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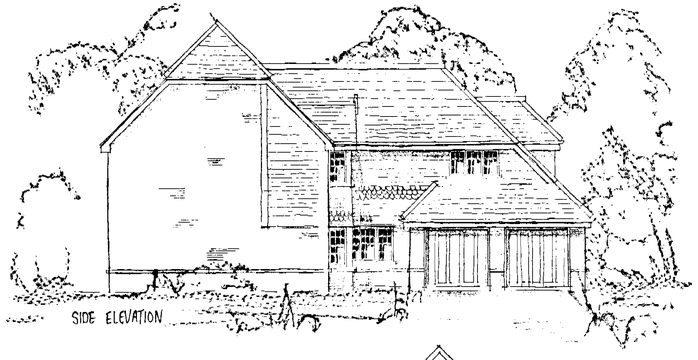

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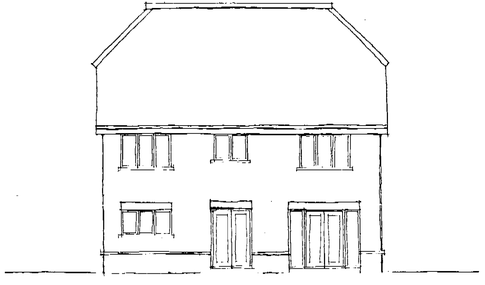

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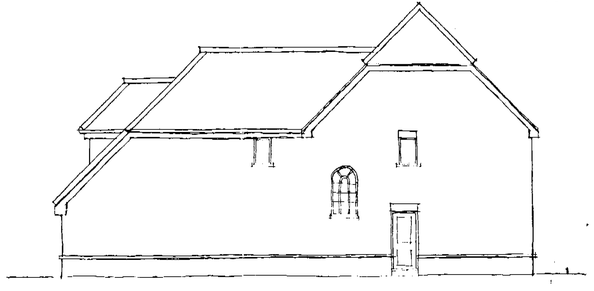

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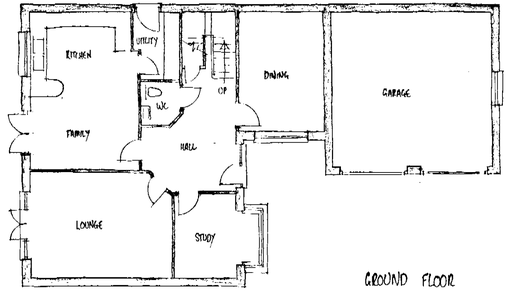

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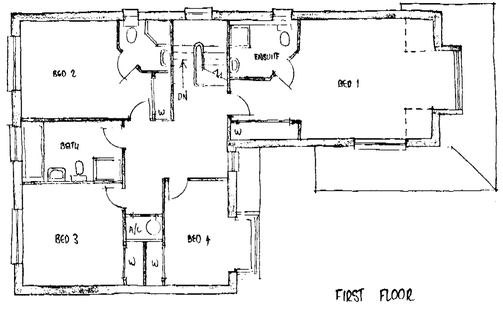

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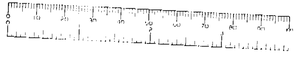

Client
BEWLEY HOMES

rev	date	description

SUPERSEDED

NHBC Type Appl'n no. TBA | LANTAC Appl'n TBA | Scale TBA

Project title
SPENCERS WOOD

Drawing title
PLOT 3
PLANS AND ELEVATIONS

Scale 1:100

Date FEBRUARY 2002

Drawn Warren Joseph | checked | ref A01/WP47 | 4 | rev

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS
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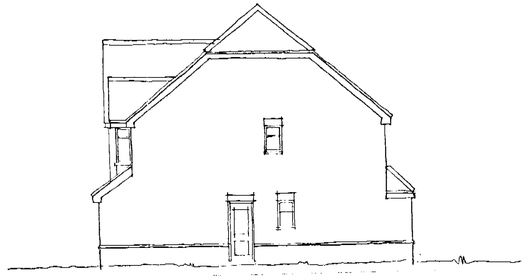
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk

14 NOV 2002 6133



FRONT ELEVATION



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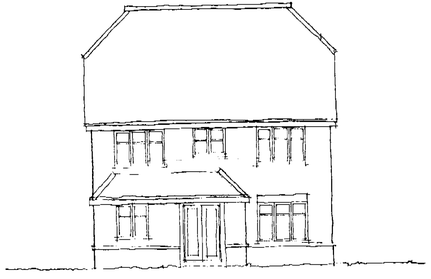

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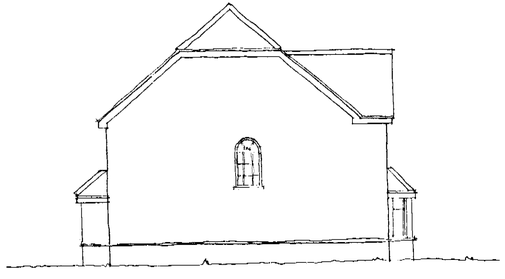

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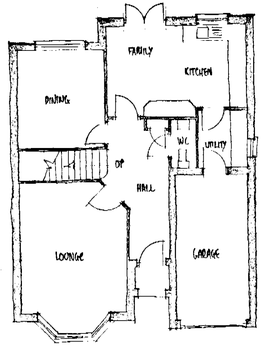

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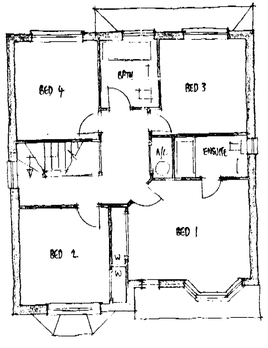

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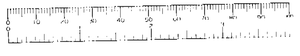

Client

BEWLEY HOMES

rev	date	details	drawn

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

project title

SPENCERS WOOD

SUPERSEDED

drawing title

PLOT 2
PLANS AND ELEVATIONS

scales: 1:100

date: FEBRUARY 2002

drawn | checked | ref: A01/WP47 | 3 | rev

ROMANS

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4 KING STREET LANE - WINNERSH
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SUPERSEDED

Client
BEWLEY HOMES

Rev	date	details	drawn

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

project title
SPENCERS WOOD

drawing title
PLOT 1
PLANS AND ELEVATIONS

scales
1:100

date
FEBRUARY 2002

drawn Warren Joseph | checked | ref A01/WP47 | 2 | rev

ROMANS
ARCHITECTURAL SERVICES
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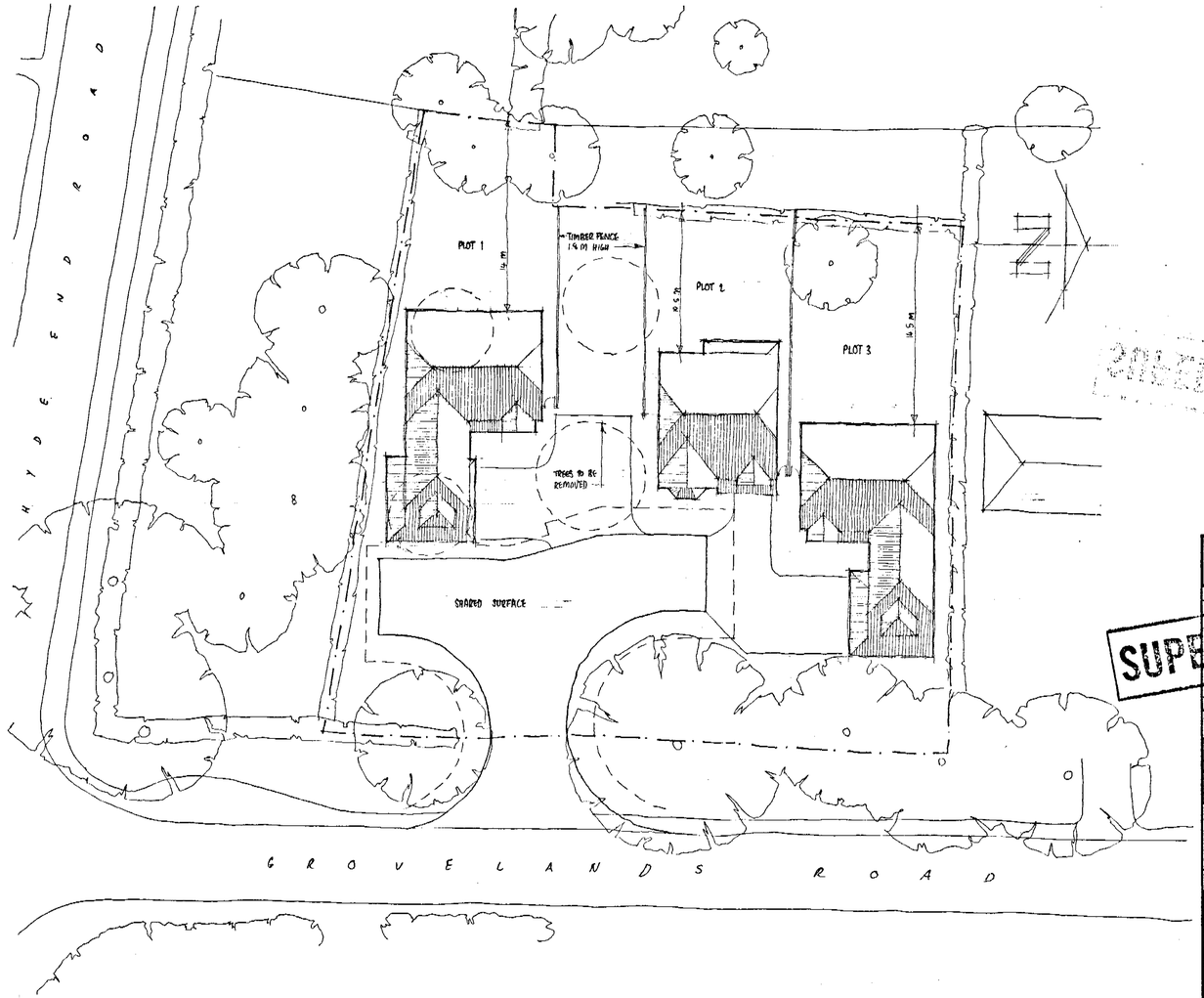
14/MAR/2002 6:33



