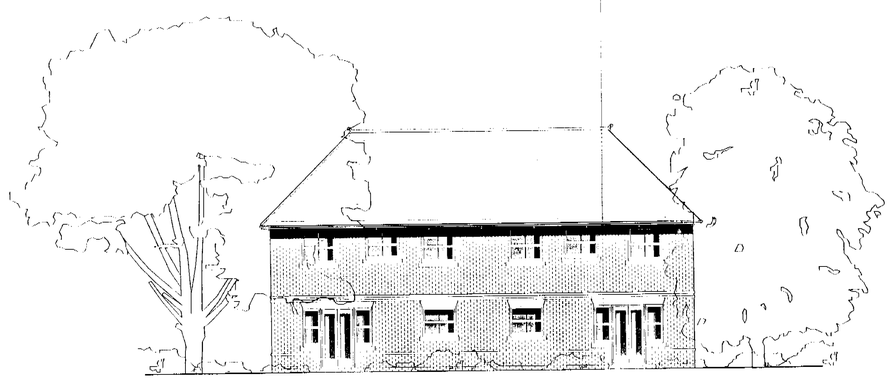


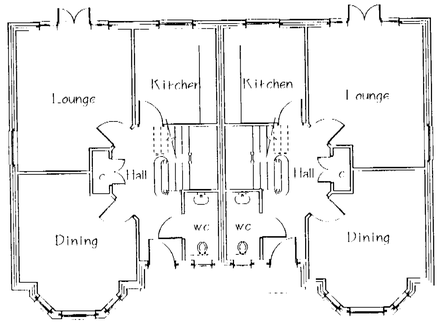
SIDE ELEVATION

FRONT ELEVATION

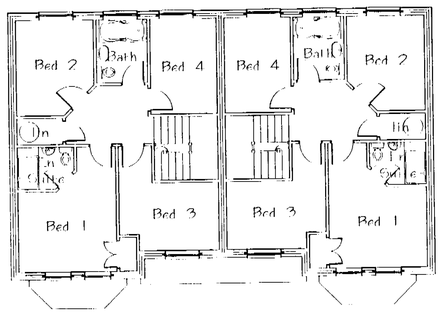
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev.	description	date
A	elevational changes and ridge heights reduced	0502

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date: February 2002
drawn by: jd
cad dir: 804-ruscombe
file name: pln-107

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 12 and 13

scale: 1/100
drawing no.: 804-pln-107
revisions: A

PLANNING CONTROL
23 MAY 2002



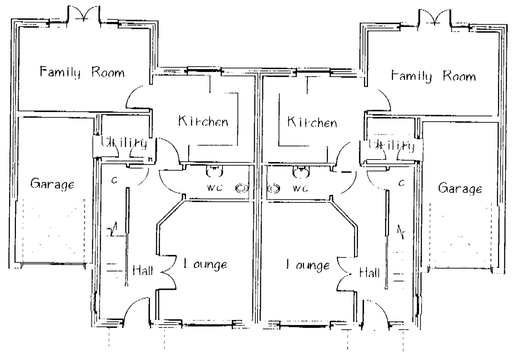
SIDE ELEVATION

FRONT ELEVATION

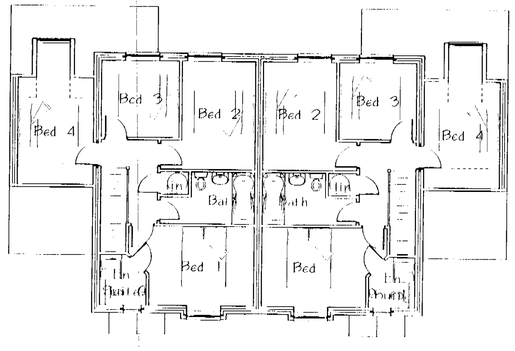
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev	description	date
A	elevational changes and ridge heights reduced	0502

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date: February 2002
drawn by: jd
cad dir.: 804-ruscombe
file name: pln-106

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
"Sorbon" Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 31507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 10 and 11

scale: 1/100
drawing no.: 804-pln-106
revisions: A



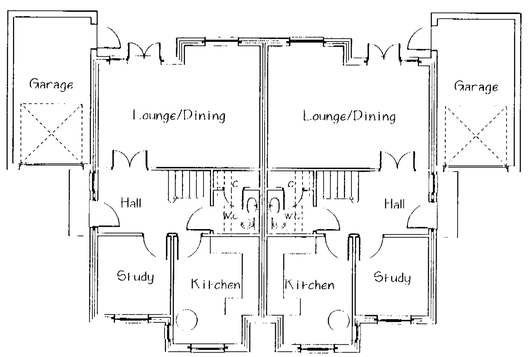
SIDE ELEVATION

FRONT ELEVATION

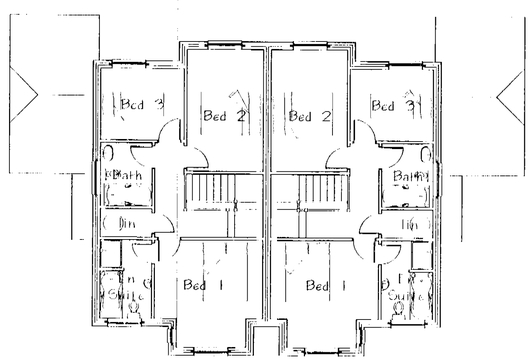
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev	description	date
A	elevational changes and ridge heights reduced	05/02

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: plh-105

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 8 and 9

scale: 1/100
drawing no.: 804-pln-105
revisions: A



SIDE ELEVATION

FRONT ELEVATION

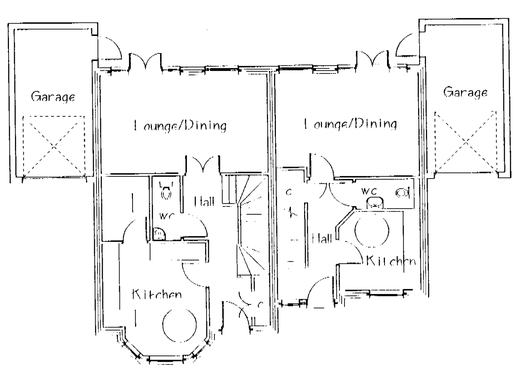
SIDE ELEVATION



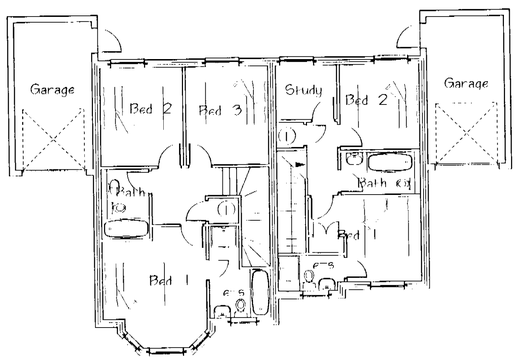
SIDE ELEVATION
OF GARAGE

REAR ELEVATION

SIDE ELEVATION
OF GARAGE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOTES

rev.	description	date
A	elevational changes and ridge heights reduced	05/02

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-104

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 36507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 6 and 7

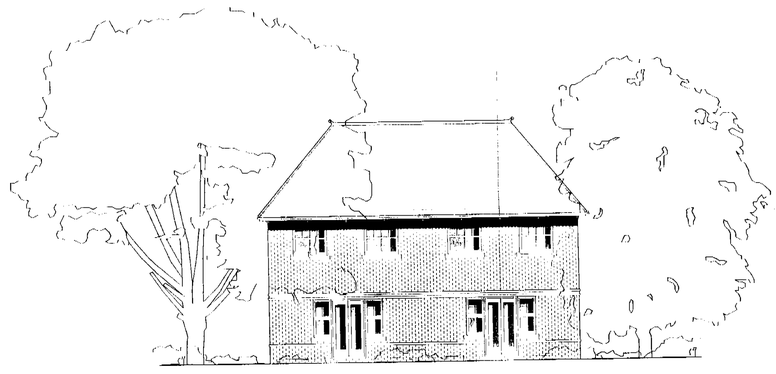
scale: 1/100
drawing no.: 804-pln-104
revisions A



SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



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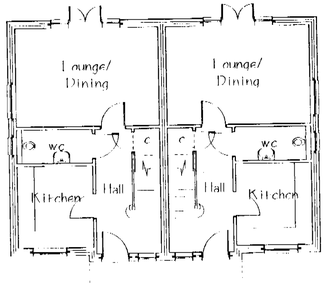
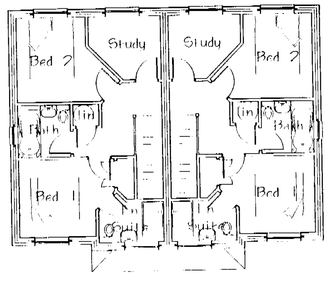


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev	description	date
A	elevational changes and ridge heights reduced	05.02

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date: February 2002
drawn by: k.p
cad dir.: 804-ruscombe
file name: pln-103

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

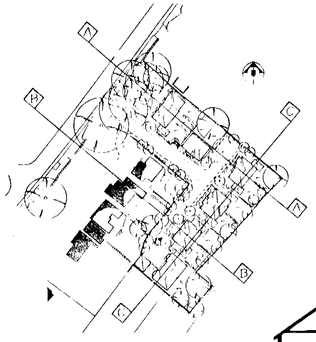
MAY 2002

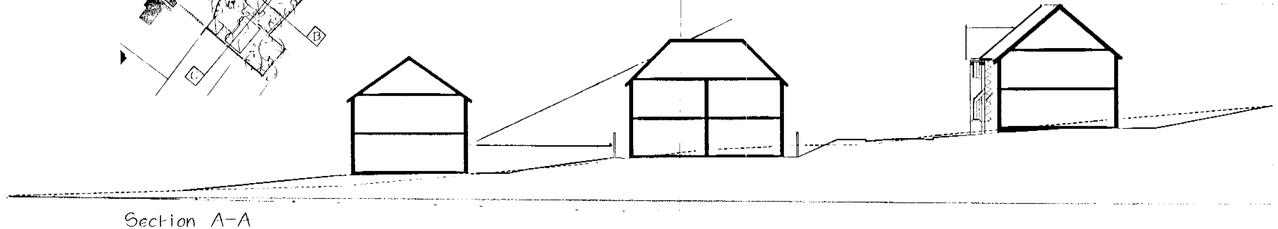
drawing title:
Floor plans/Elevations
plots 4 and 5

scale: 1/100

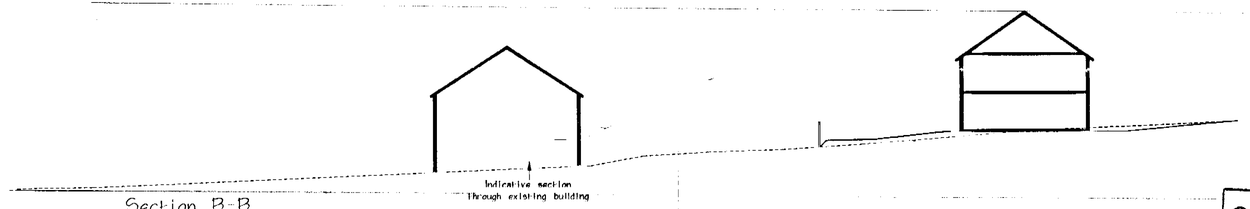
drawing no.:
804-pln-103

revisions
A





Section A-A



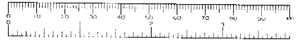
Section B-B



Section C-C

-------- = Existing ground level

——— = Proposed ground level



NOTES

rev	description	date
A	RIDGE HEIGHTS REDUCED	05.02

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date: March 2002
drawn by: CGE
cad dir: 804-ruscombe
file name: Site Section

