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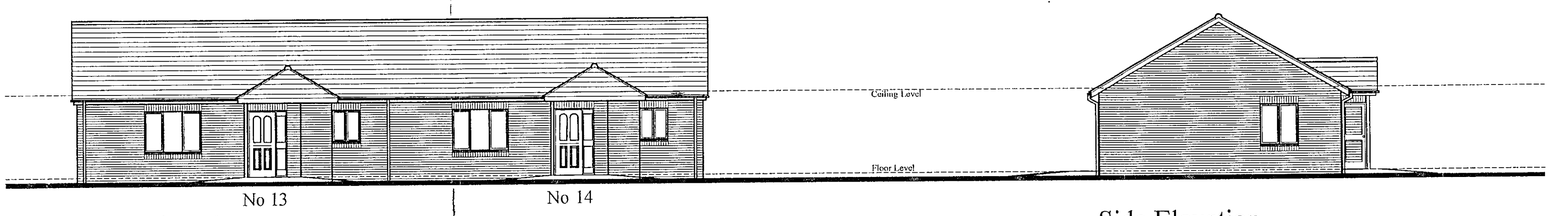
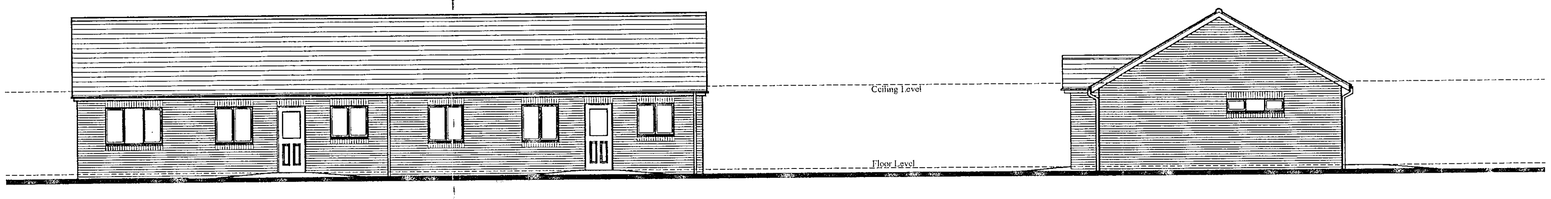


Front Elevation

Side Elevation



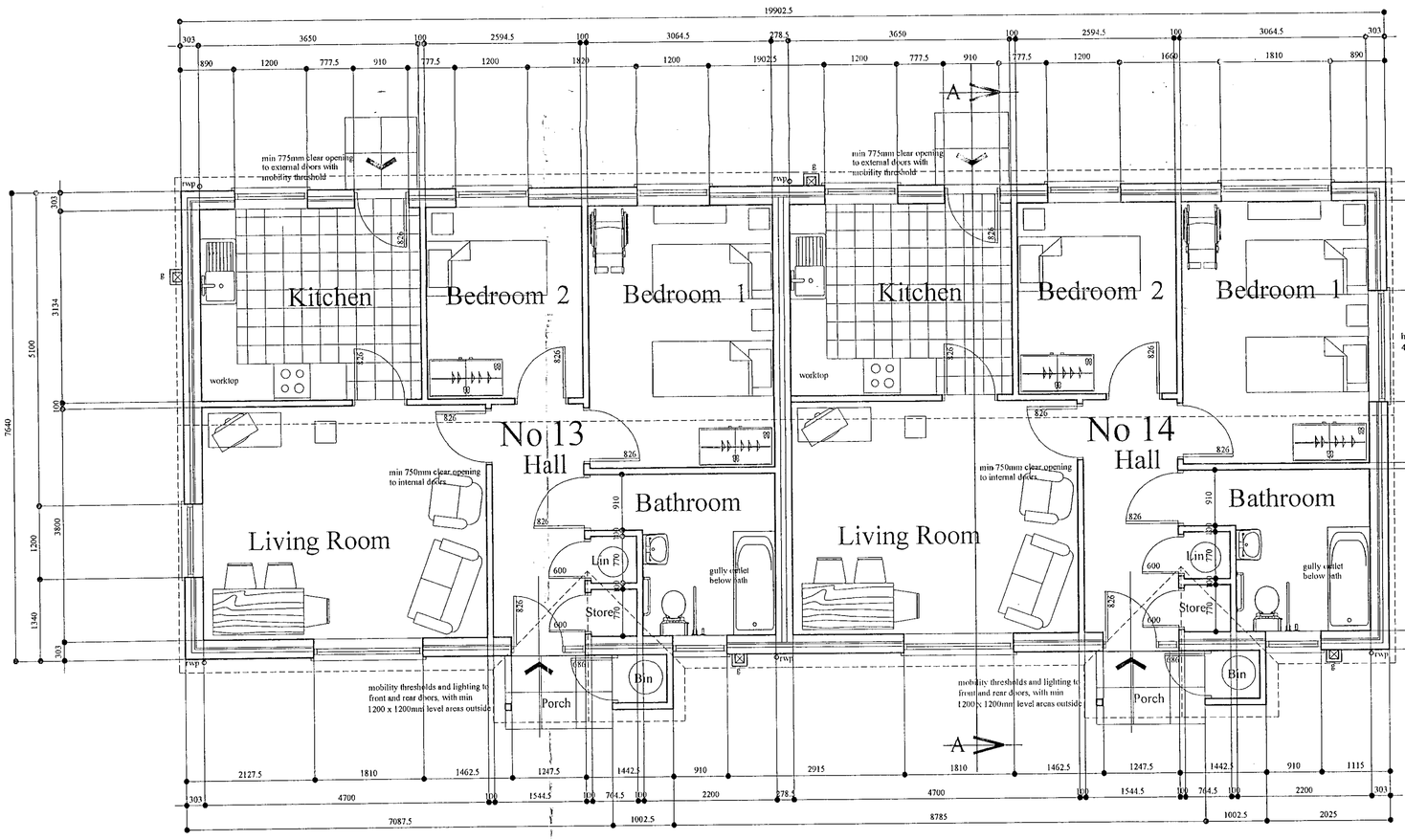
Rear Elevation

Side Elevation

Elevations 1 : 1 0 0

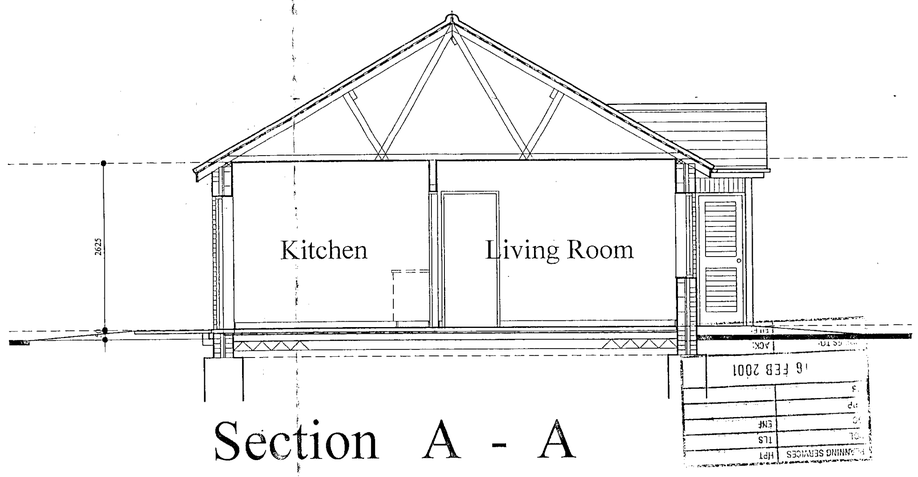
Materials : -

Roof	:	Sandtoft Double Roman interlocking tiles Colour - Antique Brown
Walls	:	Ibstock South Holmwood Surrey Red Multi facing bricks Soldier Courses - Ibstock Leicester Red Stock facings
Windows	:	Boulton & Paul Sovereign PVC-U Colour -
Doors	:	Purpose Made - Luff Joinery
Rainwater goods	:	UPVC - colour Black



Floor Plan 1 : 5 0

Bungalows numbers 13 & 14



Section A - A

Planning Supervisors	
Barrie Seaman Associates	
Chartered Architects	
17a Eastgate Square, Chichester Sussex, PO19 1JL Tel (01243) 779497 Fax (01243) 539497 Email : office@b-seaman-assoc.demon.co.uk	
	Land off Pyke Close Wokingham
Title :	Proposals 2 Bungalows Plans - Elevations and Section
Scale :	1 : 50 & 1 : 100
Date :	January 2000
Drg No :	A334/1e
Cad ref :	Aclt 2000

3203

REVISED PLAN

e	Unit 14 - Bedroom 1 - new high level window with existing window resized to 1810 wide. Elevations amended.	12/2/2001
d	Both units shown - Plans & elevations..	17/1/2001
c	Unit numbers amended.	5/1/2001
b	Plans Elevations & Section Handed. Numbers added.	21/2/2000
a	Materials information added.	21/2/2000

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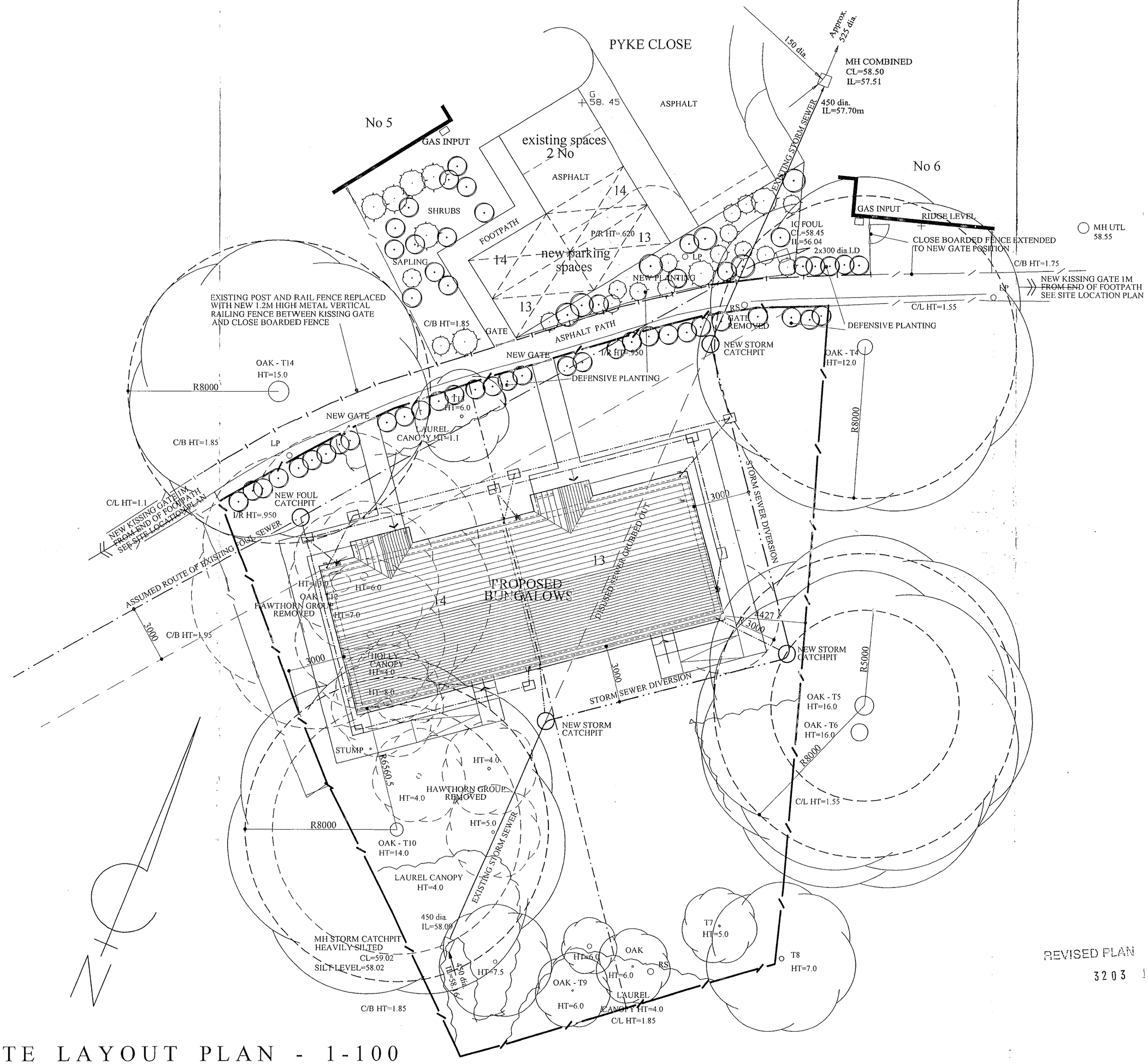

SITE LAYOUT PLAN - 1-100

REVISED PLAN
3203

f	Kissing gate notes amended and the word 'lockable' removed from access gate to footpath.	12/2/2001
e	General amendments and storm sewer re-routed.	11/1/2001
d	Site re-ordered & Unit numbers amended.	5/1/2001
c	Title panel amended. Unit numbers added.	16/8/2000
b	Entrance path moved, planting area added.	7/8/2000
a	Revised layout with re-routed sewer.	27/6/2000

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Sussex, PO19 1JL
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Email : office@b-seaman-assoc.demon.co.uk

Land off Pyke Close
Wokingham

Title :	Proposals Site Layout Plan Bungalows 13 & 14
Scale :	1 : 100
Date :	February 2000
Drg No :	A334/3f
Cad ref :	Aclt 2000

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3203

N

NORREYS AVENUE

Norreys Evangelical Church

El Sub Sta

CORONATION SQUARE

WOKINGHAM

PYKE CLOSE

63 PE

LAWRENCE CLOSE

ELIZABETH ROAD

LONGS WAY

MYLNE SQUARE

Drain

Playground

THE SITE

KISSING GATE

KISSING GATE

SUPERSEDED BY 4b

a SITE BOUNDARY AMENDED KISSING GATES SHOWN. 10-1-2001

Planning Supervisors **Barrie Seaman Associates** Chartered Architects Tel 01243 779497 Fax 01243 539497 Email : office@b-seaman-assoc.demon.co.uk	Project : Land off Pyke Close, Wokingham. Title : Site Location Plan	Scale : 1:1250 Date : June 2000 Drg No : A334/4a CAD ref :

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PYKE CLOSE

ASPHALT

G 58.45

150 dia.

Approx. 525 dia.

MH COMBINED
CL=58.50
IL=57.51

450 dia.
IL=57.70m

EXISTING STORM SEWER

No 5

GAS INPUT

existing spaces
2 No

ASPHALT

14

SHRUBS

FOOTPATH

P/R HT=.620

13

14

new parking spaces

SAPLING

No 6

GAS INPUT

RIDGE LEVEL

IC FOUL
CL=58.45
IL=56.04

2x300 dia LD

LP

MH UTL
58.55

CLOSE BOARDED FENCE EXTENDED TO NEW GATE POSITION

C/B HT=1.75

NEW KISSING GATE 11M DISTANT AT BOUNDARY FENCE JUNCTION SEE SITE LOCATION PLAN

NEW PLANTING

EXISTING POST AND RAIL FENCE REPLACED WITH NEW 1.2M HIGH METAL VERTICAL RAILING FENCE BETWEEN KISSING GATE AND CLOSE BOARDED FENCE

C/B HT=1.85

LOCKABLE GATE

13

ASPHALT PATH

RSO

GATE REMOVED

C/L HT=1.55

DEFENSIVE PLANTING

NEW GATE

I/R HT=.950

NEW STORM CATCHPIT

OAK - T14
HT=15.0

R8000

DEFENSIVE PLANTING

OAK - T4
HT=12.0

T11
HT=6.0

NEW GATE

LAUREL CANOPY HT=1.1

C/B HT=1.85

LP

R8000

NEW KISSING GATE

NEW FOUL CATCHPIT

I/R HT=.950

C/L HT=1.1

SEWER

ASSUMED ROUTE OF EXISTING FOUL SEWER

3000

C/B HT=1.95

HT=7.0

OAK - T12
HAWTHORN GROUP REMOVED
HT=7.0

HT=6.0

PROPOSED BUNGALOWS

14

13

DISUSED SEWER GRUBBED OUT

3000

STORM SEWER DIVERSION

HOLLY
CANOPY
HT=4.0

HT=8.0

3000

4427

R3000

NEW STORM CATCHPIT

R5000

OAK - T5
HT=16.0

OAK - T6
HT=16.0

R8000

C/L HT=1.55

STUMP

R6560.5

HT=4.0

HAWTHORN GROUP REMOVED

HT=4.0

R8000

HT=5.0

OAK - T10
HT=14.0

LAUREL CANOPY
HT=4.0

EXISTING STORM SEWER

450 dia.
IL=58.09

MH STORM CATCHPIT
HEAVILY SILTED
CL=59.02
SILT LEVEL=58.02

450 dia.
IL=58.16

HT=7.5

C/B HT=1.85

T7
HT=5.0

T8
HT=7.0

HT=6.0

OAK

RS

HT=6.0

OAK - T9
HT=6.0

LAUREL CANOPY HT=4.0

C/L HT=1.85

N

SITE LAYOUT PLAN - 1-100

19.JAN.2001 * 3203

c	General amendments and storm sewer re-routed.	11/1/2001
d	Site re-ordered & Unit numbers amended.	5/1/2001
c	Title panel amended. Unit numbers added.	16/8/2000
b	Entrance path moved, planting area added.	7/8/2000
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SUPERSEDED BY 3F.

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Sussex, PO19 1JL
Tel (01243) 779497 Fax (01243) 539497
Email : office@b-seaman-assoc.demon.co.uk

Land off Pyke Close
Wokingham

Title : Proposals
Site Layout Plan
Bungalows 13 & 14

Scale : 1 : 100

Date : February 2000

Drg No : A334/3e

Cad ref : Acit 2000

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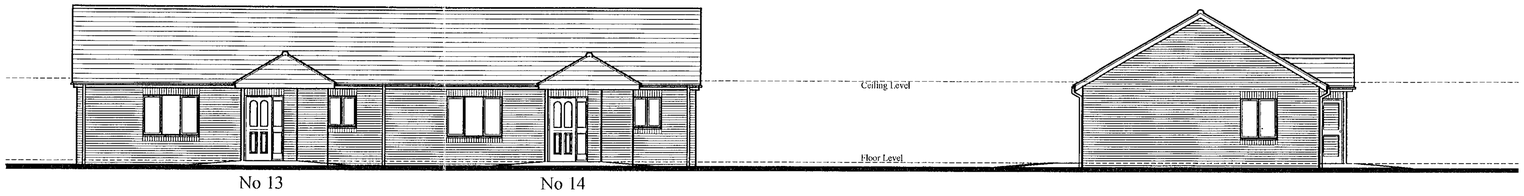
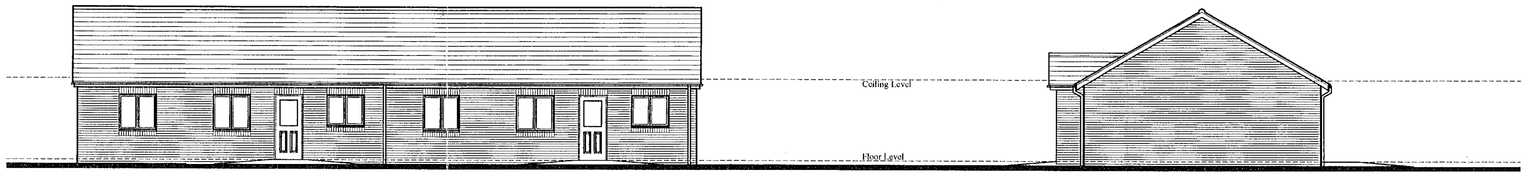


Front Elevation

Side Elevation



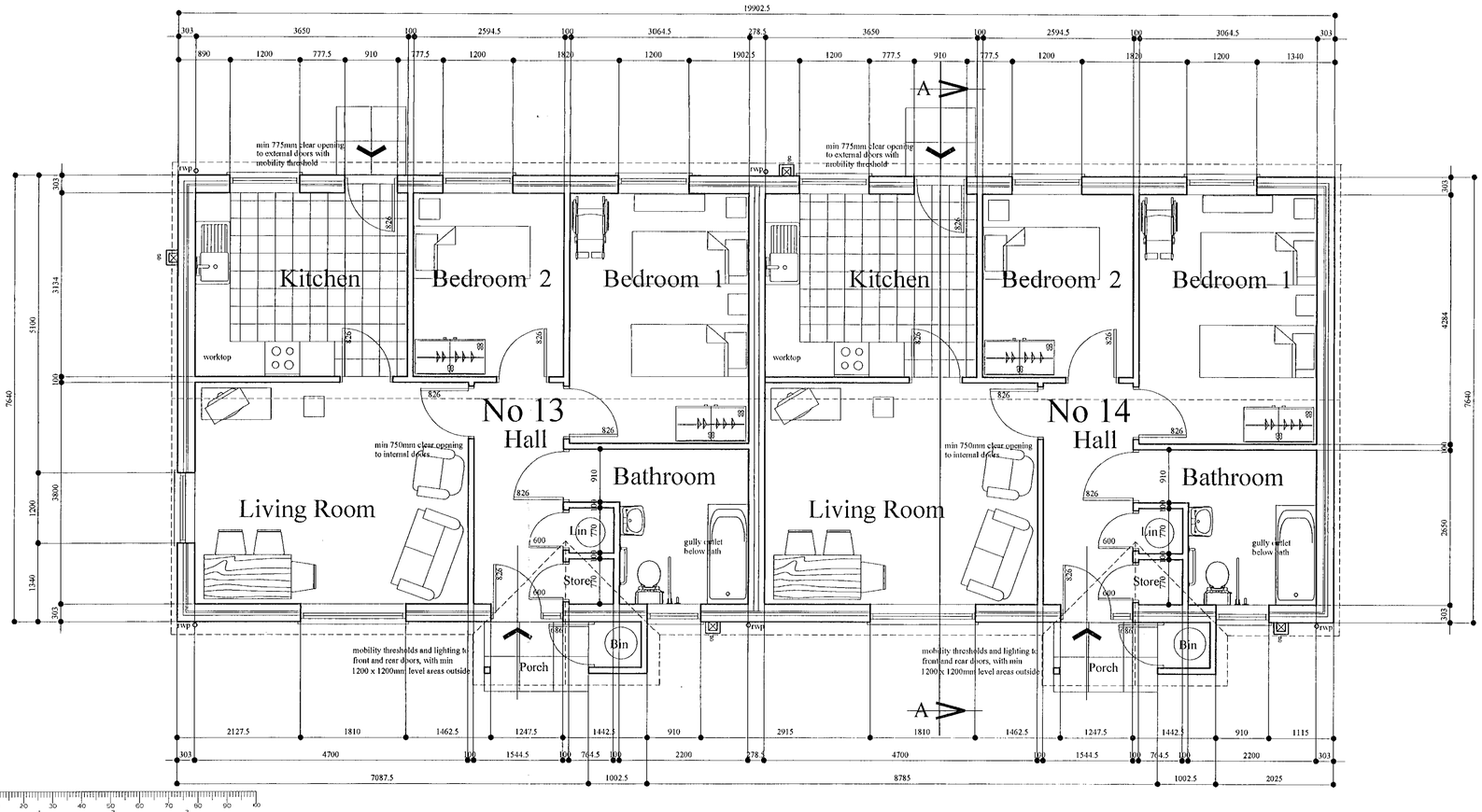
Rear Elevation

Side Elevation

Elevations 1 : 1 0 0

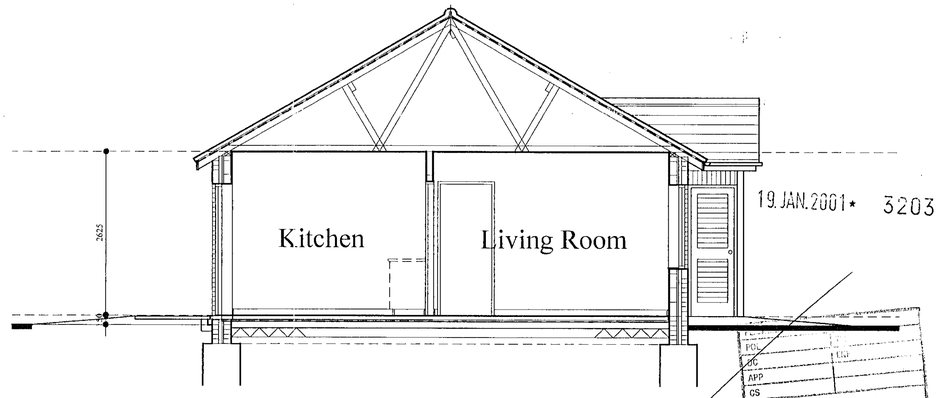
Materials : -

Roof	:	Sandtoft Double Roman interlocking tiles Colour - Antique Brown
Walls	:	Ibstock South Holmwood Surrey Red Multi facing bricks Soldier Courses - Ibstock Leicester Red Stock facings
Windows	:	Boulton & Paul Sovereign PVC-U Colour -
Doors	:	Purpose Made - Luff Joinery
Rainwater goods	:	UPVC - colour Black



Floor Plan 1 : 5 0

Bungalows numbers 13 & 14



Section A - A

19 JAN 2001 * 3203

19 JAN 2001

SUPERSEDED BY 4 IE.

