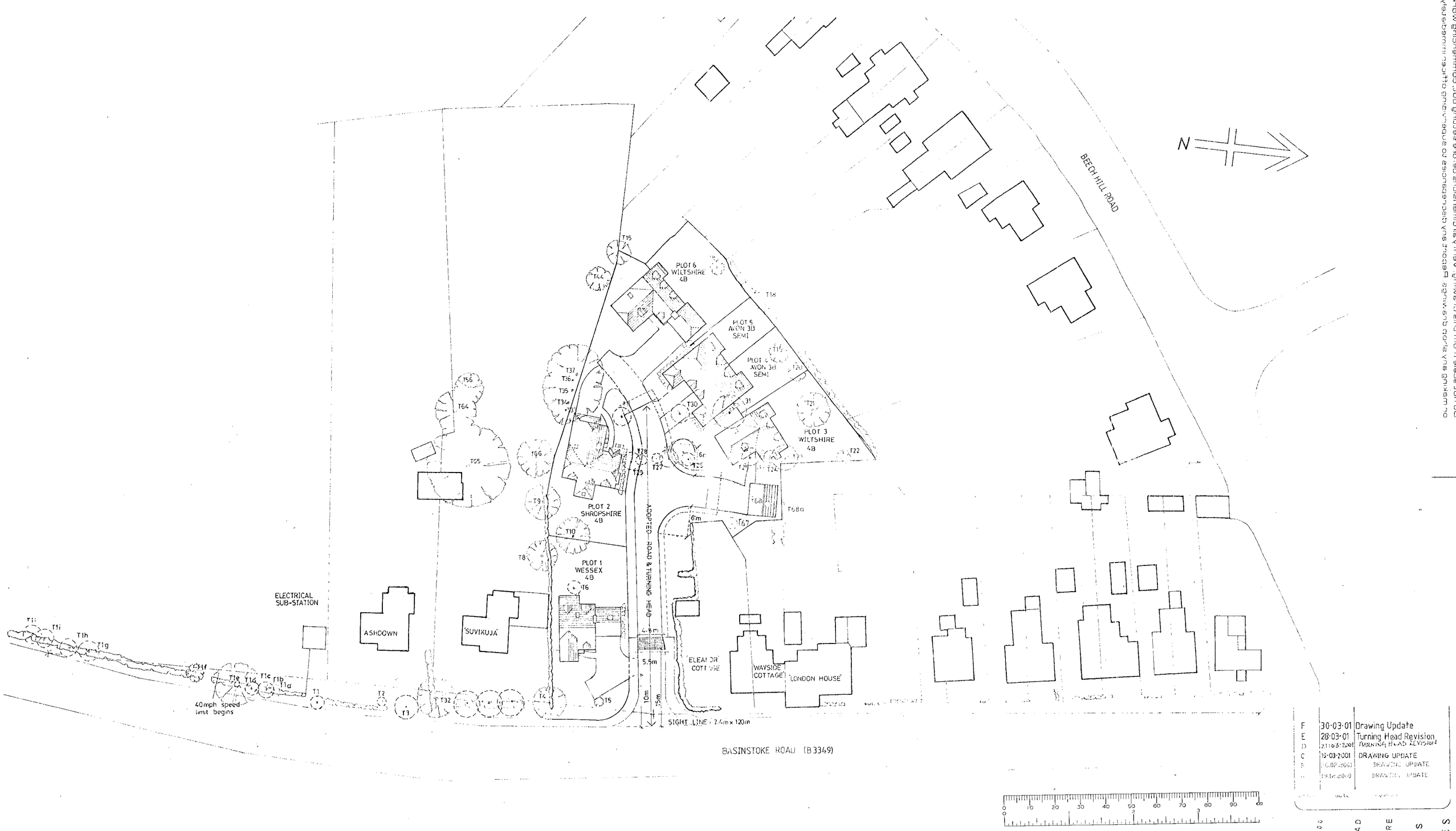


F	30-03-01	Drawing Update
E	28-03-01	Turning Head Revision
D	21-03-2001	TURNING HEAD REVISION
C	19-03-2001	DRAWING UPDATE
B	26.02.2001	DRAWING UPDATE
A	19.12.2000	DRAWING UPDATE

APPROVED

Job: HILL VIEW
SPENCERS WOOD
READING

Client: WESTBUILD HOMES LTD.

Drawing: LOCATION / SITE PLAN
SIGHT LINES

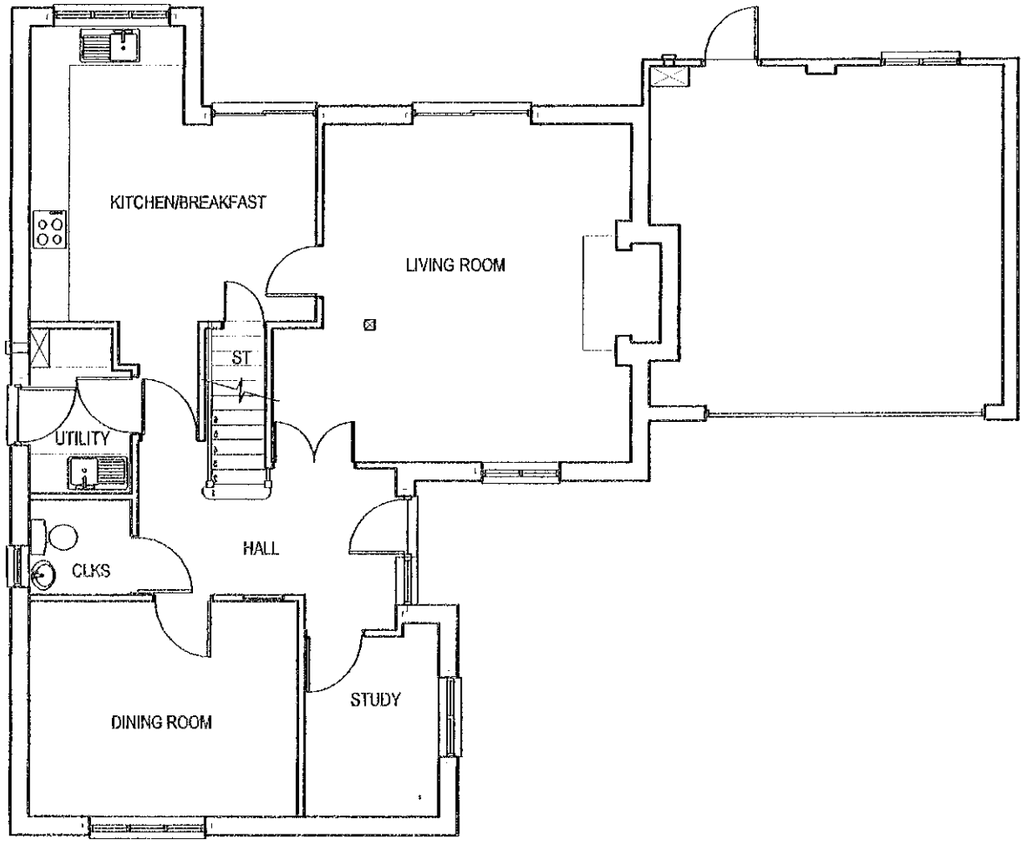
Scale: 1:500

Date: DEC 2000 | Drawn by: PDT

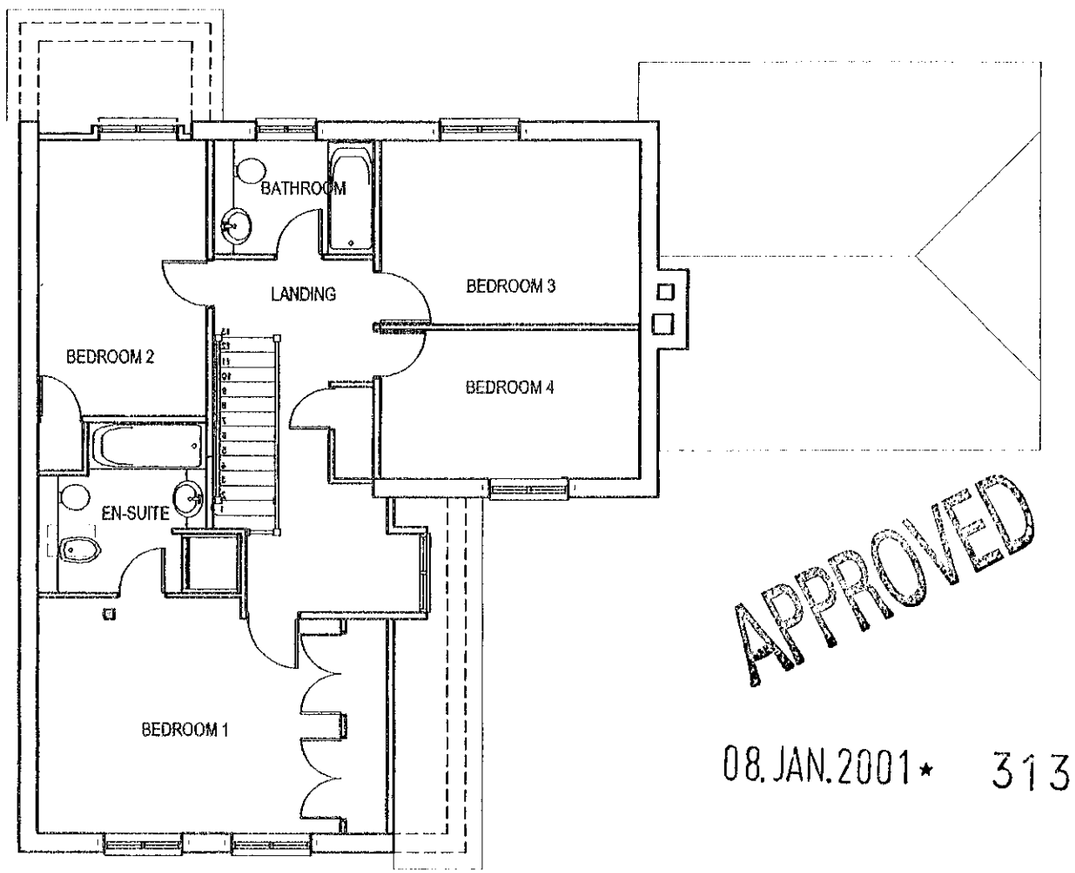
1549/15 F

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

8/10/02



GROUND FLOOR PLAN
1:100



APPROVED
08. JAN. 2001 * 3133

FIRST FLOOR PLAN
1:100

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

job HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
GROUND & FIRST FLOOR PLANS
WILTSHIRE 4B - W4V2 - PLOT 6

scale 1:100
date OCT 2000
drawn by DMcK

1549/13A

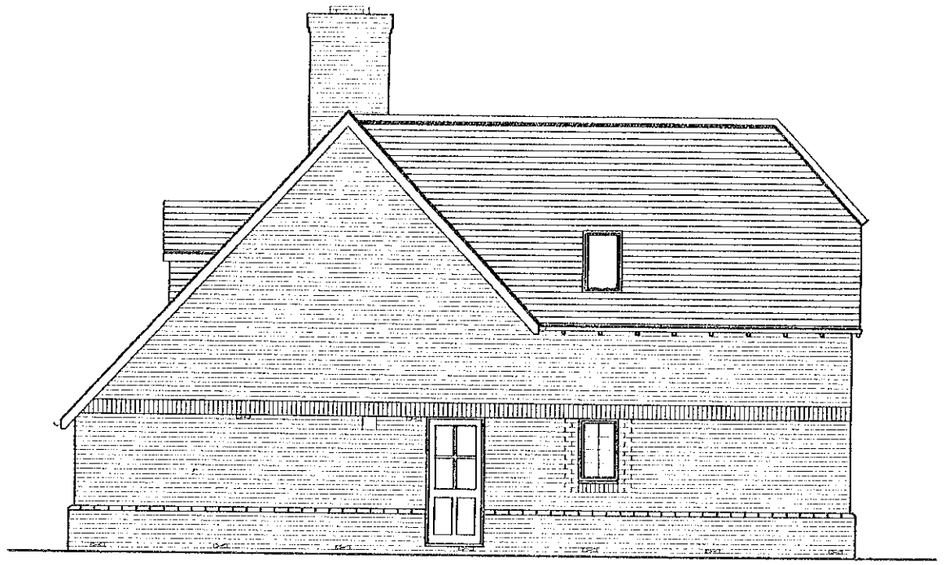
letter	date	revision
A	15.12.2000	DRAWING UPDATE

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

8/10/02



FRONT ELEVATION
1:100



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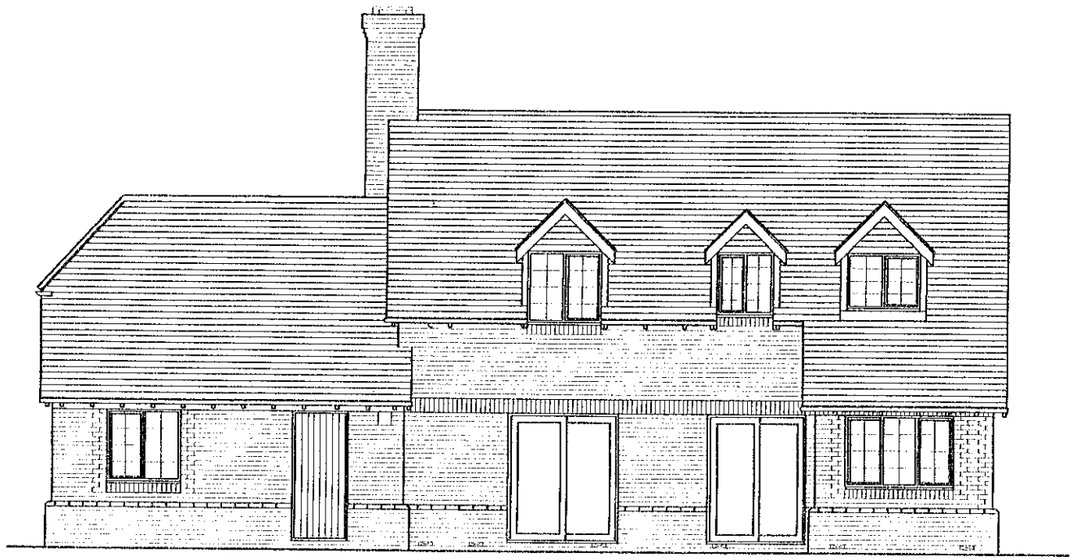