SUPERSEDED

Client
BEWLEY HOMES

rev	date	details	drawn

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

project title
SPENCERS WOOD

drawing title
SITE PLAN

scales
1:200

date
FEBRUARY 2002

drawn	checked	ref	rev
		A01/WP47 1	

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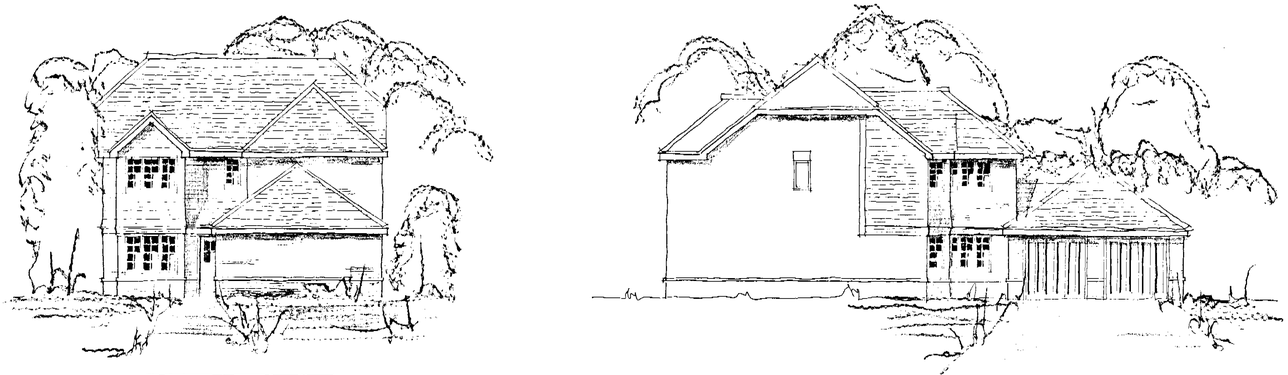
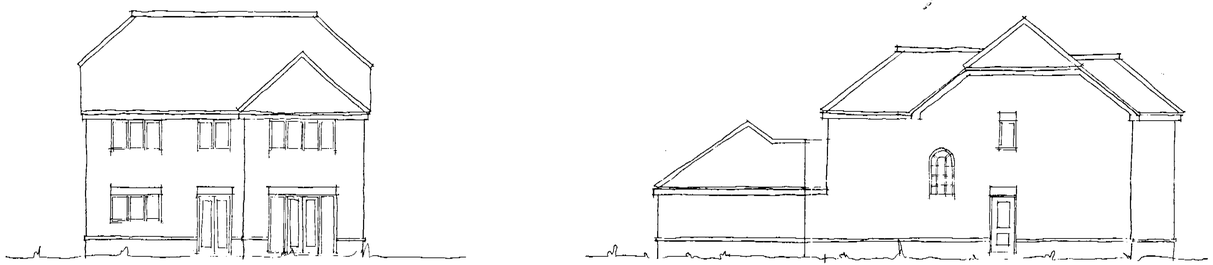
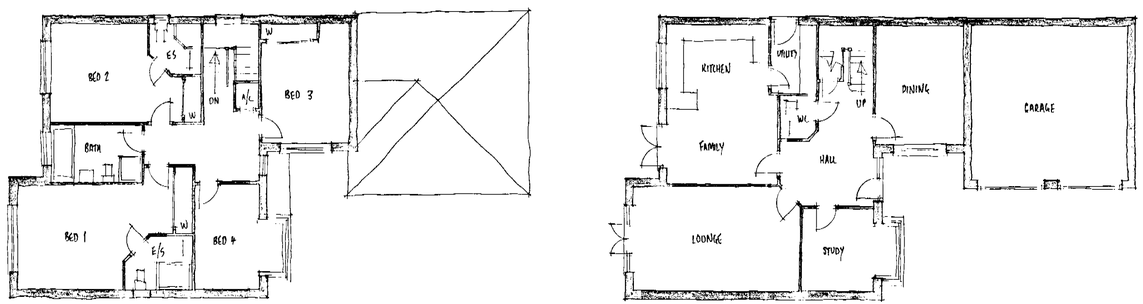
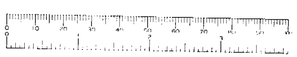
SUPERSEDED
PART 1 REGISTER









30 APR 2002

REVISED PLAN

6133

Client

BEWLEY HOMES

rev	date	details	drawn
A	26-4-02	ACCOMMODATION OVER GARAGE OMITTED - HEIGHT REDUCED	WJS

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

project title

SPENCERS WOOD

drawing title

PLOT 3
PLANS AND ELEVATIONS

scales 1:100

date FEBRUARY 2002

drawn Warren Joseph

checked

ref A01/WP47 4 rev A

ROMANS

ARCHITECTURAL SERVICES
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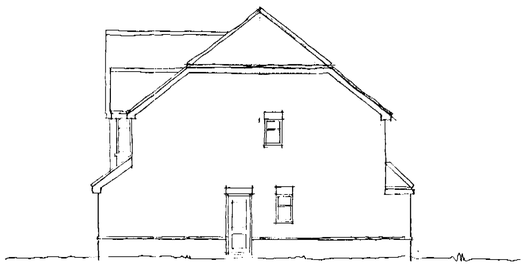
4/7/02



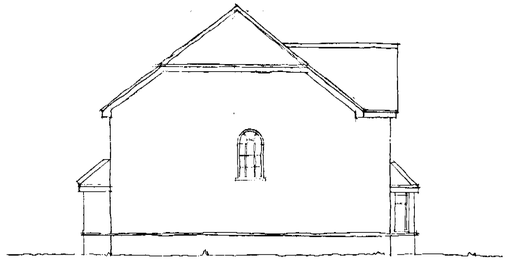
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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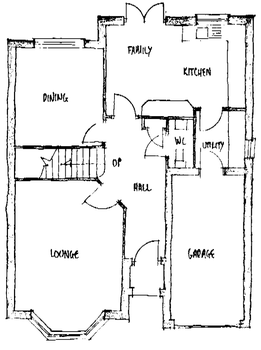

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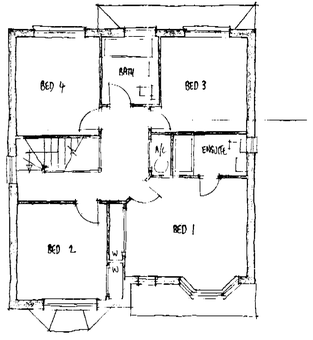