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly
Homes
Sorbon Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676632
DX: 36507 Beaconsfield

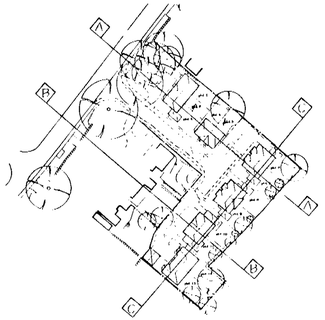
SUPER

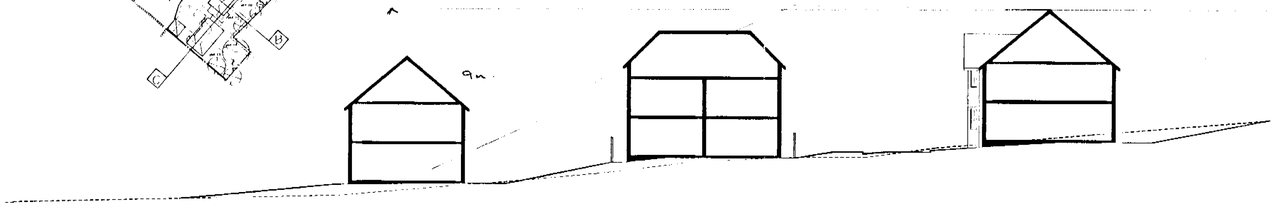
drawing title:
Site Sections

scale: 1:200

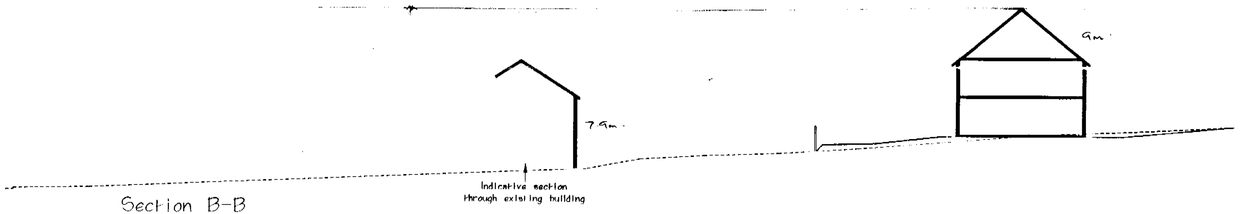
drawing no:
804-pln-109

revisions

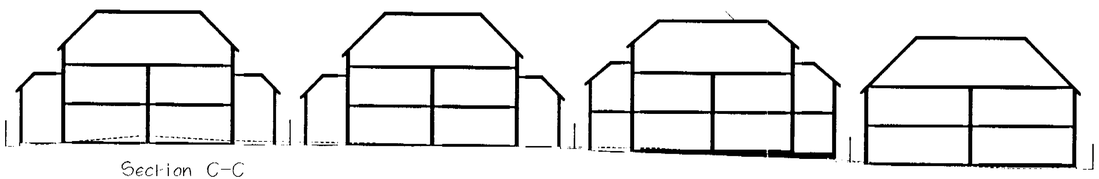




Section A-A



Section B-B



Section C-C

------ = Existing ground level

= Proposed ground level

SUPERSEDED

NOTES

rev.	description	date

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date: March 2002
drawn by: CGE
cad dir: 804-ruscombe
file name: Site Section

project:

Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly
Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

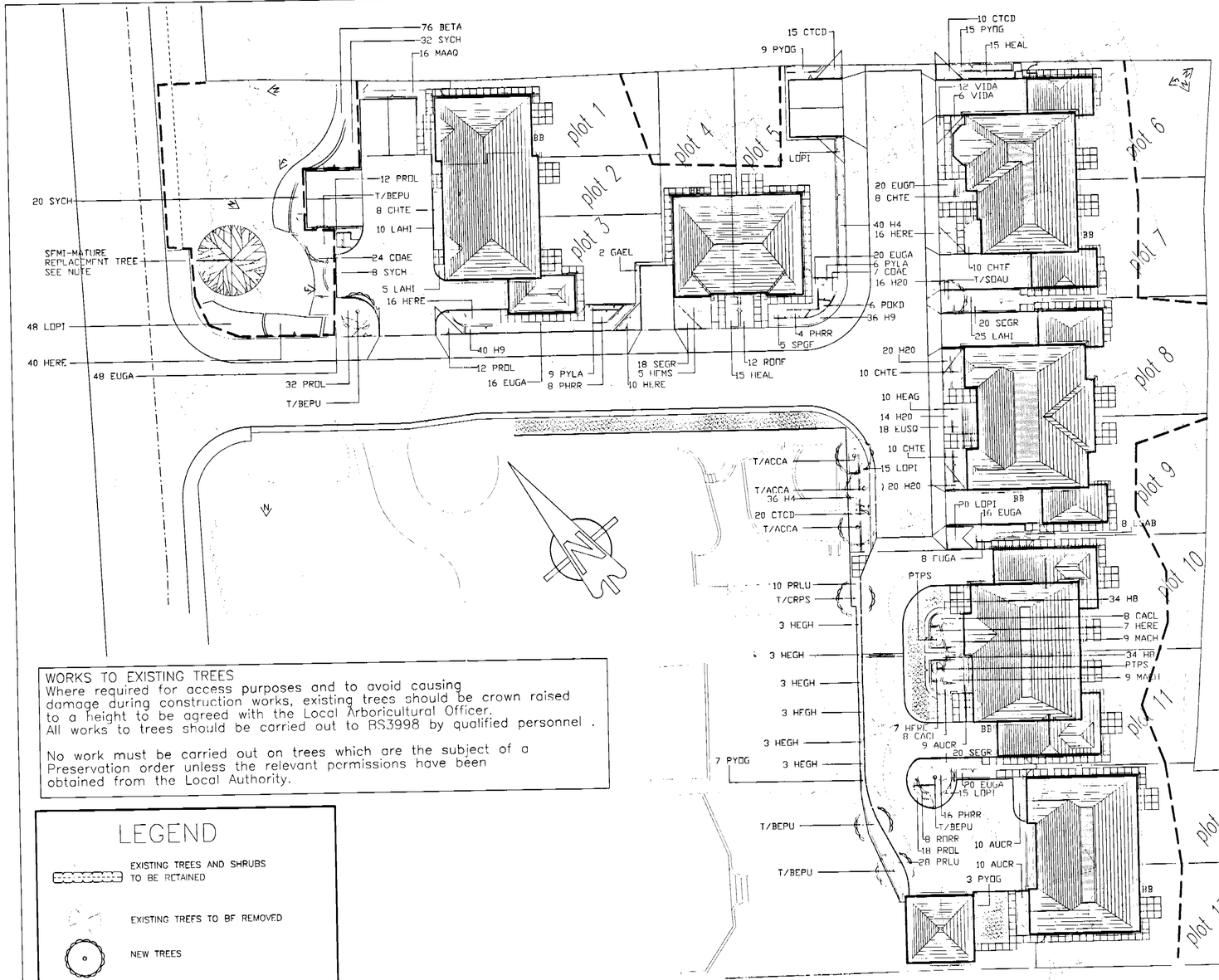
drawing title:

Site Sections

scale: 1:200

drawing no:
804-pln-109

revisions



WORKS TO EXISTING TREES
Where required for access purposes and to avoid causing damage during construction works, existing trees should be crown raised to a height to be agreed with the Local Arboricultural Officer.
All works to trees should be carried out to BS3998 by qualified personnel .

No work must be carried out on trees which are the subject of a Preservation order unless the relevant permissions have been obtained from the Local Authority.

LEGEND

- EXISTING TREES AND SHRUBS TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TREES
- MATURE SPECIMEN SHRUBS
- WALL SHRUBS AND CLIMBERS
- NEW SHRUB PLANTING
- NEW HEDGE PLANTING
- GRASS
- VISION SPLAYS
- BB — BAT BRICK AND CAVITY AS SUPPLIED BY MARSHALL'S CLAY PRODUCTS.
- SCHWEGLER BAT BOX 2F
- SCHWEGLER BAT BOX 2FN — BAT BRICKS AND ROXES TO BE FITTED TO MANUFACTURERS INSTRUCTIONS
- TREE PROTECTION FENCING TO BS5837

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH GOOD LANDSCAPE PRACTICE

IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT SUFFICIENT TOPSOIL TO BS3882 IS PRESENT IN ALL AREAS TO BE PLANTED OR GRASSED AND ANY DEFICIENCIES REPORTED AND MADE GOOD PRIOR TO THE COMMENCEMENT OF ANY WORKS.

PLANTING TO BE CARRIED OUT AS PER BS4428 1989 AND MICHAEL SHANLY HOMES LANDSCAPE SPECIFICATION
PLANTS ARE TO BE SUPPLIED AS PER BS3936, BS4043, BS5231, AND BS5236

ON COMPLETION OF PLANTING ALL SHRUB BEDS TO BE MULCHED TO A DEPTH OF 50MM WITH SUITABLE MATERIAL.

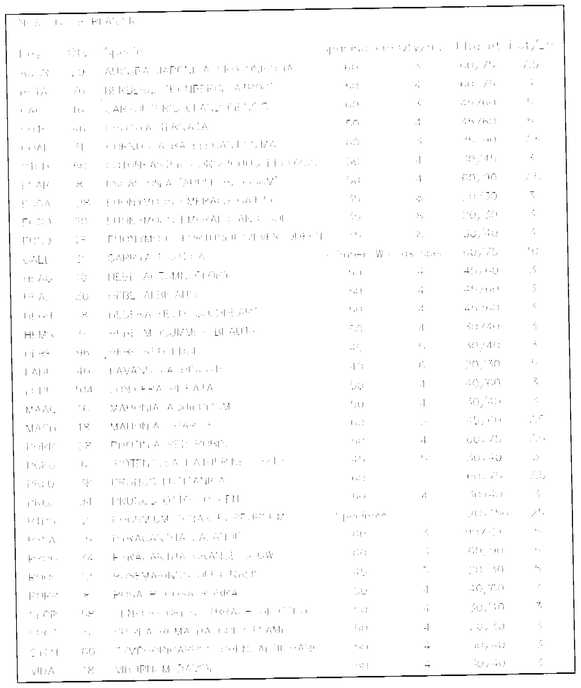
ALL NEW TREES TO BE PLANTED IN PITS 600mm X 600mm X 600mm OR 150mm LARGER THAN THE ROOT SPREAD, WHICHEVER IS THE GREATER. TREE PITS TO BE BACK FILLED WITH SUITABLE PLANTING MEDIUM. TREES TO BE STAKED WITH TREATED SOFTWOOD STAKES FROM APPROVED U.K. SOURCE AND TIED WITH 2 No. TREE TIES SECURED TO THE STAKE WITH GALVANISED NAILS. TREES IN GRASS AREAS ARE TO BE PROVIDED WITH STRIMMER GUARDS.

