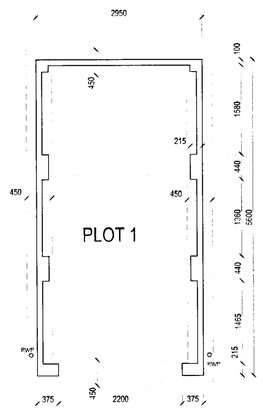
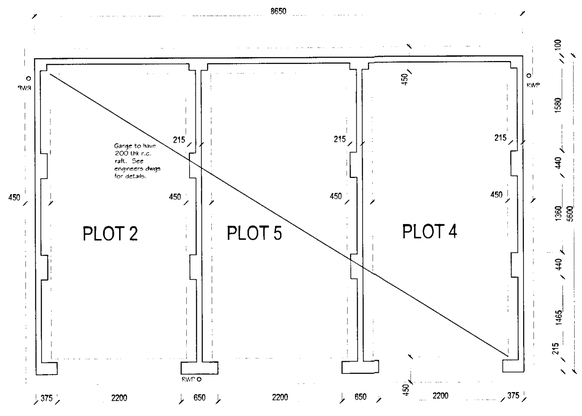


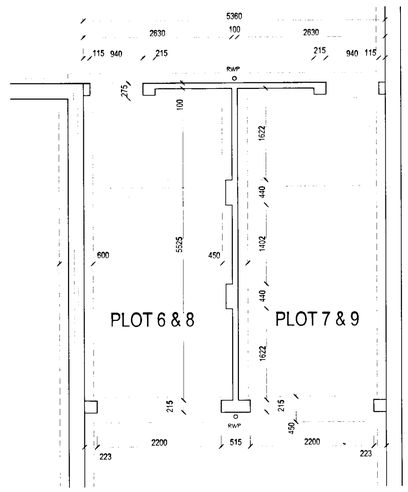

PLOT 3 GARAGE



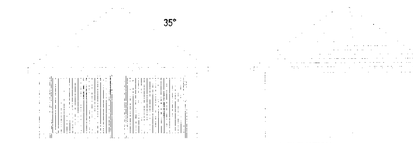

PLOT 1 GARAGE

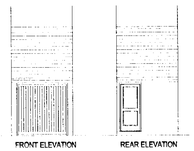


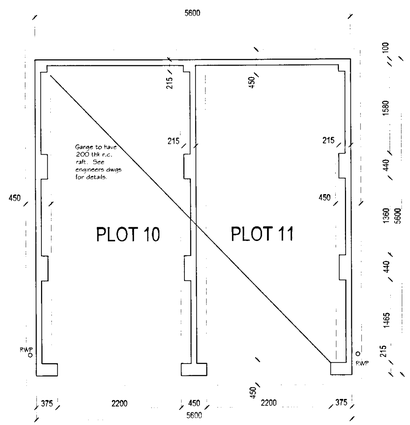

PLOT 2, 4, 5 GARAGE



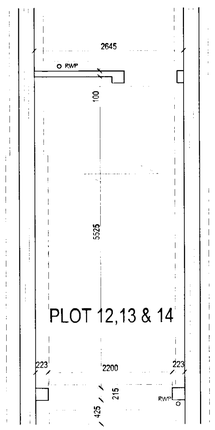

PLOT 6-7 & 8-9 GARAGE




PLOT 10 & 11 GARAGE




PLOT 12-13-14 GARAGE



Notes

1. Detailed dimensions must not be taken from this drawing.
2. This drawing must be read in conjunction with all relevant drawings, documents and information prepared by the Architects, other consultants and Specialists.
3. Any discrepancy on this drawing must be referred to the Architects before any work is carried out and no liability will be accepted for any work carried out in contravention of this.
4. All dimensions must be checked on site before any work is put in hand. Any discrepancy is to be reported to the Architects before any work is carried out.
5. The copyright of this drawing remains with the Architects.

Persimmon Homes Thames Valley Limited gives notice that the contents of this drawing are confidential and are subject to the terms and conditions of the contract between it and the author.

PERSIMMON HOMES

PROJECT TITLE
Green Lane, Winnersh
Berkshire

DRAWING TITLE
Garage Elevations & Substructure Layouts

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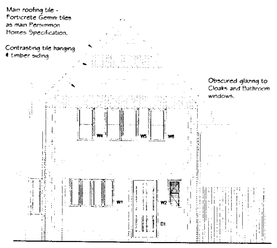
ENG
GS
27 MAY 2004
COPIES TO
ACK
DWG

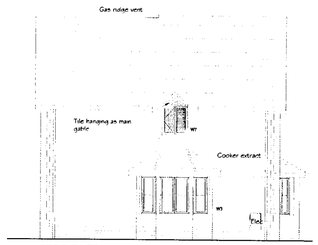
SCALE 1:50 @ A1
DRAWN EJT
CHECKED [illegible]
DATE MAY 2004

DRAWING NO.
04.038.250

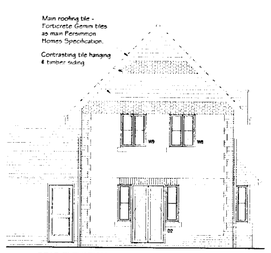
ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103
31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224



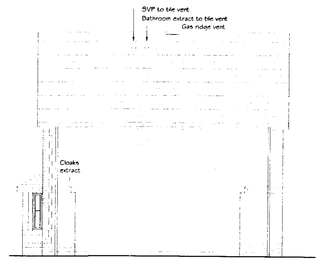

FRONT ELEVATION




SIDE ELEVATION




REAR ELEVATION



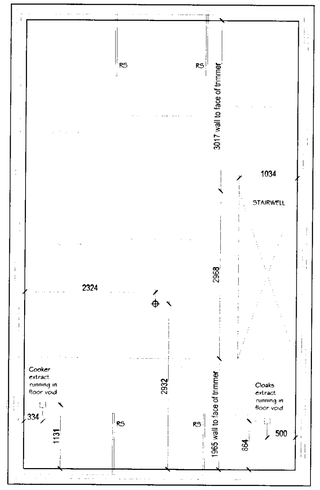

SIDE ELEVATION

30x5mm GMS lateral restraint strap on 150x50mm solid noggin with packing between wall and 1st joist

Direction of "Ecojoists" as specialist supplier layout

Simpson Strong-tie MX1 1B10 offset twist strap to restrain wall at max 2m ctrs Strap to be secured to side of top chord

FIRST FLOOR "ECO-JOIST" LAYOUTS AS SPECIALIST DESIGN AND DETAILS, TO BE CHECKED PRIOR TO MANUFACTURER




FIRST FLOOR ECOJOIST LAYOUT

PLOT 11

EXTERNAL OPENING SCHEDULE

| REF | FRAME SIZE | LINTOL LENGTH |
|---|---|---|
| D1 | 940 x 2140mm | 1200mm |
| D2 | 2176 x 2100mm - 1200mm double doors with 296, 450mm x 1500mm deep side windows | 2250mm |
| W1 | 1600 x 1050mm + 500 x 1050mm Bay window | *specialist bay window lintol |
| W2 | 488 x 1050mm | 900mm |
| W3 | 1200 x 1350mm + 750 x 1350mm (796) Bay window | *specialist bay window lintol |
| W4 | 630 x 1200mm | 900mm |
| W5# | 1200 x 1200mm | 1500mm |
| W6# | 630 x 1200mm | 900mm |
| W7 | 915 x 1200mm | 1200mm |
| W8 | 915 x 1200mm | 1200mm |
| W9 | 915 x 1200mm | 1200mm |

INTERAL OPENING SCHEDULE

| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
|---|---|---|---|
| D3 | 838 x 1981mm | 900 x 2025mm | NA |
| D4 | 838 x 1981mm | 900 x 2025mm | NA |
| D5 | 838 x 1981mm | 900 x 2025mm | NA |
| D6 | 610 x (M) | 675 x (M) | NA |
| D7 | 762 x 1981mm | 600 x 2025mm | NA |
| D8 | 610 x 1981 | 675 x 2025mm | NA |
| D9 | 762 x 1981mm | 826 x 2025mm | NA |
| D10 | 762 x 1981mm | 826 x 2025mm | NA |
| D11 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |

Bay windows.
Exact blockwork opening to be determined by window manufacturer upon window design.
Manufacturer to detail all jointing between window and blockwork to ensure all joints are sealed and weatherproofed to all relevant standards.
Central bay to match in size and style to other windows to house.

# - Egress hinges for escape purposes
F - Feature lintol, refer to manufacturers schedule for details

M - Modified to suit opening size
BF - Bifold doors, to be designed by specialist door manufacturer
D - Double doors

STAIRCASE TO BE CHECKED BY STAIRCASE MANUFACTURER PRIOR TO CONSTRUCTION

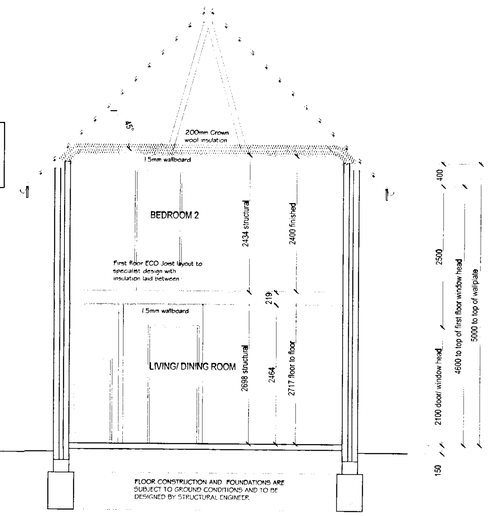
BLOCKWORK COMPRESSIVE STRENGTHS:
GROUND FLOOR BLOCKWORK 4.0 N/mm²
PARTY WALLS 3.5 N/mm²

GROUND TO FIRST FLOOR STAIRCASE
Total rise = 2717mm
13no risers at 209mm
Going = 233mm
Resultant angle = 41.89°
Overall Strina = 905mm
Minimum Headroom varies

Roof trusses to be 45° and to comply with B.S. 5268, Part 3, 1985. Additional roof bracing as required to meet B.S. 5268, Part 4, 1985 (as ammended June 1998)

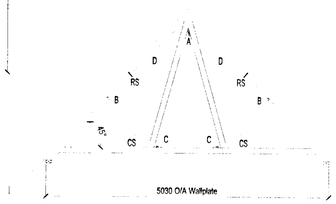
This layout is indicative only and all roof structure and bracing is to be designed by specialist roof truss manufacturer.

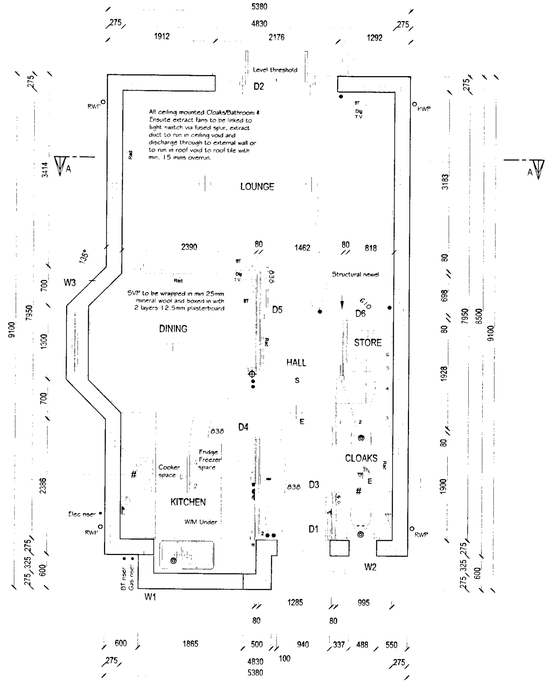
Ceiling to have 1 no. layer of 100mm quilt insulation laid between ceiling joists with 1 no. layer of 150mm quilt insulation laid crossways. Ceiling joist to be 100mm to avoid crushing of lower insulation layer.



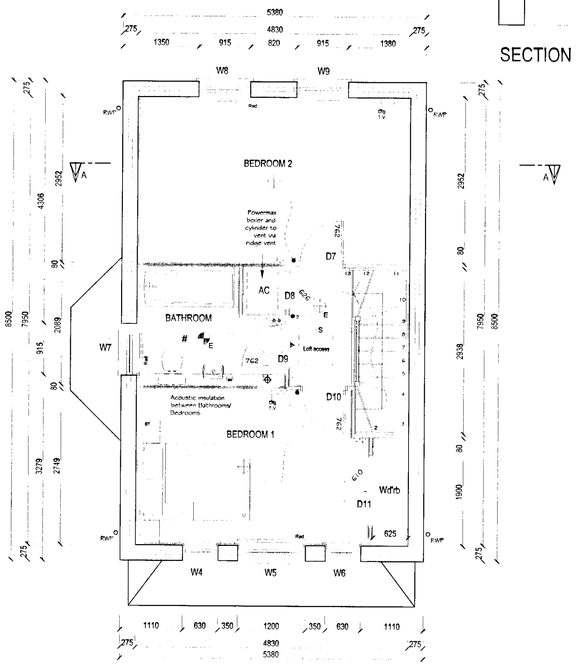

SECTION A-A



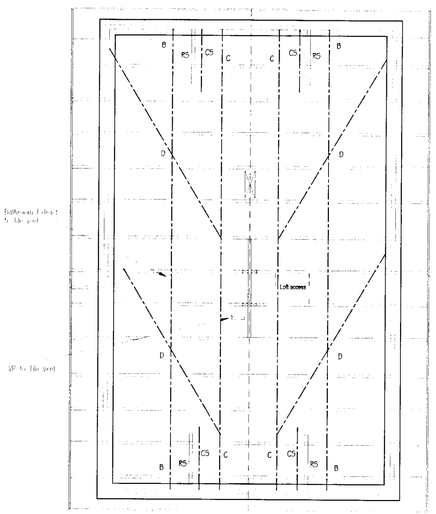




GROUND FLOOR PLAN
PLOT 11




FIRST FLOOR PLAN
PLOT 11




ROOF JOIST LAYOUT
PLOT 11

Services Legend

- External Lamp
- Pendant Lamp
- E - Low Energy Lighting
- Batten Holder lamp
- Track lighting with spot lights
- Recessed downlighters (max 900 ctrs.)
- Pull Switch
- Light Switch
- 2 Way Light Switch
  All switches to be 1000mm off floor level unless otherwise stated
  All sockets to be 450mm off floor level unless otherwise stated
- 13 amp Switched Socket Outlet
- 13 amp Double Switched Socket Outlet
- 13 amp switched socket outlet, 150mm above work top.
- Fused connection to boiler (where applicable)
- Fused switch
- 13 amp socket outlet in appliance space switched separately above work top
- Cooker control panel
- Shaver point & light
- Shower over bath
- # - Ceiling mounted extract fan (all extract fans to be served by flush unswitched fused connection and fitted 100mm below ceiling level)
- Wall mounted extract fan
- Heating thermostat
- Rad - Radiator - Size & location by specialist.
- S - Fully automatic self contained smoke alarm/detectors to BS 5446 (min. 1 per floor) interlinked and hardwired to mains. Alarm to be fixed to the ceiling in a central position at least 300mm from any light fitting and in accordance with manufacturers instructions
- TV - Television aerial socket
- Telephone function point
- Door bell and push
- Consumer unit
- Immersion heater

A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300mm FROM ANY LIGHT FITTING. THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

PLOT 11 - AS

PRELIMINARY

PERSIMMON HOMES

Green Lane, Winnersh
Berkshire

Floor Plans, Elevations & Section
Plot 11

BUILDING REGS
27 MAY 2004
ACCEPTED
BT

DRAWN BT

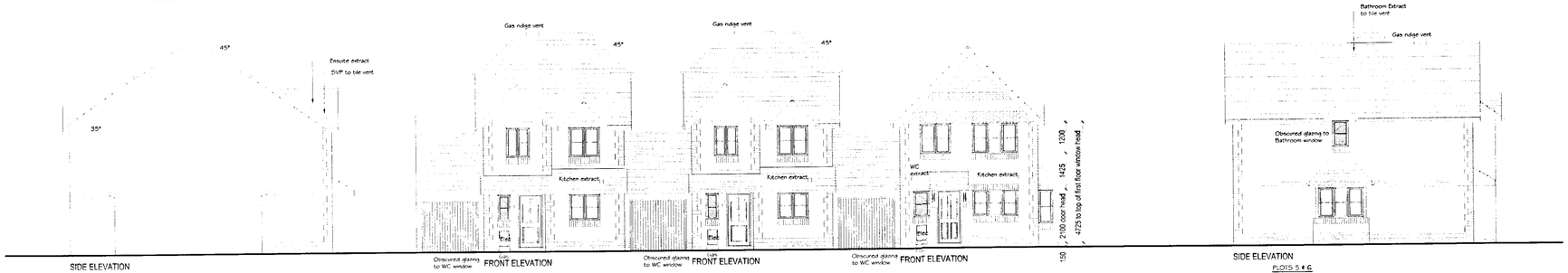
SCALE 1:100/1:50

DATE May 2004

04.038.225


ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103

11 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224




PLOTS 12 & 13

| EXTERNAL OPENING SCHEDULE | | |
|---|---|---|
| REF | FRAME SIZE | LINTOL LENGTH |
| D1 | 940 x 2100mm | 1200mm |
| D2 | 1200 x 2100mm | 3400mm F |
| W1 | 488 x 1050mm | 900mm |
| W2 | 1200 x 1050mm | 1500mm |
| W3 | 950 x 1350mm | Integrated with D2 ✱ W4 F |
| W4 | 950 x 1350mm | Integrated with D2 ✱ W3 F |
| W5 | 915 x 1050mm | 1200mm F |
| WC ✱ # | 1200 x 1200mm | 1500mm F |
| W7 ✱ # | 1200 x 1200mm | 1500mm |
| W8 ✱ # | 1200 x 1050mm | 1500mm |

✱ - Escape windows with removable central mullion
# - Egress hinges for escape purposes
F - Feature lintol, refer to manufacturers schedule for details

M - Modified to suit opening size
DF - Bifold doors, to be designed by specialist door manufacturer
D - Double doors

| INTERAL OPENING SCHEDULE | | | |
|---|---|---|---|
| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
| D3 | 838 x 1981mm | 900 x 2025mm | NA |
| D4 | 838 x 1981mm | 900 x 2025mm | NA |
| D5 | 838 x 1981mm | 900 x 2025mm | NA |
| D6 | 533 x (M) | 675 x (M) | NA |
| D7 | 762 x 1981mm | 826 x 2025mm | NA |
| D8 | 762 x 1981mm | 675 x 2025mm | NA |
| D9 | 762 x 1981mm | 826 x 2025mm | NA |
| D10 | 762 x 1981mm | 826 x 2025mm | NA |
| D11 | 686 x 1981mm | 1350 x 2025mm (D) | NA |
| D12 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |
| D13 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |
| D14 | 762 x 1981mm | 1350 x 2025mm (D) | NA |

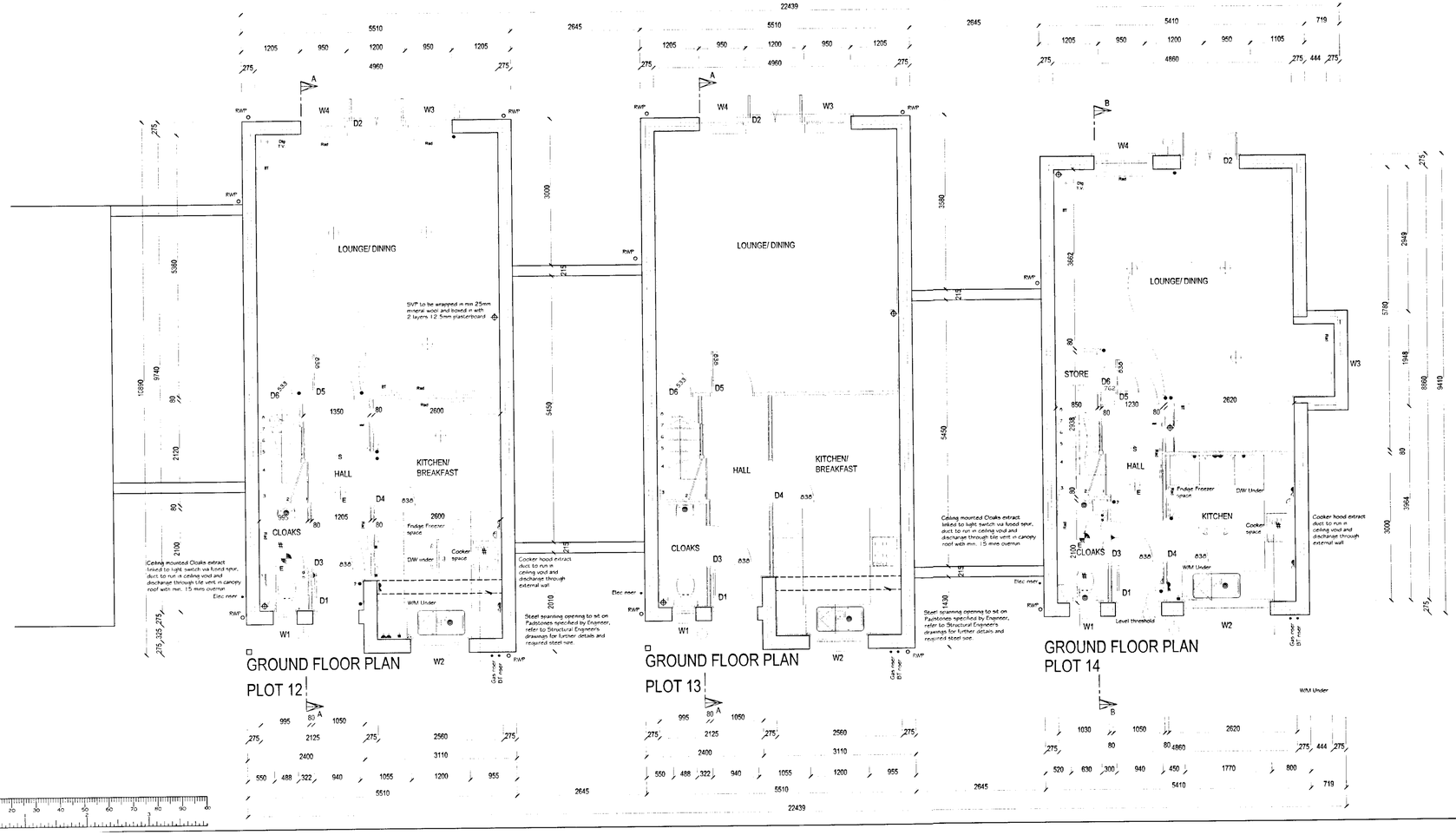
PLOTS 5 ✱ 6

| EXTERNAL OPENING SCHEDULE | | |
|---|---|---|
| REF | FRAME SIZE | LINTOL LENGTH |
| D1 | 940 x 2100mm | 1200mm |
| D2 | 1200 x 2100mm | 1500mm |
| W1 | 630 x 1050mm | 1000mm |
| W2 | 1770 x 1050mm | 2100mm F |
| W3 | 1770 x 1200mm + 630 x 1200mm (Dec) | Bay window DF SPECIAL, REFER TO SIZE |
| W4 | 950 x 1350mm | 1200mm F |
| W5 ✱ # | 1200 x 1200mm | 2100mm |
| WC ✱ # | 1770 x 1200mm | 2100mm |
| W7 | 630 x 1050mm | 1000mm |
| W8 ✱ # | 1770 x 1200mm | 2100mm |
| W9 | 630 x 1050mm | 1000mm |

