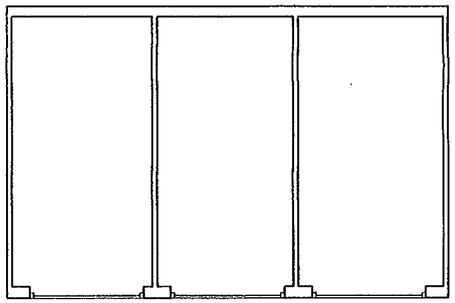
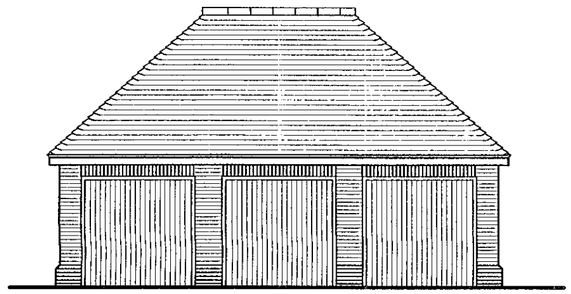


PLAN

GARAGES FOR PLOTS
16, 17, 18, 19, 20 & 21



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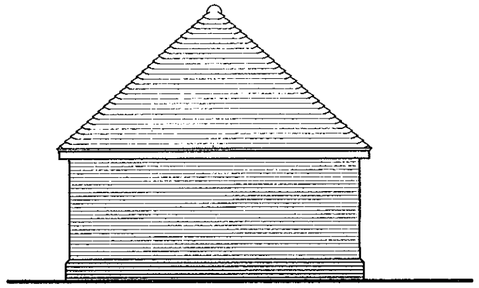

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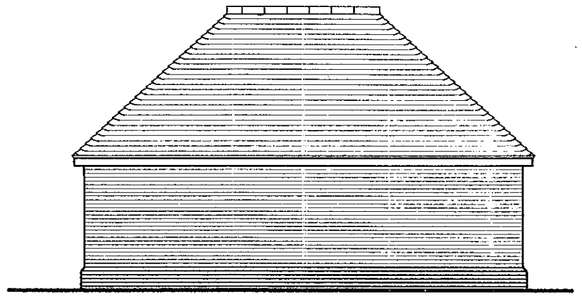

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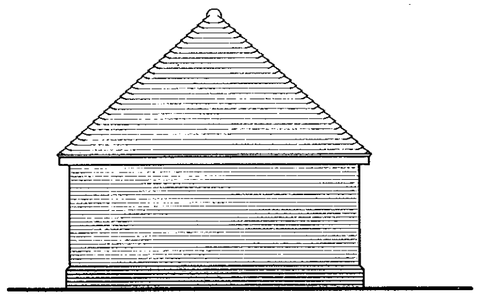


SIDE

07 FEB 2001 5321

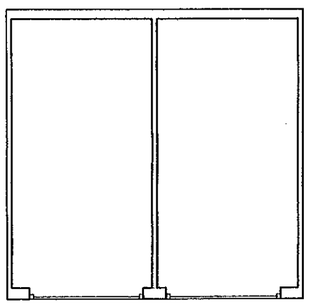
Materials

Roof to be finished in plain tiles with matching ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

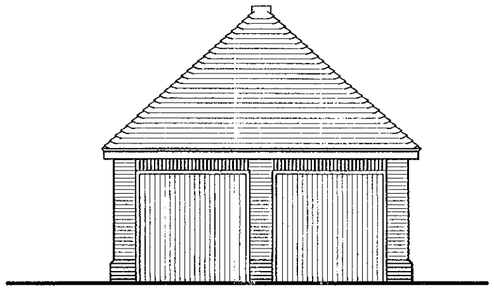
External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.



PLAN

GARAGES FOR PLOTS
1, 2, 14, 15, 26 & 27



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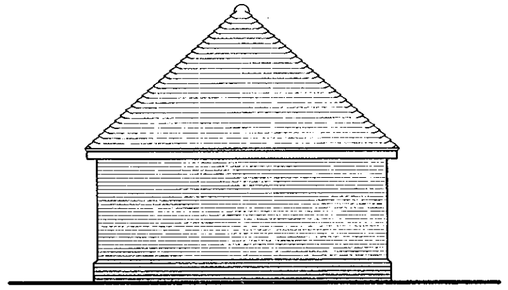

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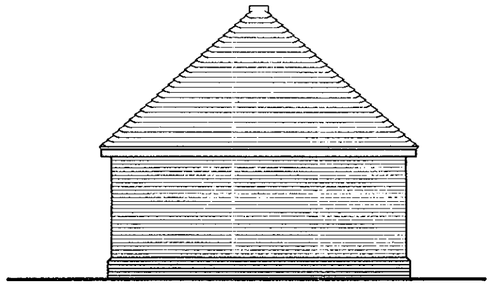

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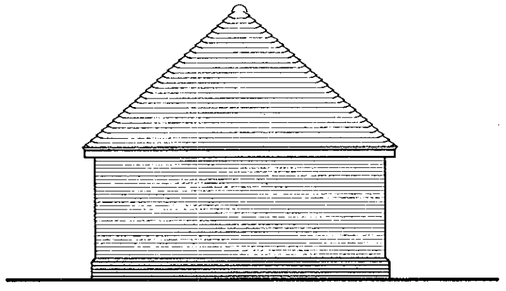

SIDE



APPROVED

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
GARAGES
PLANS AND ELEVATIONS

scales
1:100

date
DECEMBER 2000

drawn	checked	ref		rev
Warren Joseph		A00/116	11	

ROMANS
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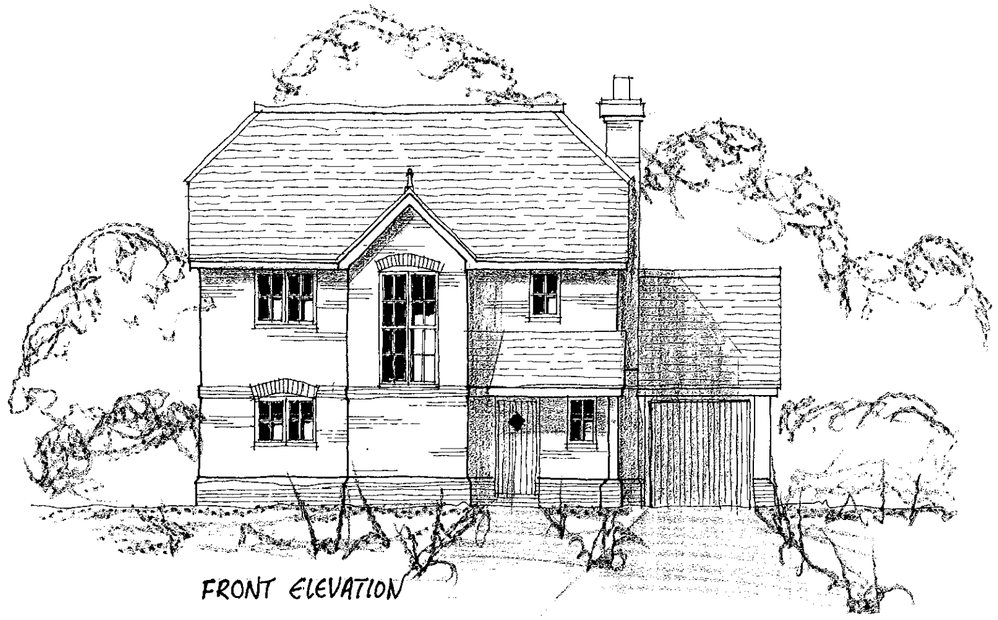

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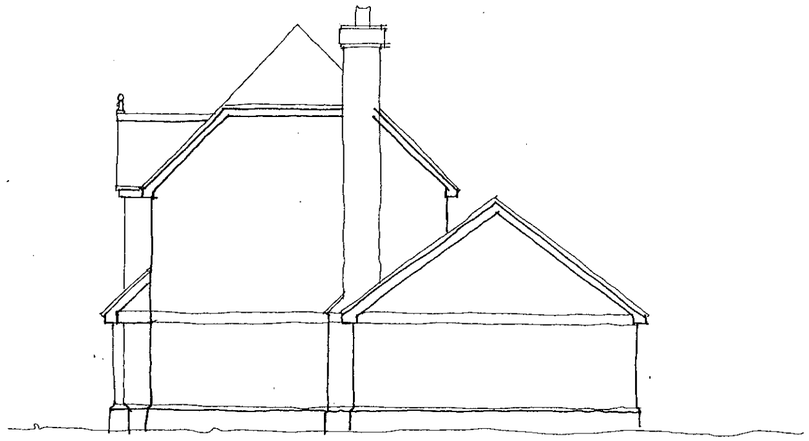
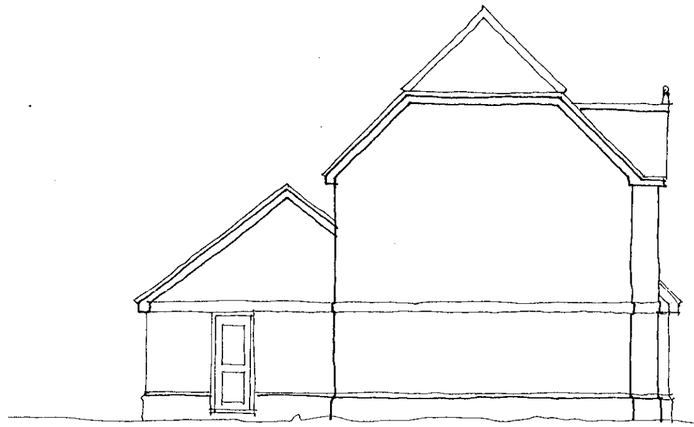


SIDE ELEVATION



REAR ELEVATION



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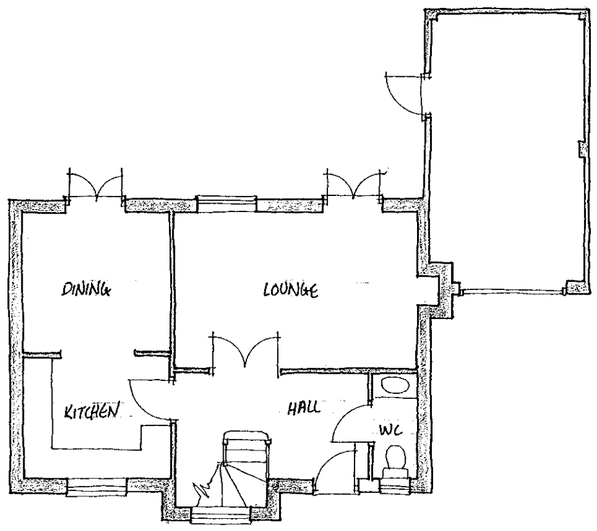
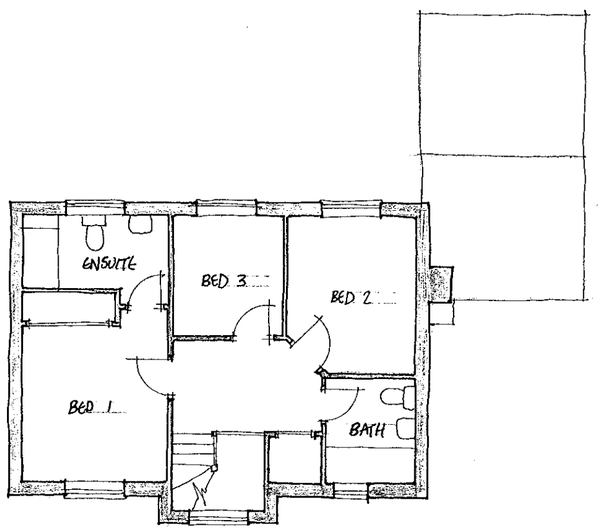


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
PLOTS 28 & 29
PLANS & ELEVATIONS

scales
1:100

date
DECEMBER 2000

drawn	checked	ref		rev
Warren Joseph		A00/116	10	

ROMANS
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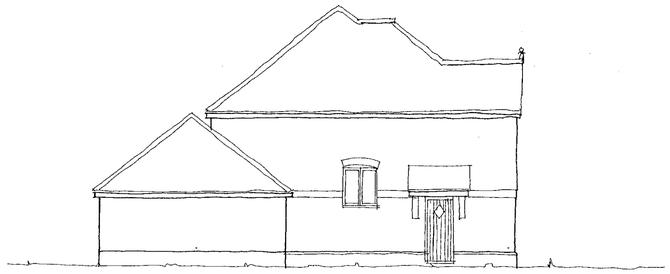
APPROVED
22/6/01

07 FEB 2001 *
3521



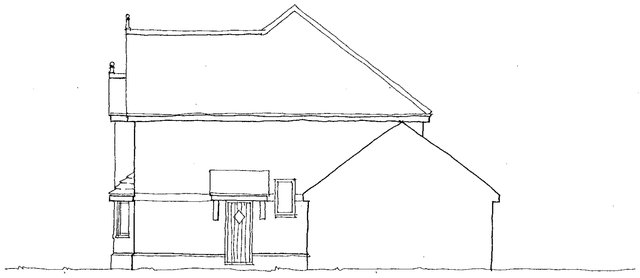
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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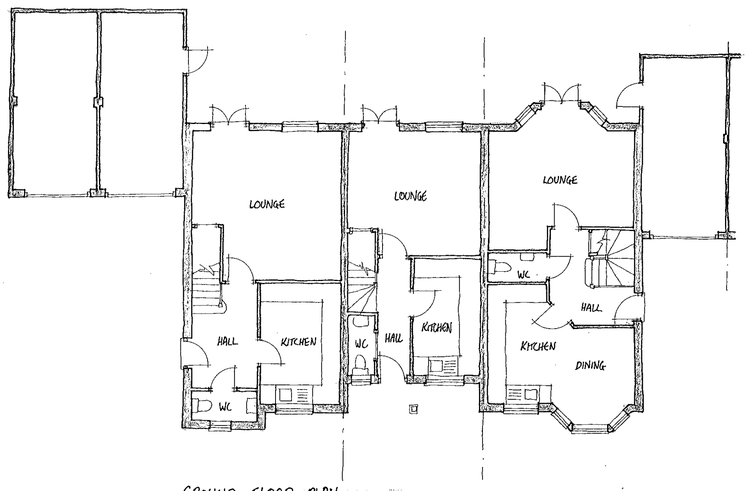
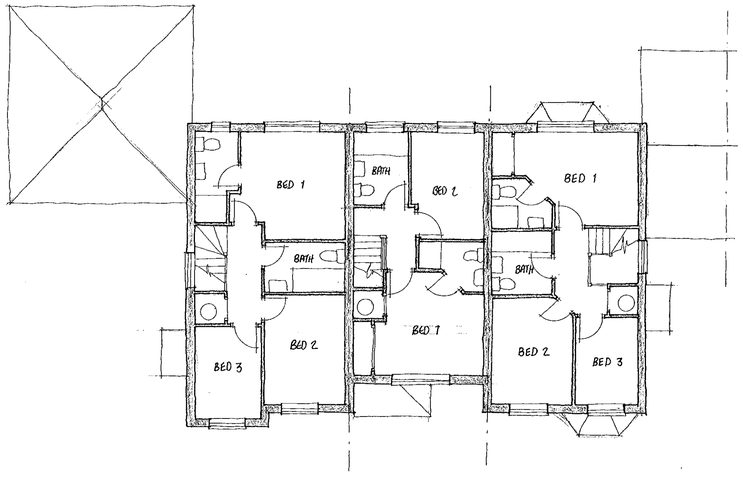


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

RECEIVED 2001 3521

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
PLOTS 22, 23 & 24
PLANS & ELEVATIONS

scales 1:100

date DECEMBER 2000

drawn Warren Joseph | checked | ref A00/116 | 08 | rev

ROMANS
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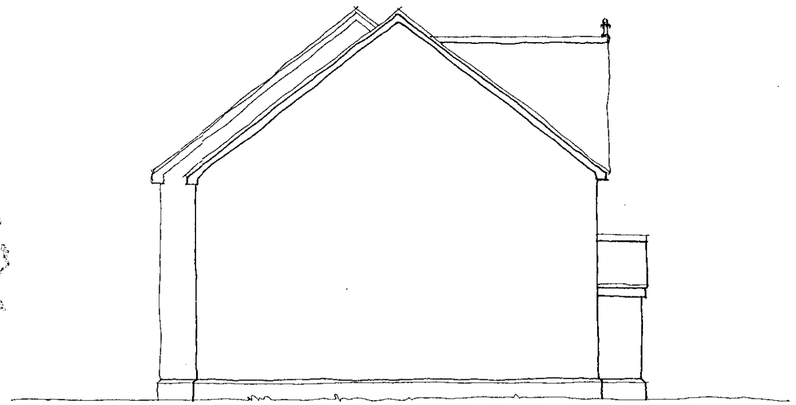
E-MAIL: romans@romans.co.uk

APPROVED
22/6/01



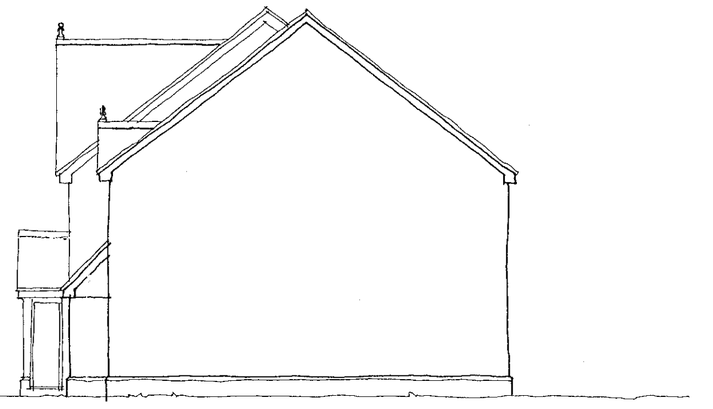
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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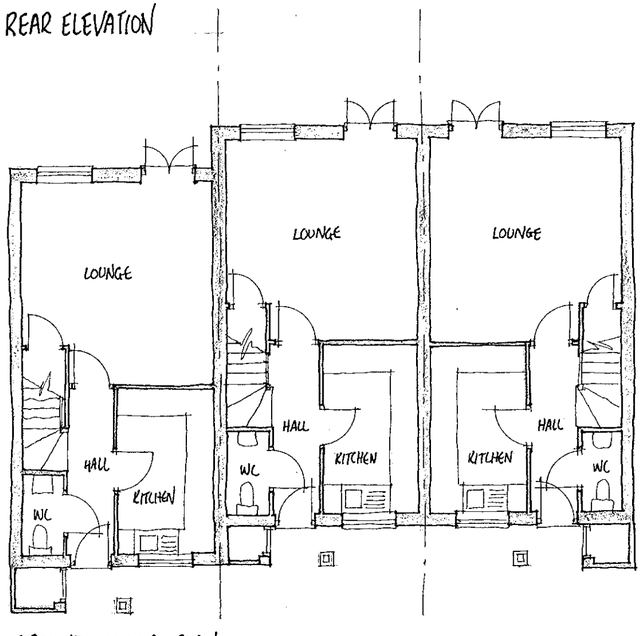
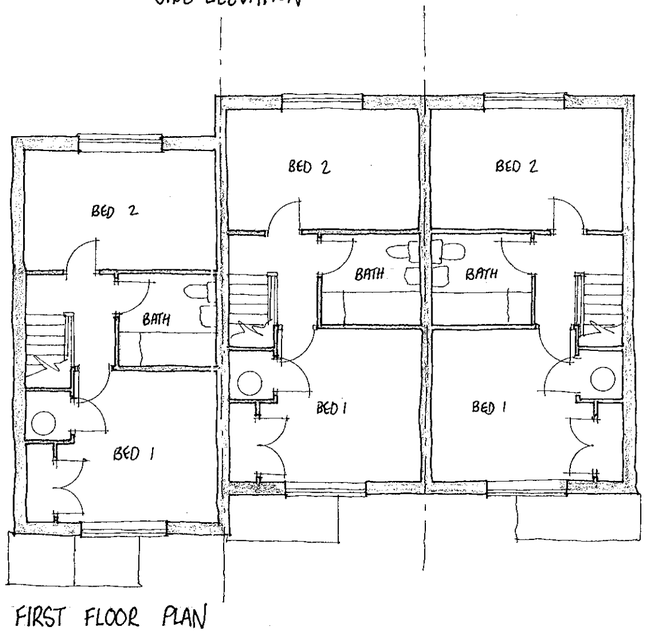


