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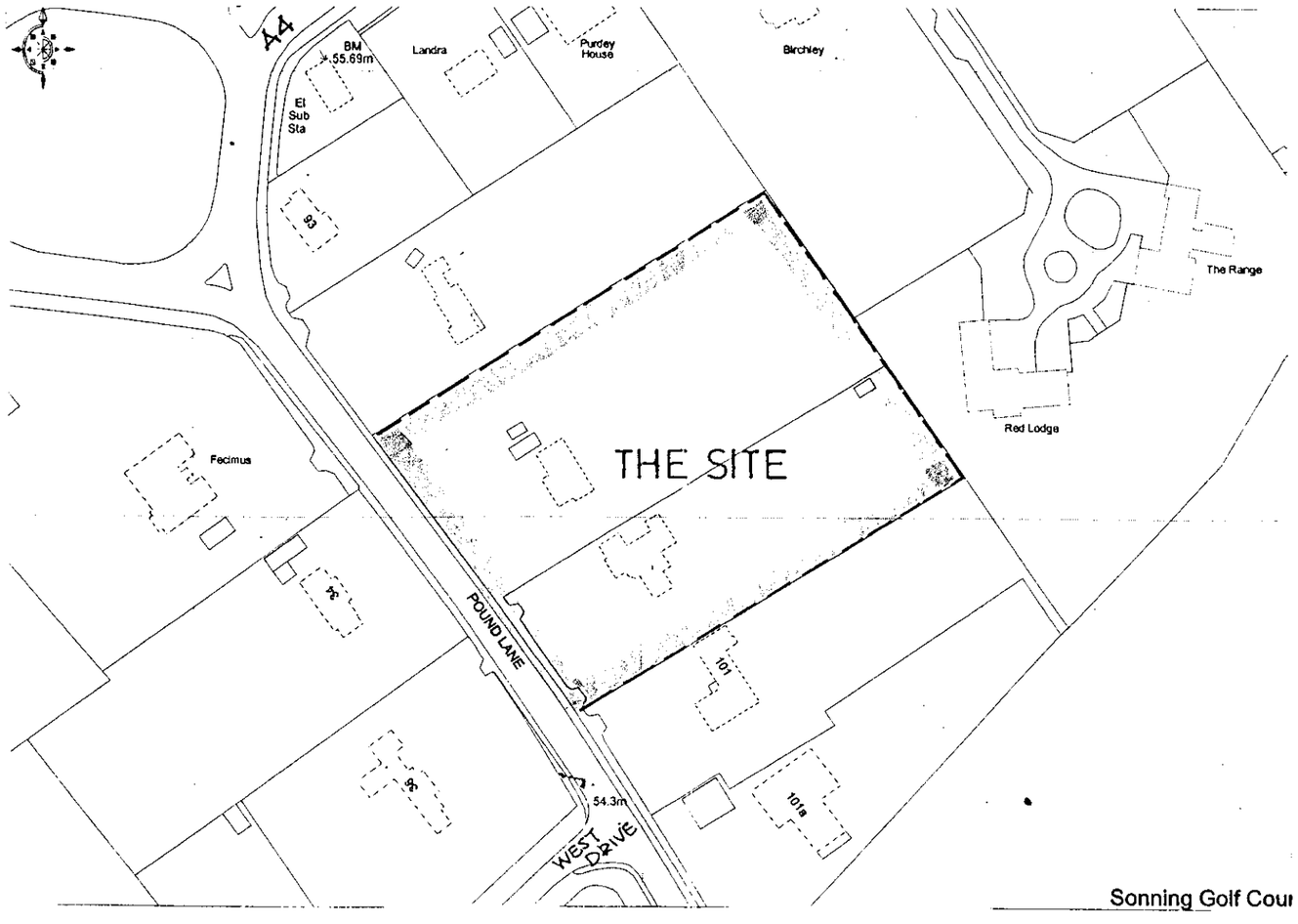
No. Date Revisions