✱ - Escape windows with removable central mullion
# - Egress hinges for escape purposes
F - Feature lintol, refer to manufacturers schedule for details

M - Modified to suit opening size
DF - Bifold doors, to be designed by specialist door manufacturer
D - Double doors

| INTERAL OPENING SCHEDULE | | | |
|---|---|---|---|
| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
| D3 | 838 x 1981mm | 900 x 2025mm | NA |
| D4 | 838 x 1981mm | 900 x 2025mm | NA |
| D5 | 838 x 1981mm | 900 x 2025mm | NA |
| D6 | 610 x (M) | 675 x (M) | NA |
| D7 | 533 x 1981mm | 600 x 2025mm | NA |
| D8 | 762 x 1981mm | 826 x 2025mm | NA |
| D9 | 762 x 1981mm | 826 x 2025mm | NA |
| D10 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |
| D11 | 610 x 1981 | 675 x 2025 | NA |
| D12 | 762 x 1981mm | 826 x 2025mm | NA |
| D13 | 762 x 1981mm | 826 x 2025mm | NA |
| D14 | 762 x 1981mm | 826 x 2025mm | NA |
| D15 | 610 x 1981 | 675 x 2025 | NA |




Services Legend

- External Lamp
- Pendant Lamp
- Low Energy Lighting
- Batten Holder lamp
- Track lighting with spot lights
- Recessed downlighters (max 900 ctrs.)
- Pull Switch
- Light Switch
- 2 Way Light Switch
  All switches to be 1000mm off floor level unless otherwise stated.
  All sockets to be 450mm off floor level unless otherwise stated.
- 13 amp Switched Socket Outlet
- 13 amp Double Switched Socket Outlet
- 13 amp switched socket outlet, 150mm above work top.
- Fused connection to boiler (where applicable)
- Fused switch
- 13 amp socket outlet in appliance space switched separately above work top
- Cooker control panel
- Shaver point & light
- Shower over bath
- Ceiling mounted extract fan (all extract fans to be served by flush unswitched fused connection unit fitted 100mm below ceiling level)
- Wall mounted extract fan
- Heating thermostat
- Radiator - Size & location by specialist
- Fully automatic self-contained smoke alarm/detectors to BS 5446 (min. 1 per floor) interlinked and hardwired to mains. Alarm to be fixed to the ceiling in a central position at least 300mm from any light fitting and in accordance with manufacturers instructions
- Television aerial socket
- Telephone junction point
- Door bell and push
- Consumer unit
- Immersion heater

A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF-CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300mm FROM ANY LIGHT FITTING. THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

PRELIMINARY

PERSIMMON HOMES

PROJECT TITLE
Green Lane, Winnersh
Berkshire

CLIENT

DRAWING TITLE
Ground Floor Plan, Elevations
Plot 12, 13 & 14

| PLANNING SERVICES | INIT |
|---|---|
| POL | HS |
| APP | |
| CS | |
| 27 MAY 2004 | |
| COPIES TO | FILE |

| | |
|---|---|
| DRAWN | BT/AW |
| CHECKED | |
| SCALE | 1:100/1:50 |
| DATE | May 2004 |
| DRAWING NO | 04.038.230 |

ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103
31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
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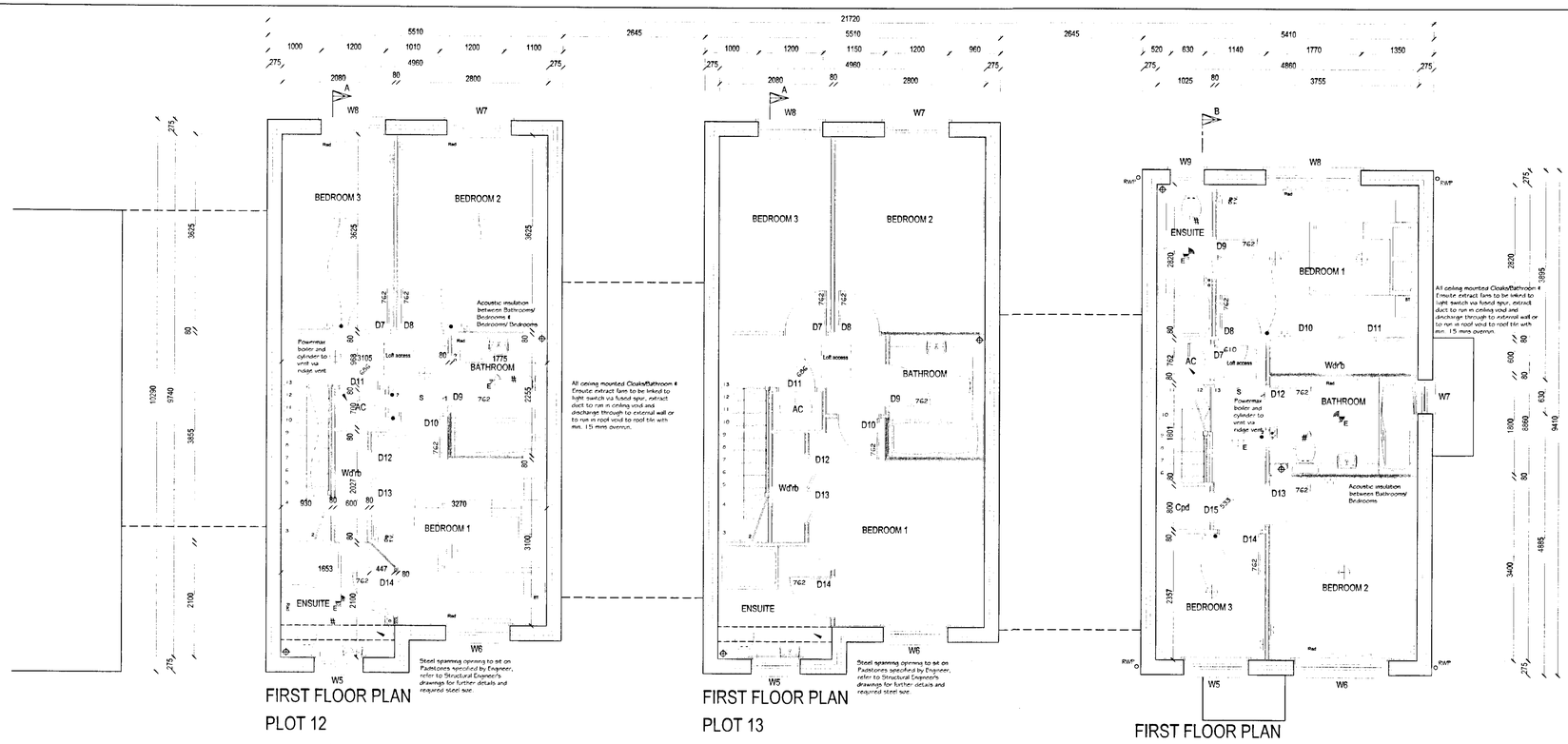
FACSIMILE 01242 226224




Services Legend

- External Lamp
- Pendant Lamp
- E - Low Energy Lighting
- Batten Holder lamp
- Track lighting with spot lights
- Recessed downlighters (max 900 ctrs.)
- Pull Switch
- Light Switch
- 2 Way Light Switch
  All switches to be 1000mm off floor level unless otherwise stated
  All sockets to be 450mm off floor level unless otherwise stated
- 13 amp Switched Socket Outlet
- 13 amp Double Switched Socket Outlet
- 13 amp switched socket outlet 150mm above work top.
- Fused connection to boiler (where applicable)
- Fused switch
- 13 amp socket outlet in appliance space switched separately above work top
- Cooker control panel
- Shaver point & light
- Shower over bath
- # - Ceiling mounted extract fan (all extract fans to be served by flush unswitched fused connection unit fitted 100mm below ceiling level)
- Wall mounted extract fan
- Heating thermostat
- Rad - Radiator - Size & location by specialist.
- S - Fully automatic self contained smoke alarm/detectors to BS 5446 (min. 1 per floor) interlinked and hardwired to mains. Alarm to be fixed to the ceiling in a central position at least 300mm from any light fitting and in accordance with manufacturers instructions
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PRELIMINARY

PERSIMMON HOMES

Green Lane, Winnersh
Berkshire

Second Floor Plan & Floor Joist Layout
Plot 12, 13 & 14

27 MAY 2004

BT/AW

1:100/1:50

May 2004

04.038.231

ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103
31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
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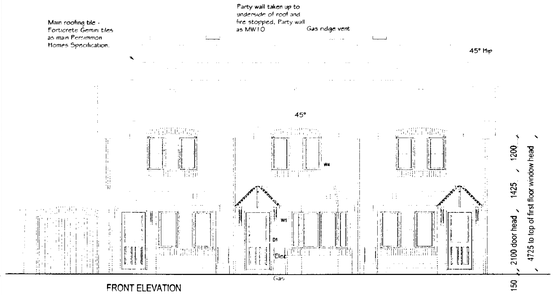
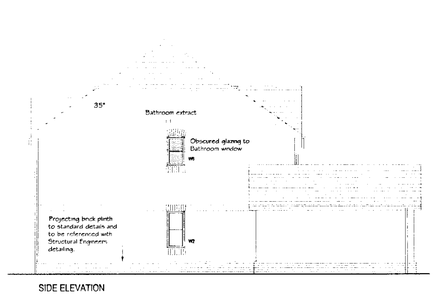
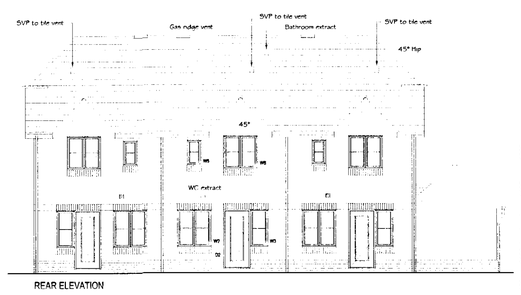
TELEPHONE 01242 516271
FACSIMILE 01242 226224



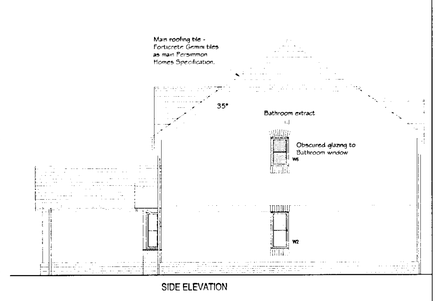

FRONT ELEVATION




SIDE ELEVATION




REAR ELEVATION




SIDE ELEVATION

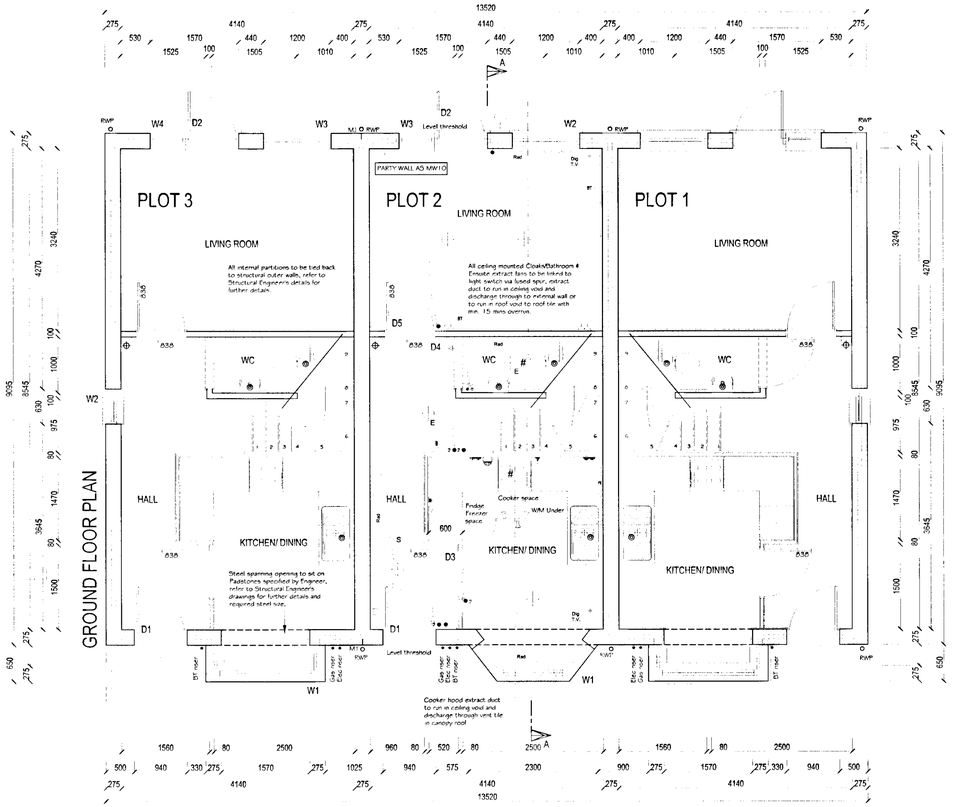
| INTERAL OPENING SCHTDULE | | | |
|---|---|---|---|
| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
| D3 | 838 x 1981mm | 900 x 2025mm | N/A |
| D4 | 838 x 1981mm | 900 x 2025mm | 1200mm |
| D5 | 838 x 1981mm | 900 x 2025mm | 1200mm |
| D6 | 762 x 1981mm | 826 x 2025mm | N/A |
| D7 | 626 x 1981mm | 690 x 2025mm | N/A |
| D8 | 762 x 1981mm | 826 x 2025mm | N/A |
| D9 | 762 x 1981mm | 826 x 2025mm | N/A |
| D10 | 533 x 1981mm (2no.) (D) | 1136 x 2025mm | N/A |
| D11 | 533 x 1981mm (2no.) (D) | 1136 x 2025mm | N/A |

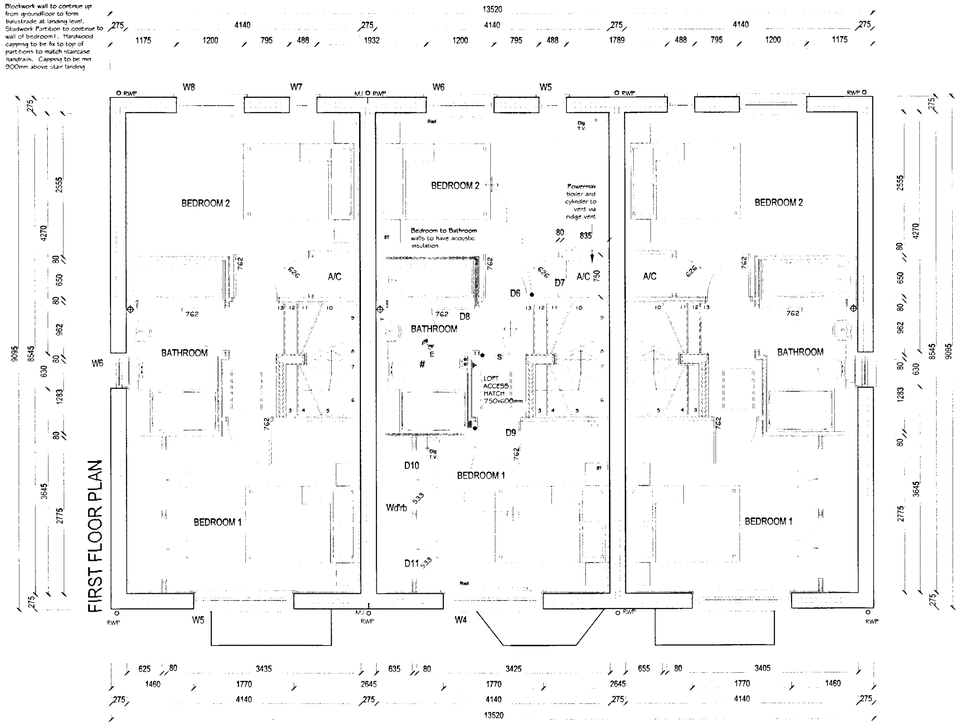
| EXTERNAL OPENING SCHEDULE | | |
|---|---|---|
| REF | FRAME SIZE | LINTOL LENGTH |
| D1 | 940 x 2100mm | 1200mm |
| D2 | 1570 x 2100mm opening 940 x 2100mm door | 1800mm INTEGRATED WITH W3 |
| W1 | 1050 x 1350mm + 500 x 1350mm (2No.) | BAY WINDOW BY SPECIALIST. REFER TO NOTES |
| W2 | 1200 x 1350mm | 1500mm F |
| W3 | 630 x 1350mm | 1800mm INTEGRATED WITH D2 |
| W4 # | 1770 x 1200mm | 2100mm F |
| W5 | 455 x 915mm | 600mm |
| WC # | 1200 x 1200mm | 1500mm F |
| Plots 1 & 3 only | | |
| W7 | 630 x 1350mm | 1200mm F |
| W8 | 630 x 1050mm | 1200mm F |

Bay window.
Exact brickwork opening to be determined by window manufacturer upon window design.
Manufacturer to detail all jointing between window and blockwork to ensure all joints are sealed and weatherproofed to all relevant standards.
Central bay to match in size and style to other windows to house.

# - Egress hinges for escape purposes
T - Feature lintol, refer to manufacturers schedule for details

M - Modified to suit opening size
BF - Bifold doors, to be designed by specialist door manufacturer
D - Double doors
S - Specialist window size by specialist window manufacturer




Blockwork wall to continue up from groundfloor to form balustrade at landing level. Studwork Part-boot to continue to wall of bedroom1. Hardwood capping to be fix to top of part-boom to match staircase handrail. Capping to be mm 900mm above stair landing

REFER TO SUBSTRUCTURE DRAWING 04.038-200 FOR CLARIFICATION OF FOUNDATION LAYOUTS & AIR BRICK LOCATIONS.