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client

BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title

AFFORDABLE HOUSING
PLOTS 4, 5, 6, 7, 8 & 9
PLANS & ELEVATIONS

scales: 1:100

date: DECEMBER 2000

drawn: Warren Joseph | checked | ref: A00/116 | 03 | rev

ROMANS
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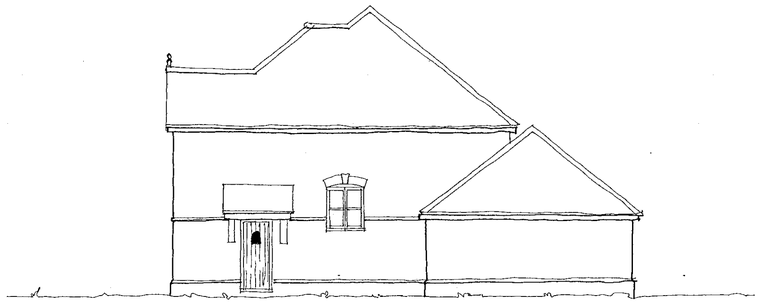
22/6/01

07.FEB.2001 * 5521



FRONT ELEVATION



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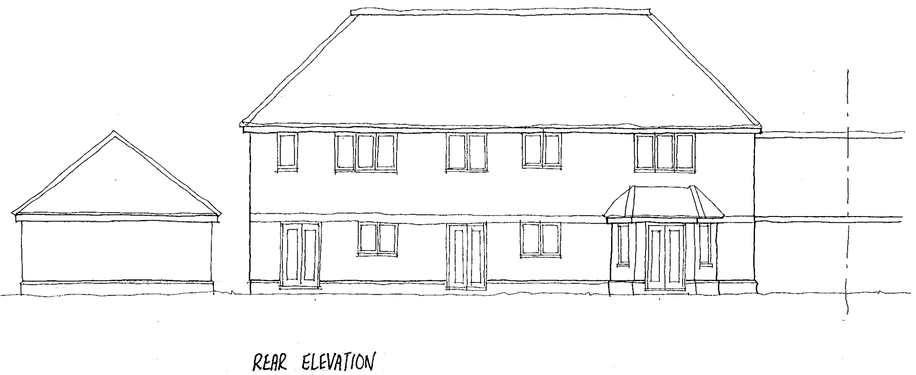

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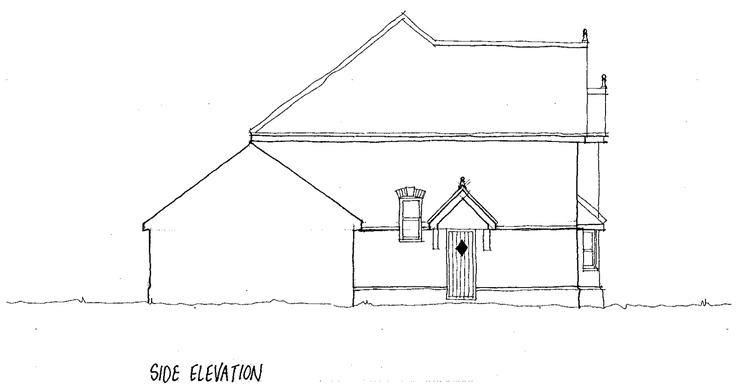

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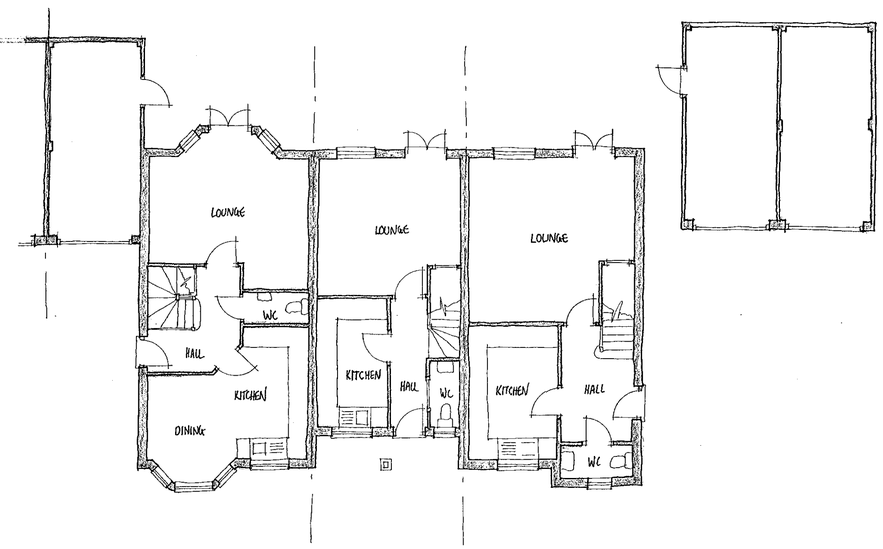
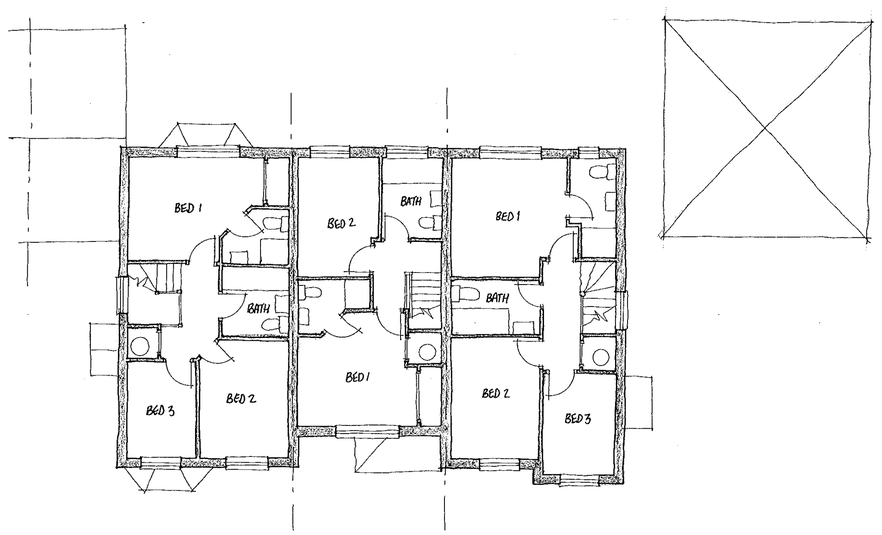


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
PLOTS 13, 14 & 15
PLANS & ELEVATIONS

scales: 1:100
date: DECEMBER 2000

drawn: Warren Joseph | checked | ref: A00/116 | 05 | rev

ROMANS
ARCHITECTURAL SERVICES
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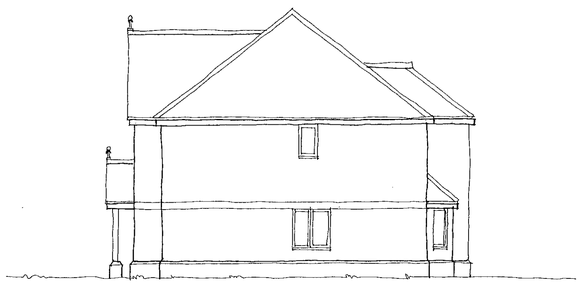
TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk

APPROVED 22/6/01

07 FEB 2001



FRONT ELEVATION



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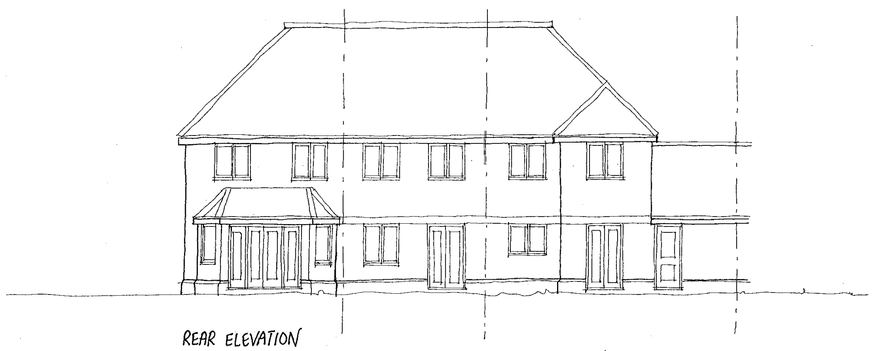

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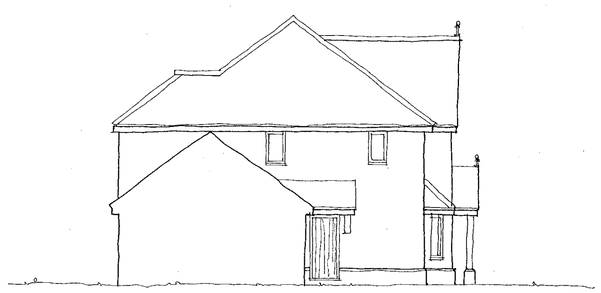

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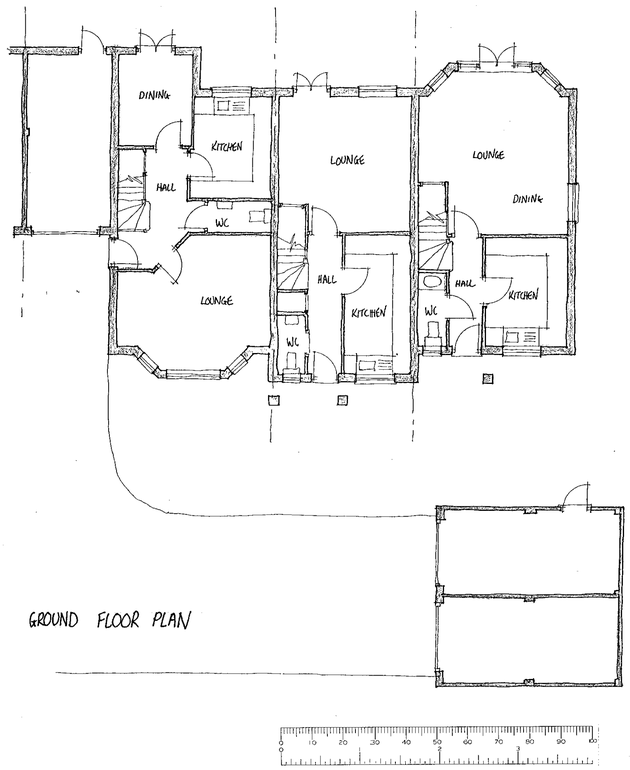
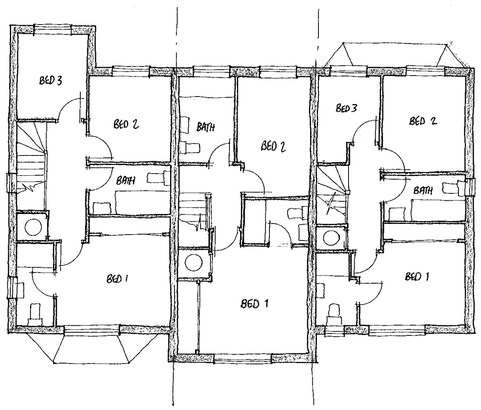


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type Appl no.	LANTAC Appl no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
PLOTS 25, 26 & 27
PLANS & ELEVATIONS

scales: 1:100
date: DECEMBER 2000

drawn	checked	ref		rev
Warren Joseph		A00/116	09	

ROMANS
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TELEPHONE: 0118 936 6699
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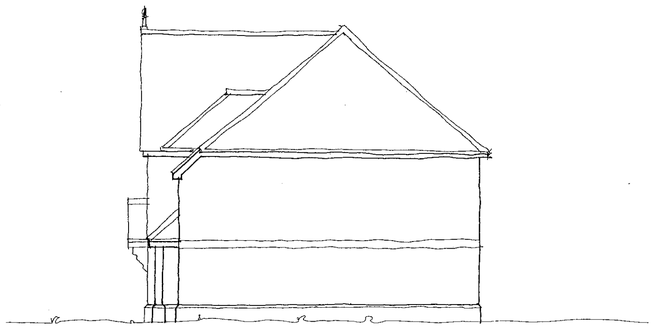
E-MAIL: romans@romans.co.uk

APPROVED
22/6/01



FRONT ELEVATION



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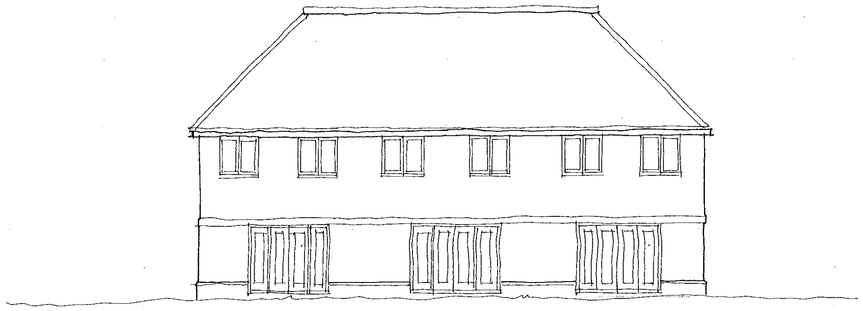

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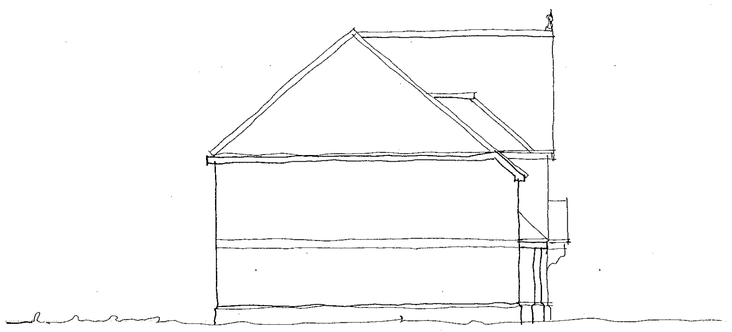

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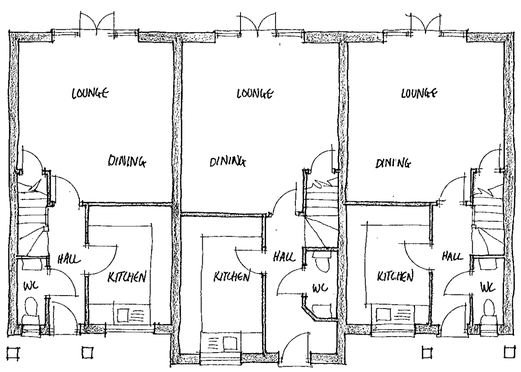

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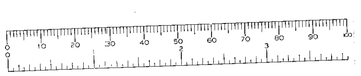
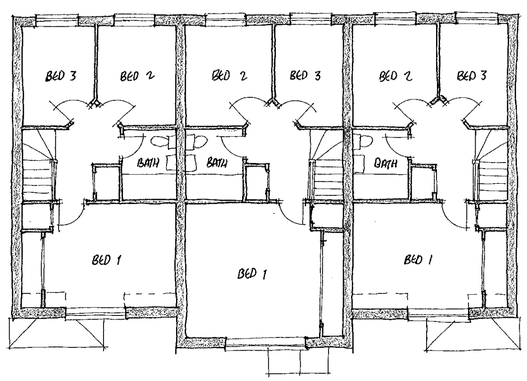




FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client

BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App't no.	LANTAC App't no.	SAP Rating
TBA	TBA	TBA

project title

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title

PLOTS 19, 20 & 21
PLANS & ELEVATIONS

scales: 1:100

date: DECEMBER 2000

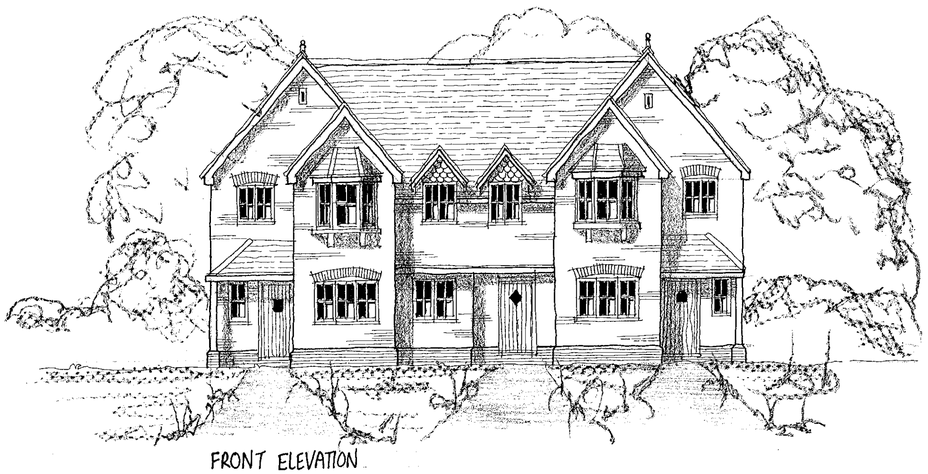
drawn: Warren Joseph | checked | ref: A00/116 | 07 | rev

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS

TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk

APPROVED

22/6/01



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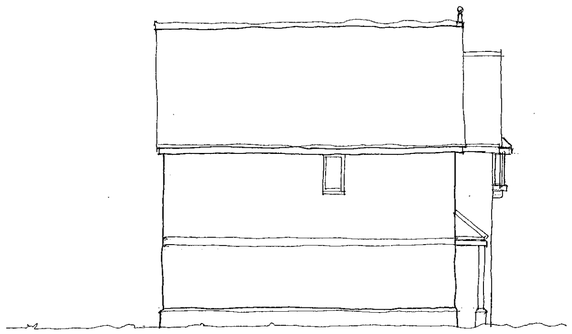