12.FEB.2001* 3335



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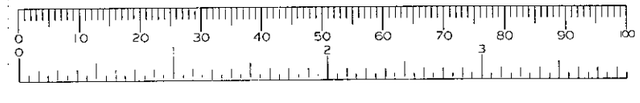

project
97-99 POUND LANE
SONNING

title
LOCATION PLAN

date JAN 00
scale 1:1250

drawing number 99.72.00
rev

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647

Repropoint 3018

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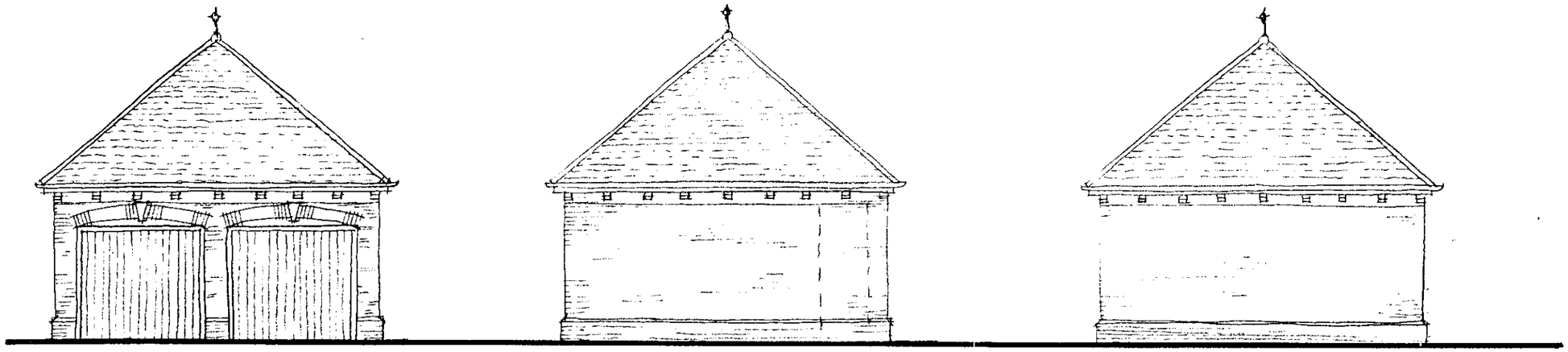
No	Date	Revisions
A.	10.04.01	garage door for House 1.



FRONT ELEVATION

SIDE

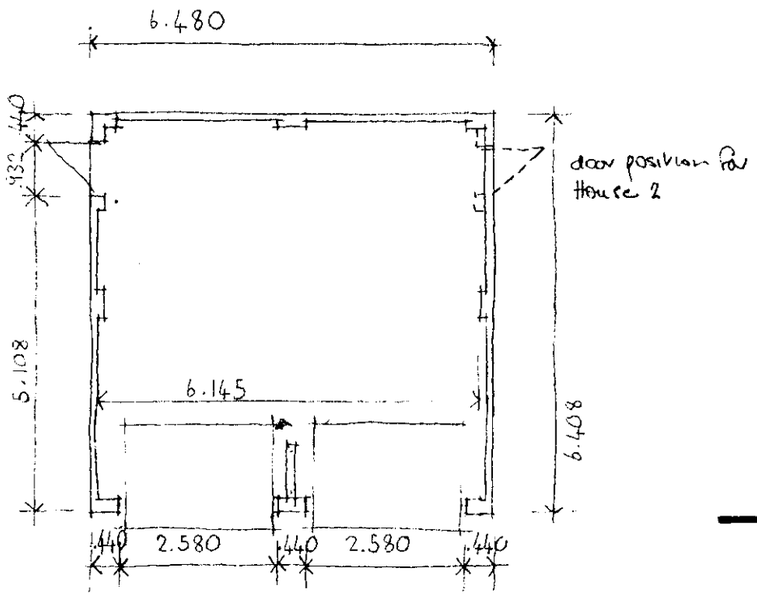
door position for House 2

REAR

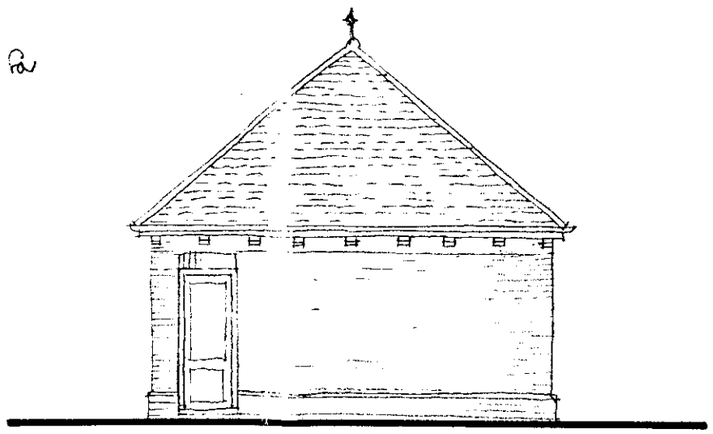
3334

3335

REVISED PLAN



GARAGE TO HOUSE 4



SIDE

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PLANNING SERVICES	HPT

project
97-99 POUND LANE
SONNING

title
GARAGE - HOUSES 1+4

date JAN 01 scale 1:100

drawing number 99.72.016 rev A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Repropoint 3018