Services Legend

- External Lamp
- Pendant Lamp
- E - Low Energy Lighting
- Batten Holder lamp
- Track lighting with spot lights
- Recessed downlighters (max 600 ctrs )
- Pull Switch
- Light Switch
- 2 Way Light Switch
- All switches to be 1000mm off floor level unless otherwise stated
- All sockets to be 450mm off floor level unless otherwise stated
- 13 amp Switched Socket Outlet
- 13 amp Double Switched Socket Outlet
- 13 amp switched socket outlet 150mm above work top
- Fused connection to boiler (where applicable)
- Fused switch
- 13 amp socket outlet in appliance space switched separately above work top
- Cooker control panel
- Shaver point & light
- Shower over bath
- Ceiling mounted extract fan (all extract fans to be served by flush unswitched fused connection unit fitted 100mm below ceiling level)
- Wall mounted extract fan
- Heatleg thermostat
- Rad - Radiator - Size & location by specialist
- S - Fully automatic self-contained smoke alarm/detectors to BS 5446 (min. 1 per floor) interlinked and hardwired to mains. Alarm to be fixed to the ceiling in a central position at least 300mm from any light fitting and in accordance with manufacturers instructions
- TV - Television aerial socket
- Telephone junction point
- Door bell and push
- Consumer unit
- Immersion heater

A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF-CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300mm FROM ANY LIGHT FITTING. THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

# PRELIMINARY

PLOTS 2 & 3 - AS
PLOT 1 - HANDED

PERSIMMON HOMES

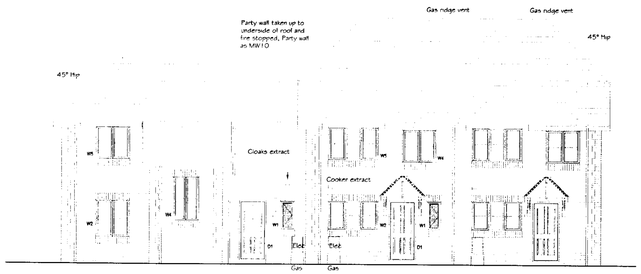
PROJECT TITLE
Green Lane, Winnersh
Berkshire

DRAWING TITLE
Floor Plans & Elevations
Plots 1,2 & 3

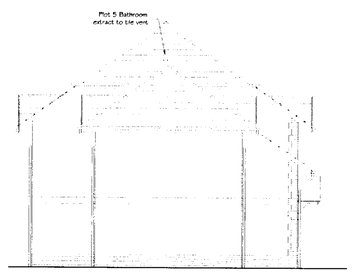
PLANNING SUPERVISOR: PT
DRG: TLG
CHK: TPW
SCALE: 1:50 @ A1
DATE: 27 MAY 2004
COPIES TO: ACK, FILE

ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103
31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224

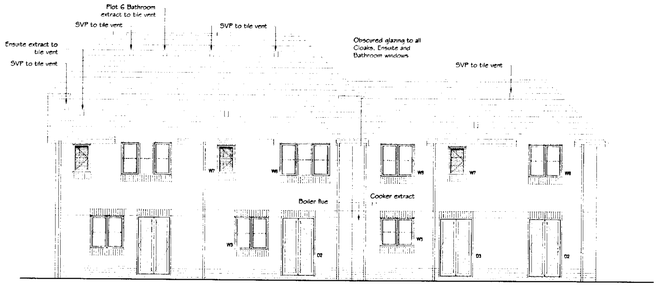
JOB NO. 04.038.205



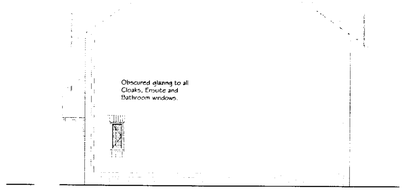

FRONT ELEV ATION Plot 4 Plot 5 Plot 6




SIDE ELEVATION




REAR ELEV ATION Plot 6 Plot 5 Plot 4




SIDE ELEVATION

PLOT 4

EXTERNAL OPENING SCHEDULE

| REF | FRAME SIZE | LINTOL LENGTH |
|---|---|---|
| D1 | 1340 x 2100mm - 940mm DOOR WITH 400mm SIDE LIGHT | 1200mm |
| D2 | 1200 x 2100mm | 1500mm |
| D3 | 1200 x 2100mm | 1500mm |
| W1 | 488 x 1050mm | 900mm F |
| W2 | 1200 x 1350mm | 1500mm F |
| W3 | 1200 x 1050mm | 1500mm F |
| W4 | 915 x 1600mm | 1200mm F |
| W5 * # | 1200 x 1200mm | 1500mm F |
| W6 * # | 1200 x 1200mm | 1500mm F |
| W7 | 630 x 1050mm | 1000mm F |
| W8 | 1200 x 1200mm | 1500mm F |

* - Escape windows with removable central mullion
# - Egress hinges for escape purposes
F - Feature lintol, refer to manufacturers schedule for details

M - Modified to suit opening size
BF - Bifold doors, to be designed by specialist door manufacturer
D - Double doors

INTERNAL OPENING SCHEDULE

| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
|---|---|---|---|
| D4 | 838 x 1981mm | 900 x 2025mm | NA |
| D5 | 838 x 1981mm | 900 x 2025mm | NA |
| D6 | 838 x 1981mm | 900 x 2025mm | NA |
| D7 | 610 x (M) | 675 x (M) | NA |
| D8 | 762 x 1981mm | 826 x 2025mm | NA |
| D9 | 610 x 1981mm | 675 x 2025mm | NA |
| D10 | 762 x 1981mm | 826 x 2025mm | NA |
| D11 | 762 x 1981mm | 826 x 2025mm | NA |
| D12 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |
| D13 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |

PLOTS 5 & 6

EXTERNAL OPENING SCHEDULE

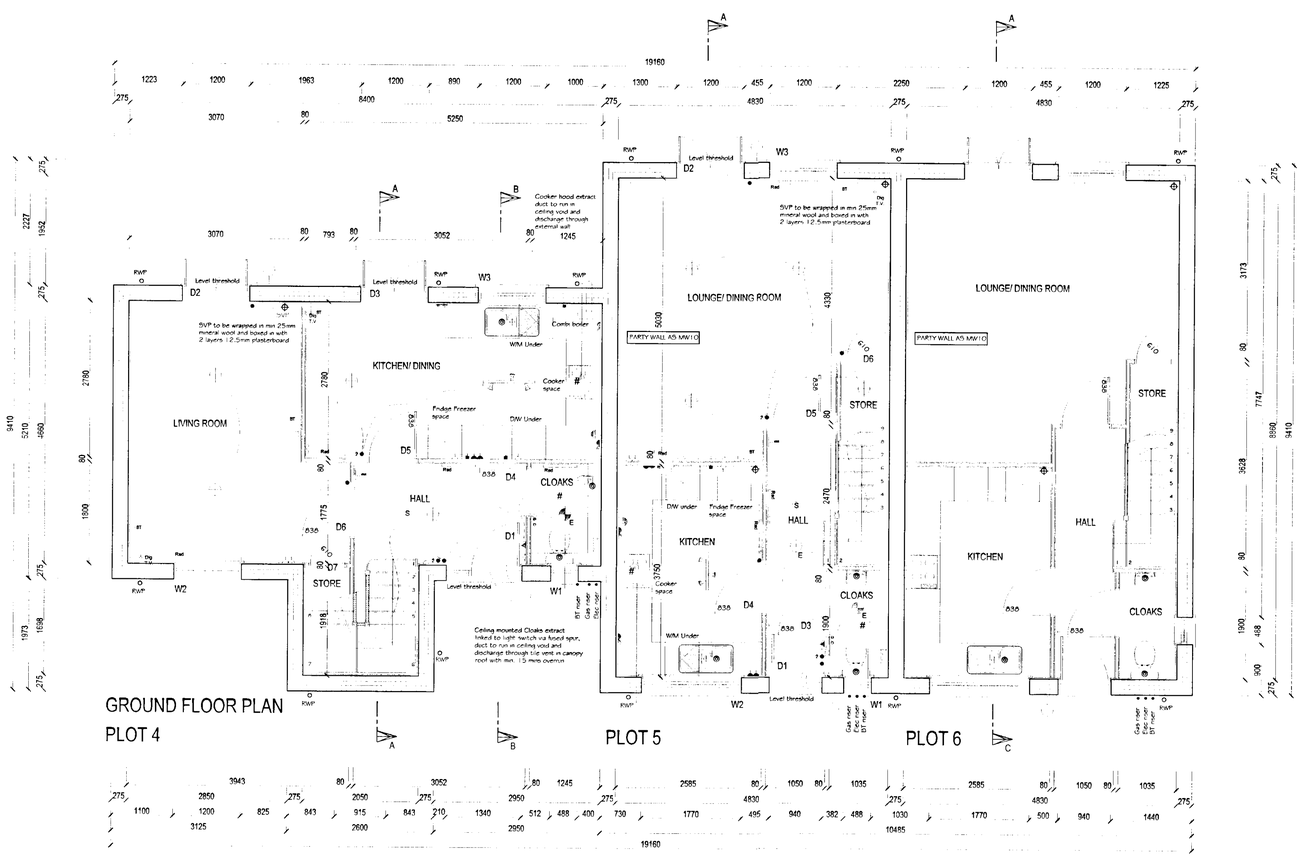
| REF | FRAME SIZE | LINTOL LENGTH |
|---|---|---|
| D1 | 1340 x 2100mm - 940mm DOOR WITH 400mm SIDE LIGHT | 1200mm |
| D2 | 1200 x 2100mm | 1500mm |
| W1 | 488 x 1050mm | 900mm F |
| W2 | 1770 x 1050mm | 2100mm F |
| W3 | 1200 x 1200mm | 1500mm F |
| W4 * # | 1200 x 1200mm | 1500mm F |
| W5 * # | 1770 x 1200mm | 2100mm F |
| W6 * # | 1770 x 1200mm | 2100mm F |
| W7 | 630 x 1050mm | 1000mm F |

* - Escape windows with removable central mullion
# - Egress hinges for escape purposes
F - Feature lintol, refer to manufacturers schedule for details

M - Modified to suit opening size
BF - Bifold doors, to be designed by specialist door manufacturer
D - Double doors

INTERNAL OPENING SCHEDULE

| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
|---|---|---|---|
| D3 | 838 x 1981mm | 900 x 2025mm | NA |
| D4 | 838 x 1981mm | 900 x 2025mm | NA |
| D5 | 838 x 1981mm | 900 x 2025mm | NA |
| D6 | 610 x (M) | 675 x (M) | NA |
| D7 | 533 x 1981mm | 600 x 2025mm | NA |
| D8 | 762 x 1981mm | 826 x 2025mm | NA |
| D9 | 762 x 1981mm | 826 x 2025mm | NA |
| D10 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |
| D11 | 610 x 1981 | 675 x 2025 | NA |
| D12 | 762 x 1981mm | 826 x 2025mm | NA |
| D13 | 762 x 1981mm | 826 x 2025mm | NA |
| D14 | 762 x 1981mm | 826 x 2025mm | NA |
| D15 | 610 x 1981 | 675 x 2025 | NA |




GROUND FLOOR PLAN
PLOT 4 PLOT 5 PLOT 6

Services Legend

- External Lamp
- Pendant Lamp
- Low Energy Lighting
- Batten Holder lamp
- Track lighting with spot lights
- Recessed downlighters (max 900 ctrs.)
- Pull Switch
- Light Switch
- 2 Way Light Switch
  All switches to be 1000mm off floor level unless otherwise stated. All sockets to be 450mm off floor level unless otherwise stated.
- 13 amp Switched Socket Outlet
- 13 amp Double Switched Socket Outlet
- 13 amp switched socket outlet, 150mm above work top.
- Fused connection to boiler (where applicable)
- Fused switch
- 13 amp socket outlet in appliance space switched separately above work top
- Cooker control panel
- Shaver point & light
- Shower over bath
- Ceiling mounted extract fan (all extract fans to be served by flush unswitched fused connection unit fitted 100mm below ceiling level)
- Wall mounted extract fan
- Heating thermostat
- Radiator - Size & location by specialist
- Fully automatic self-contained smoke alarm/detectors to BS 5446 (min. 1 per floor) interlinked and hardwired to mains. Alarm to be fixed to the ceiling in a central position at least 300mm from any light fitting and in accordance with manufacturers instructions
- Television aerial socket
- Telephone junction point
- Door bell and push
- Consumer unit
- Immersion heater

A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF-CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300mm FROM ANY LIGHT FITTING. THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

PRELIMINARY

PERSIMMON HOMES

Green Lane, Winnersh
Berkshire

Floor Plans & Elevations
Plot 4, 5 & 6

27 MAY 2004

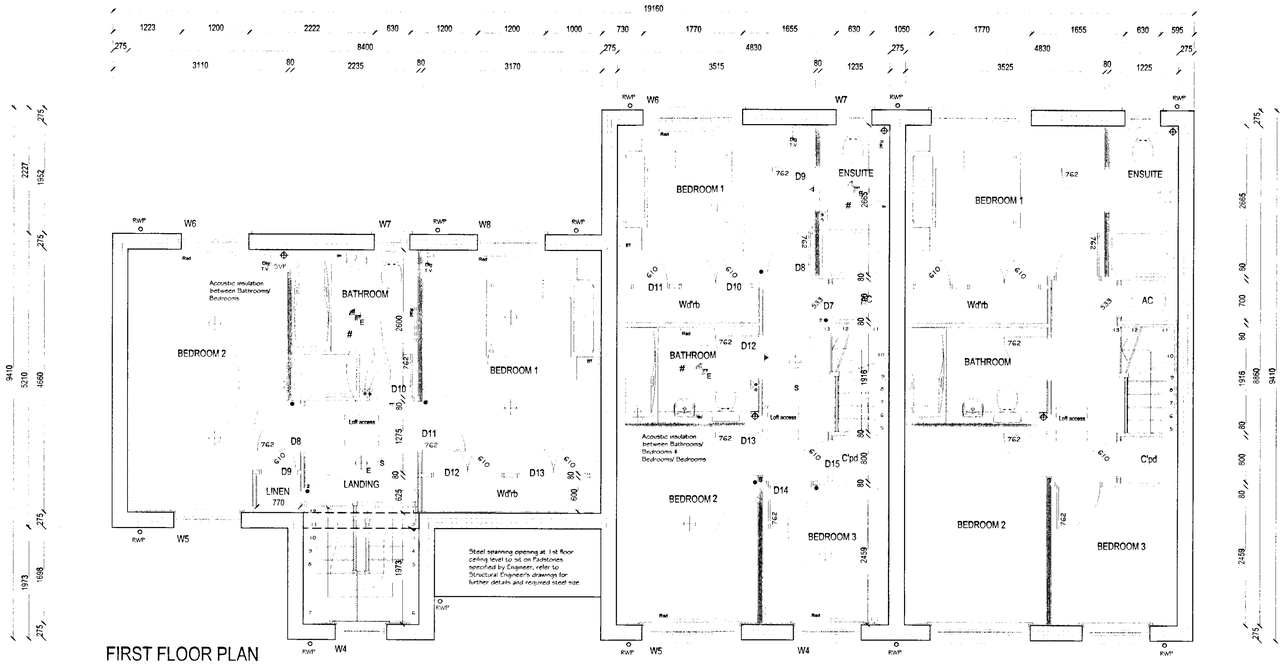
BT

1:100/1:50

May 2004

04.038.210

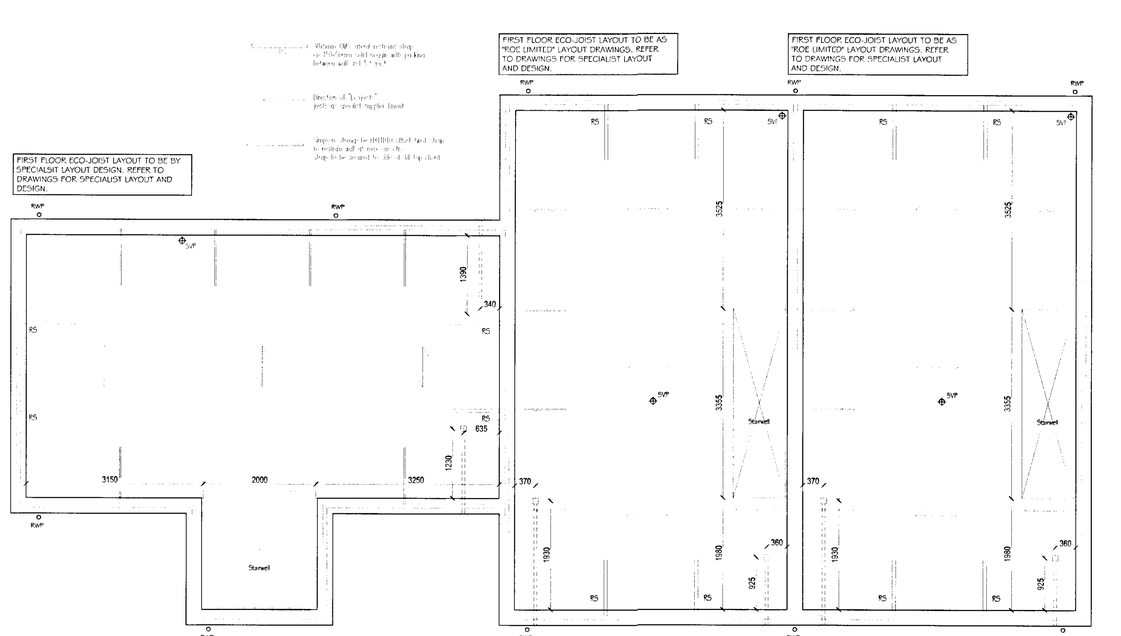
ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103
31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224




FIRST FLOOR PLAN
PLOT 4

PLOT 5

PLOT 6




ECO Joist floor to specialist supplier layout &design

FIRST FLOOR JOIST LAYOUT
PLOT 4

ECO Joist floor to specialist supplier layout &design

FIRST FLOOR JOIST LAYOUT
PLOT 5

ECO Joist floor to specialist supplier layout &design

FIRST FLOOR JOIST LAYOUT
PLOT 6

Services Legend

- External Lamp
- Pendant Lamp
- Low Energy Lighting
- Batten Holder lamp
- Track lighting with spot lights
- Recessed downlighters (max 900 ctrs.)
- Pull Switch
- Light Switch
- 2 Way Light Switch
  All switches to be 1000mm off floor level unless otherwise stated
  All sockets to be 450mm off floor level unless otherwise stated
- 13 amp Switched Socket Outlet
- 13 amp Double Switched Socket Outlet
- 13 amp switched socket outlet, 150mm above work top
- Fused connection to boiler (where applicable)
- Fused switch
- 13 amp socket outlet in appliance space switched separately above work top
- Cooker control panel
- Shaver point & light
- Shower over bath
- Ceiling mounted extract fan (all extract fans to be served by flush unswitched fused connection unit fitted 100mm below ceiling level)
- Wall mounted extract fan
- Heating thermostat
- Radiator - Size & location by specialist
- Fully automatic self-contained smoke alarm/detectors to BS 5446 (min. 1 per floor) interlinked and hardwired to mains. Alarm to be fixed to the ceiling in a central position at least 300mm from any light fitting and in accordance with manufacturers instructions
- Television aerial socket
- Telephone junction point
- Door bell and push
- Consumer unit
- Immersion heater

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PRELIMINARY

PERSIMMON HOMES

Green Lane, Winnersh
Berkshire

Second Floor Plan & Floor Joist Layout
Plot 4, 5 & 6

PLANNING SERVICES
27 MAY 2004
COPIES TO: AGS FILE

BT/AW

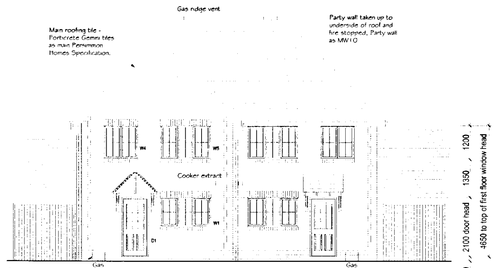
1:50

May 2004

04.038.211

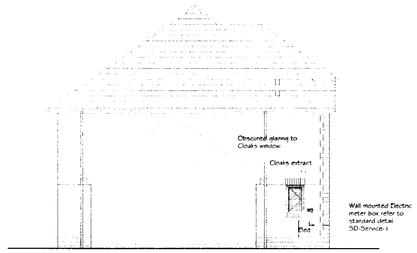
ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103

31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226234



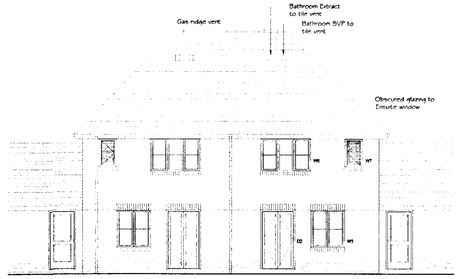

FRONT ELEVATION

PLOT 7 PLOT 8



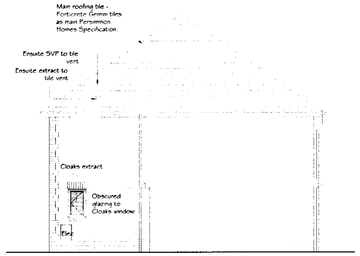

SIDE ELEVATION

PLOT 7




REAR ELEVATION

PLOT 8 PLOT 7




SIDE ELEVATION

PLOT 8

INTERNAL OPENING SCHEDULE

| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
|---|---|---|---|
| D3 | 838 x 1981mm | 900 x 2025mm | NA |
| D4 | 838 x 1981mm | 900 x 2025mm | NA |
| D5 | 838 x 1981mm | 900 x 2025mm | NA |
| D6 | 610 x (M) | 675 x (M) | NA |
| D7 | 533 x 1981mm | 600 x 2025mm | NA |
| D8 | 762 x 1981mm | 826 x 2025mm | NA |
| D9 | 762 x 1981mm | 826 x 2025mm | NA |
| D10 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |
| D11 | 610 x 1981 | 675 x 2025 | NA |
| D12 | 762 x 1981mm | 826 x 2025mm | NA |
| D13 | 762 x 1981mm | 826 x 2025mm | NA |
| D14 | 762 x 1981mm | 826 x 2025mm | NA |
| D15 | 610 x 1981 | 675 x 2025 | NA |

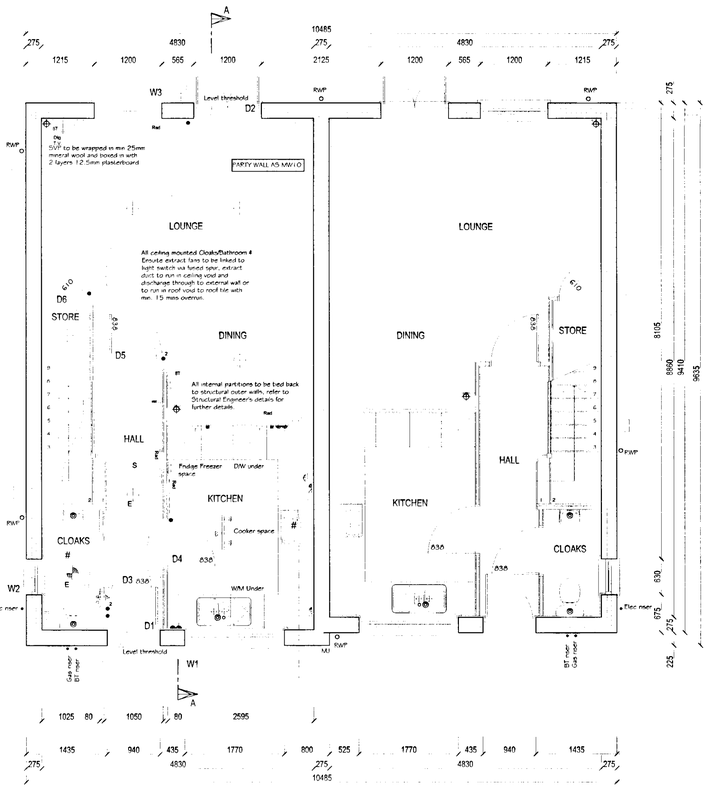
PLOT 9

EXTERNAL OPENING SCHEDULE

| REF | FRAME SIZE | LINTOL LENGTH |
|---|---|---|
| D1 | 940 x 2100mm | 1200mm |
| D2 | 1200 x 2100mm (D) | 1500mm |
| W1 | 1770 x 1050mm | 2100mm F |
| W2 | 630 x 1050mm | 1200mm F |
| W3# | 1200 x 1350mm | 1500mm F |
| W4# | 1200 x 1200mm | 1500mm F |
| W5 | 1770 x 1200mm | 2100mm F |
| W6# | 1770 x 1200mm | 2100mm F |
| W7 | 630 x 1050mm | 1200mm F |