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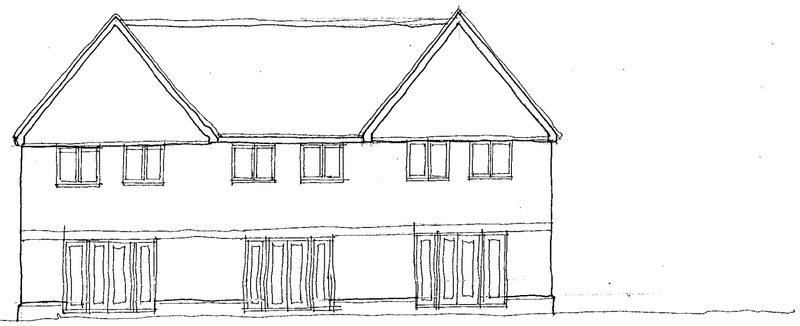
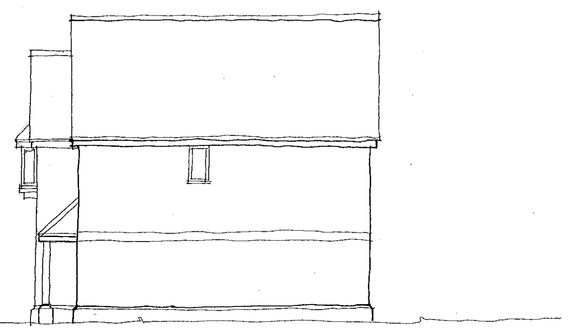
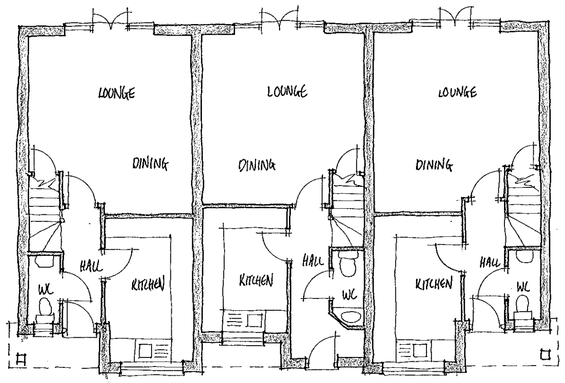


REAR ELEVATION

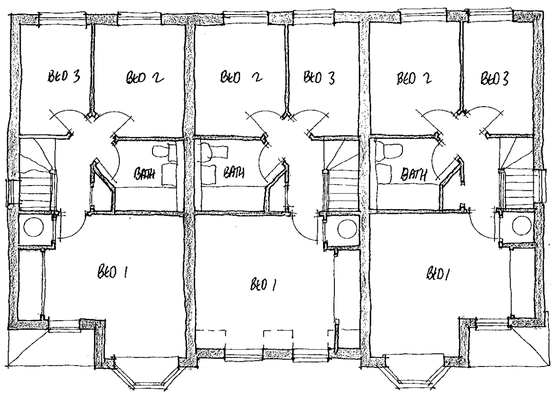


SIDE ELEVATION



GROUND FLOOR PLAN





FIRST FLOOR PLAN

07 FEB 2001 5521

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client

BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App't no.	LANTAC App't no.	SAP Rating
TBA	TBA	TBA

project title

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title

PLOTS 16, 17 & 18
PLANS & ELEVATIONS

scales: 1:100

date: DECEMBER 2000

drawn: Warren Joseph | checked | ref: A00/116 | 06 | rev

ROMANS

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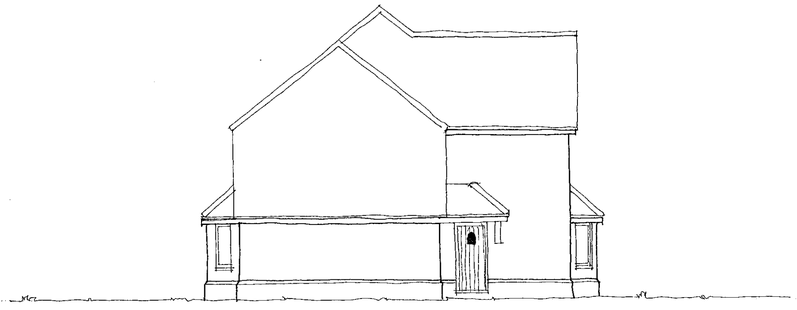
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS

TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk

APPROVED 22/6/01



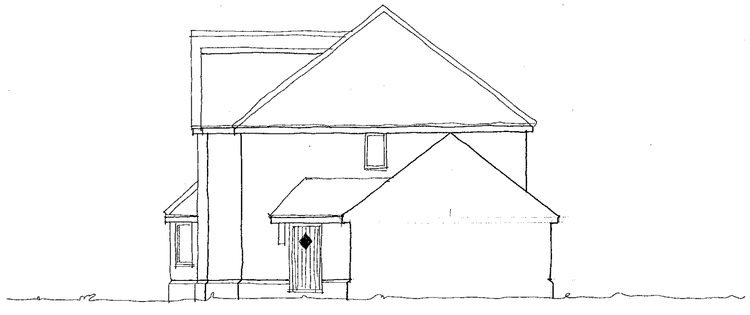
FRONT ELEVATION



SIDE ELEVATION

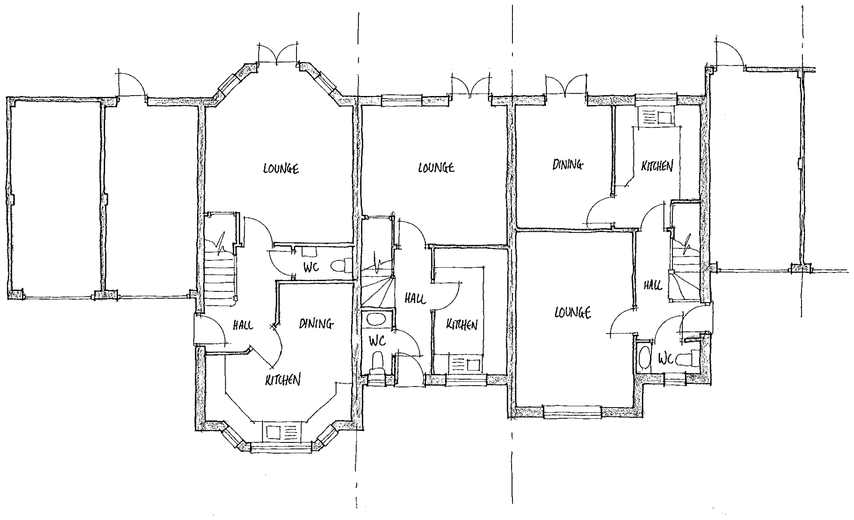


REAR ELEVATION

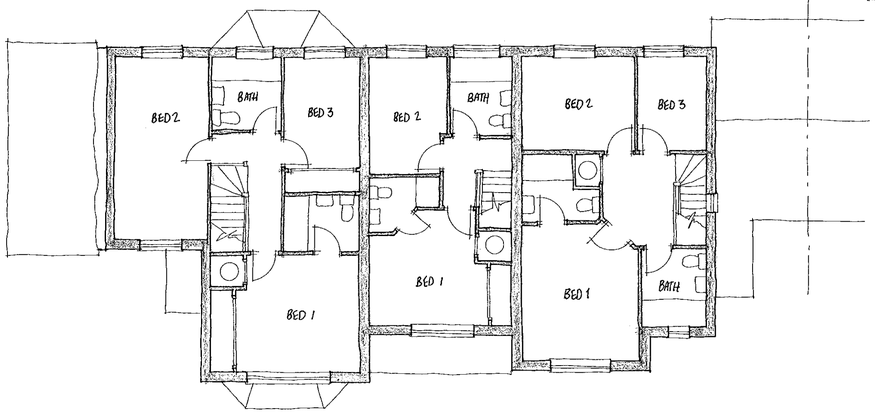


SIDE ELEVATION

07 FEB 2001 6621



GROUND FLOOR PLAN



FIRST FLOOR PLAN

OWNING SERVICES	HPT
PGL	TLS
DS	
APP	
CS	
COPIES TO:	ACK
	FILE

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rev	date	details	drawn
A	15-01-01	PLOT 11 - FRONT ELEVATION AMENDED	WJ

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title

PLOTS 10, 11 & 12
PLANS & ELEVATIONS

scales: 1:100

date: DECEMBER 2000

drawn: Warren Joseph | checked | ref: A00/116 | 04 | rev: A

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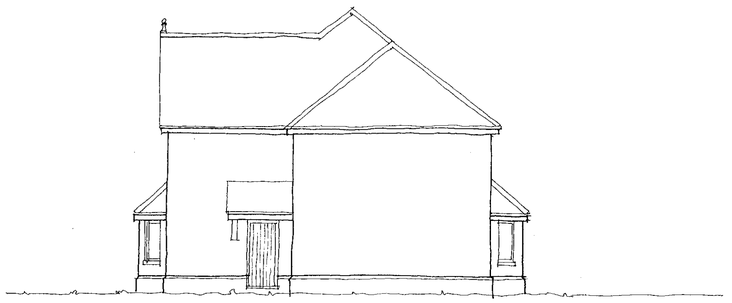
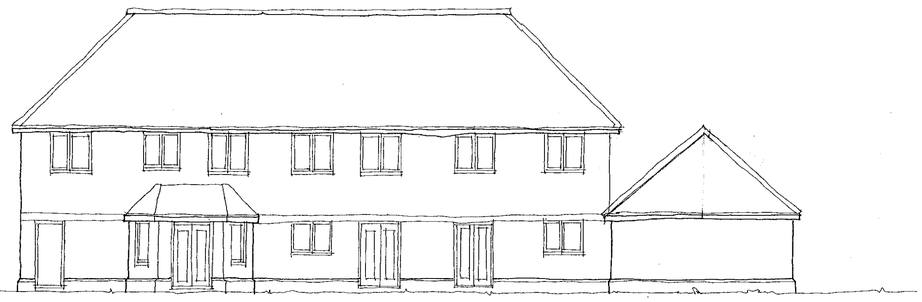
APPROVED 22/6/01



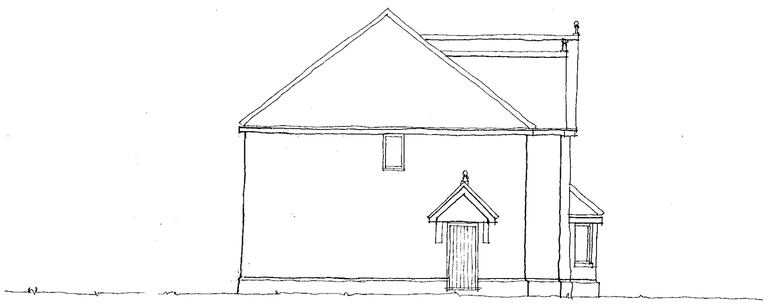
FRONT ELEVATION



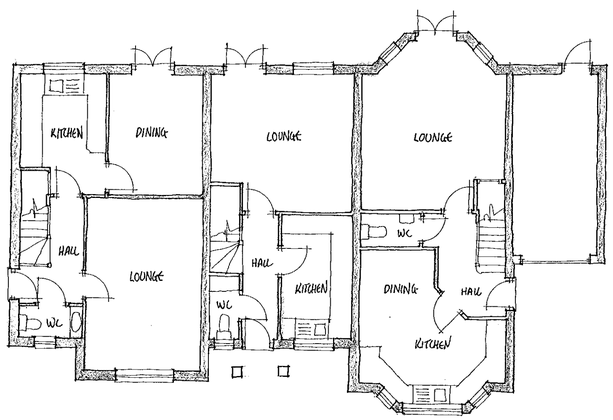
SIDE ELEVATION



REAR ELEVATION

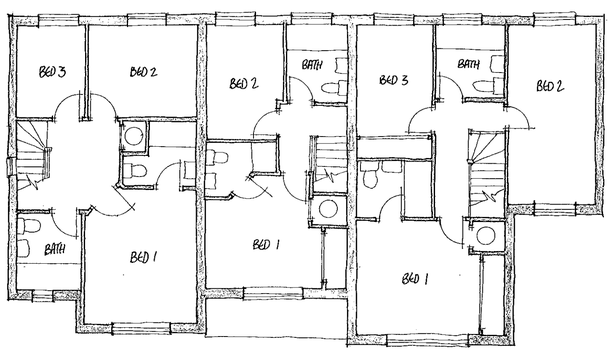


SIDE ELEVATION



GROUND FLOOR PLAN





FIRST FLOOR PLAN

APPROVED

[illegible] 5521

Materials

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External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
PLOTS 1,2 & 3
PLANS & ELEVATIONS

scales: 1:100

date: DECEMBER 2000

drawn: Warren Joseph | checked | ref: A00/116 | 02 | rev

ROMANS
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OPEN SPACE
975 SQ M

PLOT 16
PLOT 17
PLOT 18
PLOT 19
PLOT 20
PLOT 21
PLOT 22
PLOT 23
PLOT 24
PLOT 25
PLOT 26
PLOT 27
PLOT 28
PLOT 29
PLOT 15
PLOT 14
PLOT 13
PLOT 12
PLOT 11
PLOT 10
PLOT 9
PLOT 8
PLOT 7
PLOT 6
PLOT 5
PLOT 4
PLOT 3
PLOT 2
PLOT 1

NEW 1.8M HIGH CLOSE BOARD FENCE

4.8M

BUILDINGS TO BE DEMOLISHED SHOWN DASHED

PARKING AREA FOR PLOTS 4 - 9

PUMP ENCLOSURE

NEW 1.8M HIGH CLOSE BOARD FENCE

NEW 2.3M HIGH BRICK WALL

NEW 1.4M HIGH BRICK WALL

ROAD NARROWING TO BE APPROVED BY HIGHWAYS AUTHORITY

VISIBILITY 3.27x90M EAST

VISIBILITY 3.1x90M WEST

G R A Z E L E Y R O A D

PROPOSED TREES AND SHRUBS

EXISTING TREES AND SHRUBS

TREES TO BE REMOVED

SITE AREA 0.918 H.A.

2 BED UNITS 11 NO. (38%)
3 BED UNITS 18 NO. (62%)

TOTAL 29 UNITS
DENSITY 31.5 UNITS/ H.A.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no. TBA
LANTAC App'l no. TBA
SAP Rating TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
SITE LAYOUT

scales 1:250
date DECEMBER 2000
drawn Warren Joseph
checked -
ref A00/116
01
rev

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APPROVED

22/6/01

0 10 20 30 40 50 60 70 80 90 100

3521

North

OAK
Pollard by 35 -40% and remove deadwood

Protective fence temporarily taken down to allow for construction of new boundary fence

SYCAMORE

WALNUT
Remove deadwood and tidy old wounds (to be agreed with adjacent landowner)

Protective fence temporarily taken down to allow for pumping station construction

OAK
Remove deadwood & sever Ivy at base

Mainly Hawthorn and young Ash

Brambles & Hawthorn

Hawthorn and brambles

YOUNG ASH

Privet hedge

Protective fence temporarily taken down to allow for construction

Plot 16 | Plot 17 | Plot 18 | Plot 19 | Plot 20 | Plot 21 | Plot 27 | Plot 26 | Plot 25 | Plot 24 | Plot 23 | Plot 22 | Plot 28 | Plot 29

CYPRESS

No 34

Existing garage

Sycamore, Elder & young Ash

GRAZELEY ROAD

EXISTING DITCH TO BE CLEANED OUT AND REGRADED TO MATCH WORKS BY LINDEN HOMES

Existing shed

No 30

Plot 1 | Plot 2 | Plot 3 | Plot 4 | Plot 5 | Plot 6 | Plot 7 | Plot 8 | Plot 9

OAK
Remove deadwood

Hawthorn & Elder

SYCAMORE

Plot 15 | Plot 14 | Plot 13 | Plot 12 | Plot 11 | Plot 10

WILLOW
Remove deadwood and tidy old wounds. Sever ivy at base.

SYCAMORE
Remove as conflicts with willow spp. Work undertaken with care to avoid disturbing willow. Timber stacked neatly for wildlife value

CYPRESS

KEY

Line of 1.2m high chestnut pale fence secured to scaffold pole framework (Ref. BS5837:1991, Para. 8.2.2 and Fig. 4) Fence temporarily taken down to allow construction as noted on plan.

Existing trees/ vegetation to be retained

All work to BS5837 Trees in relation to construction
Protective fencing erected before work commences on site.
Fencing checked on a weekly basis and repaired as required.
No builders rubble / rubbish dumped within areas protected by fencing.
Fencing to remain in position until completion of construction although some sections temporarily taken down as noted on plan to allow for construction.

NOTES

1. Protected areas to be clearly identified with signs on fencing stating 'No operations to be carried out within the protected areas'.
2. Reference should be made to BS5837: 1991 Trees in relation to construction at all times
3. No oil, bitumen, cement, or other material likely to be injurious to a tree to be stacked or discharged within 10m of the trunk of any tree. Allowance to be made for sloping ground. Generally no materials to be stored within 5m of the bole of any tree.
4. No concrete mixing operations to be carried out within 10m of the trunk of any tree. Fires are not to be lit beneath or in close proximity to the canopy of any tree.
5. No part of any tree shall be used an an anchorage for equipment, notice boards, telecables or services.
6. Trees to be removed, adjacent to, or within, a continuos canopy of a tree or trees to be retained, shall be removed with particular care, and in sections if necessary to avoid damage.

PLANNING SERVICES	HPT
FOL	TLS
DC	EMF
APP	
CS	
04 JUN 2001	
COPIES TO:	ACK:
	FILE:

0 10 20 30 40 50 60 70 80 90 100

Project:
GRAZELEY ROAD SHINFIELD

Drawing:
PROTECTIVE FENCING PLAN
Drawing based on Calleva Design Services layout

Date:
11th May 2001

Drawn by: TG

Checked by

Scale: 1:250 @ A1

717 - 101

tera firma CONSULTANCY
28, The Spain, Petersfield, Hants, GU32 3LA 01730 262040

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4. UNLESS SHOWN OTHERWISE ALL LEVELS ARE IN METRES AND RELATE TO O.S. DATUM OF 46. 74 ON METHODIST CHURCH GRAZELEY ROAD
5. FOR TYPICAL SECTIONS AND CONSTRUCTION DETAILS SEE DRAWINGS No's. 31 TO 32
6. THE LEVEL OF THE EXISTING FOUL AND STORM SEWERS ON SITE HAS BEEN EXTRAPOLATED FROM THE LEVELS OF ADJACENT MANHOLES THE EXACT LEVEL AT THE POINT OF CONNECTION SHALL BE CHECKED PRIOR TO THE COMMENCEMENT OF THE WORKS AND ANY VARIANCE REPORTED TO THE ENGINEER IMMEDIATELY
7. FOR ROAD AND SEWER PROFILES SEE DWG 01047-21
8. ALL DRAINAGE TO BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 4th EDITION, TOGETHER WITH ANY PARTICULAR REQUIREMENTS OF THE RELEVANT SEWERAGE UNDERTAKER.
9. ALL ROADWORKS TO BE IN ACCORDANCE WITH THE Dfp. SPECIFICATION FOR HIGHWAY WORKS, TOGETHER WITH ANY PARTICULAR REQUIREMENTS OF THE LOCAL HIGHWAY AUTHORITY.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES IS AS PROVIDED BY THE RELEVANT STATUTORY UNDERTAKERS THE CONTRACTOR IS TO ASCERTAIN THE EXACT LOCATION PRIOR TO COMMENCEMENT OF WORKS.
11. UNLESS NOTED OTHERWISE ALL DRAINAGE PIPES ARE TO BE 100mm ø ALL GULLY LEADS ARE TO BE 150mm ø. MINIMUM ADOPTABLE SEWER 150mmø

LEGEND:

- RG — ROAD GULLY
- YG — YARD GULLY (HEPWORTH DEANS or similar)
- DOMESTIC S.W. DRAIN 100mm DIA. (U.N.O.)
- HIGHWAY DRAIN / SURFACE WATER SEWER
- DOMESTIC FOUL DRAIN 100mm DIA. (U.N.O.)
- ADOPTABLE FOUL SEWER.
- RAINWATER PIPE.
- RE — RODDING EYE (LEVEL SHOWN IS INVERT)
- ADOPTABLE MANHOLE
- DOMESTIC MANHOLE (LEVEL SHOWN IS INVERT)
- IC — INSPECTION CHAMBER depth < 1.0m - 450 DIA.
- AC — ACCESS CHAMBER depth < 0.6m - 250 DIA.
- SVP — SOIL AND VENT PIPE
- GS — GROUND SOCKET CONNECTED TO IC OR AC.
- WC — WC CONNECTED DIRECT TO IC OR AC
- SS — SOIL PIPE WITH 'DURGO' VALVE.
- BIG(R) — BACK INLET GULLY (RODDABLE)
- BD — BACKDROP
- S/A — ADOPTABLE SOAKAWAY
- DROPPER KERBS
- D.C. — DISHED CHANNEL
- P.R. — PRAM RAMP
- EXISTING LEVELS
- 105.20 — PROPOSED LEVELS
- CARRIAGEWAY CAMBER/CROSSFALL
- DIRECTION ARROWS
- 84.050 — FINISHED FLOOR LEVEL
- LC1 — STREET LIGHTING COLUMN (ADOPTABLE)
- L1 — PRIVATE LIGHTING COLUMN
- B — BOLLARD LIGHT OFF LANDLORD SUPPLY
- PIR — LIGHT WITH PIR
- RETAINING WALL
- NEW FENCE
- DENOTES AREA OF UNDERBUILD BELOW DPC LEVEL (IN ADDITION TO STD REQUIREMENTS)

OUTFALL I.L 45.000
C.L. 45.620

EXISTING DITCH TO BE CLEANED OUT AND REGRADED TO MATCH WORKS BY LINDEN HOMES

MH S7 I.L 45.080
C.L. 45.991

NEW GULLIES TO BE INSTALLED IN GRAZELEY ROAD
CONNECT TO DITCH ON FAR SIDE.