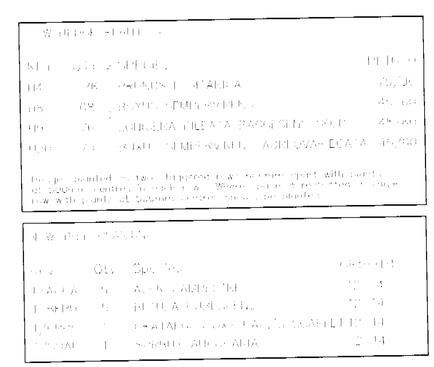
EXISTING TREES ARE TO BE ENCIRCLED BY PROTECTIVE FENCING TO BS 5837 1991 PART 8.2.1 AND 8.2.2. FENCING IS TO EXTEND TO THE LIMIT OF THE CANOPY. NO WORKS ARE TO BE CARRIED OUT INSIDE THE FENCED AREA. NO MATERIALS ARE TO BE STORED INSIDE THE FENCED AREA. PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

IT IS ASSUMED THAT FOOTING DEPTHS HAVE BEEN CALCULATED TO COPE WITH ALL NEW TREE, SHRUB, AND HEDGE PLANTING

WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THAT THE QUANTITIES WITHIN THE SCHEDULES REFLECT THOSE IN THE DRAWING, IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO MAKE CERTAIN THAT THERE ARE SUFFICIENT SHRUBS TO COMPLETE THE DESIGN AS SPECIFIED.

NO DEVIATION FROM THE SCHEDULE WITH REGARD TO SPECIES OR SIZE IS ALLOWED WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT





NIR agreed - amendments requested by letter dated 11/4/03.

Rev B Feb 2003: Trees to be removed shown tree protection added
Rev A Feb 2003: Minor amendments at Client's request

Semi-MatureTree Planting

Qty	Species	Girth cm
1	FAGUS SYLVATICA	20/25

Semi-Mature Trees are to be provided, planted, and maintained, by CIVIC TREES LIMITED,
Tel: 01442 825401
Fax: 01442 890275
www.civictrees.co.uk

05 MAR 2003

Bourne Landscape Consultants
18, Fox Road, Lower Bourne, Farnham, Surrey GU10 3NZ
01252 712448

CLIENT: Michael Shanly Homes

SITE: 110 – 116 LONDON ROAD RUSCOMBE

TITLE: SOFT LANDSCAPE

SCALE: 1:200 | DATE: 10/02/03

NUMBER: BLC030123 | REVISION: B | DRAWN: JAG

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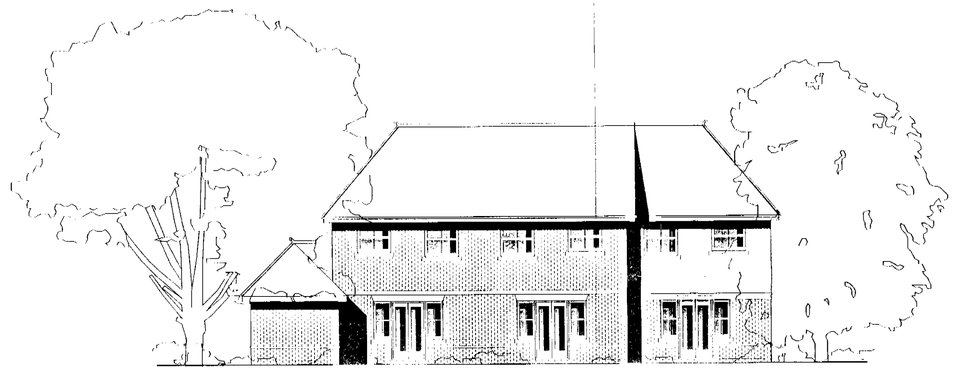
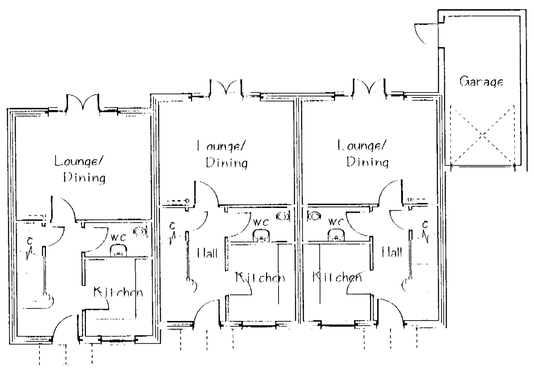
SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev	description	date
A	ELEVATIONAL CHANGES & RIDGE HEIGHTS REDUCED	05.02

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-102

project:
Residential Development
at
110-116 London Road
Ruscombe

23 MAY 2002

Michael Shanly Homes
Sorbon Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 1-3

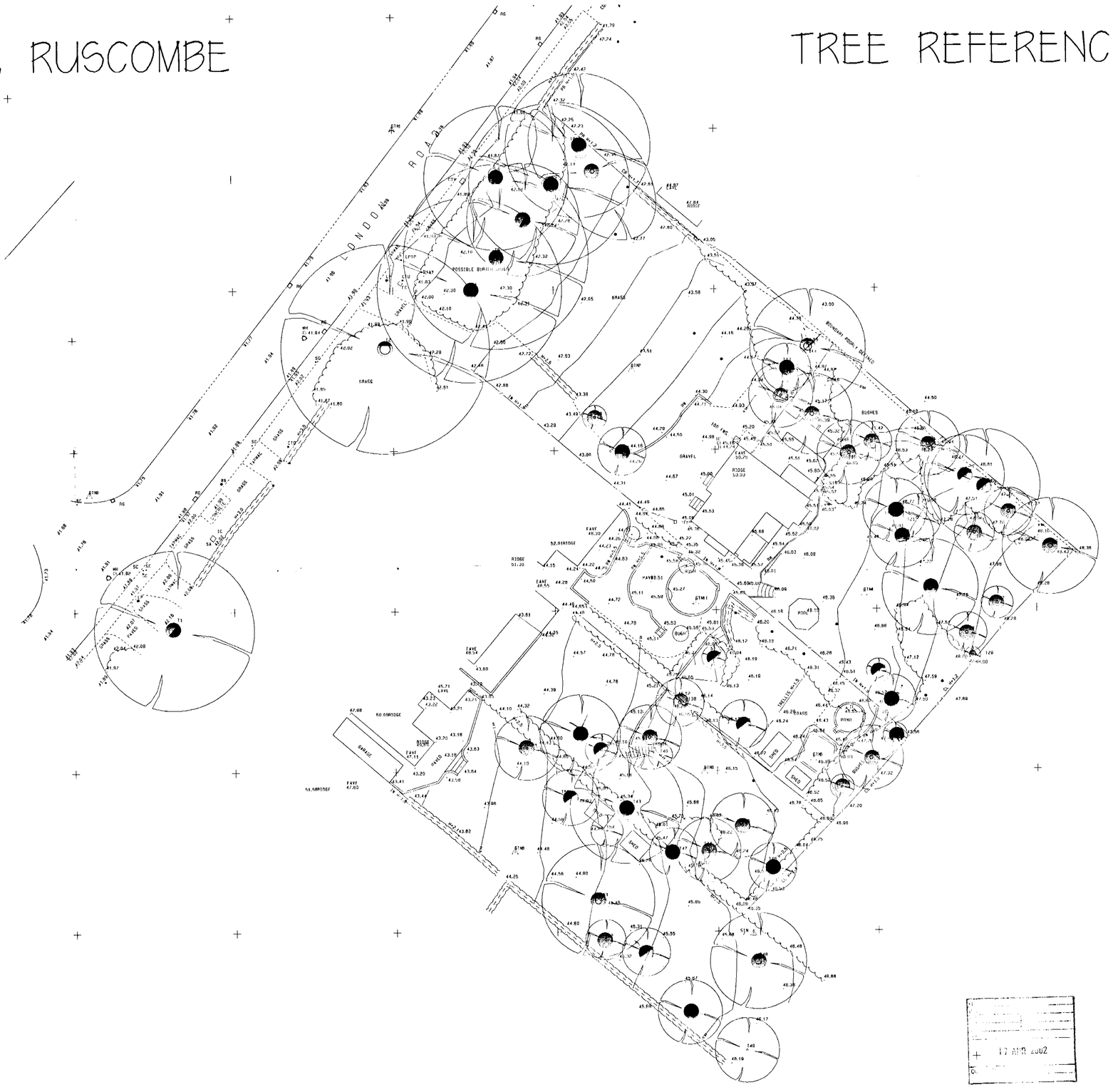
REVISED PLAN

6007

scale: 1/100
drawing no.: 804-pln-102
revisions: A

LONDON ROAD, RUSCOMBE

TREE REFERENCE PLAN


LONDON ROAD
POSSIBLE BURIAL MOUND
GRASS
GRAVEL
BUSHES
SHED
POND
BOUNDARY WOOD-LAND
RIDGE 52.01
FAVE 48.54
FAVE 48.55
FAVE 47.11
FAVE 47.60
51.68 RIDGE
52.01 RIDGE
RIDGE 51.20
LAWN
LAWN
LAWN



Indicative Street Scene
Rear Plots

APPROVED

PLANNING SERVICES | NOT
24 JUN 2002
COMES TO



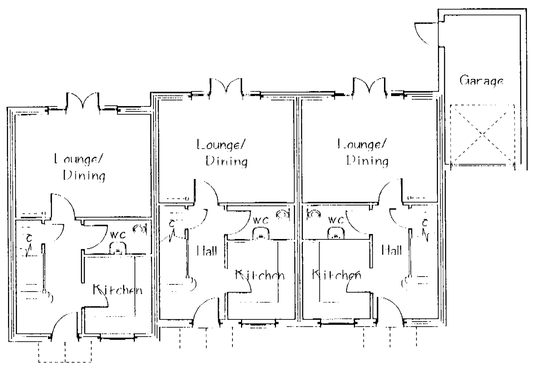
SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev	description	date
A	ELEVATIONAL CHANGES & RIDGE HEIGHTS REDUCED	05.02

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date: February 2002
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file name: pln-102

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 1-3

APPROVED

23 MAY 2002

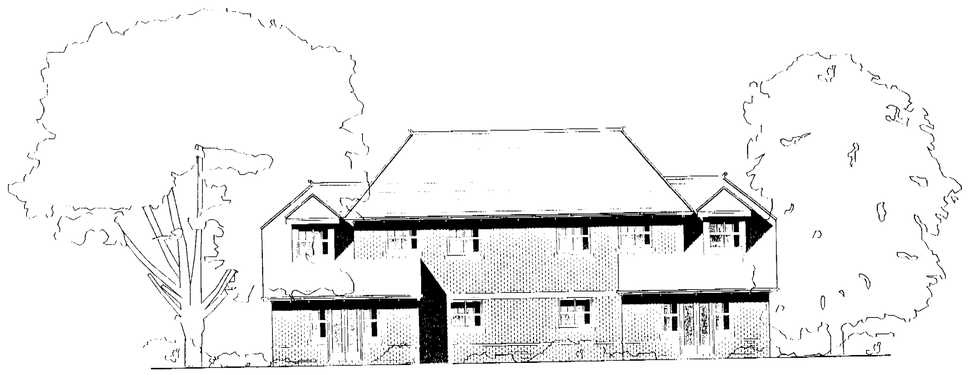
scale: 1/100
drawing no.: 804-pln-102
revisions: A