REAR ELEVATION
1:100



SIDE ELEVATION
1:100

08. JAN. 2001 ★ 5136

APPROVED

letter	date	revision
B	15.12.2000	DRAWING UPDATE
A	7.12.2000	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

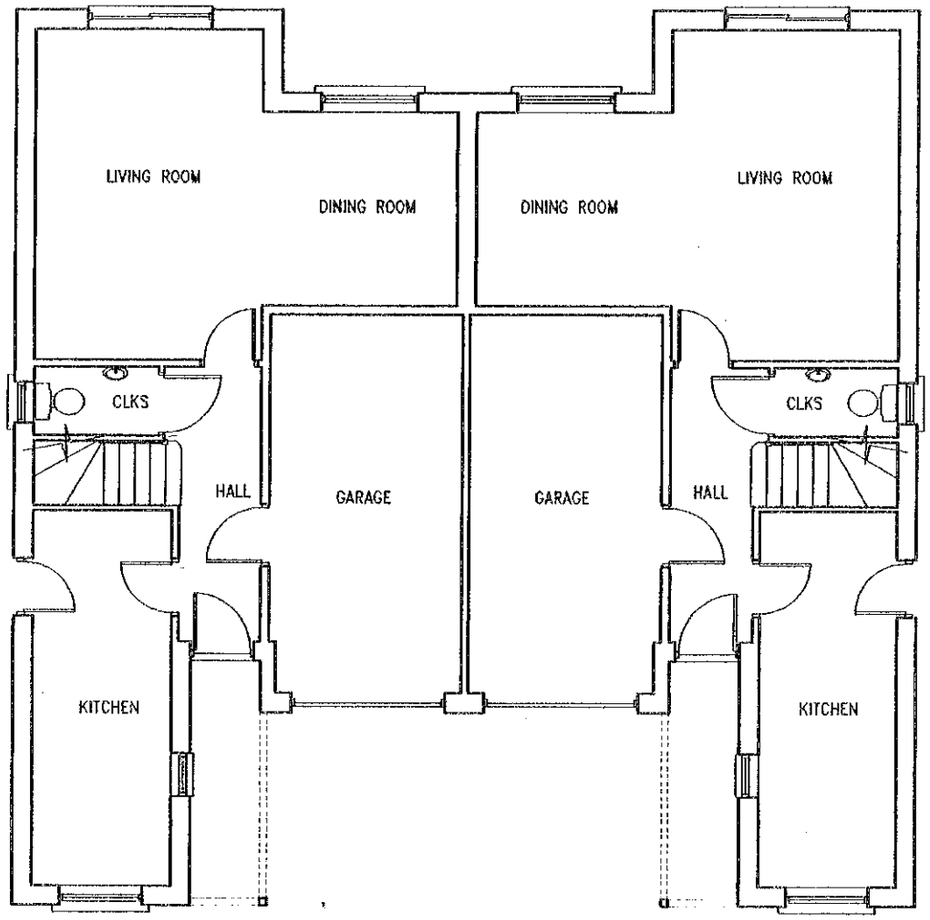
drawing
ELEVATIONS
WILTSHIRE 4B - W4V2 - PLOT 6

scale	
1:100	
date: OCT 2000	drawn by: DMcK

1549/14B

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

8/10/02



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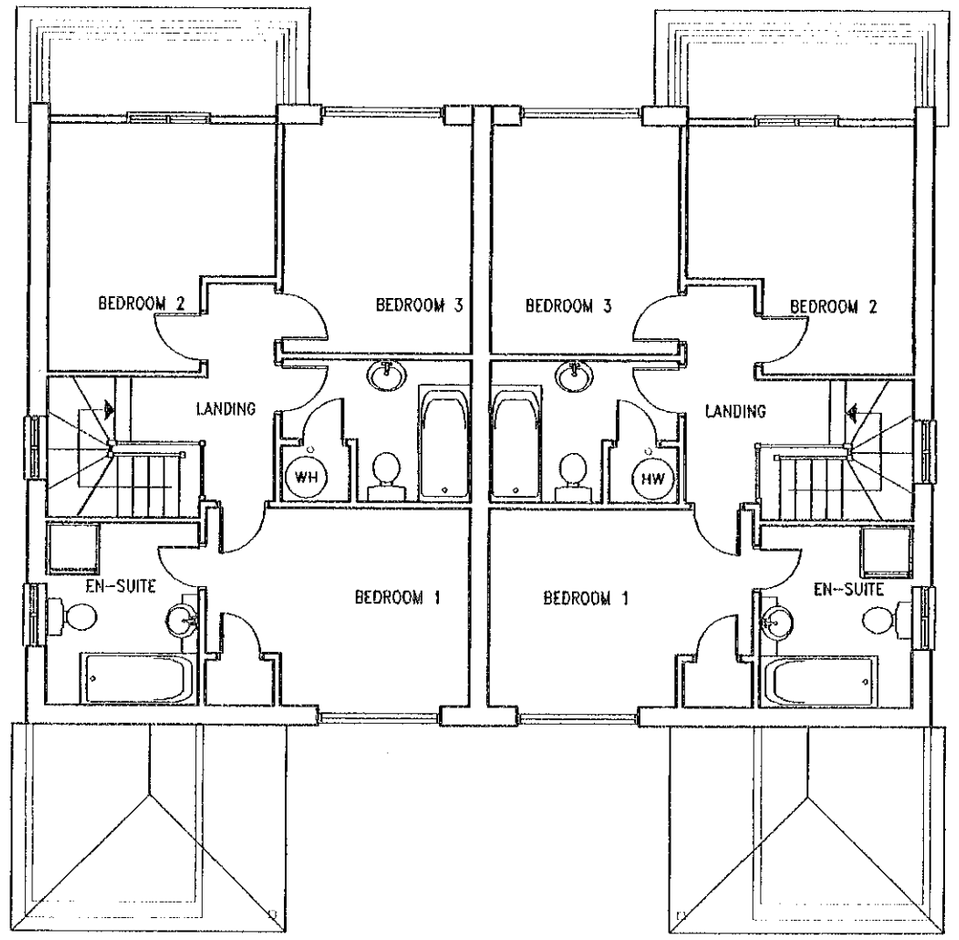
1:100



FIRST FLOOR PLAN
1:100

08.JAN.2001*

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3133

letter	date	revision
A	6.12.2000	DRAWING UPDATE

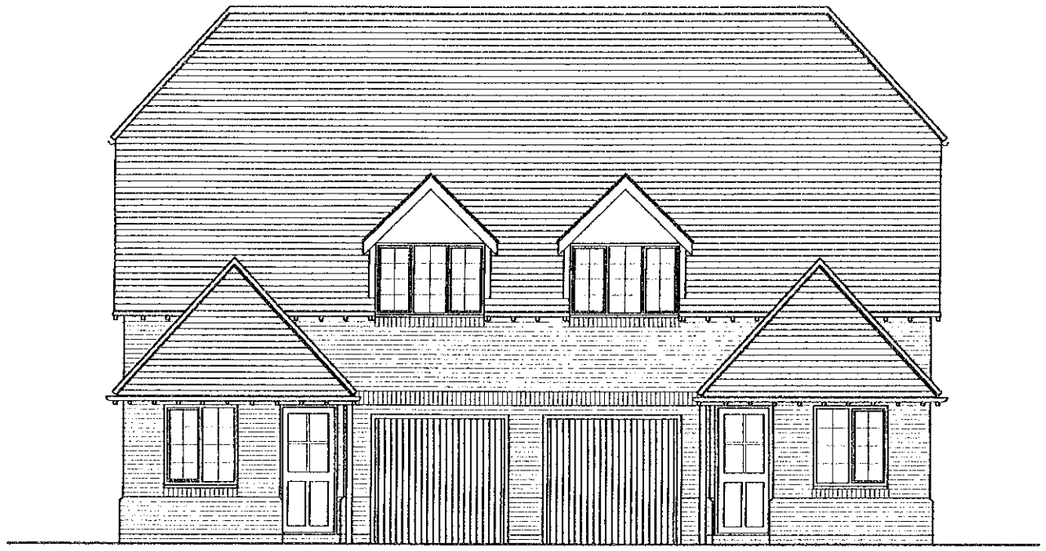
job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD.

drawing
GROUND & FIRST FLOOR PLANS
AVON 3B-SEMI-PLOTS 4&5

scale 1:100
date NOV 2000
drawn by PDT
1549/3A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



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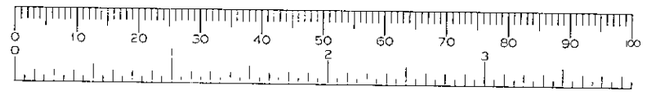
SIDE ELEVATION
1:100



08.JAN.2001 * 3133



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

APPROVED

letter	date	revision
A	6.12.2000	DRAWING UPDATE

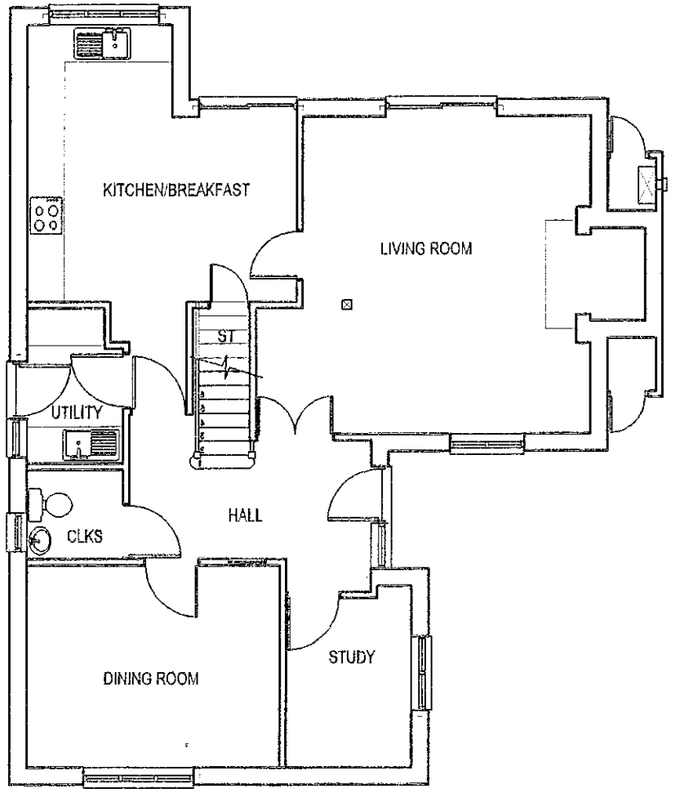
job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD.

drawing ELEVATIONS
AVON 3B-SEMI-PLOTS 485

scale 1:100
date NOV 2000
drawn by PDT
1549/4A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



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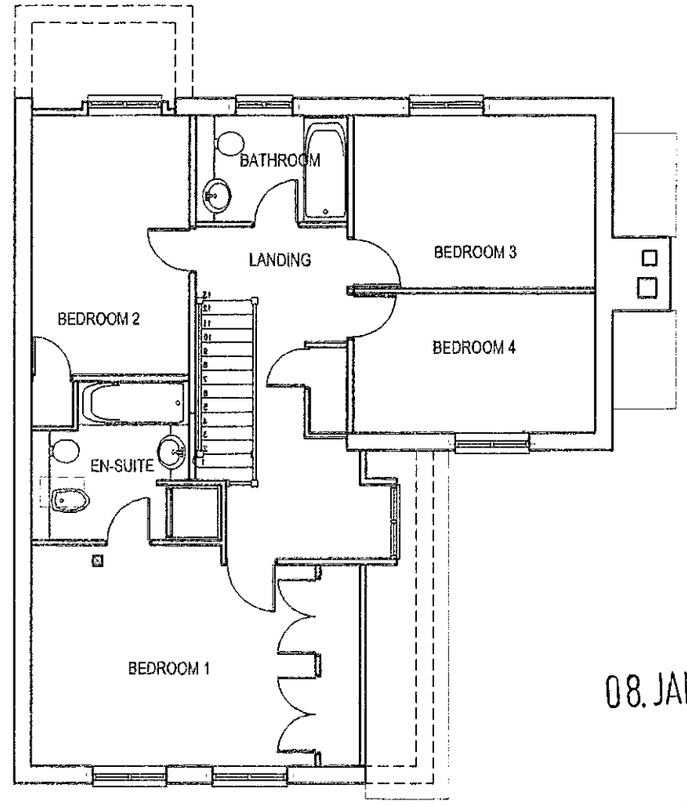
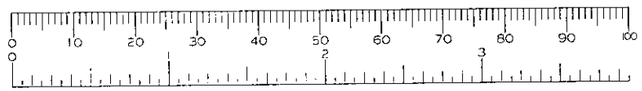