KERB LINE MODIFIED TO FORM PINCH POINT ON GRAZELEY ROAD

NEW GULLIES TO BE INSTALLED IN GRAZELEY ROAD
CONNECT TO DITCH ON FAR SIDE.

NEW GULLY TO BE INSTALLED IN GRAZELEY ROAD
CONNECT TO DRAIN ON FAR SIDE.

ROAD MARKINGS TO DIAG 1040.4

SIGN TO DIAG 517(LHS)

DIAG 1003

DIAG 1003.1

DIAG 1004

1:104.9

150 ø BS EN 295

1.4M HIGH BRICK WALL

2.3M HIGH BRICK WALL

MH S6 I.L 45.290
C.L. 46.908

2.0M HIGH CLOSE BOARD FENCE WITH TRELLIS ON TOP

ROAD WIDTH TAPERS FROM 5.5 M TO 4.8 M AT RUMBLE STRIP

NEW ACCESS FOR Nº 30 GRAZELEY ROAD

MH S5 I.L 46.500/45.825
C.L. 49.286

30 ø ROPAC PIPE

100 ø ROPAC CONCRETE TO CRADLE

FOUL WATER PUMP STATION

PUMP CHAMBER I.L AT INLET 46.751
C.L. 49.600

MH F5 I.L 46.767
C.L. 49.600

VALVE CHAMBER

525 ø RAINWATER STORAGE PIPE LAID AT 1:200 GRADIENT

MH I.L 48.462
C.L 49.675

MH F4 I.L 46.895
C.L. 49.600

I.L AT CONNECTION PIPE = 47.675

MH I.L 47.245
C.L. 49.500

MH I.L 47.325
C.L. 49.350

IC I.L 48.900
C.L. 49.350

AC I.L 48.50
C.L. 48.90

IC I.L 48.00
C.L. 48.45

AC I.L 48.10
C.L. 48.45

AC I.L 48.15
C.L. 48.45

MH I.L 47.95/47.50
C.L. 48.450

AC I.L 48.080
C.L. 48.450

1:200 GRADIENT

09 AUG 2001
COPIES TO: ACK FILE:

OFF SITE SURVEY EXTENDED	RJW	04/07/2001	D
DRAINAGE LEVELS REVISED AREAS OF UNDERBUILD INDICATED	RJW	18/06/2001	C
WALL & FENCE ADDED TO Nº 23 GRAZELEY RD	RJW	13/06/2001	B
HIGHWAY COMMENTS ADDED AND DRAINAGE AMENDED TO SUIT REVISED HOUSE LAYOUTS	RJW	24/05/2001	A

PRELIMINARY

Revision details	By	Date	Suff'x

Drawing Number: 01047-11
Revision:

Client: BEWLEY HOMES

Project: RESIDENTIAL DEVELOPMENT
GRAZELEY ROAD
THREE MILE CROSS

Drawing Title: SITE LAYOUT
SHEET 1 OF 2

Scale: 1:200 @ A1

Drawn	Date	Checked	Date
RJW	10/5/2001		

Calleva Design Services
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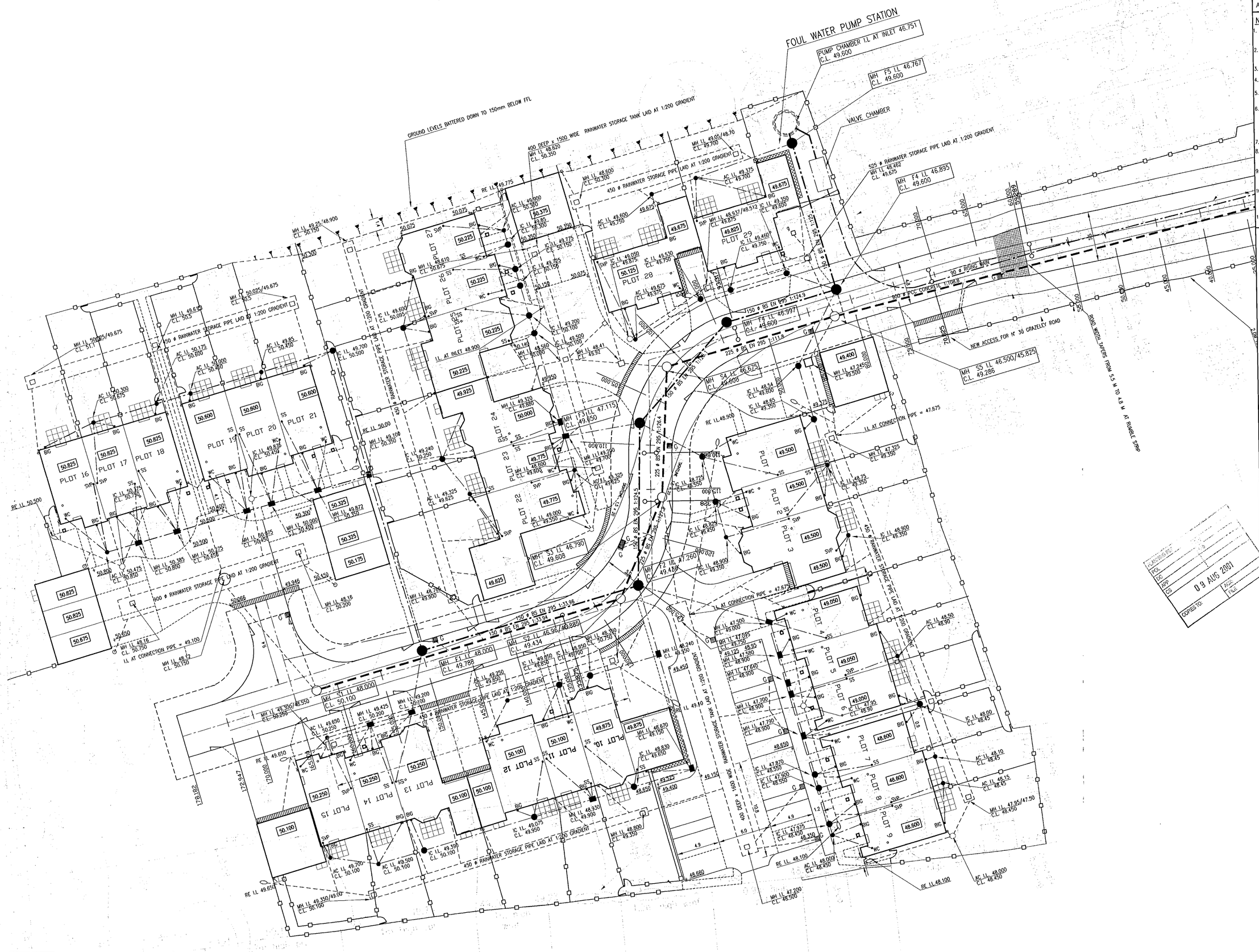
23b - GOAT LANE - BASINGSTOKE - HAMPSHIRE - RG21 7PZ
Telephone 01256 474347 Facsimile 01256 474947
E-mail CALLEVADES@AOL.COM



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- DOMESTIC S.W. DRAIN 100mm DIA. (U.N.O.)
- HIGHWAY DRAIN / SURFACE WATER SEWER
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- P.R. PRAM RAMP
- EXISTING LEVELS
- +105.20 PROPOSED LEVELS
- CARRIAGEWAY CAMBER/CROSSFALL DIRECTION ARROWS
- 84.050 FINISHED FLOOR LEVEL
- LC1 STREET LIGHTING COLUMN (ADOPTABLE)
- L1 PRIVATE LIGHTING COLUMN
- B BOLLARD LIGHT OFF LANDLORD SUPPLY
- PIR LIGHT WITH PIR
- RETAINING WALL
- NEW FENCE DENOTES AREA OF UNDERBUILD BELOW DPC LEVEL (IN ADDITION TO STD REQUIREMENTS)

CHANGES REQ'D
DRAWN
CHD
APP
DATE 09 AUG 2001
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ADDITIONAL RWPS SHOWN	RJW	04/07/2001	D
DRAINAGE LEVELS REVISED	RJW	18/06/2001	C
AREAS OF UNDERBUILD INDICATED	RJW	11/06/2001	B
HOUSE LEVELS AMENDED	RJW	11/06/2001	
HIGHWAY COMMENTS ADDED AND DRAINAGE AMENDED TO SUIT REVISED HOUSE LAYOUTS	RJW	21/05/2001	A

PRELIMINARY

Revision details	By	Date	Suff's

Drawing Number 01047-12 Revision

Client: BEWLEY HOMES

Project: RESIDENTIAL DEVELOPMENT GRAZELEY ROAD THREE MILE CROSS

Drawing Title: SITE LAYOUT SHEET 2 OF 2

Scale: 1:200 AT A1

Drawn	Date	Checked	Date
RJW	10/5/2001		

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North

All rear gardens to be topsoiled, graded and levelled to natural contours

Plot 16 | Plot 17 | Plot 18 | Plot 19 | Plot 20 | Plot 21 | Plot 27 | Plot 26 | Plot 25 | Plot 24 | Plot 23 | Plot 22 | Plot 15 | Plot 14 | Plot 13 | Plot 12 | Plot 11 | Plot 10 | Plot 28 | Plot 29 | Plot 1 | Plot 2 | Plot 3 | Plot 4 | Plot 5 | Plot 6 | Plot 7 | Plot 8 | Plot 9

600mm wide path
Strips of pea shingle either side of path
900mm wide paths
600mm wide path
900mm wide paths
600mm wide path to garage only
900mm wide paths
900mm wide path
900mm wide paths
600mm wide path
900mm wide paths
900mm wide paths
Reinforced grass surface
900mm wide paths
900mm wide path
black bitmac path
600mm wide path
600mm wide path
Black bitmac path
All rear gardens to be topsoiled, graded and levelled to natural contours
All rear gardens to be topsoiled, graded and levelled to natural contours

Pump station enclosure
Double closeboard gates to allow access to pump station
New 3300mm wide gates
New concrete hardstanding for caravan

No 34
Existing garage
New 2.3m high wall
New 1.4m high wall

No 30
Existing shed windows blocked up
New 2.3m high wall
New 1.4m high wall

EXISTING DITCH TO BE CLEANED OUT AND REGRADED TO MATCH WORKS BY LINDEN HOMES

GRAZELEY ROAD

KEY

NOTE: All symbols indicative only and do not represent actual size or laying pattern of paving

- Existing trees/ vegetation to be retained and protected (see protective fencing plan)
- Soft landscape (see planting plan for details) All rear gardens graded and levelled to natural contours
- Granite sett rumble strip
- Concrete slab path (either 900mm or 600mm wide as indicated on plan)
- Black bitmac - all surfaces not designated with symbol or note to be black bitmac.
- Reinforced grass surface
- Patio - concrete slabs
- Conrete block paviors
- (sw) Screen wall 1800mm high 900mm high wall with piers and timber infill panels
- (pp) 1800mm privacy panel
- (ch) Chain link fence - 900mm high
- (pf) 1.8m high panel fence
- (cb) 1800mm high closeboard fence
- (gt) Timber gate
- (dw) 1.4m high wall
- (bw) 2.3m high wall
- (ct) 2.0m high closeboard fence with 600mm high trellis panels on top
- (hb) 2.0m high closeboard

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 717 - 101 & Planting Plan Drawing No. 717 - 103
2. Refer to 717 - 103 for depths of topsoil required

REVISIONS

A 04.07.01

Footpaths where cross highway verge shown as tarmac surface
Footpaths beyond rumble strip removed
Road surface beyond rumble strip shown as concrete block paviors

All changes to suit Wokingham DC requirements

RECEIVED 06 JUL 2001
COPIES TO: FILE:

Project:
GRAZELEY ROAD SHINFIELD

Drawing.
EXTERNAL WORKS PLAN
Drawing based on Calleva Design Services layout

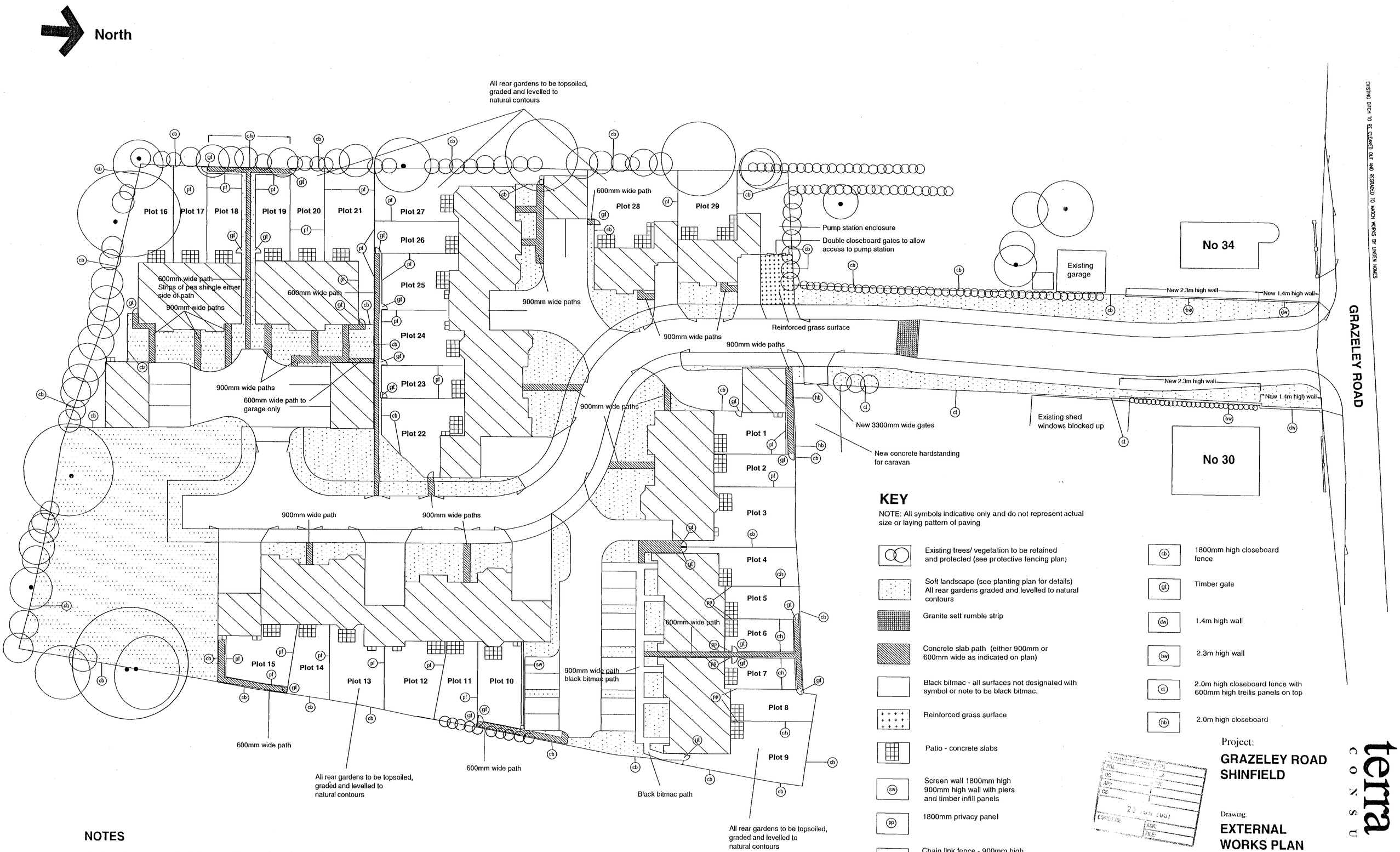
Date
11th May 2001

Drawn by TG
Checked by

Scale 1:250 @ A1

717 - 102 Rev A

terra firma CONSULTANCY
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040



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NOTES

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GRAZELEY ROAD SHINFIELD

Drawing:

EXTERNAL WORKS PLAN

Drawing based on Calleva Design Services layout

Date:
11th May 2001

Drawn by: TG

Checked by:

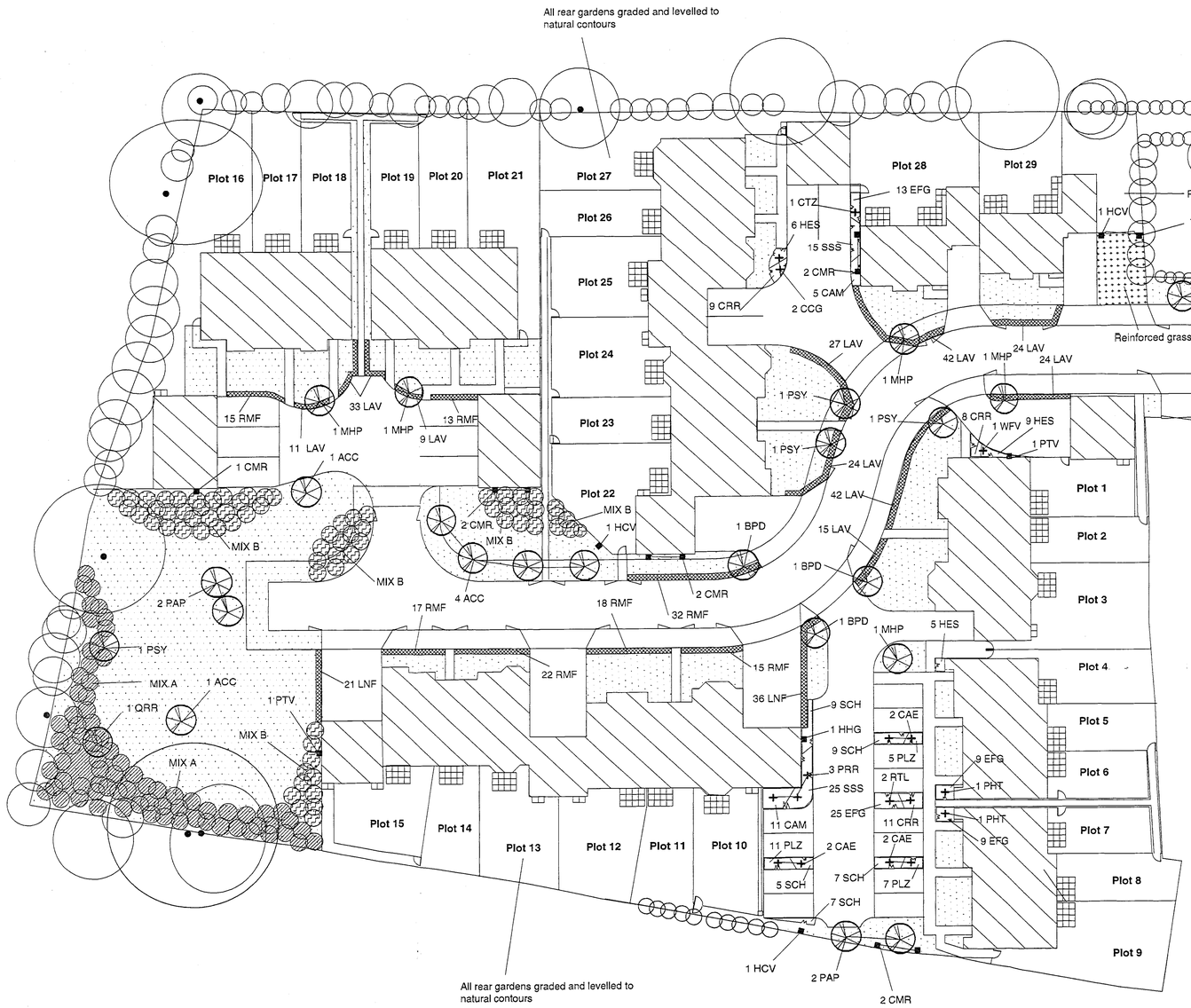
Scale: 1:250 @ A1

717 - 102

terra firma CONSULTANCY

28, The Square, Petersfield, Hants. GU32 3LA 01730 262040

North



KEY

- Existing tree retained
- Proposed tree
- Proposed specimen shrub
- Proposed low shrubs and groundcover
- Proposed native planting Mix A (see schedule for details)
- Proposed native planting Mix B (see schedule for details)
- Proposed hedge. Maintained at max. 400mm high
- Proposed climbing plant
- Grass

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 717 - 101 & External Works Drawing No. 717 - 102

NOTES

1. EXISTING LEVELS TO BE PRESERVED AROUND EXISTING TREES AND VEGETATION TO BE RETAINED
2. EXISTING TREES AND VEGETATION TO BE RETAINED ARE TO BE PROTECTED DURING CONSTRUCTION TO BS 5837 (1991) SECTIONS 7 & 8
3. ANY NECESSARY TREE WORKS ARE TO BE CARRIED OUT BY AN APPROVED TREE SURGEON TO BS 3998
4. TOPSOIL TO BE HANDLED (IE EXCAVATED AND /OR IMPORTED, STORED, SPREAD, CULTIVATED) IN ACCORDANCE WITH METHOD AGREED IN WRITING WITH CONTRACT MANAGER PRIOR TO WORK COMMENCING. AMELIORATION TO BE AS DETERMINED BY ANALYSIS. TOPSOIL TO BE 150MM MINIMUM DEPTH IN ALL GRASS AREAS AND 300MM DEPTH IN PLANTING AREAS. ALL TREES PLANTED IN 1X1X1M PIT FILLED WITH GOOD QUALITY TOPSOIL.
5. GENERAL PLANT STOCK TO CONFORM TO BS 3936, ADVANCED NURSERY STOCK TO BS 4043 AND PLANTING TO BS 4428
6. ESTABLISHMENT MAINTENANCE FOR ALL PLANTING FOR 5 YEARS FROM PLANTING DATE TO INCLUDE WEED CONTROL, WATERING AND REPLACEMENT OF FAILURES TO ORIGINAL SPECIFICATION IN THE PLANTING SEASON FOLLOWING FAILURE

Trees: Total no of trees - 39

code	species	common name	size	quantity (No.)
ACC	Acer campestre	Field Maple	2 – 2.5m, feathered containter grown	20
BPD	Betula utilis 'Jaquemontii'	Himalayan Birch	3 – 3.5m, feathered rootballed	5
MHP	Malus hupehensis	Flowering Crab	1.75 – 2.0m, rootballed	5
PAP	Prunus avium	Wild Cherry	2 – 2.5m, feathered containter grown	4
PSY	Pinus sylvestris	Scots Pine	1.75 – 2.0m, rootballed	4
QRR	Quercus robur	Common Oak	2 – 2.5m, feathered rootballed	1

Trees planted in 1 x 1 x 0.9m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 100 grams granular fertiliser.
All trees double staked with cross brace. Sample of staking for each species to be approved. Staking to avoid damage to feathered trees. All tree stakes to be stained black
Trees protected with approved black rabbit guards.

Specimen shrubs:

Code	species	size (cm)	no/m²	quantity
CAE	Cornus alba 'Elegantissima'	3L, 60 – 80	As shown	6
CCG	Cotinus coggygria 'Grace'	3L, 80 – 100	As shown	2
CTZ	Ceanothus 'Topaz'	3L, 80 - 100	As shown	1
PHT	Phormium tenax	3L, 60 –80	As shown	2
PRR	Photinia 'Red Robin'	3L, 100 –120	As shown	3
RTL	Rhus typhina 'Laciniata'	3L, 100 –120	As shown	2
WFV	Weigela florida 'Variegata'	3L, 60 –80	As shown	1

Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All shrub beds mulched with 75mm min. deep approved bark mulch

Shrub planting:

Code	species	size (cm) sp = spread	no/m²	quantity
CAM	Cornus alba 'Elegantissima'	3L, 60 -80	3	31
CRR	Ceanothus thyrsiflorus var 'Repens'	3L, 30 – 40 sp	5	28
EFG	Euonymus fortunei 'Emerald Gaiety'	3L, 30 – 40	5	56
HES	Hebe salicifolia	3L, 30 – 40	4	51
PLZ	Prunus laurocerasus 'Zabeliana'	3L, 30 – 40	4	34
SCH	Symphoricarpos chenaultii 'Hancock'	3L, 40 – 60sp	3	37
SSS	Senecio 'Sunshine'	3L, 30 - 40	4	40

Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All shrub beds mulched with 75mm min. deep approved bark mulch

Native tree and shrub planting – Mix A:

Total area – 350 sq m

code	species	grouping	% of mix	quantity (No.)
BPP	Betula pendula (Silver Birch)	Groups of five	15 %	53
COR	Corylus avellana (Hazel)	Groups of three	15%	53
CRM	Crataegus monogyna (Hawthorn)	Groups of eleven	30 %	105
PSY	Pinus sylvesteris (Scots Pine)	Groups of three	20%	70
VOP	Viburnum opulus (Guelder Rose)	Groups of seven	20 %	70

Native planting belt at 1. 0m c/s. Species to be randomly mixed for natural effect. Avoid straight lines – rows staggered.
Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All 60 – 80 cm. bare root.
All shrubs protected with 600mm high tree/ shrub shelters secured to appropriate softwood stake. Sample to be approved

Native shrub planting – Mix B:

Total area – 130 sq m

code	species	grouping	% of mix	quantity (No.)
CSG	Cornus sanguinea (Dogwood)	Group of eleven	40 %	52
LPP	Lonicera periclymenum (Homeysuckle)	Occasional specimen	5%	7
RAV	Rosa arvensis (Field Rose)	Groups of five	15%	21
SNA	Sambucus nigra (Elder)	Groups of three	10%	13
VOP	Viburnum opulus (Guelder Rose)	Groups of five	30 %	39

Native planting 1.0 m c/s. Species to be randomly mixed for natural effect. Avoid straight lines – rows staggered.
Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All 60 – 80 cm. bare root (if unavailable 3L pot stock supplied).
Lonicera spp planted occasionally as single specimens 5oomm back from front edge of bed and allowed to ramble through planting.
Rosa spp not planted along front edge of bed.
All shrubs protected with 600mm high tree/ shrub shelters secured to appropriate softwood stake. Sample to be approved

Hedging:

code	species	size (cm)	quantity	no/m
LAV	Lavandula angustifolia 'Hidcote'	30 -40, 3L pot	251	Planted in single row @ 400mm c/s.
LNF	Lonicera nitida 'Fertilis'	30 -40, 3L pot	57	Planted in single row @ 400mm c/s.
RMF	Rosmarinus officinalis	30 -40, 3L pot	132	Planted in single row @ 400mm c/s.

All hedges maintained at maximum 400mm high.
Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All hedging mulched with 75mm min. deep approved bark mulch

Climbers:

code	species	size	quantity	no/m²
CMR	Clematis montana 'Rubens' **	60 - 80, 3L pot	12	As shown
HCV	Hedera canariensis 'Variegata'	60 - 80, 3L pot	6	As shown
HHG	Hedera helix 'Glacier'	60 - 80, 3L pot	1	As shown
PTV	Parthenocissus tricuspidata 'Veitchii'	60 - 80, 3L pot	3	As shown

Climbers marked ** need support. Galvanised support wires (fixed to wall/ fence). All climbers trained to climb up support wires.

Grass and Bulbs:

Areas of grass to be general landscape grade turf or seeded with equivalent seed mix. Sample of turf/seed to be approved by Landscape Architect prior to delivery to site

Bulbs to be yellow/ white Narcissus spp. sown randomly at approx. 25 - 30 bulbs per sq m

Project:
GRAZELEY ROAD SHINFIELD

Drawing:
PLANTING PLAN

Date:
15th June 2001

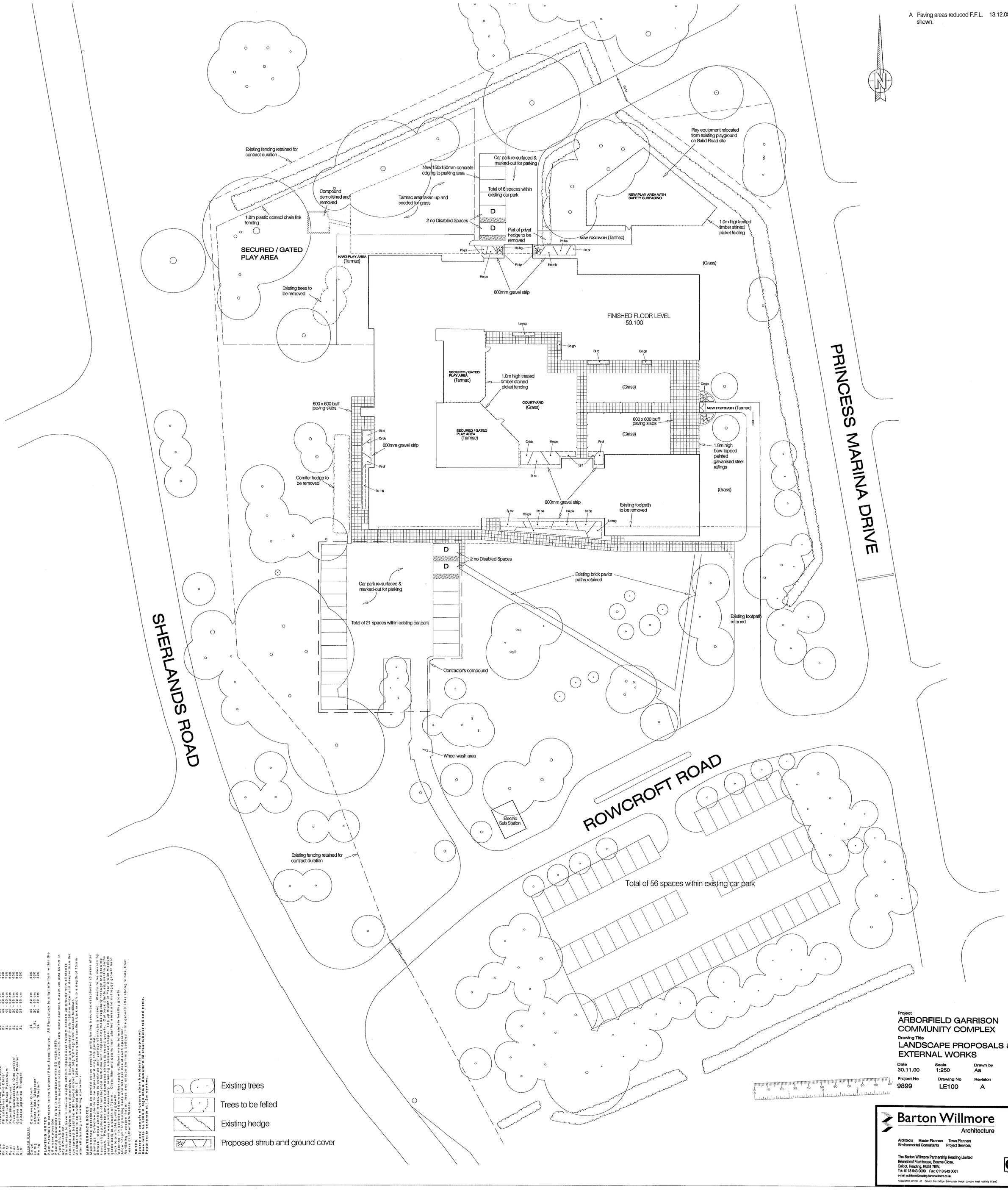
Drawn by: TG
Checked by:

Scale: 1:200 @ A0

717 - 103

terra firma CONSULTANCY
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040

Revision	Date	By
A Paving areas reduced F.F.L. shown.	13.12.00	SE



Shrubs		Pot	Size	Spacing
Berb	Berberis thunbergii 'Red Chief'	3L	30 - 40 cm	900
Cot	Cotoneaster repens 'Creeping Blue Blossom'	2L	30 - 40 cm	750
Cr bb	Crataegus monogyna 'Biflora'	3L	40 - 60 cm	900
He ps	Hebe pinguifolia 'Sutherlandii'	2L	20 - 30 cm	600
He hg	Hebe 'Red Edge' (Red Edge)	2L	20 - 30 cm	600
Ph tp	Phormium tenax 'Purpureum'	3L	40 - 60 cm	750
Po pr	Potentilla fruticosa 'Princess'	2L	20 - 30 cm	600
Pr ol	Prunus laurocerasus 'Otto Luyken'	2L	20 - 30 cm	600
St aw	Spiraea japonica 'Anthony Waterer'	2L	20 - 30 cm	600
St jf	Spiraea japonica 'Firelight'	2L	20 - 30 cm	600
Ground Cover				
Co cn	Cotoneaster Gnom	2L	40 - 60 cm	600
Lo mg	Lonicia nitida 'Maigreen'	2.5L	40 - 60 cm	600
Le ma	Leucothoe 'Scarletta'	2L	40 - 60 cm	600

PLANTING NOTES
Plant materials to conform to the National Plant Specification. All Plant stock to originate from within the UK where possible.
Topsoil to be in accordance with BS 4428:1989.
Topsoil to be weed free fertile medium loam with maximum 20% stone content, maximum size 50mm in any direction.
Shrub areas to have minimum depth 400mm topsoil over 150mm broken up ground with all stones removed over 50mm in any dimension. Where trees are planted in shrub areas, excavate deeper and wider than the root ball and break up subsoil with 300mm soil loosening tines at 600mm centres.
All shrub beds to be mulched with 15 - 125mm coarse grade conifers bark mulch to a depth of 75mm after planting operations.

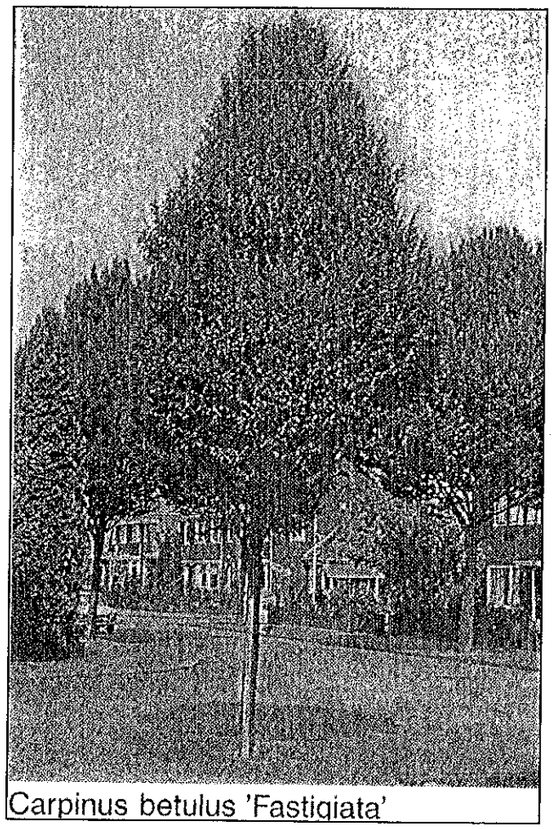
MAINTENANCE NOTES
Maintenance Operations to be carried out as specified until planting becomes established (5 years after planting). Defective plants to be replaced during this period.
Shrub areas to be kept weed free until shrubs is closed. Weeds to be cleared by hand or by application of translocated herbicide with inspections made regularly through the growing season. Herbicides to be applied in accordance with manufacturers instructions. Mechanical cultivations and access ways where necessary, retaining a balanced shape. Top up mulch in Year 2 with medium grade bark to a depth of 75mm. Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.
Watering - in periods of dry weather apply sufficient water to maintain healthy growth.
Pruning - prune shrubs to retain natural habit of growth.
Re-firming - ensure that all trees and shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbance.

NOTES
Submit sand sample of quarry stone boulders to be approved.
Knee rail to be 500mm high 38mm diameter hd steel tubular rail and posts.
Posts set in concrete at 1.2m centres.