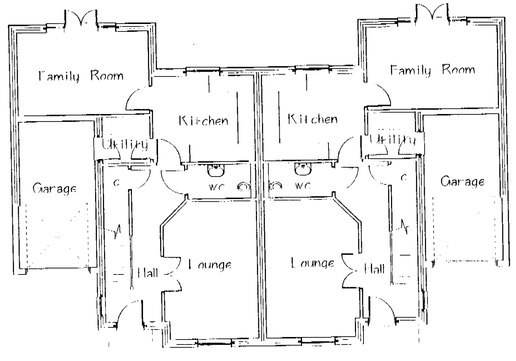
SIDE ELEVATION

FRONT ELEVATION

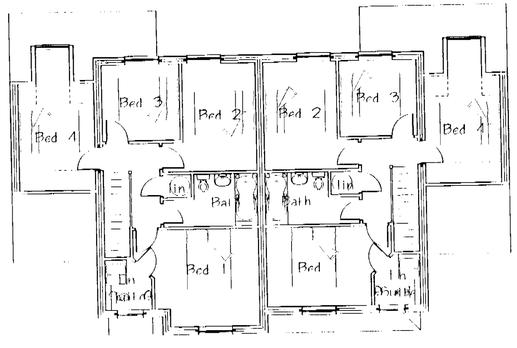
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev	description	date
B	ridge heights reduced	0602
A	elevational changes and ridge heights reduced	0502

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date: February 2002
drawn by: jd
cad dir.: 804-ruscombe
file name: pln-106b

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
APPROVED
Floor plans/elevations
plots 10 and 11

7 JUN 2002

scale: 1/100
drawing no.: 804-pln-106
revisions: A B



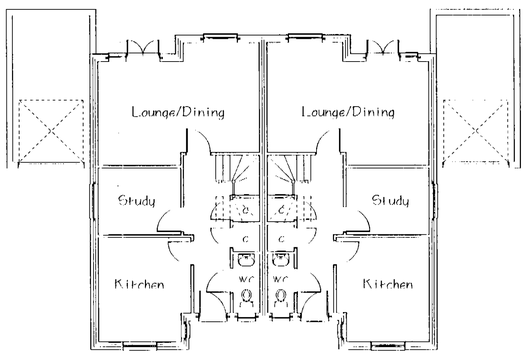
SIDE ELEVATION

FRONT ELEVATION

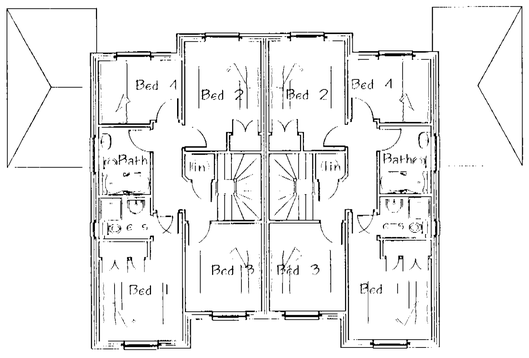
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev.	description	date
B	layout and elevational changes and ridge heights reduced	06.02
A	elevational changes and ridge heights reduced	05.02

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DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-105b.1

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 8 and 9

APPROVED

scale: 1/100
drawing no.: 804-pln-105
revisions: A B

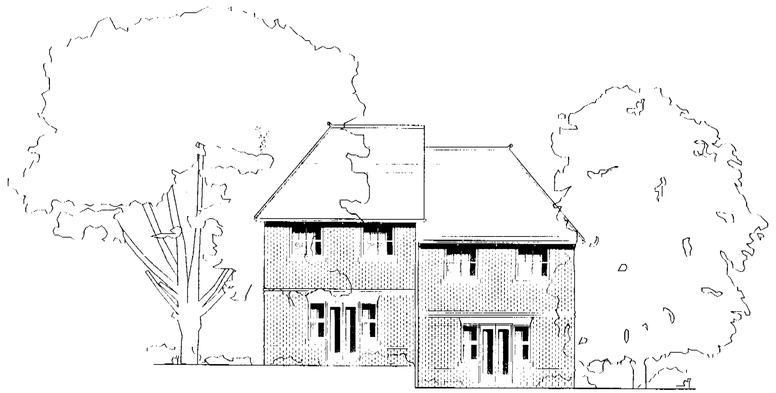
24 JUN 2002



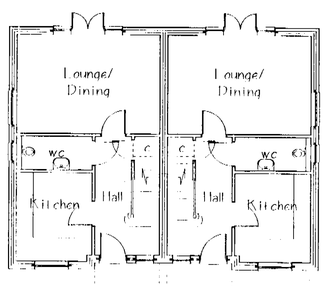
SIDE ELEVATION

FRONT ELEVATION

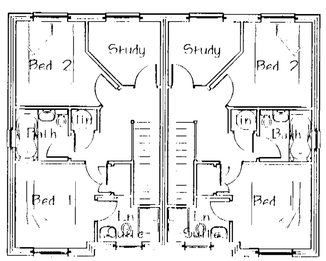
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Consultant

NOTES

rev	description	date
B	building stepped and elevational changes	06.02
A	elevational changes and ridge heights reduced	05.02

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DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: k.p
cad dir.: 804-ruscombe
file name: pln-103b

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 [illegible]
DX 34507 Beaconsfield

drawing title:
Floor Plans
&
Elevations
plots 4 and 5

scale: 1/100
drawing no.: 804-pln-103
revisions
A B

24 JUN 2002



SIDE ELEVATION

FRONT ELEVATION

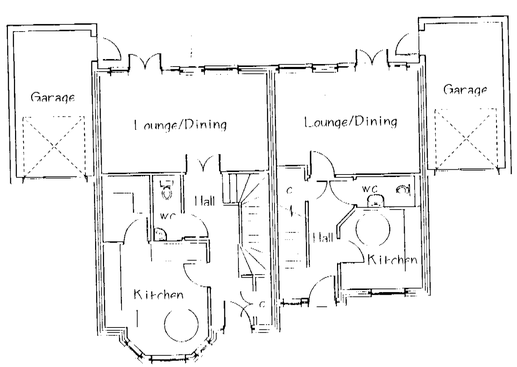
SIDE ELEVATION



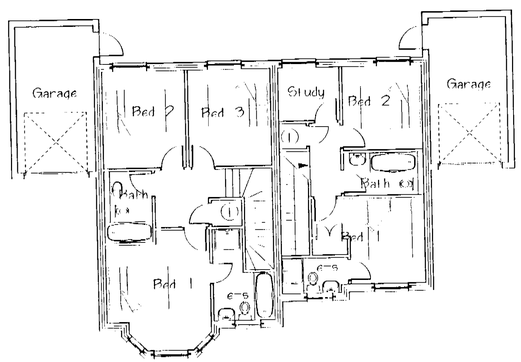
SIDE ELEVATION
OF GARAGE

REAR ELEVATION

SIDE ELEVATION
OF GARAGE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev	description	date
B	Ridge heights reduced	06.02
A	elevational changes and ridge heights reduced	05.02

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DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: kjp
cad dir.: 804-ruscombe
file name: pln-104b

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 6 and

APPROVED

scale: 1/100
drawing no: 804-pln-104
revisions A B

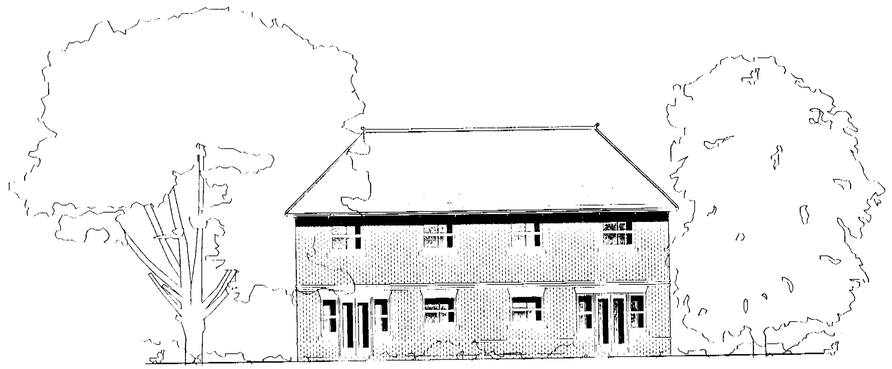
24 JUN 2002

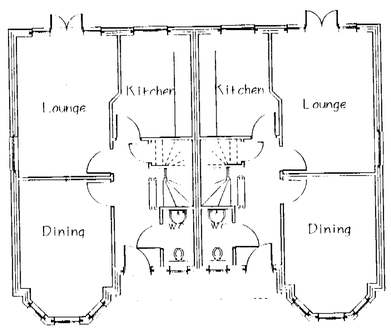


SIDE ELEVATION

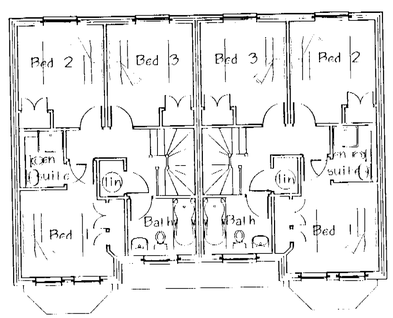
FRONT ELEVATION

SIDE ELEVATION





GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev	description	date
B	footprint reduced & elevational changes	06.02
A	elevational changes and ridge heights reduced	05.02