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Sussex, PO19 1JL
Tel (01243) 779497 Fax (01243) 539497
Email : office@b-seaman-assoc.demon.co.uk

Land off Pyke Close
Wokingham

Title :	Proposals 2 Bungalows Plans - Elevations and Section
Scale :	1 : 50 & 1 : 100
Date :	January 2000
Drg No :	A334/1d
Cad ref :	Aclt 2000

d	Both units shown - Plans & elevations..	17/1/2001
c	Unit numbers amended.	5/1/2001
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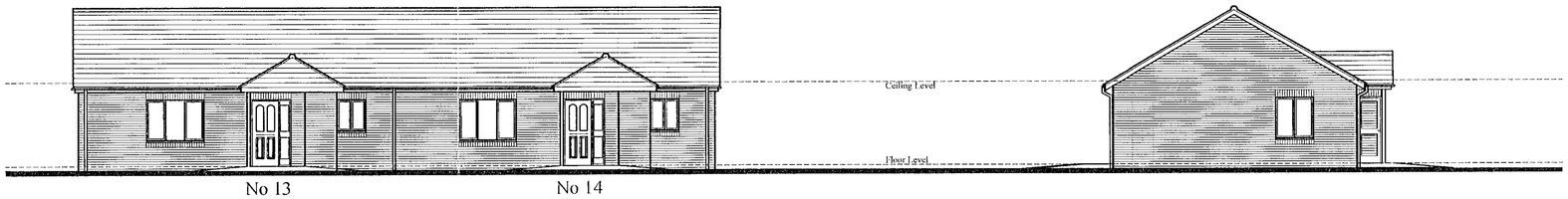
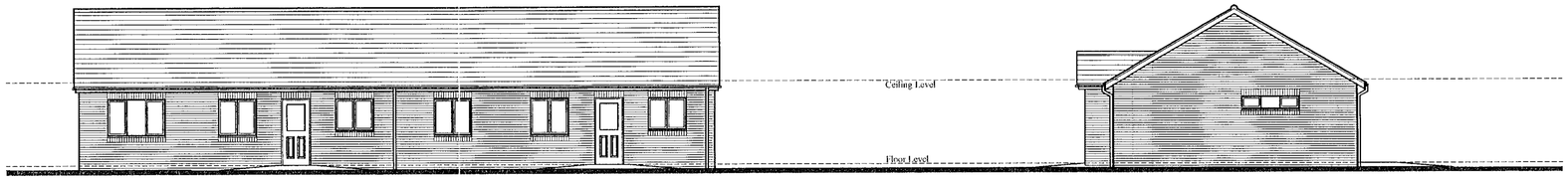


Front Elevation

Side Elevation



Rear Elevation

Side Elevation

Elevations 1 : 1 0 0

Materials : -

Roof	:	Sandtoft Double Roman interlocking tiles Colour - Antique Brown
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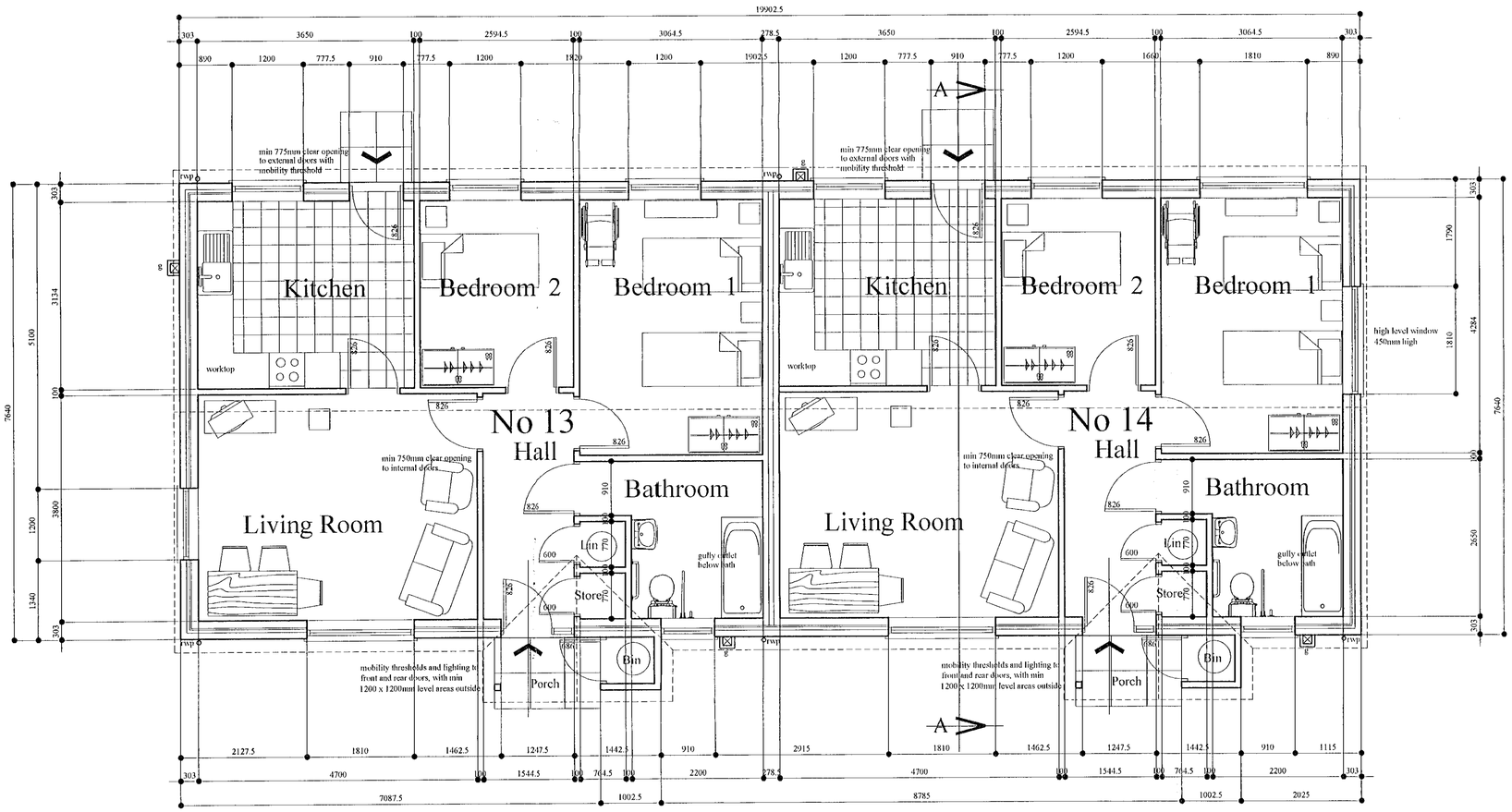
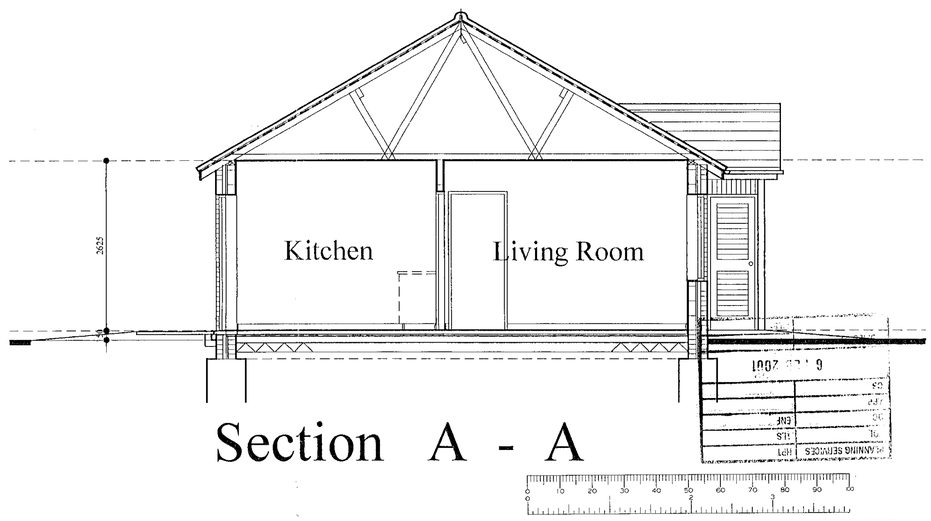


Floor Plan 1 : 5 0

Bungalows numbers 13 & 14



Section A - A

3203

REVISED PLAN

c	Unit 14 - Bedroom 1 - new high level window with existing window resized to 1810 wide. Elevations amended.	12/2/2001
d	Both units shown - Plans & elevations..	17/1/2001
c	Unit numbers amended.	5/1/2001
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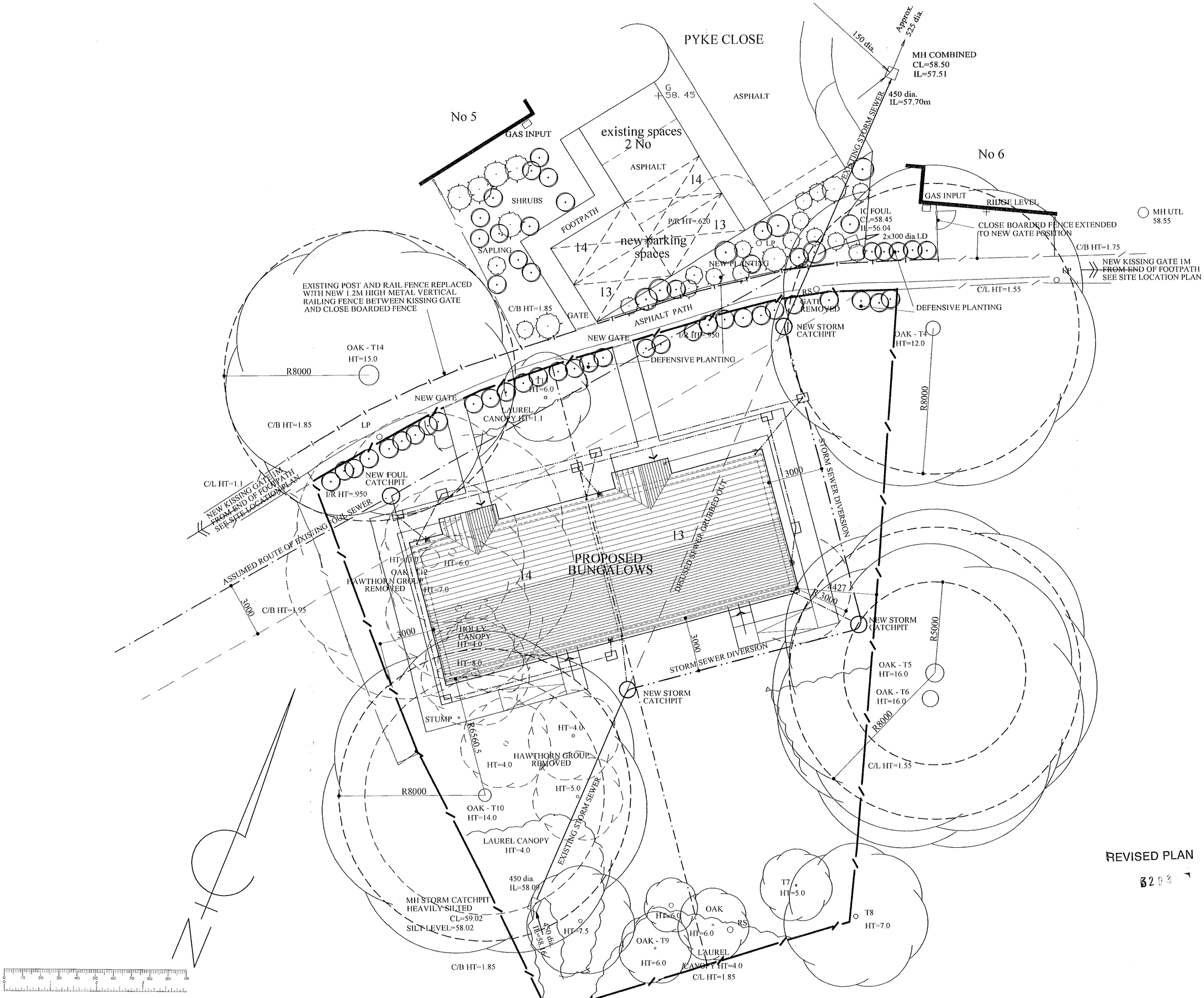
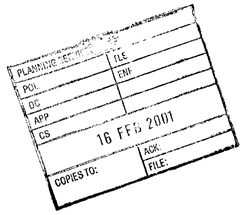


REVISED PLAN

3203

SITE LAYOUT PLAN - 1-100



f	Kissing gate notes amended and the word 'lockable' removed from access gate to footpath.	12/2/2001
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Land off Pyke Close
Wokingham

Title :	Proposals Site Layout Plan Bungalows 13 & 14
Scale :	1 : 100
Date :	February 2000
Drg No :	A334/3f
Cad ref :	Aclt 2000

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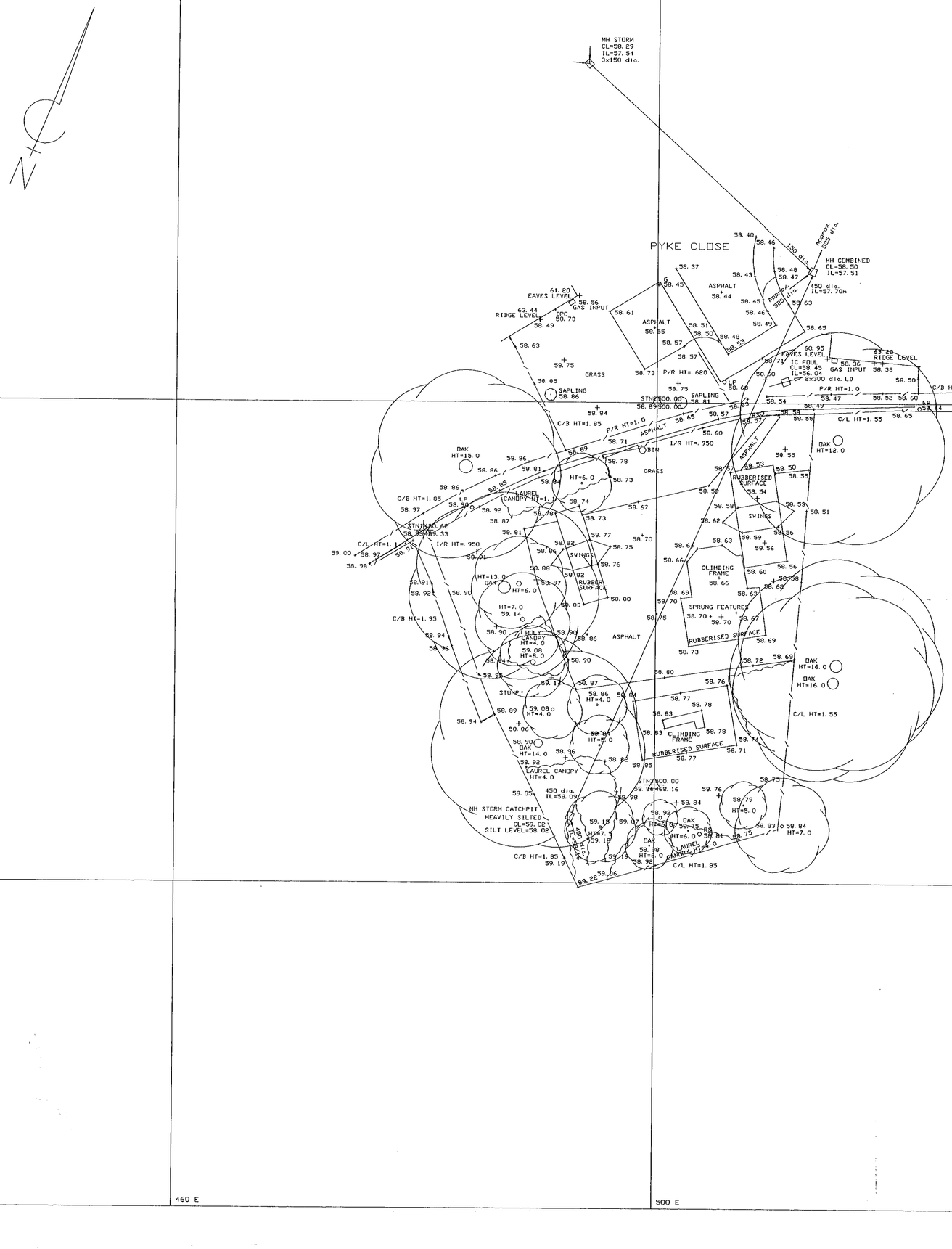

NOTES :

ALL LEVELS RELATIVE TO ORDNANCE SURVEY DATUM
OSBM USED : CORNER OF GARAGES, HUGHES ROAD
VALUE : 56.82m

KEY:

LP	- LAMP POST	FH	- FIRE HYDRANT
G	- GULLY	POT	- TELECOM
RS	- ROAD SIGN	CONC	- CONCRETE
ELEC	- ELECTRIC	MH	- MANHOLE
FB	- FLOWER BED	WV	- WATER VALVE
GV	- GAS VALVE	C/B	- CLOSE BOARD
SAP	- SAPLING	P/R	- POST & RAIL
TL	- TRAFFIC LT	P/W	- POST & WIRE
LB	- LETTER BOX	I/R	- IRON RAILING
T	- TREE	C/L	- CHAIN LINK
IC	- INSPECTION COVER	B/W	- BARBED WIRE
REYE	- RODDING EYE	VP	- VENT PIPE
UTL	- UNABLE TO LIFT	DP	- DOWN PIPE
TP	- TELEGRAPH POST	BOLL	- BOLLARD
EP	- ELECTRICITY POLE	O/H	- OVERHEAD
MKR	- MARKER	OHW	- OVERHEAD WIRE
PIL	- PILLAR	CL	- COVER LEVEL
TBM	- TEMPORARY BENCH MARK	IL	- INVERT LEVEL
U/S	- UNDERSIDE CEILING	FFL	- FINISHED FLOOR LEVEL
GL	- GROUND LEVEL		

WHILE ALL POSSIBLE EFFORT HAS BEEN MADE TO IDENTIFY SERVICES, WE ARE UNABLE TO DETAIL COVERS BURIED OR OBSCURED AT THE TIME OF SURVEY.

Rev. B = Site address amended.
Rev. A = Additional drainage information.

19 JAN 2001* 3203

SHAW COLEGATE
Land and Building Surveyors.
HAMBROOK LODGE, SOUTHBROOK ROAD,
WEST ASHLING, CHICHESTER, WEST SUSSEX PO18 8RQ
Tel: (01243) 575324

Title : LAND SURVEY Rev. A
Land off Pyke Close
Wokingham, Berkshire.

Job No. : 01000/A
Original Scale : 1: 200

Surveyed By : SVS/MC — Date : February 2000
Drawn By : SVS/MC — Date : 4th February 2000

Client: Warden Housing Association Limited
Maxwell Hart Building
612 Reading Road, Winnersh, Reading. RG41 5HF

Planning Supervisors
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Email : office@b-seaman-assoc.demon.co.uk

Land off Pyke Close
Wokingham

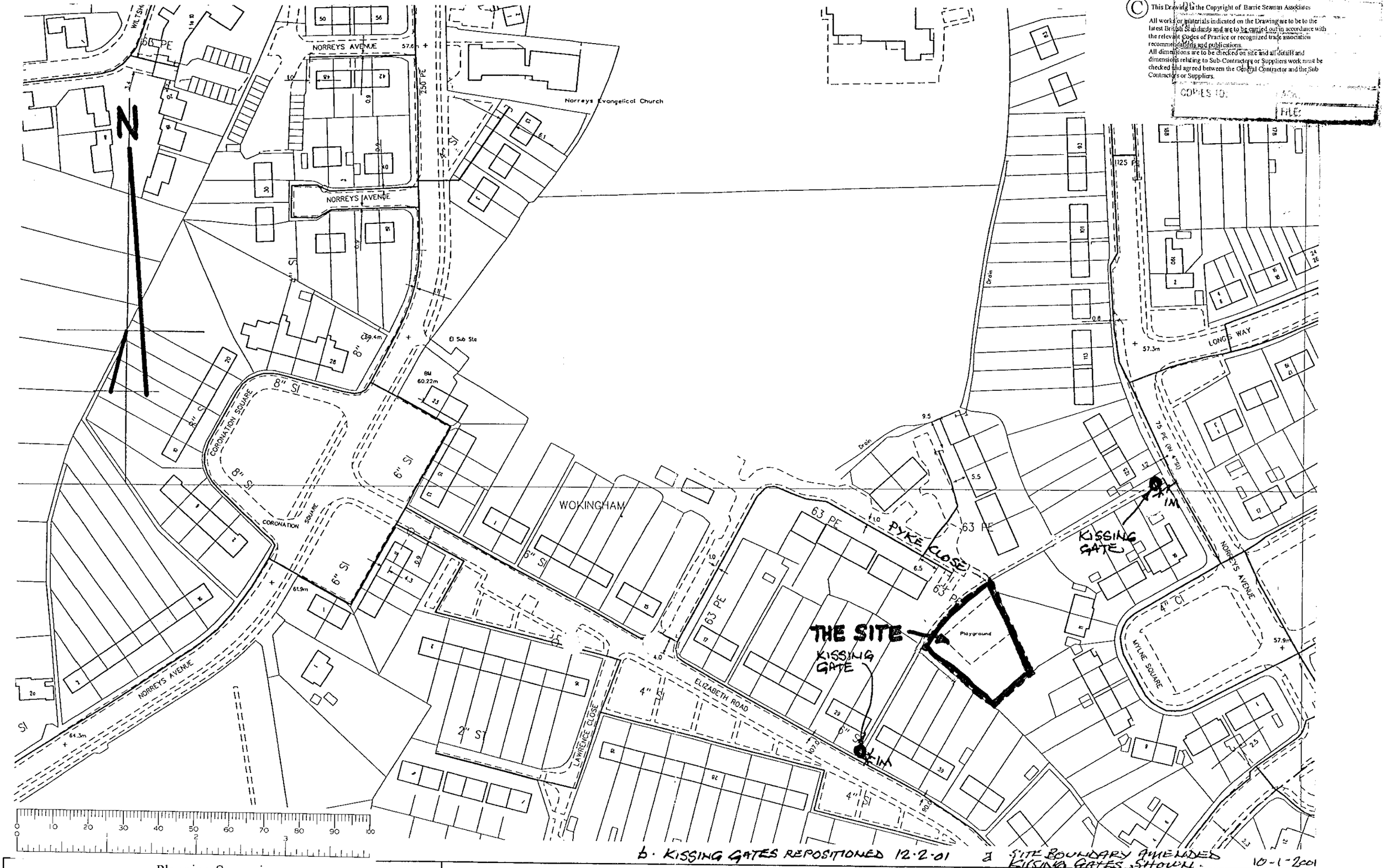
Title : Survey

Scale : 1:200

Date : February 2000

Drg No : A334/2b

Cad ref : Aclt 2000



b · KISSING GATES REPOSITIONED 12·2·01 a SITE BOUNDARY AMENDED KISSING GATES SHOWN. 10-1-2001

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PLANNING SERVICES
POL
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COPIES TO:
ACK
FILE:

Planning Supervisors

Barrie Seaman Associates

Chartered Architects

Tel 01243 779497 Fax 01243 539497

Email : office@b-seaman-assoc.demon.co.uk

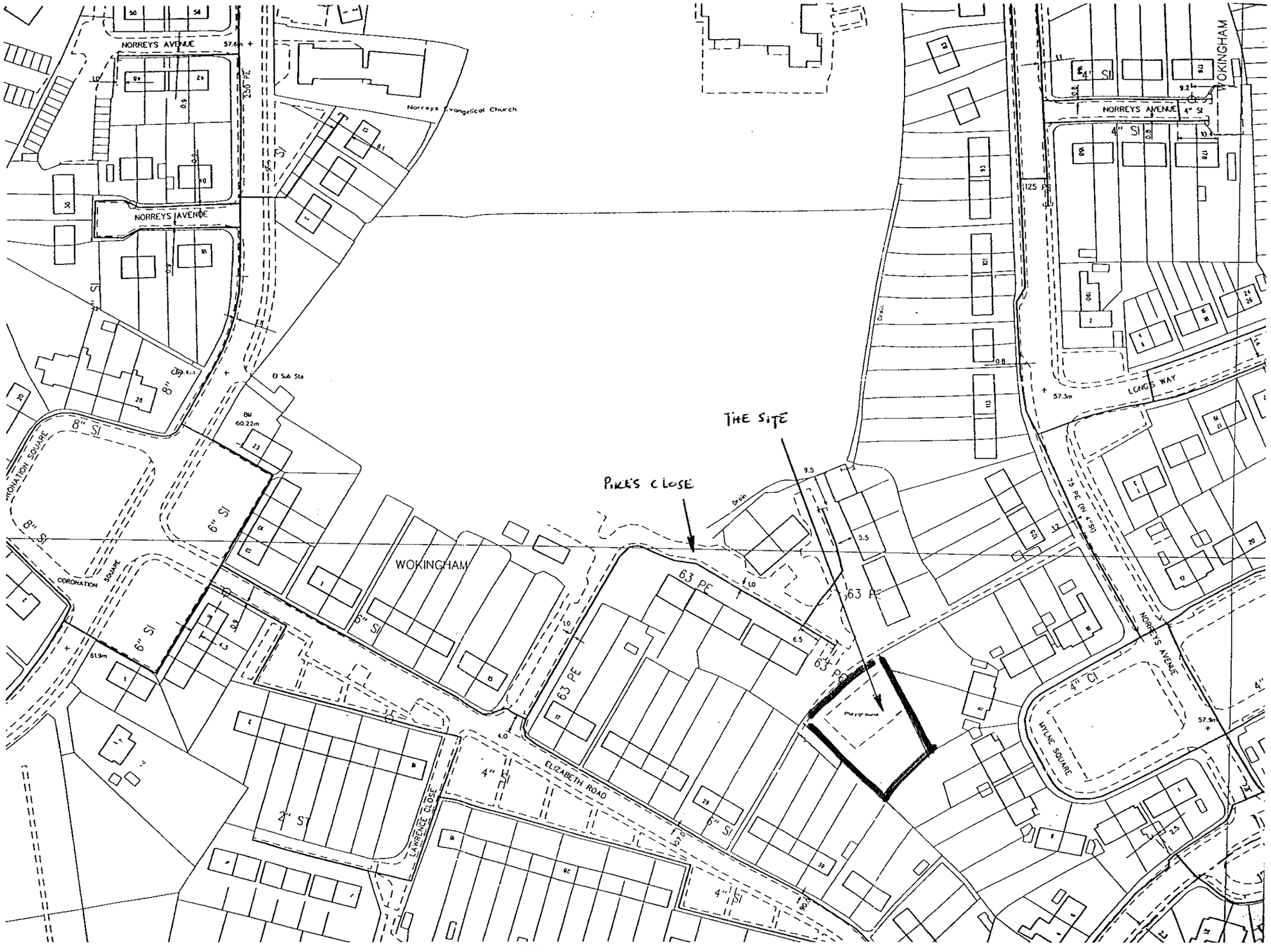
Project :	Land off Pyke Close, Wokingham.	Scale :	1:1250
		Date :	June 2000
Title :	Site Location Plan	Drg No :	A334/4b
		CAD ref :	

CAD Reference : des\pro\P28\site

Revisions

Rev	Date	Drawn	Checked
1	Oct'01	RB	

First Issue



Project :
2 No BUNGALOWS
PIKES CLOSE
WOKINGHAM

Drawing Title :

SITE LOCATION PLAN

MANSELL

Scale : 1 / 1250

Drg No. : 011 / 100 Rev 1

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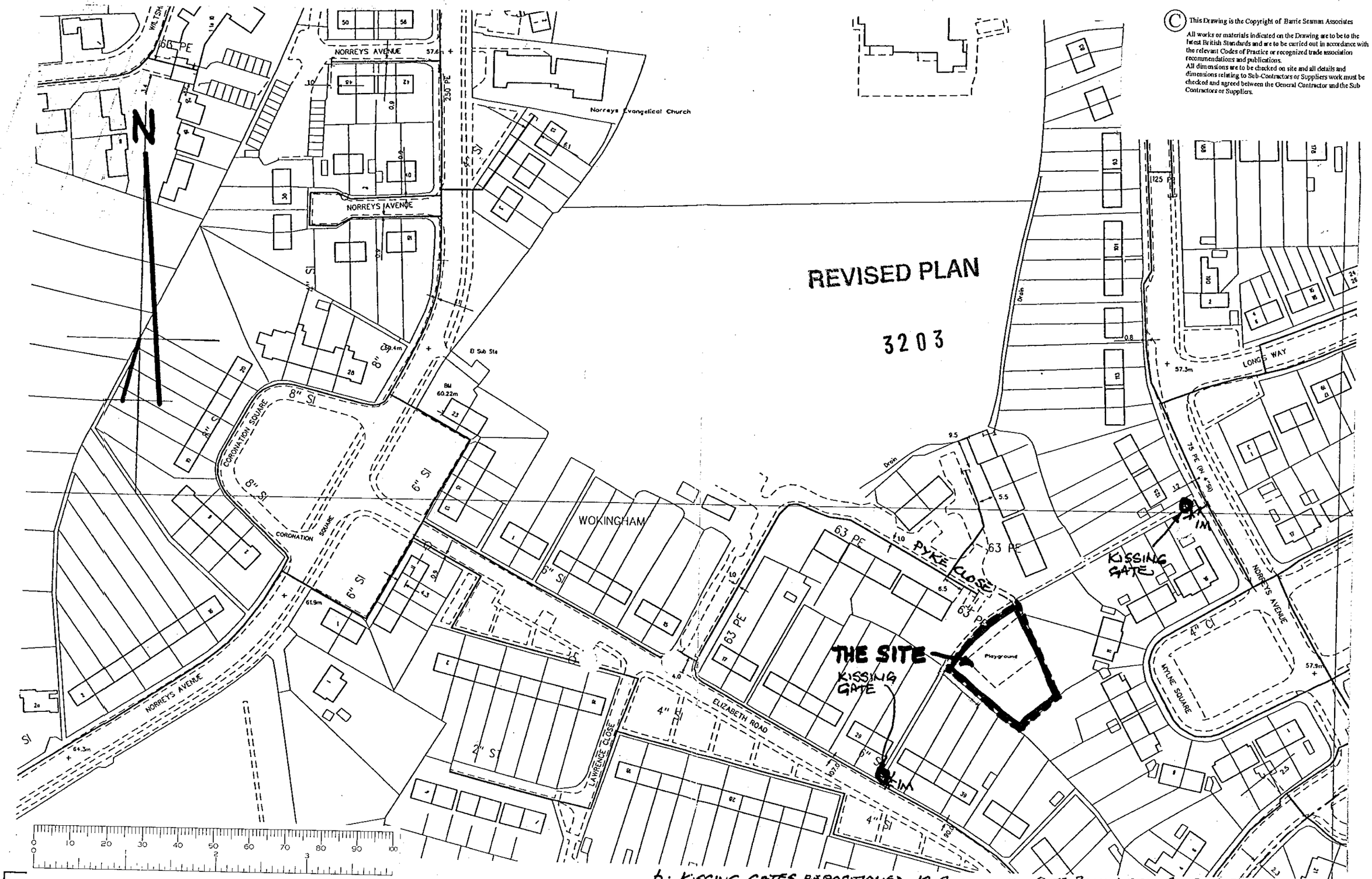
REVISED PLAN

3203



b. KISSING GATES REPOSITIONED 12.2.01 a SITE BOUNDARY AMENDED KISSING GATES SHOWN. 10-1-2001

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Chartered Architects
Tel 01243 779497 Fax 01243 539497
Email : office@b-seaman-assoc.demon.co.uk

Project : Land off Pyke Close, Wokingham.	Scale : 1:1250
	Date : June 2000
Title : Site Location Plan	Drg No : A334/4b
	CAD ref :

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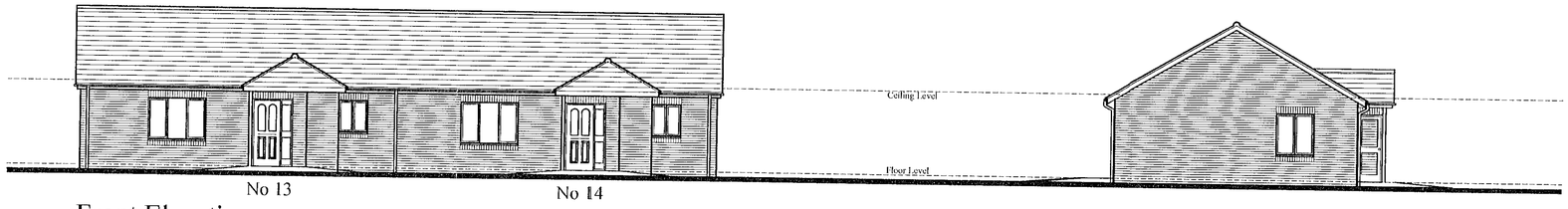
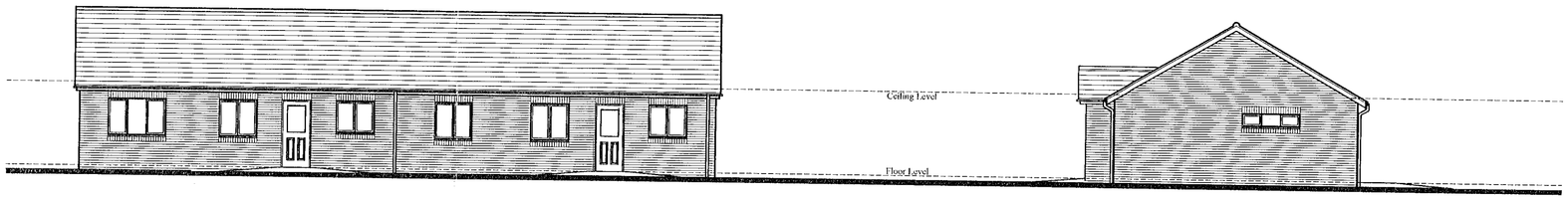


Front Elevation

Side Elevation



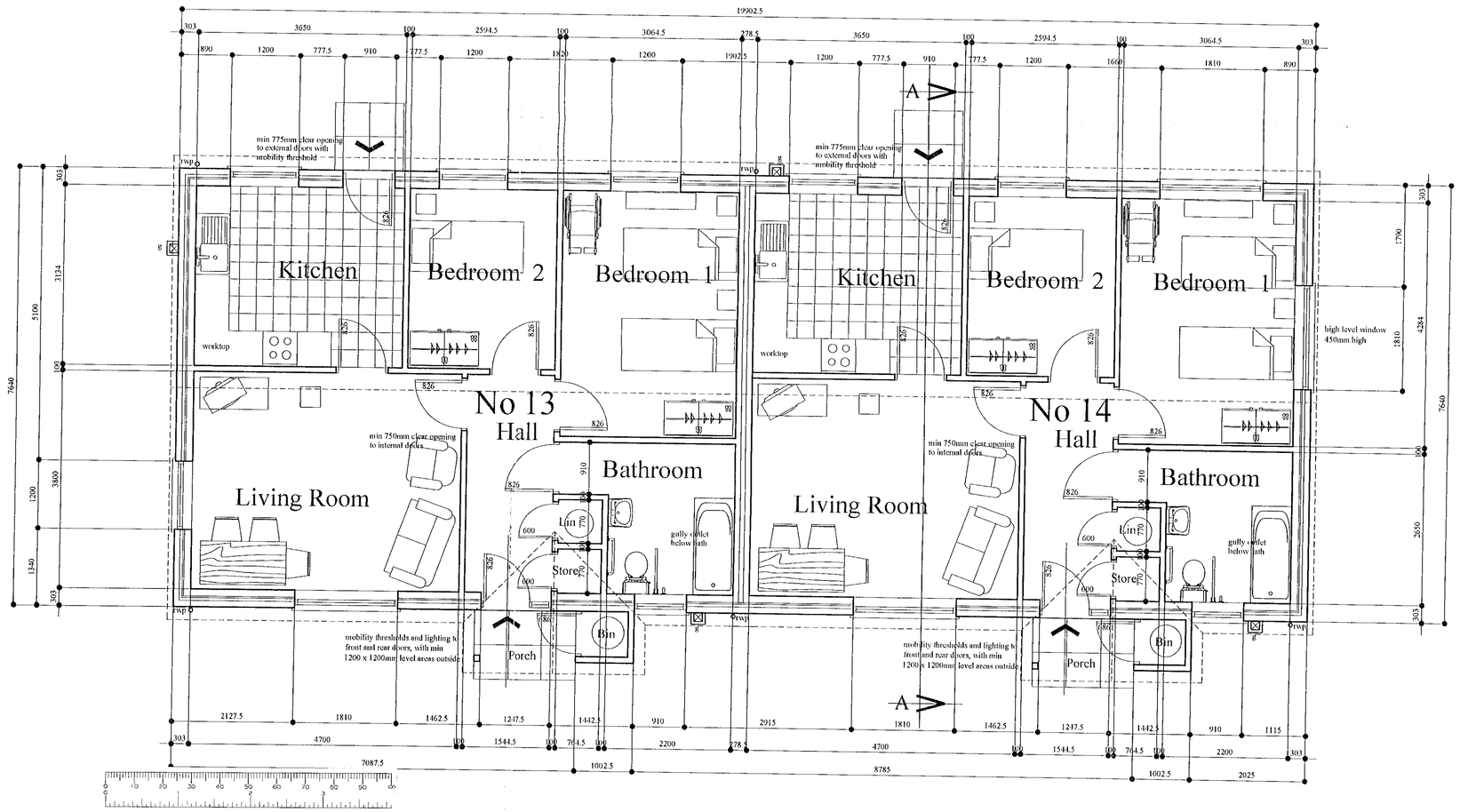
Rear Elevation

Side Elevation

Elevations 1 : 1 0 0

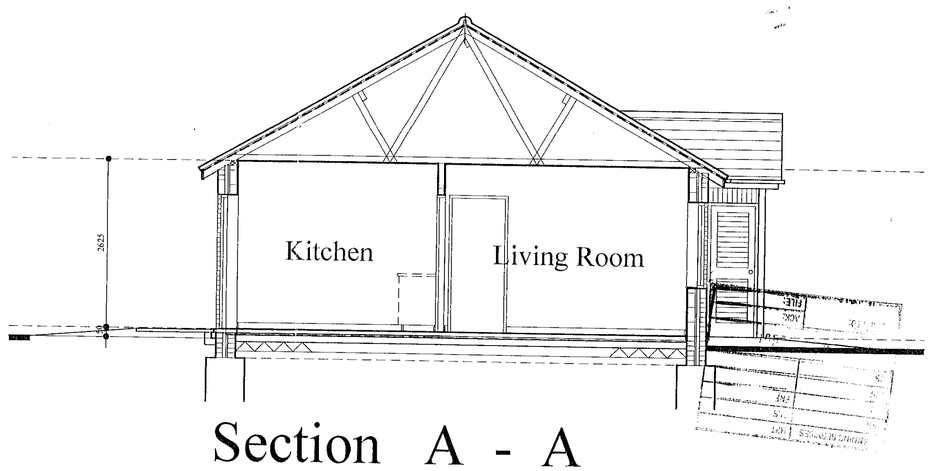
Materials : -

Roof	:	Sandtoft Double Roman interlocking tiles Colour - Antique Brown
Walls	:	Ibstock South Holmwood Surrey Red Multi facing bricks Soldier Courses - Ibstock Leicester Red Stock facings
Windows	:	Boulton & Paul Sovereign PVC-U Colour -
Doors	:	Purpose Made - Luff Joinery
Rainwater goods	:	UPVC - colour Black



Floor Plan 1 : 5 0

Bungalows numbers 13 & 14



Section A - A

e	Unit 14 - Bedroom 1 - new high level window with existing window resized to 1810 wide. Elevations amended.	12/2/2001
d	Both units shown - Plans & elevations..	17/1/2001
c	Unit numbers amended.	5/1/2001
b	Plans Elevations & Section Handed. Numbers added.	21/2/2000
a	Materials information added.	21/2/2000

Planning Supervisors
Barrie Seaman Associates
Chartered Architects
17a Eastgate Square, Chichester
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Email : office@b-seaman-assoc.demon.co.uk

	Land off Pyke Close Wokingham
Title :	Proposals 2 Bungalows Plans - Elevations and Section
Scale :	1 : 50 & 1 : 100
Date :	January 2000
Drg No :	A334/1e
Cad ref :	Acit 2000

© This Drawing is the Copyright of Barrie Seaman Associates

All works or materials indicated on the Drawing are to be to the latest British Standards and are to be carried out in accordance with the relevant Codes of Practice or recognized trade association recommendations and publications.
All dimensions are to be checked on site and all details and dimensions relating to Sub-Contractors or Suppliers work must be checked and agreed between the General Contractor and the Sub Contractors or Suppliers.

PYKE CLOSE

ASPHALT

G 58. 45

No 5

GAS INPUT

existing spaces 2 No

ASPHALT

14

SHRUBS

FOOTPATH

P/R HT=.620

13

14

new parking spaces

13

SAPLING

C/B HT=1.85

GATE

ASPHALT PATH

NEW GATE

I/R HT=.950

EXISTING POST AND RAIL FENCE REPLACED WITH NEW 1.2M HIGH METAL VERTICAL RAILING FENCE BETWEEN KISSING GATE AND CLOSE BOARDED FENCE

OAK - T14
HT=15.0

R8000

T13
HT=6.0

LAUREL CANOPY HT=1.1

C/B HT=1.85

LP

NEW GATE

NEW FOUL CATCHPIT

I/R HT=.950

SEWER

C/L HT=1.1

NEW KISSING GATE 1M FROM END OF FOOTPATH SEE SITE LOCATION PLAN

ASSUMED ROUTE OF EXISTING FOUL SEWER

3000

C/B HT=1.95

HT=8.0

OAK - T12

HAWTHORN GROUP REMOVED

HT=7.0

HT=6.0

PROPOSED BUNGALOWS

DISUSED SEWER GRUBBED OUT

3000

HOLLY CANOPY HT=4.0

HT=8.0

3000

STORM SEWER DIVERSION

STUMP

R6560.5

HT=4.0

HAWTHORN GROUP REMOVED

HT=4.0

R8000

OAK - T10
HT=14.0

HT=5.0

LAUREL CANOPY HT=4.0

EXISTING STORM SEWER

450 dia.
IL=58.09

MH STORM CATCHPIT
HEAVILY SILTED
CL=59.02
SILT LEVEL=58.02

450 dia. IL=58.09

HT=7.5

C/B HT=1.85

OAK - T9
HT=6.0

HT=6.0

OAK

HT=6.0

RS

L'AUREL CANOPY HT=4.0

C/L HT=1.85

T7
HT=5.0

T8
HT=7.0

NEW STORM CATCHPIT

STORM SEWER DIVERSION

3000

4427

R 3000

NEW STORM CATCHPIT

R5000

OAK - T5
HT=16.0

OAK - T6
HT=16.0

R8000

C/L HT=1.55

150 dia.

Approx. 525 dia.

MH COMBINED
CL=58.50
IL=57.51

450 dia.
IL=57.70m

EXISTING STORM SEWER

No 6

GAS INPUT

RIDGE LEVEL

IC FOUL
CL=58.45
IL=56.04

2x300 dia.LD

LP

NEW PLANTING

RS

GATE REMOVED

NEW STORM CATCHPIT

OAK - T4
HT=12.0

R8000

DEFENSIVE PLANTING

DEFENSIVE PLANTING

CLOSE BOARDED FENCE EXTENDED TO NEW GATE POSITION

C/B HT=1.75

C/L HT=1.55

LP

NEW KISSING GATE 1M FROM END OF FOOTPATH SEE SITE LOCATION PLAN

MH UTL
58.55

N

SITE LAYOUT PLAN - 1-100

f Kissing gate notes amended and the word 'lockable' removed from access gate to footpath. 12/2/2001
e General amendments and storm sewer re-routed. 11/1/2001
d Site re-ordered & Unit numbers amended. 5/1/2001
c Title panel amended. Unit numbers added. 16/8/2000
b Entrance path moved, planting area added. 7/8/2000
a Revised layout with re-routed sewer. 27/6/2000

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Land off Pyke Close
Wokingham

Title : Proposals
Site Layout Plan
Bungalows 13 & 14

Scale : 1 : 100

Date : February 2000

Drg No : A334/3f

Cad ref : Aclt 2000

PLANNING SERVICES
POL | INFT
DC | TLS
APP | ENF
CS
16 FEB 2001
ACK

Q 14/1/02

NOTES

1, Boiler Flue: site control to liaise with the heating subcontractor with regards to siting of boiler flue outlet. Top of boiler flue to line through with window head. NB: Clearance between flue perimeter and opening must not be less than 300mm.

2, Note boiler flue to be provided with an aluminium guard extending a minimum 300mm either side of boiler flue, to provide protection to soffit, fascia and rainwater gutter.

3, Extract Fans: Site control to liaise with the electrical contractor with regards to size and location of extract fan outlet. Top of outlet fan to line through with window head.

4, To ensure adequate sound insulation is maintained between dwellings, it is essential that any electrical fittings shown on the separating wall are staggered a minimum of 220mm on plan, between fittings.

5, This drawing is to be read in conjunction with the electrical schedule, drawing No 011 / 205.

6, Refer also to seperate details, for additional construction information. Stop ends to be provided to all lintels and cavity trays without eaves protection, accoustic barriers to be provided at junction of seperating and external wall etc.

7, Where lintel is to extend over boiler flue and/or extract fan, critical lintel seating dimensions are shown in brackets, after lintel. e.g. L21 (730R) indicates a seating of 730mm on right hand side when viewed from out side. When no seating is shown position to be equal bearing each side.

8, Radiators shown are indicative only for full information on heating (ie. sizes/positions/pipe runs/refer to heating sub-contractors layouts. Radiatorts to be low surface temperature.

9, For Typical Electric meter box installations Refer to Drawing No. 011/301.

10, Semi Concealed Ground Bearing Gas Meter Box to be accessable from private footpath.

11, Face of internal partitions & external timber frame within the internal perimeters of the bathroom are to be lined with 9mm plywood for reinforcement & fixing for the provision of grab rails for disabled users.

12, Note: All setting out dimensions have been taken to face of studwork.

13, Bath to be provided with thermostacally controlled shower over.

14, Hot water taps to be fitted with thermostat controls.

15, Heights of door handles to be confirmed by client / Emp. Agent.

16, Heights and positions of all electrical fittings to be confirmed by client / Emp. Agent.

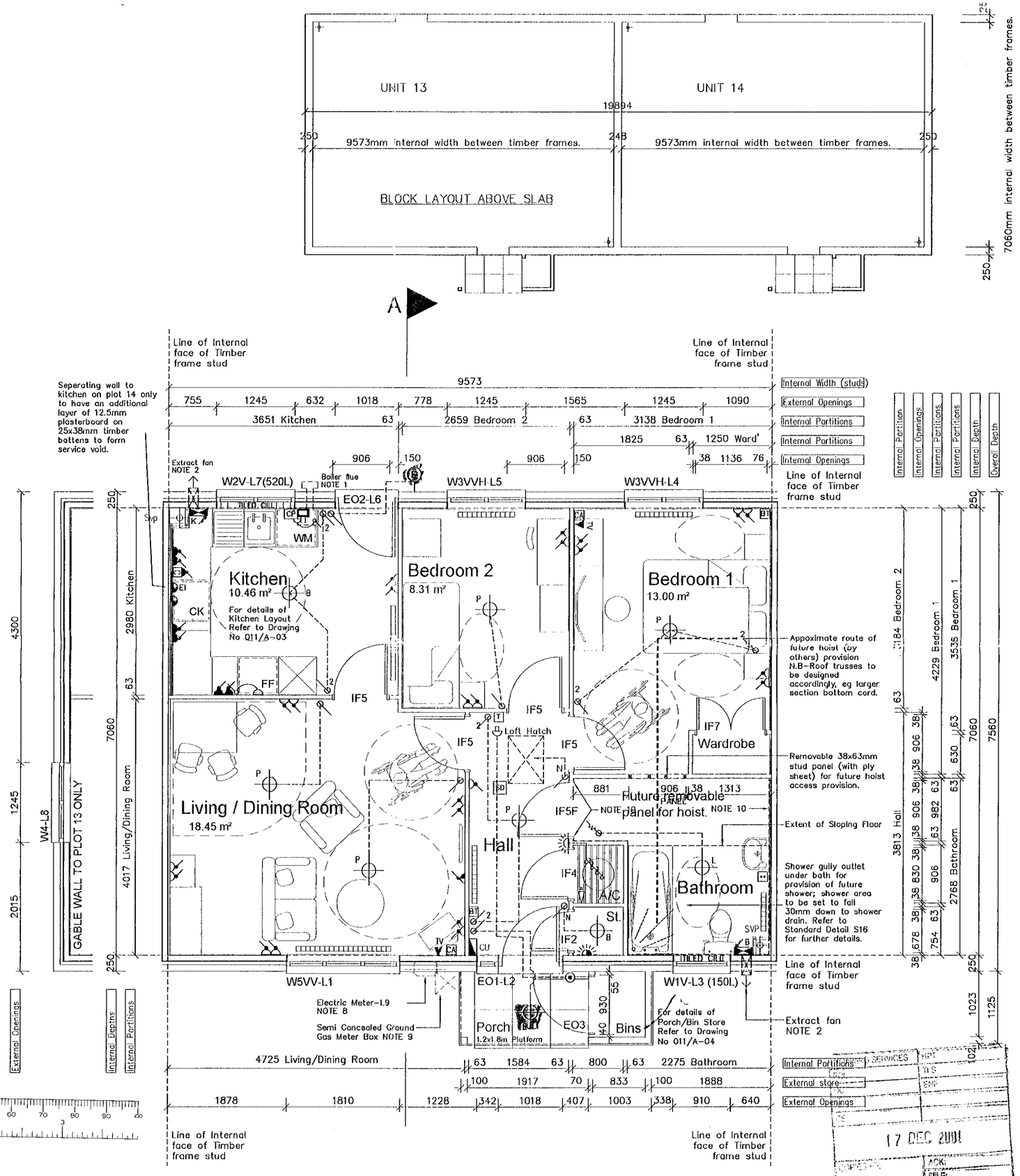
17, Bath rim height to be confirmed by client / Emp. Agent.