FIRST FLOOR

30 APR 2002.

REVISED PLAN

6133

AUI / WT 4T - UD

Client

BEWLEY HOMES

rev	date	details	drawn
A	26-4-02	RIDGE HEIGHT REDUCED	WJ

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

project title

SPENCERS WOOD

drawing title

PLOT 2
PLANS AND ELEVATIONS

scales 1:100

date FEBRUARY 2002

drawn | checked | ref. A01AWP17 | 3 | rev A

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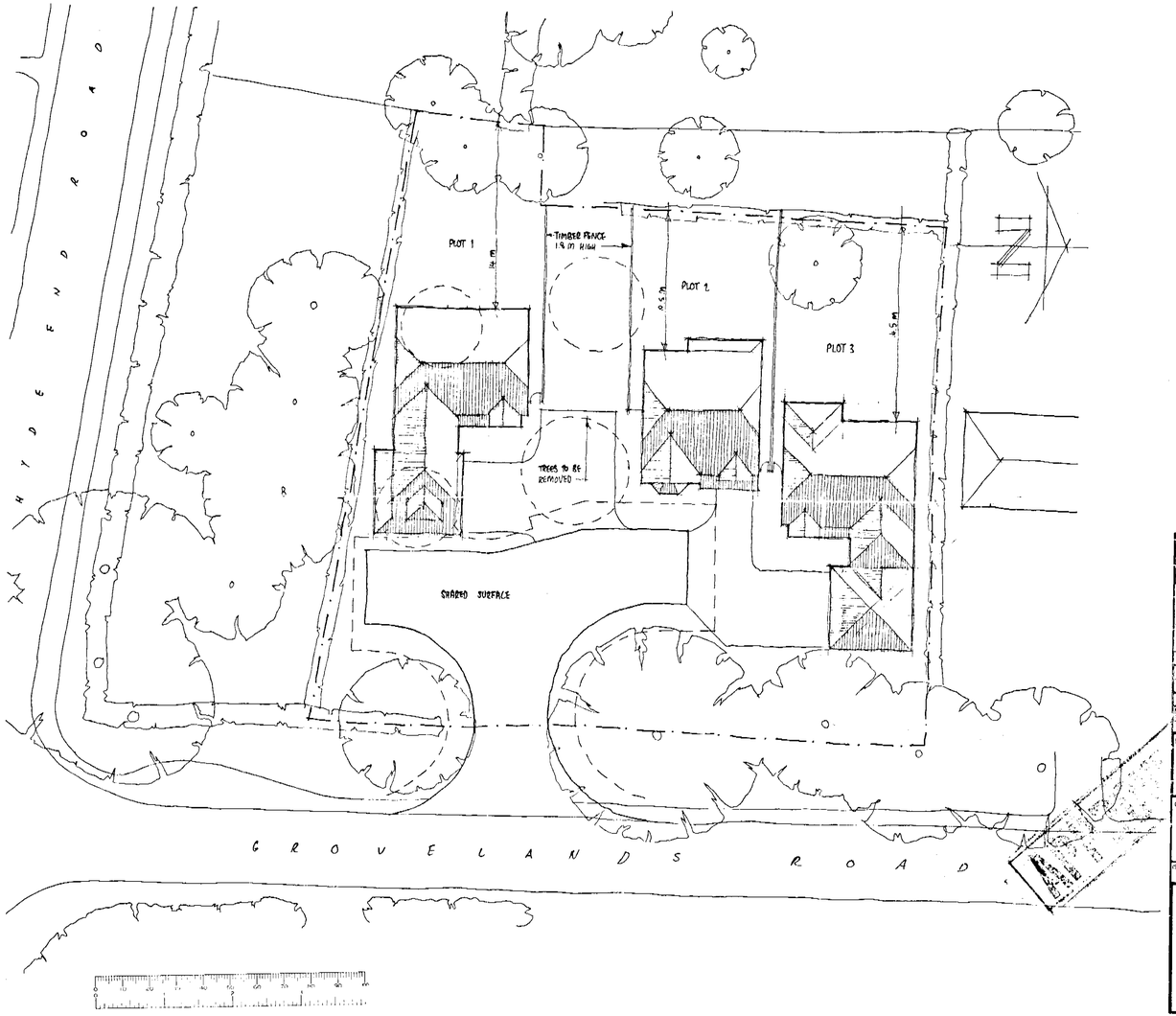
4/7/02



30 APR 2002
COMMENTS TO

REVISED PLAN

6133/42

rev	date	details	drawn
A	26-4-02	Accommodation over garage on Plot 3 omitted	JS

Client: BEWLEY HOMES

NHBC Type Apt no	LANTAC Apt no	SAP Rating
TBA	TBA	TBA

Project title: SPENCERS WOOD

Drawing title: SITE PLAN

scales: 1:200

date: FEBRUARY 2002

drawn | checked

ref: A01/WP47 | 1 | rev A

ROMANS
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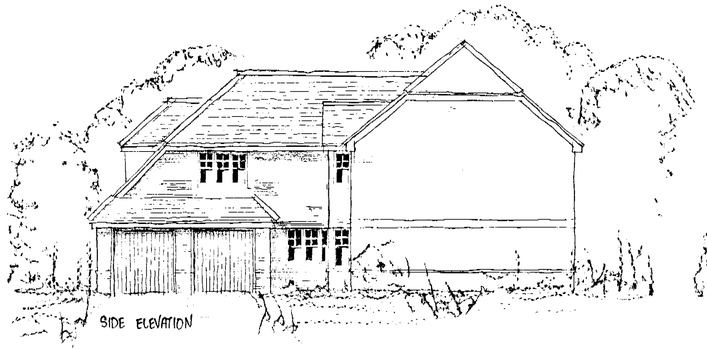
9/7/02



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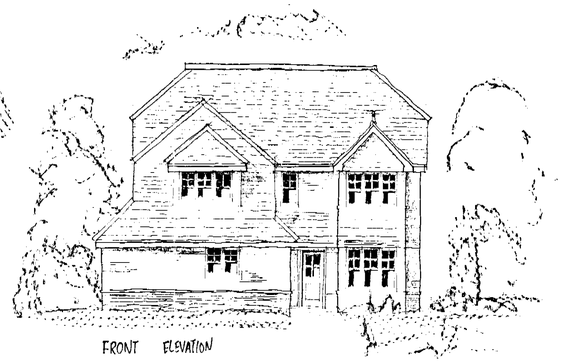

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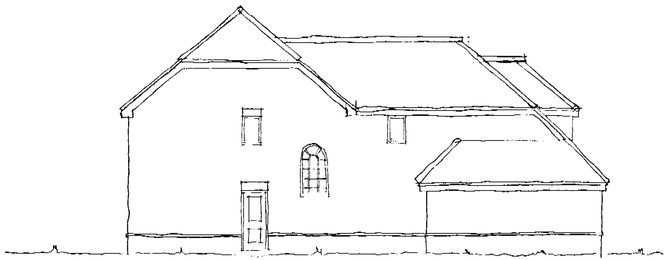

SIDE ELEVATION



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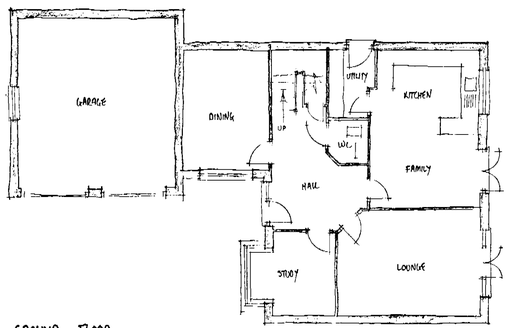

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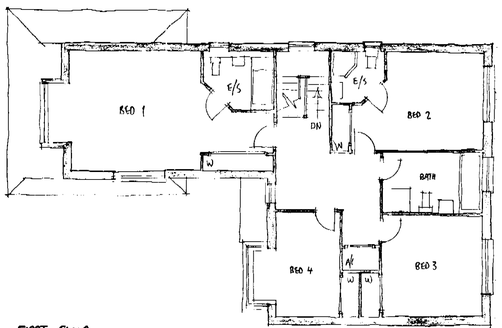

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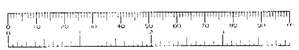

30 APR 2002

REVISED PLAN

6133

Client

BEWLEY HOMES

rev	date	details	drawn
A	26-4-02	RIDGE HEIGHT REDUCED	WJ

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

project title

SPENCERS WOOD

drawing title

PLOT 1
PLANS AND ELEVATIONS

scale 1:100

date FEBRUARY 2002

drawn Warren Joseph | checked | ref A01/WP47 | 2 | rev A

APPROVED

ROMANS

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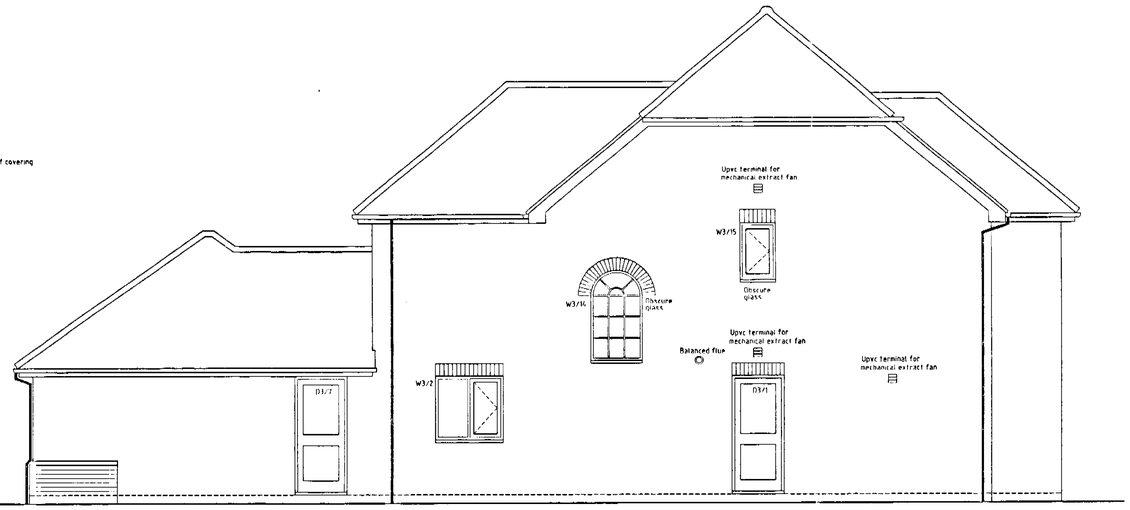
CJ
4/7/02



FRONT ELEVATION



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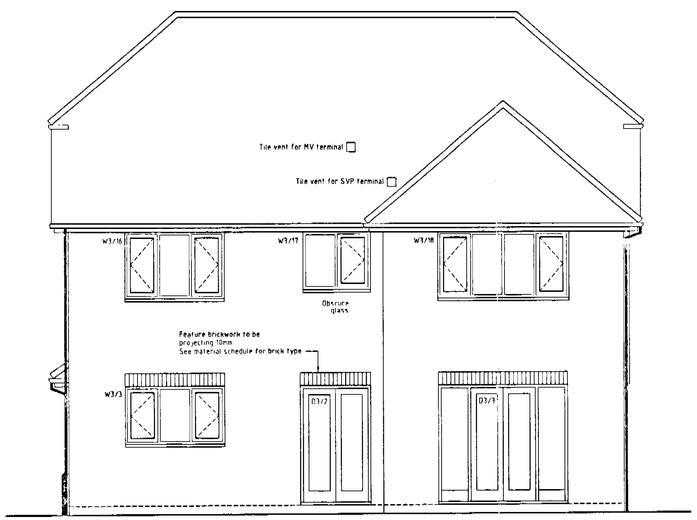