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DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: jd
cad dir.: 804-ruscombe
file name: pln-107b

project:
Residential Development
at
110-116 London Road
Ruscombe

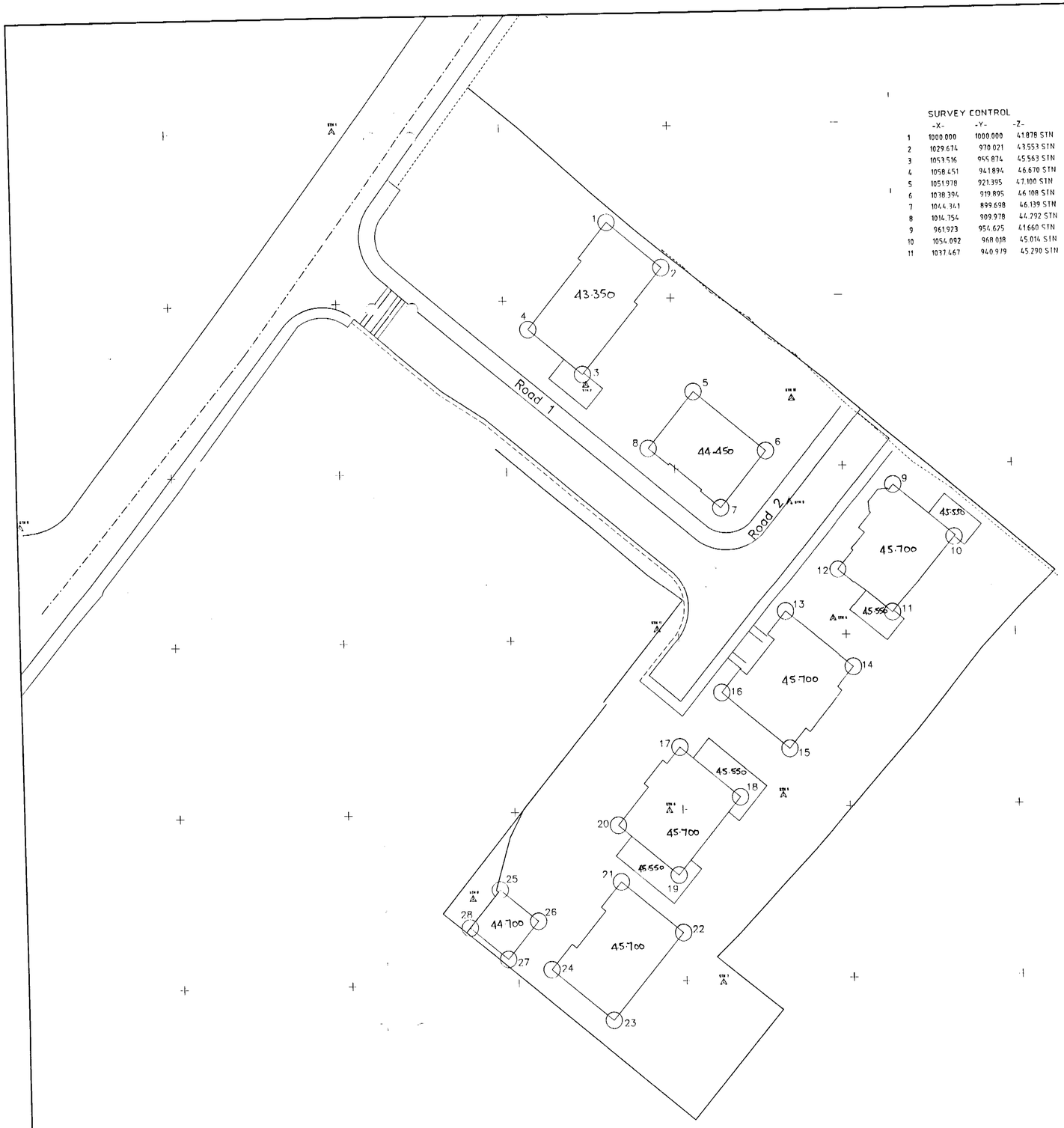
Michael Shanly
Homes
'Sorhon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 [illegible]
DX 34507 Beaconsfield

PLANNING
APPROVED

drawing title:
Floor plans/Elevations
plots 12 and 13

PLANNING
24 JUN 2002

scale: 1/100
drawing no.: 804-pln-107
revisions A B



SURVEY CONTROL

	-X-	-Y-	-Z-
1	1000.000	1000.000	41.878 STN
2	1029.674	970.021	43.553 STN
3	1053.516	955.874	45.563 STN
4	1058.451	941.894	46.670 STN
5	1051.978	921.395	47.100 STN
6	1038.394	919.895	46.108 STN
7	1044.341	899.698	46.139 STN
8	1014.754	909.978	44.292 STN
9	961.923	954.625	41.660 STN
10	1054.092	968.018	45.014 STN
11	1037.467	940.979	45.290 STN

BUILDING SETTING OUT LISTING

Plots 1 - 3

1	X=1032.570 Y= 988.898
2	X=1038.953 Y= 983.542
3	X=1029.322 Y= 971.285
4	X=1022.938 Y= 976.642

Plots 4 & 5

5	X=1042.421 Y= 969.021
6	X=1050.870 Y= 961.931
7	X=1045.369 Y= 955.375
8	X=1036.920 Y= 962.465

Plots 6 & 7

9	X=1065.911 Y= 957.706
10	X=1073.019 Y= 951.461
11	X=1065.515 Y= 942.517
12	X=1059.187 Y= 947.826

Plots 8 & 9

13	X=1052.799 Y= 942.871
14	X=1060.745 Y= 936.204
15	X=1052.896 Y= 926.851
16	X=1044.951 Y= 933.518

Plots 10 & 11

17	X=1039.808 Y= 927.284
18	X=1046.882 Y= 921.348
19	X=1039.349 Y= 912.370
20	X=1032.274 Y= 918.306

Plots 12 & 13

21	X=1032.464 Y= 911.703
22	X=1039.711 Y= 905.622
23	X=1031.200 Y= 895.479
24	X=1023.953 Y= 901.560

Garage

25	X=1018.028 Y= 911.005
26	X=1022.497 Y= 907.255
27	X=1018.814 Y= 902.866
28	X=1014.345 Y= 906.616

NOTES

This drawing is to be read in conjunction with all other relevant architectural and engineers' drawings.

Do not scale this drawing, use only written or calculated dimensions.

All dimensions to be checked on site prior to commencement of construction and any discrepancy should be reported to the Construction Manager.

PRELIMINARY ISSUE

REV.	DESCRIPTION	DATE
A	COORDINATES REVISED & DWG AUDITED	09-12-02

LWA Oxford Ltd

DESIGNED	EM	Client:	MICHAEL SHANLY HOMES
DRAWN	EM		
CHECKED		SCALE	1:200
APPROVED			

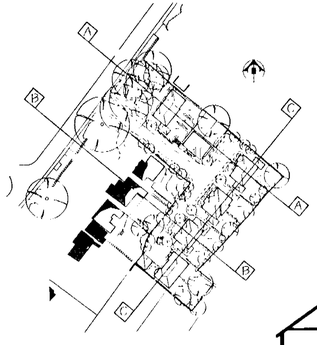
110 – 116 LONDON ROAD

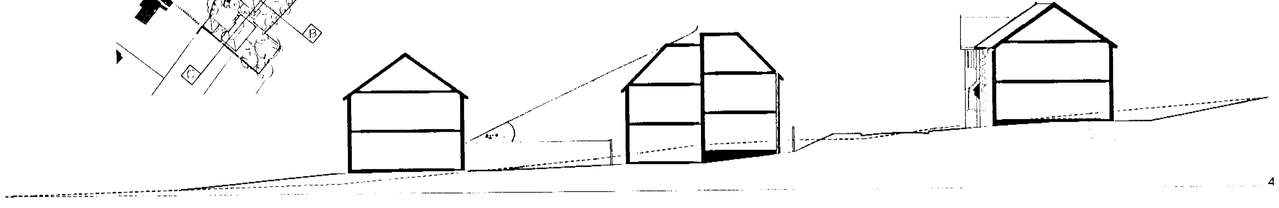
title:

HOUSE SETTING OUT
WITH STRUCTURAL SLAB LEVELS

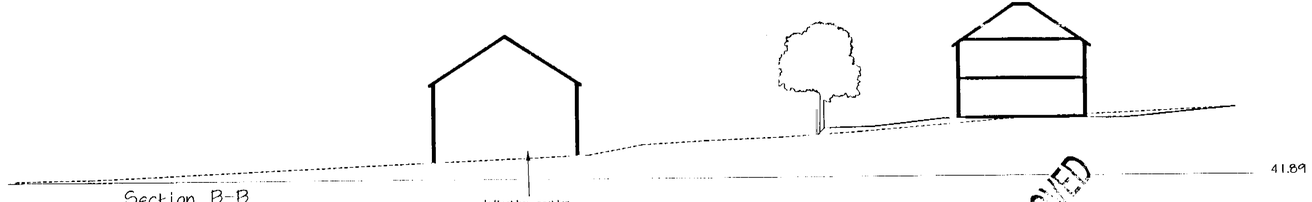
Drg No

PROJECT NUMBER	SHEET	OF	REV	DATE





Section A-A



Section B-B



Section C-C

APPROVED

21 JUN 2002

COUNCIL

---------- = Existing ground level

——— = Proposed ground level

NOTES

rev	description	date
B	ridge heights reduced	06.02
A	ridge heights reduced	05.02

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DO NOT SCALE. All dimensions and levels must be checked on site and verified prior to construction.

date: March 2002
drawn by: CGE
cad dir: 804-ruscombe
file name: Site Section

project:

Residential Development at 110-116 London Road Ruscombe

Michael Shanly Homes

Sarbon Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel. (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 36507 Beaconsfield

drawing title:

Site Sections

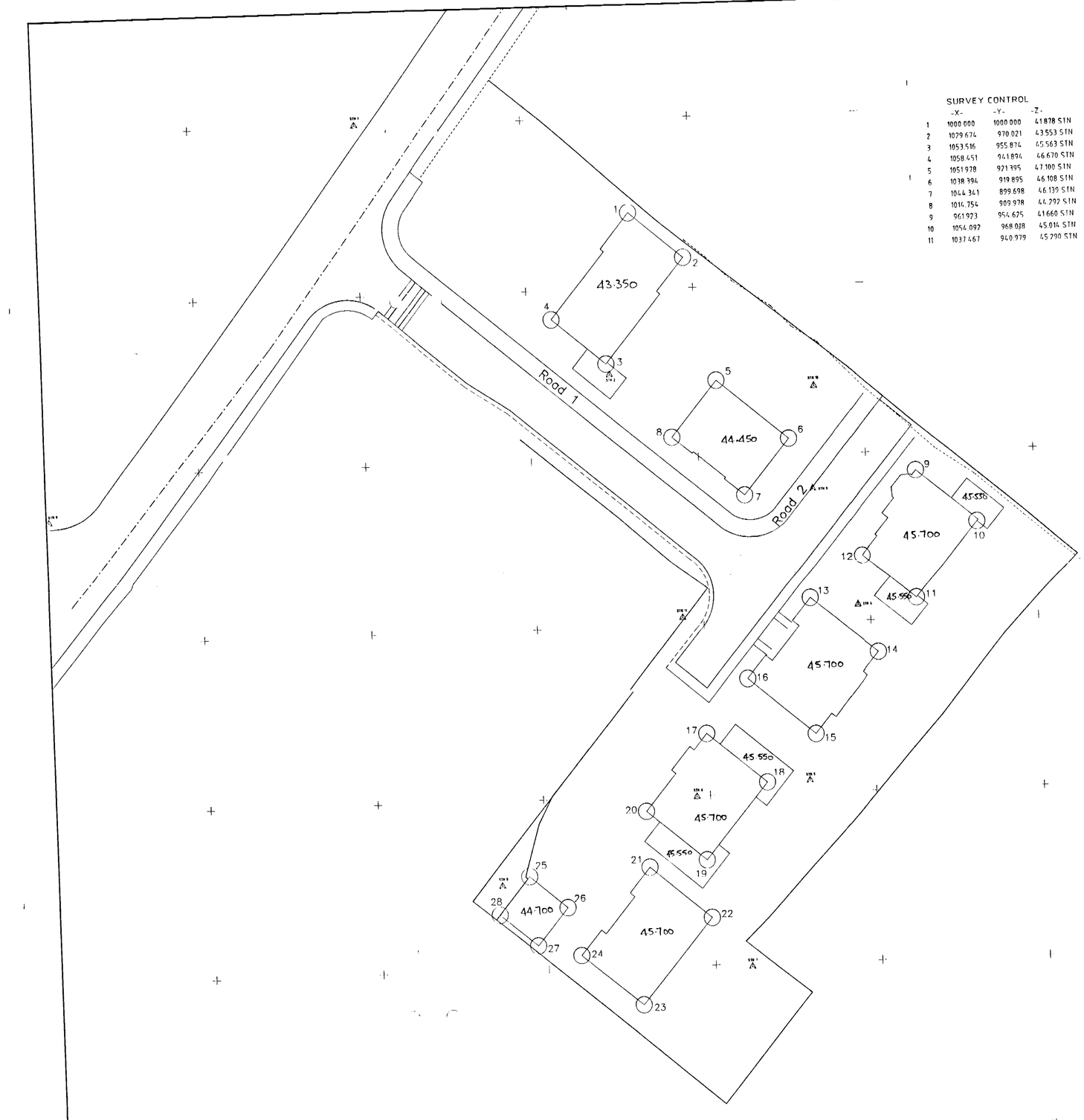
scale: 1:200

drawing no:

804-pln-109

revisions

A B



SURVEY CONTROL

	-X-	-Y-	-Z-
1	1000.000	1000.000	41.878 STN
2	1029.674	970.021	43.553 STN
3	1053.516	955.874	45.563 STN
4	1058.451	941.894	46.670 STN
5	1051.978	921.395	47.100 STN
6	1038.394	919.895	46.108 STN
7	1044.341	899.698	46.139 STN
8	1014.754	909.978	44.292 STN
9	961.923	954.625	41.660 STN
10	1054.092	968.038	45.014 STN
11	1037.467	940.979	45.290 STN

BUILDING SETTING OUT LISTING

Plots 1 - 3

1 X=1032.570 Y= 988.898
2 X=1038.953 Y= 983.542
3 X=1029.322 Y= 971.285
4 X=1022.938 Y= 976.642

Plots 4 & 5

5 X=1042.421 Y= 969.021
6 X=1050.870 Y= 961.931
7 X=1045.369 Y= 955.375
8 X=1036.920 Y= 962.465

Plots 6 & 7

9 X=1065.911 Y= 957.706
10 X=1073.019 Y= 951.461
11 X=1065.515 Y= 942.517
12 X=1059.187 Y= 947.826

Plots 8 & 9

13 X=1052.799 Y= 942.871
14 X=1060.745 Y= 936.204
15 X=1052.896 Y= 926.851
16 X=1044.951 Y= 933.518

Plots 10 & 11

17 X=1039.808 Y= 927.284
18 X=1046.882 Y= 921.348
19 X=1039.349 Y= 912.370
20 X=1032.274 Y= 918.306

Plots 12 & 13

21 X=1032.464 Y= 911.703
22 X=1039.711 Y= 905.622
23 X=1031.200 Y= 895.479
24 X=1023.953 Y= 901.560

Garage

25 X=1018.028 Y= 911.005
26 X=1022.497 Y= 907.255
27 X=1018.814 Y= 902.866
28 X=1014.345 Y= 906.616

NOTES

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Do not scale this drawing, use only written or calculated dimensions.

All dimensions to be checked on site prior to commencement of construction and any discrepancy should be reported to the Construction Manager.

PRELIMINARY ISSUE

REV.	DESCRIPTION	DATE
A	COORDINATES REVISED & DWG AUDITED	09-12-02

LWA Oxford Ltd

DESIGNED	EM
DRAWN	EM
CHECKED	
APPROVED	

Client: MICHAEL SHANLY HOMES

SCALE 1:200

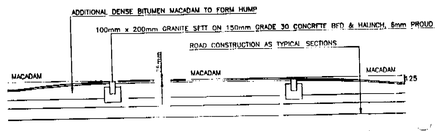
110 – 116 LONDON ROAD

Title: HOUSE SETTING OUT WITH STRUCTURAL SLAB LEVELS

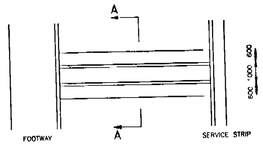
Drg No

PROJECT NUMBER	SHEET	OF	REV	DATE

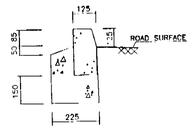
PLANNING SERVICES RECEIVED
24 DEC 2003
COMMENTS



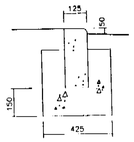
A–A



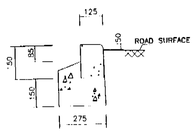
RUMBLE STRIP



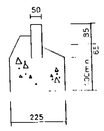
HALF BATTERED KERB
125 X 255 HB2



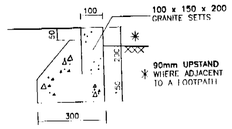
RUMBLE STRIP
VEHICULAR CROSSING



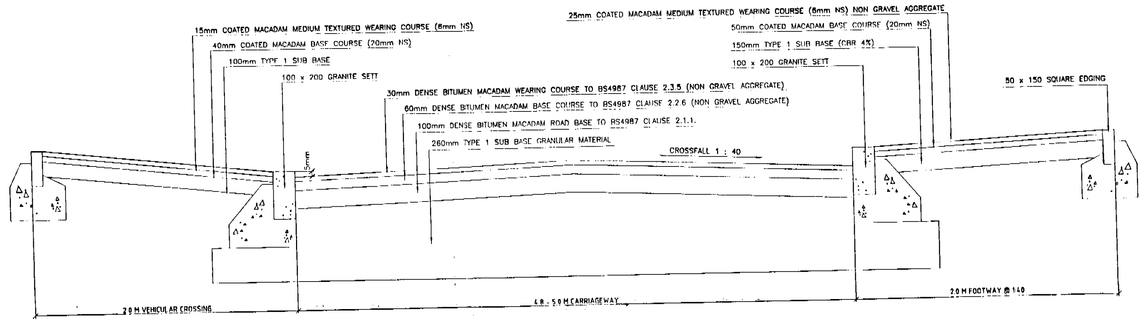
BULLNOSE KERB
125 X 150 BN



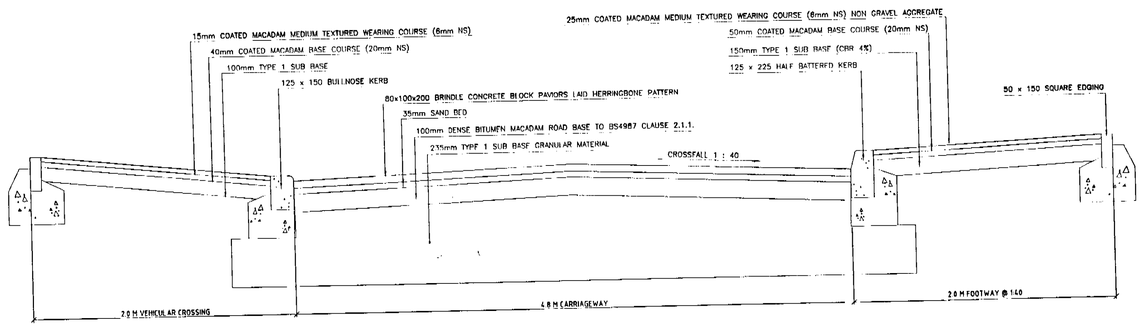
SQUARE EDGING
50 X 150 EF



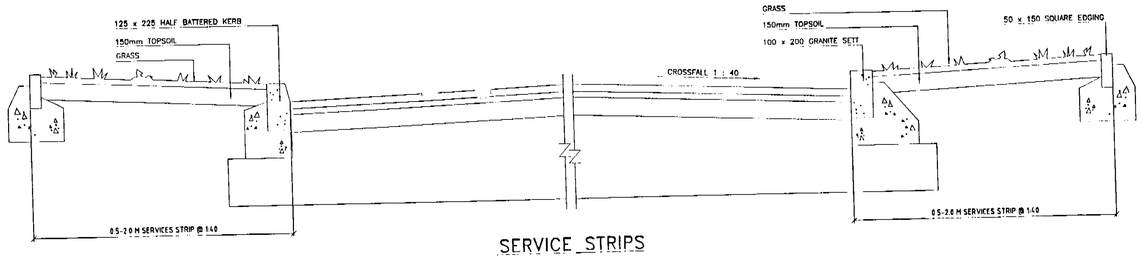
GRANITE SETT
100 X 200



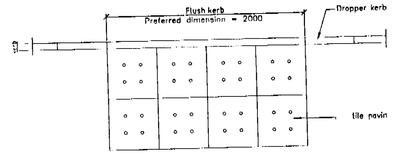
DENSE BITUMEN MACADAM CARRIAGEWAY TO ENTRANCE
DENSE BITUMEN MACADAM CARRIAGEWAY BEYOND BLOCK PAVING



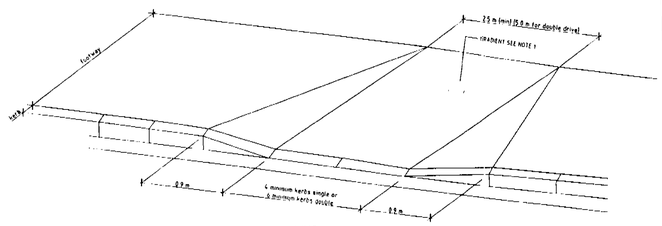
BLOCK PAVED CARRIAGEWAY



SERVICE STRIPS



UNCONTROLLED CROSSING
FOOTWAY ADJACENT TO KERB



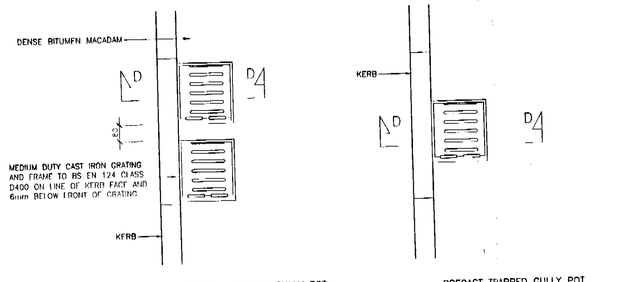
FOOTWAY SHAPING
AT CROSSING

NOTES

1. MAX FOOTWAY CROSSFALL TO BE 5% (PREFERRED) OR 8% (ABSOLUTE MAX).
2. CONCRETE PAVING TO BE CONCRETE CLASS ST2 WITH U2 FINISH.
3. PRECAST CONCRETE KERBS TO BE HALF BATTER WITH 120 FACE.