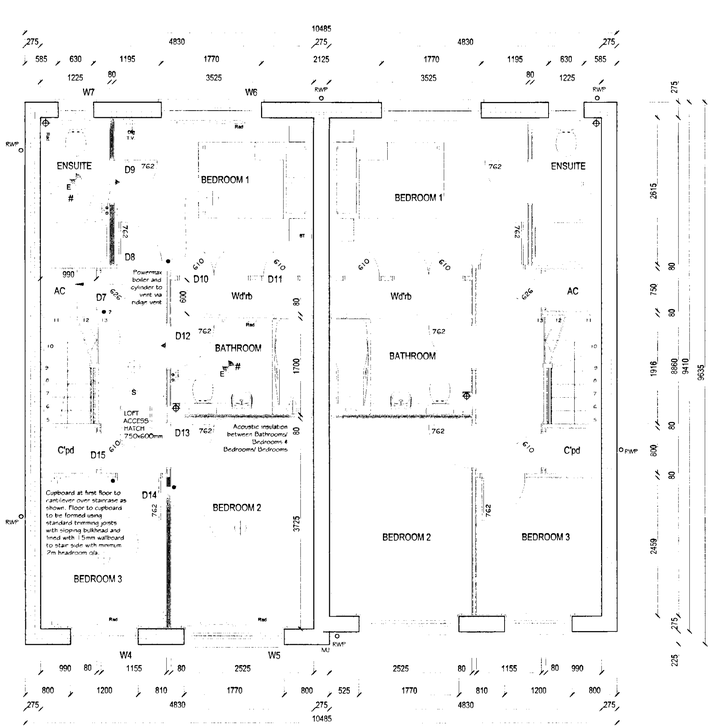
# - Egress hinges for escape purposes
F - Feature lintol, refer to manufacturers schedule for details

M - Modified to suit opening size
BF - Bifold doors, to be designed by specialist door manufacturer
D - Double doors




GROUND FLOOR PLAN

PLOT 7 PLOT 8




FIRST FLOOR PLAN

PLOT 7 PLOT 8

REFER TO SUBSTRUCTURE DRAWING 04.038-201 FOR CLARIFICATION OF FOUNDATION LAYOUTS & AIR BRICK LOCATIONS.

**Services Legend**

- External Lamp
- Pendant Lamp
- E - Low Energy Lighting
- Batten Holder lamp
- Track lighting with spot lights
- Recessed downlighters (max 900 ctrs.)
- Pull Switch
- Light Switch
- 2 Way Light Switch
  All switches to be 1000mm off floor level unless otherwise stated.
  All sockets to be 450mm off floor level unless otherwise stated.
- 13 amp Switched Socket Outlet
- 13 amp Double Switched Socket Outlet
- 13 amp switched socket outlet. 150mm above work top.
- Fused connection to boiler (where applicable)
- Fused switch
- 13 amp socket outlet in appliance space switched separately above work top
- Cooker control panel
- Shaver point & light
- Shower over bath
- Ceiling mounted extract fan (all extract fans to be served by flush unswitched fused connection unit fitted 100mm below ceiling level)
- Wall mounted extract fan
- Heating thermostat
- Rad - Radiator - Size & location by specialist
- S - Fully automatic self-contained smoke alarm/detectors to BS 5446 (min. 1 per floor) interlinked and hardwired to mains. Alarm to be fixed to the ceiling in a central position at least 300mm from any light fitting and in accordance with manufacturers instructions
- TV - Television aerial socket
- Telephone junction point
- Door bell and push
- Consumer unit
- Immersion heater

A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF-CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300mm FROM ANY LIGHT FITTING. THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

# PRELIMINARY

PLOT 7 - AS
PLOT 8 - HANDED

PERSIMMON HOMES

Green Lane, Winnersh
Berkshire

Floor Plans & Elevations
Plots 7&8

27 MAY 2004

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ERIC COLE AND PARTNERS
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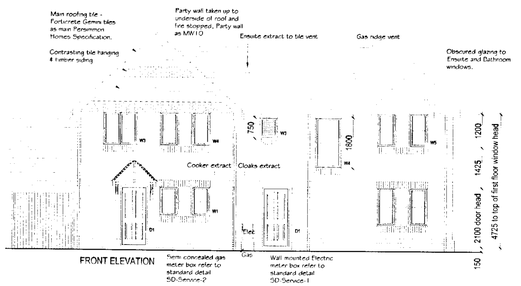
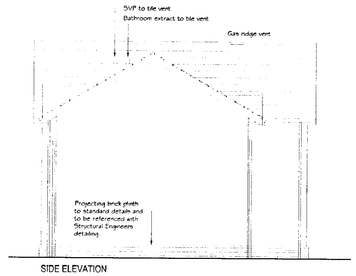
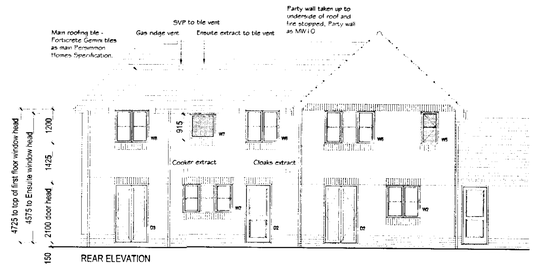
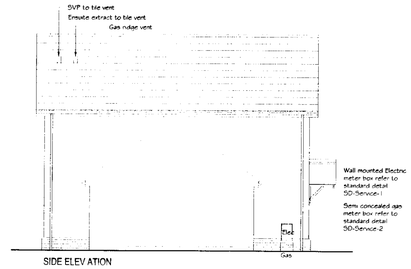
FACSIMILE 01793 512103

31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224




PLOT 9

EXTERNAL OPENING SCHEDULE

| REF | FRAME SIZE | LINTOL LENGTH |
|---|---|---|
| D1 | 940 x 2100mm | 1200mm |
| D2 | 1200 x 2100mm (D) | 1500mm |
| W1 | 1770 x 1050mm | 2100mm F |
| W2 | 1200 x 1200mm | 1500mm F |
| W3# | 1200 x 1200mm | 1500mm F |
| W4# | 1770 x 1200mm | 2100mm F |
| W5 | 630 x 1050mm | 1000mm F |
| W6# | 1770 x 1200mm | 2100mm F |

INTERAL OPENING SCHEDULE

| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
|---|---|---|---|
| D3 | 838 x 1981mm | 900 x 2025mm | NA |
| D4 | 838 x 1981mm | 900 x 2025mm | NA |
| D5 | 838 x 1981mm | 900 x 2025mm | NA |
| D6 | 610 x (M) | 675 x (M) | NA |
| D7 | 626 x 1981mm | 670 x 2025mm | NA |
| D8 | 762 x 1981mm | 826 x 2025mm | NA |
| D9 | 762 x 1981mm | 826 x 2025mm | NA |
| D10 | 610 x 1981mm (D) | 1350 x 2025mm (D) | NA |
| D11 | 610 x 1981 | 675 x 2025 | NA |
| D12 | 762 x 1981mm | 826 x 2025mm | NA |
| D13 | 762 x 1981mm | 826 x 2025mm | NA |
| D14 | 762 x 1981mm | 826 x 2025mm | NA |
| D15 | 610 x 1981 | 675 x 2025 | NA |

PLOT 10

EXTERNAL OPENING SCHEDULE

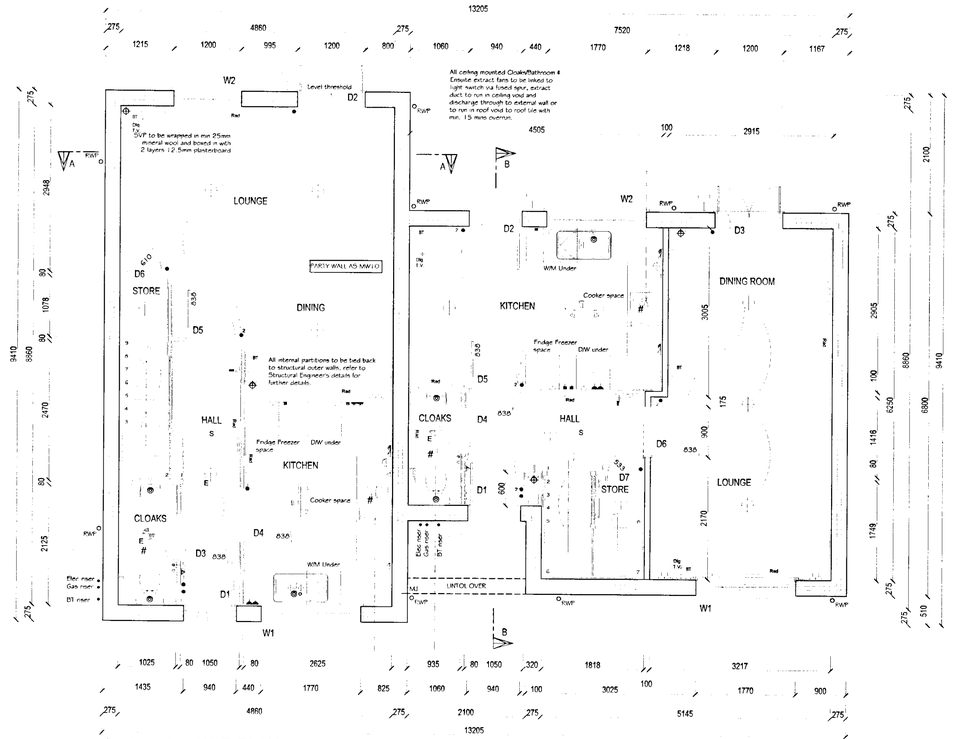
| REF | FRAME SIZE | LINTOL LENGTH |
|---|---|---|
| D1 | 940 x 2100mm | 1200mm |
| D2 | 940 x 2100mm | 1200mm |
| D3 | 1200 x 2100mm (D) | 1500mm |
| W1 | 1770 x 1350mm | 2100mm F |
| W2 | 1770 x 1050mm | 2100mm F |
| W3 | 630 x 750mm (S) | 900mm F |
| W4 | 915 x 1800mm (S) | 1200mm F |
| W5# | 1770 x 1200mm | 2100mm F |
| W6# | 1200 x 1200mm | 1500mm F |
| W7 | 915 x 915mm | 1200mm F |
| W8# | 1200 x 1200mm | 1500mm F |

# - Egress hinges for escape purposes
F - Feature lintol, refer to manufacturers schedule for details

M - Modified to suit opening size
BF - Bifold doors, to be designed by specialist door manufacturer
D - Double doors
S - Specialist window size by specialist window manufacturer

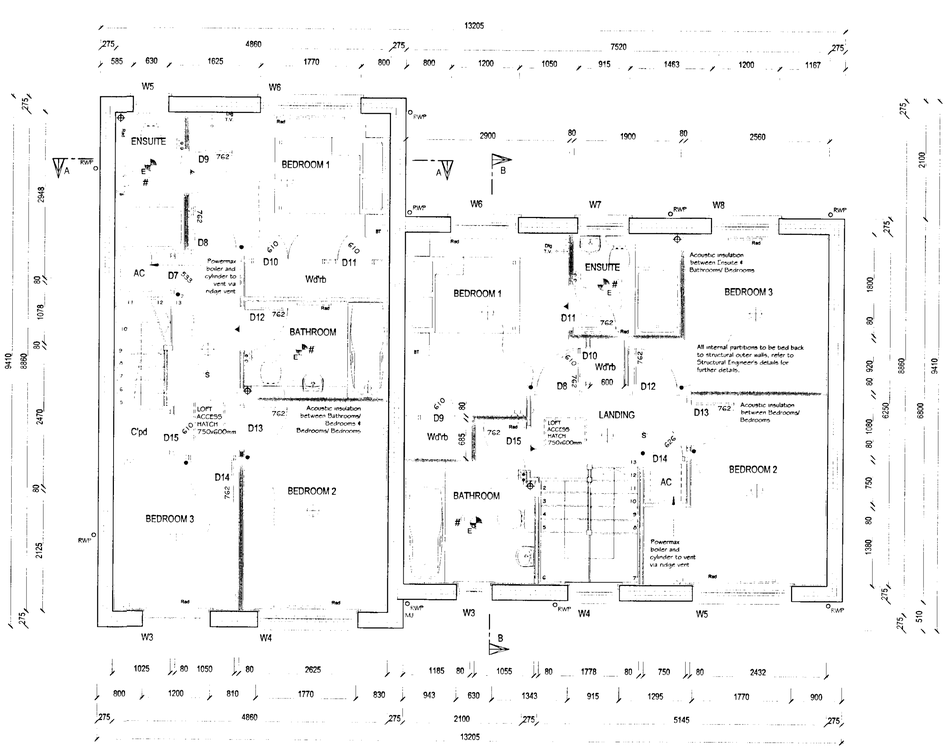
INTERAL OPENING SCHEDULE

| REF | DOOR SIZE | STRUCTURAL OPENING | LINTOL LENGTH |
|---|---|---|---|
| D4 | 838 x 1981mm | 900 x 2025mm | NA |
| D5 | 838 x 1981mm | 900 x 2025mm | NA |
| D6 | 838 x 1981mm | 900 x 2025mm | 1200mm |
| D7 | 533 x (M) | 600 x (M) | NA |
| D8 | 762 x 1981mm | 826 x 2025mm | NA |
| D9 | 610 x 1981mm | 675 x 2025mm | NA |
| D10 | 610 x 1981mm | 675 x 2025mm | NA |
| D11 | 762 x 1981mm | 826 x 2025mm | NA |
| D12 | 762 x 1981mm | 826 x 2025mm | NA |
| D13 | 762 x 1981mm | 826 x 2025mm | NA |
| D14 | 626 x 1981mm | 670 x 2025mm | NA |
| D15 | 762 x 1981mm | 826 x 2025mm | NA |













REFER TO SUBSTRUCTURE DRAWING 04.038-201 FOR CLARIFICATION OF FOUNDATION LAYOUTS & AIR BRICK LOCATIONS.

PRELIMINARY

PLOT 9 - AS
PLOT 10 - AS

PERSIMMON HOMES

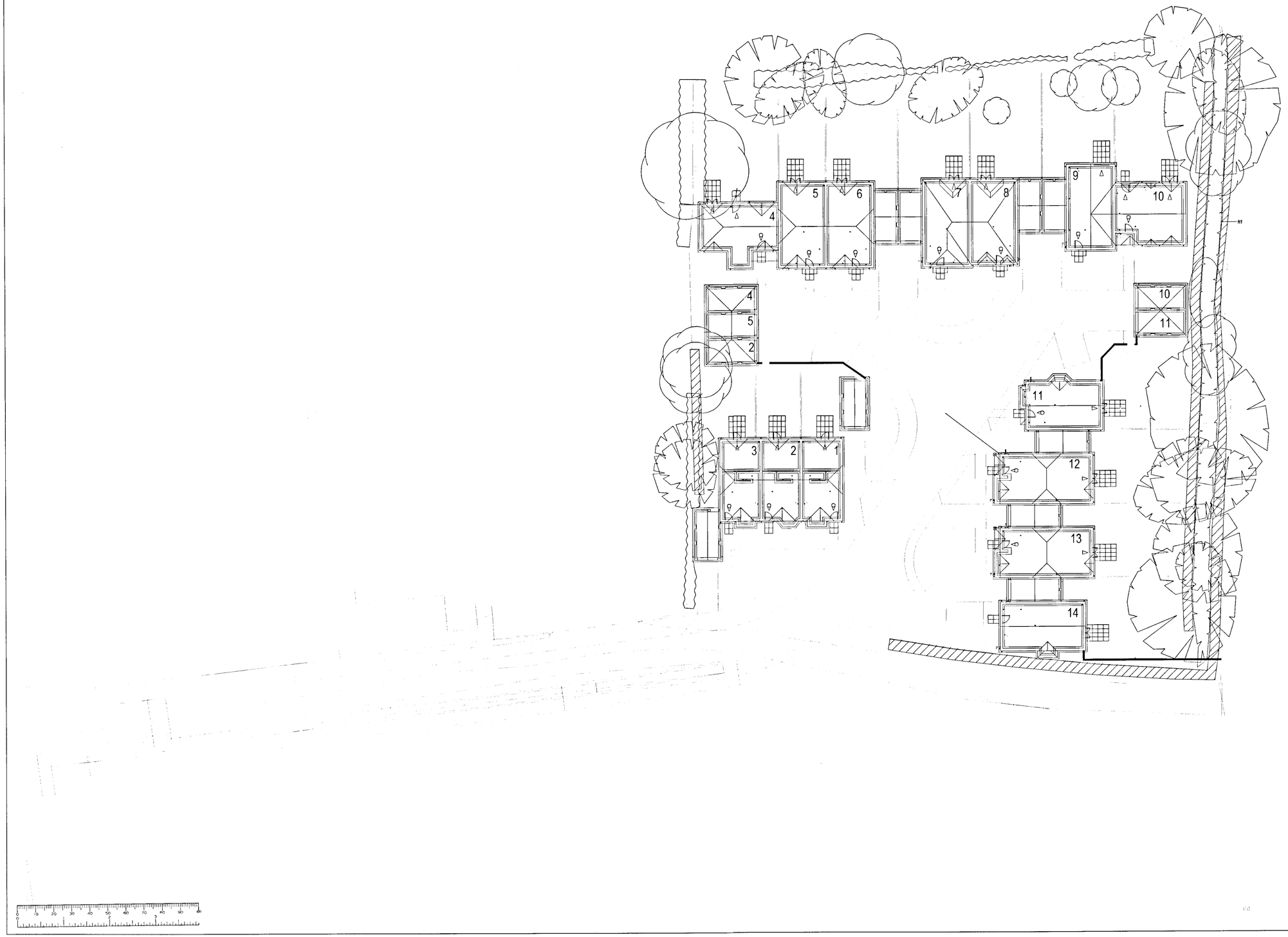
Green Lane, Winnersh
Berkshire

Floor Plans & Elevations
Plots 9 & 10

PLANNING SERVICES
DRG
CHK
DES
27 MAY 2004
COPIES TO:
ACK
FILE

04.038.220

ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103
31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224




PROJECT TITLE

Green Lane, Winnersh.
Berkshire.

DRAWING TITLE

Site Layout

| PLANNING SURVEYOR | |
|---|---|
| POL | TLS |
| DC | ENT |
| APP | |
| US | |
| 27 MAY 2004 | |
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| | FILE |

DRAWING NO.

04.038.100


ERIC
COLE
AND PARTNERS
CHARTERED ARCHITECTS

8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103

31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224

No. 284

No. 286

No. 288

No. 290

LEGEND

- PROPOSED LEVEL
- EXISTING LEVEL
- DOOR EXITS
- TREES TO REMAIN
- INDICATES SLOPE
- 125x255 HB2 KERB
- 900 LONG TRANSITION KERB
- 125x200 FLUSH KERB HB5
- 50x150 PC CONCRETE EDGING
- 1.8m C/B FENCE
- 1.2m WIRE MESH FENCE
- SITE BOUNDARY
- BITUMEN MACADAM ACCESS ROAD
- FOOTPATH IN BITUMEN MACADAM
- DRIVE WAYS PAVIOURS
- 450x450 PAVING

PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOT 8
PLOT 9
PLOT 10
PLOT 11
PLOT 12
PLOT 13
PLOT 14

FFL 56.000
FFL 55.925
FFL 55.775

215 BRICKWALL
215 BRICK BOUNDARY
RAISED DPC
NEW FENCE
EXISTING DITCH
EXISTING ROAD TO REMAIN UNALTERED
GRANITE SETTS
440x440 PIERS
EXTENT OF SECTION 38 ADOPTION

GREEN LANE

READING RAOD A329

HALF BATTER KERB

TACTILE PAVING. REFER TO DRG. 24043/102 FOR DETAILS

BULLNOSED KERBS 305x150

RAISED GRANITE BLOCK TABLE IN (6mm PROJECTION) ACCORDANCE WITH WDC DESIGN GUIDE. FOR 10mph SPEED CONSTRAINT

CONCRETE BLOCK PAVING 80 THICK LIAD IN HERRINGBONE PATTERN WITH BISHOPS HAT EDGE BLOCKS

TACTILE PAVING. REFER TO DRG. 24043/102 FOR DETAILS

NEW BOLLARDS 4No. TO BE "WOKINGHAM" TYPE

HALF BATTER KERB

550 TO ALLOW FOR KERB MAINTENANCE (550 MIN)

2000 (1000 MIN)

**NOTE**
REFER TO DRG. No. 24043/102 & 105 FOR SECTIONS AND DETAILS

| Rev | Date | Inits. | Description |
|---|---|---|---|
| P2 | 24/05/04 | RDG | Issued for construction subject to BR approval |
| P1 | 18/05/04 | RDG | Issued for Comments |

Project Title:
GREEN LANE
WINNERSH

Drawing Title:
EXTERNAL WORKS
Slab levels condition 3. acceptable

Drawn: RDG | Checked: RSP | Approved: RSP

Issue Status:
- For Info. Only
- Preliminary
- Tender Issue
- X Construction

Scales: 1:200
Date Drawn: MAY 2004
Drawing Number: 24043/100
Revision: P2

27 MAY 2004

Xref S:\PLR DWG Files\P

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Original Drawing Size - A1

NOTE: ALL EXTERNAL MANHOLE COVERS TO BE C250 DUTY. EXTERNAL MANHOLES IN PAVED AREAS TO BE RECESSED TO RECEIVE PAVING SLAB AND BEDDING. REFER TO RELEVANT DRAWING FOR DETAILS OF ADOPTABLE M.H. COVERS.