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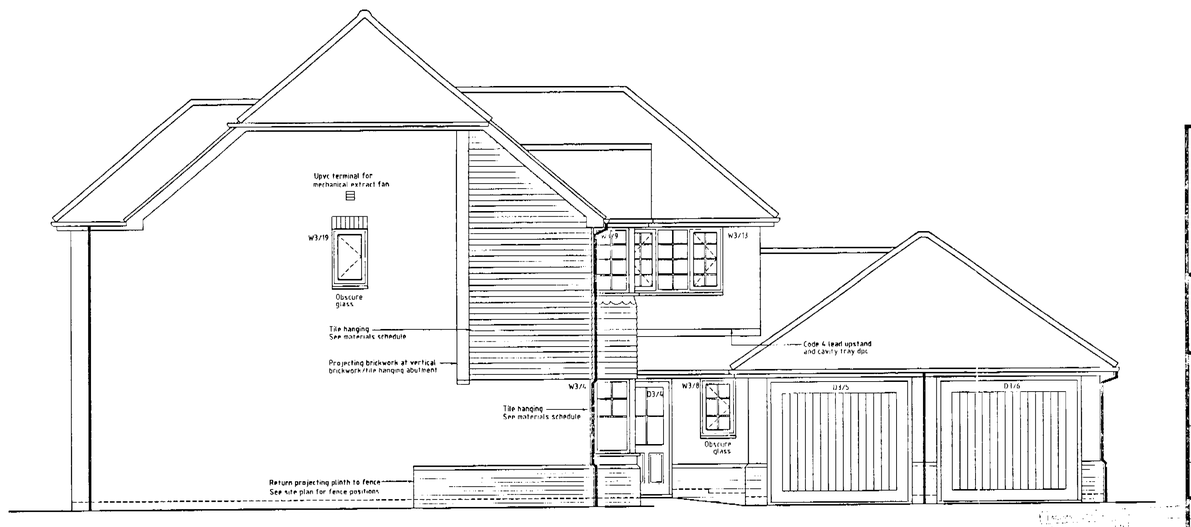

SIDE ELEVATION

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB
Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential Development at
GROVELANDS ROAD,
SPENCERS WOOD,
READING.

Drawing title
PLOT 3 - ELEVATIONS

Client
BEWLEY HOMES PLC

Date	Scale	
27.03.02.	1:50	
Drawn by	Drawing number	Rev
TCG	5311.02.302	B

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2. All dimensions in millimetres (unless otherwise stated)
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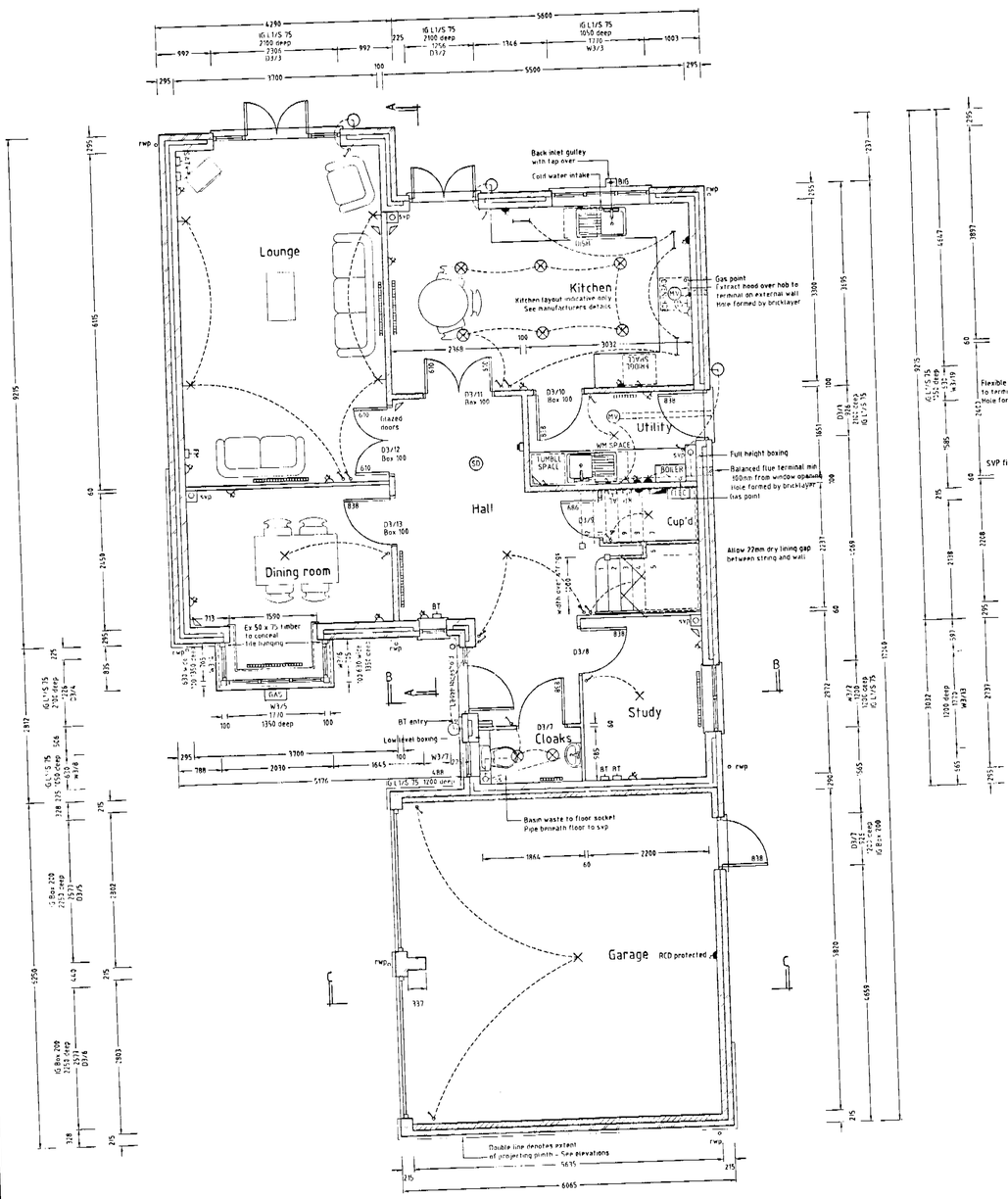
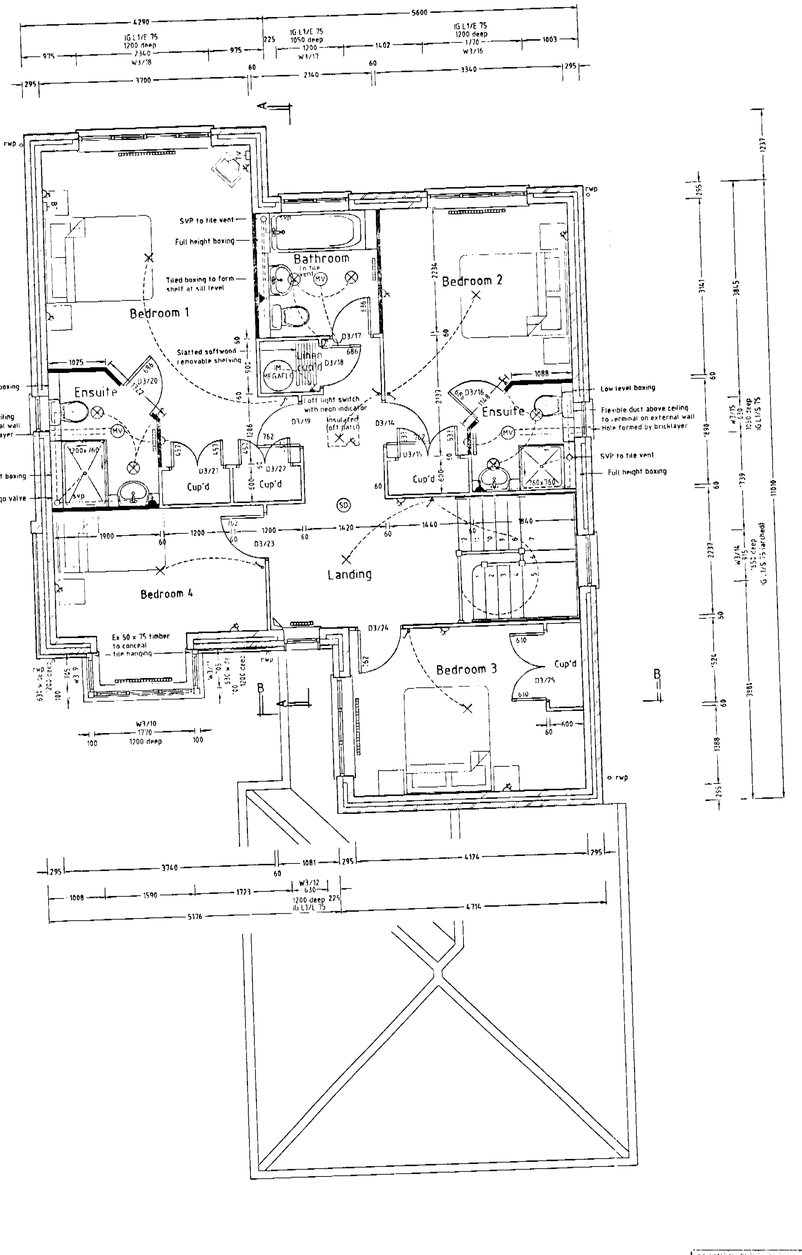
Revisions Ref	Date	Description
A	16.06.02	Amended in accordance with revised planning drawings
B	27.07.02	Clay tiles added to bay & rear garage door indicated