CONSTRUCTION DETAILS

Ref/Location	Detail No.
External Doors	207, 208 & 209
Internal Doors	210
External Windows	206
Soil & Vent Pipe	314
Shower Gully	319

LINTEL SCHEDULE

REF	LENGTH
L1	2100
L2	1650
L3	1650
L4	1650
L5	1650
L6	1350
L7	2250
L8	1650
L9	600



A

Refer to Drawing No. 001/A-05 for Section through building & Vertical Setting Out, Section A-A.

Revisions

Rev	Date	Drawn	Checked
1	14.11.01	TB	

FIRST ISSUE.

PLANS TO MEET CONDITIONS

3203 J

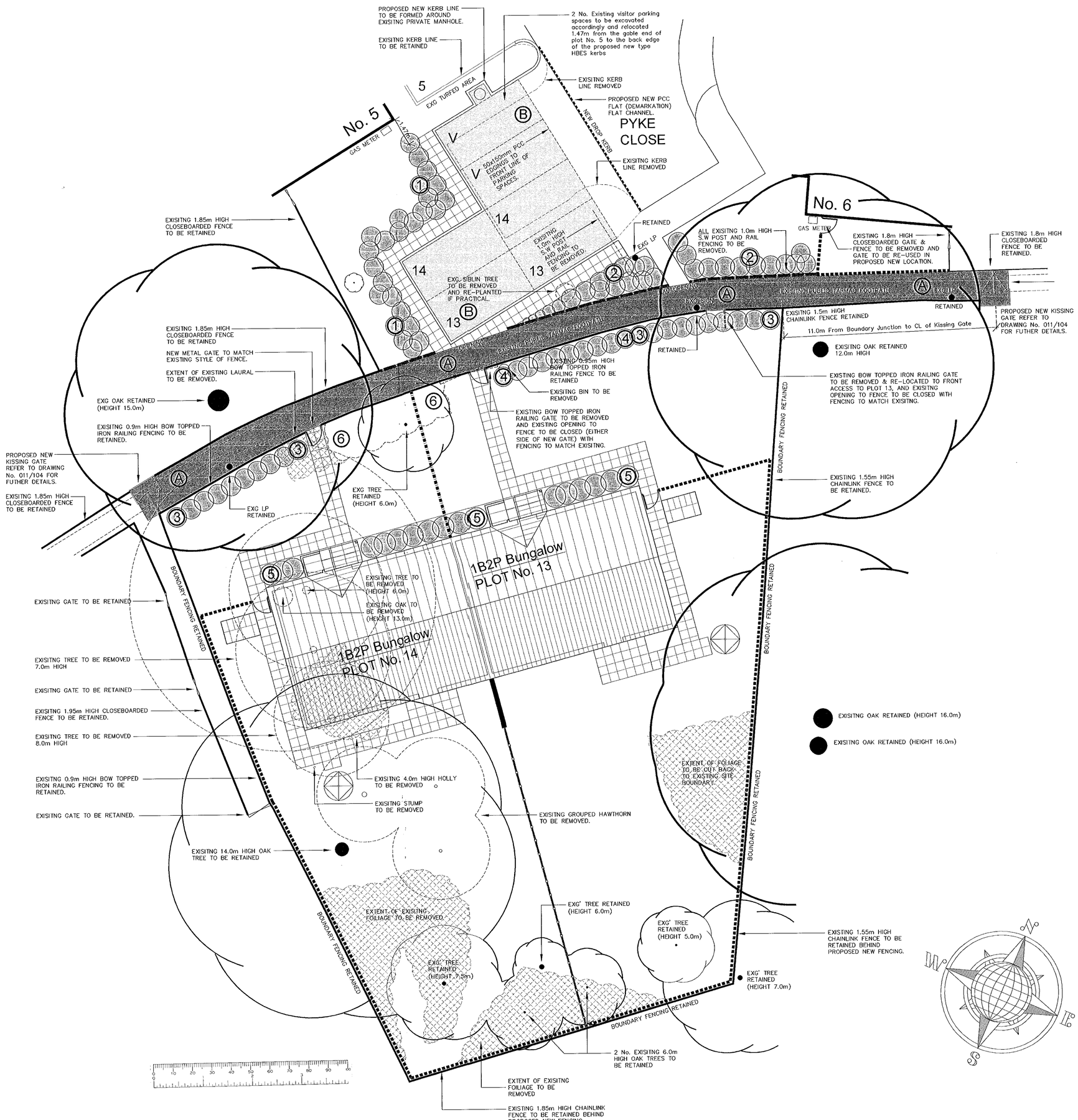
Project :
2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :
2B 3P BUNGALOW
FLOOR PLAN

MANSELL

Scale : 1:50

Drg No. : 011/A-02 Rev 1



CAD Reference :

Revisions

Rev	Date	Drawn	Checked
1	16.11.01	TB	Y

FIRST ISSUE.

SOFT LANDSCAPING SCHEDULE

	SHRUB SPECIES	TYPE	HEIGHT	SPREAD	PLANT SIZE	PLANTING
1	BERBERIS STENOPHYLLA	EVERGREEN WITH YELLOW FLOWER	5 ft (1.5m)	5 ft (1.5m)	300-800mm ROOT BALLED	PLANTED 3ft (1000m) APART IN A SINGLE LINE
2	BUXUS SEMPERVIRENS	EVERGREEN WITH SULPHER YELLOW FLOWER	3 ft (1.0m)	3 ft (1.0m)	200-600mm ROOT BALLED	PLANTED 1.5ft (500mm) APART IN A SINGLE LINE
3	COTTENEASTER (medium height)	EVERGREEN WITH WHITE FLOWER & RED FRUIT	3 ft (1.0m)	5 ft (1.5m)	600-800mm ROOT BALLED	PLANTED 2.5ft (800mm) APART
4	CAMELLIA JAPONICA	EVERGREEN WITH PINK FLOWER	3 ft (1.0m)	3 ft (1.0m)	500-800mm ROOT BALLED	PLANTED 1.5ft (500mm) APART
5	HEBE "AUTUMN GLORY"	EVERGREEN WITH PURPLE FLOWER	1 ft (300mm)	2.5 ft (800mm)	150-300mm 1.0L POT	PLANTED 1.25ft (400mm) APART

TREES & PLANTING

REFER TO SOFT LANDSCAPING SCHEDULE ABOVE FOR FURTHER DETAILS

	EXISTING TREE TO BE **REMOVED**
	EXISTING TREE TO BE **RETAINED**
6	Extent of exisitng Laural to be retained.
	PROPOSED NEW PLANTING 600mm NOMINAL WIDE SCHRUB ZONES GENERALLY TO FRONTAGE OF **BUNGALOWS** UNLESS INDICATED ELSEWHERE OTHERWISE. (Refer to Lanscaping Schedule Above)
	EXISITNG FOLIAGE TO BE REMOVED.
	ALL FRONT & REAR PRIVATE GARDENS TO BE FULLY TURFED (fully turfed areas to be laid onto prepared level topsoil sub-base)

HARD & SOFT SURFACING KEY

A	On completion of new statutory service board connections, site control is to liase with Local Authority Highways Engineer to determine the extent and requirment, if any, for resurfacing and edging of existing adopted public footpath. NB: current County Council specifaication for footpath as follows:- 15mm coated macadam textured wearing course (6mm nom. aggregate size) gravel aggregate is not permitted on 40mm coated macadam base course (20mm nom. aggregate size) exisitng sub base material to be retained.
B	2 No. Visistors parking spaces and 4 No. new parking spaces to County Council Adoption Specification as noted for item A above with a minimum sub-base of 150mm thick, Type 1 Material Sub-base. P.C.C Type HBES kerbs to perimerter of all car parking bitmac areas.
	900mm wide Private Footpaths to consist of 450x450mm Slip Resistant P.C.C Paving Slabs on hardcore and sand blinding. Note:- Access for wheelchair users required.
	1200x1800mm Minimum Level Platform to Entrance of **BUNGALOWS**, to fall away from front door @ 1:40 , to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
	1800x2700mm Patio Area to **ALL PRIVATE REAR GARDENS**, to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
	1 No. Rotary Drier
	1800x1200mm **LOCKABLE** Timber shed on PCC paved area.

BOUNDARY WALL & FENCING

FOR BOUNDARY, WALL & FENCING CONSTRUCTION DETAILS REFER TO DRAWING No. 011/104

	1800mm HIGH close boarded fence with concrete posts and gravel boards also 1800 x 900 wide matching gates with Norfolk latch and "I" hinges with 200mm galv. steel Barrel bolts (top & bottom) NB:-bolts capable of being locked.
	1200mm HIGH Green plastic coated chainlink fencing with steel posts. BS 1722
	1800mm HIGH x 2000mm long close boarded privacy fence with concrete post and gravel board.
	1050mm HIGH close boarded fence with concrete posts and concrete gravel boards.
	950mm O/A High Bow Topped Iron Railing fence to match existing fence opposite fronting plots 13 & 14.
	EXISITNG FENCES ARE DETERMINED BY A NOTE ON THE DRAWING.

General Notes:

1) Site Control to liase with Local Authority (leisure & parks department) with regards to all exisitng play equipment to be removed & all areas of existing play surfacing to be removed accordingly.

PLANNING SERVICE
REC'D
DD
1ST DEC 2001

Project :
2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :
SOFT LANDSCAPING & HARD SURFACING, BOUNDARY WALL & FENCING, SITE LAYOUT

MANSELL

3203
PLANS TO MEET CONDITIONS

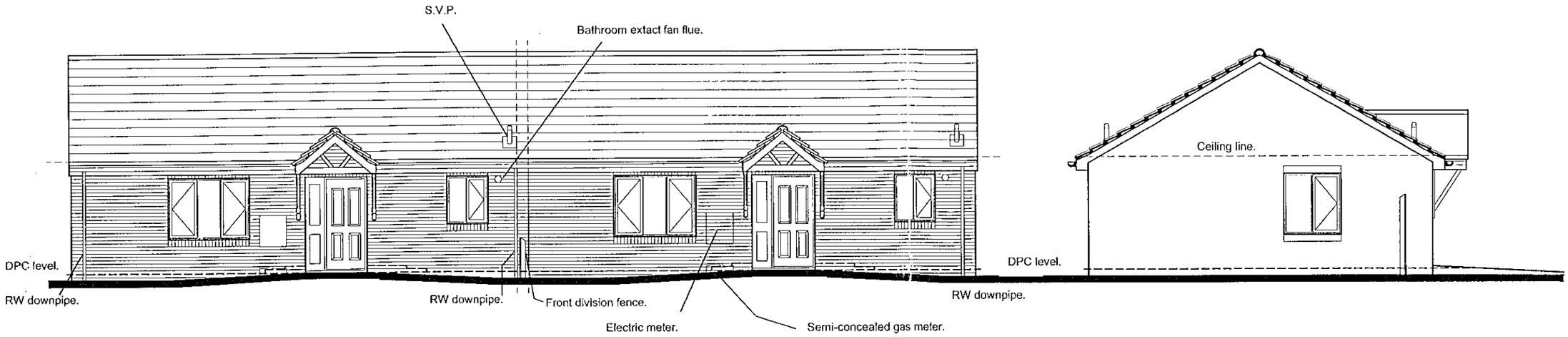
Scale : 1:100

Drg No. : 011/102 Rev 1

CAD Reference : \DES\PRO\P28\HOUSE

Revisions

Rev	Date	Drawn	Checked
1	22.11.01	RB	
FIRST ISSUE			
2	07.12.01	rb	
Porch revised			

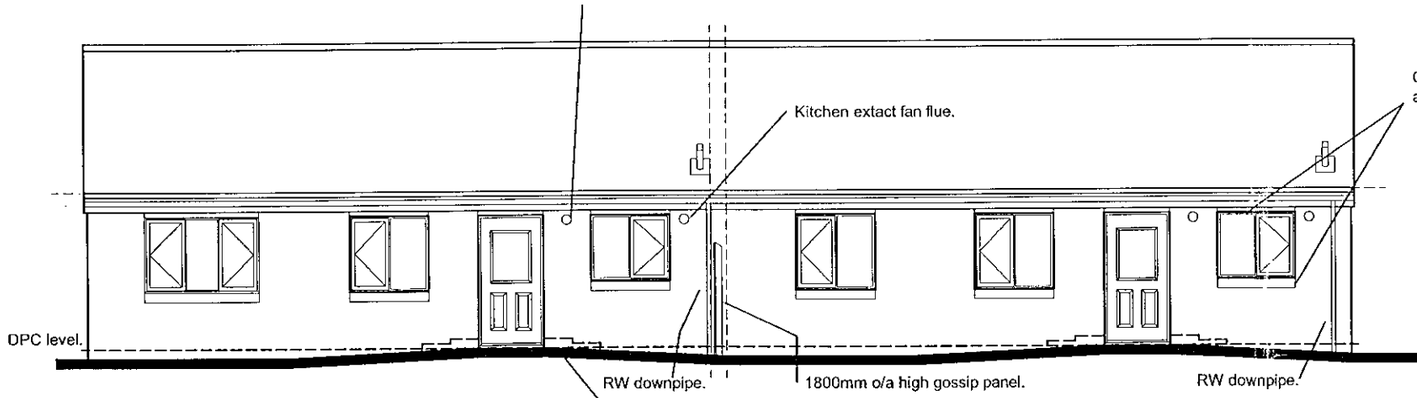


UNIT 13

Front Elevation

UNIT 14

Boiler flue
Note boiler flue to be provided with an aluminium guard extending a minimum 300mm either side of boiler flue, to provide protection to soffit, fascia and rainwater gutter.



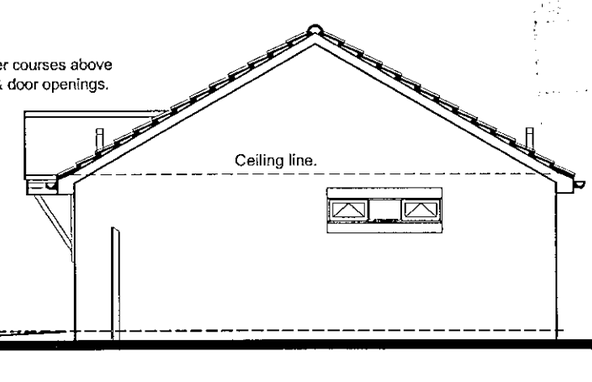
UNIT 13
Level threshold with maximum 15mm upstand to be provided to front and rear entrances. Horizontal dpc adjacent to opening to be stepped adjacent to openings to suit raised ground level minimum 150mm above finished ground level. Refer to drawing 011 / 103 for additional information.

UNIT 14

Rear Elevation

UNIT 13

Side Elevation



UNIT 14

Side Elevation



PLANNING SERVICES | PDL | TLS | DC | DPE | ATP | HS

MATERIALS

ROOF :- SANDTOFT DOUBLE ROMAN (OR EQUAL APPROVED) CONCRETE INTERLOCKING TILES, COLOUR ANTIQUE BROWN.

WALLS :- IBSTOCK SOUTH HOLMWOOD SURREY RED MULTI (OR EQUAL APPROVED) FACING BRICKS,

FEATURES :- SOLDIER COURSES ABOVE AND BELOW WINDOWS, PLUS VERGE STRETCHER COURSES - IBSTOCK LEICESTER RED STOCK (OR EQUAL APPROVED) FACING BRICKS.

WINDOWS :- PVCu, COLOUR 'WHITE'

DOORS :- IG WEATHERBEATERS (OR EQUAL APPROVED)

RW GOODS :- PVCu COLOUR WHITE.

FASCIAS & BARGE BOARDS :- PVCu COLOUR WHITE.

RW GOODS :- PVCu COLOUR WHITE.

Project :
2 NO BUNGALOWS
PYKE CLOSE
WOKINGHAM
BERKSHIRE

Drawing Title :

ELEVATIONS

MANSELL

Scale : 1 / 100

Drg No. : 011 / 201 Rev 2

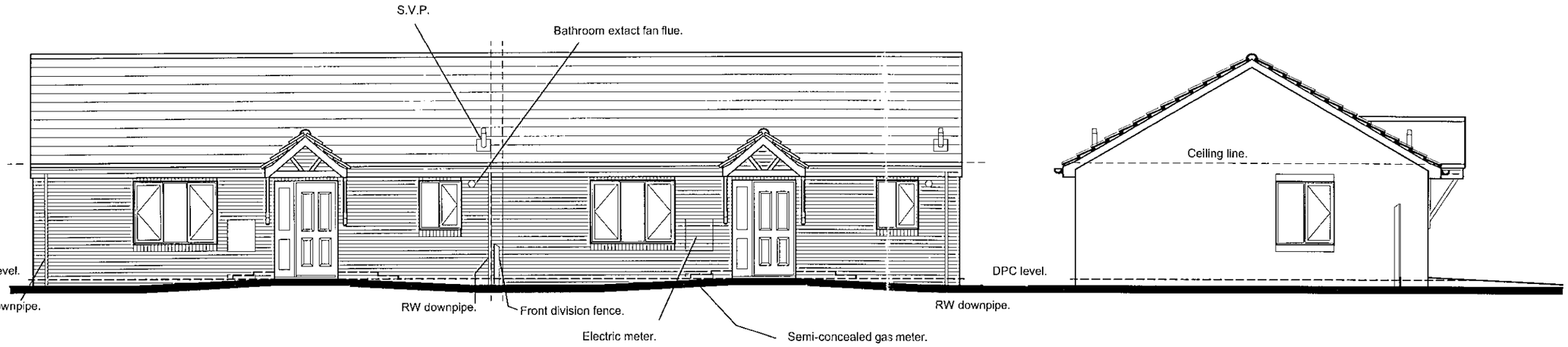
CAD Reference : \DES\PRO\P28\HOUSE

Revisions

Rev	Date	Drawn	Checked
1	22.11.01	RB	
FIRST ISSUE			
2	07.12.01	rb	
Porch revised			

UNIT 13

Front Elevation

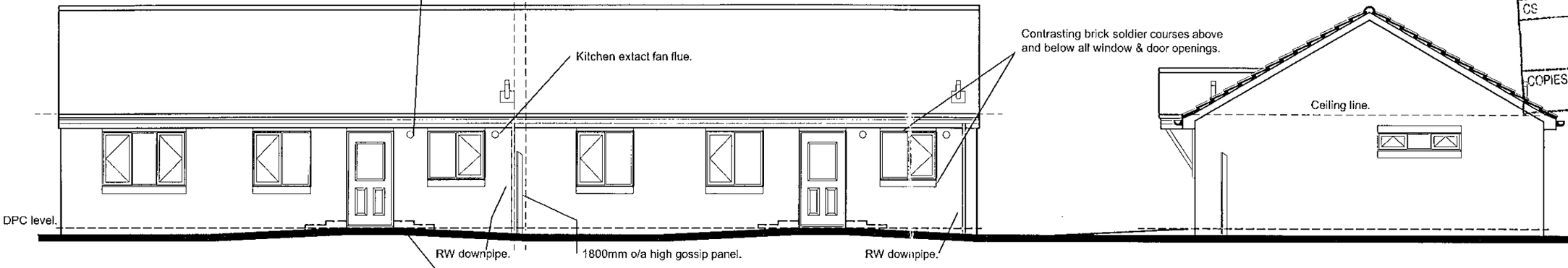


UNIT 13

Side Elevation

UNIT 14

Rear Elevation

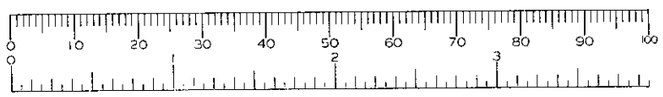


UNIT 13

Level threshold with maximum 15mm upstand to be provided to front and rear entrances. Horizontal dpc adjacent to opening to be stepped adjacent to openings to suit raised ground level minimum 150mm above finished ground level. Refer to drawing 011 / 103 for additional information.

UNIT 14

Side Elevation



PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

17 DEC 2001

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MATERIALS

ROOF :- SANDTOFT DOUBLE ROMAN (OR EQUAL APPROVED) CONCRETE INTERLOCKING TILES, COLOUR ANTIQUE BROWN.

WALLS :- IBSTOCK SOUTH HOLMWOOD SURREY RED MULTI (OR EQUAL APPROVED) FACING BRICKS,

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WINDOWS :- PVCu, COLOUR 'WHITE'

DOORS :- IG WEATHERBEATERS (OR EQUAL APPROVED)

RW GOODS :- PVCu COLOUR WHITE.

FASCIAS & BARGE BOARDS :- PVCu COLOUR WHITE.

RW GOODS :- PVCu COLOUR WHITE.

Project :
2 NO BUNGALOWS
PYKE CLOSE
WOKINGHAM
BERKSHIRE

Drawing Title :

ELEVATIONS

MANSELL

Scale : 1 / 100

Drg No. : 011 / 201 **Rev** 2

CAD Reference : \DES\PRO\P28\HOUSE

Revisions

Rev	Date	Drawn	Checked
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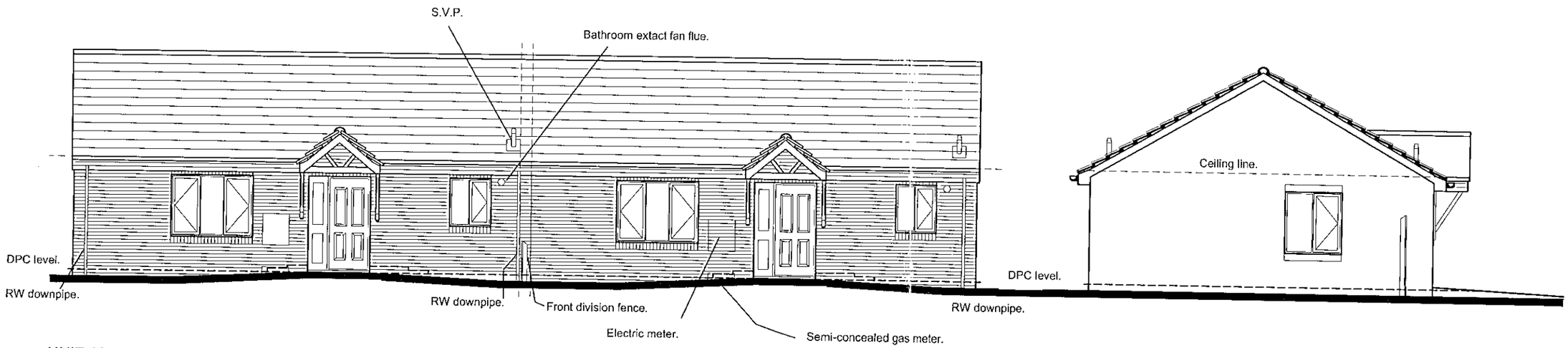
FIRST ISSUE			
2	07.12.01	rb	
Porch revised			

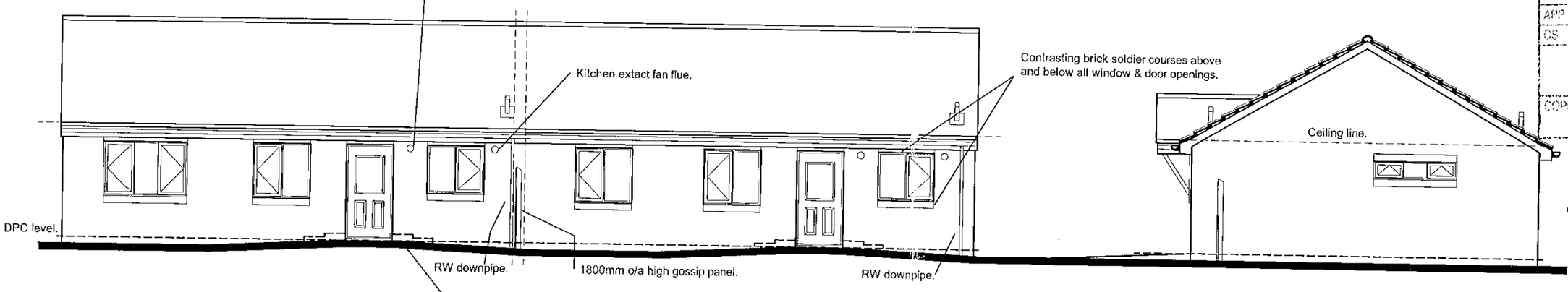


UNIT 13

Front Elevation

UNIT 14

Rear Elevation



UNIT 13

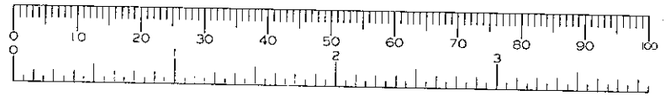
Level threshold with maximum 15mm upstand to be provided to front and rear entrances. Horizontal dpc adjacent to opening to be stepped adjacent to openings to suit raised ground level minimum 150mm above finished ground level. Refer to drawing 011 / 103 for additional information.