FIRST FLOOR PLAN
1:100

08.JAN.2001* 3133

APPROVED

letter date revision



job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing GROUND & FIRST FLOOR PLANS
WILTSHIRE 4B-V2 - PLOT 3

scale 1:100
date OCT 2000
drawn by DMcK
1549/5

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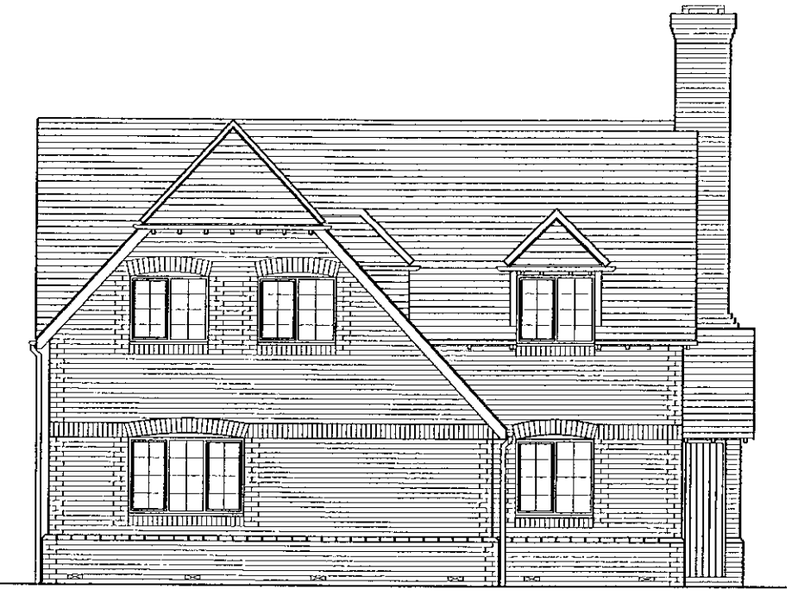
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

8/10/01



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

08.JAN.2001* 3133

APPROVED

letter	date	revision
A	7.12.2000	DRAWING UPDATE

job HILL VIEW
SPENCERS WOOD
READING

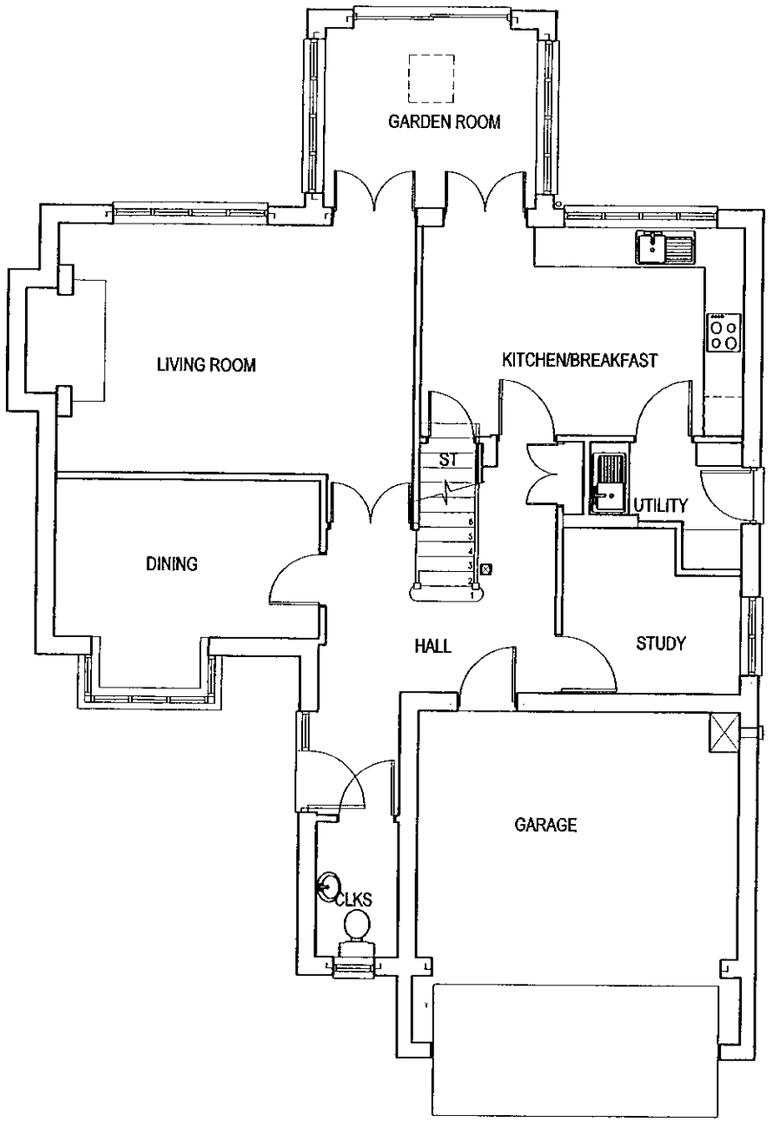
client WESTBUILD HOMES LTD

drawing ELEVATIONS
WILTSHIRE 4B-V2 - PLOT 3

scale 1:100 | date OCT 2000 | drawn by DMcK | 1549/6A

(0118)9507100
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

8/10/02



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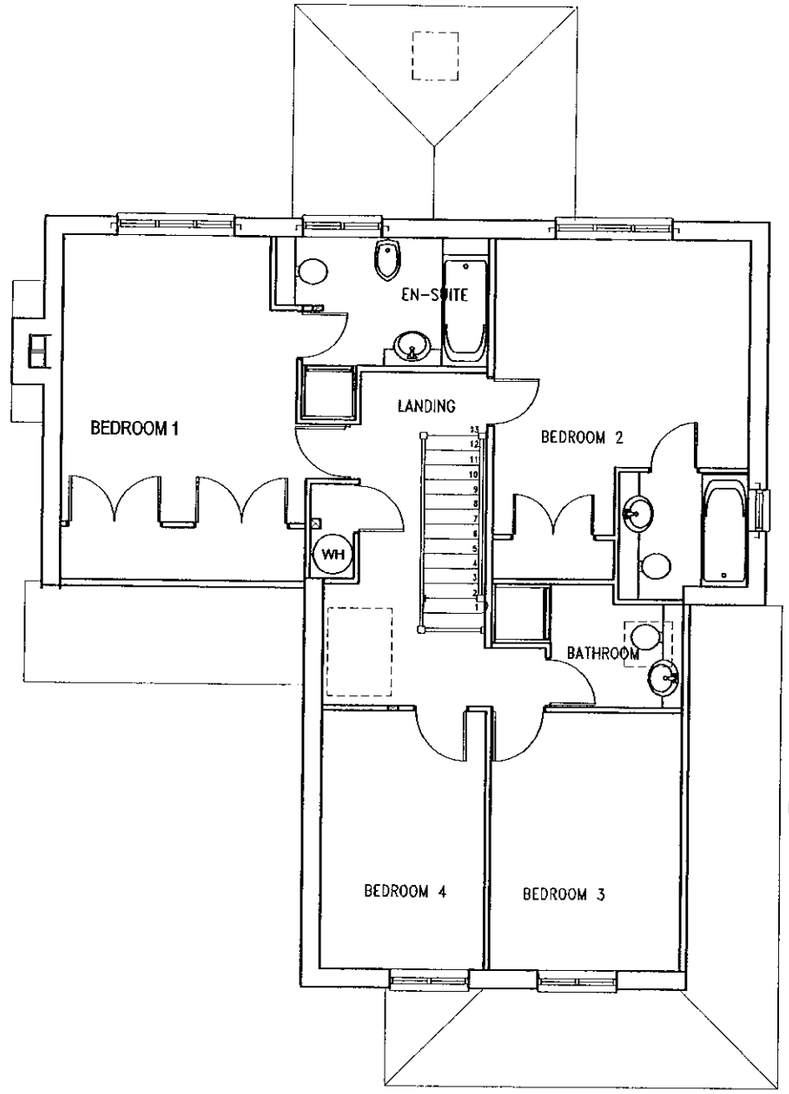

FIRST FLOOR PLAN
1:100

08.JAN.2001* 3133

APPROVED

letter	date	revision
A	15.12.2000	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
GROUND & FIRST FLOOR PLANS
SHROPSHIRE 4B - SH4 - PLOT 2

scale		
1:100		1549/9A
date: Oct 2000	drawn by: DMcK	

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED
ARCHITECTS
ANDREWS
KALIK
ASSOCIATES



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

0 10 20 30 40 50 60 70 80 90 100
0 2 3

08. JAN. 2001 * 3133



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

APPROVED

letter	date	revision
B	15.12.2000	DRAWING UPDATE
A	7.12.2000	DRAWING UPDATE

job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing ELEVATIONS
SHROPSHIRE 4B - SH4 - PLOT 2

scale 1:100
date OCT 2000
drawn by DMcK

1549/10B

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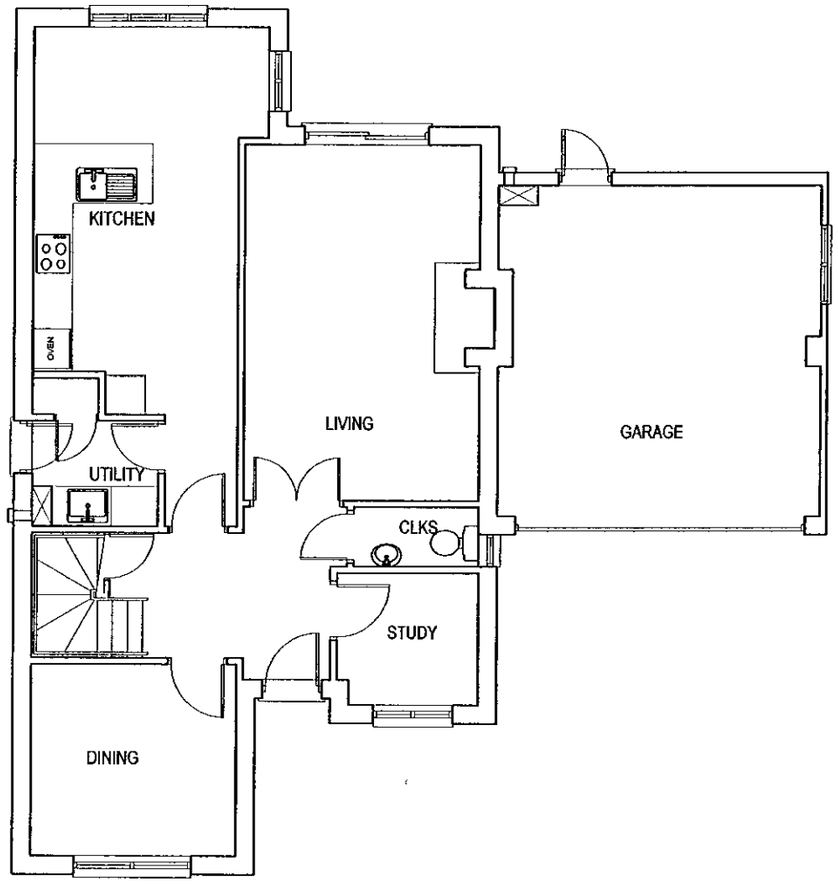
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



GROUND FLOOR PLAN
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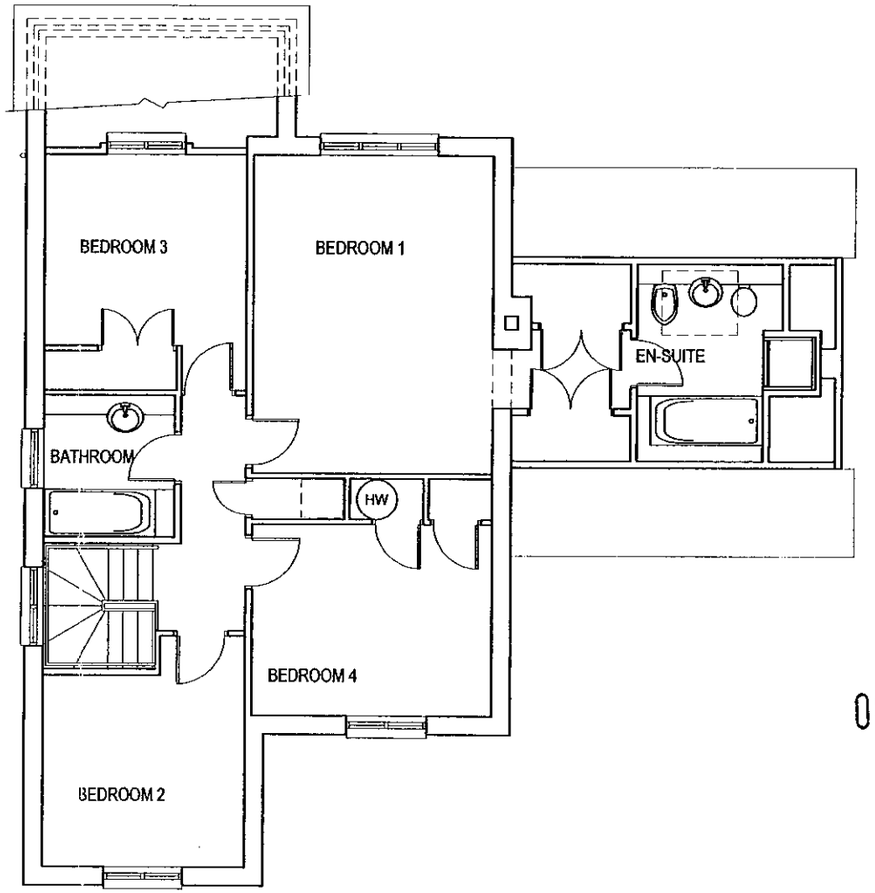
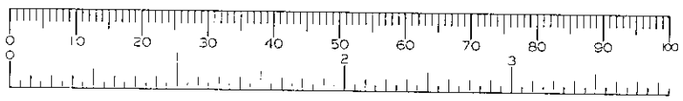