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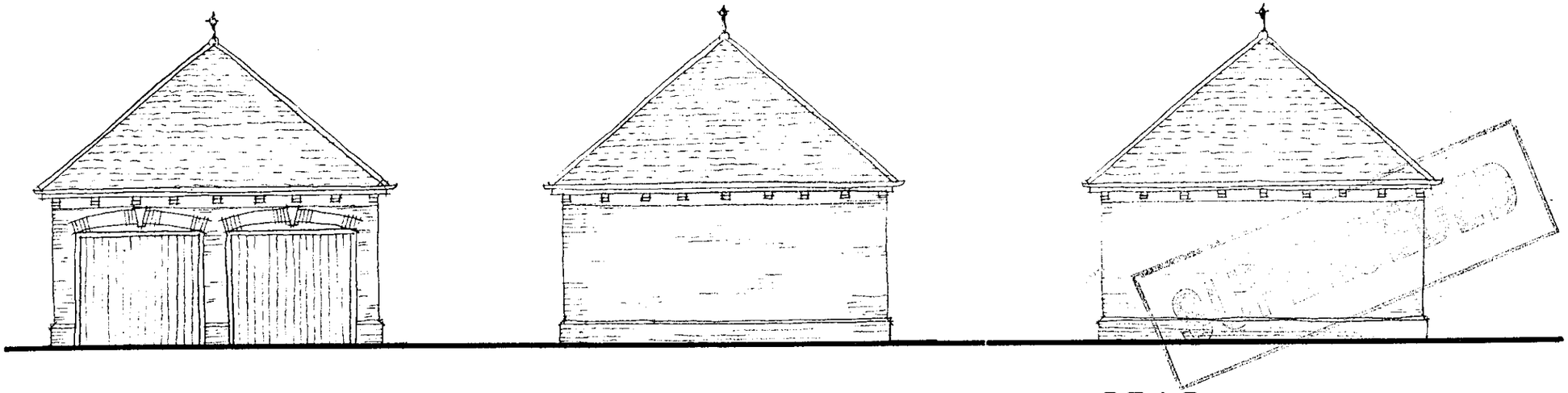
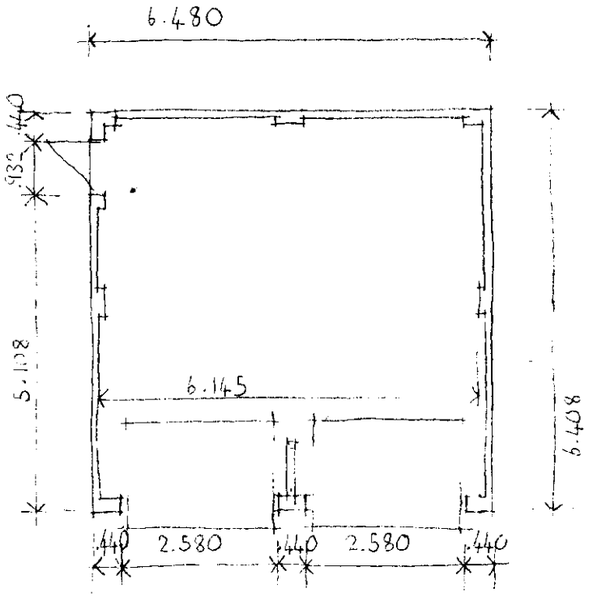
No Date Revisions

12.FEB.2001 * 333A



FRONT ELEVATION SIDE REAR



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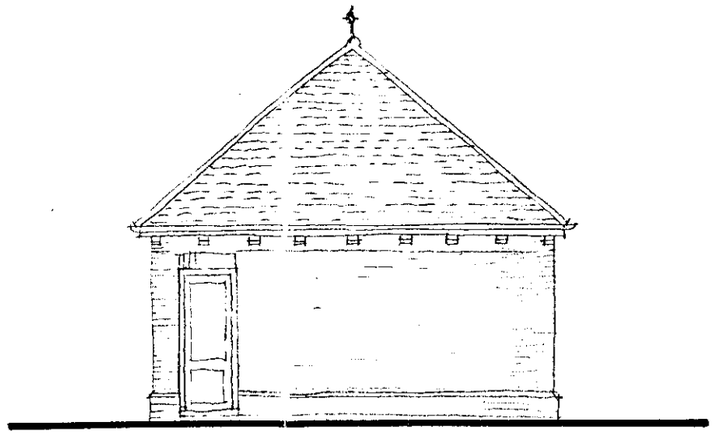