LEGEND

- FL Emergency light
- MD External light movement detector control
- PE External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- T Timer switch
- D Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- Combined shaver socket and light
- MV Mechanical vent
- Radiator
- Heated towel rail
- ISDN Data point
- TV TV point
- FM FM point
- TV/FM Combined TV and FM point
- TEL Telephone point
- CP Cooker point with neon indicator & single socket outlet
- SD Smoke alarm
- IM 3kW immersion heater
- Consumer Unit
- ELEC Electricity meter box
- GAS Gas meter box
- Door chime
- Door entry system
- Bell push
- E Electric garage door opener
- Push button operator for garage door opener
- AL Alarm panel
- KP Alarm keypad
- PB Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- FR Froststat
- rwp Rainwater pipe
- ss Stub stack
- svp Soil and vent pipe
- big Back inlet gully

- Face brickwork
- Durox Supablock (3.5N/sq.mm)
- Durox Supablock 4 (4N/sq.mm)
- Durox Supablock 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition

GROSS INTERNAL AREA - 174.69 sq.m

25 AUG 2002

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Project
Residential Development at
GROVELANDS ROAD,
SPENCERS WOOD,
READING.

Drawing title
PLOT 3 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale
27.03.02.	1:50

Drawn by	Drawing number	Rev
TCG	5311:02:301	C

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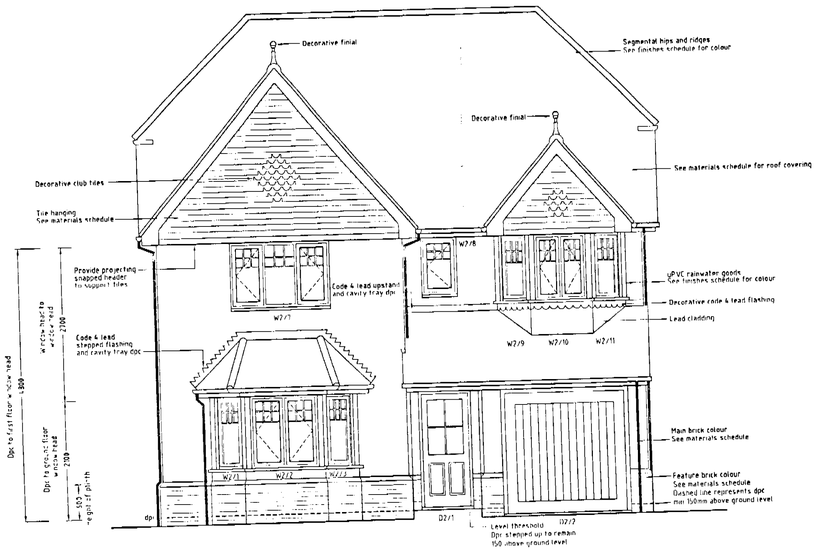
Revisions

Ref	Date	Description
A	01.04.02	Layout revisions to Clients request
B	18.04.02	Section Lines added and Garage window W3/11 omitted
C	22.01.02	Lintel references added and electrical amendments



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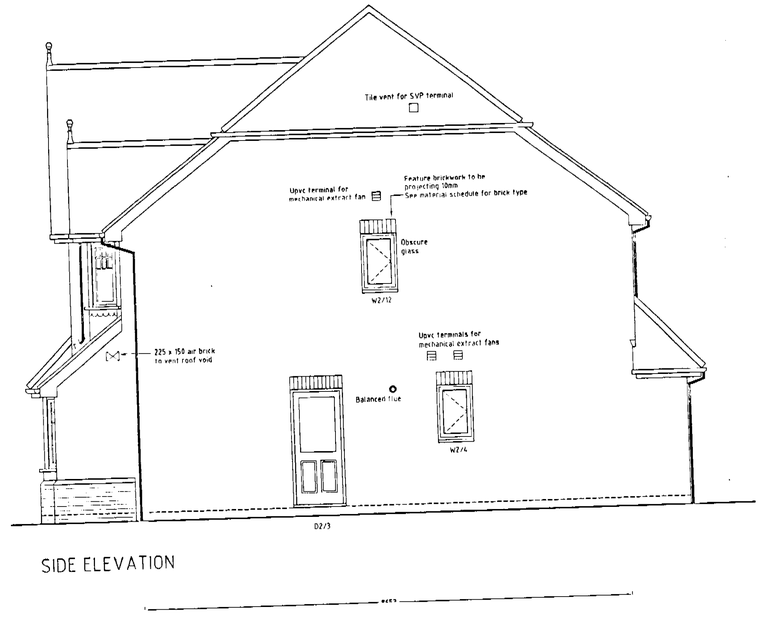

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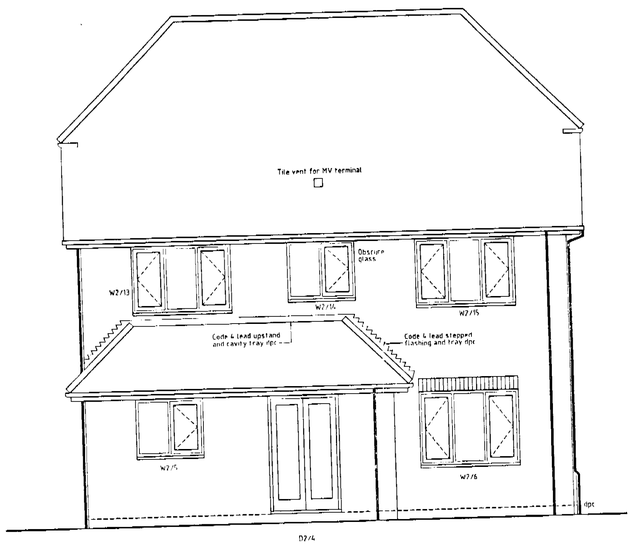

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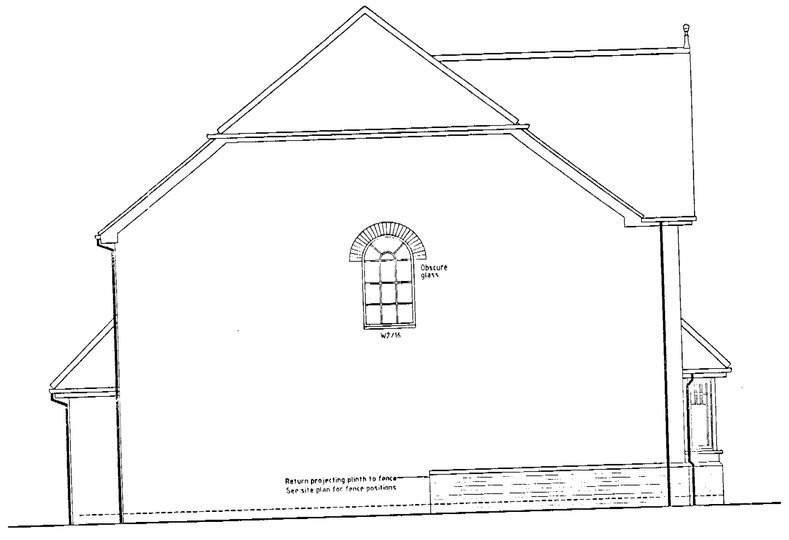

SIDE ELEVATION

M ANAPKS SERVICES	LTPT
MCK	ILS
TP	EKB
23 AUG 2002	
CLAPKS TO	JCK
	PTL

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Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
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Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential Development at
GROVELANDS ROAD,
SPENCERS WOOD,
READING.