FIRST FLOOR PLAN
1:100

08.JAN.2001* 3133

APPROVED

letter date revision



job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing GROUND & FIRST FLOOR PLANS
WESSEX 4B - WX4 PLOT 1

scale 1:100
date OCT 2000
drawn by DMcK

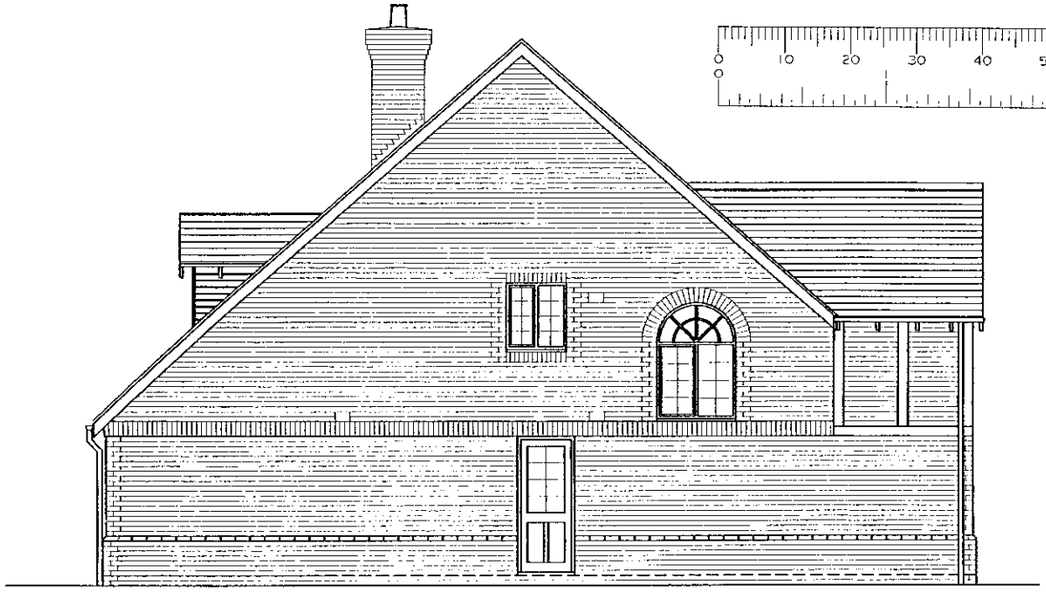
1549/11

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

28/10/02



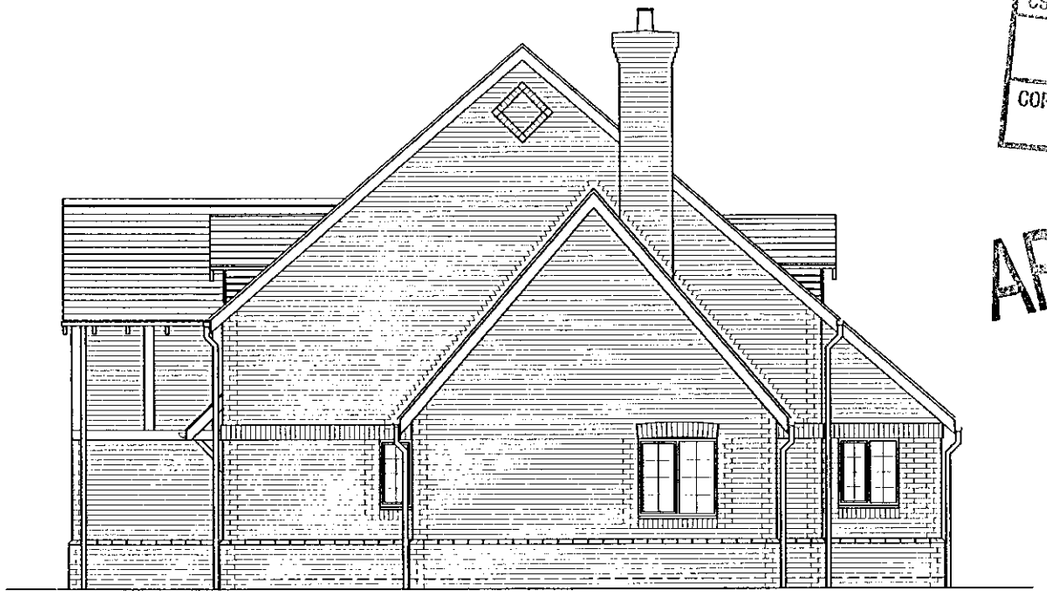
FRONT ELEVATION
1:100



SIDE ELEVATION
1:100



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

REVISED PLAN
3133

PLANNING
FOL
CC
APP
CS
25 JUN 2001
COPIES TO:
ACK:
FILE:

APPROVED

letter	date	revision
A	21/06/01	DRAWING UPDATE

job HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
ELEVATIONS
WESSEX 4B - WX4 PLOT 1

scale 1:100
date OCT 2000
drawn by DMcK
1549/12A

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 LONDON ROAD READING BERKSHIRE
THE STUDIO (0118) 9501700

9/8/01

DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.

TREE SCHEDULE

No	Diameter	Spread	Height
T1	0.15	3	5
T2	0.50	2	5
T3	0.15	4	6
T4	0.40	7	7
T5	0.08	2	3
T6	0.10	3	3
T7	0.30	4	4
T8	0.50	6	6
T9	0.40	7	7
T10	0.50	7	6
T11	0.28	4	5
T15	0.60	5	6
T16	0.20	4	6
T17	0.15	4	6
T18	0.30	3	5
T19	0.30	4	3
T20	0.30	4	5
T21	0.50	7	5
T22	0.20	3	4
T23	0.30	5	4
T24	0.15	3	4
T25	0.30	4	4
T26	0.15	3	2
T27	0.10	2	2
T28	0.10	2	2
T29	0.30	4	4
T30	0.30	4	5
T31	0.55	7	5
T32	0.30	8	6
T33	0.11	5	6
T34	0.20	6	7
T35	0.33	12	12
T36	0.20	8	7
T37	0.30	12	8
T38	0.13	6	6
T39	0.13	6	7
T40	0.13	7	7
T41	0.23	7	5
T42	0.38	9	12
T43	0.13	6	8
T44	0.30	5	12
T45	0.33	5	6
T46	0.32	7	7
T47	0.30	9	8
T48	0.12	5	3
T49	0.20	5	7
T50	0.15	7	4
T51	0.33	10	8
T52	0.45	7	6
T53	0.33	8	6
T54	0.20	7	6
T55	0.22	5	4
T56	0.30	6	7
T57	0.45	14	15
T58	0.65	16	15
T59	0.20	6	7
T60	1.50	25	12
T61	0.80	18	12
T62	1.30	15	12
T63	0.20	7	5
T64	0.20	5	6
T65	0.60	10	10
T66	0.11	5	5

PLANTING SCHEDULE

Code	Name	Girth
NT1	Prunus Avium "plena" (Flowering Cherry)	6/8 cm
NT2	Corylus Columa (Turkish Hazel)	8/10 cm
New Hedge	Carpinus betulus (hornbeam)	Density - Every 450mm

	Pot Size	Density/m^2
S1	Syringa (Charles Joy)	3 Ltrs 2
S2	Pyracantha (Red Cushion)	3 Ltrs 4
S3	Ceanothus (Autumn Blue)	3 Ltrs 3
S4	Lavendula Stoechas (French Lavender)	3 Ltrs 4
S5	Cotoneaster Horizontalis (wall-spray)	3 Ltrs 4
S6	Corylus Avellana (Hazel)	3 Ltrs 3

Legend

NT - New Tree
S - Shrubs

PLOT 11
PLOT 10
PLOT 9
PLOT 8
PLOT 7
PLOT 6
PLOT 5
PLOT 4
PLOT 3
PLOT 2
PLOT 1
WILTSHIRE PLOT 6
AVON PLOT 5
AVON PLOT 4
WILTSHIRE PLOT 3
SHROPSHIRE PLOT 2
WESSEX PLOT 1
ASHDOWN
SUVIKUJA
SUB STATION
TREE TO BE FELLED
REPLACE EXISTING 1.8m CLOSE BOARDED FENCE
NEW 1.8m CLOSE BOARDED FENCE
NEW HEDGE
NEW 1.8m CLOSE BOARDED FENCE INSIDE NEW HEDGE
NEW 1.8m PANEL FENCE
NEW 1.8m CLOSE BOARDED FENCE INSIDE
2.5m HEDGE
NEW POST & RAIL FENCE
NEW POST & NT4 FENCE
NEW 1.8m CLOSE BOARDED FENCE INSIDE EXISTING HEDGE
NEW 1.8m CLOSE BOARDED FENCE INSIDE EXISTING HEDGE
NEW 1.5m CLOSE BOARDED FENCE INSIDE EXISTING HEDGE
NEW 2.5m HIGH BRICK WALL
EXISTING 1.8m CLOSE BOARDED FENCE
FENCE STEPS UP TO 1.8m IN HEIGHT
RUMBLE STRIP/RAMP
SHALLOW ROOTED GROUND COVER TO COMPLY WITH SECTION 104 AGREEMENT
FOOTPATH
TARMAC
BLOCK PAVORS
GRASS
POST
1.4m MIXED HEDGE
0.6m BW WALL
1.8m CBF
MIXED HEDGE HEIGHT VARIES 1-2m
MIXED HEDGE REDUCED IN HEIGHT TO 0.6m
NEW GATE
NEW HEDGEROW
2.4m x 120m Visibility splay
POST AND WIRE FENCE
CONCRETE PATH EDGING
1.5m THORN HEDGE
2.0m PRIVET HEDGE
WEAK HEDGE STRENGTHENED
BASINGSTOKE ROAD
THORN HEDGE REMOVED
MIXED HEDGE REMOVED
BRICK WALL 300mm IN HEIGHT 225mm WIDE
HEDGE REMOVED BACK TO SIGHT LINE
PRIVET HEDGE REMOVED
STA009
STA004
STA005

PLANNING SERVICES	HPT
POL	
DC	
MW	
CS	
25 JUL 2002	
COPIES TO	
FILE:	

letter	date	revision
B	15/07/02	Revised to Clients comments
A	25/06/02	Revised to Clients comments

job: HILL VIEW
SPENCERS WOOD
READING

client: WESTBUILD HOMES LTD.

drawing: LANSCAPING DRAWING
PHASE I

scale: 1:200
date: MAY 02
drawn by: E.N.

1549/35B

THE STUDIO 101 LONDON ROAD READING BERKSHIRE (0118) 9507100
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

AVON PLOT 5

AVON PLOT 4

WILTSHIRE PLOT 3

SHROPSHIRE PLOT 2

WESSEX PLOT 1

NEW 1.8m PANEL FENCE

NEW 1.8m CLOSE BOARDED

2.5m HEDGE

NEW 1.8m PANEL FENCE

NEW 1.8m CLOSE BOARDED FENCE

NEW 1.8m PANEL FENCE

NEW 1.8m CLOSE BOARDED FENCE

EXISTING 1.8m CLOSE BOARDED FENCE

NEW 1.8m CLOSE BOARDED FENCE INSIDE EXISTING HEDGE

NEW 1.8m CLOSE BOARDED FENCE INSIDE EXISTING HEDGE

NEW 1.5m CLOSE BOARDED FENCE INSIDE EXISTING HEDGE

FENCE STEPS UP TO 1.8m IN HEIGHT

NEW 2.5m HIGH BRICK WALL

NEW POST & RAIL FENCE

NEW POST & RAIL FENCE

NEW POST & RAIL FENCE

NEW POST & RAIL FENCE

RUMBLE STRIP/RAMP

HEDGE PLANTING (EG BEECH)

HEDGE PLANTING (EG BEECH)

CLIMBER

CLIMBER

NEW HEDGE

1.4m MIXED HEDGE

0.6m BWK WALL

225mmø

POST

FOOTPATH

TARMAC

GRASS

BLOCK PAVORS

T1 T2 T3 T4 T5 T6 T10 T11 T20 T21 T23 T24 T25 T27 T28 T29 T31 T35 T37 T64 T67 T68

NT1 NT2

S1 S2 S3 S4 S5 S6

STA004 STA005

FFL 51.0 FFL 50.5 FFL 50.0 FFL 50.8 FFL 50.6

2000 4800 2000

ADDITIONAL TREES

SHRUB PLANTING

job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD.

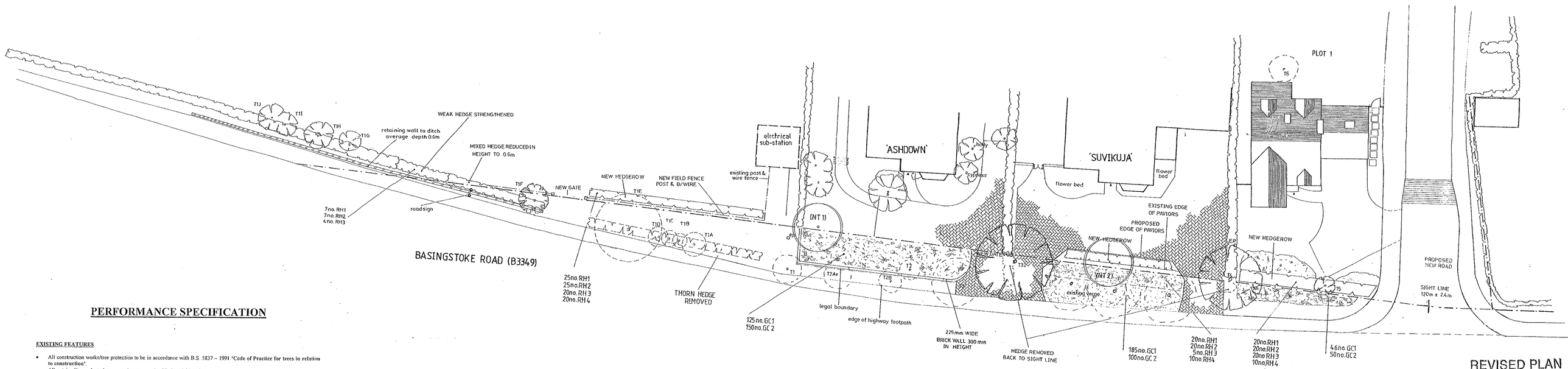
drawing LANSCAPING DRAWING
PHASE I

scale 1:200

date MAY 02

drawn by E.N

1549/35



PERFORMANCE SPECIFICATION

EXISTING FEATURES

- All construction works/tree protection to be in accordance with B.S. 5837 – 1991 **'Code of Practice for trees in relation to construction'.**
- All retained/transplanted trees to be protected with Local Planning Authority (LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable in-situ topsoil immediately after recording.
- All tree surgery to be undertaken by a fully insured arboriculturist approved by the Local Planning Authority.
- The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
- All landscape works to satisfy the latest relevant British Standards including supply of materials, operations on site and management.
- No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
- The quality of all landscape work will comply with B.S. 4428 – 1989 specifications, **'General landscape operations'.**

NEW WORKS

- The final layout is subject to agreed setting out variations and client design changes.
- All landscaped areas to be excavated to a minimum 600 mm depth, cleared of all hard break out, obstructions etc. and backfilled with subsoil to be well drained generally free from stones over 50 mm diameter.
- Topsoil depths to be 150 mm grassed areas, 450 mm planted areas, 900 mm tree pits.
- Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by Service Authority.
- Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
- Where grass cutting is impractical 50 mm depth bark mulch, or 25 mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
- All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
- All plant material shall be of a quality compatible with B.S. 3936 Part 1 (1992) **Nursery Stock.**
- All plant material to be container grown/rootballed unless agreed otherwise with client.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50 mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
- All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
- All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
- All plant material to be guaranteed for 12 months against all reasonable defects.
- All ordinary nursery stock trees to be supported by 1 No. short stake 600 mm above ground and TOMS cushioned tree tie. All such trees to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
- All trees in grassed areas to have 1.5 m diameter base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50 mm depth.