UNIT 13

Side Elevation

UNIT 14

Side Elevation



MATERIALS

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RW GOODS :- PVCu COLOUR WHITE.

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
AP?	
CS	
17 DEC 2001	
COPIES TO:	ACK:
	DUE

Project :
2 NO BUNGALOWS
PYKE CLOSE
WOKINGHAM
BERKSHIRE

Drawing Title :

ELEVATIONS

MANSELL

Scale : 1 / 100

Drg No. : 011 / 201 Rev 2

CAD Reference : \DES\PRO\P28\HOUSE

Revisions

Rev	Date	Drawn	Checked
1	22.11.01	RB	
FIRST ISSUE			
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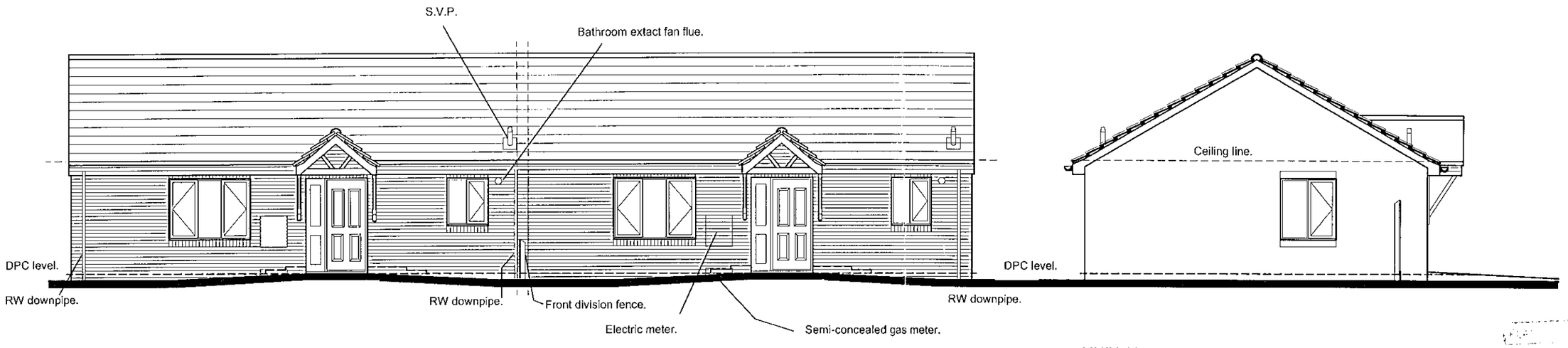
Porch revised			

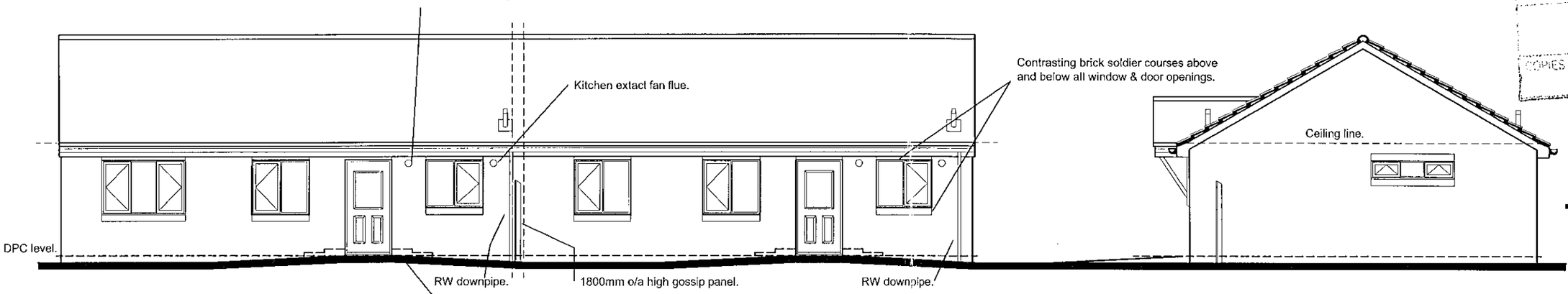


UNIT 13

Front Elevation

UNIT 14

Boiler flue
Note boiler flue to be provided with an aluminium guard extending a minimum 300mm either side of boiler flue, to provide protection to soffit, fascia and rainwater gutter.



UNIT 14

Rear Elevation

UNIT 13

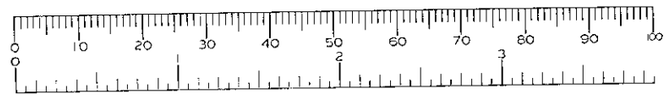
Level threshold with maximum 15mm upstand to be provided to front and rear entrances. Horizontal dpc adjacent to opening to be stepped adjacent to openings to suit raised ground level minimum 150mm above finished ground level. Refer to drawing 011 / 103 for additional information.

UNIT 13

Side Elevation

UNIT 14

Side Elevation



MATERIALS

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FEATURES :- SOLDIER COURSES ABOVE AND BELOW WINDOWS, PLUS VERGE STRETCHER COURSES - IBSTOCK LEICESTER RED STOCK (OR EQUAL APPROVED) FACING BRICKS

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DOORS :- IG WEATHERBEATERS (OR EQUAL APPROVED)

RW GOODS :- PVCu COLOUR WHITE.

FASCIAS & BARGE BOARDS :- PVCu COLOUR WHITE.

RW GOODS :- PVCu COLOUR WHITE.

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Project :
2 NO BUNGALOWS
PYKE CLOSE
WOKINGHAM
BERKSHIRE

Drawing Title :

ELEVATIONS

MANSELL

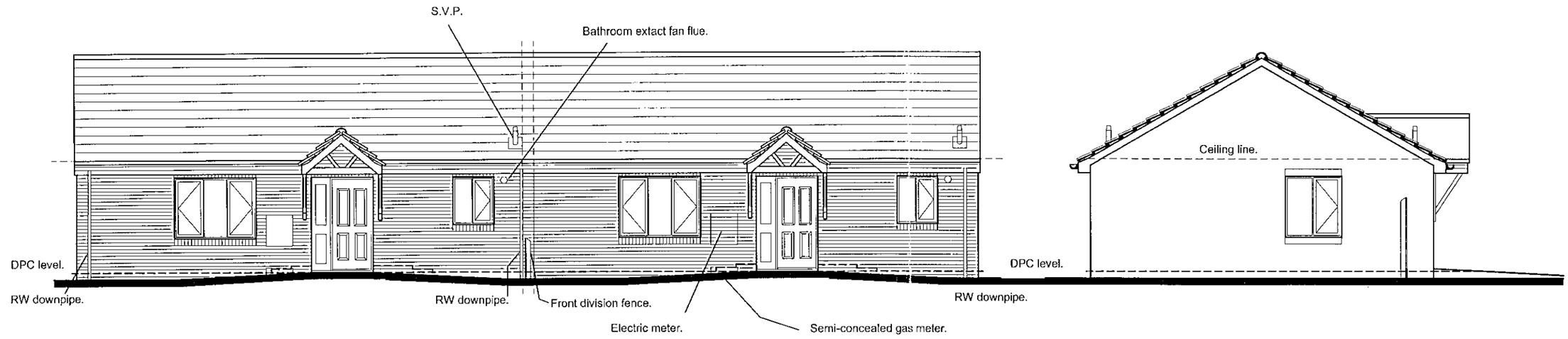
Scale : 1 / 100

Drg No. : 011 / 201 Rev 2

CAD Reference : \DES\PRO\P28\HOUSE

Revisions

Rev	Date	Drawn	Checked
1	22.11.01	RB	
FIRST ISSUE			
2	07.12.01	rb	
Porch revised			



UNIT 13

Front Elevation

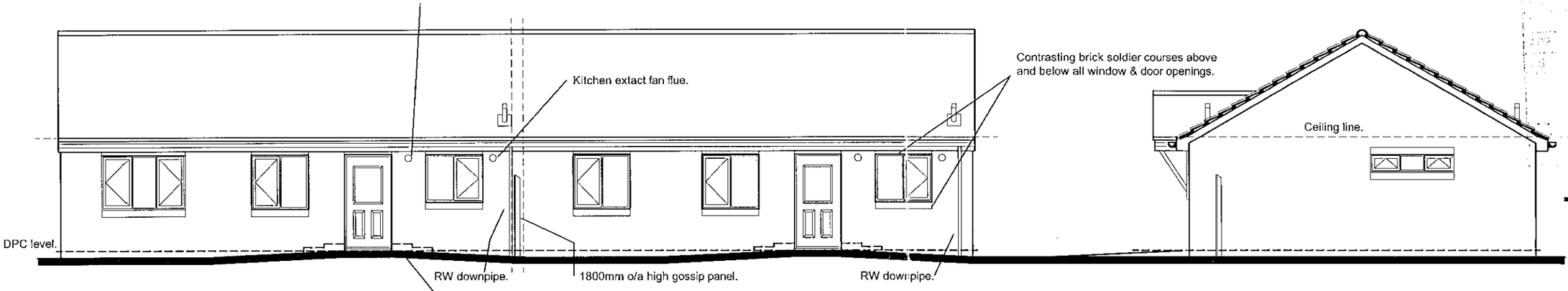
UNIT 13

Side Elevation

UNIT 14

Boiler flue

Note boiler flue to be provided with an aluminium guard extending a minimum 300mm either side of boiler flue, to provide protection to soffit, fascia and rainwater gutter.



UNIT 14

Rear Elevation

UNIT 13

Level threshold with maximum 15mm upstand to be provided to front and rear entrances. Horizontal dpc adjacent to opening to be stepped adjacent to openings to suit raised ground level minimum 150mm above finished ground level. Refer to drawing 011 / 103 for additional information.

UNIT 14

Side Elevation



MATERIALS

ROOF :- SANDTOFT DOUBLE ROMAN (OR EQUAL APPROVED) CONCRETE INTERLOCKING TILES, COLOUR ANTIQUE BROWN.

WALLS :- IBSTOCK SOUTH HOLMWOOD SURREY RED MULTI (OR EQUAL APPROVED) FACING BRICKS,

FEATURES :- SOLDIER COURSES ABOVE AND BELOW WINDOWS, PLUS VERGE STRETCHER COURSES - IBSTOCK LEICESTER RED STOCK (OR EQUAL APPROVED) FACING BRICKS.

WINDOWS :- PVCu, COLOUR 'WHITE'

DOORS :- IG WEATHERBEATERS (OR EQUAL APPROVED)

RW GOODS :- PVCu COLOUR WHITE.

FASCIAS & BARGE BOARDS :- PVCu COLOUR WHITE.

RW GOODS :- PVCu COLOUR WHITE.

Project :
2 NO BUNGALOWS
PYKE CLOSE
WOKINGHAM
BERKSHIRE

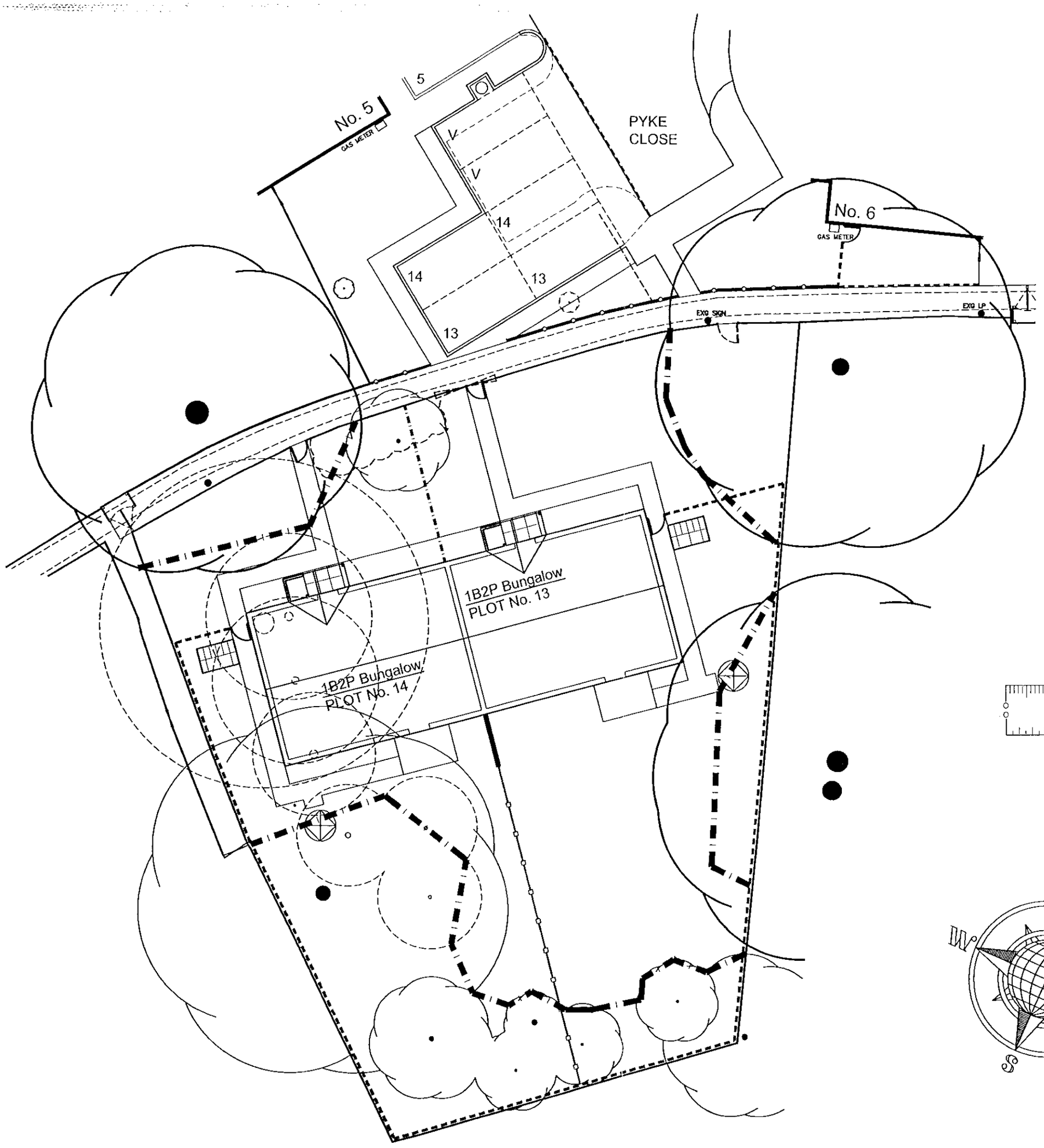
Drawing Title :

ELEVATIONS

MANSELL

Scale : 1 / 100

Drg No. : 011 / 201 Rev 2



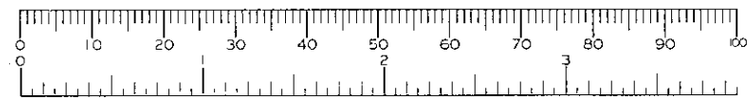
CAD Reference :			
Revisions			
Rev	Date	Drawn	Checked
1	07.12..01	rb	

FIRST ISSUE.

:- indicates proposed location of 1200mm o/a high, plastic mesh fencing, on suitable support posts at 3000mm max. centres.

PLANS TO MEET CONDITIONS

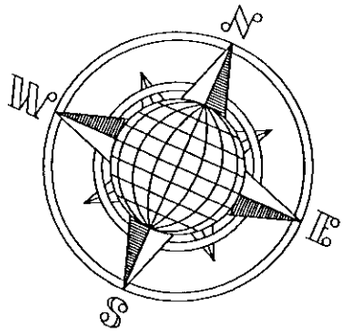
3203



Project :
2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :

PROTECTION TO EXISTING TREE



MANSELL

Scale : 1:200

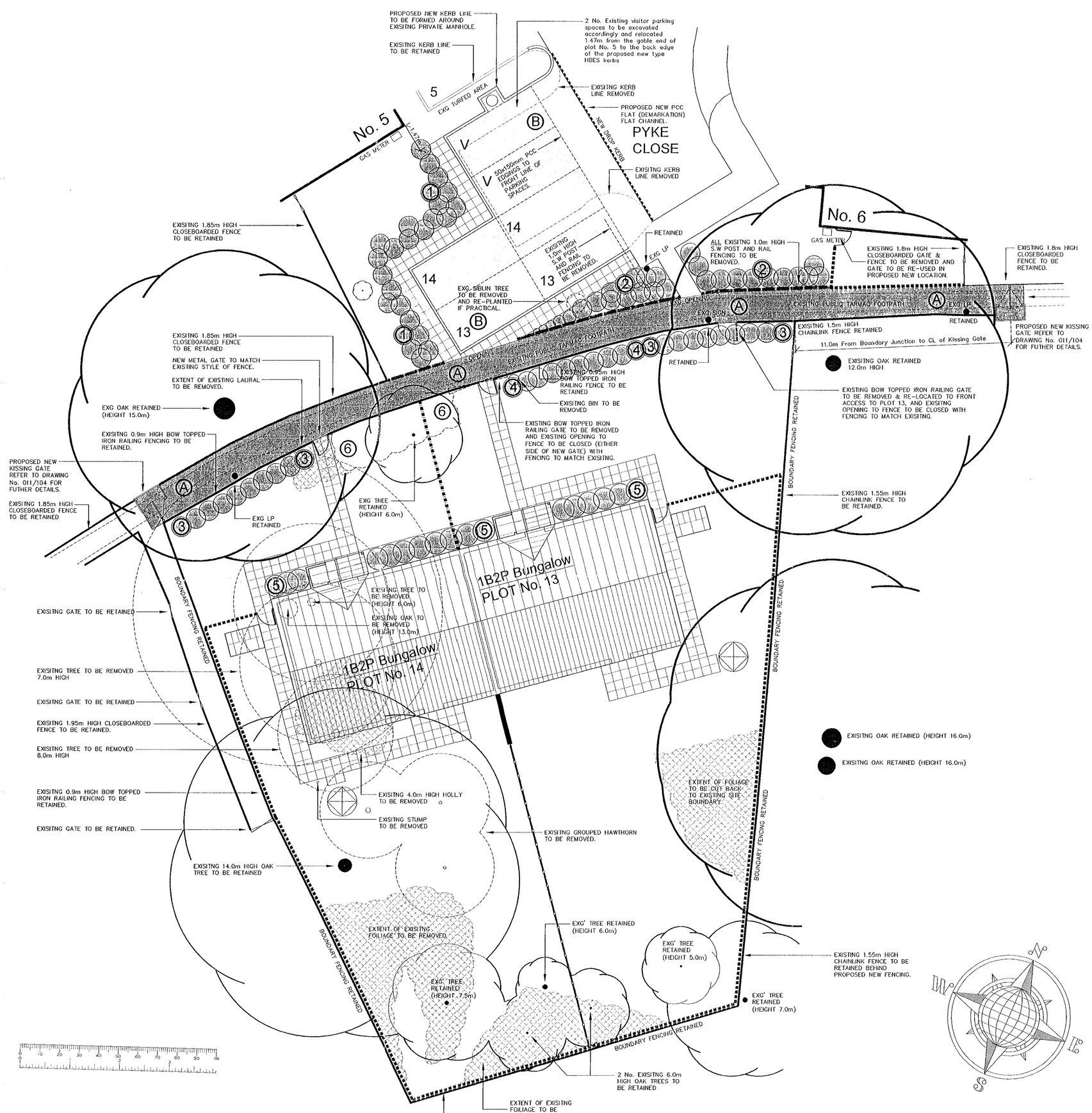
Drg No. : 011/104 Rev 1

CAD Reference :

Revisions

Rev	Date	Drawn	Checked
1	16.11.01	TB	

FIRST ISSUE.



SOFT LANDSCAPING SCHEDULE

	SHRUB SPECIES	TYPE	HEIGHT	SPREAD	PLANT SIZE	PLANTING
1	BERBERIS STENOPHYLLA	EVERGREEN WITH YELLOW FLOWER	5 ft (1.5m)	5 ft (1.5m)	300-800mm ROOT BALLED	PLANTED 3ft (1000m) APART IN A SINGLE LINE
2	BUXUS SEMPERVIRENS	EVERGREEN WITH SULPHER YELLOW FLOWER	3 ft (1.0m)	3 ft (1.0m)	200-600mm ROOT BALLED	PLANTED 1.5ft (500mm) APART IN A SINGLE LINE
3	COTTENEASTER (medium height)	EVERGREEN WITH WHITE FLOWER & RED FRUIT	3 ft (1.0m)	5 ft (1.5m)	600-800mm ROOT BALLED	PLANTED 2.5ft (800mm) APART
4	CAMELLIA JAPONICA	EVERGREEN WITH PINK FLOWER	3 ft (1.0m)	3 ft (1.0m)	500-800mm ROOT BALLED	PLANTED 1.5ft (500mm) APART
5	HEBE "AUTUMN GLORY"	EVERGREEN WITH PURPLE FLOWER	1 ft (300mm)	2.5 ft (800mm)	150-300mm 1.0L POT	PLANTED 1.25ft (400mm) APART

TREES & PLANTING

REFER TO SOFT LANDSCAPING SCHEDULE ABOVE FOR FURTHER DETAILS

- EXISTING TREE TO BE **REMOVED**
- EXISTING TREE TO BE **RETAINED**
- (6) Extent of existing Laural to be retained.
- PROPOSED NEW PLANTING 600mm NOMINAL WIDE SCHRUB ZONES GENERALLY TO FRONTAGE OF **BUNGALOWS** UNLESS INDICATED ELSEWHERE OTHERWISE. (Refer to Larscaping Schedule Above)
- EXISITNG FOLIAGE TO BE REMOVED.
- ALL FRONT & REAR PRIVATE GARDENS TO BE **FULLY TURFED** (fully turfed areas to be laid onto prepared level topsoil sub-base)

HARD & SOFT SURFACING KEY

- (A) On completion of new statutory service board connections, site control is to liase with Local Authority Highways Engineer to determine the extent and requirment, if any, for resurfacing and edging of existing adopted public footpath. NB: current County Council specifalcation for footpath as follows:- 15mm coated macadam textured wearing course (6mm nom. aggregate size) gravel aggregate is not permitted on 40mm coated macadam base course (20mm nom. aggregate size) exisitng sub base material to be retained.
- (B) 2 No. Visistors parking cpaces and 4 No. new parking spaces to County Council Adoption Specification as noted for Item A above with a minimum sub-base of 150mm thick, Type 1 Material Sub-base. P.C.C Type HBES kerbs to perimerter of all car parking bitmac areas.
- 900mm wide **Private** Footpaths to consist of 450x450mm Slip Resistant P.C.C Paving Slabs on hardcore and sand blinding. Note:- Access for wheelchair users required.
- 1200x1800mm Minimum Level Platform to Entrance of **BUNGALOWS**, to fall away from front door @ 1:40 , to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
- 1800x2700mm Patio Area to **ALL PRIVATE REAR GARDENS**, to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
- 1 No. Rotary Drier
- 1800x1200mm **LOCKABLE** Timber shed on PCC paved area.

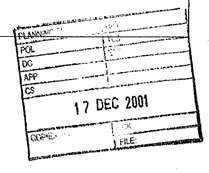
BOUNDARY WALL & FENCING

FOR BOUNDARY, WALL & FENCING CONSTRUCTION DETAILS REFER TO DRAWING No. 011/104

- **1800mm HIGH** close boarded fence with concrete posts and gravel boards also 1800 x 900 wide matching gates with Norfolk latch and 'T' hinges with 200mm galv. steel Barrel bolts (top & bottom) NB:-bolts capable of being locked.
- **1200mm HIGH** Green plastic coated chainlink fencing with steel posts. BS 1722
- **1800mm HIGH** x 2000mm long close boarded privacy fence with concrete post and gravel board.
- **1050mm HIGH** close boarded fence with concrete posts and concrete gravel boards.
- 950mm O/A High Bow Topped Iron Railing fence to match existing fence opposite fronting plots 13 & 14.
- EXISITNG FENCES ARE DETERMINED BY A NOTE ON THE DRAWING.