VEHICLE CROSSOVER

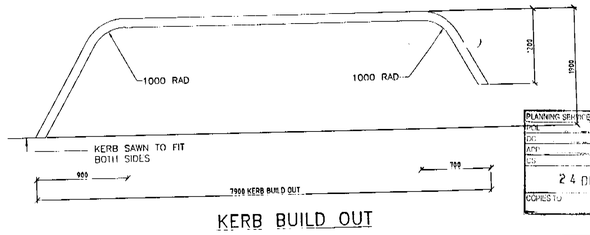
D–D



DOUBLE PRECAST TRAPPED GULLY POT
WITH MEDIUM DUTY GRATING AND FRAME

PRECAST TRAPPED GULLY POT
WITH MEDIUM DUTY GRATING AND FRAME

PRECAST GULLY TYPE G3



KERB BUILD OUT

NOTES

This drawing is to be read in conjunction with all other relevant architectural and engineers' drawings.

Do not scale this drawing, use only written or calculated dimensions.

All dimensions to be checked on site prior to commencement of construction and any discrepancy should be reported to the Construction Manager.

All works to be in accordance with sewer for adoption 5th Edition.

REV.	DESCRIPTION	DATE
C	DRAWINGS UPDATED	25-02-03
B	DRAWINGS UPDATED	13-01-03
A	CROSSOVER & FOOTPATH ALTERATIONS	09-12-02

LWA Oxford Ltd
Consulting Engineers & Surveyors
The Old Board Room, Building B2
North Culham Estate
Culham Science Centre
Abingdon, OX14 3GY
Tel: 01865 408 508
Fax: 01865 408 557
email: drawings@lwaoxford.co.uk

DESIGNED	EM	Client: MICHAEL SHANLY HOMES
DRAWN	EM	
CHECKED	AB	
APPROVED	CW	SCALE: VARIES

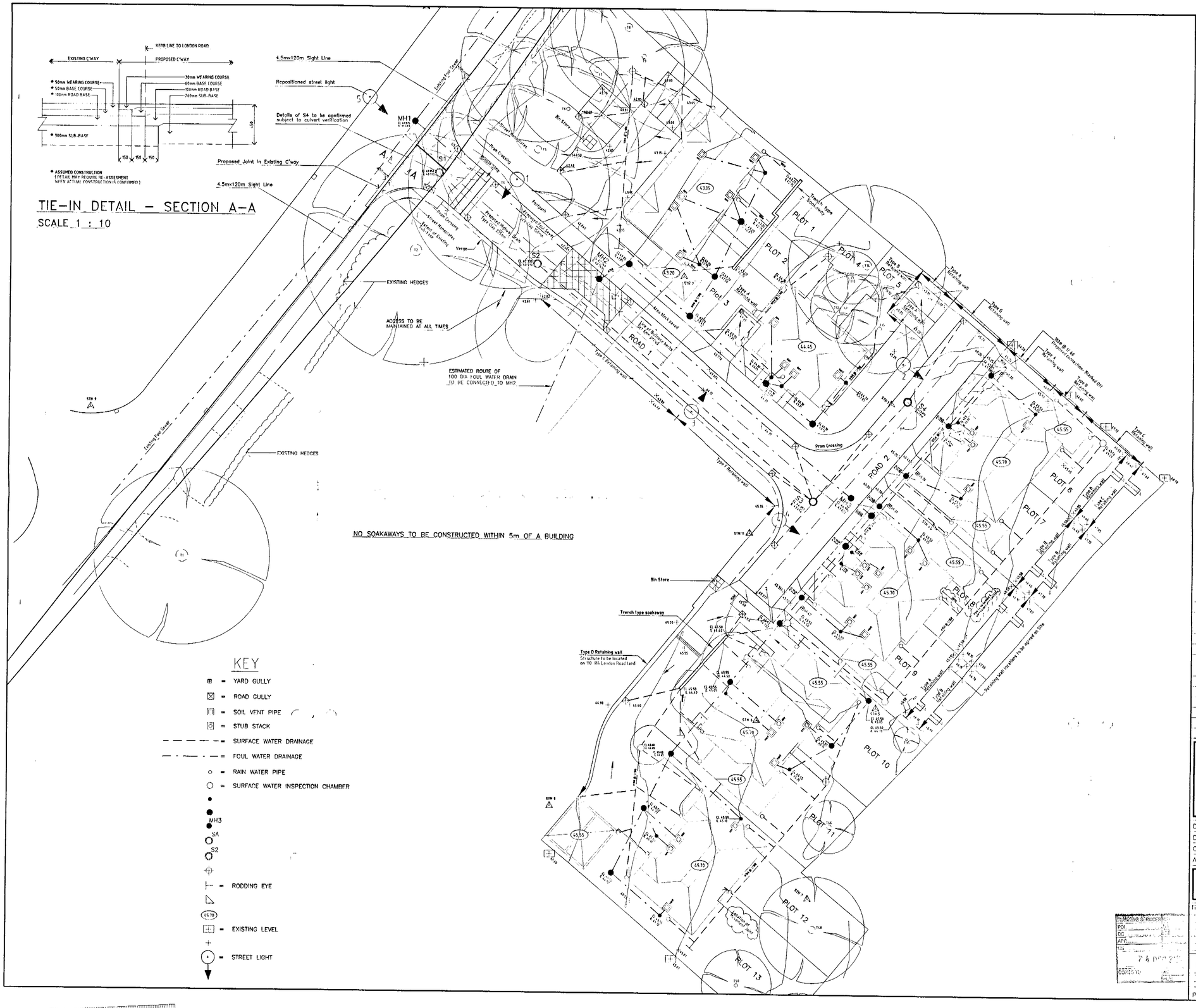
110 – 116 LONDON ROAD

Title: HIGHWAY DETAILS

PLANNING SERVICES UNIT
24 DEC 2003
COMESTO

PROJECT NUMBER	SHEET	OF	REV	DATE
2017	7	10	C	25/11/02

Drg No 804.2017-C301



TIE-IN DETAIL – SECTION A-A

SCALE 1 : 10

NO SOAKAWAYS TO BE CONSTRUCTED WITHIN 5m OF A BUILDING

NOTES

This drawing is to be read in conjunction with all other relevant architectural and engineers' drawings.

Do not scale this drawing, use only written or calculated dimensions.

All dimensions to be checked on site prior to commencement of construction and any discrepancy should be reported to the Construction Manager.

Invert level of public foul sewer to be checked prior to laying on site drainage

The beech tree T14 to the rear of Plots 4 – 5 is to be preserved under a local authority Tree Preservation Order.

All works to be in accordance with Sewers for Adoption 5th Edition and Thames Water Addendum.

Construction of retaining walls shall minimise the disturbance of tree roots.

The kerbing beyond the narrowing will be formed with granite setts with nominal 90mm upstand.

REV.	DESCRIPTION	DATE
L	MODIFIED & ADDED AS SHOWN CLOUDED	28-04-03
J	LINK S2-S3, PLOTS 6-8 FOUL DRAINAGE	07-03-03
H	AS CLIENTS COMMENT	25-02-03
G	CONTOUR LAYOUT ADDED	18-02-03
F	PLOT 8 INSPECTION CHAMBER	11-02-03
E	THAMES WATER'S LETTER OF 3/02/03	07-02-03
D	AS CLIENTS COMMENT	04-02-03
C	AS CLIENTS COMMENT	28-01-03
B	DRAWINGS AUDITED	21-01-03
A	SOAKAWAYS REPOSITIONED	09-12-02

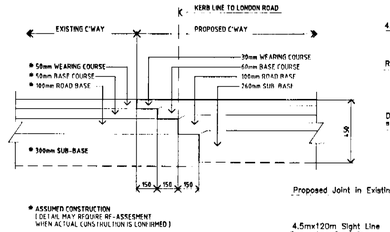
LWA Oxford Ltd
Consulting Engineers & Surveyors
The Old Board Room, Building B2
North Culham Estate
Culham Science Centre
Abingdon, OX14 3GY
Tel: 01865 408 508
Fax: 01865 408 557
email: drawings@lwaoxford.co.uk

DESIGNED	EM	Client: MICHAEL SHANLY HOMES
DRAWN	EM	
CHECKED	AB	
APPROVED	CW	SCALE 1:200 : 1:10

110 – 116 LONDON ROAD

Title: ENGINEERING LAYOUT

Drg No	804.2017-C101			
2017	1	10	L	30/11/02
PROJECT NUMBER	SHEET	OF	REV	DATE



TIE-IN DETAIL – SECTION A-A

SCALE 1 : 10

KEY

- ⊞ = YARD GULLY
- ⊠ = ROAD GULLY
- ▣ = SOIL VENT PIPE
- ⊡ = STUB STACK
- – – – – = SURFACE WATER DRAINAGE
- –·–·– = FOUL WATER DRAINAGE
- ○ = RAIN WATER PIPE
- ◯ = SURFACE WATER INSPECTION CHAMBER
- ● MH3
- SA
- S2
- ⊕
- ⊢ = RODDING EYE
- ◺
- 45.70
- ⊢+⊣ = EXISTING LEVEL
- +
- ⊙ = STREET LIGHT

NOTES

This drawing is to be read in conjunction with all other relevant architectural and engineers' drawings.

Do not scale this drawing, use only written or calculated dimensions.

All dimensions to be checked on site prior to commencement of construction and any discrepancy should be reported to the Construction Manager.

Invert level of public foul sewer to be checked prior to laying on site drainage.

The beech tree T14 to the rear of Plots 4 – 5 is to be preserved under a local authority Tree Preservation Order.

All works to be in accordance with Sewers for Adoption 5th Edition and Thames Water Addendum.

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110 – 116 LONDON ROAD

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ENGINEERING LAYOUT

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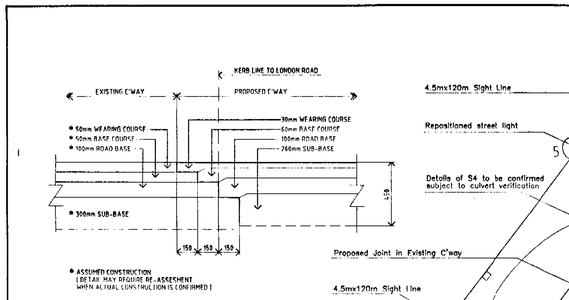