Tree No.	Name	Girth
NT1	Blackthorn (Prunus Spinosa)	10-12 cm
NT2	Birch (Betula Pendula)	10-12cm

Rural Hedge

Planted in double staggered rows at 450mm apart. 5 plants per linear metre and pot size of 60-90cm, in groups of 10-25 of the same species with rabbit guards and canes. All planting should be cut back immediately to encourage lower growth to thicken.

Code	Species	Height	Density/lin.m	No.
RH1	Crataegus Monogyna (Hawthorn)	Feath'd/1.5m+	5@0.25m ctrs	90
RH2	Ilex Aquifolium (Holly)	40Ltrs1.2m+	5@0.25m ctrs	90
RH3	Fagas Sylvatica	Feath'd/ 1.5m+	5@0.5m ctrs	35
RH4	Prunus Spinosa	Feath'd/ 1.5m+	5@0.25m ctrs	40

Ground Cover

Code	Species	Pot size	Density/m2	No.
GC1	Cotoneaster (Horizontalis)	2Ltrs	5	356
GC2	Periwinkle (Vinca Minor)	3Ltrs	5	300

REVISED PLAN

3133

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
GS	
25 MAY 2001	
COPIES TO:	ACK:
	FILE:

D	23/05/01	Drawing Update
C	11/05/01	Drawing Update
B	04/05/01	Drawing Update
A	19/03/01	Drawing Update
letter	date	revision

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD.

drawing
PROPOSED LANDSCAPING ALONG SOUTH SIGHT LINE

scale 1:200
date FEB 2001
drawn by PDT

1549/16 D

KALIK ANDREWS ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING BERKSHIRE
(0118) 9501700

APPROVED

NOTES - ADOPTABLE WORKS

1 All adoptable highway works shall be constructed in accordance with the requirements of Wokingham District Council.

2 All sewers and manholes are to be constructed in accordance with the Water Authorities Association – Sewers for Adoption 5th Edition and to any additional requirements laid down by Thames Water Utilities.

3 All 150mm and 225mm dia. pipes are to be extra strength vitrified clayware to BS EN295 (Hepworth Hepsleve and/or Hepseal or similar) unless approved otherwise by Engineer prior to commencement of work on–site.

4 All pipes 300mm dia. and greater are to be Class M concrete to BS 5911 unless noted otherwise.

5 Pipe bedding Class S to be used unless noted otherwise.

6 Backfill to trenches in highway or within 1.0m of highways shall be a suitable granular material as directed by the Highway Authority, all in accordance with CL.4.3.4 Sewers for Adoption.

7 Manhole covers to foul and surface water sewers are to be to BS EN124 clearly badged FW and SW respectively.

8 All sewers with less than 1.2m of cover when laid beneath the roads, or 0.9m of cover in other areas, shall have concrete protection.

NOTES - PRIVATE WORKS

1 All drainage shall be 100mm dia. unless otherwise shown.

2 All private laterals shall be 150mm dia. between the last private manhole / inspection chamber and the adoptable drainage.

3 All private drainage below d.p.c. shall be either 100mm or 150mm dia. vitrified clayware to BS EN 295 (Hepsleve pipes or similar shall only be used subject to approval) or uPVC piping to BS 4660. Inspection chambers are to be in polypropylene up to 1.0m in depth. Sizes of all inspection chambers shall comply with BS EN 752.

4 All drainage to be laid to falls as shown on the relevant drawings. It is the contractors responsibility to ensure that he is working to the latest drawing.

5 All private drainage shall have 150mm (minimum) granular bed and haunch. Concrete protection shall be provided to uPVC pipes where the cover depth is less than 600mm. Vitrified clay pipes up to 150mm dia. shall be provided with concrete protection where cover is less than 300mm. All pipes shall be laid and bedded in compliance with the Building Regulations and BS EN 752. Backfill to trenches shall be excavated material laid and compacted to Building Inspectors approval and to suit ground conditions.

6 Where trench formation level lies above original ground level E. O. to be made up with either well compacted layers of Type 2 (DTp) granular sub base material or lean concrete (10–14N/mm2).

7 Flexible joints (and precast lintols over) to be provided both sides where drainage passes through walls.

8 Inspection chambers other than in brick or pre–cast concrete shall be subject to approval prior to commencement of works.

9 Drainage works within adoptable areas shall be constructed in accordance with the Water Authorities Association Specification – Sewers for Adoption 5th Edition.

10 All remaining work shall comply with BS EN 752.

11 Manhole/inspection chamber cover levels shall be 150mm below nearest plot F.F.L.

12 Preformed saddle connections shall be used in adoptable areas.

LEGEND - ADOPTABLE WORKS

Existing Foul Water Sewer

Existing Surface Water Sewer

Proposed Foul Water Sewer

Proposed Surface Water Sewer

Road Gully

Tactile/pedestrian crossing (PC)

Street lighting column 5m

Street lighting column 10m

Rumble Strip

PRIVATE DRAINAGE MH/IC SCHEDULE

REF	INVERT	COVER	DEPTH	MH/IC TYPE	REMARKS
F1	57.10	58.00	0.900	INSPECTION CHAMBER	0.45ø
F2	56.55	58.10	1.550	PCC MH	1.20ø
F3	57.21	58.25	1.040	INSPECTION CHAMBER	0.45ø
F4	57.11	58.25	1.140	INSPECTION CHAMBER	0.45ø
F5	57.04	58.25	1.210	PCC MH	1.20ø
F6	56.86	58.25	1.390	PCC MH	1.20ø
F7	58.38	59.00	0.620	INSPECTION CHAMBER	0.45ø
F8	58.11	59.00	0.690	INSPECTION CHAMBER	0.45ø
F9	58.21	59.00	0.790	INSPECTION CHAMBER	0.45ø
F10	57.78	58.80	1.020	INSPECTION CHAMBER	0.45ø
F11	57.53	58.60	1.070	INSPECTION CHAMBER	0.45ø
F12	57.42	58.60	1.180	INSPECTION CHAMBER	0.45ø
F13	58.20	58.80	0.600	INSPECTION CHAMBER	0.19ø
F14	58.20	58.90	0.700	INSPECTION CHAMBER	0.45ø
F15	58.20	58.90	0.700	INSPECTION CHAMBER	0.45ø
F16	57.85	58.60	0.750	INSPECTION CHAMBER	0.45ø
F17	57.73	58.60	0.870	INSPECTION CHAMBER	0.45ø
F18	57.65	58.25	0.600	INSPECTION CHAMBER	0.19ø
F19	57.65	58.25	0.600	INSPECTION CHAMBER	0.19ø
F20	57.65	58.25	0.600	INSPECTION CHAMBER	0.19ø
S1	57.53	58.10	0.570	INSPECTION CHAMBER	0.19ø
S2	57.35	57.85	0.500	INSPECTION CHAMBER	0.19ø
S3	57.27	57.80	0.530	INSPECTION CHAMBER	0.19ø
S4	56.86	57.82	0.960	CONTROL CHAMBER	WAVIN GARASTORE 6SC501
S5	57.70	58.25	0.550	INSPECTION CHAMBER	0.19ø
S6	57.60	58.40	0.800	INSPECTION CHAMBER	0.45ø
S7	57.47	58.40	0.930	INSPECTION CHAMBER	0.45ø
S8	57.13	58.40	1.270	CONTROL CHAMBER	WAVIN GARASTORE 6SC501
S9	57.80	58.25	0.450	INSPECTION CHAMBER	0.19ø
S10	58.18	58.60	0.420	INSPECTION CHAMBER	0.19ø
S11	58.04	58.60	0.560	INSPECTION CHAMBER	0.19ø
S12	57.95	58.60	0.650	INSPECTION CHAMBER	0.45ø
S13	57.86	58.60	0.740	INSPECTION CHAMBER	0.45ø
S14	57.83	58.62	0.790	INSPECTION CHAMBER	0.45ø
S15	57.48	58.65	1.170	CONTROL CHAMBER	WAVIN GARASTORE 6SC501
S16	57.15	58.64	1.490	PCC MH 1200ø	1.20ø
S17	57.48	58.60	1.120	INSPECTION CHAMBER	0.45ø
S18	57.98	58.80	0.820	INSPECTION CHAMBER	0.45ø
S19	58.35	59.00	0.640	INSPECTION CHAMBER	0.45ø
S20	58.27	59.00	0.730	INSPECTION CHAMBER	0.45ø
S21	58.21	59.00	0.790	INSPECTION CHAMBER	0.45ø
S22	58.14	58.70	0.560	INSPECTION CHAMBER	0.45ø
S23	57.70	58.70	1.000	CONTROL CHAMBER	WAVIN GARASTORE 6SC501
S24	57.20	58.64	1.440	PCC MH	0.75 x 0.675
S25	57.29	58.75	1.460	PCC MH 1200ø	1.20ø

TANK NUMBER	IMPERM. AREA	SURFACE WATER ATTENUATION TANK				
		DEPTH	WIDTH	LENGTH	MIN. COVER TO TANK	TANK INVERT
	m2	m	m	m	m	m
1	190	0.4	2.0	5.0	0.4	58.93
2	170	0.4	2.0	5.0	0.4	57.15
3	370	0.4	4.0	6.0	0.4	57.48
4	180	0.4	2.0	5.0	0.4	57.70

ATTENUATION STORAGE CONTROL CHAMBER – WAVIN GARASTORE 6SC501

SURFACE WATER ATTENUATION STORAGE TANK USING WAVIN INFILTRATION UNITS

ATTENUATION STORAGE DESIGNED FOR 1 IN 100 YEAR STORM EVENT

LEGEND - PRIVATE WORKS

FOUL DRAIN

FOUL PRIVATE MANHOLE

FOUL INSPECTION CHAMBER

FOUL ACCESS CHAMBER

SW DRAIN

SW PRIVATE MANHOLE

SW INSPECTION CHAMBER

SW ACCESS CHAMBER

SW RODDING EYE

YARD GULLY

PART M – 1.2m LANDING

PART M – RAMPED PATH 1:12 MAX.

POSSIBLE FUTURE DEVELOPMENT

LINE OF SEWER FROM EXAMINATION OF MH. 4003

DPC 59.15 WILTSHIRE

AVON DPC 58.95

AVON

WILTSHIRE DPC 58.75

DPC 58.40 SHROPSHIRE

DPC 58.75

WESSEX DPC 58.25 #001

TANK VENTILATION CHAMBER

SW TANK 1

SW TANK 2

SW TANK 3

SW TANK 4

DRAINAGE CHANNEL

RUN S1

RUN F1

RUN F2

LATERAL TO PASS OVER SW SEWER AND BACKDROP INTO MH F1

MH F5 TO BE CONSTRUCTED ON LINE OF EXISTING PUBLIC FOUL SEWER. EXACT POSITION AND INVERT LEVEL TO BE VERIFIED ON SITE

FOUNDATIONS OF PLOT 1 TO BE TAKEN DOWN TO BELOW INVERT LEVEL OF DIVERTED PUBLIC SEWER

SEWER TO BE EXTINGUISHED

FWS 150ø TO BE EXTINGUISHED

EX PUBLIC FOUL SEWER

MH F4 TO BE CONSTRUCTED ON LINE OF EXISTING PUBLIC FOUL SEWER. EXACT POSITION AND INVERT LEVEL TO BE VERIFIED ON SITE

MH F2 TO BE CONSTRUCTED ON LINE OF EXISTING PUBLIC FOUL SEWER. EXACT POSITION AND INVERT LEVEL TO BE VERIFIED ON SITE

RUMBLE STRIP/RAMP

PRAM CROSSING WITH TACTILE PAVING

VISIBILITY SPLAY TO BE CLEARED OF WALLS HEDGES TO HIGHWAY AUTHORITY APPROVAL

NEW GULLY TO BE CONNECTED TO EXISTING HIGHWAY DRAIN

NEW ROAD CONSTRUCTION TO BE TIED IN WITH EXISTING CARRIAGEWAY

EXISTING GULLY TO BE RESITED CLEAR OF NEW BELLMOUTH

NEW 10m SL COLUMN

MH S3 TO BE CONSTRUCTED ON LINE OF EXISTING PUBLIC FOUL SEWER. EXACT POSITION AND INVERT LEVEL TO BE VERIFIED ON SITE

EX PUBLIC SWS 525ø 1:360

EX PUBLIC FWS 150ø

EX SL61

EX SL60

ASSUMED F55.80 4003

F54.86

S56.08 4051

S56.33 4151

S56,245

4102 F56.55

1.5/1.8m CLOSE BOARDED FENCE

1.0m CHESTNUT PALING FENCE

2.5m HEDGE

WIRE NET & CHESTNUT PALING FENCE

1.0m CHAIN LINK & BARBED WIRE FENCE

1.5m PRIVET HEDGE

1.8m CBF

1.8m TIMBER FENCE & 1.8m MIXED HEDGE

1.6m THORN HEDGE

1.5m MIXED HEDGE

2.0m PRIVET HEDGE

1.4m MIXED HEDGE

1.4m HEDGE

0.75 BOARDING

POST AND WIRE FENCE

CONCRETE PATH EDGING

2.4m x 120m Visibility splay

ASHDOWN

SUVIKUJA

BASINGSTOKE ROAD

NOTE
EXISTING CARRIAGEWAY OF BASINGSTOKE ROAD IS IN POOR CONDITION AND IS SHOWING SIGNS OF FAILURE IN THE CHANNEL ADJACENT THE SITE

WOKINGHAM DISTRICT COUNCIL
STREET LIGHTING SPECIFICATION

10M LIGHTING COLUMN, 150w SON–T LANTERN

COLUMN: Corus 10SH(A)150SP (10 metre "Poplar" with 1.5m outreach) or CU Phosco FR610003 (10 metre "Forest" with 1.5m outreach). Column to be galvanised

To be painted with:
1 coat "Autoflex" primer
2 coats of "Parspeed 2" – Catkin (BS4800 12 B21)
1 coat of black bituminous solution internally & externally to base below ground level & approximately 150mm above ground level.