General Notes:

1) Site Control to liase with Local Authority (leisure & parks department) with regards to all exisitng play equipment to be removed & all areas of existing play surfacing to be removed accordingly.



Project :

2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :

SOFT LANDSCAPING & HARD SURFACING, BOUNDARY WALL & FENCING, SITE LAYOUT

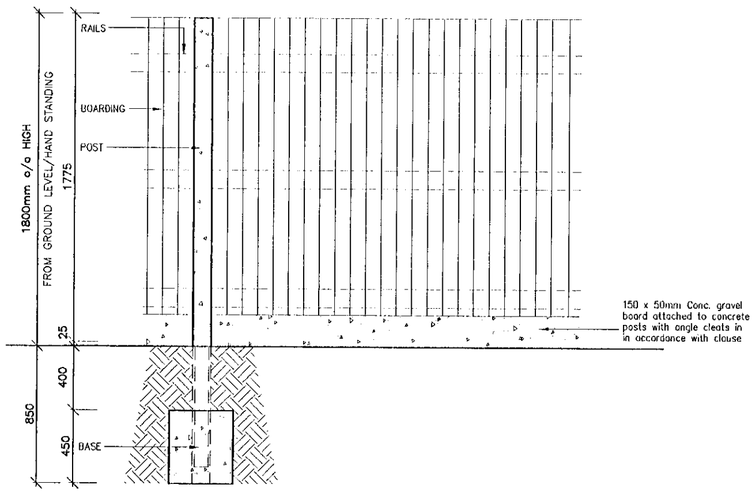
MANSELL

3203 1

PLANS TO MEET CONDITIONS

Scale : 1:100

Drg No. : 011/102 Rev 1



Elevation of 1800mm Closeboard Fence (And 2.0m Privacy Panel)

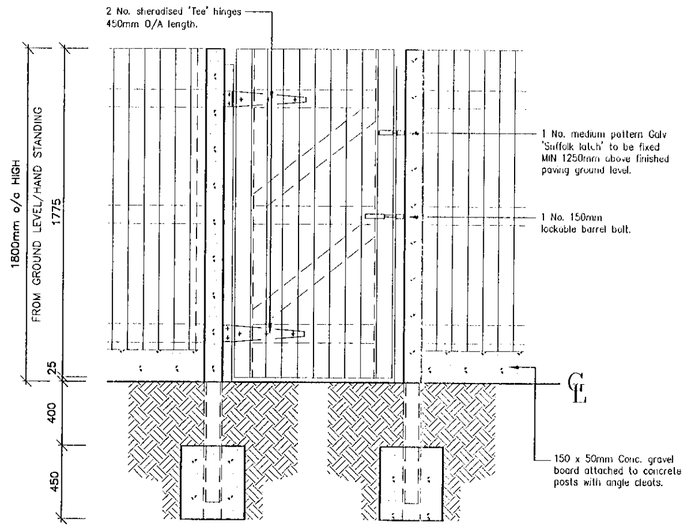
SPECIFICATION FOR CLOSE BOARD FENCE, 1800mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM180A 1986.)

POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of 2.85m length fence post.

BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.



Elevation of 1800mm Closeboard Fence (And Privacy Panels)

SPECIFICATION FOR CLOSE BOARD FENCE, 1800mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM180A 1986.)

POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of fence post.

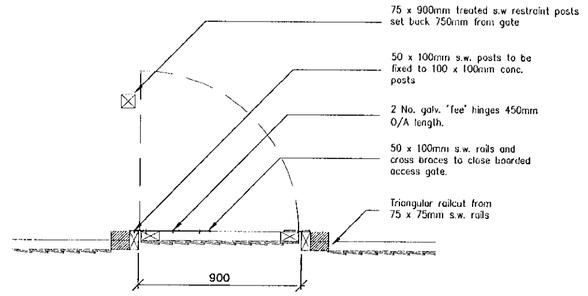
BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.

SPECIFICATION FOR ACCESS GATE:

Timber access gate with 50 x 100mm sawn s.w. top and bottom rail, stile and cross brace. 150 x 20 x 1775mm s.w. feather edged boarding 1 No. medium pattern Galv. suffolk latch to be fixed 1250mm above finished GL./ paving level. 2 No. galv. tee hinges 450mm O/A length. Note. if access gate is fixed adj. to brick wall fix 100 x 50mm s.w. post to face of wall.



Plan of Close Board Fence & Gate

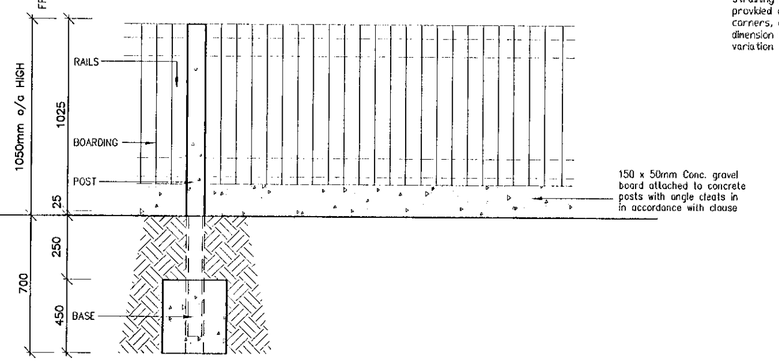
1800mm O/A long gossip panel - specification as For close boarded fence see above For details.

CAD Reference :			
Revisions			
Rev	Date	Drawn	Checked
1	23.11.01	TB	

FIRST ISSUE.

1.2m High Plastic Coated Chainlink fence.

(All fencing and materials to comply with BS 1722 : Part 1 : 1986)



Elevation of 1050mm Closeboard Fence (Seperating fence to front gardens)

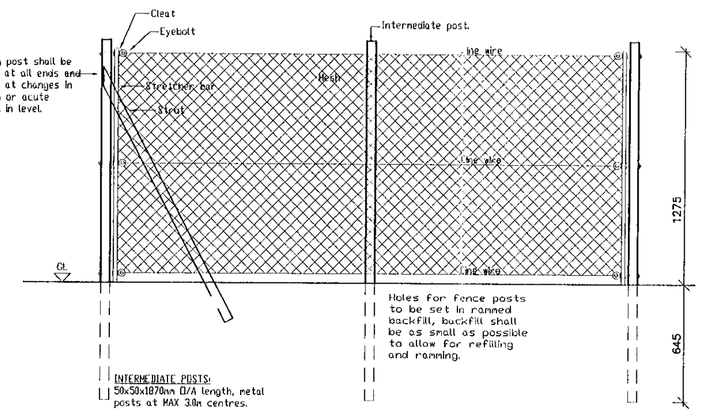
SPECIFICATION FOR CLOSE BOARD FENCE, 1050mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM105b 1986.)

POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of 1.75m length fence post.

BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

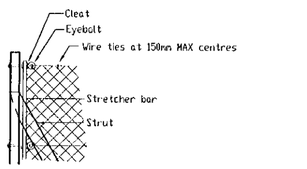
BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.



INTERMEDIATE POSTS:
50x50x1870mm O/A length, metal posts at MAX 3.0m centres.

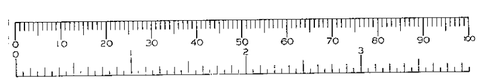
All fencing and materials to comply with BS 1722 : Part 1 : 1986.

Plastic coated chain link fencing strained between each straining post, by means of stretcher bar secured by cleats or to the straining post by M8 bolts. The stretcher bar shall be attached to metal posts by cleats.



1200mm wide Gav. chain link fencing strained between each straining post, by means of stretcher bar secured by cleats or to the straining post by M8 bolts. The stretcher bar shall be attached to Metal posts by cleats.

DETAIL OF MESH AT STRAINING POST



PLANS TO MEET CONDITIONS

3203

Project :

2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :

Boundary Wall & Fencing Construction Details

MANSELL

Scale : 1:25

Drg No. : 011/105 Rev 1

NOTES

1, Boiler Flue: site control to liaise with the heating subcontractor with regards to siting of boiler flue outlet. Top of boiler flue to line through with window head. NB: Clearance between flue perimeter and opening must not be less than 300mm.

2, Note boiler flue to be provided with an aluminium guard extending a minimum 300mm either side of boiler flue, to provide protection to soffit, fascia and rainwater gutter.

3, Extract Fans: Site control to liaise with the electrical contractor with regards to size and location of extract fan outlet. Top of outlet fan to line through with window head.

4, To ensure adequate sound insulation is maintained between dwellings, it is essential that any electrical fittings shown on the separating wall are staggered a minimum of 220mm on plan, between fittings.

5, This drawing is to be read in conjunction with the electrical schedule, drawing No 011 / 205.

6, Refer also to seperate details, for additional construction information. Stop ends to be provided to all lintels and cavity trays without eaves protection, accoustic barriers to be provided at junction of seperating and external wall etc.

7, Where lintel is to extend over boiler flue and/or extract fan, critical lintel seating dimensions are shown in brackets, after lintel. e.g. L21 (730R) indicates a seating of 730mm on right hand side when viewed from out side. When no seating is shown position to be equal bearing each side.

8, Radiators shown are indicative only for full information on heating (ie. sizes/positions/pipe runs/refer to heating sub-contractors layouts. Radiatorts to be low surface temperature.

9, For Typical Electric meter box installations Refer to Drawing No. 011/301.

10, Semi Concealed Ground Bearing Gas Meter Box to be accessable from private footpath.

11, Face of internal partitions & external timber frame within the internal perimeters of the bathroom are to be lined with 9mm plywood for reinforcement & fixing for the provision of grab rails for disabled users.

12, Note: All setting out dimensions have been taken to face of studwork.

13, Bath to be provided with thermostacally controlled shower over.

14, Hot water taps to be fitted with thermostat controls.

15, Heights of door handles to be confirmed by client / Emp. Agent.

16, Heights and positions of all electrical fittings to be confirmed by client / Emp. Agent.

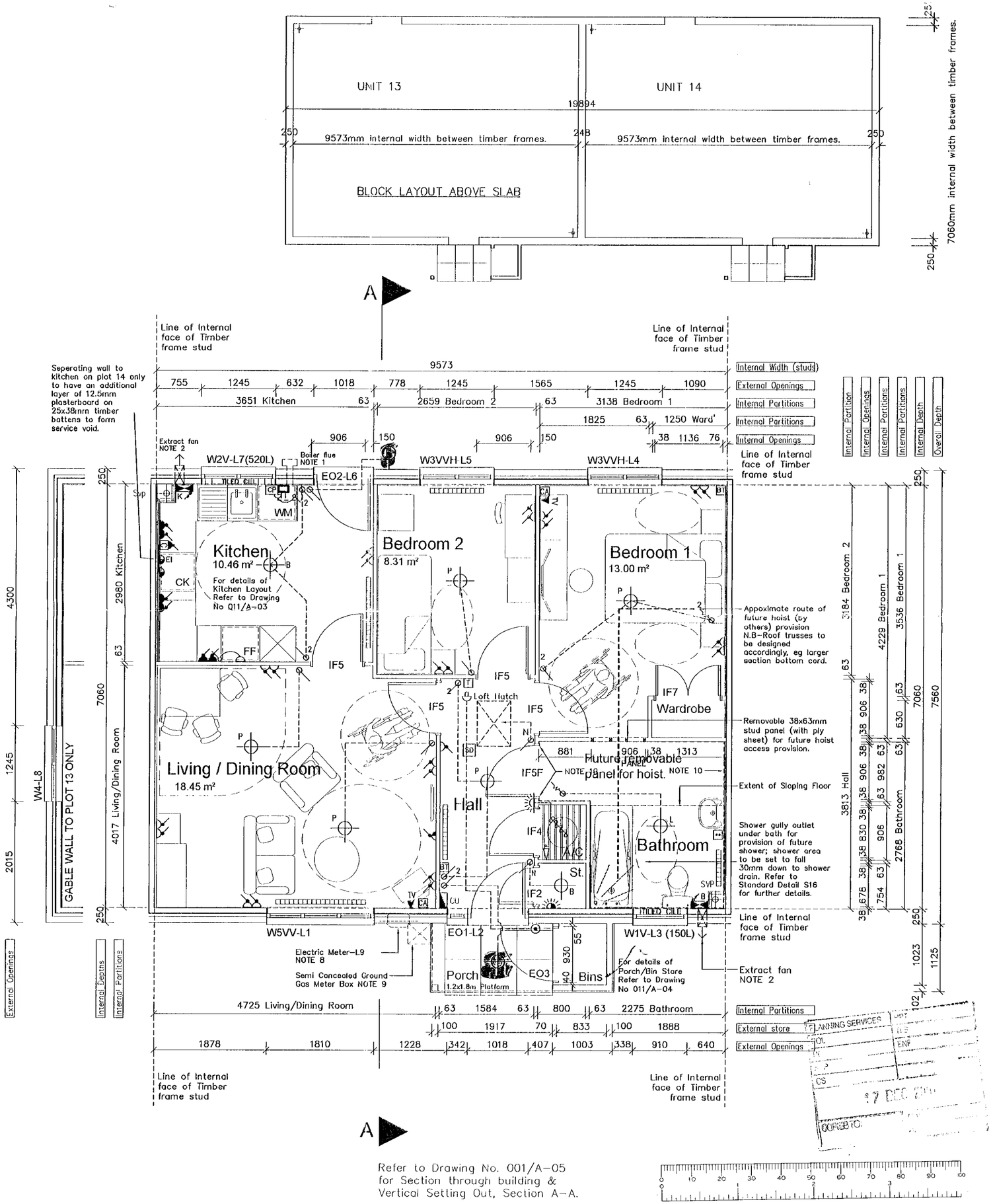
17, Bath rim height to be confirmed by client / Emp. Agent.

CONSTRUCTION DETAILS

Ref/Location	Detail No.
External Doors	207, 208 & 209
Internal Doors	210
External Windows	206
Soil & Vent Pipe	314
Shower Gully	319

LINTEL SCHEDULE

REF	LENGTH
L1	2100
L2	1650
L3	1650
L4	1650
L5	1650
L6	1350
L7	2250
L8	1650
L9	600



Refer to Drawing No. 001/A-05 for Section through building & Vertical Setting Out, Section A-A.

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Rev	Date	Drawn	Checked
1	14.11.01	TB	

FIRST ISSUE.

PLANS TO MEET CONDITIONS

3203

Project :
2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :
2B 3P BUNGALOW
FLOOR PLAN

MANSELL

Scale : 1:50

Drg No. : 011/A-02 Rev 1

SCHEDULE OF FITTINGS :—

P — Pendant light fitting assembly.

B — Batten holder light fitting assembly.

BL — Batten holder light fitting assembly, with shower resistant lumiaire.

E — External light fitting with infra red detector or equal approved. N.B. Vandal resistant.

One way light switch, 1050mm to U/Side, above finished floor level.

2 — Two way light switch, 1050mm to U/Side, above finished floor level.

Pull light switch.

N — One way light switch with neon indicator, 1050mm to U/Side, above finished floor level.

Single 13 amp switched socket outlet 450mm above finished floor level. (600mm in kitchens).

Single 13 amp switched socket outlet 1050mm to U/Side, above finished floor level.

Twin 13 amp switched socket outlet 450mm above finished floor level. (600mm in kitchens)

Twin 13 amp switched socket outlet 1050mm to U/Side, above finished floor level.

Single 13 amp socket outlet 600mm above finished floor level linked to single 13 amp labelled switched fused spur at 1050mm to U/Side, above finished floor level over washing machine and adjacent to fridge space.
NOTE :— No power point to be located over fridge space.

FF — Double 13 amp socket outlet 600mm above finished floor level linked to single 13 amp labelled switched fused spur at 1050mm to U/Side, above finished floor level adjacent to fridge / freezer space.
NOTE :— No power point to be located over fridge/freezer space.

Single 13 amp switched fused spur outlet for electric fire 450mm above finished floor level.

C — 30 amp labelled cooker control unit with 13 amp switched socket outlet 1050mm to U/Side, above finished floor level and unswitched fused (flush) outlet at 600mm above finished floor level.

T.V. aerial (recessed pattern) 450mm above finished floor level linked to outlet in roof space with 75 ohm coaxial cable run in galvanised steel capping. Terestrial channel to be field tested prior to use.

B.T. — B.T. telephone cord outlet plate 450mm above finished floor level.

Door entry bell system with lighted push and transformer, installed in accordance with manufacturers instructions.
NOTE :— Transformer to be located in mains consumer unit to dwelling, 1050mm above FFL.
type and position to be agreed by client.

P / T — Electrical points for Heating Engineer's connection of pump (P) and thermostat T 1050mm, to U/Side, above finished floor level or in accordance with manufacturers instructions.
N.B:— Optional fittings.

3 amp unswitched socket outlet spur for 240V 50Hz single phase mains supply to boiler, 1050mm to U/Side, above finished floor level.
NOTE :— Site Control are to check that socket does not clash with boiler.
N.B:— Optional fittings.

CP — Indicates control programmer unit installed below or adjacent to wall hung boiler. NOTE :— Site Control are to check that socket does not clash with boiler.
N.B:— Optional fittings.

3Kw immersion heater with external switch marked "Water Heater" and neon indicator lamp (horizontal fixing) at 1050mm to U/Side, above finished floor level.

C.U. — Consumer unit fitted tight to underside of ceiling with minature circuit breakers and ring circuits R.C.C.D. protected, located in accordance with the current statutory authority's requirements. CU fitted 2100mm above FFL.

IMPORTANT NOTE :— Location of consumer unit in relation to meter box (ie. maximum length of meter tails) MUST be confirmed on site by local Electricity Board prior to any fixing.

EM — External Electric meter box. Note, Gas :— GM

Extract Fans :—

K — Wall mounted kitchen extract fan to BS5285 fitted with greese filter, pull switch, cavity sleeve and grille on external wall face. The fan must be connected to an unswitched fused spur outlet and be capable of extracting at a rate of not less than 60 litres per second and may be operated intermittently. Refer also to Note 4 opposite.

B — Wall mounted low watage bathroom extract fan to BS5285 fitted with external isolator humidistat pull switch, cavity sleeve and grille on external wall face. The fan must be connected to an unswitched fused spur outlet and be capable of extracting at a rate of not less than 15 litres per second and may be operated intermittently. Refer also to Note 4 opposite.

EI — Unswitched fused (flush) outlet at 600mm above finished floor level, at rear of cooker space for electronic ignition.

S.D. — Self contained, mains operated, smoke alarm conforming B.S. 5446 Part 1, complete with emergency backup and trickle charge, fixed to ceiling at least 300 mm from any wall or light fitting and permanently wired to a separately fused circuit at the distribution board. Where more than one self contained alarm is installed the smoke detectors should be interconnected so that the detection of smoke by the unit will operate the alarm signal in all of them.

Switched shaver supply unit 1050mm to U/Side, above finished floor level.

Single unswitched 13 amp fused spur outlet with neon indicator suitable for future connection of burglar alarm installation. Note :— Secured by Design criteria only.

IMPORTANT NOTES :—

1. Site Control are to ensure, for sound insulation purposes, that when sockets are situated back to back on a cavity separating wall that there is a minimum stagger distance of 220 mm between them.
2. The Electrical sub—contrctor is to ensure that all electrical works are carried out in accordance with:
   a) The current I.E.E. Regulations.
   b) British Standard specifications and Codes of Practice.
   c) Zurich Municipal schedule of facilities and services.
   d) Local Electricity Authority requirements.
3. All positions and heights of electrical fittings are to be confirmed by the Client on site. (See also note 9)
4. Site Control are to check with Electrical sub—contractor to confirm size, type and location of extract fans. Note, when either bathroom or separate w.c. with no window fitted, fan to be linked to light pull switch with over—run timer to give a minimum 3 No. air changes per hour which may be operated intermittently with a 15 minutes minimum over—run.
5. Ventilation ducts in roof spaces shall be fitted with a condensation trap and shall be lagged with glass fibre or other equal approved lagging securely bound on.
6. Wherever possible all cables & conduits shall be concealed. Cables within plaster shall be protected by galvanised steel conduit.
7. All light switches (rocker action) can be in either single, double etc. gang profile. Refer to Plan Layout for details.
8. All accessories are to be white flush fittings.
9. Heights above finished floor level are to centre of fittings, unless stated otherwise. See also Note 3.
10. Socket outlets to be positioned at least 750mm minimum from corner of room if above worktops that return along adjoining wall.

PLANS TO MEET CONDITIONS
320
3203

CAD Reference : Design\Projects\P28\SCHEDL

Revisions

Rev	Date	Drawn	Checked
1	Nov '01	RB	✓

First Issue

PLANNING SERVICES	MPT
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17 DEC 2001

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THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE INTERNAL LAYOUT DRAWINGS.

Project :
2 NO DWELLINGS
PYKE CLOSE
WOKINGHAM
BERKSHIRE

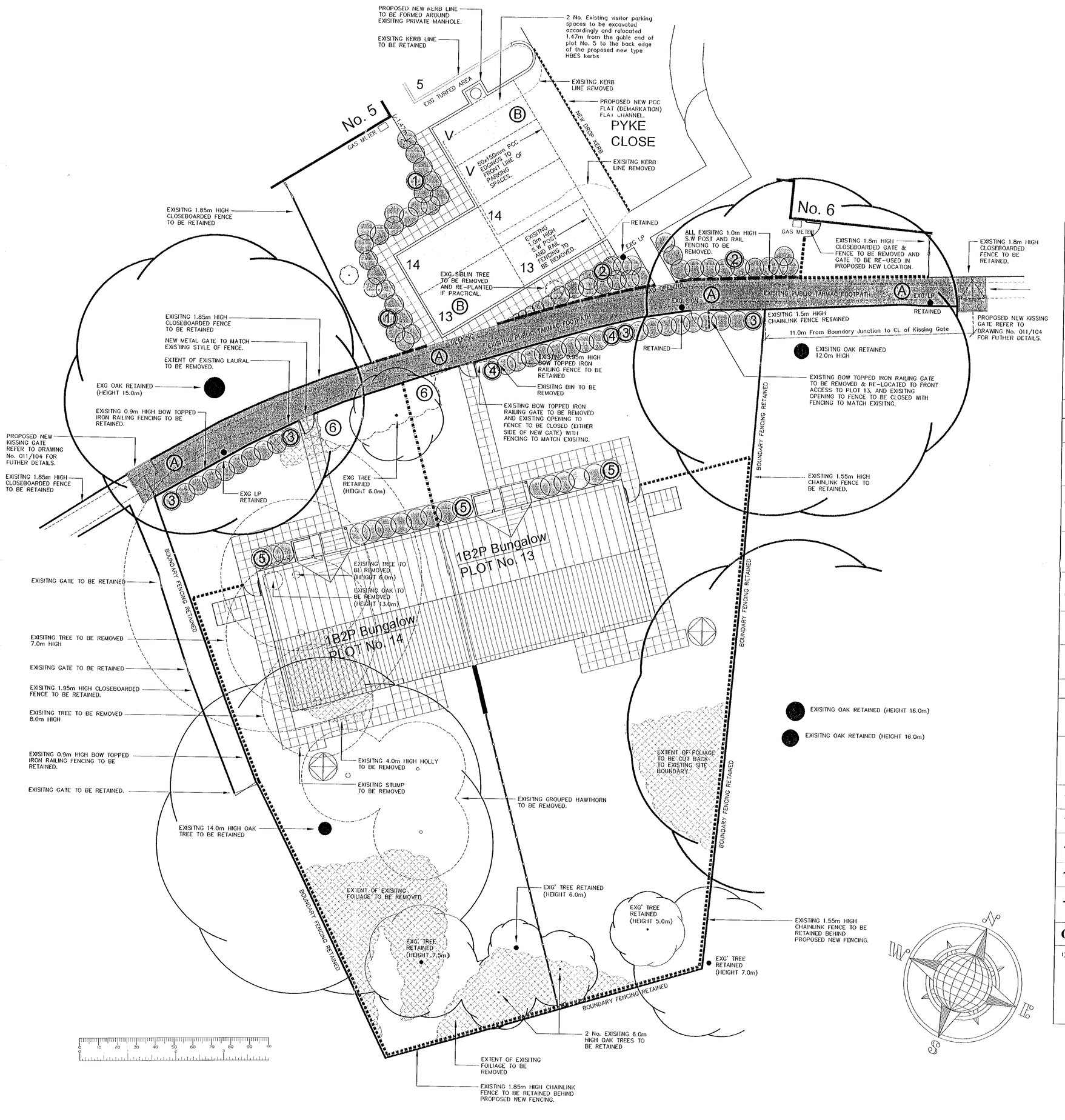
Drawing Title :

ELECTRICAL SCHEDULE

MANSELL

Scale : N / A

Drg No. : 011 / 205 Rev 1



CAD Reference :

Revisions

Rev	Date	Drawn	Checked
1	16.11.01	TB	

FIRST ISSUE.