NOTE: ALL GULLIES TO BE DEEPSEAL (TRAPPED) WITH MIN. WATER SEAL OF 85mm

- EXISTING SURFACE WATER DRAINAGE.
- EXISTING FOUL WATER DRAINAGE.
- EXISTING SURFACE WATER DRAINAGE TO BE MADE REDUNDANT
- EXISTING FOUL WATER DRAINAGE TO BE MADE REDUNDANT
- NEW SURFACE WATER DRAINAGE.
- NEW FOUL WATER DRAINAGE.
- R/A RODDING ACCESS
- G RAINWATER GULLY
- FG FOUL WATER GULLY

NOTE: ALL F.W. BRANCH DRAINS TO BE 100dia. UNLESS NOTED OTHERWISE. LAID TO A GRADIENT OF 1:60
ALL S.W. BRANCH DRAINS TO BE 100dia. UNLESS NOTED OTHERWISE. LAID TO A GRADIENT OF 1:200
ALL MH's TO BE 1200x675(min) BRICK OR 1050dia. CONCRETE RING. U.N.O
ALL INSPECTION CHAMBERS TO BE 450 Dia PREFORMED RINGS.
TWUL MANHOLE TO BE AS NOTED.

NOTE
S.W. DRAINAGE SYSTEM IS DESIGNED FOR THE 100 YEAR EVENT AND IN ACCORDANCE WITH THE E.A. REQUIREMENTS

ALL STORCELL (WAVIN) OR SIMILAR APPROVED, TO BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

NOTE: ALL NEW T.W.U.L. MH's TO BE CONSTRUCTED IN ACCORDANCE WITH 'SEWER FOR ADOPTION' CURRENT EDITION
REFER TO RELEVANT DRAWINGS FOR DETAILS

ALL ADOPTABLE DRAINAGE WORKS TO BE CONSTRUCTED AS DETAILED IN SEWERS FOR ADOPTION 5th EDITION AND THAMES WATERS ADDENDUM SPECIFICATIONS.

GENERAL NOTES
a) CONTRACTOR TO AVOID USING PVCu PIPES FOR ALL ADOPTION WORK AS THESE WILL NOT ALL BE ACCEPTABLE TO THAMES WATER AS STATED IN THE THAMES WATER ADDENDUM.

b) ALL ADOPTABLE M.H. TO HAVE TW LOGO OR BE BADGED FW/SW.

c) ALL ADOPTABLE MANHOLE COVERS TO BE A MIN OF 500mm FROM EDGE OF KERBS.

NOTE: PENDING ON EXISTING SERVICES LOCATION AND DENSITY, THE PROPOSED S.W. SEWER COULD BE PLACED OPPOSITE SIDE OF ROAD IF MORE PRACTICAL AND COST EFFECTIVE

HYDROBREAK FLOW CONTROL DEVICE RATED AT 2.1 L/S

1m MIN FROM EDGE OF KERB TO OUTSIDE FACE OF SEWER

WHERE SEWER BEDING MATERIAL HAVE LESS THAN 1.0m COVER TO ROAD SURFACE, CONCRETE BED AND SURROUND TO BE EMPLOYED

PROTECTIVE 150 THICK CONCRETE SLAB REINFORCED WITH MESH A393 (TOP & BOTTOM 40 COVER) TO BE PROVIDED OVER 750ø S.W. SEWER IN ACCORDANCE WITH TWUL AND L.A. REQUIREMENTS

F1 (LEVEL OF EXISTING FOUL WATER DRAIN TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCING WORKS BY MEANS OF SLIT TRENCH)

NOTE
EXISTING SERVICES IN ROAD TO BE RELOCATED UNDER PAVEMENT. REFER TO RELEVANT SERVICES LAYOUT PREPARED BY OTHERS.

NOTE
AWAITING CONFIRMATION ON RECORD CHECK FOR T.P.O. ON THESE TWO TREES. ROAD AND DRAINAGE DESIGN IN THIS AREA MAY BE AFFECTED PENDING ON OUTCOME.

EXISTING MH 7101
(FROM T.W.U.L. MAP REF. ALS195994)
FWMH
CL 55.10
IL 53.18

No. 286
No. 288
No. 290

GREEN LANE
READING RAOD A329

MANHOLE SCHEDULE

| SURFACE WATER Ref | Cover Level | Invert Level | Depth (m) | MH ADOPTED BY TWUL |
|---|---|---|---|---|
| EXIST MH W00 | | 52.050 | LEVEL SOFFIT CONN I.L. 52.500 | |
| W1 | 54.620 | 52.540 | TWUL MH | ADOPTED |
| W2 | 54.870 | 52.840 | TWUL MH | ADOPTED |
| W3 | 54.670 | 53.310 | TWUL MH | ADOPTED |
| W4 | 54.740 | 53.385 | TWUL CATCHPIT | ADOPTED |
| W5 | 55.355 | 53.765 | TWUL MH | ADOPTED |
| W6 | 55.500 | 53.835 | TWUL MH | ADOPTED |
| W7 | 55.800 | 54.650 | TWUL CATCHPIT | ADOPTED |
| W8 | 55.500 | 54.555 | | |
| W9 | 55.625 | 54.595 | | |
| W10 | 55.625 | 54.685 | | |
| OMITTED W11 | 55.600 | 54.525 | HIGHWAY MH | |
| OMITTED W12 | 55.775 | 54.700 | CATCHPIT | |
| W13 | 55.775 | 54.850 | CATCHPIT | |
| W14 | 55.775 | 54.865 | | |
| W15 | 55.775 | 54.905 | | |
| W16 | 55.775 | 55.025 | | |
| W17 | 55.775 | 55.145 | | |
| W18 | 55.775 | 55.190 | | |
| W19 | 55.775 | 55.130 | | |
| W20 | 55.775 | 55.175 | | |
| W21 | 55.850 | 54.900 | CATCHPIT | |
| W22 | 55.850 | 54.945 | | |
| W23 | 55.850 | 55.055 | | |
| W24 | 55.850 | 55.130 | | |
| W25 | 55.850 | 55.165 | | |
| W26 | 55.850 | 54.150 | CATCHPIT | |
| W27 | 55.850 | 54.865 | | |
| W28 | 55.850 | 54.915 | | |
| W29 | 55.850 | 55.030 | | |
| W30 | 55.850 | 55.050 | | |
| W31 | 55.850 | 54.900 | CATCHPIT | |
| W32 | 55.625 | 54.970 | | |
| W33 | 55.625 | 55.000 | | |

| FOUL WATER Ref | Cover Level | Invert Level | Depth (m) | MH ADOPTED BY TWUL |
|---|---|---|---|---|
| F1 | 55.000 | 53.250 | TWUL MH | ADOPTED |
| F2 | 55.415 | 53.835 | TWUL MH | ADOPTED |
| F3 | 55.535 | 54.035 | TWUL MH | ADOPTED |
| F4 | 55.650 | 54.215 | TWUL MH | ADOPTED |
| F5 | 55.800 | 54.425 | TWUL MH | ADOPTED |
| F6 | 55.625 | 54.870 | | |
| F7 | 55.625 | 54.920 | | |
| ~~F8~~ | ~~55.625~~ | ~~54.985~~ | | OMITTED |
| F9 | 55.625 | 55.000 | | |
| ~~F10~~ | ~~55.625~~ | ~~55.025~~ | | OMITTED |
| F11 | 55.775 | 54.670 | | |
| F12 | 55.775 | 54.770 | | |
| F13 | 55.775 | 54.845 | | |
| F14 | 55.775 | 54.905 | | |
| ~~F15~~ | ~~55.775~~ | ~~54.940~~ | | OMITTED |
| ~~F16~~ | ~~55.775~~ | ~~55.175~~ | | OMITTED |
| F17 | 55.775 | 55.175 | | |
| F18 | 55.775 | 55.030 | | |
| F19 | 55.775 | 55.075 | | |
| F20 | 55.850 | 54.515 | | |
| F21 | 55.850 | 54.715 | | |
| F22 | 55.850 | 54.760 | | |
| F23 | 55.850 | 54.910 | | |
| F24 | 55.850 | 55.025 | | |
| F25 | 55.850 | 55.115 | | |
| F26 | 55.850 | 55.225 | | |
| F27 | 55.850 | 54.655 | | |
| ~~F28~~ | ~~55.850~~ | ~~54.845~~ | | OMITTED |
| F29 | 55.850 | 54.920 | | |
| F30 | 55.850 | 55.070 | | |
| ~~F31~~ | ~~55.850~~ | ~~55.105~~ | | OMITTED |
| F32 | 55.850 | 55.155 | | |
| ~~F33~~ | ~~55.850~~ | ~~55.190~~ | | OMITTED |
| F34 | 55.850 | 55.250 | | |
| F35 | 55.850 | 54.965 | | |
| F36 | 55.850 | 55.050 | | |
| F37 | 55.850 | 54.815 | | |
| F38 | 55.850 | 54.905 | | |
| F39 | 55.625 | 54.900 | | |
| F40 | 55.625 | 55.010 | | |
| F41 | 55.625 | 55.035 | | |
| F42 | 55.625 | 55.090 | | |

| Rev | Date | Inits. | Description |
|---|---|---|---|
| P2 | 24/05/04 | RDG | Issued for construction subject to BA approval |
| P1 | 18/04/05 | RDG | Issued for Comment |

Project Title:
GREEN LANE
WINNERSH

Drawing Title:
PROPOSED DRAINAGE LAYOUT
Drainage Details Condition 5 acceptable.
SHEET 1 OF 2

Drawn: RDG | Checked: RSP | Approved: RSP

Issue Status:
- For Info. Only
- Preliminary
- Tender Issue
- X Construction

Scales: 1:200
Date Drawn: MAY 2004
Drawing Number: 24043/101
Revision: P2

2 / MAY 2004

Xref S:\PLR DWG Jobs\P

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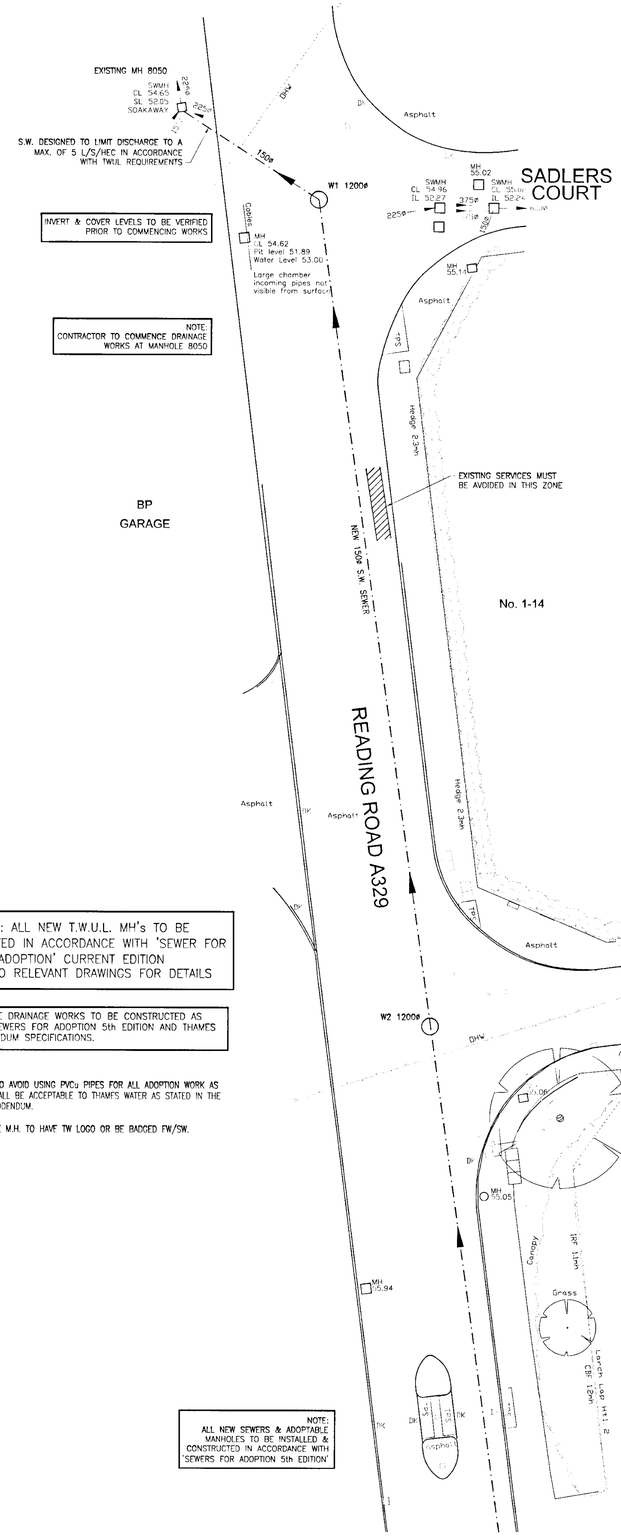
Original Drawing Size - A1




NOTE: ALL EXTERNAL MANHOLE COVERS TO BE C250 DUTY. EXTERNAL MANHOLES IN PAVED AREAS TO BE RECESSED TO RECEIVE PAVING SLAB AND BEDDING. REFER TO RELEVANT DRAWING FOR DETAILS OF ADOPTABLE M.H. COVERS.

NOTE: ALL GULLIES TO BE DEEPSEAL (TRAPPED) WITH MIN. WATER SEAL OF 85mm

- EXISTING SURFACE WATER DRAINAGE.
- EXISTING FOUL WATER DRAINAGE.
- EXISTING SURFACE WATER DRAINAGE TO BE MADE REDUNDANT
- EXISTING FOUL WATER DRAINAGE TO BE MADE REDUNDANT
- NEW SURFACE WATER DRAINAGE.
- NEW FOUL WATER DRAINAGE.
- R/A RODDING ACCESS
- G RAINWATER GULLY
- FG FOUL WATER GULLY

NOTE: ALL F.W. BRANCH DRAINS TO BE 100dia. UNLESS NOTED OTHERWISE. LAID TO A GRADIENT OF 1:60
ALL S.W. BRANCH DRAINS TO BE 100dia. UNLESS NOTED OTHERWISE. LAID TO A GRADIENT OF 1:200
ALL MH's TO BE 1200x675(min) BRICK OR 1050dia. CONCRETE RING. U.N.O.
ALL INSPECTION CHAMBERS TO BE 450 Dia PREFORMED RINGS. TWUL MANHOLE TO BE AS NOTED.

MANHOLE SCHEDULE

| SURFACE WATER Ref | Cover Level | Invert Level | Depth (m) | MH ADOPTED BY TWUL | FOUL WATER Ref | Cover Level | Invert Level | Depth (m) | MH ADOPTED BY TWUL |
|---|---|---|---|---|---|---|---|---|---|
| EX1 MH 8050 | | 52.050 | LEVEL SOFFIT COVER LL 52.500 | | | | | | |
| W1 | 54.620 | 52.540 | TWUL MH | ADOPTED | F1 | 55.000 | 53.250 | TWUL MH | ADOPTED |
| W2 | 54.870 | 52.840 | TWUL MH | ADOPTED | F2 | 55.415 | 53.835 | TWUL MH | ADOPTED |
| W3 | 54.670 | 53.310 | TWUL MH | ADOPTED | F3 | 55.535 | 54.035 | TWUL MH | ADOPTED |
| W4 | 54.740 | 53.385 | TWUL CATCHPIT | ADOPTED | F4 | 55.650 | 54.215 | TWUL MH | ADOPTED |
| W5 | 55.355 | 53.765 | TWUL MH | ADOPTED | F5 | 55.800 | 54.425 | TWUL MH | ADOPTED |
| W6 | 55.500 | 53.835 | TWUL MH | ADOPTED | F6 | 55.625 | 54.870 | | |
| W7 | 55.800 | 54.650 | TWUL CATCHPIT | ADOPTED | F7 | 55.625 | 54.920 | | |
| W8 | 55.500 | 54.555 | | | ~~F8~~ | ~~55.625~~ | ~~54.055~~ | | ~~OMITTED~~ |
| W9 | 55.625 | 54.595 | | | F9 | 55.625 | 55.000 | | |
| W10 | 55.625 | 54.685 | | | ~~F10~~ | ~~55.625~~ | ~~55.025~~ | | ~~OMITTED~~ |
| ~~W11~~ OMITTED | ~~55.600~~ | ~~54.625~~ | HIGHWAY MH | | F11 | 55.775 | 54.670 | | |
| ~~W12~~ OMITTED | ~~55.775~~ | ~~54.700~~ | CATCHPIT | | F12 | 55.775 | 54.770 | | |
| W13 | 55.775 | 54.850 | CATCHPIT | | F13 | 55.775 | 54.845 | | |
| W14 | 55.775 | 54.865 | | | F14 | 55.775 | 54.905 | | |
| W15 | 55.775 | 54.905 | | | ~~F15~~ | ~~55.775~~ | ~~54.940~~ | | ~~OMITTED~~ |
| W16 | 55.775 | 55.025 | | | ~~F16~~ | ~~55.775~~ | ~~55.175~~ | | ~~OMITTED~~ |
| W17 | 55.775 | 55.145 | | | F17 | 55.775 | 55.175 | | |
| W18 | 55.775 | 55.190 | | | F18 | 55.775 | 55.030 | | |
| W19 | 55.775 | 55.130 | | | F19 | 55.775 | 55.075 | | |
| W20 | 55.775 | 55.175 | | | F20 | 55.850 | 54.515 | | |
| W21 | 55.850 | 54.900 | CATCHPIT | | F21 | 55.850 | 54.715 | | |
| W22 | 55.850 | 54.945 | | | F22 | 55.850 | 54.760 | | |
| W23 | 55.850 | 55.055 | | | F23 | 55.850 | 54.910 | | |
| W24 | 55.850 | 55.130 | | | F24 | 55.850 | 55.025 | | |
| W25 | 55.850 | 55.165 | | | F25 | 55.850 | 55.115 | | |
| W26 | 55.850 | 54.150 | CATCHPIT | | F26 | 55.850 | 55.225 | | |
| W27 | 55.850 | 54.865 | | | F27 | 55.850 | 54.655 | | |
| W28 | 55.850 | 54.915 | | | ~~F28~~ | ~~55.850~~ | ~~54.845~~ | | ~~OMITTED~~ |
| W29 | 55.850 | 55.030 | | | F29 | 55.850 | 54.920 | | |
| W30 | 55.850 | 55.050 | | | F30 | 55.850 | 55.070 | | |
| W31 | 55.850 | 54.900 | CATCHPIT | | ~~F31~~ | ~~55.850~~ | ~~55.105~~ | | ~~OMITTED~~ |
| W32 | 55.625 | 54.970 | | | F32 | 55.850 | 55.155 | | |
| W33 | 55.625 | 55.000 | | | ~~F33~~ | ~~55.850~~ | ~~55.190~~ | | ~~OMITTED~~ |
| | | | | | F34 | 55.850 | 55.250 | | |
| | | | | | F35 | 55.850 | 54.965 | | |
| | | | | | F36 | 55.850 | 55.050 | | |
| | | | | | F37 | 55.850 | 54.815 | | |
| | | | | | F38 | 55.850 | 54.905 | | |
| | | | | | F39 | 55.625 | 54.900 | | |
| | | | | | F40 | 55.625 | 55.010 | | |
| | | | | | F41 | 55.625 | 55.035 | | |
| | | | | | F42 | 55.625 | 55.090 | | |

| Rev | Date | Inits. | Description |
|---|---|---|---|
| P2 | 24/04/05 | RDG | Issued for construction subject to BA approval |
| P1 | 18/04/05 | RDG | Issued for Comment |

Project Title:
GREEN LANE
WINNERSH

Drawing Title:
PROPOSED DRAINAGE LAYOUT
Drainage details, condition 5 acceptable.
SHEET 2 OF 2

Drawn: RDG | Checked: RSP | Approved: RSP

Issue Status:
For Info. Only
Preliminary
Tender
Construction (X)