The column shall be placed in a hole with steep sides allowing a minimum of 100mm clearance all round the base of the column for the full excavation depth. This hole shall then be backfilled. The first 800mm of backfill shall comprise concrete consolidated in 100mm layers. The cable entry slot shall be temporarily plugged to ensure that it is maintained free from concrete during the backfilling process. Concrete shall not be used above the lower edge of the cable slot over its width. The column shall be carefully erected and aligned in the vertical position.

A number shall be clearly stencilled onto be face of the column using a suitable black paint in figures approximately 75mm tall at a height from the ground of approximately 1.75m. The numbering system shall be specified by Wokingham District Council.

LANTERN: Thorn Riviera 2 or Philips 306 (150w integral gear lantern with NEMA socket).

LAMP: 150w SON–T

CONTROL: Cableform Zodion SS6 or Royce Thompson Oasis 1000 one part photo electric control 55 lux setting.

ISOLATOR: Charles Manufacturing LSI–02/SF or Lucy S/2F isolation unit with 6 amp fuse.

CUT–OUT: Lucy MC040SLC with 6 amp H.R.C fuse.

The wirings shall be provided from the service connection at the baseboard to all equipment as appropriate. All wiring including that to the photo–electric switch control circuit shall be polyvinyl chloride insulated & sheathed cable of 600/1000 volt grade having a copper conductor size of not less than 2.5 mm2. All cores shall be correctly colour coded. Unsupported lengths of wiring shall be kept to a minimum & not allowed to come into contact with components by their own freedom of movement. Double insulated tails of correct colour coding must be provided from the fuse & neutral link assembly to the service cut–out.

All metal work (other than current carrying parts) & including the column door shall be earthed. Earth bonding shall be carried out in polyvinyl chloride insulated copper cable of green/yellow colour combination of a minimum size of 2.5mm2. The earth conductor shall be taken to the bottom of the base compartment of every column & terminated in a terminal block screwed to the base board unless the cut–out is equipped with such a terminal. The Column earth stud shall be bonded to the earth block by means of 10mm2 copper earth cable & in addition a 500mm min. length of 10mm2 copper earth cable from the terminal block to connect the Electricity Board earthing point.

NOTES: All materials shall be installed within manufactures specification & shall comply with Statutory & other Regulations, Codes of Practice, Memoranda requirements, British Standard Specifications & Institute of Electrical Engineers Regulations current at the date of construction.

5M LIGHTING COLUMN, 50w SON XL–T LANTERN

COLUMN: CU Phosco 5 metre "Forest" side entry steel galvanised column with 0.3m outreach (FR505B03)

To be painted with:
1 coat "Autoflex" primer
2 coats of "Parspeed 2" – Catkin (BS4800 12 B21)
1 coat of black bituminous solution internally & externally to base below ground level & approximately 150mm above ground level.

The column shall be placed in a hole with steep sides allowing a minimum of 100mm clearance all round the base of the column for the full excavation depth. This hole shall then be backfilled. The first 400mm of backfill shall comprise concrete consolidated in 100mm layers. The cable entry slot shall be temporarily plugged to ensure that it is maintained free from concrete during the backfilling process. Concrete shall not be used above the lower edge of the cable slot over its width. The column shall be carefully erected and aligned in the vertical position.

A number shall be clearly stencilled onto be face of the column using a suitable black paint in figures approximately 75mm tall at a height from the ground of approximately 1.75m. The numbering system shall be specified by Wokingham District Council.

LANTERN: Thorn RIGA Integral gear lantern with NEMA socket.

LAMP: 50w SON XL–T

CONTROL: Royce Thompson Oasis 1000 one part photo electric control 55 lux setting.

ISOLATOR: Charles Manufacturing LSI–02/SF isolation unit with 6 amp fuse.

CUT–OUT: Lucy MC040SLC with 6 amp H.R.C fuse.

The wirings shall be provided from the service connection at the baseboard to all equipment as appropriate. All wiring including that to the photo–electric switch control circuit shall be polyvinyl chloride insulated & sheathed cable of 600/1000 volt grade having a copper conductor size of not less than 2.5 mm2. All cores shall be correctly colour coded. Unsupported lengths of wiring shall be kept to a minimum & not allowed to come into contact with components by their own freedom of movement. Double insulated tails of correct colour coding must be provided from the fuse & neutral link assembly to the service cut–out.

All metal work (other than current carrying parts) & including the column door shall be earthed. Earth bonding shall be carried out in polyvinyl chloride insulated copper cable of green/yellow colour combination of a minimum size of 2.5mm2. The earth conductor shall be taken to the bottom of the base compartment of every column & terminated in a terminal block screwed to the base board unless the cut–out is equipped with such a terminal. The Column earth stud shall be bonded to the earth block by means of 10mm2 copper earth cable & in addition a 500mm min. length of 10mm2 copper earth cable from the terminal block to connect the Electricity Board earthing point.

NOTES: All materials shall be installed within manufactures specification & shall comply with Statutory & other Regulations, Codes of Practice, Memoranda requirements, British Standard Specifications & Institute of Electrical Engineers Regulations current at the date of construction.

MANUFACTURERS ADDRESSES:

CU Phosco, Ware, Hertfordshire, SG12 9TA

Thorn Lighting Ltd., South East Sales Office, 3 King George Close, Eastern Avenue West Romford, Essex RM7 7PP.

Royce Thompson Limited, 198 Kings Road, Tyseley, Birmingham B11 2AP.

Charles Manufacturing, Unit 2, The Old Yarn Mills, Westbury, Sherbourne, Dorset

W.Lucy & Co. Ltd., Eagle Works, Walton Well Road, Oxford OX2 6EE.

PLANS TO MEET CONDITIONS

3133 #12

Revision		Date
E	Additional street light by plot 5.	11.07.02
D	Road 1 extended in length	08.07.02
C	Street lighting and specification added	24.05.02
B	Minor revisions to road layout	16.04.02
A	Road 1 shortened, drainage revised and additional information added	28.03.02

Client
WESTBUILD HOMES LTD

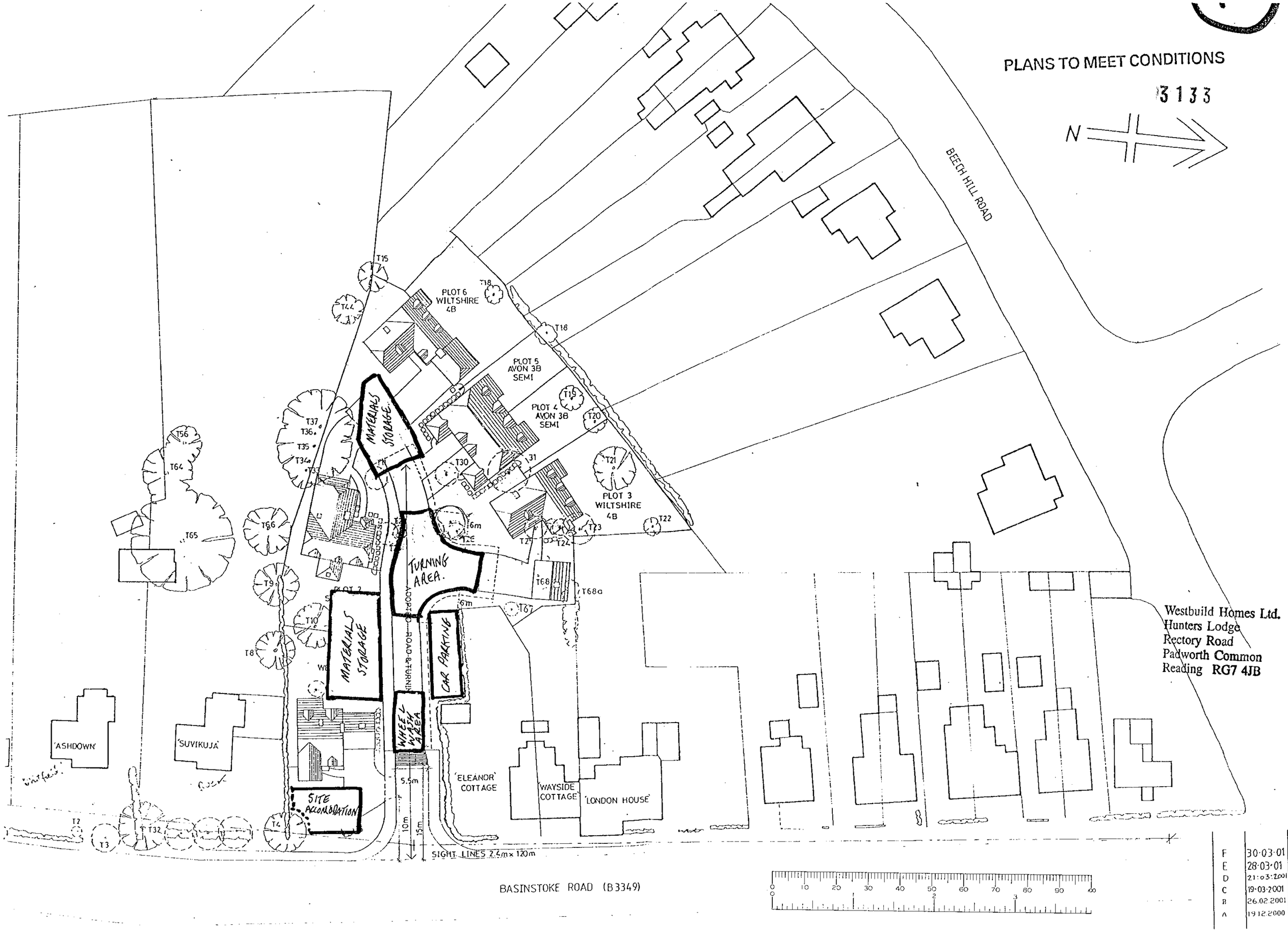
Project
LAND AT HILL VIEW
BASINGSTOKE ROAD
SPENCERS WOOD
ENGINEERING LAYOUT

Scale
1:200

Number
W3-01-01 E

Drawn MJH Date FEB 2002

Martin J. Harvey
B.Sc., C.Eng., MICE
Consulting Civil Engineer
Ashleigh, Passfield Road, Passfield, Liphook, Hampshire GU30 7RJ
Tel/Fax : 01428 751650 Email : engmjh@globalnet.co.uk


PLANS TO MEET CONDITIONS
3133
N
BEECH HILL ROAD
PLOT 6 WILTSHIRE 4B
PLOT 5 AVON 3B SEMI
PLOT 4 AVON 3B SEMI
PLOT 3 WILTSHIRE 4B
MATERIALS STORAGE
TURNING AREA.
MATERIALS STORAGE
CAR PARKING
WHEEL WASH AREA
SITE ACCOMODATION
ADOPTED ROAD & TURNING
'ASHDOWN'
'SUVIKUJA'
'ELEANOR' COTTAGE
'WAYSIDE COTTAGE'
'LONDON HOUSE'
SIGHT LINES 2.4m x 120m
BASINSTOKE ROAD (B3349)
Westbuild Homes Ltd.
Hunters Lodge
Rectory Road
Padworth Common
Reading RG7 4JB
F 30·03·01
E 28·03·01
D 21·03·2001
C 19·03·2001
B 26.02.2001
A 19.12.2000



letter	date	revision
C	19-03-2001	DRAWING UPDATE
B	26.02.2001	DRAWING UPDATE
A	19.12.2000	DRAWING UPDATE

SUPERSEDED

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD.