Drawing title
PLOT 2 - ELEVATIONS

Client
BEWLEY HOMES PLC

Date	Scale	
27.03.02.	1:50	
Drawn by	Drawing number	Rev
TCG	5311/02/202	B

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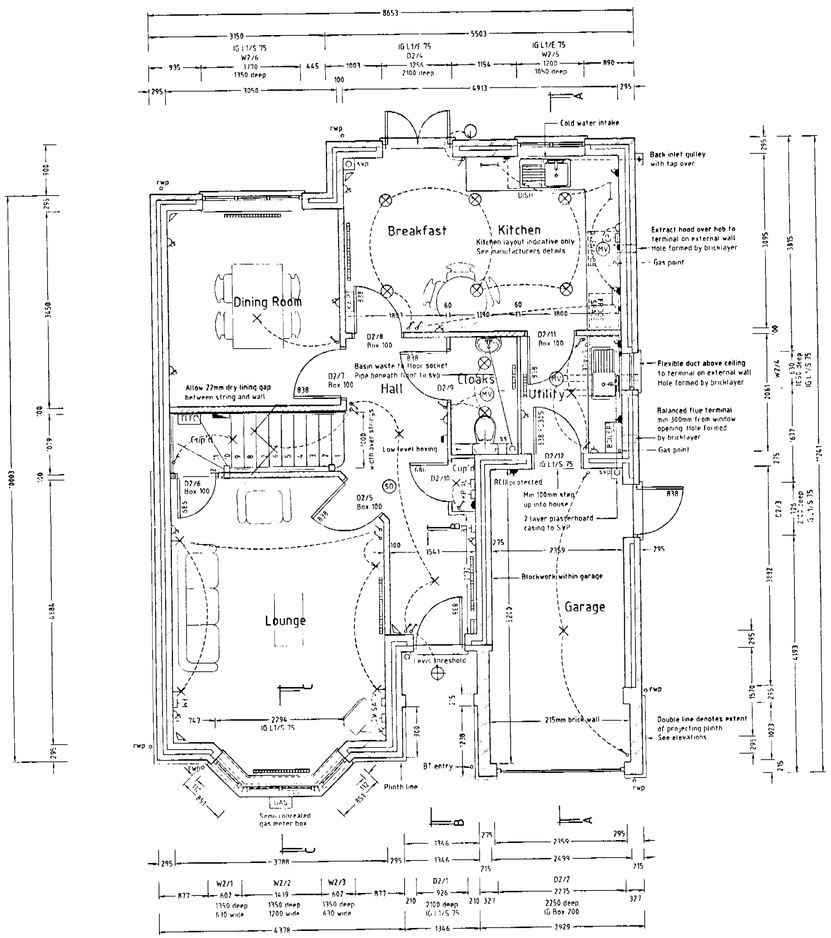
Revisions		
Ref	Date	Description
A	16.05.02	Amended in accordance with revised planning drawings
B	27.07.02	Updated to client's request



GROUND FLOOR PLAN

FIRST FLOOR PLAN

GROSS INTERNAL AREA - 137.56 sq.m

LEGEND

- EL Emergency light
- MD External light movement detector control
- PE External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- T Timer switch
- DS Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- Combined shaver socket and light
- MV Mechanical vent
- Radiator
- Heated towel rail
- KAP Kitchen appliance isolation panel
- ISDN Data point
- TV TV point
- FM FM point
- TV/FM Combined TV and FM point
- BT Telephone point
- CP Cooker point with neon indicator & single socket outlet
- SD Smoke alarm
- IM 3kw immersion heater
- Consumer Unit
- ELEC Electricity meter box
- GAS Gas meter box
- Door chime
- Door entry system
- Bell push
- E Electric garage door opener
- Push button operator for garage door opener
- AL Alarm panel
- KP Alarm keypad
- PB Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- FS Frostat
- rwp Rainwater pipe
- ss Stub stack
- svp Soil and vent pipe
- big Back inlet gully

- Face brickwork
- Durox Supablock (3.5N/sq.mm)
- Durox Supablock 4 (4N/sq.mm)
- Durox Supablock 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition

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Project
Residential development at
GROVELANDS ROAD
SPENCERS WOOD
READING

Drawing title
PLOT 2 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale
27.03.02.	1:50

Drawn by	Drawing number	Rev
TCG	5311.02.201	C

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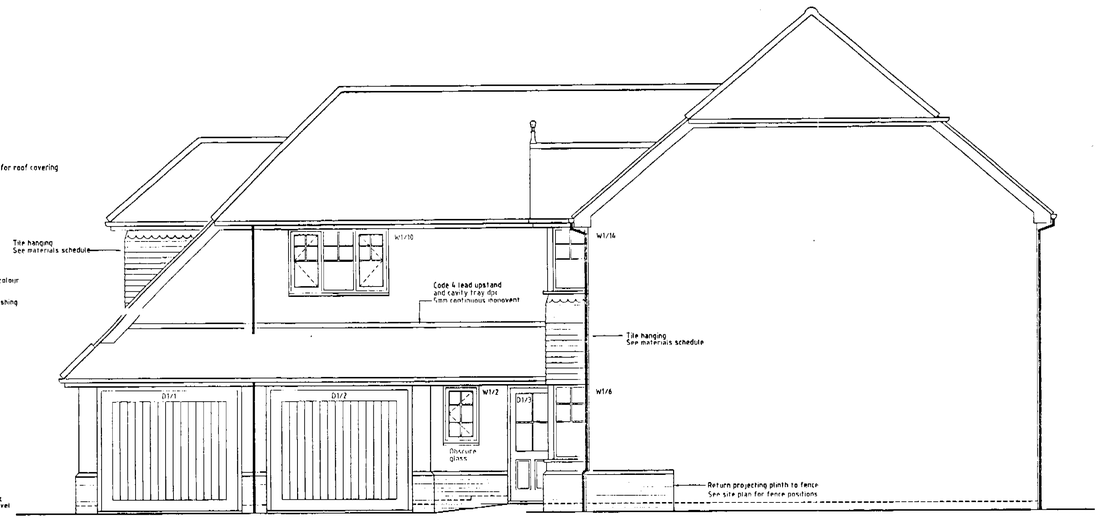
23 AUG 2002

Revisions

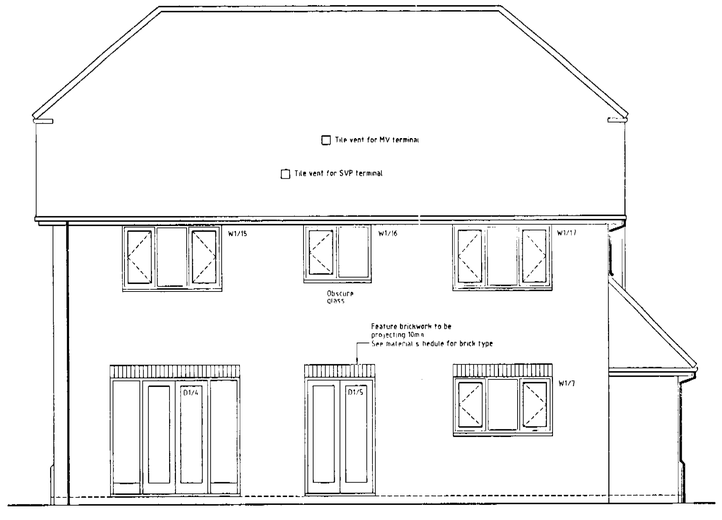
Ref	Date	Description
A	06.03.02	Layout revisions to Clients request
B	14.06.02	Services added
C	22.07.02	Lintel references added and electrical amendments



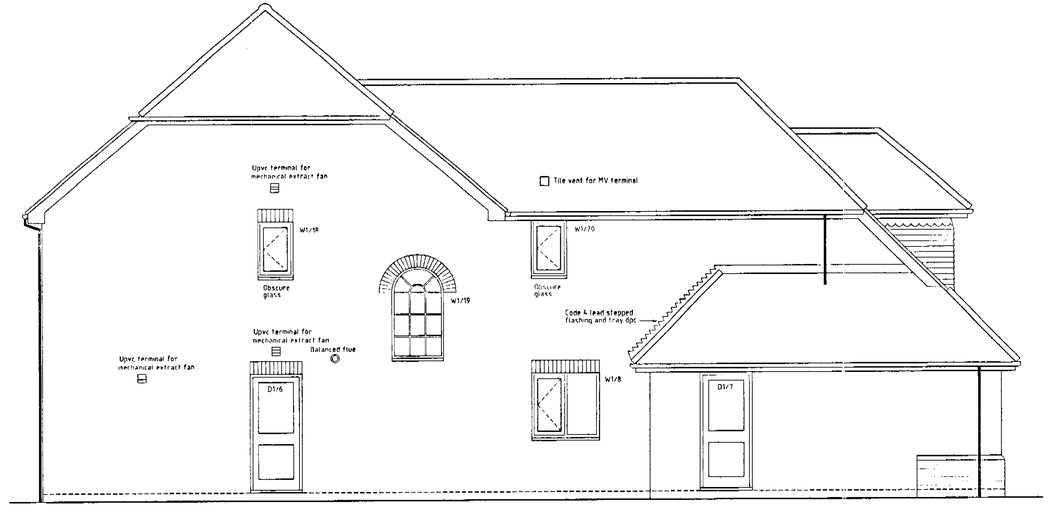
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Project
Residential Development at
GROVELANDS ROAD,
SPENCERS WOOD,
READING