Project
ARBORFIELD GARRISON COMMUNITY COMPLEX
Drawing Title
LANDSCAPE PROPOSALS & EXTERNAL WORKS

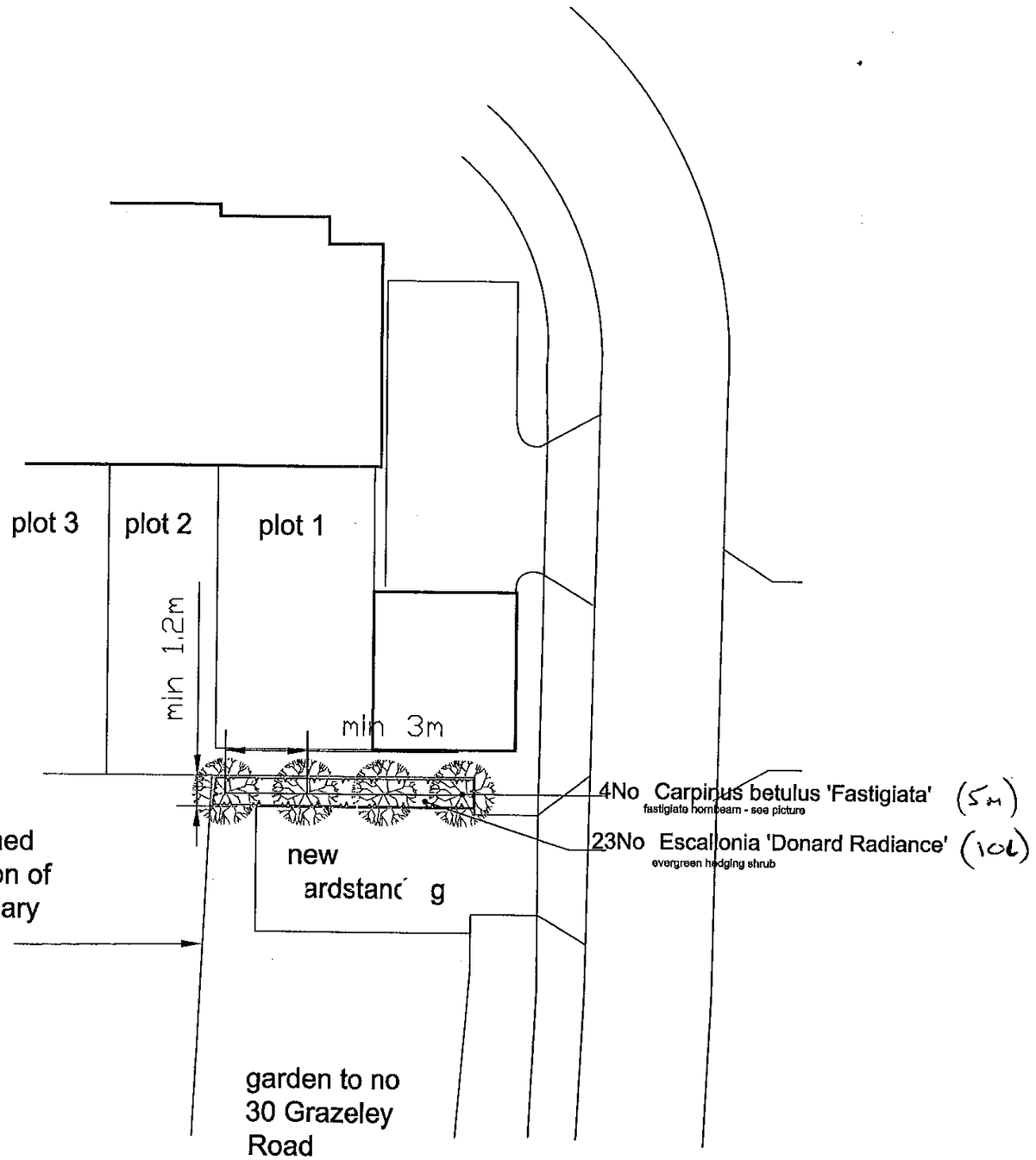
Date	Scale	Drawn by
30.11.00	1:250	Aa
Project No	**Drawing No**	**Revision**
9899	LE100	A

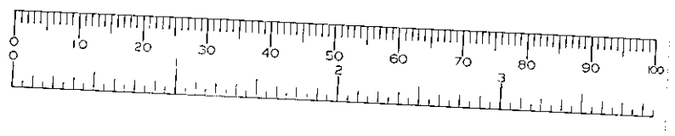
Barton Willmore
Architecture
Architects Master Planners Town Planners
Environmental Consultants Project Services
The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
e-mail: architects@reading.bartonwillmore.co.uk
Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)



Carpinus betulus 'Fastigiata'

typical semi-mature fastigiate hornbeam; note tight, dense, columnar crown - thos broadens with age; young trees sometimes hold dead leaves over winter





NOTES

REV No

FLOYD MATCHAM LIMITED

Landscape Architects

South View Court
Charter Alley
Tadley
Hampshire RG26 5PS

Tel: 01256 851217
Fax: 01256 889063
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DRAWING NAME
SCREEN PLANTING

CLIENT
BEWLEY HOMES

PROJECT
GRAZELEY ROAD

JOB NO
304

DWG No
L.20

SCALE
1:250

DATE
03_01

North

All rear gardens to be topsoiled, graded and levelled to natural contours

Plot 16 | Plot 17 | Plot 18 | Plot 19 | Plot 20 | Plot 21 | Plot 27 | Plot 26 | Plot 25 | Plot 24 | Plot 23 | Plot 22 | Plot 28 | Plot 29 | 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 | Plot 15

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REVISIONS

A 04.07.01

Footpaths where cross highway verge shown as tarmac surface
Footpaths beyond rumble strip removed
Road surface beyond rumble strip shown as concrete block paviors

All changes to suit Wokingham DC requirements

B 10.09.01

Boundary fences changed to panel fencing

Project:
GRAZELEY ROAD SHINFIELD

Drawing:
EXTERNAL WORKS PLAN
Drawing based on Calleva Design Services layout

Date:
11th May 2001

Drawn by: TG
Checked by:

Scale: 1:250 @ A1

717 - 102 Rev B

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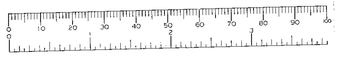
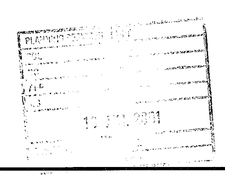
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040



FRONT ELEVATION





status

TENDER ISSUE 09-07-01

rev	date	details	drawn

project title

LAND AT GRAZELEY ROAD
SHINFIELD, BERKSHIRE

drawing title

PLOTS 22,23,24
ELEVATIONS

scales: 1:50

date: 09-07-01

drawn: MNC | checked | ref: A01/S07 | 706 | rev

ROMANS
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BEWLEY HOMES
BEWLEY HOMES PLC

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REAR ELEVATION



SIDE ELEVATION - PLOT 10

status

TENDER ISSUE 10-07-01

rev	date	details	drawn

project title

LAND AT GRAZELEY ROAD
SHINFIELD, BERKSHIRE

drawing title

PLOTS 10,11 & 12
ELEVATIONS

scales: 1:50

date: 03-07-01

drawn: RAK

checked:

ref: A01/S07 | 305 | rev

ROMANS

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BEWLEY HOMES
BEWLEY HOMES PLC

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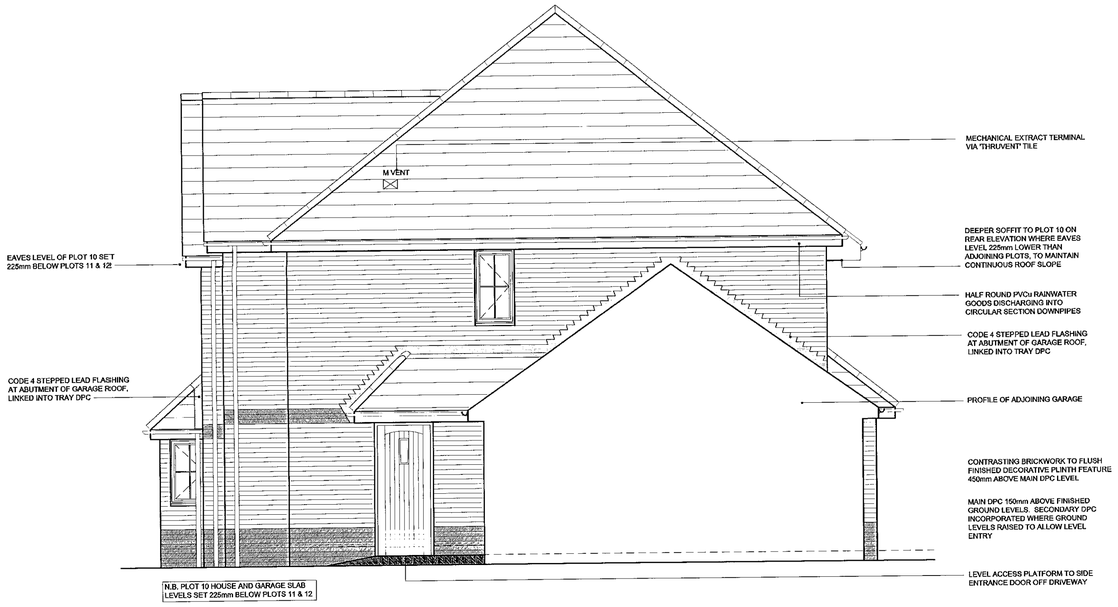
FRONT ELEVATION



SIDE ELEVATION - PLOT 12



3 JAN 2001

status

TENDER ISSUE 10-07-01

rev	date	details	drawn

project title

LAND AT GRAZELEY ROAD
SHINFIELD, BERKSHIRE

drawing title

PLOTS 10,11 & 12
ELEVATIONS

scales 1:50

date 10-05-01

drawn MNC | checked | ref A01/S07 | 306 | rev

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BEWLEY HOMES PLC

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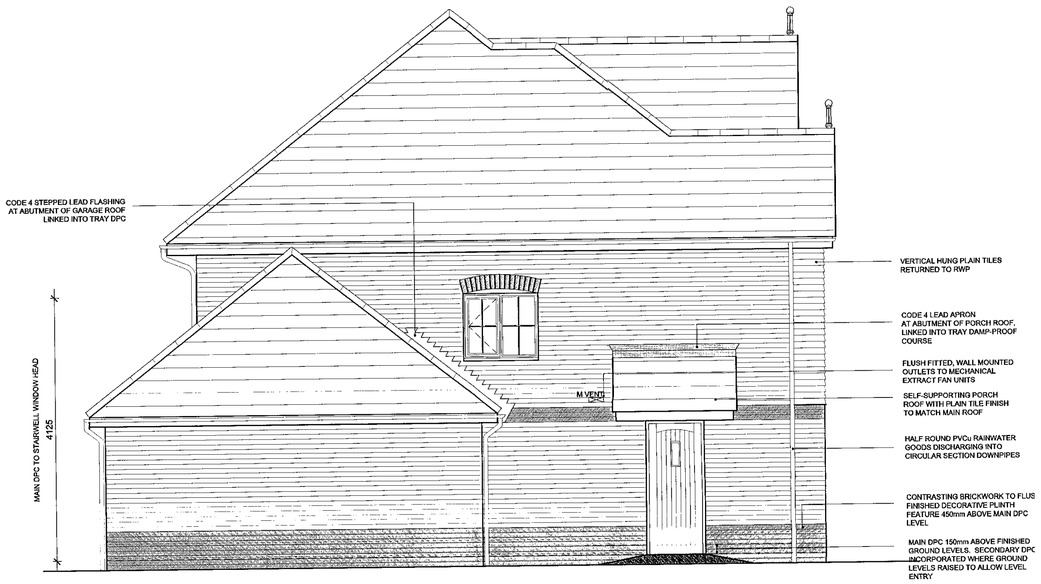
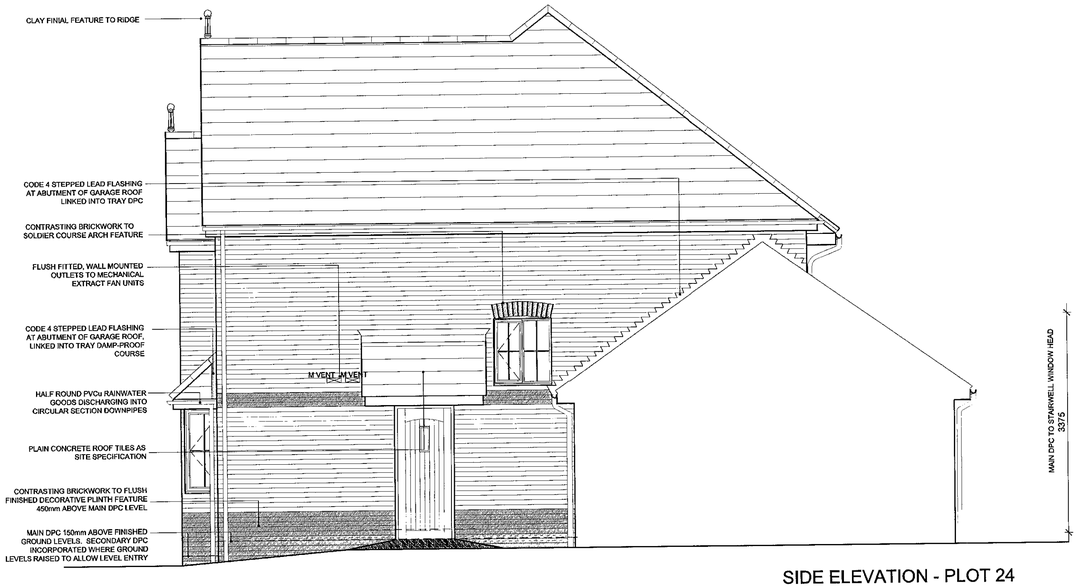


SIDE ELEVATION - PLOT 22



SIDE ELEVATION - PLOT 24



PLOT 24 PLOT 23 PLOT 22

REAR ELEVATION



status			
TENDER ISSUE 09-07-01			
rev	date	details	drawn

project title

LAND AT GRAZELEY ROAD
SHINFIELD, BERKSHIRE

drawing title

PLOTS 22,23,24
ELEVATIONS

scales 1:50

date 09-07-01

drawn MNC | checked | ref A01/S07 | 707 | rev

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BEWLEY HOMES
BEWLEY HOMES PLC

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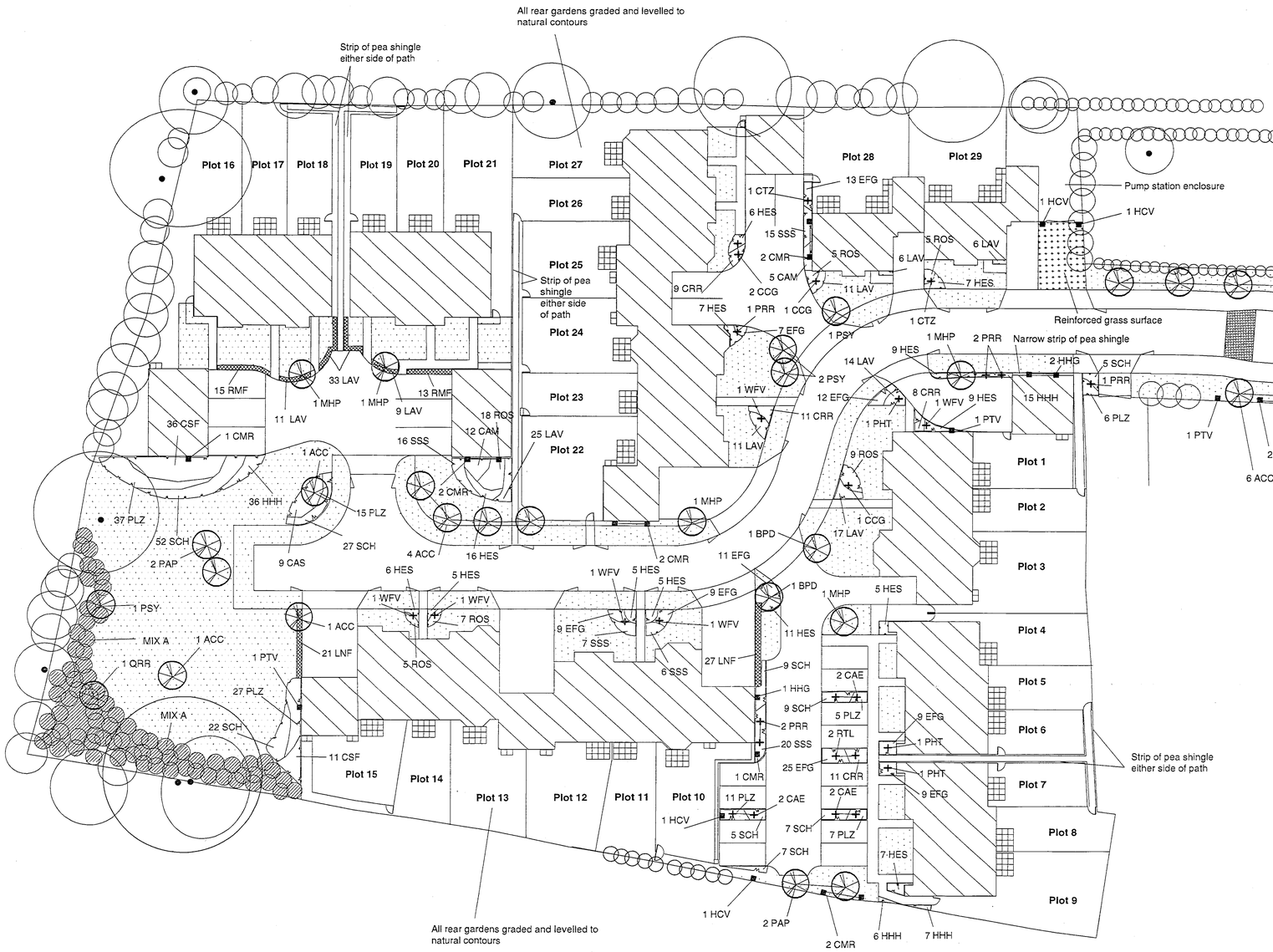
North



KEY

- Existing tree retained
- Proposed tree
- Proposed specimen shrub
- Proposed low shrubs and groundcover
- Proposed native planting Mix A (see schedule for details)
- Proposed hedge. Maintained at max. 400mm high
- Proposed climbing plant
- Grass

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 717 - 101 & External Works Drawing No. 717 - 102

NOTES

1. EXISTING LEVELS TO BE PRESERVED AROUND EXISTING TREES AND VEGETATION TO BE RETAINED
2. EXISTING TREES AND VEGETATION TO BE RETAINED ARE TO BE PROTECTED DURING CONSTRUCTION TO BS 5837 (1991) SECTIONS 7 & 8
3. ANY NECESSARY TREE WORKS ARE TO BE CARRIED OUT BY AN APPROVED TREE SURGEON TO BS 3998
4. TOPSOIL TO BE HANDLED (IE EXCAVATED AND /OR IMPORTED, STORED, SPREAD, CULTIVATED) IN ACCORDANCE WITH METHOD AGREED IN WRITING WITH CONTRACT MANAGER PRIOR TO WORK COMMENCING. AMELIORATION TO BE AS DETERMINED BY ANALYSIS. TOPSOIL TO BE 150MM MINIMUM DEPTH IN ALL GRASS AREAS AND 300MM DEPTH IN PLANTING AREAS. ALL TREES PLANTED IN 1X1X1M PIT FILLED WITH GOOD QUALITY TOPSOIL.
5. GENERAL PLANT STOCK TO CONFORM TO BS 3936, ADVANCED NURSERY STOCK TO BS 4043 AND PLANTING TO BS 4428
6. ESTABLISHMENT MAINTENANCE FOR ALL PLANTING FOR 5 YEARS FROM PLANTING DATE TO INCLUDE WEED CONTROL, WATERING AND REPLACEMENT OF FAILURES TO ORIGINAL SPECIFICATION IN THE PLANTING SEASON FOLLOWING FAILURE

Trees: Total no of trees - 39

code	species	common name	size	quantity (No.)
ACC	Acer campestre	Field Maple	2 – 2.5m, feathered container grown	21
BPD	Betula utilis 'Jaquemontii'	Himalayan Birch	3 – 3.5m, feathered rootballed	4
MHP	Malus hupehensis	Flowering Crab	1.75 – 2.0m, rootballed	5
PAP	Prunus avium	Wild Cherry	2 – 2.5m, feathered container grown	4
PSY	Pinus sylvestris	Scots Pine	1.75 – 2.0m, rootballed	4
QRR	Quercus robur	Common Oak	2 – 2.5m, feathered rootballed	1

Trees planted in 1 x 1 x 0.9m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 100 grams granular fertiliser.
All trees double staked with cross brace. Sample of staking for each species to be approved. Staking to avoid damage to feathered trees. All tree stakes to be stained black.
Trees protected with approved black rabbit guards.
All trees in grass to have a circle of mulch 600mm diameter and to be protected with black plastic strimmer guards.