SIDE

project
97-99 POUND LANE
SONNING

title
GARAGE - HOUSE 4

date JAN 01 scale 1:100

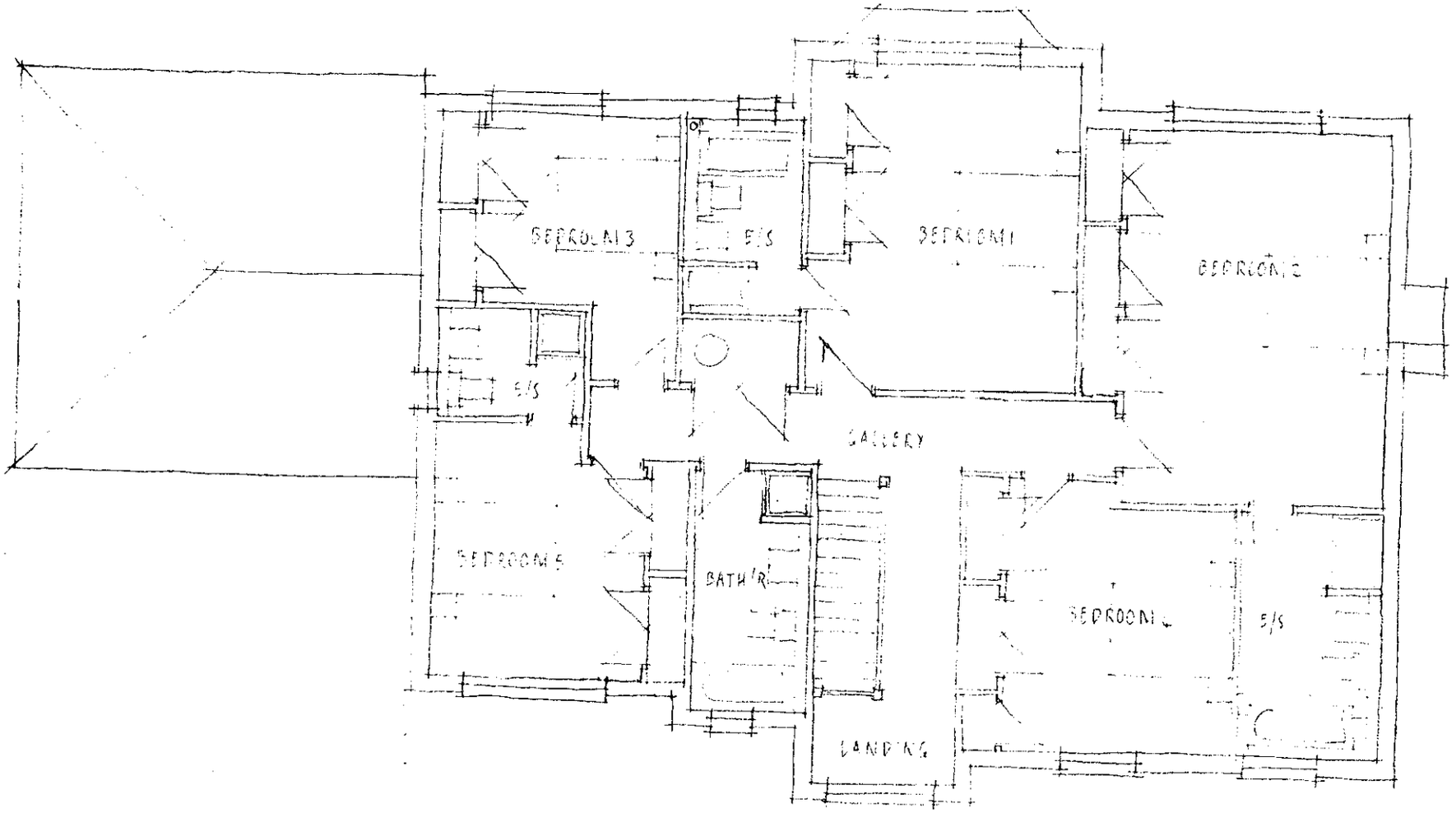
drawing number 99.72.016 rev

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Repropoint 3018

12.FEB.2001 * 3335

APPROVED



FIRST FLOOR PLAN

project

97-99 POUND LANE
SONNING

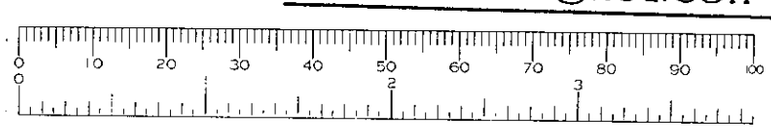
title

HOUSE 5

date JAN 01 scale 1:100

drawing number	rev.
99·72·015	A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM



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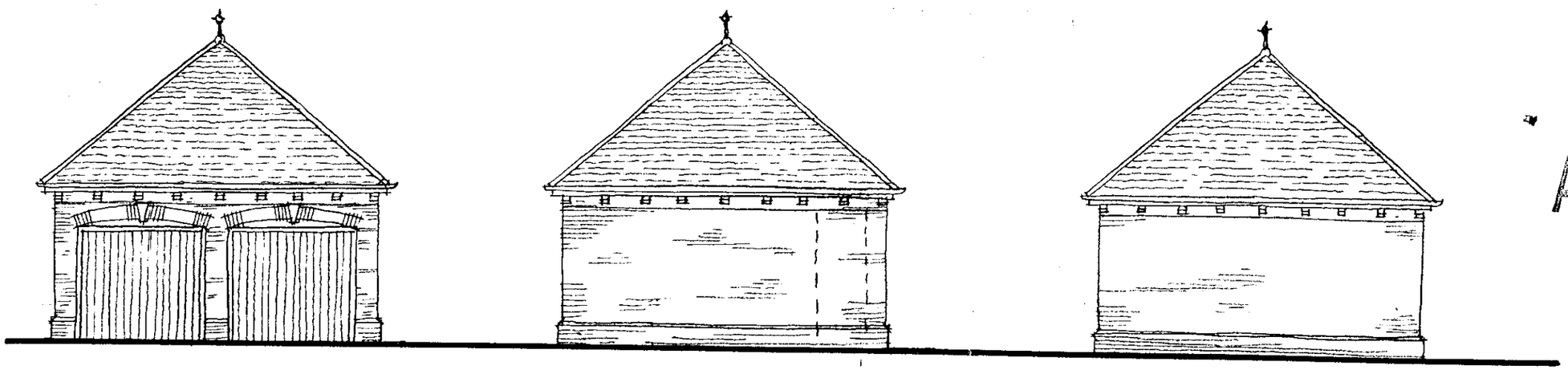
No	Date	Revisions
A.	10.04.01	garage door for House 1.



FRONT ELEVATION

SIDE

REAR

APPROVED

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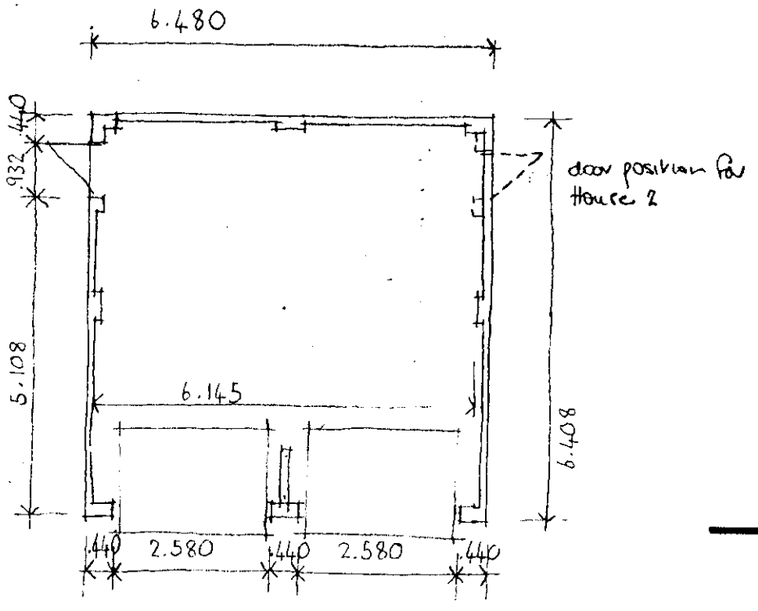
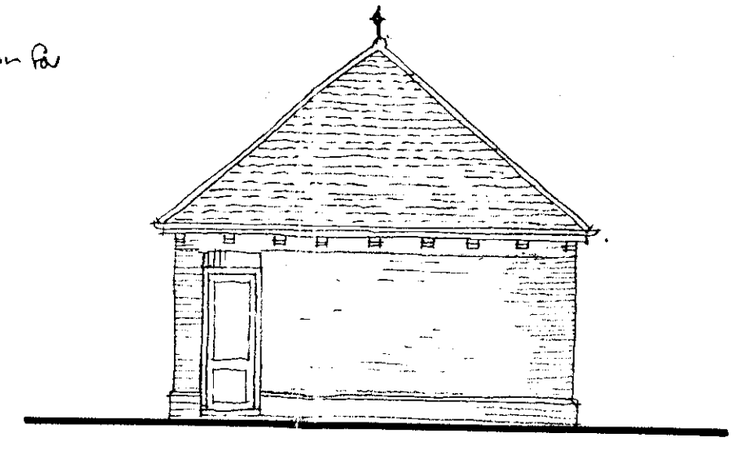
3335