drawing
LOCATION / SITE PLAN
SIGHT LINES

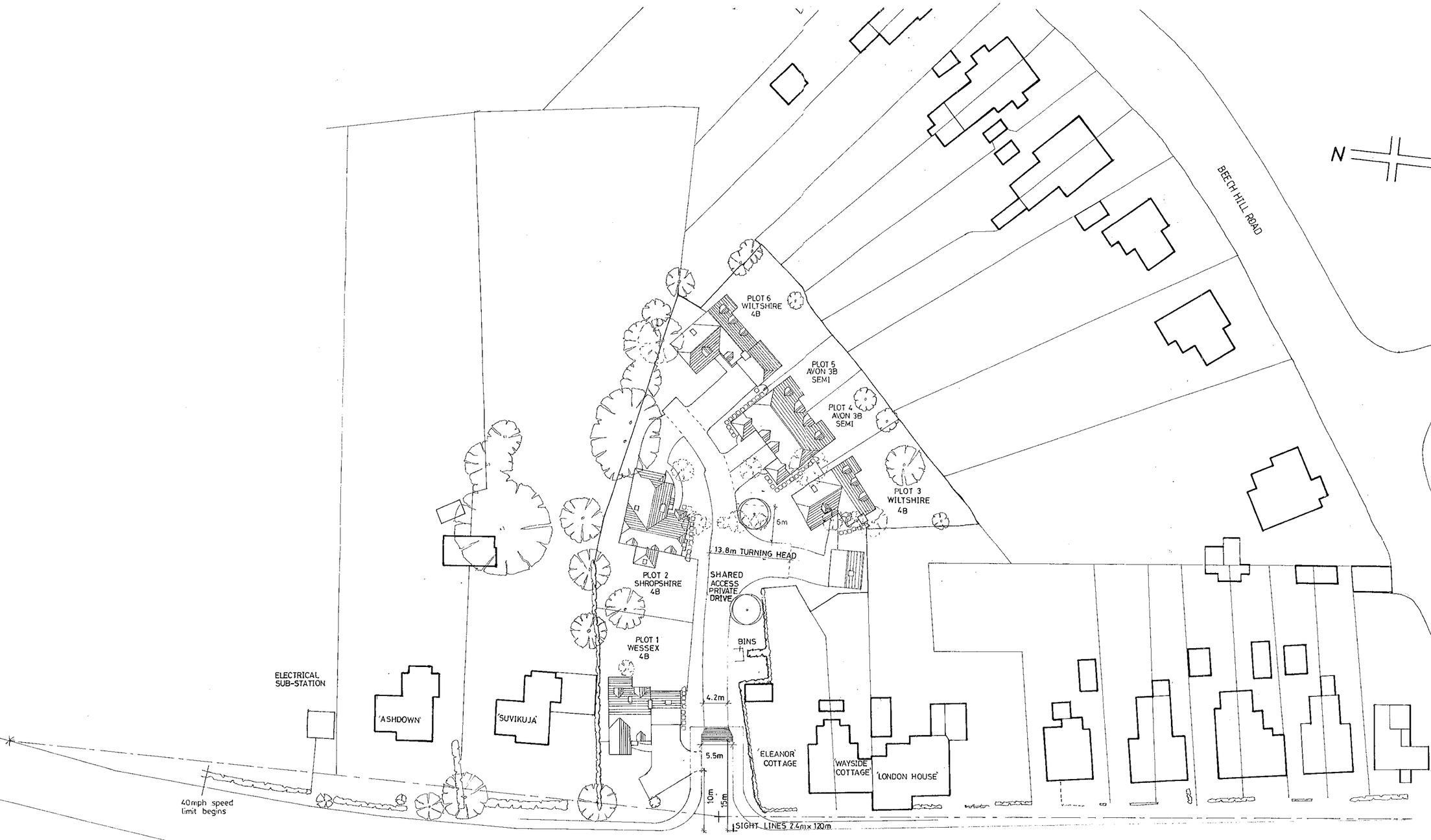
scale 1:500

date DEC 2000

drawn by PDT

1549/15c

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



08.JAN.2001 * 3133

letter	date	revision
A	19.12.2000	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD.

drawing
LOCATION / SITE PLAN

scale 1 : 500

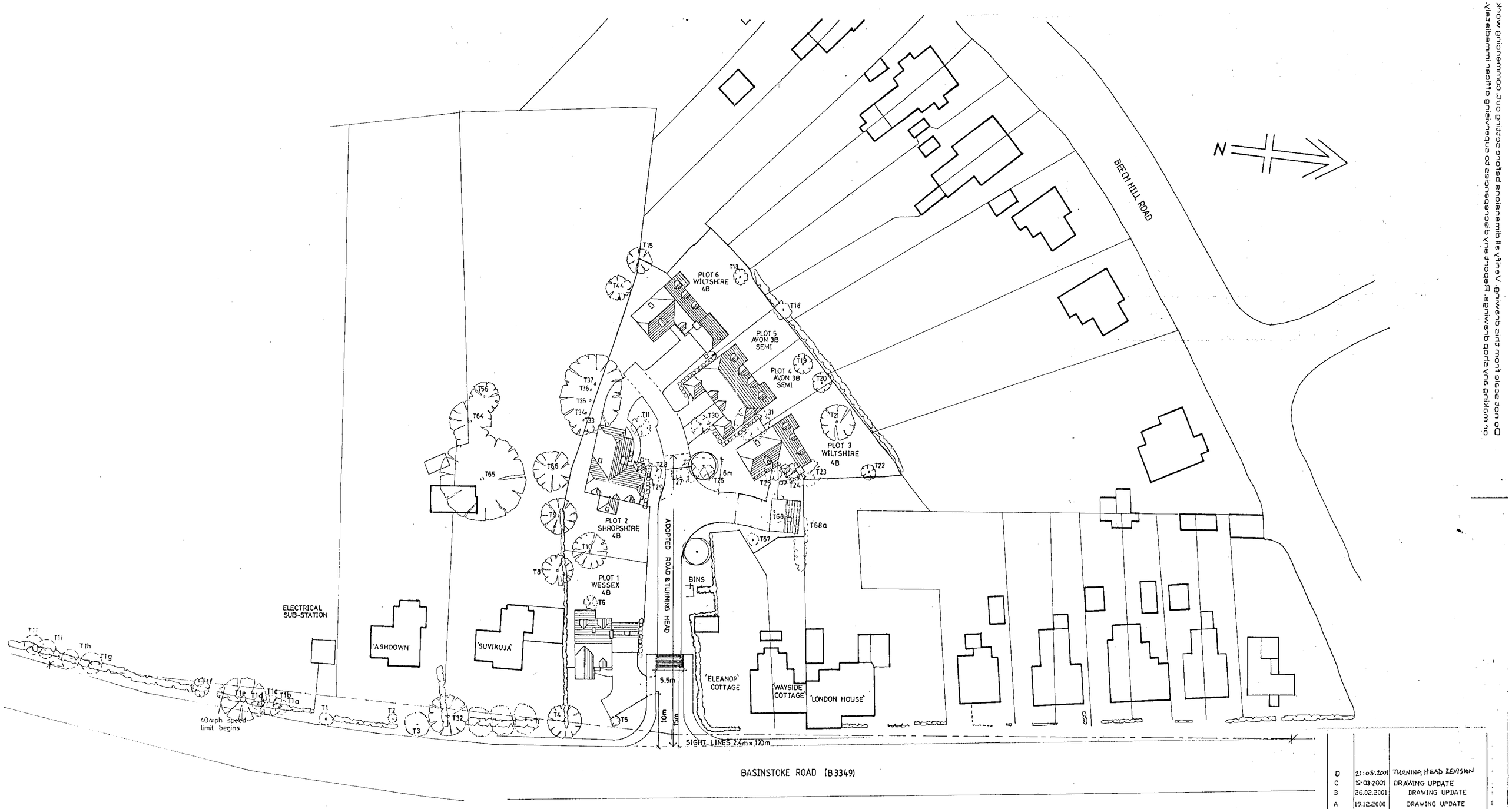
date DEC 2000

drawn by PDT

1549/15A

KALIK ANDREWS CHARTERED ARCHITECTS ASSOCIATES
101 THE STUDIO LONDON ROAD BERKSHIRE
READING (0118) 9507700

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.



letter	date	revision
D	21:03:2001	TURNING HEAD REVISION
C	19·03·2001	DRAWING UPDATE
B	26.02.2001	DRAWING UPDATE
A	19.12.2000	DRAWING UPDATE

3133

REVISED PLAN

SUPERSEDED

Job: HILL VIEW
SPENCERS WOOD
READING

client: WESTBUILD HOMES LTD.

drawing: LOCATION / SITE PLAN
SIGHT LINES

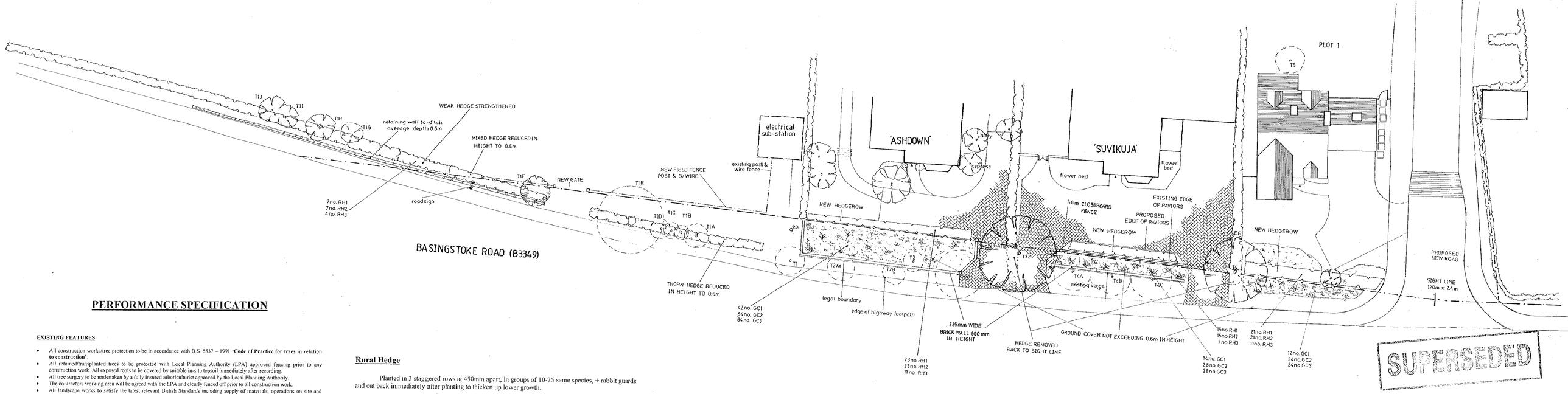
scale: 1:500

date: DEC 2000

drawn by: PDT

1549/15 D

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



SUPERSEDED

PERFORMANCE SPECIFICATION

EXISTING FEATURES

- All construction works/tree protection to be in accordance with B.S. 5837 – 1991 **'Code of Practice for trees in relation to construction'**.
- All retained/transplanted trees to be protected with Local Planning Authority (LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable in-situ topsoil immediately after recording.
- All tree surgery to be undertaken by a fully insured arboriculturist approved by the Local Planning Authority.
- The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
- All landscape works to satisfy the latest relevant British Standards including supply of materials, operations on site and management.
- No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
- The quality of all landscape work will comply with B.S. 4428 – 1989 specifications, **'General landscape operations'**.

NEW WORKS

- The final layout is subject to agreed setting out variations and client design changes.
- All landscaped areas to be excavated to a minimum 600 mm depth, cleared of all hard break out, obstructions etc. and backfilled with subsoil to be well drained generally free from stones over 50 mm diameter.
- Topsoil depths to be 150 mm grassed areas, 450 mm planted areas, 900 mm tree pits.
- Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by Service Authority.
- Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
- Where grass cutting is impractical 50 mm depth bark mulch, or 25 mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
- All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
- All plant material shall be of a quality compatible with B.S. 3936 Part 1 (1992) **Nursery Stock**.
- All plant material to be container grown/rootballed unless agreed otherwise with client.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50 mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
- All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
- All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
- All plant material to be guaranteed for 12 months against all reasonable defects.
- All ordinary nursery stock trees to be supported by 1 No. sheet stake 600 mm above ground and TOMS cushioned tree tie. All such trees to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
- All trees in grassed areas to have 1.5 m diameter base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50 mm depth.

Rural Hedge

Planted in 3 staggered rows at 450mm apart, in groups of 10-25 same species, + rabbit guards and cut back immediately after planting to thicken up lower growth.

Code	Species		Height	Density/lin.m	No.
RH1	Crataegus Monogyna	(Hawthorn)	Feath'd/1.5m+	4 @ 0.25m ctrs.	66
RH2	Ilex Aquifolium	(Holly)	40lt/1.2m+	4 @ 0.25 ctrs.	66
RH3	Fagus Sylvatica	(Common Beech)	Feath'd/1.5m+	2 @ 0.5m ctrs.	33

Ground Cover

To be planted in groups of 5-10, same species.

Code	Species		Pot Size	Density/m^2	No.
GC1	Cotoneaster Horizontalis		2lt	2	68
GC2	Vinca Minor	(Lesser Periwinkle)	3lt	4	136
GC3	Vinca Major	(Greater Periwinkle)	3lt	4	136

letter	date	revision
A	1903-01	Drawing Update

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD.

drawing
PROPOSED LANDSCAPING ALONG
SOUTH SIGHT LINE

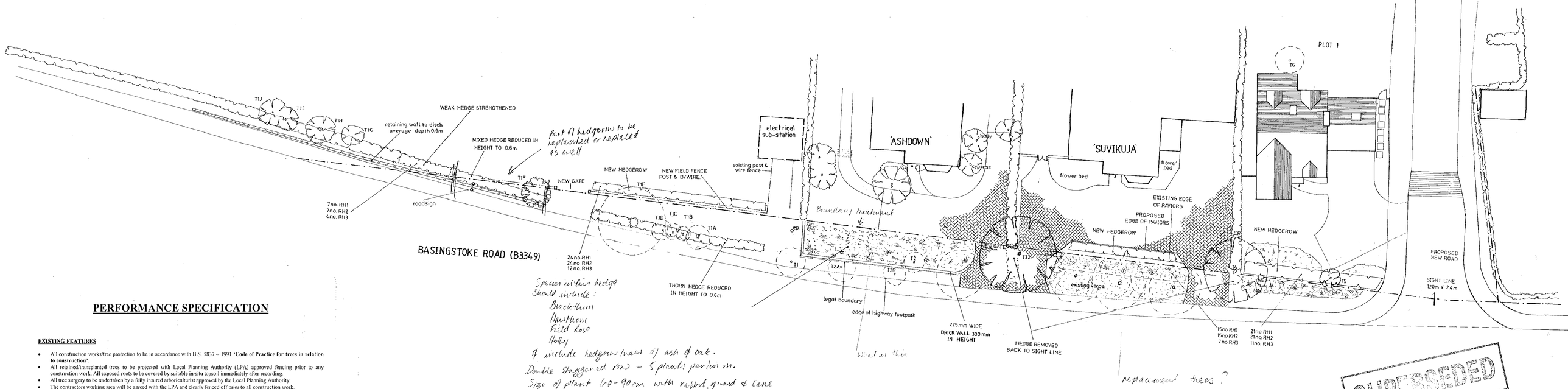
scale
1:200

date
FEB 2001

drawn by
PDT

1549/16A

(0118) 950 1700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



PERFORMANCE SPECIFICATION

EXISTING FEATURES

- All construction works/tree protection to be in accordance with B.S. 5837 – 1991 **'Code of Practice for trees in relation to construction'.**
- All retained/transplanted trees to be protected with Local Planning Authority (LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable in-situ topsoil immediately after recording.
- All tree surgery to be undertaken by a fully insured arboriculturist approved by the Local Planning Authority.
- The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
- All landscape works to satisfy the latest relevant British Standards including supply of materials, operations on site and management.
- No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
- The quality of all landscape work will comply with B.S. 4428 – 1989 specifications, **'General landscape operations'.**

NEW WORKS

- The final layout is subject to agreed setting out variations and client design changes.
- All landscaped areas to be excavated to a minimum 600 mm depth, cleared of all hard brash out, obstructions etc. and backfilled with subsoil to be well drained generally free from stones over 50 mm diameter.
- Topsoil depths to be 150 mm grassed areas, 450 mm planted areas, 900 mm tree pits.
- Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by Service Authority.
- Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
- Where grass cutting is impractical 50 mm depth bark mulch, or 25 mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
- All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
- All plant material shall be of a quality compatible with B.S. 3936 Part 1 (1992) **Nursery Stock.**
- All plant material to be container grown/rootballed unless agreed otherwise with client.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50 mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
- All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
- All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
- All plant material to be guaranteed for 12 months against all reasonable defects.
- All ordinary nursery stock trees to be supported by 1 No. short stake 600 mm above ground and TOMS cushioned tree tie. All such trees to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
- All trees in grassed areas to have 1.5 m diameter base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50 mm depth.