Specimen shrubs:

Code	species	size (cm)	no/m²	quantity
CAE	Cornus alba 'Elegantissima'	3L, 60 – 80	As shown	6
CCG	Cotinus coggyria 'Grace'	3L, 80 – 100	As shown	4
CTZ	Ceanothus 'Topaz'	3L, 80 - 100	As shown	2
PHT	Phormium tenax	3L, 60 –80	As shown	3
PRR	Photinia 'Red Robin'	3L, 100 –120	As shown	6
RTL	Rhus typhina 'Laciniata'	3L, 100 –120	As shown	2
WFV	Weigela florida 'Variegata'	3L, 60 –80	As shown	6

Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All shrub beds mulched with 75mm min. deep approved bark mulch

Shrub planting:

Code	species	size (cm) sp = spread	no/m²	quantity
CAM	Cornus alba 'Elegantissima'	3L, 60 -80	3	43
CAS	Cornus alba 'Sibirica'	3L, 40 – 60	2	9
CRR	Ceanothus thyrsiflorus var 'Repens'	3L, 30 – 40 sp	5	45
CSF	Cornus stolonifera 'Flaviramea'	3L, 60 - 80	2	47
EFG	Euonymus fortunei 'Emerald Gaiety'	3L, 30 – 40	5	104
HES	Hebe salicifolia	3L, 30 – 40	4	130
HHH	Hedera helix 'Hibernica'	3L, 40 – 60sp	6	64
LAV	Lavandula 'Hidcote,	3L, 30 – 40	5	90
PLZ	Prunus laurocerasus 'Zabelliana'	3L, 30 – 40	4	108
ROS	Rosmarinus officinalis	3L, 30 – 40	3	49
SCH	Symphoricarpos chenaultii 'Hancock'	3L, 40 – 60sp	3	143
SSS	Senecio 'Sunshine'	3L, 30 - 40	4	64

Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All shrub beds mulched with 75mm min. deep approved bark mulch

Native tree and shrub planting – Mix A:

Total area – 350 sq m

code	species	grouping	% of mix	quantity (No.)
BPP	Betula pendula (Silver Birch)	Groups of five	15 %	53
COR	Corylus avellana (Hazel)	Groups of three	15%	53
CRM	Crataegus monogyna (Hawthorn)	Groups of eleven	30 %	105
PSY	Pinus sylvesteris (Scots Pine)	Groups of three	20%	70
VOP	Viburnum opulus (Guelder Rose)	Groups of seven	20 %	70

Native planting belt at 1. 0m c/s. Species to be randomly mixed for natural effect. Avoid straight lines – rows staggered.
Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All 60 – 80 cm, bare root.
All shrubs protected with 600mm high tree/ shrub shelters secured to appropriate softwood stake. Sample to be approved

Hedging:

code	species	size (cm)	quantity	no/m
LAV	Lavandula angustifolia 'Hidcote'	30 -40, 3L pot	53	Planted in single row @ 400mm c/s.
LNF	Carpinus betulus	60 -80, bareroot	48	Planted in double staggered row @ 500mm c/s.
RMF	Rosmarinus officianalis	30 -40, 3L pot	28	Planted in single row @ 400mm c/s.

Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All hedging mulched with 75mm min. deep approved bark mulch

Climbers:

code	species	size	quantity	no/m²
CMR	Clematis montana 'Rubens' **	60 - 80, 3L pot	13	As shown
HCV	Hedera canariensis 'Variegata'	60 - 80, 3L pot	7	As shown
HHG	Hedera helix 'Glacier'	60 - 80, 3L pot	3	As shown
PTV	Parthenocissus tricuspidata 'Veitchii'	60 - 80, 3L pot	3	As shown

Climbers marked ** need support. Galvanised support wires (fixed to wall/ fence). All climbers trained to climb up support wires.

Grass and Bulbs:

Areas of grass to be general landscape grade turf or seeded with equivalent seed mix. Sample of turf/seed to be approved by Landscape Architect prior to delivery to site

Bulbs to be yellow/ white Narcissus spp. sown randomly at approx. 25 - 30 bulbs per sq m

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Revisions

A. 02.07.01

Planting within service strips removed/ relocated
Where trees are not within planting to be protected with strimmer guards
Small/ narrow strips grass omitted and planted up with shrubs
'Mix B' omitted and replaced with ornamental species

All changes to accommodate comments by Local Authority

B. 07.01.02

Amendements to planting to accommodate changes to boundary layout (plots 10 & 22)

Project:
GRAZELEY ROAD SHINFIELD

Drawing:
PLANTING PLAN

Date:
15th June 2001

Drawn by: TG
Checked by:

Scale: 1:200 @ A0

717 - 103 Rev B

terra firma CONSULTANCY
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040

North

All rear gardens to be topsoiled, graded and levelled to natural contours

Plot 16 Plot 17 Plot 18 Plot 19 Plot 20 Plot 21 Plot 27 Plot 26 Plot 25 Plot 24 Plot 23 Plot 22

600mm wide path
Strips of pea shingle either side of path
900mm wide paths
600mm wide path
900mm wide paths
600mm wide path to garage only

900mm wide path
900mm wide paths

Plot 15 Plot 14 Plot 13 Plot 12 Plot 11 Plot 10

600mm wide path

All rear gardens to be topsoiled, graded and levelled to natural contours

600mm wide path
Plot 28 Plot 29

Pump station enclosure
Double closeboard gates to allow access to pump station

900mm wide paths
900mm wide paths
Reinforced grass surface

900mm wide paths

Plot 1 Plot 2 Plot 3 Plot 4 Plot 5 Plot 6 Plot 7 Plot 8 Plot 9

New 3300mm wide gates
New concrete hardstanding for caravan

600mm wide path
900mm wide path black bitmac path

Black bitmac path

All rear gardens to be topsoiled, graded and levelled to natural contours

Existing garage
No 34

New 2.3m high wall
New 1.4m high wall

Existing shed windows blocked up
New 2.3m high wall
New 1.4m high wall
No 30

EXISTING DITCH TO BE CLEANED OUT AND REGRADED TO MATCH WORKS BY LANDRY HOMES

GRAZELEY ROAD

KEY

NOTE: All symbols indicative only and do not represent actual size or laying pattern of paving

- Existing trees/ vegetation to be retained and protected (see protective fencing plan)
- Soft landscape (see planting plan for details) All rear gardens graded and levelled to natural contours
- Granite sett rumble strip
- Concrete slab path (either 900mm or 600mm wide as indicated on plan)
- Black bitmac - all surfaces not designated with symbol or note to be black bitmac.
- Reinforced grass surface
- Patio - concrete slabs
- (sw) Screen wall 1800mm high 900mm high wall with piers and timber infill panels
- (pp) 1800mm privacy panel
- (ch) Chain link fence - 900mm high
- (pf) 1.8m high panel fence
- (cb) 1800mm high closeboard fence
- (gt) Timber gate
- (dw) 1.4m high wall
- (bw) 2.3m high wall
- (ct) 2.0m high closeboard fence with 600mm high trellis panels on top
- (hb) 2.0m high closeboard

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 717 - 101 & Planting Plan Drawing No. 717 - 103
2. Refer to 717 - 103 for depths of topsoil required

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HIS |
CS |
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Project:
GRAZELEY ROAD SHINFIELD

Drawing:
EXTERNAL WORKS PLAN
Drawing based on Calleva Design Services layout

Date:
11th May 2001

Drawn by TG | Checked by

Scale 1:250 @ A1

717 - 102

terra firma CONSULTANCY
28, The Spain, Petersfield, Hants. GU32 3LA. 01730 262040

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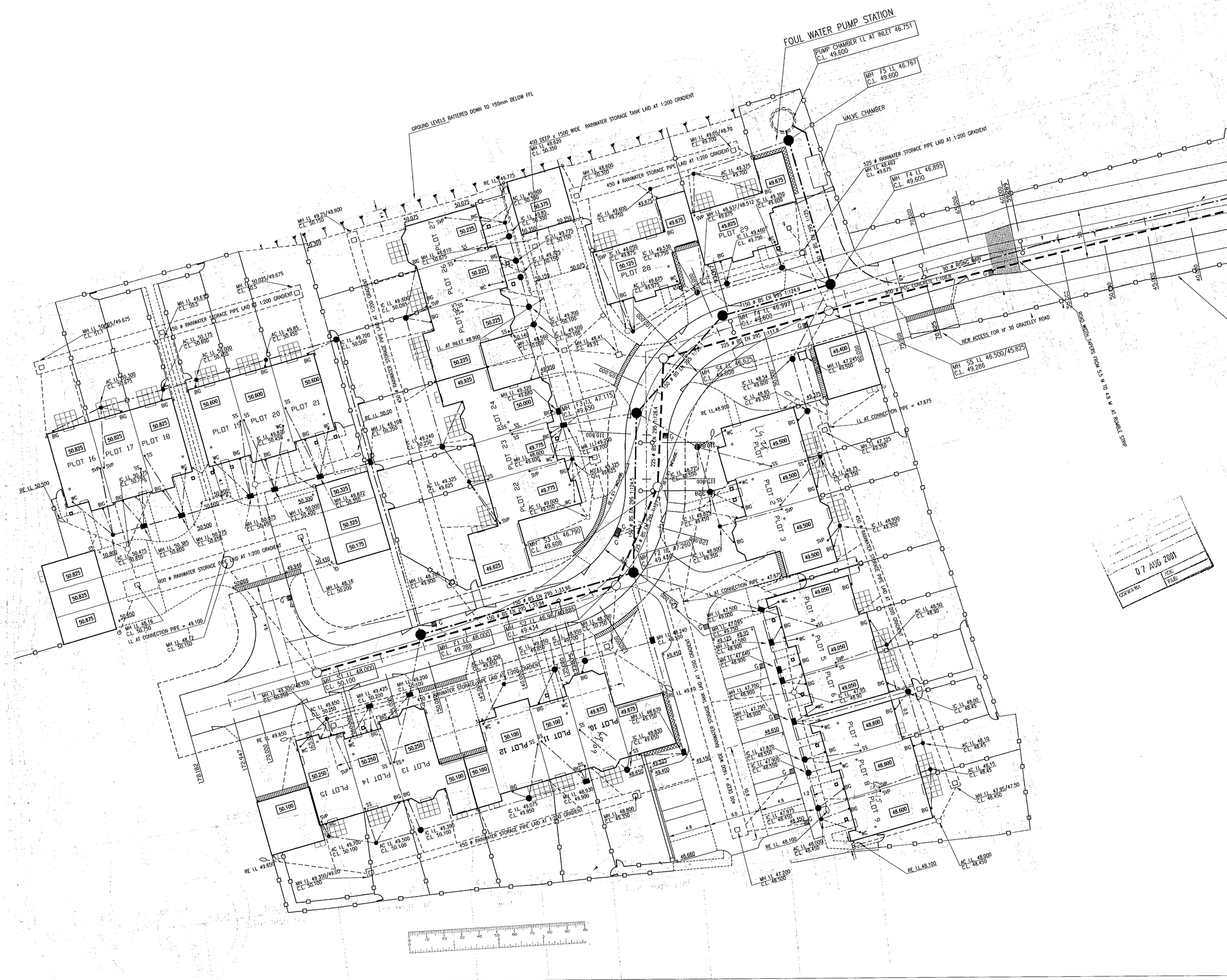

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7. FOR ROAD AND SEWER PROFILES SEE DWG 01047-21
8. ALL DRAINAGE TO BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 4th EDITION, TOGETHER WITH ANY PARTICULAR REQUIREMENTS OF THE RELEVANT SEWERAGE UNDERTAKER.
9. ALL ROADWORKS TO BE IN ACCORDANCE WITH THE DTp. SPECIFICATION FOR HIGHWAY WORKS, TOGETHER WITH ANY PARTICULAR REQUIREMENTS OF THE LOCAL HIGHWAY AUTHORITY.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES IS AS PROVIDED BY THE RELEVANT STATUTORY UNDERTAKERS THE CONTRACTOR IS TO ASCERTAIN THE EXACT LOCATION PRIOR TO COMMENCEMENT OF WORKS.
11. UNLESS NOTED OTHERWISE ALL DRAINAGE PIPES ARE TO BE 100mm ø ALL GULLY LEADS ARE TO BE 150mm ø. MINIMUM ADOPTABLE SEWER 150mm ø

LEGEND:

- G — ROAD GULLY
- 9 — YARD GULLY (HEPWORTH DEANS or similar)
- DOMESTIC S.W. DRAIN 100mm DIA. (U.N.O.)
- HIGHWAY DRAIN / SURFACE WATER SEWER
- DOMESTIC FOUL DRAIN 100mm DIA. (U.N.O.)
- ADOPTABLE FOUL SEWER.
- RAINWATER PIPE.
- RE — RODDING EYE (LEVEL SHOWN IS INVERT)
- ADOPTABLE MANHOLE
- DOMESTIC MANHOLE (LEVEL SHOWN IS INVERT)
- IC — INSPECTION CHAMBER depth < 1.0m - 450 DIA.
- AC — ACCESS CHAMBER depth < 0.6m - 250 DIA.
- SVP — SOIL AND VENT PIPE
- GS — GROUND SOCKET CONNECTED TO IC OR AC.
- WC — WC CONNECTED DIRECT TO IC OR AC
- SS — SOIL PIPE WITH 'DURGO' VALVE.
- BIG(R) — BACK INLET GULLY (RODDABLE)
- BD — BACKDROP
- S/A — ADOPTABLE SOAKAWAY
- DROPPER KERBS
- D.C. — DISHED CHANNEL
- P.R. — PRAM RAMP
- EXISTING LEVELS
- 105.20 — PROPOSED LEVELS
- CARRIAGEWAY CAMBER/CROSSFALL DIRECTION ARROWS
- 84.050 — FINISHED FLOOR LEVEL
- LC1 — STREET LIGHTING COLUMN (ADOPTABLE)
- L1 — PRIVATE LIGHTING COLUMN
- B — BOLLARD LIGHT OFF LANDLORD SUPPLY
- PIR — LIGHT WITH PIR
- RETAINING WALL
- NEW FENCE
- DENOTES AREA OF UNDERBUILD BELOW DPC LEVEL (IN ADDITION TO STD REQUIREMENTS)

07 AUG 2001
DRAWING No: | SCALE: | FILE:

ADDITIONAL RWPS SHOWN	RJW	04/01/2001	D
DRAINAGE LEVELS REVISED			
AREAS OF UNDERBUILD INDICATED	RJW	18/06/2001	C
HOUSE LEVELS AMENDED	RJW	11/06/2001	B
HIGHWAY COMMENTS ADDED AND DRAINAGE AMENDED TO SUIT REVISED HOUSE LAYOUTS	RJW	24/05/2001	A

PRELIMINARY

Revision details	By	Date	Suff'x

Drawing Number: 01047-12 — Revision:

Client: BEWLEY HOMES

Project: RESIDENTIAL DEVELOPMENT
GRAZELEY ROAD
THREE MILE CROSS

Drawing Title: SITE LAYOUT
SHEET 2 OF 2

Scale: 1:200 AT A1

Drawn	Date	Checked	Date
RJW	10/5/2001		

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CONSULTING CIVIL AND STRUCTURAL ENGINEERS
23b - GOAT LANE - BASINGSTOKE - HAMPSHIRE - RG21 7PZ
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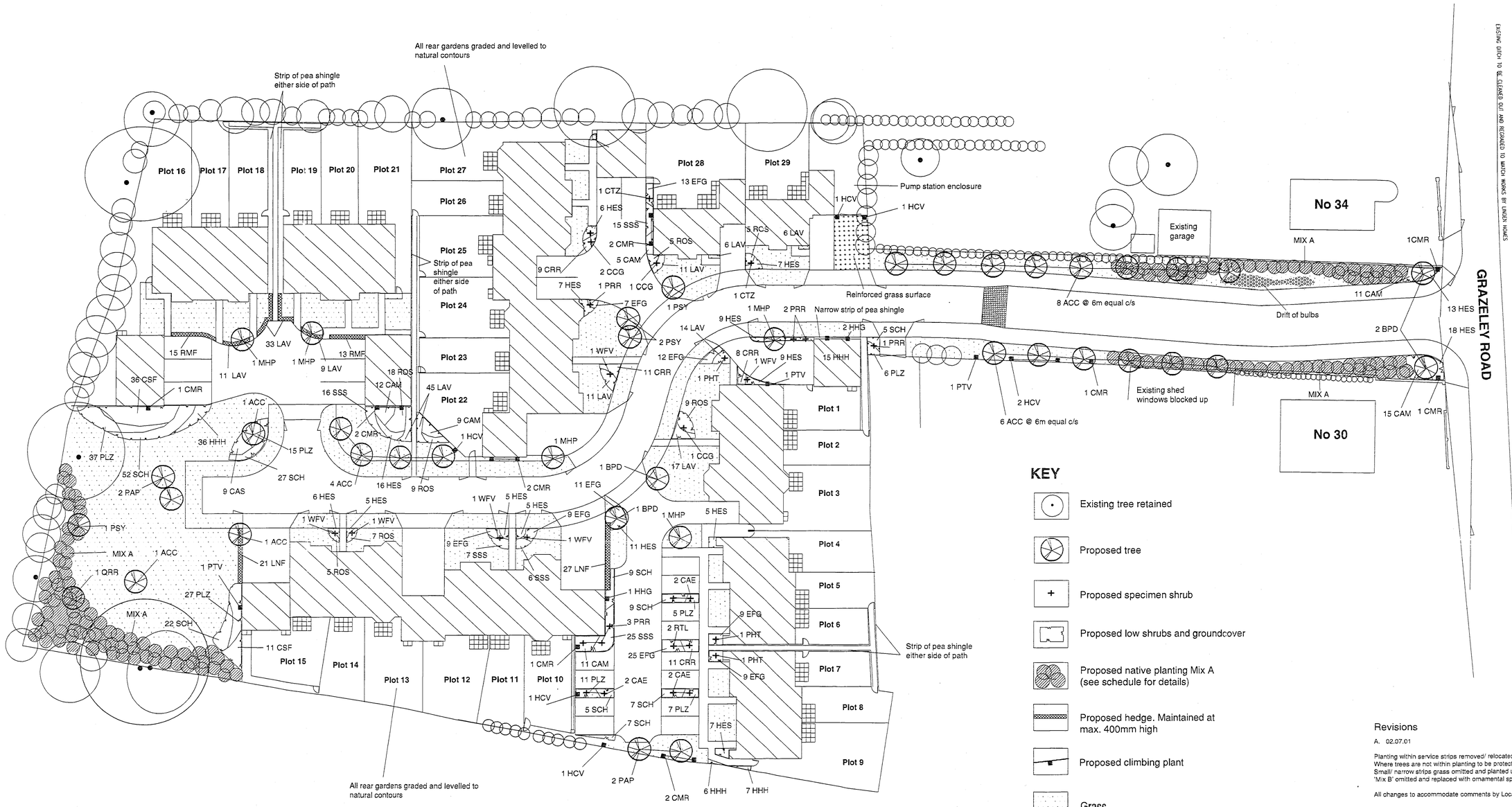
North



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Trees: Total no of trees - 39

code	species	common name	size	quantity (No.)
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All trees double staked with cross brace. Sample of staking for each species to be approved. Staking to avoid damage to feathered trees. All tree stakes to be stained black.
Trees protected with approved black rabbit guards.
All trees in grass to have a circle of mulch 600mm diameter and to be protected with black plastic strimmer guards.

