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

MATERIAL DETAIL KEY

MAIN ROOF TILE 1

MAIN ROOF TILE 2

MAIN BRICK 1

MAIN BRICK 2

Chimney Detail - Brick type to match main house type

Play Area

Access to BOAT

Woodpeck Lane

Seating

No public access

footpath

turning / access

existing overhead power lines to be semi-covered / undergrounded and routed through proposed development

mown grass footpath route

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

Garden Shed / Cycle Storage

Key Building

Gateway Building

1.8m High Brick Garden Wall

0.9m High Brick Garden Wall with 0.9m High Fence Panel top

boundary CB timber fencing

boundary post & rail timber fencing

development boundary line set on 54.25m contour line

Tree Protection Detail Key

Root Protection Zone (Veteran Trees)

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		
D	Base layout details revised.	ML		20	02	25
C	Base layout details & landscape revised.	ML		09	10	24
B	Base layout details & landscape revised.	ML		12	07	24
A	Material notes, layout & landscape details revised.	ML		01	07	24

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

SNG Sovereign Network Group

DRAWING TITLE
Materials Finishes Plan

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SCALE	SHEET SIZE	DRAWN	CHKD	DATE
1:500	A1	ML		19/02/2025

RM PLANNING

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

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24009-DWC-SP007-01-DR-A-0010-D