REVISED PLAN



GARAGE TO HOUSE 4



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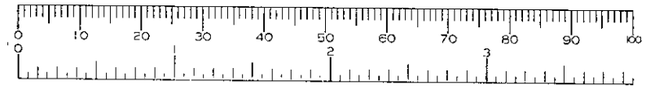


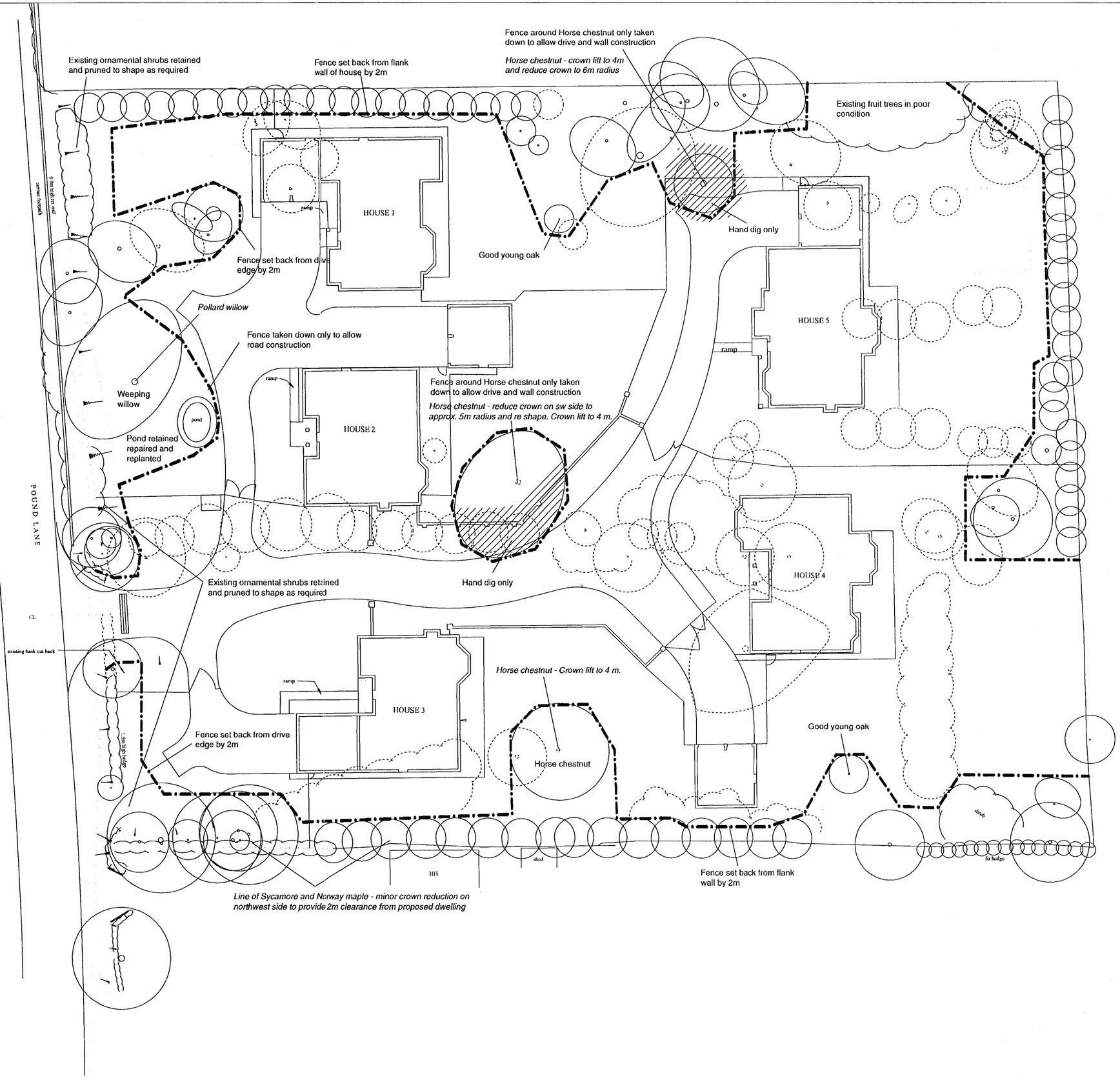
project
97-99 POUND LANE
SONNING

title
GARAGE - HOUSES 1+4

date JAN 01
scale 1:100

drawing number 99.72.016
rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM



KEY

Line of 1.2m high chestnut pale fence secured to scaffold pole framework (Ref. BS5837:1991, Para. 8.2.2 and Fig. 4)