SOFT LANDSCAPING SCHEDULE

	SHRUB SPECIES	TYPE	HEIGHT	SPREAD	PLANT SIZE	PLANTING
1	BERBERIS STENOPHYLLA	EVERGREEN WITH YELLOW FLOWER	5 ft (1.5m)	5 ft (1.5m)	300-800mm ROOT BALLED	PLANTED 3ft (1000m) APART IN A SINGLE LINE
2	BUXUS SEMPERVIRENS	EVERGREEN WITH SULPHER YELLOW FLOWER	3 ft (1.0m)	3 ft (1.0m)	200-600mm ROOT BALLED	PLANTED 1.5ft (500mm) APART IN A SINGLE LINE
3	COTTENEASTER (medium height)	EVERGREEN WITH WHITE FLOWER & RED FRUIT	3 ft (1.0m)	5 ft (1.5m)	600-800mm ROOT BALLED	PLANTED 2.5ft (800mm) APART
4	CAMELLIA JAPONICA	EVERGREEN WITH PINK FLOWER	3 ft (1.0m)	3 ft (1.0m)	500-800mm ROOT BALLED	PLANTED 1.5ft (500mm) APART
5	HEBE "AUTUMN GLORY"	EVERGREEN WITH PURPLE FLOWER	1 ft (300mm)	2.5 ft (800mm)	150-300mm 1.0L POT	PLANTED 1.25ft (400mm) APART

TREES & PLANTING

REFER TO SOFT LANDSCAPING SCHEDULE ABOVE FOR FURTHER DETAILS

- EXISTING TREE TO BE **REMOVED**
- EXISTING TREE TO BE **RETAINED**
- (6) Extent of existing Laural to be retained.
- PROPOSED NEW PLANTING 600mm NOMINAL WIDE SCRUB ZONES GENERALLY TO FRONTAGE OF **BUNGALOWS** UNLESS INDICATED ELSEWHERE OTHERWISE. (Refer to Lanscaping Schedule Above)
- EXISITNG FOLIAGE TO BE REMOVED.
- ALL FRONT & REAR PRIVATE GARDENS TO BE FULLY TURFED (fully turfed areas to be laid onto prepared level topsoil sub-base)

HARD & SOFT SURFACING KEY

- (A) On completion of new statutory service board connections, site control is to liase with Local Authority Highways Engineer to determine the extent and requirment, if any, for resurfacing and edging of existing adopted public footpath. NB: current County Council specifaication for footpath as follows:- 15mm coated macadam textured wearing course (6mm nom. aggregate size) gravel aggregate is not permitted on 40mm coated macadam base course (20mm nom. aggregate size) exisiting sub base material to be retained.
- (B) 2 No. Visistors parking spaces and 4 No. new parking spaces to County Council Adoption Specification as noted for item A above with a minimum sub-base of 150mm thick, Type 1 Material Sub-base. P.C.C Type HBES kerbs to perimeter of all car parking bitmac areas.
- 900mm wide **Private Footpaths** to consist of 450x450mm Slip Resistant P.C.C Paving Slabs on hardcore and sand blinding. Note:- Access for wheelchair users required.
- 1200x1800mm Minimum Level Platform to Entrance of **BUNGALOWS**, to fall away from front door @ 1:40 , to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
- 1800x2700mm Patio Area to **ALL PRIVATE REAR GARDENS**, to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
- 1 No. Rotary Drier
- 1800x1200mm **LOCKABLE** Timber shed on PCC paved area.

BOUNDARY WALL & FENCING

FOR BOUNDARY, WALL & FENCING CONSTRUCTION DETAILS REFER TO DRAWING No. 011/104

- **1800mm HIGH** close boarded fence with concrete posts and gravel boards also 1800 x 900 wide matching gates with Norfolk latch and "T" hinges with 200mm galv. steel Barrel bolts (top & bottom) HB-bolts capable of being locked.
- **1200mm HIGH** Green plastic coated chainlink fencing with steel posts. BS 1722
- **1800mm HIGH** x 2000mm long close boarded privacy fence with concrete post and gravel board.
- **1050mm. HIGH** close boarded fence with concrete posts and concrete gravel boards.
- 950mm O/A High Bow Topped Iron Railing fence to match existing fence opposite fronting plots 13 & 14.
- EXISITNG FENCES ARE DETERMINED BY A NOTE ON THE DRAWING.

General Notes:

1) Site Control to liase with Local Authority (leisure & parks department) with regards to all exisitng play equipment to be removed & all areas of existing play surfacing to be removed accordingly.

PLANNING SEC		HH
POL		TLE
DC		ENF
APP		
CS		

17 DEC 2001

COMMENTS:	HGA
	TLE

Project :

2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :

SOFT LANDSCAPING & HARD SURFACING, BOUNDARY WALL & FENCING, SITE LAYOUT

MANSELL

3203

PLANS TO MEET CONDITIONS

Scale : 1:100

Drg No. : 011/102 Rev 1

NOTES

1, Boiler Flue: site control to liaise with the heating subcontractor with regards to siting of boiler flue outlet. Top of boiler flue to line through with window head. NB: Clearance between flue perimeter and opening must not be less than 300mm.

2, Note boiler flue to be provided with an aluminium guard extending a minimum 300mm either side of boiler flue, to provide protection to soffit, fascia and rainwater gutter.

3, Extract Fans: Site control to liaise with the electrical contractor with regards to size and location of extract fan outlet. Top of outlet fan to line through with window head.

4, To ensure adequate sound insulation is maintained between dwellings, it is essential that any electrical fittings shown on the separating wall are staggered a minimum of 220mm on plan, between fittings.

5, This drawing is to be read in conjunction with the electrical schedule, drawing No 011 / 205.

6, Refer also to seperate details, for additional construction information. Stop ends to be provided to all lintels and cavity trays without eaves protection, accoustic barriers to be provided at junction of seperating and external wall etc.

7, Where lintel is to extend over boiler flue and/or extract fan, critical lintel seating dimensions are shown in brackets, after lintel. e.g. L21 (730R) indicates a seating of 730mm on right hand side when viewed from out side. When no seating is shown position to be equal bearing each side.

8, Radiators shown are indicative only for full information on heating (ie. sizes/positions/pipe runs/refer to heating sub-contractors layouts. Radiatorts to be low surface temperature.

9, For Typical Electric meter box installations Refer to Drawing No. 011/301.

10, Semi Concealed Ground Bearing Gas Meter Box to be accessable from private footpath.

11, Face of internal partitions & external timber frame within the internal perimeters of the bathroom are to be lined with 9mm plywood for reinforcement & fixing for the provision of grab rails for disabled users.

12, Note: All setting out dimensions have been taken to face of studwork.

13, Bath to be provided with thermostacally controlled shower over.

14, Hot water taps to be fitted with thermostat controls.

15, Heights of door handles to be confirmed by client / Emp. Agent.

16, Heights and positions of all electrical fittings to be confirmed by client / Emp. Agent.

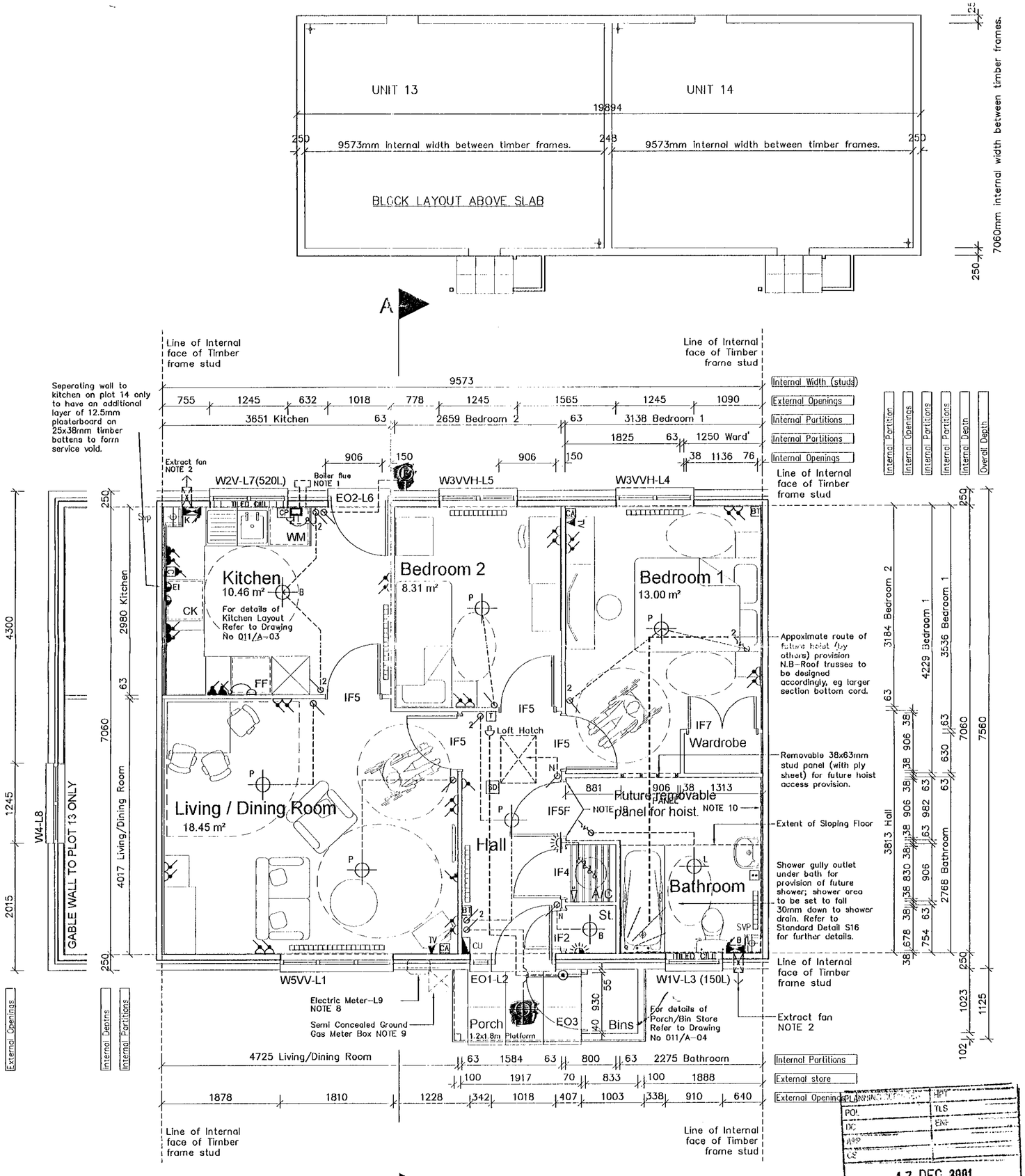
17, Bath rim height to be confirmed by client / Emp. Agent.

CONSTRUCTION DETAILS

Ref/Location	Detail No.
External Doors	207, 208 & 209
Internal Doors	210
External Windows	206
Soil & Vent Pipe	314
Shower Gully	319

LINTEL SCHEDULE

REF	LENGTH
L1	2100
L2	1650
L3	1650
L4	1650
L5	1650
L6	1350
L7	2250
L8	1650
L9	600



CAD Reference :

Revisions

Rev	Date	Drawn	Checked
1	14.11.01	TB	

FIRST ISSUE.

PLANNING
PO:
DC:
APP
CS:
17 DEC 2001
COPIES TO:
ARK
FILE:

PLANS TO MEET CONDITIONS

3203

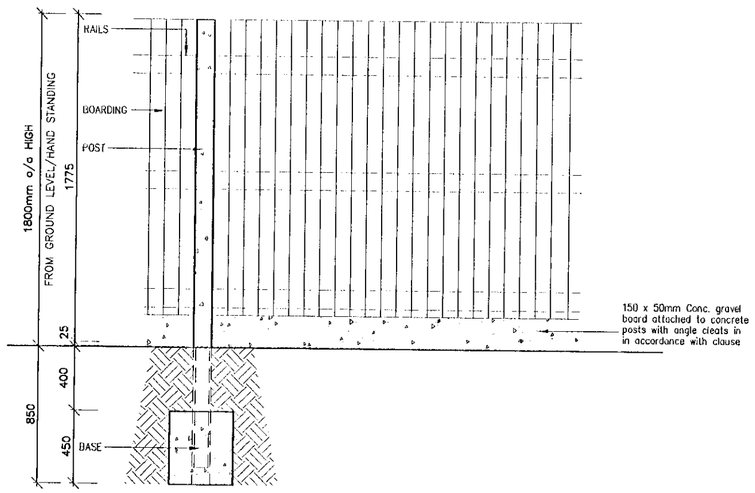
Project :
2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :
2B 3P BUNGALOW
FLOOR PLAN

MANSELL

Scale : 1:50

Drg No. : 011/A-02 Rev 1



Elevation of 1800mm Closeboard Fence (And 2.0m Privacy Panel)

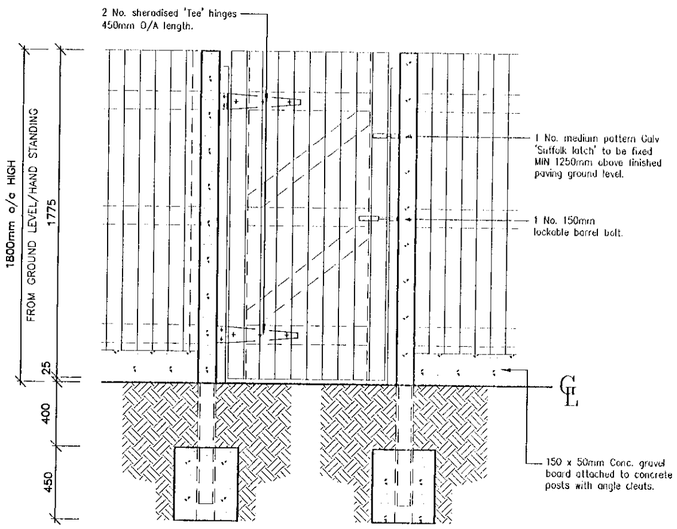
SPECIFICATION FOR CLOSE BOARD FENCE, 1800mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM180A 1986.)

POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of 2.65m length fence post.

BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.



Elevation of 1800mm Closeboard Fence (And Privacy Panels)

SPECIFICATION FOR CLOSE BOARD FENCE, 1800mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM180A 1986.)

POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of fence post.

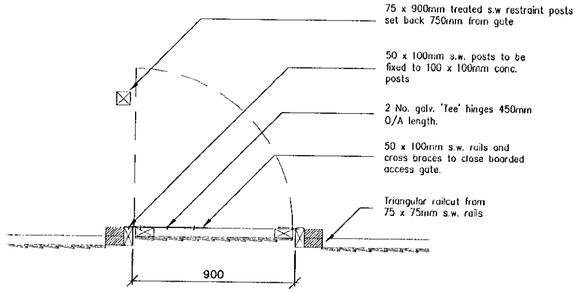
BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.

SPECIFICATION FOR ACCESS GATE:

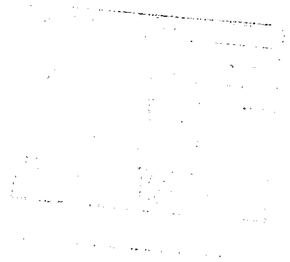
Timber access gate with 50 x 100mm sawn s.w. top and bottom rail, stile and cross brace. 150 x 20 x 1775mm s.w. feather edged boarding 1 No. medium pattern Galv. suffolk latch to be fixed 1250mm above finished GL./ paving level. 2 No. galv. tee hinges 450mm O/A length. Note: If access gate is fixed only to brick wall fix 100 x 50mm s.w. post to face of wall.

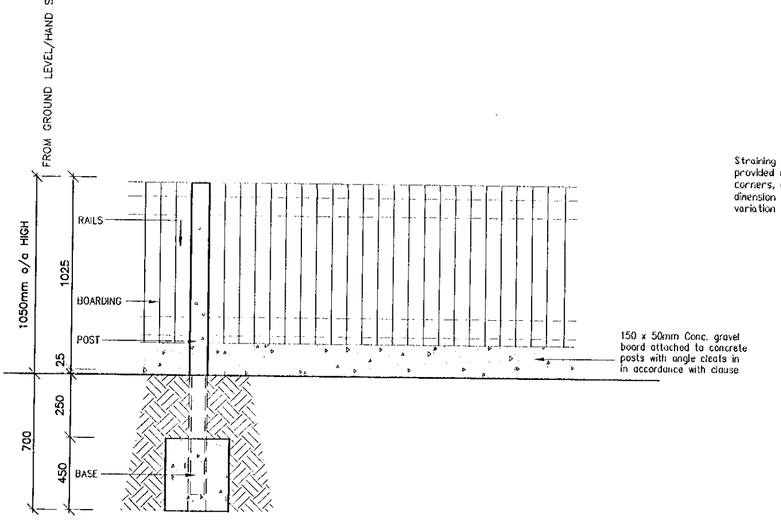


Plan of Close Board Fence & Gate

1800mm O/A long gossip panel - specification as For close boarded Fence see above for details.

CAD Reference :			
Revisions			
Rev	Date	Drawn	Checked
1	23.11.01	TB	Y
FIRST ISSUE.			





Elevation of 1050mm Closeboard Fence (Seperating fence to front gardens)

SPECIFICATION FOR CLOSE BOARD FENCE, 1050mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM105b 1986.)

POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of 1.75m length fence post.

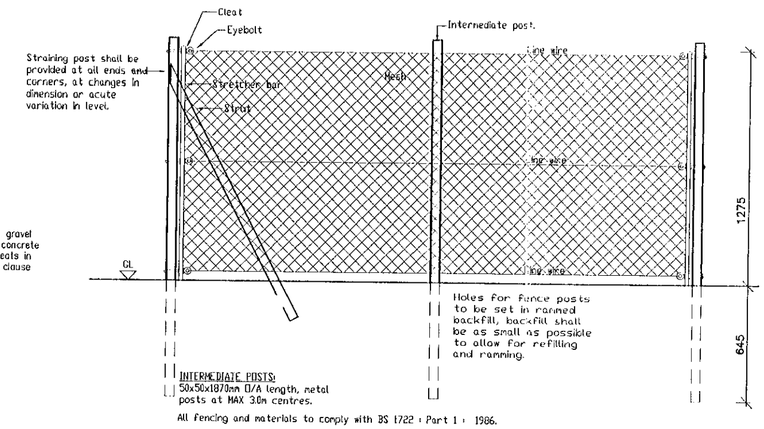
BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.

1.2m High Plastic Coated Chainlink fence.

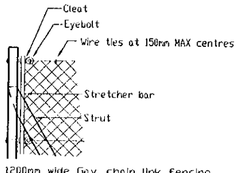
(All fencing and materials to comply with BS 1722 : Part 1 : 1986)



INTERMEDIATE POSTS:
50x50x1870mm O/A length, metal posts at MAX 3.0m centres.

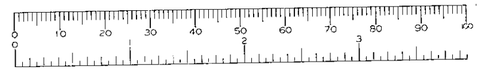
All fencing and materials to comply with BS 1722 : Part 1 : 1986.

Plastic coated chain link fencing strained between each straining post, by means of stretcher bar secured by cleats or to the straining post by M8 bolts. The stretcher bar shall be attached to metal posts by cleats.



1200mm wide Gav. chain link fencing strained between each straining post, by means of stretcher bar secured by cleats or to the straining post by M8 bolts. The stretcher bar shall be attached to metal posts by cleats.

DETAIL OF MESH AT STRAINING POST



PLANS TO MEET CONDITIONS

3203

Project :

2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :

Boundary Wall & Fencing Construction Details

MANSELL

Scale : 1:25

Drg No. : 011/105 Rev 1

Scale 1/2500

Charvil

OLD BATH ROAD

BILLOWA CLOSE

WENLOCK EDGE

CHILTERN DRIVE

Wee Waif Cottage

The Wee Waif (P H)

El Sub Sta

Station

Green Acres

Homelands

Stables

Valedown

Charvil Hill

Sandpit Copse

East Park Farm

The Lodge

Ashley View

Malmo

The Homestead

Silo

Track

Drain

PARK LANE

WATERFALLS ROAD

Ward Bdy

1·52m R H

Street lighting column to be provided.

7858
8·885ha
21·96

4454
1·085ha
2·68

5752
2·384ha
5·89

4746
1·048ha
2·59

2046
·182ha
·45

3545
1·586ha
3·92

2742
1·603ha
3·96

5137
1·311ha
3·24

3632
1·408ha
3·48

5026
1·942ha
4·80

6525
1·918ha
4·74

7026
1·169ha
2·88

7944
1·129ha
2·79

6337
·154ha
·38

3918
2·558ha
6·32

5714
2·339ha
5·78

7515
1·149ha
2·84

6408
·235ha
·58

6808
·158ha
·39

8212
2·068ha
5·11

3100
4·763ha
11·77

3100
26·62

5000
1·603ha
3·96

5000
·82

6500
10·38

6300
·72

8300
1·999ha
4·94

The Common Seal of National Westminster Bank PLC was hereunto affixed in the presence of:-

PLAN A

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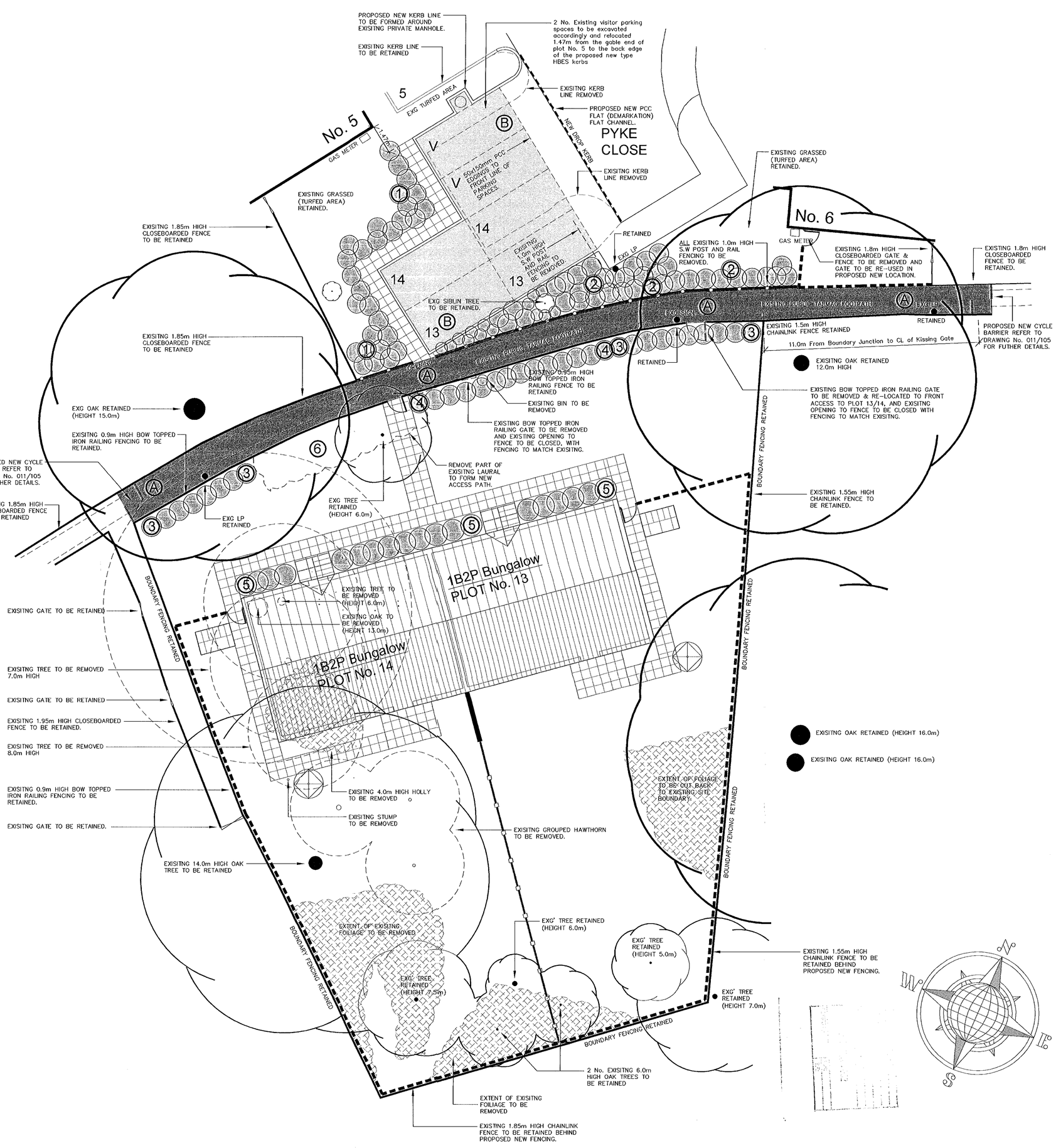
0 1 2 3



CAD Reference :

Revisions

Rev	Date	Drawn	Checked
1	16.11.01	TB	

FIRST ISSUE.