Scales: 1:200
Date Drawn: MAY 2004
Drawing Number: 24043/101
Revision: P2

PLANNING SSE BUILDING REG PCC CS STRUCT TLC ENV

27 MAY 2004

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Original Drawing Size - A1

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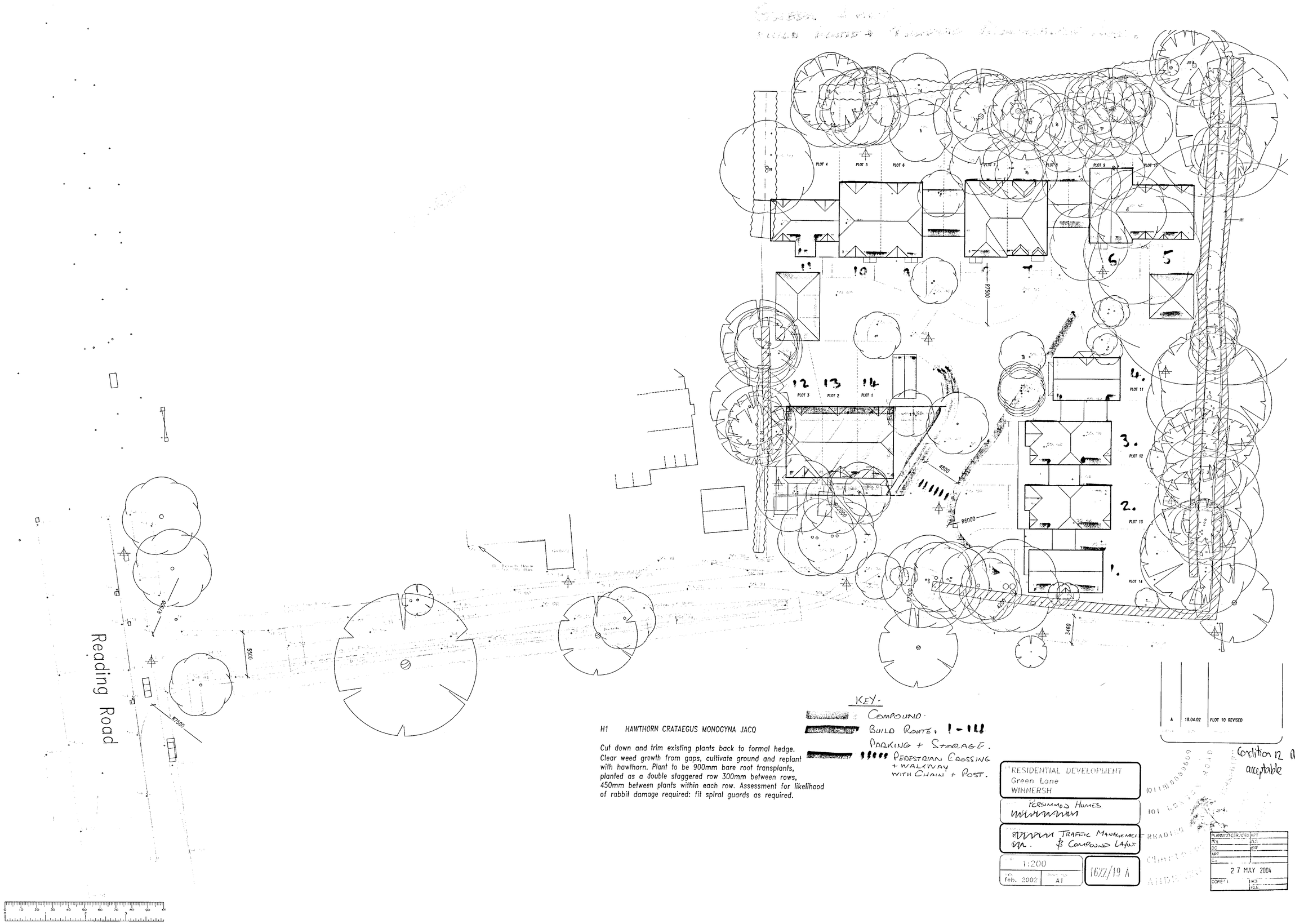



KEY.

- COMPOUND.
- BUILD ROUTE. 1-14
- PARKING + STORAGE.
- PEDESTRIAN CROSSING + WALKWAY WITH CHAIN + POST.

H1 HAWTHORN CRATAEGUS MONOGYNA JACQ

Cut down and trim existing plants back to formal hedge. Clear weed growth from gaps, cultivate ground and replant with hawthorn. Plant to be 900mm bare root transplants, planted as a double staggered row 300mm between rows, 450mm between plants within each row. Assessment for likelihood of rabbit damage required: fit spiral guards as required.

| | | |
|---|---|---|
| A | 18.04.02 | PLOT 10 REVISED |

Condition 12 Details acceptable

RESIDENTIAL DEVELOPMENT
Green Lane
WINNERSH

PERSIMMON HOMES

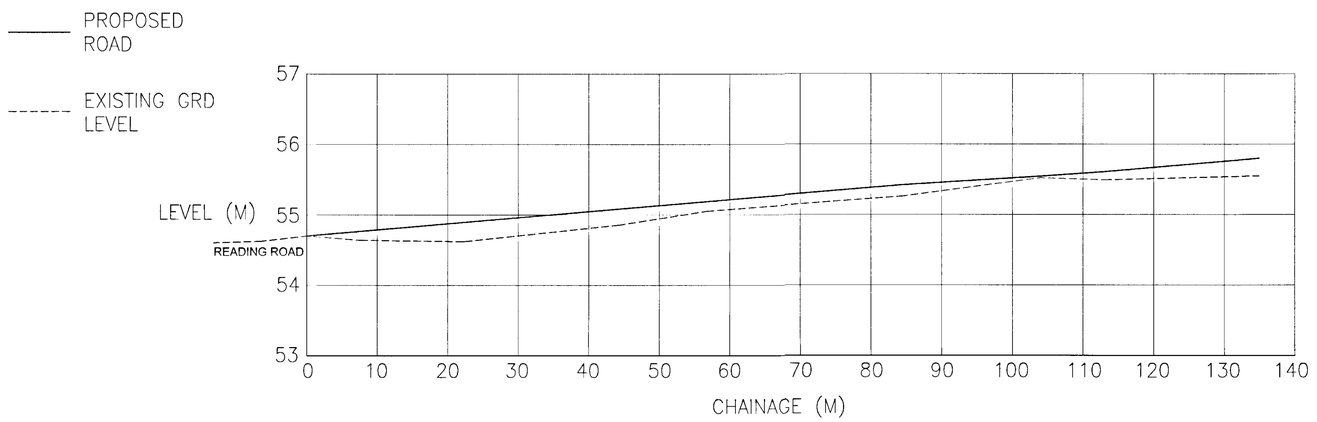
TRAFFIC MANAGEMENT & COMPOUND LAYOUT

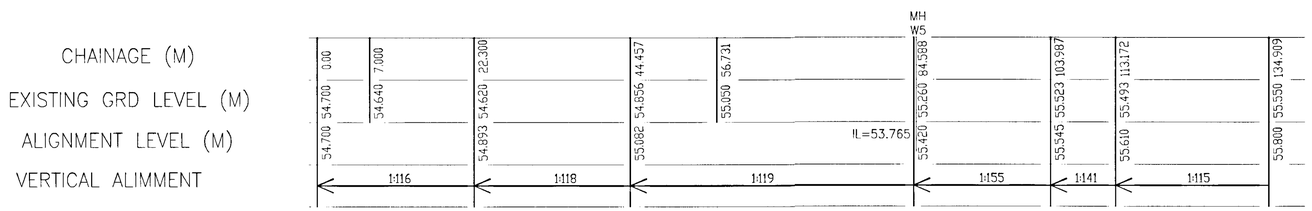
1:200

feb. 2002 | A1

1622/19 A

PLANNING SERVICES
27 MAY 2004




| Rev | Date | Inits. | Description |
|---|---|---|---|
| A | 24/05/04 | RDG | Issued for Construction subject to BR approval |
| P1 | 18/05/04 | RDG | Issue for Comments |

Project Title:
GREEN LANE,
WINNERSH

Drawing Title:
ROAD CHAINAGE
Condition 16 details acceptable

Drawn: RDG | Checked: RSP | Approved: RSP

Issue Status:
For Info. Only
Preliminary
Tender Issue
X Construction

Scales: Horiz. 1:400 Vert. 1:40

Date Drawn: MAY 2004

Drawing Number: 24043/104

Revision: A

27 MAY 2004
COPIES TO
FILE

Xref S:\PLR DWG Logos\P

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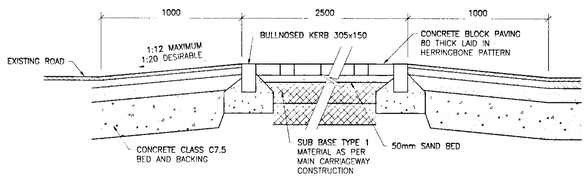
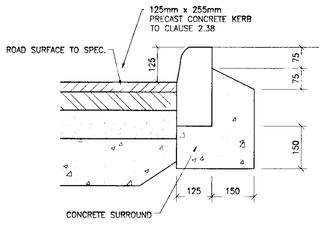
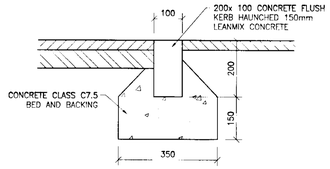
Original Drawing Size - A1



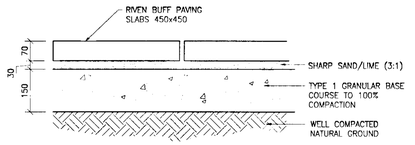

SECTION A-A
CYCLEWAY/FOOTPATH
(SECTION 38)
1:20



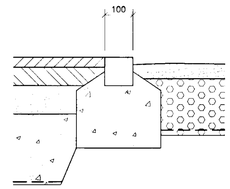

STANDARD KERB DETAIL
(SECTION 38)
1:10



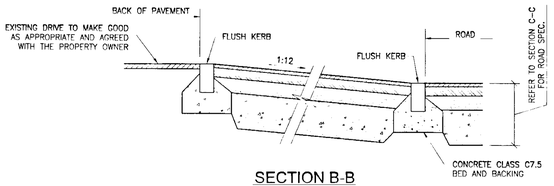

CONCRETE FLUSH KERB
(SECTION 38)
1:10



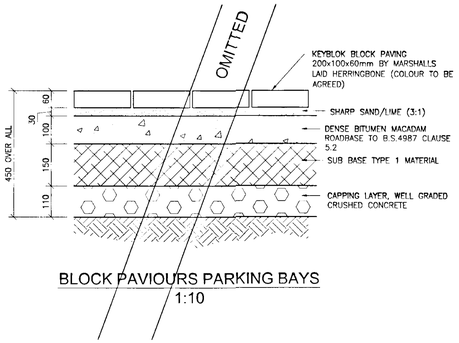

RIVEN BUFF PAVING
1:10



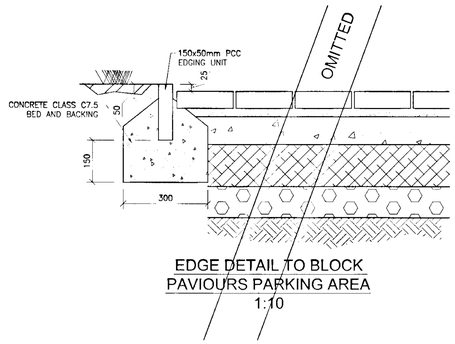

GRANITE SETT DETAIL
1:10



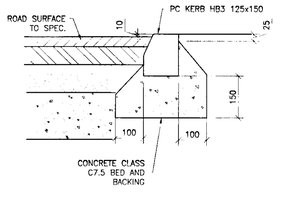

SECTION B-B
(SECTION 38)
1:20



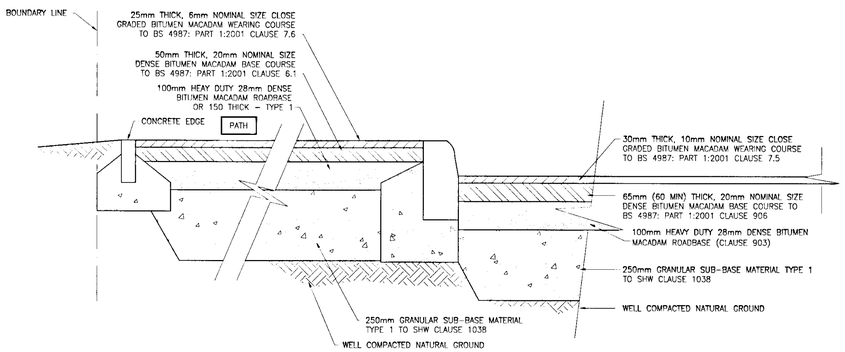

BLOCK PAVIOURS PARKING BAYS
1:10




EDGE DETAIL TO BLOCK
PAVIOURS PARKING AREA
1:10



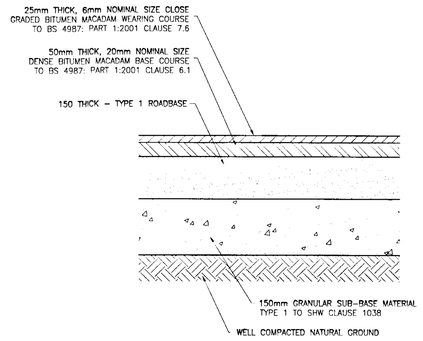

FLUSH KERB BETWEEN ROAD
AND PARKING BAYS
1:10



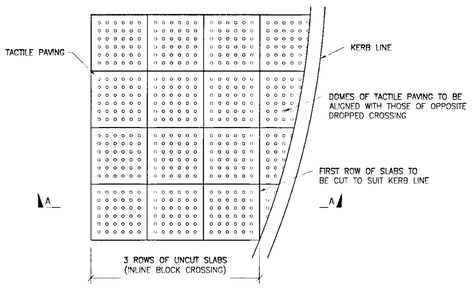

FOOTWAY CONSTRUCTION
CBR = 3%
(WITHIN 75mm DEPTH)

CARRIAGEWAY CONSTRUCTION
CBR = 5% AND GREATER
(AT DEPTH GREATER THAN 75mm FROM G.L.)

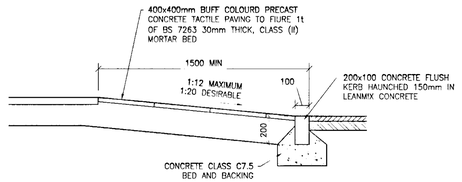
SECTION C-C
(SECTION 38)
1:10




TYPICAL PARKING AREA
CONSTRUCTION
1:10




PLAN VIEW
1:20




SECTION A-A
1:20

| Rev | Date | Inits. | Description |
|---|---|---|---|
| A | 21/05/04 | RDG | Issued for Construction subject to BR approval |
| P1 | 18/05/04 | RDG | Issued for Comments |

Project Title:
GREEN LANE,
WINNERSH

Drawing Title:
ROAD CONSTRUCTION DETAILS
AND SECTION 38 DETAILS
Conditions 16 & 17 details acceptable

Drawn: NJH | Checked: RSP | Approved: RSP

Issue Status:
For Info. Only
Preliminary
Tender Issue
X Construction

Scales: 1:10 1:20

Date Drawn: APRIL 2004

Drawing Number: 24043/102

Revision: A

PLAN | DES | PMC | DCG | TLS | BH | AFP | CG | END

27 MAY 2004

Check

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Original Drawing Size - A1

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PLEASE NOTE THE FOLLOWING:
THIS DRAWING HAS BEEN SET OUT TO THE SITE LAYOUT DRAWING (04.038.100) RECEIVED 17/05/04 AND SURVEY DRAWING (240274100B) BY ELECTRONIC OVERLAY AND NOT TO DIMENSIONS. WE DO NOT HOLD ANY RESPONSIBLITY FOR DIMENSIONS TO EXISTING PROPERTIES AND THEIR FIELDS OF VIEW.

NOTE:
ALL SETTING OUT POINTS ARE TO THE EXTERNAL BRICK PROFILE AND NOT TO THE PLINTH.

FOR STATIONS REFER TO SITE SURVEY No. 240274100B

ST01
E 500.000
N 500.000

ST03
E 581.893
N 509.285

ST04
E 604.865
N 513.353

ST05
E 603.054
N 562.240

| Rev | Date | Inits. | Description |
|---|---|---|---|
| A | 24/05/04 | RDG | Issued for construction |
| P1 | 18/05/04 | RDG | Issued for Comments |

Project Title:
GREEN LANE
WINNERSH

Drawing Title:
ROAD SETTING OUT
(condition 16 details acceptable

Drawn: RDG | Checked: RSP | Approved: RSP

Issue Status:
For Info. Only
Preliminary
Tender Issue
X Construction

Scales: 1:200

Date Drawn: MAY 2004

Drawing Number: 24043/106

Revision: A

27 MAY 2004

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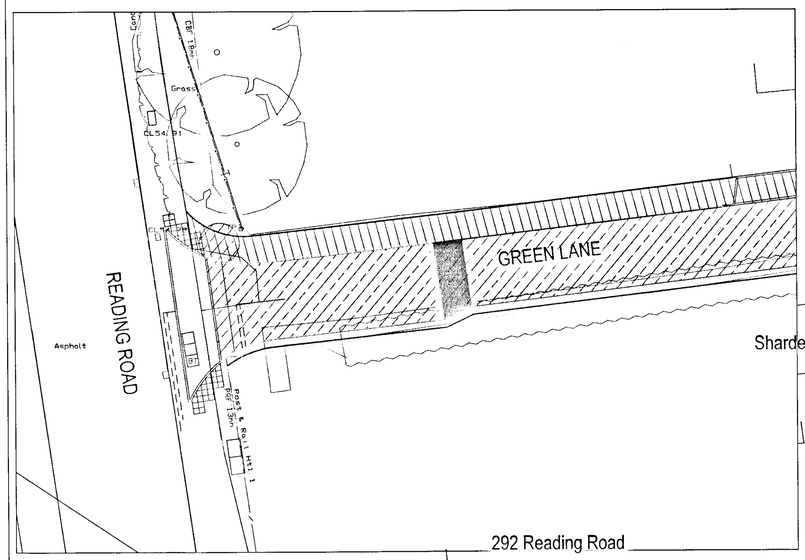
LEGEND

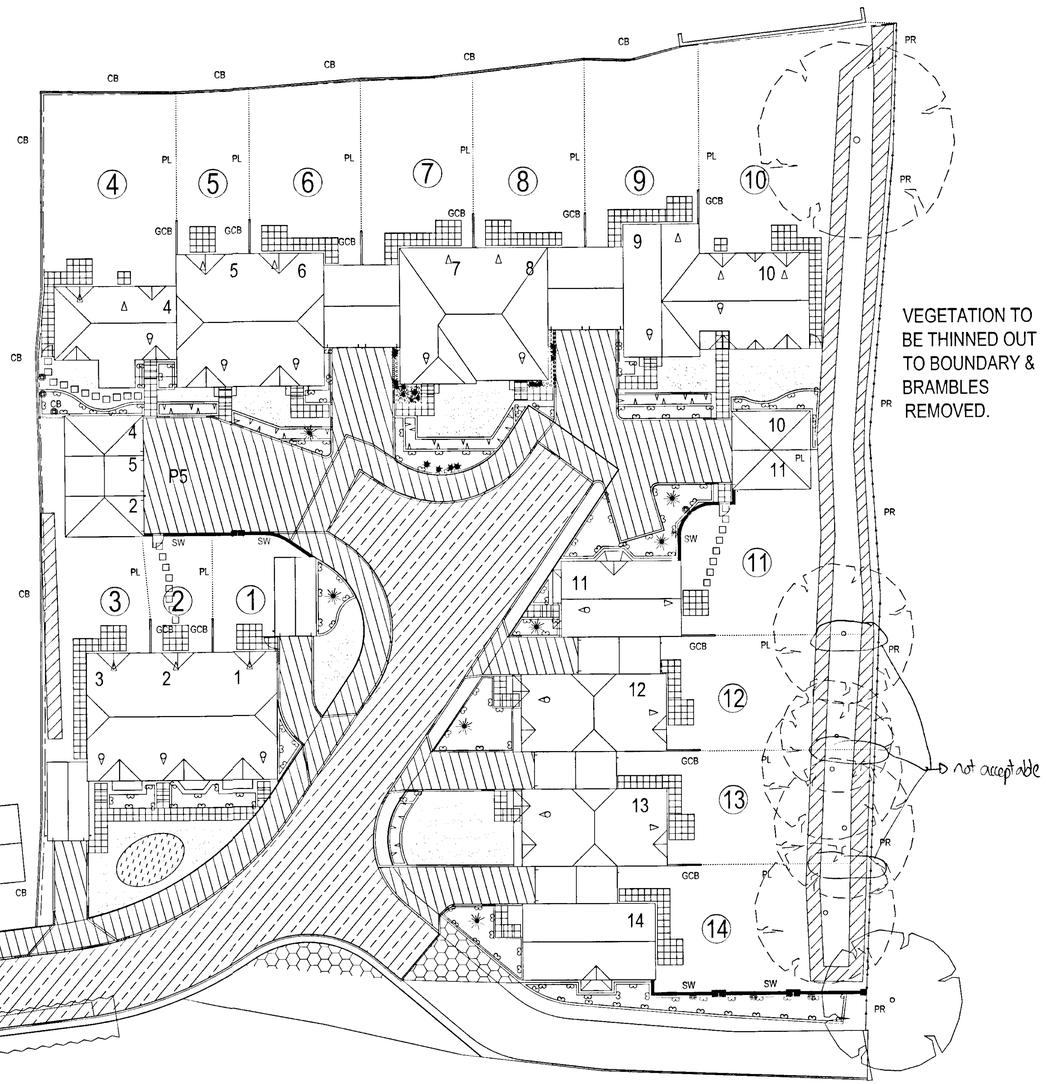
- TREES PROTECTED BY THE TREE PRESERVATION ORDER
- CL - 1500MM CHAINLINK FENCE
- PL - 1500MM PANEL FENCE
- CB - 1800MM CLOSEBOARDED FENCE
- PR - 1500MM POST & RAIL FENCE TO REAR BOUNDARY ONLY
- GCB - 1800MM CLOSEBOARDED GOSSIP SCREEN
- SW - 1800MM SCREEN WALL
- SITE BOUNDARY
- BITUMEN MACADAM ACCESS ROAD
- FOOTPATH IN BITUMEN MACADAM
- DRIVEWAYS IN BITUMEN MACADAM
- 450 X 450 MM PAVING

REFER TO JAMES BLAKE ASSOCIATES DWG NO. JBA 04/038-01 FOR DETAILED LANDSCAPE PROPOSALS.