Existing trees/ vegetation to be retained

Existing trees/ vegetation to be removed

Area of hand digging only

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

NOTES

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

24 AUG 2001
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Project:
97 - 99 POUND LANE SONNING SITE 1

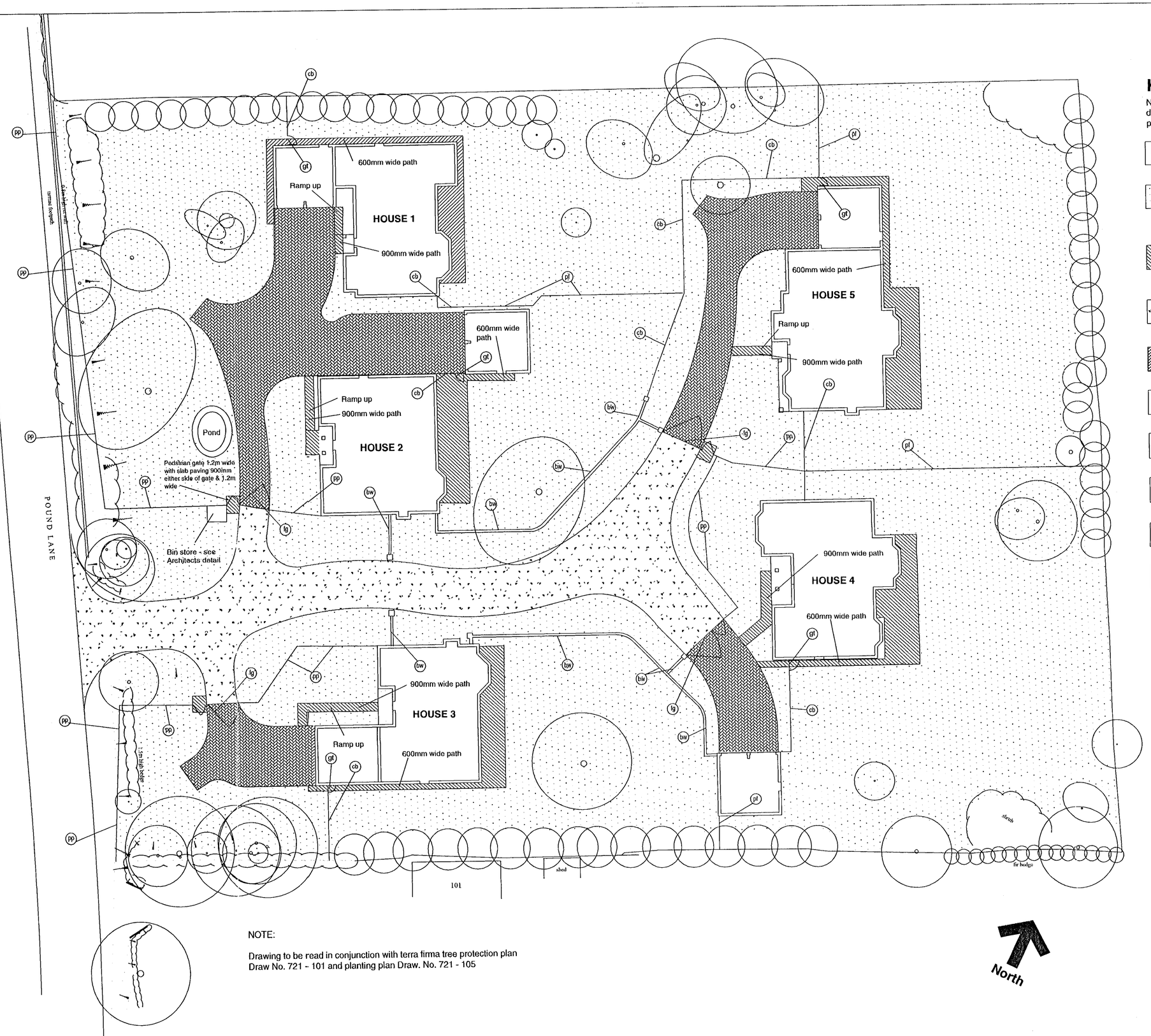
Drawing:
TREE PROTECTION PLAN

Date:
August 3rd 2001

Drawn by: TG
Checked by:
Scale: N.T.S

721 - 101

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



KEY

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

- Existing trees/ vegetation to be retained and protected (see protective fencing plan)
- Soft landscape (see planting plan for details & depths of topsoil required) All rear gardens graded and levelled to natural contours. Turf to front gardens only.
- Concrete slab path or patio (paths either 900mm or 600mm wide as indicated on plan) Slabs to be Marshalls Chancery Antiquarian
- Black bitmac with precast concrete edgings
- Baggeridge Multi Brindle dragface block paving with precast concrete edgings
- (lg) 5 bar timber field gate with matching 1.2m wide side pedestrian gate
- (pl) 1.8m high panel fence
- (cb) 1.8m high closeboard fence
- (gt) Closeboard timber gate
- (pp) 1.5m high post and 3 rail timber fence
- (bw) 1.8m high brick wall

PLANNING
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ENR
24 AUG 2001
ACK:
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NOTE:

Drawing to be read in conjunction with terra firma tree protection plan Draw No. 721 - 101 and planting plan Draw. No. 721 - 105

Project:
97 & 99 POUND LANE SONNING SITE 1

Drawing:
EXTERNAL WORKS PLAN

Date:
August 2001

Drawn by: TG
Checked by:

Scale: 1:200 @ A1

721 - 103

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

Trees:

code	species	common name	size	quantity (No.)