2 20.02.02 TB/RR

REVISED IN ACCORDANCE WITH WHA LETTER DATED 10.12.01 AND WDC LETTER DATED 6.2.02

SOFT LANDSCAPING SCHEDULE

	SHRUB SPECIES	TYPE	HEIGHT	SPREAD	PLANT SIZE	PLANTING
1	BERBERIS STENOPHYLLA	EVERGREEN WITH YELLOW FLOWER	5 ft (1.5m)	5 ft (1.5m)	600-800mm ROOT BALLED	PLANTED 3ft (1000m) APART IN A SINGLE LINE
2	BUXUS SEMPERVIRENS	EVERGREEN WITH SULPHER YELLOW FLOWER	3 ft (1.0m)	3 ft (1.0m)	400-600mm ROOT BALLED	PLANTED 1.5ft (500mm) APART IN A SINGLE LINE
3	COTONEASTER conspicuus	EVERGREEN WITH WHITE FLOWER & RED FRUIT	3 ft (1.0m)	5 ft (1.5m)	600-800mm ROOT BALLED	PLANTED 2.5ft (600mm) APART
4	CAMELLIA JAPONICA	EVERGREEN WITH PINK FLOWER	3 ft (1.0m)	3 ft (1.0m)	500-800mm ROOT BALLED	PLANTED 1.5ft (500mm) APART
5	HEBE "AUTUMN GLORY"	EVERGREEN WITH PURPLE FLOWER	1 ft (300mm)	2.5 ft (800mm)	150-300mm 1.0L POT	PLANTED 1.25ft (400mm) APART

TREES & PLANTING

REFER TO SOFT LANDSCAPING SCHEDULE ABOVE FOR FURTHER DETAILS

- EXISTING TREE TO BE **REMOVED**
- EXISTING TREE TO BE **RETAINED**
- 6 — Extent of exisitng Laural to be retained.
- PROPOSED NEW PLANTING 600mm NOMINAL WIDE SCHRUB ZONES GENERALLY TO FRONTAGE OF **BUNGALOWS** UNLESS INDICATED ELSEWHERE OTHERWISE. (Refer to Lanscaping Schedule Above)
- EXISITNG FOLIAGE TO BE REMOVED.
- ALL FRONT & REAR PRIVATE GARDENS TO BE **FULLY TURFED (fully turfed areas to be laid onto prepared level topsoil sub-base)**

HARD & SOFT SURFACING KEY

- A — On completion of new statutory service board connections, site control is to liase with Local Authority Highways Engineer to determine the extent and requirment, if any, for resurfacing and edging of existing adopted public footpath. NB: current County Council specifaication for footpath as follows:- 15mm coated macadam textured wearing course (6mm nom. aggregate size) gravel aggregate is not permitted on 40mm coated macadam base course (20mm nom. aggregate size) exisitng sub base material to be retained.
- B — 2 No. Visistors parking cpaces and 4 No. new parking spaces to County Council Adoption Specification as noted for item A above with a minimum sub-base of 150mm thick, Type 1 Material Sub-base. P.C.C Type HBES kerbs to perimerter of all car parking bitmac areas.
- 900mm **OR** 1350mm(communal) wide Private Footpaths to consist of 450x450mm Slip Resistant P.C.C Paving Slabs on hardcore and sand blinding. Note:- Access for wheelchair users required.
- 1200x1800mm Minimum Level Platform to Entrance of **BUNGALOWS**, to fall away from front door @ 1:40 , to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
- 1800x2700mm Patio Area to **ALL PRIVATE REAR GARDENS**, to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
- 1 No. Rotary Drier
- 1800x1200mm **LOCKABLE** Timber shed on PCC paved area.

BOUNDARY WALL & FENCING

FOR BOUNDARY, WALL & FENCING CONSTRUCTION DETAILS REFER TO DRAWING No. 011/105

- **1800mm HIGH** close boarded fence with concrete posts and gravel boards also 1800 x 900 wide matching gates with Norfolk latch and "T" hinges with 200mm galv. steel Barrel bolts (top & bottom) NB:-bolts capable of being locked.
- **1200mm HIGH** Green plastic coated chainlink fencing with steel posts. BS 1722
- **1800mm HIGH** x 2000mm long close boarded privacy fence with concrete post and gravel board.
- **1050mm HIGH** close boarded fence with concrete posts and concrete gravel boards.
- 950mm O/A High Bow Topped Iron Railing fence to match existing fence opposite fronting plots 13 & 14.
- EXISITNG FENCES ARE DETERMINED BY A NOTE ON THE DRAWING.

General Notes:

1) Site Control to liase with Local Authority (leisure & parks department) with regards to all exisitng play equipment to be removed & all areas of existing play surfacing to be removed accordingly.

PLANS TO MEET CONDITIONS

MINOR AMENDMENTS

3203

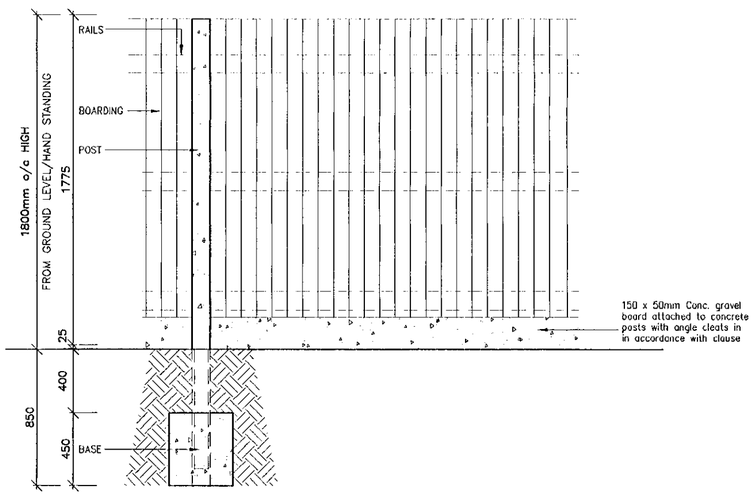
Project :
2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :
SOFT LANDSCAPING & HARD SURFACING, BOUNDARY WALL & FENCING, SITE LAYOUT

MANSELL

Scale : 1:100

Drg No. : 011/102 Rev 2



Elevation of 1800mm Closeboard Fence (And 2.0m Privacy Panel)

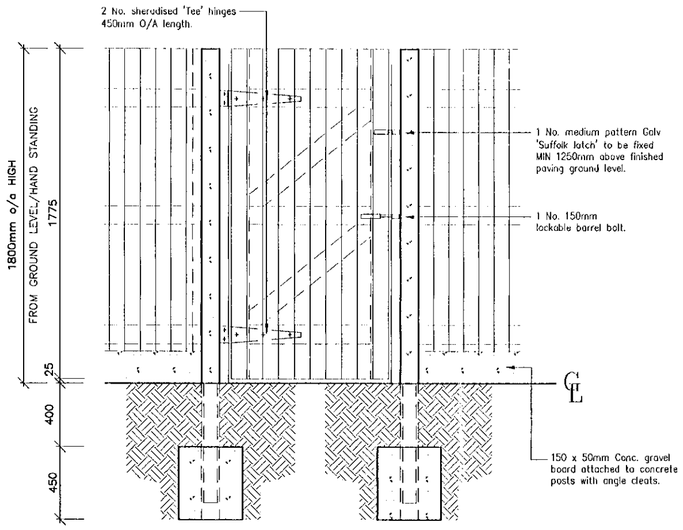
SPECIFICATION FOR CLOSE BOARD FENCE, 1800mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM180A 1986.)

POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of 2.65m length fence post.

BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.



Elevation of 1800mm Closeboard Fence (And Privacy Panels)

SPECIFICATION FOR CLOSE BOARD FENCE, 1800mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM180A 1986.)

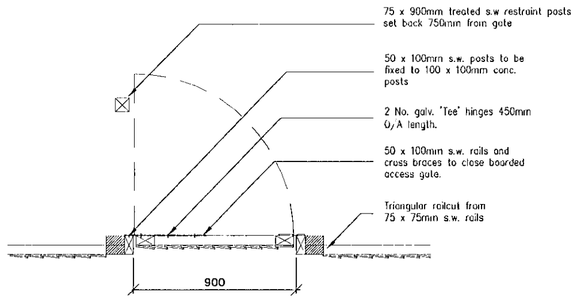
POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of fence post.

BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.

SPECIFICATION FOR ACCESS GATE:
Timber access gate with 50 x 100mm sawn s.w. top and bottom rail, stile and cross brace. 150 x 20 x 1775mm s.w. feather edged boarding 1 No. medium pattern Galv. suffolk latch to be fixed 1250mm above finished G.L./ paving leve. 2 No. galv. tee hinges 450mm O/A length. Note: if access gate is fixed adj. to brick wall fix 100 x 50mm s.w. post to face of wall.

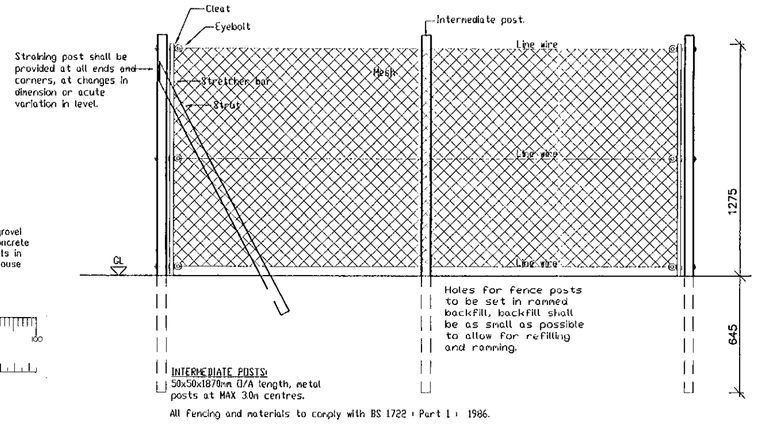


Plan of Close Board Fence & Gate

1800mm O/A long gossip panel - specification as For close boarded fence see above for details.

1.2m High Plastic Coated Chainlink fence.

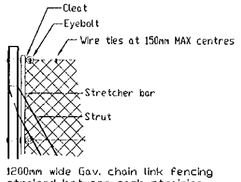
(All fencing and materials to comply with BS 1722 : Part 1 : 1986)



INTERMEDIATE POSTS:
50x50x1870mm O/A length, metal posts at MAX 3.0m centres.

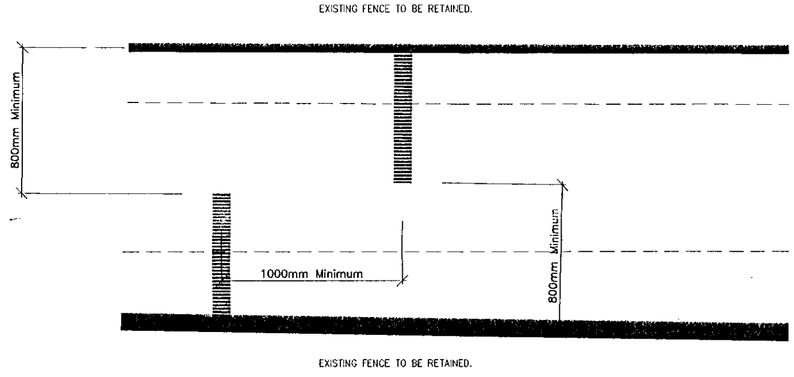
All fencing and materials to comply with BS 1722 : Part 1 : 1986.

Plastic coated chain link fencing strained between each straining post, by means of stretcher bar secured by cleats or to the straining post by MB bolts. The stretcher bar shall be attached to metal posts by cleats.

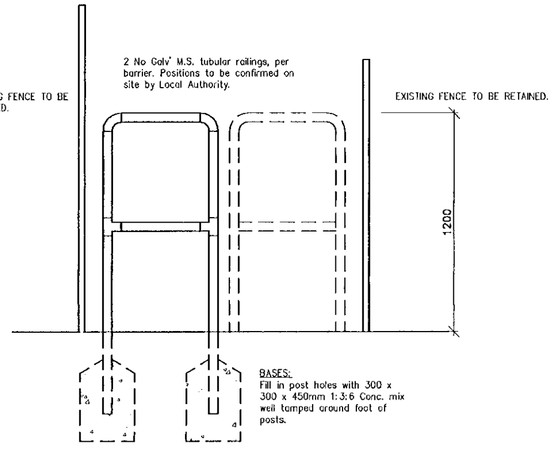


1200mm wide Galv. chain link fencing strained between each straining post, by means of stretcher bar secured by cleats or to the straining post by MB bolts. The stretcher bar shall be attached to Metal posts by cleats.

DETAIL OF MESH AT STRAINING POST



Typical plan of Cycle Barrier



Elevation of Cycle Barrier

PLANS TO MEET CONDITIONS

3203

MINOR AMENDMENTS

1050mm Closeboard Fence (Seperating fence to front gardens)

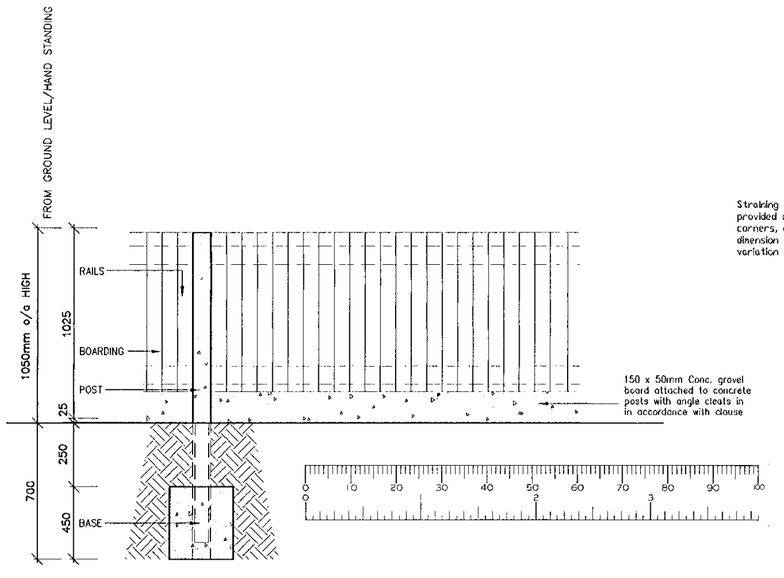
SPECIFICATION FOR CLOSE BOARD FENCE, 1050mm O/A HIGH. (SIMILAR TO BS1722 PART 5 TYPE BCM105b 1986.)

POSTS:
Reinforced morticed concrete posts at maximium 3.0m centres with 65 x 25mm mortices set back 25mm from front of 1.75m length fence post.

BOARDING:
150 x 22mm feather edge.

RAILS:
3No. Triangular sawn s.w. rails cut from timber not less than75 x 75mm in section.

BASES:
Fill in post holes with 300 x 300 x 450mm 1:3:6 Conc. mix well tamped around foot of posts.



Revisions

Rev	Date	Drawn	Checked
1	23.11.01	TB	

FIRST ISSUE.

2 22.02.02 rb

Cycle barrier detail added

Project :

2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

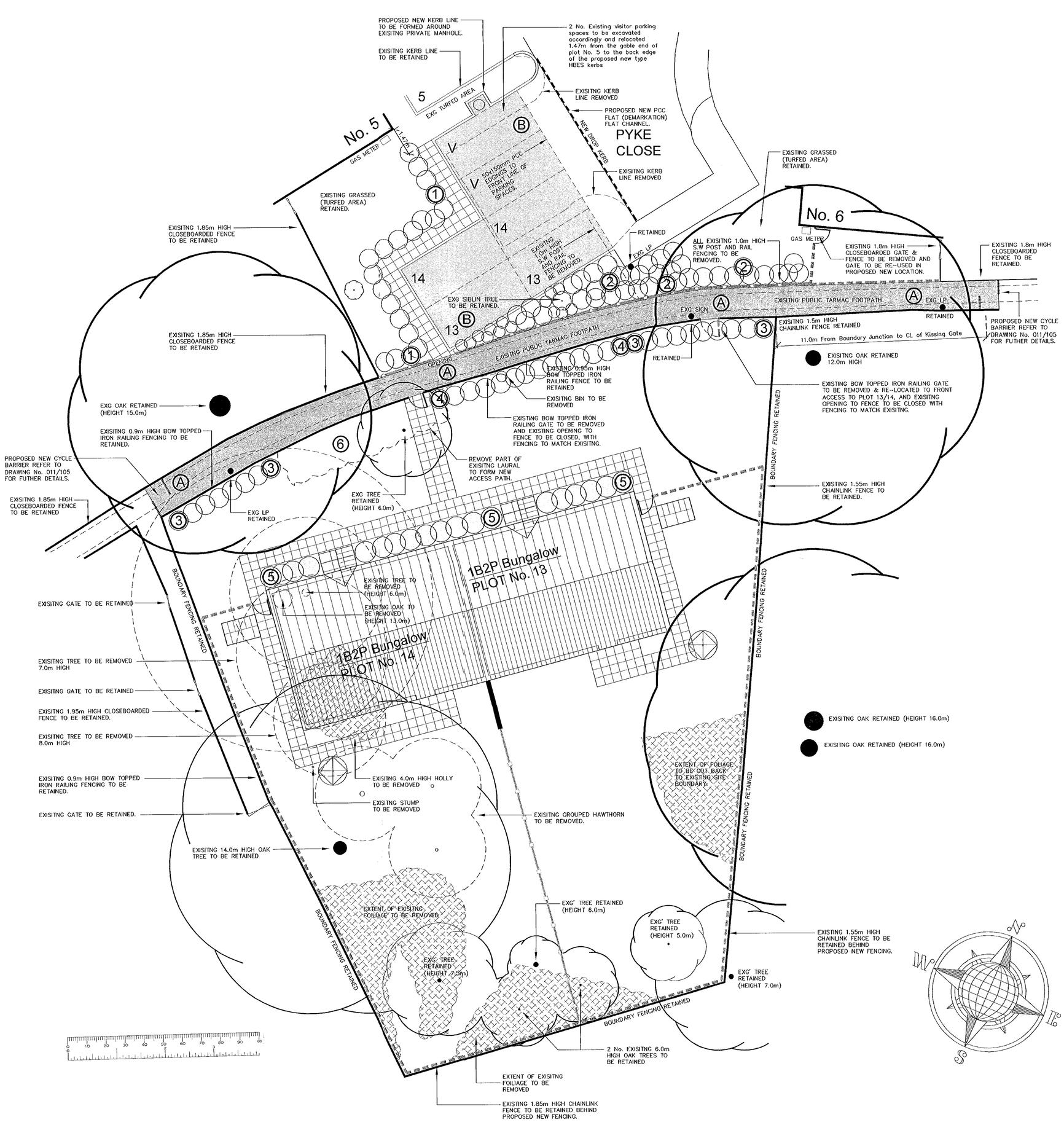
Drawing Title :

Boundary Wall & Fencing Construction Details

MANSELL

Scale : 1:25

Drg No. : 011/105 Rev 2



CAD Reference :

Revisions

Rev	Date	Drawn	Checked
1	16.11.01	TB	

FIRST ISSUE.

2 20.02.02 TB/RR

REVISED IN ACCORDANCE WITH WHA LETTER DATED 10.12.01 AND WDC LETTER DATED 6.2.02

3 23.05.02 TB

REVISED IN ACCORDANCE WITH PLANNERS COMMENTS DATED 19th APRIL 2002.

SOFT LANDSCAPING SCHEDULE

	SHRUB SPECIES	TYPE	HEIGHT	SPREAD	PLANT SIZE	PLANTING
1	BERBERIS STENOPHYLLA	EVERGREEN WITH YELLOW FLOWER	5 ft (1.5m)	5 ft (1.5m)	600-800mm ROOT BALLED	PLANTED 3ft (1000m) APART IN A SINGLE LINE TO FORM INFORMAL HEDGE
2	POTENTILLA " ELIZABETH"	EVERGREEN WITH SULPHER YELLOW FLOWER	2.5 ft (0.8m)	2.5 ft (0.8m)	400-600mm 1.5L POT	PLANTED 2ft (600mm) APART
	PRUNUS TENELLA "FIREHILL"	DECIDUOUS WITH SMALL PINK FLOWER	5.0 ft (1.5m)	3.0 ft (1.0m)	400-600mm ROOT BALLED	PLANTED 2ft (600mm) APART
	GENISTA "HISPANICA"	DECIDUOUS WITH SMALL YELLOW FLOWER	2.0 ft (0.6m)	2.5 ft (0.8m)	300-500mm 1.0L POT	PLANTED 2ft (600mm) APART
3	COTONEASTER conspicuus	EVERGREEN WITH WHITE FLOWER & RED FRUIT	3 ft (1.0m)	5 ft (1.5m)	600-800mm ROOT BALLED	PLANTED 2.5ft (800mm) APART
4	CAMELLIA JAPONICA	EVERGREEN WITH PINK FLOWER	3 ft (1.0m)	3 ft (1.0m)	500-800mm ROOT BALLED	PLANTED 1.5ft (500mm) APART
5	HEBE "AUTUMN GLORY"	EVERGREEN WITH PURPLE FLOWER	1 ft (300mm)	2.5 ft (800mm)	150-300mm 1.0L POT	PLANTED 1.25ft (400mm) APART

TREES & PLANTING

REFER TO SOFT LANDSCAPING SCHEDULE ABOVE FOR FURTHER DETAILS

	EXISTING TREE TO BE **REMOVED**
	EXISTING TREE TO BE **RETAINED**
6	Extent of exisitng Laural to be retained.
	PROPOSED NEW PLANTING 600mm NOMINAL WIDE SCHRUB ZONES GENERALLY TO FRONTAGE OF **BUNGALOWS** UNLESS INDICATED ELSEWHERE OTHERWISE. (Refer to Lanscaping Schedule Above)
	EXISITNG FOLIAGE TO BE REMOVED.
	ALL FRONT & REAR PRIVATE GARDENS TO BE FULLY TURFED (fully turfed areas to be laid onto prepared level topsoil sub-base)

HARD & SOFT SURFACING KEY

A	On completion of new statutory service board connections, site control is to liase with Local Authority Highways Engineer to determine the extent and requirment, if any, for resurfacing and edging of existing adopted public footpath. NB: current County Council specifcalcation for footpath as follows:- 15mm coated macadam textured wearing course (6mm nom. aggregate size) gravel aggregate is not permitted on 40mm coated macadam base course (20mm nom. aggregate size) exisitng sub base material to be retained.
B	2 No. Visistors parking cpaces and 4 No. new parking spaces to County Council Adoption Specification as noted for item A above with a minimum sub-base of 150mm thick, Type 1 Material Sub-base. P.C.C Type HBES kerbs to perimerter of all car parking bitmac areas.
	900mm **OR** 1350mm(communal) wide Private Footpaths to consist of 450x450mm Slip Resistant P.C.C Paving Slabs on hardcore and sand blinding. Note:- Access for wheelchair users required.
	1200x1800mm Minimum Level Platform to Entrance of **BUNGALOWS**, to fall away from front door @ 1:40 , to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
	1800x2700mm Patio Area to **ALL PRIVATE REAR GARDENS**, to consist of 450x450mm P.C.C paving slabs on hardcore and sand blinding.
	1 No. Rotary Drier
	1800x1200mm **LOCKABLE** Timber shed on PCC paved area.

BOUNDARY WALL & FENCING

FOR BOUNDARY, WALL & FENCING CONSTRUCTION DETAILS REFER TO DRAWING No. 011/105

	1800mm HIGH close boarded fence with concrete posts and gravel boards also 1800 x 900 wide matching gates with Norfolk latch and "T" hinges with 200mm galv. steel Barrel bolts (top & bottom) NB:-bolts capable of being locked.
	1200mm HIGH Green plastic coated chainlink fencing with steel posts. BS 1722
	1800mm HIGH x 2000mm long close boarded privacy fence with concrete post and gravel board.
	1050mm HIGH close boarded fence with concrete posts and concrete gravel boards.
	950mm O/A High Bow Topped Iron Railing fence to match existing fence opposite fronting plots 13 & 14.
	EXISITNG FENCES ARE DETERMINED BY A NOTE ON THE DRAWING.

General Notes:

1) Site Control to liase with Local Authority (leisure & parks department) with regards to all exisitng play equipment to be removed & all areas of existing play surfacing to be removed accordingly.

PLANNING SERVICES
24 MAY 2002
FILE

Project :

2 No. BUNGALOWS
PYKE CLOSE
WOKINGHAM

Drawing Title :

SOFT LANDSCAPING & HARD SURFACING, BOUNDARY WALL & FENCING, SITE LAYOUT

PLANS TO MEET CONDITIONS
3203 .1

MANSELL

Scale : 1:100

Drg No. : 011/102 Rev 3