

2.4 x 43m VISIBILITY SPLAY
(SHOWN TO EDGE OF CARRIAGEWAY)

— Application Site Area - 1.87ac

BENCH SEATING AREA
CONSTRUCTED

PROPOSED RELOCATED SUB STATION
TBC BY STATUTORY AUTHORITY
LOCATION BASED ON DRAWING '3286
PSK03 Substation Sketch-PSK03'

0 10 20 30 40 50 M

EXISTING BRICK WALL DEMOLISHED

BOUNDARY TREATMENTS KEY -

NO PROPOSED BOUNDARY TREATMENTS

2.4M HIGH PALADIN FENCE AND ACCESS GATES TO SECURE SITE AND YARD. MANUAL PERSONNEL DOORS TO BE INSTALLED TO EACH SIDE OF BUILDING AS SHOWN ON PLAN

EXISTING 2.3M TIMBER FENCE TO BE RETAINED AND
REPAIRED WHERE REQUIRED

RETAINING WALL TO SE DESIGN

MIN. 750MM HIGH BRICK BOUNDARY WALL WITH PILLARS AT
MAX. 3M SPACING TO HEIGHT OF 2M WITH TIMBER INFILL
FENCING BETWEEN

UNIT 1
GF/GA = 35,000 sq. ft.
FF/GA = 4,500 sq. ft.
TOTAL GIA = 39,500 sq. ft.

UNIT 2
GF/GA = 36,000 sq. ft.
FF/GA = 5,200 sq. ft.
TOTAL GIA = 41,200 sq. ft.

UNIT 3
GF/GA = 3,250 sq. ft.
FF/GA = 480 sq. ft.
TOTAL GIA = 3,730 sq. ft.

~~EXISTING SUB STATION DEMOLISHED AND RELOCATED—~~

Rev	Date	Description	Drawn
N	15/08/24	Parking Note Amended	NL
M	14/08/24	Parking and door amended to suit tracking	NL
L	07/08/24	Fence amended to avoid cycle parking	NL
K	04/08/24	Site entrance gate and parking amended	NL
J	25/07/24	Site entrance amended	NL

htcarchitects

York Place Studios
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

client **TUNGSTEN**
PROPERTIES

project
Fishponds Road,
Wokingham

drawing title
Proposed Boundary
Treatments Plan

date January 2024
status Planning
scale 1:500 @ A3
drawn AB checked DW
job no. 3286 dwg no. P405 rev. N