Drawing title
PLOT 1 - ELEVATIONS

Client
BEWLEY HOMES PLC

Date	Scale	
27.03.02.	1:50	
Drawn by	Drawing number	Rev
TCG	5311:02:102	B

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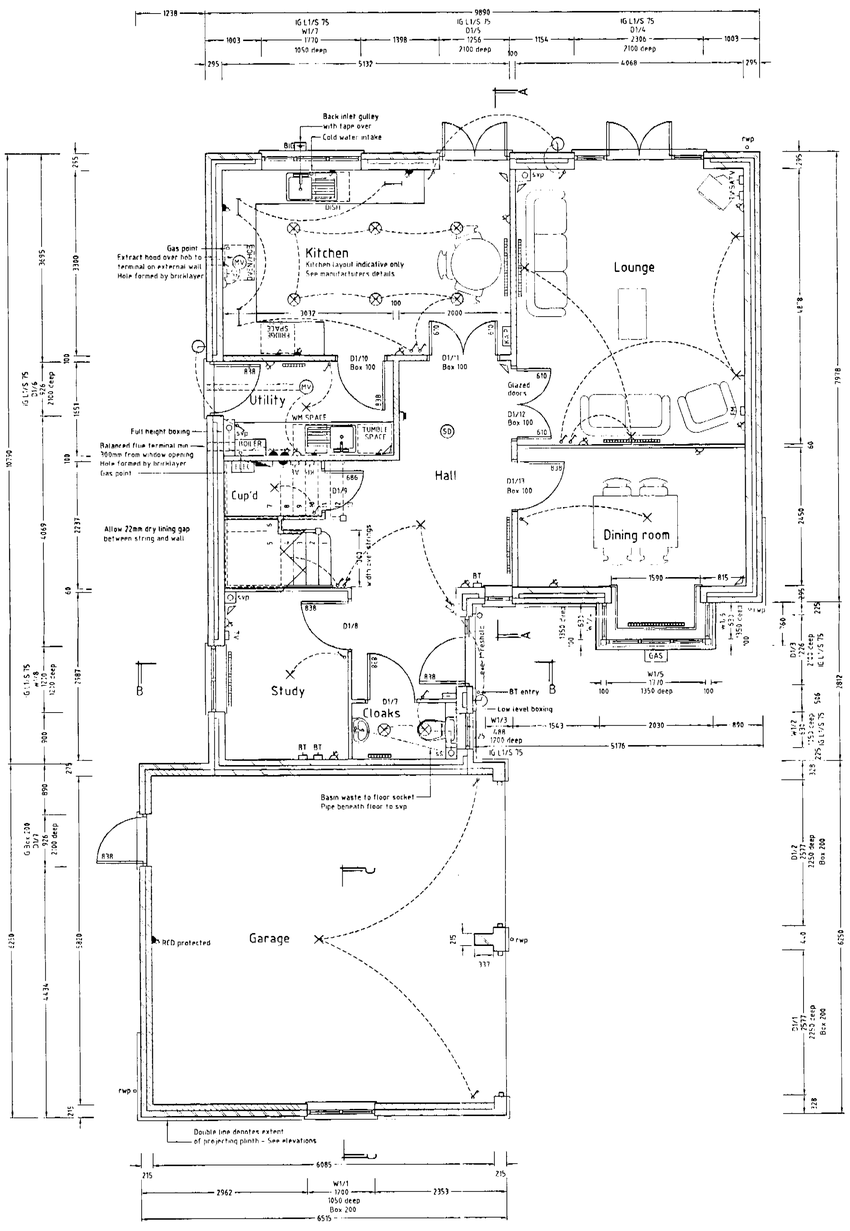
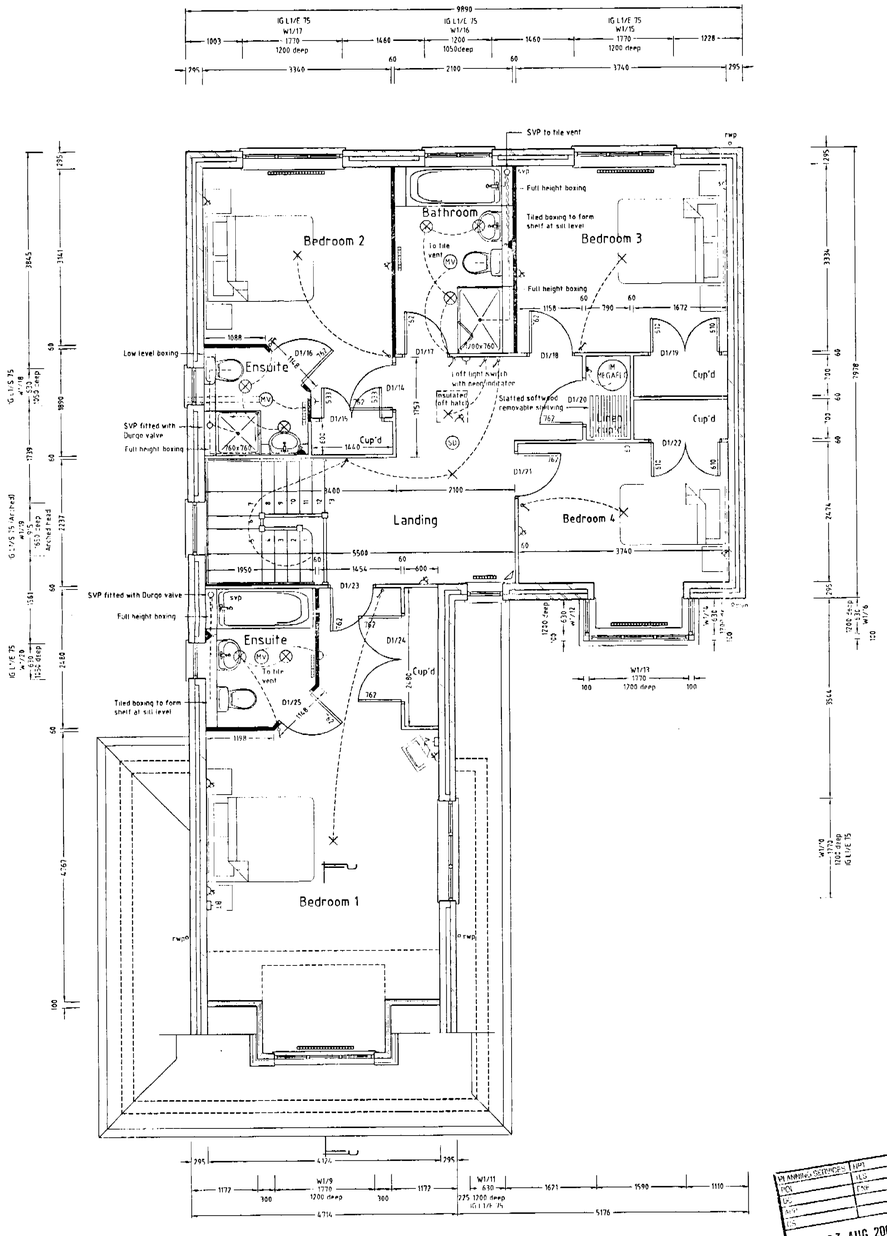
Revisions: Ref	Date	Description
A	16.06.02	Amended in accordance with revised planning drawings
B	22.07.02	Dormer cheeks increased to 300mm & club tiles indicated to bay

23 AUG 2002



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROSS INTERNAL AREA - 184.76 sq.m

LEGEND

LL	Emergency light	ISDN	Data point
MD	External light movement detector control	TV	TV point
PE	External light photo electric cell control	FM	FM point
	External light	TV/FM	Combined TV and FM point
	Pendant light	TT	Telephone point
	Downlighter	CP	Cooker point with neon indicator & single socket outlet
	Wall light	SD	Smoke alarm
	Fluorescent light	IM	3kW immersion heater
	Pelmet light		Consumer Unit
H	Bathroom combined pelmet light and heated mirror	ELEC	Electricity meter box
	Pelmet downlighter	GAS	Gas meter box
	Light switch		Door chime
	2 way light switch	DE	Door entry system
TS	Timer switch		Bell push
DS	Dimmer switch	L	Electric garage door opener
	Double switched socket	×	Push button operator for garage door opener
	Double switched socket at worktop height	AL	Alarm panel
	13amp switched spur above worktop with socket below	KP	Alarm keypad
	Fused spur	PB	Alarm panic button
	Fused spur with neon indicator		Movement sensor
	5 amp outlets for table lamps		External water tap
	Shaver socket		Thermostat
SS	Combined shaver socket and light	FS	Froststat
MV	Mechanical vent	rwp	Rainwater pipe
	Radiator	ss	Stub stack
	Heated towel rail	svp	Soil and vent pipe
KAP	Kitchen appliance isolation panel	big	Back inlet gully

Fare brickwork
Durox Supabloc (3.5N/sq.mm)
Durox Supabloc 4 (4N/sq.mm)
Durox Supabloc 7 (7N/sq.mm)
Blockwork (3.5N/sq.mm)
Blockwork (7.0N/sq.mm)
Timber studwork
Metal stud partition

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Project
Residential development at
GROVELANDS ROAD
SPENCERS WOOD
READING

Drawing title
PLOT 1 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale	
27.03.02.	1:50	
Drawn by	Drawing number	Rev
TCG	5311.02.101	C

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Revisions

Ref	Date	Description
A	03.06.02	Layout revisions to Clients request
B	18.06.02	Section lines added
C	27.07.02	Lintel references added & electrical amendments

PLANNING/SERVICES
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23 AUG 2002
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EXTERNAL WORKS NOTES

1. Private drives to be surfaced with 100 x 200 x 60mm thick concrete block paving laid in herringbone style See materials schedule for colour
2. Roads and footpaths to be surfaced with black tarmac with precast concrete kerb edgings Provide drop kerbs and crossovers as indicated
3. Cross hatching denotes extent of 450 x 450mm riven concrete paving slabs See materials schedule for colour Pattern generally 1350 x 1800mm Private paths to be 900mm wide
4. Prior to the commencement of site works all retained trees and hedges are to be protected in accordance with BS 5837:1991 by chestnut paling fencing erected min 1m outside the spread of all trees
5. Details of access road are to be approved by the Local Authority prior to works commencing
6. Side gates to be 0.9m wide and 1.8m high and formed as close boarded fencing. Gates hung off of 1no pair 200mm long tee hinges and fitted with black ring latch furniture
7. Street lighting to consist of 5m standard steel columns (114.0mm to 76mm) Lantern to incorporate 50 Watt SON gear and lamp, Pinoto Electric Cell and Pot Optic Reflector Colour - BS 10 A11 (Grey)
8. Permanent traffic signs at the site entrance are to be provided, as directed by the Highway Authority. All signs shall comply with the requirements of BS 873 "The Traffic Signs Regulations and General Directions 1964", and, "Traffic Signs Manual 1965", including all subsequent amendments.
9. Permanent road markings are to be provided, as directed by the Highway Authority. All markings shall be of thermoplastic material and shall comply with BS 3262
10. Provide visibility splays as indicated. No obstructions higher than 0.6m within the visibility splay