Rural Hedge

Planted in 3 staggered rows at 450mm apart, in groups of 10-25 same species, + rabbit guards and cut back immediately after planting to thicken up lower growth.

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SUPERSEDED

letter	date	revision
C	11/05/01	Drawing Update
B	04/05/01	Drawing Update
A	19/03/01	Drawing Update

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD.

drawing
PROPOSED LANDSCAPING ALONG SOUTH SIGHT LINE

scale 1:200

date FEB 2001

drawn by PDT

1549/16 C

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CHARTERED ARCHITECTS
KALIK ASSOCIATES
ANDREWS



FRONT ELEVATION
1:100



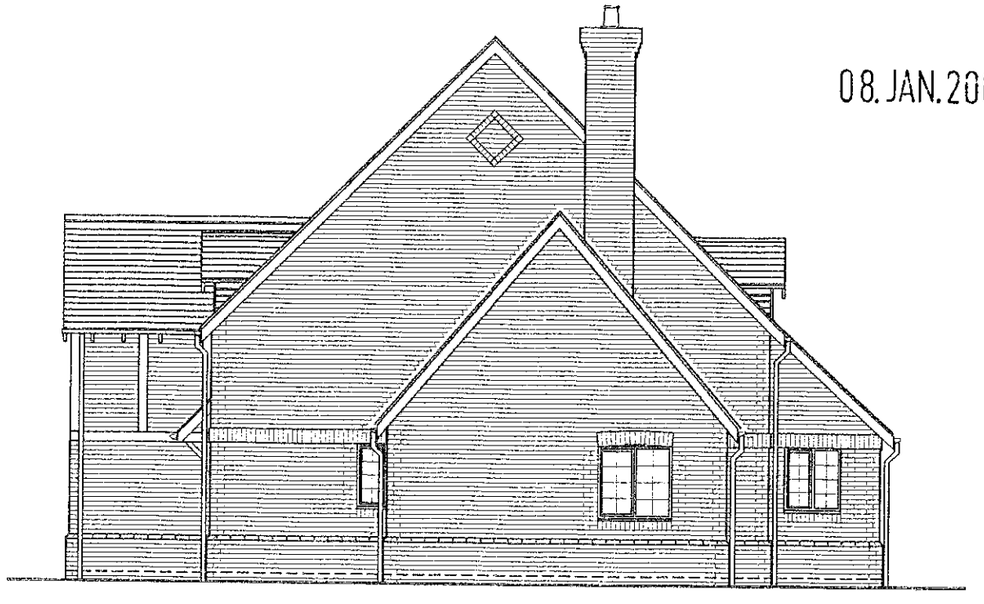
SIDE ELEVATION
1:100



SUPERSEDED



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

08.JAN.2001 * 3133

letter	date	revision

job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing ELEVATIONS
WESSEX 4B - WX4 PLOT 1

scale 1:100 | date OCT 2000 | drawn by DMcK

1549/12

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BERKSHIRE
(0118) 9507100
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS

NOTES - PRIVATE WORKS

1 All drainage shall be 100mm dia. unless otherwise shown.

2 All private laterals shall be 150mm dia. between the last private manhole / inspection chamber and the adoptable drainage.

3 All private drainage below d.p.c. shall be either 100mm or 150mm dia. vitrified clayware to BS EN 295 (Hepsleve pipes or similar shall only be used subject to approval) or uPVC piping to BS 4660. Inspection chambers are to be in polypropylene up to 1.0m in depth. Sizes of all inspection chambers shall comply with BS EN 752.

4 All drainage to be laid to falls as shown on the relevant drawings. It is the contractors responsibility to ensure that he is working to the latest drawing.

5 All private drainage shall have 150mm (minimum) granular bed and haunch. Concrete protection shall be provided to uPVC pipes where the cover depth is less than 600mm. Vitrified clay pipes up to 150mm dia. shall be provided with concrete protection where cover is less than 300mm. All pipes shall be laid and bedded in compliance with the Building Regulations and BS EN 752. Backfill to trenches shall be excavated material laid and compacted to Building Inspectors approval and to suit ground conditions.

6 Where trench formation level lies above original ground level E. O. to be made up with either well compacted layers of Type 2 (DTp) granular sub base material or lean concrete (10-14N/mm2).

7 Flexible joints (and precast lintols over) to be provided both sides where drainage passes through walls.

8 Inspection chambers other than in brick or pre-cast concrete shall be subject to approval prior to commencement of works.

9 Drainage works within adoptable areas shall be constructed in accordance with the Water Authorities Association Specification -- Sewers for Adoption 5th Edition.

10 All remaining work shall comply with BS EN 752.

11 Manhole/inspection chamber cover levels shall be 150mm below nearest plot F.F.L.

12 Preformed saddle connections shall be used in adoptable areas.

TANK NUMBER	IMPERM. AREA	SURFACE WATER ATTENUATION TANK				
		DEPTH	WIDTH	LENGTH	MIN. COVER TO TANK	TANK INVERT
	m2	m	m	m	m	m
5	760	0.4	3.0	21.0	0.75	57.42

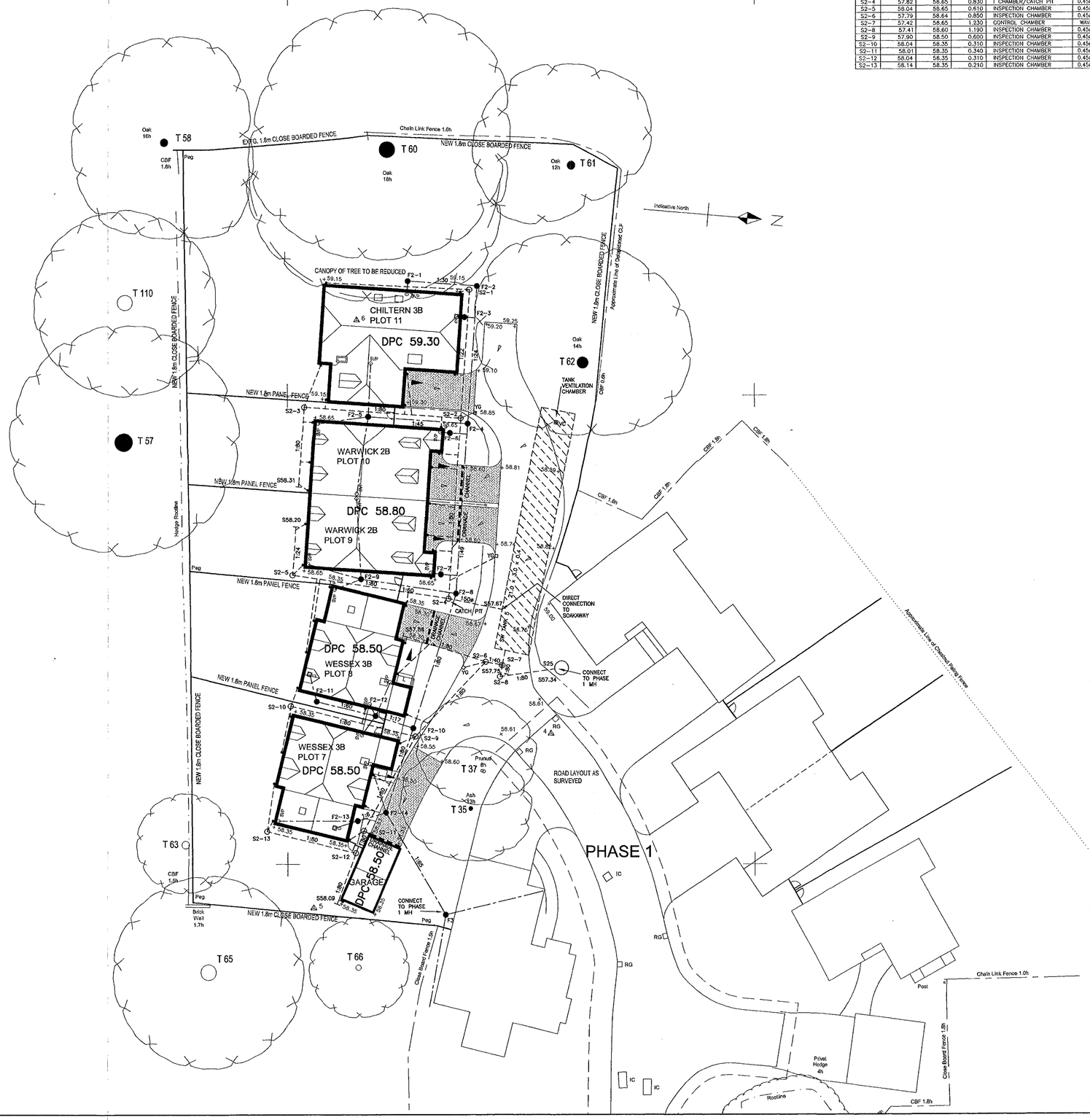
ATTENUATION STORAGE CONTROL CHAMBER -- WAVIN GARASTORE 6SC501

SURFACE WATER ATTENUATION STORAGE TANK USING WAVIN INFILTRATION UNITS

ATTENUATION STORAGE DESIGNED FOR 1 IN 100 YEAR STORM EVENT

PRIVATE DRAINAGE MH/IC SCHEDULE

REF	INVERT	COVER	DEPTH	MH/IC TYPE	REMARKS
F2-1	58.55	59.15	0.600	INSPECTION CHAMBER	0.45ø
F2-2	58.35	59.15	0.800	INSPECTION CHAMBER	0.45ø
F2-3	58.55	59.15	0.600	INSPECTION CHAMBER	0.45ø
F2-4	57.86	58.80	0.940	INSPECTION CHAMBER	0.45ø
F2-5	58.65	58.65	0.600	INSPECTION CHAMBER	0.45ø
F2-6	58.65	58.65	0.600	INSPECTION CHAMBER	0.45ø
F2-7	58.05	58.65	0.600	INSPECTION CHAMBER	0.45ø
F2-8	57.61	58.65	1.040	INSPECTION CHAMBER	0.45ø
F2-9	57.75	58.35	0.600	INSPECTION CHAMBER	0.45ø
F2-10	57.46	58.50	1.040	INSPECTION CHAMBER	0.45ø
F2-11	57.75	58.35	0.600	INSPECTION CHAMBER	0.45ø
F2-12	57.66	58.35	0.690	INSPECTION CHAMBER	0.45ø
F2-13	57.75	58.35	0.600	INSPECTION CHAMBER	0.45ø
F2-14	57.36	58.35	0.990	INSPECTION CHAMBER	0.45ø
S2-1	58.55	59.15	0.600	INSPECTION CHAMBER	0.45ø
S2-2	58.06	59.00	0.940	INSPECTION CHAMBER	0.45ø
S2-3	58.23	58.65	0.420	INSPECTION CHAMBER	0.45ø
S2-4	57.82	58.65	0.830	I CHAMBER/CATCH PIT	0.45ø
S2-5	58.04	58.65	0.610	INSPECTION CHAMBER	0.45ø
S2-6	57.79	58.64	0.850	INSPECTION CHAMBER	0.45ø
S2-7	57.42	58.65	1.230	CONTROL CHAMBER	WAVIN GARASTORE 6SC501
S2-8	57.41	58.60	1.190	INSPECTION CHAMBER	0.45ø
S2-9	57.90	58.50	0.600	INSPECTION CHAMBER	0.45ø
S2-10	58.04	58.35	0.310	INSPECTION CHAMBER	0.45ø
S2-11	58.01	58.35	0.340	INSPECTION CHAMBER	0.45ø
S2-12	58.04	58.35	0.310	INSPECTION CHAMBER	0.45ø
S2-13	58.14	58.35	0.210	INSPECTION CHAMBER	0.45ø



LEGEND - PRIVATE WORKS

- FOUL DRAIN
- FOUL PRIVATE MANHOLE
- FOUL INSPECTION CHAMBER
- FOUL ACCESS CHAMBER
- SW DRAIN
- SW PRIVATE MANHOLE
- SW INSPECTION CHAMBER
- SW ACCESS CHAMBER
- SW RODDING EYE
- YARD GULLY
- PART M - 1.2m LANDING
- PART M - RAMPED PATH 1:12 MAX.

16 MAY 2003
COPIES TO: ACK FILE

Revision		Date
A	SW storage tank rotated, foul drainage revised	26.11.02

Client
WESTBUILD HOMES LTD

Project
LAND AT HILL VIEW
BASINGSTOKE ROAD
SPENCERS WOOD
ENGINEERING LAYOUT
PHASE 2

Scale 1:200

Number W3-01-21 A

Drawn MJH Date NOV 2002

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