REFER TO PL ROSS CONSULTING ENGINEERS DRAWINGS FOR FURTHER DETAILS INCLUDING SLAB LEVELS, COORDINATES & EXTERNAL MATERIALS SCHEDULE:

EXTERNAL WORKS LAYOUT - 24043 / 100
DRAINAGE LAYOUT - 24043 / 101
FOUDATION LAYOUT & DETAILS - 24043 / 105




VEGETATION TO BE THINNED OUT TO BOUNDARY & BRAMBLES REMOVED.

NOTES

1. Scaled dimensions must not be taken from this drawing.
2. This drawing must be read in conjunction with all relevant drawings, documents and information prepared by the Architects, other Consultants and Specialists.
3. Any discrepancy on this drawing must be referred to the Architects and clarification obtained before any action by others and prior to commencement of works.
4. All dimensions must be checked on site before any action by others and prior to commencement of work or the preparation of Specialists drawings.
5. The copyright of this drawing remains with the Architects.

Revisions must be checked with previous issues to verify all changes and clarification obtained from the Architects if required before any action by others and prior to commencement of work.

REVISIONS

Rev. A Site layout updated to include information supplied by PL ROSS Engineers and James Blake Landscape Architects.
Rev. B Driveway to plots 6,7 & 14 revised to allow for better access. Section of landscape omitted from rear of plot 1 & 2, road revised to compensate. Block paviors indicated to driveways. 08.07.04 BT
Rev C Block paviors removed from driveways and changed to tarmac. 30.07.04 BT
Rev. D Hatching and Key amended. 03.08.04
Rev. E Stated scale amended to match drawing of 1:200 10.08.04
Rev F. Trees removed from gardens to plots 4-9 and the side of plot 3, note added to key regarding Tree Preservation Order. Trees removed from front gardens as previously shown. BT 16.09.04
Rev G. Line of ditch omitted. Trees with Tree Preservation Order indicated. Trees omitted adjacent plot 3 and to NW side of plot 14. Hatch omitted from Green Lane. Parking space 5 added in front of garage. Extent of Luff Homes' land extended in front of plot 14. Post & Rail fence added to rear boundary adjacent ditch. Key updated accordingly. 30.09.04 BT

PLANNING
06 OCT 2004
COPIE
FILE

PROJECT TITLE
Green Lane, Winnersh.
Berkshire.

DRAWING TITLE
Site Layout
Boundary Treatment details for Condition 6 acceptable except the panel facing crossing the ditch 7/10/04

SWINDON
CHELTENHAM
DRAWN BT
CHECKED
SCALE 1:200
DATE MAY 2004

DRAWING NO.
04.038.100G


ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103
31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224

SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE.

A) Setting out

1. Planting shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved beds shall be set out using radii scribed on the ground using two points fixed and a length of cord. Straight lines between points of junction between curves, and concrete curbs shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of work and its subsequent removal and new work re-positioned at the contractor's expense.

2. All planting beds shall be, a minimum, of 1 metre wide, except where there is insufficient space. Due to the consistency of walls and path edgings, the landscape contractor shall contact the building contractor and path edgings, to ensure that the bed has space free from concrete footings before planting. If the bed is specified with concrete, then the landscape contractor shall contact the site manager or landscape architect and ensure that the concrete is excavated and can be reduced or fills. The bed can be poured. The width of all beds must be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re-cultivate then to the specified width at his own expense.

B) Ground preparation

1. Pre-planting herbicide applications - Apply by suitable spraying operators, an approved herbicide in accordance with manufacturers instructions, and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive appropriate sheet mulch. Spray off weeds when they are growing actively (if none are showing, but there may be a delay before planting on the area, is to be seeded, spray after one month following cultivation, to allow enough time to germinate. All spraying shall be carried out by qualified and qualified operatives. Spraying shall not be carried out in unsuitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Harvest as necessary to ensure complete kill and rake off all dead material from site.

2. Carry out the following works to the existing topsoil as still to ensure it conforms to BS 3882:1994, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and other deleterious material. Any new introduction of herbicide as above. Fertilise with 100g per meter square of Fisons 'Horticultural' size nitrogen fertiliser in accordance with the manufacturers instructions. For beds less than 5 meters in width, rotovate thoroughly to 300mm depth. For beds greater than 5 meters in width, ensure that the ground is broken up and topsoil are completely broken up and free draining, following any compaction. For beds greater than 5 meters in width, break up the subsoil and topsoil using a tractor mounted subsoiler to a depth of 450mm. Where there are existing trees within 10 meters of tree stems or 3 meters of existing hedges, do not rip trees where roots transfer than 25mm diameter are encountered.

3. Determine before submitting a tender, the extent of support from the site manager with ground preparation ensure soil of all planting beds is graded to a level 50mm below adjacent grass or paved surfaces. Where below where agrostemma is not specified, mix in 100 kilos per 100 square meters of fine grade composted bark or similar approved soil conditioner, then the soil level shall be flush (maximum 10mm below - but never proud of adjacent paved surfaces, to receive rain water run off. The landscape contractor is responsible for ensuring that the final ground level is to the specified levels and that the employer and main contractor have failed to supply and spread topsoil to the necessary level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading topsoil and topsoil where beds are slightly uneven. Before planting begins, the landscape contractor shall contact the site manager or landscape architect to inspect the finished levels before placement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished paved levels. This is to allow for the easy surface water to drain from pavements to soil areas. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cutting.

5. Imported topsoil (where specified and sanctioned by the employer) for mixing on ground, shall conform to BS 3882: 1994, and be free from rocks (over 50mm diameter), concrete, roots, wire and bricks, and have less than greater than 10% clay content. The topsoil supplier shall carry out laboratory representative samples shall first be approved by the landscape architect before being supplied to site. No imported soil shall be supplied to site without a written instruction.

D) Planting

1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these notes and drawings. Any modification to the preparation of existing topsoil and required depths for planting, turfing, and standard trees, and also for maintenance requirements.

2. No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock size, species or variety of plant which has not been specified on the planting plan and schedule, unless prior agreement has been received. All plants shall be true to size specified in the schedule of plants and associated notes. 'A' pots are 2ltr diameter and 30cm deep). All shrubs, (other than ground cover), shall be 400-600mm height and spread, or otherwise specified for the position in the bed. All trees shall be staked and tied be bushy, healthy disease free stock, not pot bound, twiggy or spindly. There should be a minimum of 3 branches per shrub. This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the contractor, landscape architect, shall be rejected and replaced at the contractor's expense.

3. All shrubs, herbaceous plants, whips and transplants shall be watered in on planting with 10 litres per square metre. Trees shall be watered in with 50 litres per tree. Watering shall be carried thereafter during the planting period at weekly intervals with 10 litres of water.

4. Proposed large, feathered or standard trees shall be staked and tied specified planting position or as directed by the landscape architect. Use 75mm x 75mm x 2.5m treated stake 450mm above ground and 1200mm below ground and 1NO. tie with spacing device positioned 25mm maximum from the top of the post.

5. Turf to be of cultivated grade such as 'Rowtown Medallion' or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape architect at his own cost.

6. Self clinging climbing shrubs or wall shrubs, with 75" shoot after the climber now, shall be trained to the wall/fence with heavy duty plastic coated garden wire. Training wires shall be attached vertically, 1.8 m wall/fence by means of 100 long vine eyes and tapped into the mortar joints. Position 1No. at 450mm from ground, 1No. 150mm from top of the wall/fence, and spring the wire tightly between the fixings. Train the climber to the wire with plastic coated garden wire ties.

7. Pruning varieties of climber, with 75" shoot after the climber's now in its specially prepared pits or general shrub beds shall be trained to wall/fence fences by mounting, ready-made trellis panels 1.8 m be generally 1.8m x 1.8 m, fixed to wall/fence by means of long screw eyes include for adjustments and repairs for locations where walls of fences are lower than 1.8m. Fix trellis panels to the walls/fences using non-rusting screws 50mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is fixed 50mm away from the face of the wall/fence to allow training of stems. Ensure that all timber is pressure impregnated with a non phyto-toxic preservative and then painted with a dark brown non phyto-toxic preservative wood stain such as Sadolin 'Classic' walnut or similar and approved. Ensure that the trellis is not in contact with the ground. Train the climbing shrub to the trellis with plastic coated garden wire ties.

8. Climbers specified outside proposed shrub beds shall have specially prepared climber pits. Climber pits shall be 600m x 450m and 600m deep (minimum size), and be backfilled with the following mixture (by volume) Excavated topsoil (ensure the base of the pit is thoroughly broken up and free draining before backfilling with topsoil) Ensure no damage to foundations and services, and make good all disturbed surfaces disturbed. Fertilise with 50g of Fisons 'Horticultural' slow release fertiliser, water with 25 litres of water per climber pit.

D) Mulch

1. When specified by the additional specification notes on this plan, supply and spread sugarstuffle 'Weedstop Fabric' over bark mulch planting beds, previously, cultivated, graded and fertilised topsoil before planting, and peg down with Weedstop pegs at a minimum of 4No. per square meter. Where bark mulch is specified, ensure that free pits will be dug by the landscape contractor. Top soil shall be spread for grass areas flush with any areas of paving and after settlement, the soil level should be no greater than 15mm below adjacent paving. The soil level for areas to be grass seeded for soil level shall be flush with any finished paved surfaces after settlement for to a maximum of 5mm below to allow for rain water to drain onto soil surfaces, settlement shall be no greater than the recommended depth of 25mm. The contractors is to work with the trades in danger of touching concrete edgings or where spill is spread concrete, then drainage problems will be encountered.

3. Existing topsoil and imported soil shall conform to BS 3882:1994 Top soil - Specification - Topsoil - rocks or the greater than 50mm in diameter, concrete, bore, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 25%.

D) Hardworks

1. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and workmanship shall be in accordance with the construction details and the layout plan.

2. All paths and edgings shall be set out properly to lines and radii with all curves formed on the ground using painted pegs and string or site marker paint, achieving flowing natural arcs. Setting out shall be agreed with the landscape contractor and subsequently the landscape architect.

3. Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate, the indicative depths of base courses are minimum depths, assuming suitable substrate conditions.

4. All earthwork shall be finished, hot dipped galvanized in accordance with BS EN ISO12662. The galvanizer shall be responsible for the finishing of the hot dip galvanizing coats to the specification and to the satisfaction of the landscape architect. The decorating contractor shall prepare the galvanized surface by washing with detergent and water and scrubbing with a coloring pad until all dirt, grease and salt deposits have been removed. Allow to dry. Apply one coat of etch primer/ undercoat and one coat of micaceous iron oxide finish (MIO) applied with a hardened brush strictly in accordance with the manufacturers instructions. COSHH regulations and the product COSHH sheets apply. Apply two coats of gloss enamel paint to all galvanized surfaces. Apply coats only when galvanized surface is thoroughly dry at temperatures above five degrees celsius and in any event above the current dew point temperature. Paint work with a hardened brush ensuring that work is laid off neatly and smoothly to no ridges or runs. Allow each coat to be dry, re-prepared, and applied evenly as the decorating contractors own cost.

5. All wood work to use KD water based wood preservative applied by vacuum pressure by impregnation. Treat cut surfaces immediately. The timber shall then be stained with 2No. coats of Sadolin 'Classic' colour 'Walnut' strictly in accordance with the manufacturers instructions. COSHH regulations 2003 and product COSHH sheet.

SCHEDULE OF PLANTS

SHRUBS

| QTY | CODE | PLANT NAME | STOCK | SPACING |
|---|---|---|---|---|
| 12No. | Alc mol | Alchemilla mollis | C.G. | 3L 5/m2 |
| 14No. | Ber Pur | Bergenia Cordifolia 'Purpurea' | C.G. | 3L 3/m2 |
| 4No. | Car tes | Carex testacea | C.G. | 3L 3/m2 |
| 4No. | Cro Rep | Ceanothus thyrsiflorus 'Repens' | C.G. | 3L 3/m2 |
| 12No. | Cho ter | Choisya ternata | C.G. | 3L 3/m2 |
| 21No. | Cho Azt | Choisya ternata 'Aztec Pearl' | C.G. | 3L 3/m2 |
| 4No. | Cho Sun | Choisya ternata 'Sundance' | C.G. | 3L 3/m2 |
| 11No. | Cis cor | Cistus corbariensis | C.G. | 3L 3/m2 |
| 7No. | Cor Ele | Cornus alba 'Elegantissima' | C.G. | 3L 3/m2 |
| 9No. | Cot fra | Cotoneaster franchetii | C.G. | 3L 3/m2 |
| 9No. | Cot hor | Cotoneaster horizontalis 'Robusta' | C.G. | 3L 3/m2 |
| 5No. | Euo Aur | Euonymus japonicus 'Ovatus Aureus' | C.G. | 3L 3/m2 |
| 4No. | Euo Loi | Euonymus fortunei 'Coloratus' | C.G. | 3L 3/m2 |
| 45No. | Euo Eme | Euonymus fortunei 'Emerald Gaiety' | C.G. | 3L 5/m2 |
| 9No. | Euo Gol | Euonymus fortunei 'Emerald n' Gold' | C.G. | 3L 3/m2 |
| 4No. | Euo Pre | Euonymus 'President Gaultier' | C.G. | 3L 3/m2 |
| 4No. | Eup wul | Euphorbia wulfenii | C.G. | 3L 3/m2 |
| 4No. | Ger Ing | Geranium x cantabrigiense 'Ingwersen's Var' | C.G. | 3L 3/m2 |
| 10No. | Ger Joh | Geranium pratensis 'Johnsons Blue' | C.G. | 3L 3/m2 |
| 5No. | Ger War | Geranium endressii 'Wargrave Pink' | C.G. | 3L 3/m2 |
| 5No. | Heb rak | Hebe rakiensis | C.G. | 3L 3/m2 |
| 30No. | Heb Red | Hebe 'Red Edge' | C.G. | 3L 4/m2 |
| 9No. | Hem Ste | Hemerocallis 'Stella d'Oro | C.G. | 3L 5/m2 |
| 3No. | Heu Pal | Heuchera micrantha 'Palace Purple' | C.G. | 3L 3/m2 |
| 2No. | Hyd que | Hydrangea quercifolia | C.G. | 3L 3/m2 |
| 1No. | Hyp Hid | Hypericum hidcote 'Hidcote' | C.G. | 3L 3/m2 |
| 19No. | Lon pil | Lonicera pileata | C.G. | 3L 3/m2 |
| 3No. | Pru Ott | Prunus laurocerasus 'Otto Lukyen' | C.G. | 3L 3/m2 |
| 29No. | Pru Zab | Prunus laurocerasus 'Zabeliana' | C.G. | 3L 3/m2 |
| 4No. | Vib dav | Viburnum davidii | C.G. | 3L 3/m2 |
| 4No. | Vib tin | Viburnum tinus 'Eve Price' | C.G. | 3L 3/m2 |

SPECIMEN SHRUBS PLANTED IN BEDS, GRASS OR GRAVEL

| QTY | CODE | PLANT NAME | STOCK | |
|---|---|---|---|---|
| 2No. | BCK MOL | Bergenia mollis | C.G. | 3L |
| 2No. | BCK COR | Bergenia cordifolia | C.G. | 3L |
| 2No. | BER PUR | Bergenia cordifolia 'Purpurea' | C.G. | 3L |
| 2No. | CHO AZT | Choisya ternata 'Aztec Pearl' | C.G. | 10L |
| 2No. | CHO SUN | Choisya ternata 'Sundance' | C.G. | 10L |
| 1No. | EUO EME | Euonymus fortunei 'Emerald Gaiety' | C.G. | 5L |
| 1No. | EUO GOL | Euonymus fortunei 'Emerald n' Gold' | C.G. | 5L |
| 1No. | EUP WUL | Euphorbia wulfenii | C.G. | 10L |
| 4No. | GER ARM | Geranium psilostemon | C.G. | 5L |
| 3No. | HEB RAK | Hebe rakiensis | C.G. | 5L |
| 3No. | HEM STE | Hemerocallis 'Stella d'Oro | C.G. | 5L |
| 1No. | LAV BUR | Lavatera olbia 'Burgandy Wine' | C.G. | 7.5L |
| 3No. | PHO RED | Photinia x fraseri 'Red Robin' | C.G. | 10L |
| 1No. | PRU OTT | Prunus laurocerasus 'Otto Lukyen' | C.G. | 5L |
| 1No. | VIB RHY | Viburnum rhytidophyllum | C.G. | 10L |

CLIMBERS

| QTY | CODE | PLANT NAME | STOCK | SPACING |
|---|---|---|---|---|
| 4No. | Hed can | Hedera canariensis 'Gloire de Marengo' ;S; | C.G. | 3L 1/m |
| 4No. | Hed col | Hedera colchica 'Dentata Variegata' | C.G. | 3L 1/m |

GENERAL NOTES FOR THE DEVELOPER.

A) Tree protection

1. Any existing trees to be retained, are the responsibility of the main contractor on site who shall, fast all necessary properties to ensure no damage to the trees, their branches, bark or stems or roots, to prevent completion from vehicles or storage of materials, contamination of soil from spillages, scorching from fires and instability or stress from changes to soil levels. Before any work on site is commenced, it is essential to prevent those of materials becoming exposed, refer to the specification for 'Weedstop Fabric' sheet mulch on plan.

2. Following planting, supply and spread evenly 'Melcourt Industries 'Rustic Biomulch' to a depth of 50mm. Allow 10 no short mulch specified over all planted areas. Finished mulch levels shall be no higher than 25mm below pavement or grass levels to avoid any spillage onto pavements or lawns. Do not substitution with bark type mulch. Before mulching, apply 'Enviromesh' a hard surface, large perforated, brown mesh chip to reduce weed growth, reduce wind blow and prevent rapid weed down.

B) BS codes

1. All workmanship and materials shall conform to the following codes of several landscape operations excluding hard surfaces :-
BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces)
BS 3882:1994 Specification for topsoil
BS 3998:1989 recommendations for tree works (unless otherwise specified. Arboricultural Association - Standard conditions of Contract and Specifications for Tree Works. This latest agricultural trade association 'Horticultural' size nitrogen fertiliser. 'National Plant Specification 2001'.
Plants shall conform to :-
BS 3936 : Pt 1 : 1992 Nursery Stock - Specification for trees and shrubs.
BS 4043:1989 Recommendations for transplanting root balled trees.
BS 4269:1988 Specification for forest nursery stock.
BS 7908:1998 Nursery stock - specification for forest trees.
BS 3969:1998 Recommendations for turf for general purposes.
For Seeding: EEC Regulations 1970. Use blue labelled certified varieties to DE purity and germination regulations. When requested, submit an official Seed Testing Station certificate of analysis.
BS 4727 : Pt 3 : Sect 3.1 : 1988 Specification for fertilizers and compounds.
The Pesticides Regulations 1990/the Health and Safety at Work Act 1974/ the COSHH Regulation 2003, the product COSHH sheet later applied for the control of pests, diseases, weeds (1985) Control of Pesticides Regulations 1986/ Health and Safety Act 1974/ Hedgerow Act (1997) Wildlife and Countryside Act 1981.