KEY

52.100	- Denotes proposed ground level (m)
(52.)	- Denotes existing ground level (m)
SSL=52.025	- Denotes structural slab level (m)
o/l P	- Denotes proposed street light
DK	- Denotes drop kerb position

N

PLANS TO MEET CONDITIONS

6133

LOCAL AUTHORITY/STATUTORY UNDERTAKER APPROVAL TO BE OBTAINED FOR ALL HIGHWAY AND DRAINAGE WORKS PRIOR TO COMMENCING

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Project
Residential development at
GROVELANDS ROAD
SPENCERS WOOD
READING

Drawing title
EXTERNAL WORKS PLAN

Client
BEWLEY HOMES PLC

Date	Scale	
18.04.02	1:200	
Drawn by	Drawing number	Rev
TCG	5311-02-002	B

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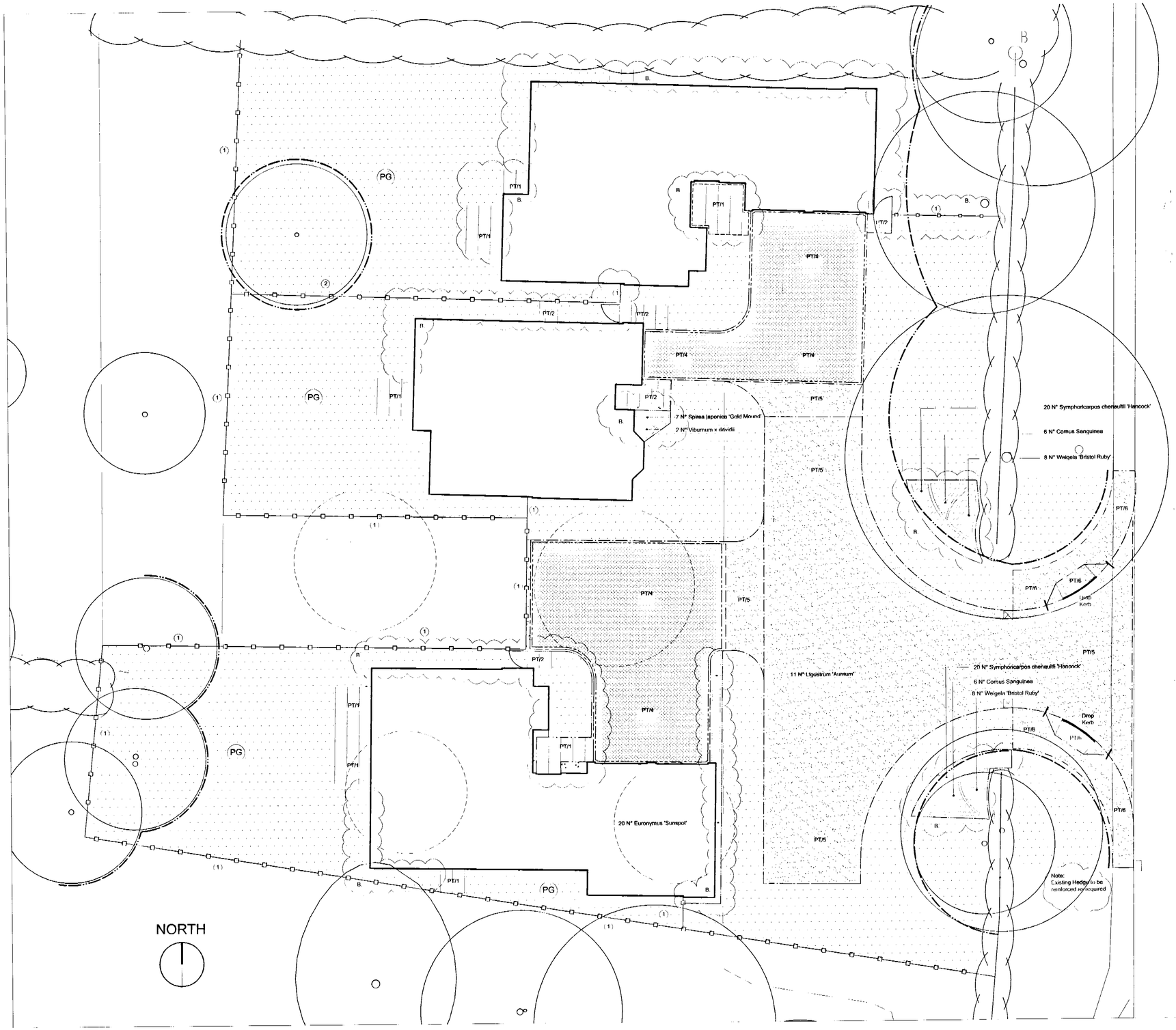
Revisions Ref	Date	Description
A	03.04.02	Amended in accordance with housetype revisions
B	21.06.02	Visibility splays indicated

PLANS TO MEET CONDITIONS

6133 -1



NOTES

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LEGEND

Hard Landscape

- PT/1 — Paving Type 1 - Concrete Slab Paving
  Supplier - Marshalls
  Product - Regent
  Size/Colour - 600x600x38mm/Buff
- PT/2 — Paving Type 2 - Concrete Slab Paving
  Supplier - Marshalls
  Product - Regent
  Size/Colour - 600&300x600&300x38mm/Buff
- PT/3 — Paving Type 3 - Concrete Block Paving
  Supplier - Brefts
  Product - Theta
  Size/Colour - 200x100x60mm/Brindle
- PT/4 — Paving Type 4 - Concrete Block Paving
  Supplier - Brefts
  Product - Theta
  Size/Colour - 200x100x80mm/Brindle
- PT/5 — Paving Type 5 - Vehicular Tarmacadam
  Supplier - Local Source To Be Approved
- PT/6 — Paving Type 6 - Pedestrian Tarmacadam
  Supplier - Local Source To Be Approved
- PT/7 — Paving Type 7 - Aggregate Paving
  Supplier - Local Source To Be Approved
  Product - Golden Poa Gravel
- Edging Type 1 - P.C.C Road Kerb
  Supplier - Local Source To Be Approved
  Product - Half Battered Kerb & Specials
  Size - 125x255mm
- Edging Type 2 - P.C.C Pin Kerb
  Supplier - Local Source To Be Approved
  Product - Flat Top
  Size - 50x200mm
- Edging Type 3 - Concrete Edge Restraints
  Supplier - Brefts
  Product - Line Half Battered
  Size/Colour - 100x200x125mm/Charcoal
- Edging Type 4 - Concrete Block Edging
  Supplier - Brefts
  Product - Theta
  Size/Colour - 200x100x60mm/Brindle
- Edging Type 5 - Concrete Block Edging
  Supplier - Brefts
  Product - Theta
  Size/Colour - 200x100x80mm/Grey
- Edging Type 7 - Timber Edging
  Supplier - Local Source To Be Approved
- (1) Fence Type 1 - Close Board Fence
  Supplier - Local Source To Be Approved
  Product - 1.8m High Close Board Fence
- (2) Fence Type 2 - Panel Fence
  Supplier - Local Source To Be Approved
  Product - 1.8m High Panel Fence

Soft Landscape

- Existing Trees To Be Retained
- Existing Hedges To Be Retained
- Trees To Be Removed
- Proposed Shrub Planting
- Proposed Grass
  Product - A19
  Supplier - British Seed Houses
  Sowing Rate - 35g/m²
- Tree Protection Boundary
- PG — Private Garden
  Note: To be graded, cleaned and seeded

Prosposed Plant Schedule:

Species	Size (height)	Pot (Litres)	Density (m²)	N°
Cornus sanguinea	40-60cm	3	3	12
Euonymus 'Sunspot'	20-30cm	3	450mm Ctrs	20
Ligustrum 'Aureum'	40-60cm	3	500mm Ctrs	11
Spirea japonica 'Gold Mound'	20-30cm	2	6	7
Symphoricarpos chenaultii 'Hancock'	40-60cm	3	5	49
Viburnum x davidii	30-40cm	5	3	2
Weigela 'Bristol Ruby'	40-60cm	3	3	16

No.	Date	Reason	
B.	26.11.02	Amendments following clients comments	KR
A.	21.10.02	Amendments following clients comments	me
Revisions			Name

A/2002/6133

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02 DEC 2002

gld chartered landscape architects

Project

SPENCERS WOOD, READING

Acceptable in Compliance with Conditions 18 & 20

Drawing

LANDSCAPE PROPOSALS

Scale	Date	Drawn
1 : 100	JUL '02	me

Drawing No. D1150.L.001

Revision B.

- Preliminary
- Issued for Planning Approval
- Issued for Construction
- Issued for Design/Information
- Issued for Tender
- As Built

Drawing sheet size - A1