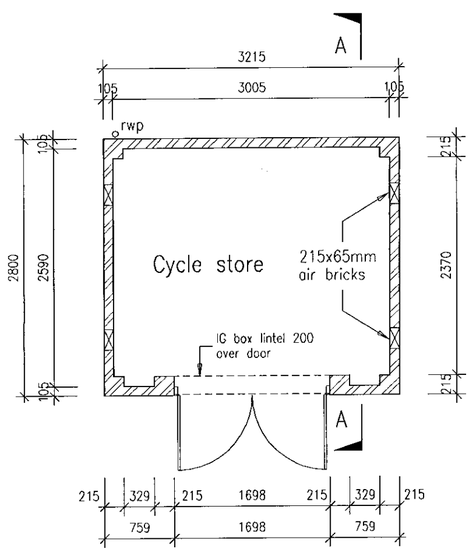
END ELEVATION



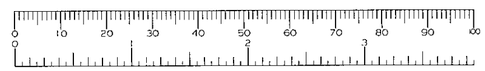
REAR ELEVATION



SECTION A – A

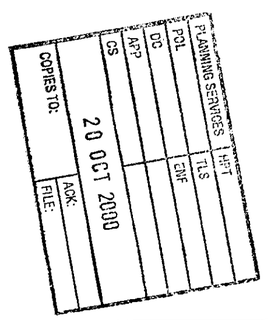


PLAN



PLANS TO COMPLY WITH CONDITIONS

0290



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Project

FLATS AT WINNERSH GROVE
READING ROAD,WOKINGHAM

Drawing Title

CYCLE STORE

Date	Scale	Drawn by
04.05.00	1:50	SB

Project No	Drawing No	Revision
9481	15	

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