STANDARD TREES

| QTY | CODE | PLANT NAME | STOCK | STD | SIZE 8-10cm | DEP | MAX. HT | SPR |
|---|---|---|---|---|---|---|---|---|
| 2No. | MAL JOH | Malus 'John Downie' | D.G. | STD | 8-10cm | 5m | 6m | M |

ORNAMENTAL HEDGE PLANTING

| QTY | CODE | PLANT NAME | STOCK | SPACING |
|---|---|---|---|---|
| 65m | | Hedge type 01 Single row. | | |
| 126No. | | Vib'tin' 'Viburnun tinus 'Eve Price' | C.G. | 3L 3/m |

Native hedge mix gapping up: double staggered row

| | | | |
|---|---|---|---|
| 100% | Crataegus monogyna | D.G. WHP | 6/m 60-90cm |

BULB PLANTING MIXES

| QTY | % | PLANT NAME | STOCK | SPACING |
|---|---|---|---|---|
| 13m2 | | Bulb planting mix A | | |
| 60No. | 50% | Crocus vernus | 5-6cm | 20/m |
| 60No. | 50% | Galanthus nivalis | 5-6cm | 20/m |
| 60No. | 50% | Hyacinthoides non-scripta | 5-6cm | 20/m |
| 60No. | 25% | Narcissus 'Honeybird' | 10-12cm | 20/m |

SEED MIXES

| AREA | SEED MIX NAME | |
|---|---|---|
| 45m2 | Amenity grass mix | ('Bar 11' Mix by Barenbrug, refer to Measured Works Schedule) |
| 189m2 | Area to be turfed | ('Medallion' by Rowtown Ltd, refer to Measured Works Schedule) |

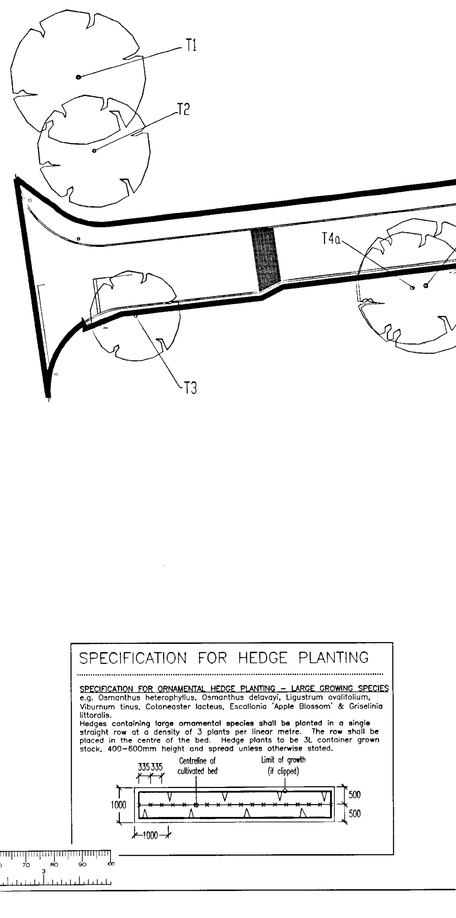
NOTES AND ABBREVIATIONS:

R.B = Root-balled stock
C.G = Container grown stock
O.G = Open ground stock, to be planted Nov 1st - March 1st
FTH = Feathered tree
STD = Standard tree
L = Litre container
NFB = 'No Foundations for Buildings' based on minimum building foundation depths
Max Ht= 'Maximum Height' of tree
WD = 'Water Demand' of tree

-Girth size is given for standard trees, otherwise all sizes refer to height. All sizes are the minimums acceptable.
-Shrubs specified as 2 litre size, shall be 400-600mm minimum height and spread and 2 litre stock shall be 300-400mm minimum height and spread. These heights and spreads in relation to pot size are just a guide and the 'National Plant Specification' sizes will be accepted but will be seen as the absolute minimum acceptable). Any shrub supplied which are smaller than this will be rejected at once.
-Cornus varieties shall be ex-tree transplanted and pruned to form bushy rounded plants. Leggy plants with few branches will be rejected, as will leggy plants which have been pruned hard. Plants shall be completely hardened off, any plants which show signs of scorching after planting will be rejected

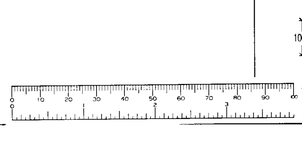
REFER TO THE ACCOMPANYING MEASURED WORKS SCHEDULE DOCUMENT FOR MORE INFORMATION
CHANGES TO SUPPLIER/MANUFACTURERS ARE TO BE LOGGED AND APPROVED.
SUBSTITUTIONS TO SHRUB/TREE VARIETIES ARE TO BE AGREED WITH JAMES BLAKE ASSOCIATES.
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

(C) JAMES BLAKE ASSOCIATES 2004




## SPECIFICATION FOR HEDGE PLANTING

SPECIFICATION FOR ORNAMENTAL HEDGE PLANTING — LARGE GROWING SPECIES
e.g. Osmanthus heterophyllus, Osmanthus delavayi, Ligustrum vulfolium, Viburnum tinus, Cotoneaster lacteus, Escallonia 'Apple Blossom' & Griselinia littoralis.
Hedges containing large ornamental species shall be planted in a single straight row at a density of 3 plants per linear metre. The row shall be placed in the centre of the bed. Hedge plants to be 3L container grown stock, 400-600mm height and spread unless otherwise stated.



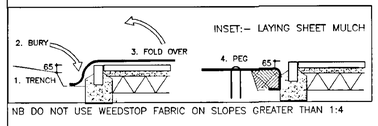

## SPECIFICATION FOR "WEEDSTOP" FABRIC FOR SOFT WORKS

INTRODUCTION

"Weedstop" Fabric is a woven black plastic fabric which is manufactured in Ultraviolet treated (black) or Non U.V. treated (grey) forms. This or a similar product is available from Weedstop Ltd, Sicklesmere House, Sicklesmere, Bury St. Edmunds, Suffolk, IP33 0BX. Telephone (01284) 386272.

SPECIFICATION

1. Prepare and Cultivate imported or existing topsoil including fertilizers as necessary and water to field capacity.
N.B. Ensure that the finished soil level is at least 65mm below adjacent pavement or grass levels to receive sheet and bark mulch. For sloping beds ensure that soil levels are 65mm below pavements or grass areas within 600mm of bed edges.
2. Place "Weedstop" sheet mulch over soil to be planted. Unroll materials, placing in overlapping rows (overlap to be no less than 50mm).
3. Bury 200mm flap of material at the extreme edges of the planting bed, or nail to concrete haunch of path edging with masonary nails @ 1m centres
4. Secure material in position by hammering in 300mm metal pegs at 500mm centres. (300mm centres @ edges of beds) Metal hoops available from Weedstop Ltd.
5. Place plants on beds in intended positions.
6. Cut the fabric with sissors in "+" shapes for each plant position.
7. Pit plant the plants, holding back the flaps of fabric, and carefully replace around the stem. Spread topsoil under sheet if friable. Remove all compacted topsoil clods from site, ensure no soil is left on top of sheet.
8. Once all the plants are planted, cover the fabric all over with 50mm of Melcourt Industries "Rustic Biomulch".
9. Finally, water the bed thoroughly to field capacity. (Ensure that each plant receives 2 gallons of water if the soil is dry or in warm weather conditions, otherwise apply 25L/m2.




NB DO NOT USE WEEDSTOP FABRIC ON SLOPES GREATER THAN 1:4

## HEALTH AND SAFETY RISK ASSESSMENT

This Risk Assessment has 2 purposes:
1. To identify any significant hazards related to design work by James Blake Associates. A significant hazard being defined as a forseeable hazard which is not likely to be obvious to a competent contractor or other designer or unusual or difficult to manage effectively. This is to accord with Regulation 13 (3)requirements of the Construction (Design and Management) Regulations 2007 (CDM).
2. To identify some potential hazards which though not related to design work by James Blake Associates, may be more apparent to a Landscape/Arboricultural Consultant than others.
The following list is not exhaustive and a certain level of Health and Safety management is assumed (reference to Management of Health and Safety at Work Regs 1999) Provision and Use of Work Equipment Regs 1998) Personal Protective Equipment at Works Regs 2002) Manual Handling Operations Regs 1992 etc).

| ITEM | HAZARD/RISK | POSSIBLE MITIGATION |
|---|---|---|
| EXCAVATION,CONSTRUCTION, COMPACTION AND SOIL PREPARATION NEAR EXISTING TREES BOTH ON AND OFF THE SITE | HAZARD TO SAFETY OF WORKERS, USERS OF ADJACENT LAND AND FUTURE USERS OF THE SITE BY DAMAGED TREES | All excavation carried out within the area shall be in accordance the Construction (Health, Safety and Welfare) Regulations 1996. Where construction would normally be excluded by the use of Table 1 in the British Standard BS5837:1991 'Guide for Trees in Relation to Construction' shall be in accordance with the aforementioned Standards the guidance provided by the National Joint Utilities Group Publication No.10 "Guidelines for the planning, installation and maintenance of utility services in proximity to trees" and Arboricultural Practice Note 1 "Pipelines Close to Trees". The impact of potential works within exclusion zones should be assessed by a qualified arboriculturalist. Mitigating measures recommended by the arboriculturalist should be implemented. Any actual damage to tree roots which occurs as a result of works within the excluded area shall be inspected by a qualified arboriculturalist before the connection is backfilled and if necessary remedial works are to be carried out. |
| WORKING NEAR OR ADJACENT TO OVERHEAD/UNDERGROUND SERVICES | DAMAGE TO SERVICES AND HAZARD TO SAFETY OF WORKERS | Refer to Service layout drawings prior to commencing work. If no service drawings exist carry out exploratory works to minimise potential risks. |
| NATIVE HEDGES, POISONOUS AND THORNY PLANTS IN PROXIMITY TO PATHS AND ENTRANCES | HAZARD TO SAFETY OF PEDESTRIANS | Ensure a competent BALI registered landscape contractor is appointed who is capable and willing to follow the supplied James Blake Associates plans and documentation. A species shall not be substituted or repositioned without specific approval from an Associate of James Blake Associates. |
| USE OF PESTICIDES, HERBICIDES AND FERTILIZERS | HAZARD TO SAFETY OF OPERATIVES, GENERAL PUBLIC AND THEIR PETS | Ensure a competent BALI registered landscape contractor is appointed who is qualified and certified for the use of pesticides and herbicides. (2004) Regulations 2003, Control of Pesticide Regulations 1997, Product COSHH Sheets and the product and manufacturer's instructions are to be followed. |
| USE OF LOOSE MATERIALS SUCH AS GRAVEL AND BARK MULCH ADJACENT TO PATHS AND ROADS | HAZARD TO USERS OF THE SITE IF BLOWN BY DISPLACED ON TO ROADS OR PATHS. IT COULD BECOME A POSSIBLE SKID HAZARD TO VEHICLES | Ensure a competent BALI registered landscape contractor is appointed who will follow the correct width specifications and details correctly. Bark Particle sizes and grading is critical as are changes in level and/or retainers (such as gravel boards) between shrub beds/gravel areas and adjacent surfacing. Groundworkers and landscape contractors undertaking topsoiling and grading operations must be made aware of the proposed changes in level prior to commencing operations. |
| WORKING ON OR ADJACENT TO THE HIGHWAY | HAZARD TO SAFETY OF WORKERS AND HIGHWAY USERS | Ensure all works are in accordance with the New Road and Street works Act 1991.<br>NA list of James Blake Associates Approved Landscape Contractors to available on request. |

## KEY

PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5-6, C1-6, D1-2 AND E1.

SHRUB AND HERBACEOUS PLANTING, INCLUDING BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, B6, C1-3, D1-2 AND E1.
SUPPLY SHEET MULCH ONLY WHERE SPECIFICATION/DETAIL SHOWN ON THE PLAN

CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C7 AND E1.

WASHED, ROUNDED, BUFF COLOURED PEA SHINGLE, 20mm GUAGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER GEOTEXTILE OVER LIGHTLY CONSOLIDATED SUBGRADE.

CLIMBING SHRUB IN SHRUB BEDS OR IN PITS IN PAVING/GREE PLAN AND NOTE (D) TWINING VARIETIES (MARKED'T') SEE NOTE 12. SELF CLIMBING VARIETIES (MARKED'SC') SEE SPECIFICATION NOTES C1-3, C8-10, D1-2 AND E1.

SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS OR GRAVEL. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, B6, C1-3, D1-2 AND E1.

HEDGE PLANTING, INCLUDING SHEET/BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE PLAN SCHEDULE AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B6, C1-3, D1-2 AND E1.
SUPPLY SHEET MULCH ONLY WHERE SPECIFICATION/DETAIL SHOWN ON THE PLAN

AREA OF PROPOSED BULB PLANTING. SEE PLANT SCHEDULE FOR FURTHER DETAILS.

EXISTING TREE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.

EXISTING TREE TO BE COPPICED. SEE ACCOMPANYING SCHEDULE FOR DETAILS.

EXISTING VEGETATION GROUP / HEDGE TO BE RETAINED, DEAD OR SPARSE AREAS TO BE GAPPED UP WITH HAWTHORN. REFER TO PLANT SCHEDULE FOR FURTHER INFORMATION.

APPROXIMATE AREA NOT PROTECTED BY FENCING. CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH FIGURE 6 OF BS 5837/1991 'TREES IN RELATION TO CONSTRUCTION' AND PRACTICE NOTE 1 'DRIVEWAYS CLOSE TO TREES'.

APPROXIMATE LINE OF TEMPORARY PROTECTIVE FENCING TO BE ERECTED IN ACCORDANCE WITH ACCOMPANYING REPORT.

EXISTING BANK

SEE SEPARATE EXTERNAL LAYOUT DRAWINGS (BY DEVELOPER) FOR SPECIFICATIONS AND ARRANGEMENT OF FENCING AND OTHER HARD WORKS

| REV | DATE | DETAILS |
|---|---|---|
| A | 02/08/04 | LMS SMALL SECTION OF LAND OMITTED FROM THE REAR OF PLOTS 1 AND 2, DRIVEWAY TO PLOTS 6/7 AND 14 STRAIGHTENED, PLANT SCHEDULE AND KEY AMENDMENTS. 13m CONIFERS DATED 06/8/04 APPROACHED, EXISTING HEDGEROW REINFORCED |

JAMES BLAKE ASSOCIATES
CHARTERED LANDSCAPE ARCHITECTS, ARBORICULTURALISTS AND ECOLOGISTS

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Fax : (01787) 247264
janeblake@jba-landkarc.com

NORTHERN OFFICE
5 George House,
Princes Court, Beon Heath Way,
Nantwich, Cheshire, CW5 6GD
Tel : (01270) 610505
Fax : (01270) 627200
Janefergie@donorth.demon.co.uk

ISSUED BY

| CLIENT | DWG. TITLE |
|---|---|
| PERSIMMON HOMES THAMES VALLEY | DETAILED LANDSCAPE PROPOSALS |
| SITE | |
| OAKLANDS NURSERY, GREEN LANE, WINNERSH | |
| SCALE 1:250 | DATE MAY 2004 |
| DRAWN BY ALG | CHECKED BY JBA |
| DWG NO. JBA 04/38-01 | REV A |

1 8 AUG 2004

Landscape details approved re: condition 14.

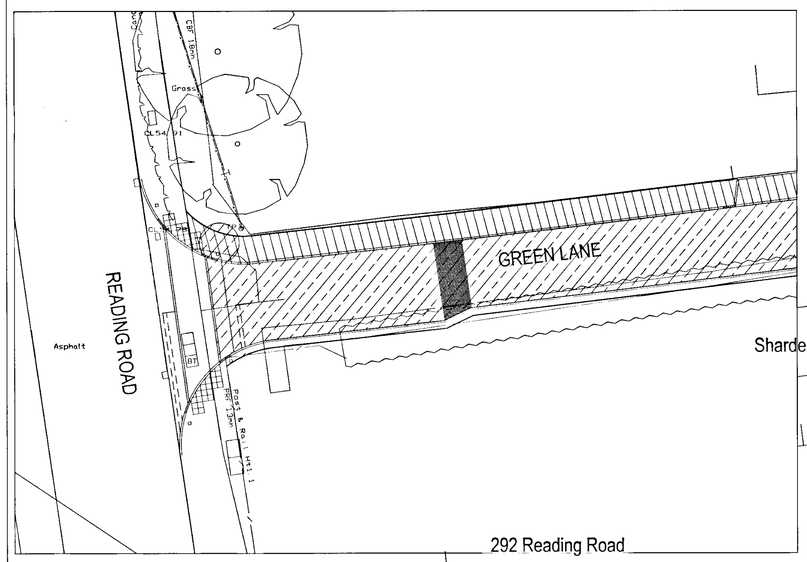
LEGEND

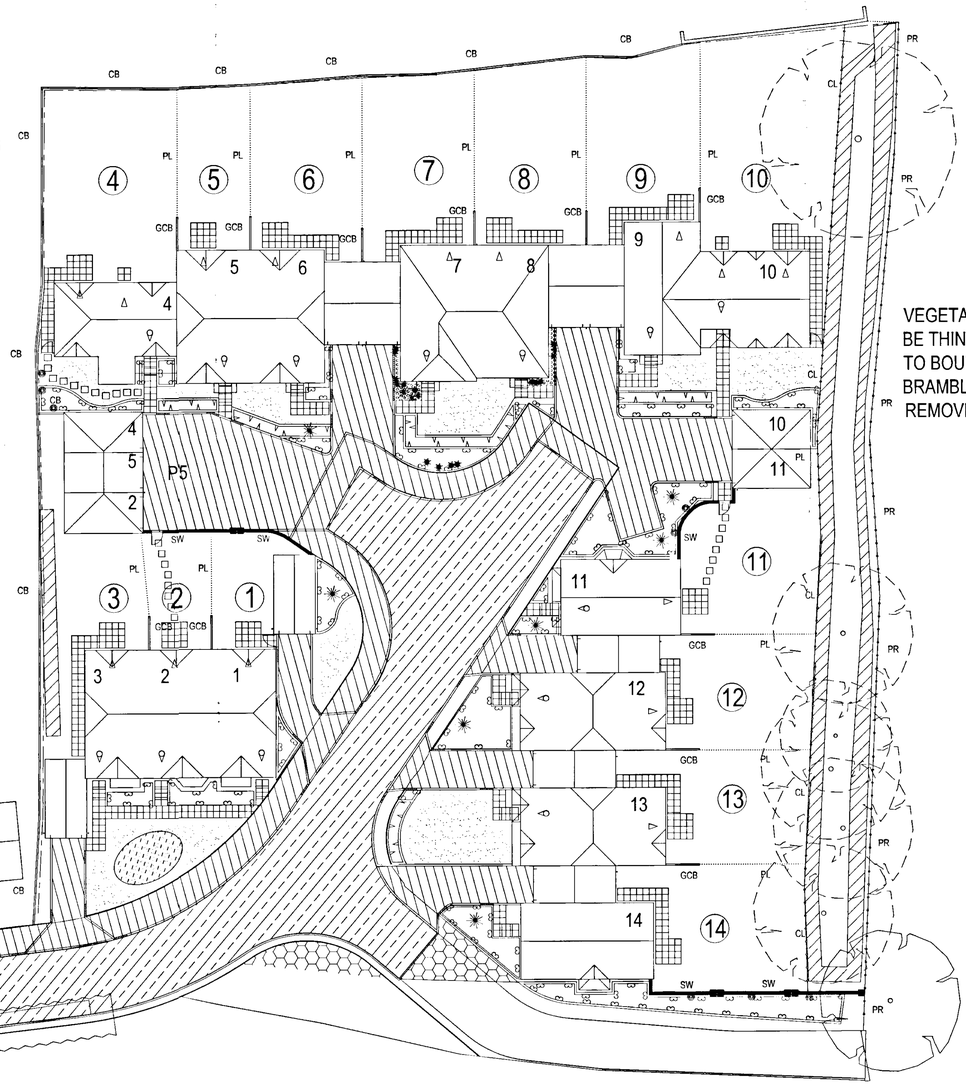
- TREES PROTECTED BY THE TREE PRESERVATION ORDER
- CL - 1500MM CHAINLINK FENCE
- PL - 1500MM PANEL FENCE
- CB - 1800MM CLOSEBOARDED FENCE
- PR - 1500MM POST & RAIL FENCE TO REAR BOUNDARY ONLY
- GCB - 1800MM CLOSEBOARDED GOSSIP SCREEN
- SW - 1800MM SCREEN WALL
- SITE BOUNDARY
- BITUMEN MACADAM ACCESS ROAD
- FOOTPATH IN BITUMEN MACADAM
- DRIVEWAYS IN BITUMEN MACADAM
- 450 X 450 MM PAVING

REFER TO JAMES BLAKE ASSOCIATES DWG NO. JBA 04/038-01 FOR DETAILED LANDSCAPE PROPOSALS.

REFER TO PL ROSS CONSULTING ENGINEERS DRAWINGS FOR FURTHER DETAILS INCLUDING SLAB LEVELS, COORDINATES & EXTERNAL MATERIALS SCHEDULE:

EXTERNAL WORKS LAYOUT - 24043 / 100
DRAINAGE LAYOUT - 24043 / 101
FOUDATION LAYOUT & DETAILS - 24043 / 105




VEGETATION TO BE THINNED OUT TO BOUNDARY & BRAMBLES REMOVED.

NOTES

1. Scaled dimensions must not be taken from this drawing.
2. This drawing must be read in conjunction with all relevant drawings, documents and information prepared by the Architects, other Consultants and Specialists.
3. Any discrepancy on this drawing must be referred to the Architects and clarification obtained before any action by others and prior to commencement of works.
4. All dimensions must be checked on site before any action by others and prior to commencement of work or the preparation of Specialists drawings.
5. The copyright of this drawing remains with the Architects.

Revisions must be checked with previous issues to verify all changes and clarification obtained from the Architects if required before any action by others and prior to commencement of work.

REVISIONS

Rev. A. Site layout updated to include information supplied by PL ROSS Engineers and James Blake Landscape Architects.
Rev. B. Driveway to plots 6,7 & 14 revised to allow for better access. Section of landscape omitted from rear of plot 1 & 2, road revised to compensate. Block paviors indicated to driveways. 08.07.04 BT
Rev.C Block paviors removed from driveways and changed to tarmac. 30.07.04 BT
Rev. D Hatching and Key amended. 03.08.04
Rev. E Stated scale amended to match drawing of 1:200 10.08.04
Rev F. Trees removed from gardens to plots 4-9 and the side of plot 3, note added to key regarding Tree Preservation Order. Trees removed from front gardens as previously shown. BT 16.09.04
Rev G. Line of ditch omitted. Trees with Tree Preservation Order indicated. Trees omitted adjacent plot 3 and to NW side of plot 14. Hatch omitted from Green Lane. Parking space 5 added in front of garage. Extent of Luff Homes' land extended in front of plot 14. Post & Rail fence added to rear boundary adjacent ditch, Key updated accordingly. 30.09.04 BT
Rev H. Panel fences between plots 11,12,13 & 14 removed where previously extended across ditch. BT 11.10.04

14 OCT 2004

PROJECT TITLE
Green Lane, Winnersh.
Berkshire.

DRAWING TITLE
Site Layout
Condition 6: Boundary Treatments
Approved Scheme.
3/11/04

SWINDON
CHELTENHAM
DRAWN BT
CHECKED
SCALE 1:200
DATE MAY 2004

DRAWING NO.
04.038.100H

ERIC COLE AND PARTNERS
CHARTERED ARCHITECTS
8 BATH ROAD
SWINDON
WILTSHIRE
SN1 4BA
TELEPHONE 01793 641555
FACSIMILE 01793 512103
31 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ
TELEPHONE 01242 516271
FACSIMILE 01242 226224