



PROPOSED STREET SCENE ALONG HOLLYBUSH RIDE
SCALE 1:250

NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and allied legislation.
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (CDP) Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Footprint of buildings shown at 10m above ground level.

existing 1.8m high chain link fence to be retained along boundary

existing trees are to remain and be protected in accordance with requirements of B.S.5837 during re-development works

proposed replacement dwelling

red dotted line indicates outline of dwelling approved under planning reference no. 181232

footprint of garage approved under planning reference no. 181232

existing trees are to remain and be protected in accordance with requirements of B.S.5837 during re-development works

existing neighbouring dwelling

existing 1.4m high post and rail fence to be retained along boundary

existing drainage ditch across front of site

timber gate and brick piers set back 5m from highway

proposed 1.6m high black metal railings

existing access to be retained

SCHEDULE OF AMENDMENTS

Site

- A. Entrance gate, piers and fence amended (increase in height, pedestrian gate added and railings replacing timber fence).
- B. Flower bed feature added to front drive.
- C. Driveway extended (down right hand side of dwelling).
- D. Rear patio indicated.
- E. Pergolas added to rear patio.

Dwelling

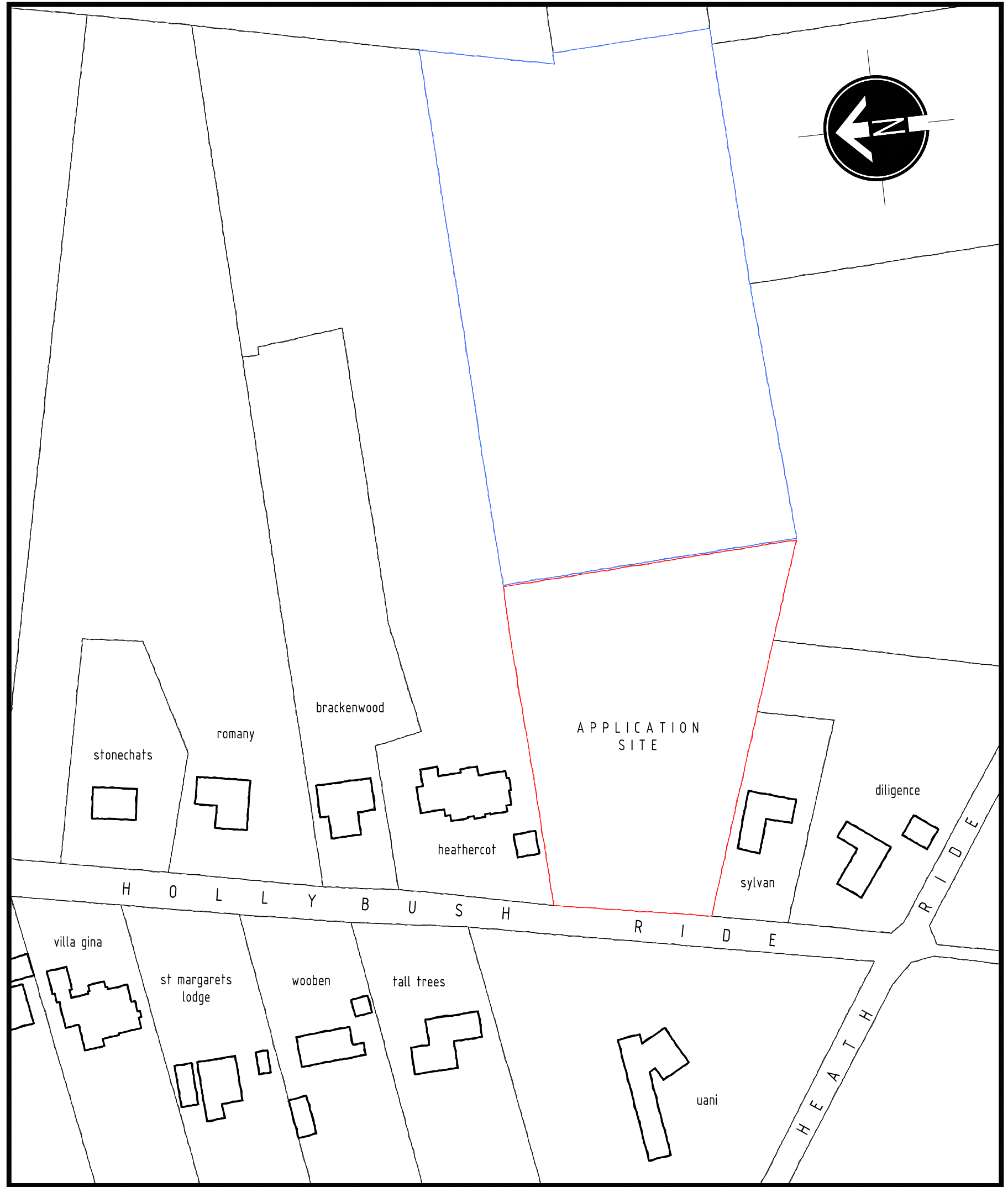
- F. General changes to fenestration design and material (from timber frame to aluminium frame).
- G. Change to window and door surrounds (from brick to stone).
- H. Change of rear dormer roofs (from pitched to flat).
- I. Change to detailing of portico.
- J. Change to roof ridge and hips detailing (half round to angled).
- K. Change to front gable detail (fascia replacing brick detailing).
- L. Rear parapet raised slightly to allow for flat roof falls.

Garage

- M. Additional dormer added to front elevation.
- N. Velux added to rear elevation.
- O. Roof form amended to be gable ended.
- P. External metal staircase added (and door).
- Q. Garage door centralised.

SCALE BAR (m)

0 5 10 15 20 25



LOCATION PLAN
SCALE 1:1250

SCALE BAR (m)

0 25 50 75 100 125

SITE LEGEND

Proposed buildings (as built)



Dwelling approved under planning reference no. 181232



Existing trees to remain



Existing trees root protection areas



Structural slab level

SL - 74.900

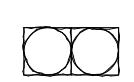
Existing levels

75.050 +

Proposed Levels

75.050

Refuse and recycling storage and collection points



Paths and patio



Driveway (tarmac)



FOR SURFACE WATER DRAINAGE DETAILS PLEASE REFER TO THE D.J. BARTON ASSOCIATES 'EXISTING SURFACE WATER ASSESSMENT AND IMPROVED DRAINAGE STRATEGY' DOCUMENT

FOR TREE AND GROUND PROTECTION DETAILS PLEASE REFER TO THE GHA ARBORICULTURAL REPORT & TREE PROTECTION PLAN

B	24/01/2025	DJ Barton report referenced
A	11/11/2024	surface water drainage added

0.14 ha.

rev:	date:	description:
scale:	1: 250	A1 date: 24 / 09 / 2024
drawing no:	1277 / P3 / 1 ^B	drawn: TF
drawing:	SITE LAYOUT PLAN, STREET SCENE, AND LOCATION PLAN (PROPOSED)	
project:	PENNY WOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 3OP	
client:	MRS JIA QI LI	



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