Specimen shrubs:

Code	species	size (cm)	no/m²	quantity
CAE	Cornus alba 'Elegantissima'	3L, 60 – 80	As shown	6
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Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All shrub beds mulched with 75mm min. deep approved bark mulch

Shrub planting:

Code	species	size (cm) sp x spread	no/m²	quantity
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CAS	Cornus alba 'Sibirica'	3L, 40 - 60	2	9
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HHH	Hedera helix 'Hibernica'	3L, 40 – 60sp	6	64
LAV	Lavandula 'Hidcote.	3L, 30 – 40	5	110
PLZ	Prunus laurocerasus 'Zabeliana'	3L, 30 – 40	4	108
ROS	Rosmarinus officinalis	3L, 30 – 40	3	58
SCH	Symphoricarpos chenaultii 'Hancock'	3L, 40 – 60sp	3	143
SSS	Senecio 'Sunshine'	3L, 30 - 40	4	89

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Native tree and shrub planting – Mix A:

Total area – 350 sq m

code	species	grouping	% of mix	quantity (No.)
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All 60 – 80 cm, bare root.
All shrubs protected with 600mm high tree/ shrub shelters secured to appropriate softwood stake. Sample to be approved

Hedging:

code	species	size (cm)	quantity	no/m
LAV	Lavandula angustifolia 'Hidcote'	30 -40, 3L pot	53	Planted in single row @ 400mm c/s.
LNF	Carpinus betulus	60 -80, bareroot	48	Planted in double staggered row @ 500mm c/s.
RMF	Rosmarinus officinalis	30 -40, 3L pot	28	Planted in single row @ 400mm c/s.

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Climbers marked ** need support. Galvanised support wires (fixed to wall/ fence). All climbers trained to climb up support wires.

Grass and Bulbs:

Areas of grass to be general landscape grade turf or seeded with equivalent seed mix. Sample of turf/seed to be approved by Landscape Architect prior to delivery to site

Bulbs to be yellow/ white Narcissus spp. sown randomly at approx. 25 - 30 bulbs per sq m

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Revisions

A. 02.07.01

Planting within service strips removed/ relocated
Where trees are not within planting to be protected with strimmer guards
Small/ narrow strips grass omitted and planted up with shrubs
'Mix B' omitted and replaced with ornamental species

All changes to accommodate comments by Local Authority

Project:
GRAZELEY ROAD SHINFIELD

Drawing:
PLANTING PLAN

Date:
15th June 2001

Drawn by: TG
Checked by:

Scale: 1:200 @ A0

717 - 103 Rev A

terra firma CONSULTANCY

26, The Spain, Petersfield, Hants. GU32 3LA 01730 262040

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8. ALL DRAINAGE TO BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 4th EDITION, TOGETHER WITH ANY PARTICULAR REQUIREMENTS OF THE RELEVANT SEWERAGE UNDERTAKER.
9. ALL ROADWORKS TO BE IN ACCORDANCE WITH THE DTp. SPECIFICATION FOR HIGHWAY WORKS, TOGETHER WITH ANY PARTICULAR REQUIREMENTS OF THE LOCAL HIGHWAY AUTHORITY.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES IS AS PROVIDED BY THE RELEVANT STATUTORY UNDERTAKERS. THE CONTRACTOR IS TO ASCERTAIN THE EXACT LOCATION PRIOR TO COMMENCEMENT OF WORKS.
11. UNLESS NOTED OTHERWISE ALL DRAINAGE PIPES ARE TO BE 100mm ø ALL GULLY LEADS ARE TO BE 150mm ø. MINIMUM ADOPTABLE SEWER 150mmø

LEGEND:

- G — ROAD GULLY
- YG — YARD GULLY (HEPWORTH DEANS or similar)
- DOMESTIC S.W. DRAIN 100mm DIA. (U.N.O.)
- HIGHWAY DRAIN / SURFACE WATER SEWER
- DOMESTIC FOUL DRAIN 100mm DIA. (U.N.O.)
- ADOPTABLE FOUL SEWER.
- RAINWATER PIPE.
- RE — RODDING EYE (LEVEL SHOWN IS INVERT)
- ADOPTABLE MANHOLE
- DOMESTIC MANHOLE (LEVEL SHOWN IS INVERT)
- IC — INSPECTION CHAMBER depth < 1.0m - 450 DIA.
- AC — ACCESS CHAMBER depth < 0.6m - 250 DIA.
- SVP — SOIL AND VENT PIPE
- GS — GROUND SOCKET CONNECTED TO IC OR AC.
- WC — WC CONNECTED DIRECT TO IC OR AC
- SS — SOIL PIPE WITH 'DURGO' VALVE.
- BIG(R) — BACK INLET GULLY (RODDABLE)
- BD — BACKDROP
- S/A — ADOPTABLE SOAKAWAY
- DROPPER KERBS
- D.C. — DISHED CHANNEL
- P.R. — PRAM RAMP
- 103.75 — EXISTING LEVELS
- 105.20 — PROPOSED LEVELS
- CARRIAGEWAY CAMBER/CROSSFALL
- DIRECTION ARROWS
- 84.050 — FINISHED FLOOR LEVEL
- LC1 — STREET LIGHTING COLUMN (ADOPTABLE)
- LT — PRIVATE LIGHTING COLUMN
- B — BOLLARD LIGHT OFF LANDLORD SUPPLY
- PIR — LIGHT WITH PIR
- RETAINING WALL
- NEW FENCE
- DENOTES AREA OF UNDERBUILD BELOW DPC LEVEL (IN ADDITION TO STD REQUIREMENTS)

PRELIMINARY

Revision details	By	Date	Suff's

Drawing Number 01047-13 Revision

Client: BEWLEY HOMES

Project: RESIDENTIAL DEVELOPMENT
GRAZELEY ROAD
THREE MILE CROSS

Drawing Title: SITE LAYOUT
OFF SITE SEWER

Scale 1:200 @ A1

Drawn	Date	Checked	Date
RJW	10/5/2001		

Calleva Design Services
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
23b - GOAT LANE - BASINGSTOKE - HAMPSHIRE - RG21 7PZ
Telephone 01256 474347 Facsimile 01256 474947
E-mail CALLEVADES@AOL.COM

G:\drawings\01047\13.dwg Fri Jun 29 15:31:40 2001 RJW

North

OAK
Pollard by 35 -40% and remove deadwood

Protective fence temporarily taken down to allow for construction of new boundary fence

SYCAMORE

WALNUT
Remove deadwood and tidy old wounds (to be agreed with adjacent landowner)

Protective fence temporarily taken down to allow for pumping station construction

YOUNG ASH

Privet hedge

Mainly Hawthorn and young Ash

Brambles & Hawthorn

Hawthorn and brambles

OAK
Remove deadwood & sever Ivy at base

Protective fence temporarily taken down to allow for construction

Sycamore, Elder & young Ash

OAK
Remove deadwood

Hawthorn & Elder

SYCAMORE

WILLOW
Remove deadwood and tidy old wounds. Sever Ivy at base.

SYCAMORE
Remove as conflicts with willow spp. Work undertaken with care to avoid disturbing willow. Timber stacked neatly for wildlife value

CYPRESS

CYPRESS

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
Plot 15
Plot 16
Plot 17
Plot 18
Plot 19
Plot 20
Plot 21
Plot 22
Plot 23
Plot 24
Plot 25
Plot 26
Plot 27
Plot 28
Plot 29

Existing garage

Existing shed

No 34

No 30

GRAZELEY ROAD

EXISTING DITCH TO BE CLEANED OUT AND REGRADED TO MATCH WORKS BY LINDEN HOMES

0 10 20 30 40 50 60 70 80 90 100

KEY

Line of 1.2m high chestnut pale fence secured to scaffold pole framework (Ref. BS5837:1991, Para. 8.2.2 and Fig. 4) Fence temporarily taken down to allow construction as noted on plan.

Existing trees/ vegetation to be retained

All work to BS5837 Trees in relation to construction
Protective fencing erected before work commences on site.
Fencing checked on a weekly basis and repaired as required.
No builders rubble / rubbish dumped within areas protected by fencing.
Fencing to remain in position until completion of construction although some sections temporarily taken down as noted on plan to allow for construction.

NOTES

1. Protected areas to be clearly identified with signs on fencing stating 'No operations to be carried out within the protected areas'.
2. Reference should be made to BS837: 1991 Trees in relation to construction at all times
3. No oil, bitumen, cement, or other material likely to be injurious to a tree to be stacked or discharged within 10m of the trunk of any tree. Allowance to be made for sloping ground. Generally no materials to be stored within 5m of the bole of any tree.
4. No concrete mixing operations to be carried out within 10m of the trunk of any tree. Fires are not to be lit beneath or in close proximity to the canopy of any tree.
5. No part of any tree shall be used an an anchorage for equipment, notice boards, telecables or services.
6. Trees to be removed, adjacent to, or within, a contnuos canopy of a tree or trees to be retained, shall be removed with particular care, and in sections if necessary to avoid damage.

PLANNING SERVICES	DFT
PDL	ILS
DC	RKF
APP	
CS	
04 JUN 2001	
COPIES TO:	ACK:
	FILE:

Project:
GRAZELEY ROAD SHINFIELD

Drawing:
PROTECTIVE FENCING PLAN
Drawing based on Calleva Design Services layout

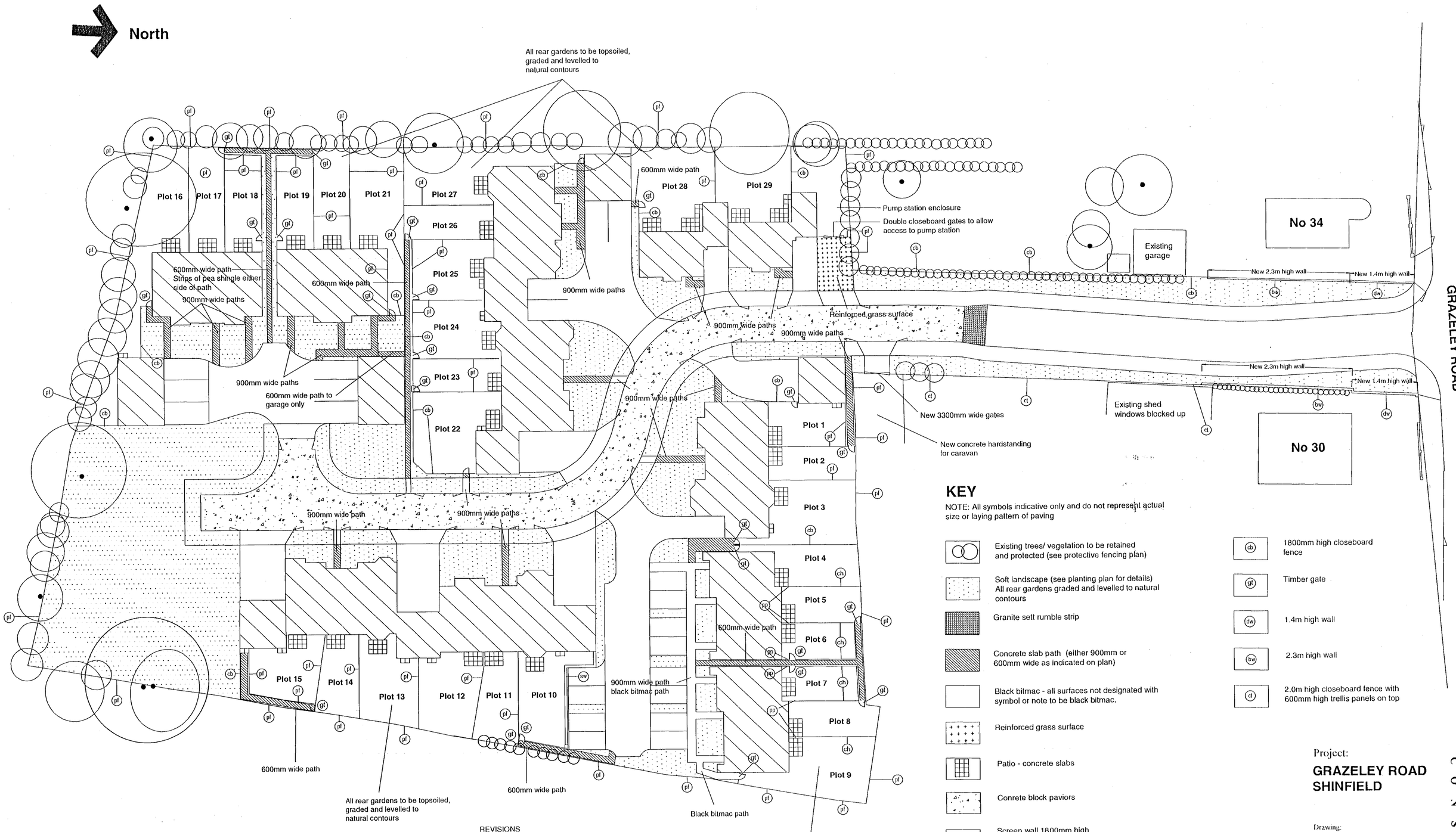
Date:
11th May 2001

Drawn by: TG
Checked by:

Scale: 1:250 @ A1

717 - 101

tera firma CONSULTANCY
28, The Spain, Petersfield, Hants, GU32 3LA 01730 262040



KEY

NOTE: All symbols indicative only and do not represent actual size or laying pattern of paving

- Existing trees/ vegetation to be retained and protected (see protective fencing plan)
- Soft landscape (see planting plan for details) All rear gardens graded and levelled to natural contours
- Granite sett rumble strip
- Concrete slab path (either 900mm or 600mm wide as indicated on plan)
- Black bitmac - all surfaces not designated with symbol or note to be black bitmac.
- Reinforced grass surface
- Patio - concrete slabs
- Conrete block paviors
- (sw) Screen wall 1800mm high 900mm high wall with piers and timber infill panels
- (pp) 1800mm privacy panel
- (ch) Chain link fence - 900mm high
- (pl) 1.8m high panel fence
- (cb) 1800mm high closeboard fence
- (gt) Timber gate
- (dw) 1.4m high wall
- (bw) 2.3m high wall
- (ct) 2.0m high closeboard fence with 600mm high trellis panels on top

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 717 - 101 & Planting Plan Drawing No. 717 - 103
2. Refer to 717 - 103 for depths of topsoil required

REVISIONS

A 04.07.01

Footpaths where cross highway verge shown as tarmac surface
Footpaths beyond rumble strip removed
Road surface beyond rumble strip shown as concrete block paviors

All changes to suit Wokingham DC requirements

B 10.09.01

Boundary fences changed to panel fencing

C 07.01.02

Amendments to boundary lines (plots 10, 22, 28, 29)

PLANNING SERVICES	HPT
PCL	TLS
DC	SNP
APS	
C	
16 JAN 2002	

Project:
GRAZELEY ROAD SHINFIELD

Drawing:
EXTERNAL WORKS PLAN
Drawing based on Calleva Design Services layout

Date:
11th May 2001

Drawn by: TG
Checked by:

Scale: 1:250 @ A1

717 - 102 Rev C

terra firma CONSULTANCY
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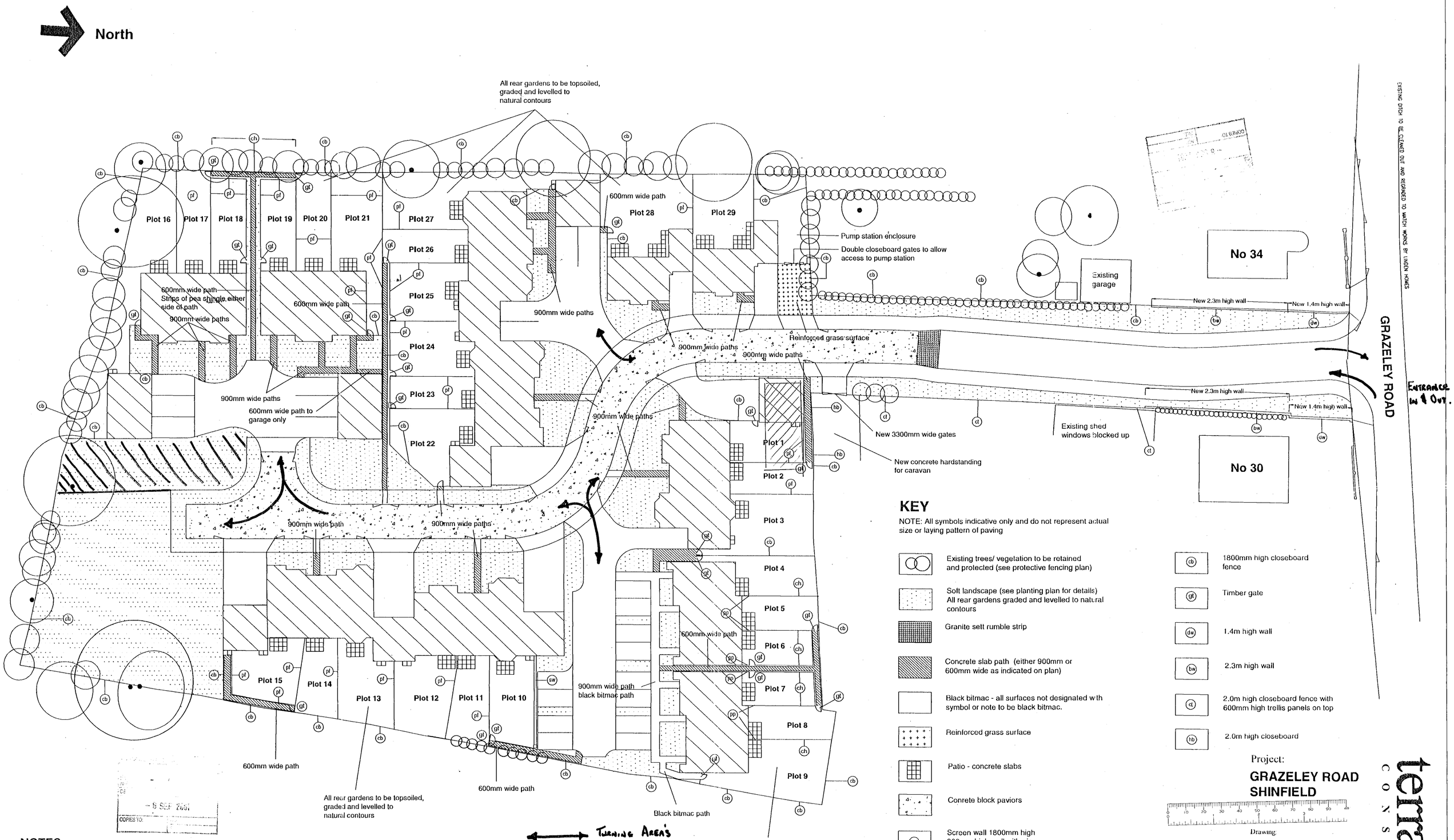

KEY

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- (dw) 1.4m high wall
- (bw) 2.3m high wall
- (ct) 2.0m high closeboard fence with 600mm high trellis panels on top
- (hb) 2.0m high closeboard

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 717 - 101 & Planting Plan Drawing No. 717 - 103
2. Refer to 717 - 103 for depths of topsoil required

Turning Area's

Bulk Storage Area.

: Compound

REVISIONS

A 04.07.01

Footpaths where cross highway verge shown as tarmac surface
Footpaths beyond rumble strip removed
Road surface beyond rumble strip shown as concrete block paviors

All changes to suit Wokingham DC requirements

Project:

GRAZELEY ROAD SHINFIELD

Drawing:

EXTERNAL WORKS PLAN

Drawing based on Calleva Design Services layout

Date
11th May 2001

Drawn by TG
Checked by

Scale: 1:250 @ A1

717 - 102 Rev A

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