TIE-IN DETAIL – SECTION A-A

SCALE 1 : 10

NO SOAKAWAYS TO BE CONSTRUCTED WITHIN 5m OF A BUILDING

KEY

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- ▯ = SOIL VENT PIPE
- ▯ = STUB STACK
- = SURFACE WATER DRAINAGE
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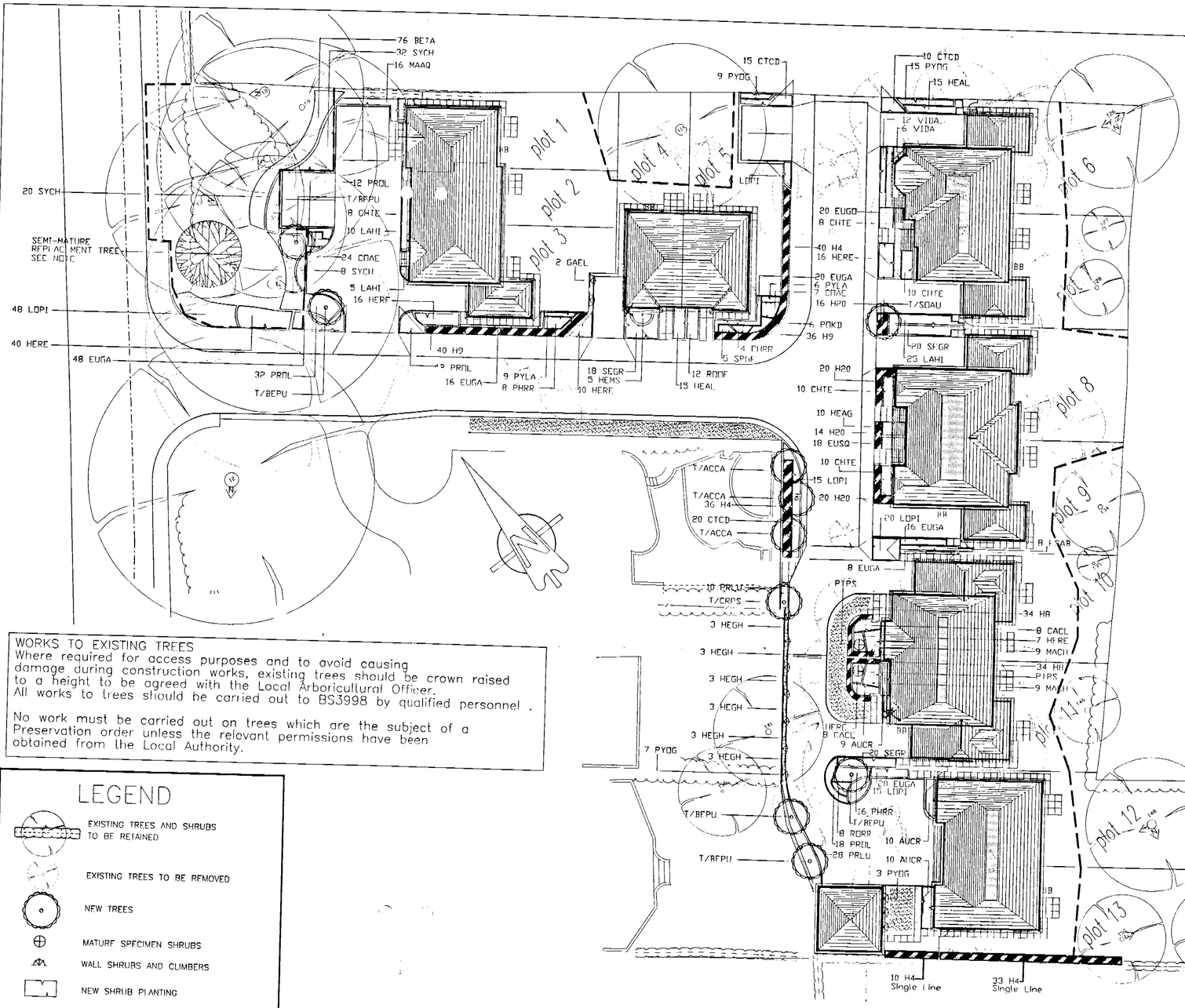

NEW SHRUB PLANTING

Key	Qty	Species	Spacing cm	Qty/m²	Pkg to Pot/Litre
AUCR	29	AUCUBA JAPONICA CROTONIFOLIA	60	3	60/75 7.5
BETA	76	BERBERIS THUNBERGII ATROP'	50	4	60/75 3
CAUL	16	CARYOPTERIS CLANDONENSIS	60	3	45/60 5
CHTE	40	CHOISYA TERNATA	50	4	45/60 5
CUAR	31	CORNUS ALBA ELEGANTISSIMA	60	3	75/90 7.5
CTCD	50	COTONEASTER CONSPICUUS DECORUS	50	4	30/45 3
ESAR	8	ESCALLONIA 'APPLE BLOSSOM'	50	4	60/90 7.5
EUGA	8	EUONYMOUS EMERALD GAIETY	35	8	20/30 3
EUGO	20	EUONYMOUS EMERALD AND GOLD	35	8	20/30 3
EUSQ	18	EUONYMOUS FORTUNEI SILVER QUEEN	65	8	30/40 3
GAEL	2	GARRYA ELLIPTICA	Climber/WS	as spec	60/75 10
HEAC	10	HEBE AUTUMN GLORY	50	4	45/60 3
HEAL	30	HEBE ALBICANS	50	4	45/60 3
HEGH	18	HEDERA HELIX GOLDHEART	50	4	45/60 3
HEMS	5	HEBE MIDSUMMER BEAUTY	50	4	30/40 3
HERE	96	HEBE RED EDGE	45	5	30/40 3
LAHI	40	LAVANDULA HIDCOTE	40	6	20/30 5
LOPI	104	LONICERA PILEATA	50	4	40/60 3
MAAQ	16	MAHONIA AQUIFOLIUM	50	4	30/40 3
MACH	9	MAHONIA CHARITY	60	3	45/60 7.5
PHRR	28	PHORMIA RED ROBIN	50	4	60/75 7.5
PDKD	6	POTENTILLA KATHERINE DYKES	45	5	30/40 3
PRLU	38	PRUNUS LUSITANICA	60	3	60/75 7.5
PROL	44	PRUNUS OTTO LUYKEN	50	4	30/40 3
PTPS	2	PHORMIUM TENAX PURPUREUM	Specimen		120/150 25
PYLA	18	PYRACANTHA LALANDEI	60	3	90/120 5
PYOG	34	PYRACANTHA ORANGE GLOW	60	3	60/90 5
ROOL	10	ROSEMARINUS OFFICINALIS	45	5	20/30 5
RORR	8	ROSA RUGOSA RUBRA	50	4	40/60 3
SPOP	58	SUNEUM GREGII (ESACHYSOLENS)	50	4	30/40 3
SPOF	5	SPIREA BUMALDA GOLD FLAME	50	4	20/30 3
SYOT	60	SYMPHORICARPUS CHENAULTII HANC	50	4	30/40 3
VIDA	18	VIBURNUM DAVIDII	50	4	30/40 3

NEW HEDGE PLANTING

Key	Qty	Species	Pkg to Pot/Litre
LOPI	119	PRUNUS LUSITANICA	45/90
HERE	68	ROSA 'SOMERSVEENS'	45/60
PROL	76	LONICERA PILEATA BAGGESENS GOLD	45/60
PYOG	70	ROSA 'SOMERSVEENS AUREOVARIEGATA'	45/60

Hedges planted as two staggered rows 400mm apart with plants at 400mm centres in each row. Where space is restricted a single row with plants at 500mm centres should be planted.

NEW TREE PLANTING

Key	Qty	Species	Girth/Ht
T/ACCA	5	ACER CAMPESTRE	12-14
T/BEPU	5	BETULA PUBESCENS	12-14
T/CRPS	1	CRATAEGUS OXYACANTH'S SCARLET	12-14
T/SOAU	1	SORBUS AUCUPARIA	12-14

WORKS TO EXISTING TREES
Where required for access purposes and to avoid causing damage during construction works, existing trees should be crown raised to a height to be agreed with the Local Arboricultural Officer.
All works to trees should be carried out to BS3998 by qualified personnel.

No work must be carried out on trees which are the subject of a Preservation order unless the relevant permissions have been obtained from the Local Authority.

LEGEND

- EXISTING TREES AND SHRUBS TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TREES
- MATURE SPECIMEN SHRUBS
- WALL SHRUBS AND CLIMBERS
- NEW SHRUB PLANTING
- NEW HEDGE PLANTING
- GRASS
- VISION SPLAYS
- BB — BAT BRICK AND CAVITY AS SUPPLIED BY MARSHALL'S CLAY PRODUCTS.
- SCHWEGLER BAT BOX 2F
- SCHWEGLER BAT BOX 2FN
  BAT BRICKS AND BOXES TO BE FITTED TO MANUFACTURERS INSTRUCTIONS
- TREE PROTECTION FENCING TO BS5837

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH GOOD LANDSCAPE PRACTICE

IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT SUFFICIENT TOPSOIL TO BS3882 IS PRESENT IN ALL AREAS TO BE PLANTED OR CRASSED AND ANY DEFICIENCIES REPORTED AND MADE GOOD PRIOR TO THE COMMENCEMENT OF ANY WORKS.

PLANTING TO BE CARRIED OUT AS PER BS4428 1989 AND MICHAEL SHANLY HOMES LANDSCAPE SPECIFICATION

PLANTS ARE TO BE SUPPLIED AS PER BS3936, BS4043, BS5231, AND BS5236

ON COMPLETION OF PLANTING ALL SHRUB BEDS TO BE MULCHED TO A DEPTH OF 50MM WITH SUITABLE MATERIAL.

ALL NEW TREES TO BE PLANTED IN PITS 600mm X 600mm X 600mm OR 150mm LARGER THAN THE ROOT SPREAD, WHICHEVER IS THE GREATER. TREE PITS TO BE BACK FILLED WITH SUITABLE PLANTING MEDIUM. TREES TO BE STAKED WITH TREATED SOFTWOOD STAKES FROM APPROVED U.K. SOURCE AND TIED WITH 2 No. TREE TIES SECURED TO THE STAKE WITH GALVANISED NAILS. TREES IN GRASS AREAS ARE TO BE PROVIDED WITH STRIMMER GUARDS.

EXISTING TREES ARE TO BE ENCIRCLED BY PROTECTIVE FENCING TO BS 5837 1991 PART 8.2.1 AND 8.2.2. FENCING IS TO EXTEND TO THE LIMIT OF THE CANOPY. NO WORKS ARE TO BE CARRIED OUT INSIDE THE FENCED AREA. NO MATERIALS ARE TO BE STORED INSIDE THE FENCED AREA. PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

IT IS ASSUMED THAT FOOTING DEPTHS HAVE BEEN CALCULATED TO COPE WITH ALL NEW TREE, SHRUB, AND HEDGE PLANTING

WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THAT THE QUANTITIES WITHIN THE SCHEDULES REFLECT THOSE IN THE DRAWING, IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO MAKE CERTAIN THAT THERE ARE SUFFICIENT SHRUBS TO COMPLETE THE DESIGN AS SPECIFIED.

NO DEVIATION FROM THE SCHEDULE WITH REGARD TO SPECIES OR SIZE IS ALLOWED WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT

Semi-MatureTree Planting

Qty	Species	Girth cm
1	FAGUS SYLVATICA	20/25

Semi-Mature Trees are to be provided, planted, and maintained, by CIVIC TREES LIMITED.

Tel: 01442 825401
Fax: 01442 890275
www.civictrees.co.uk

Rev C April 2003: Screening to side Plot13 added

Rev B Feb 2003: Trees to be removed shown
tree protection added

Rev A Feb 2003: Minor amendments at Client's request

Bourne Landscape Consultants
18, Fox Road, Lower Bourne, Farnham, Surrey GU10 3NZ
01252 712448

CLIENT: Michael Shanly Homes

SITE: 110 – 116 LONDON ROAD RUSCOMBE

TITLE: SOFT LANDSCAPE

SCALE	DATE
1:200	10/02/03

NUMBER	REVISION	DRAWN
BLC030123	C	JAG

PLANNING SERVICES
24 DEC 2003
WOKINGHAM

Copyright reserved. All dimensions to be checked on site not scaled from drawing.