ACC	Acer campestre	Field Maple	2 – 2.5m, feathered container grown	3
BPD	Betula utilis 'Jaquemontii'	Himalayan Birch	3 – 3.5m, feathered rootballed	4
PAP	Prunus avium	Wild Cherry	2 – 2.5m, feathered container grown	3
PSY	Pinus sylvestris	Scots Pine	1.75 – 2.0m, rootballed	8

Trees planted in 1 x 1 x 0.9m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 100 grams granular fertiliser. Semi mature trees to be planted in 2 x 2 x 2m pit.
All trees double staked with cross brace. Sample of staking for each species to be approved. Staking to avoid damage to feathered trees. All tree stakes to be stained black.
Trees protected with approved black rabbit guards.
All trees in grass to have a circle of mulch 600mm diameter and to be protected with black plastic strimmer guards.

Specimen shrubs:

Code	species	size (cm)	no/m^2	quantity
CAE	Cornus alba 'Elegantissima'	3L, 60 – 80	As shown	6
CCG	Cotinus coggygria 'Grace'	3L, 80 – 100	As shown	5
CTZ	Ceanothus 'Topaz'	3L, 80 - 100	As shown	8
PTV	Phormium tenax 'Variegata'	3L, 60 –80	As shown	2
PHT	Phormium tenax 'Sundowner'	3L, 60 –80	As shown	1
PLR	Phyllostachys aurea	3L, 100 – 120	As shown	3
PRR	Photinia 'Red Robin' (clipped to pyramidal shape)	3L, 100 –120	As shown	2
WFV	Weigela florida 'Variegata'	3L, 60 –80	As shown	3

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

Shrub planting:

Code	species	size (cm) sp = spread	no/m^2	quantity
BCD	Bergenia 'Bressingham Beauty'	3L, 20 – 30	5	63
CAM	Cornus alba 'Elegantissima'	3L, 60 -80	3	36
CRR	Ceanothus thyrsiflorus var 'Repens'	3L, 30 – 40 sp	5	61
EFG	Euonymus fortunei 'Emerald Gaiety'	3L, 30 – 40	5	56
EWF	Euphorbia wulfenii	3L, 30 – 40	4	77
HES	Hebe salicifolia	3L, 30 – 40	4	87
HHC	Hedera helix 'Glacier'	3L, 30 – 40sp	6	35
HHH	Hedera helix 'Hibernica'	3L, 40 – 60sp	6	89
HMP	Heuchera 'Palace Purple'	3L, 30 – 40	6	39
LAV	Lavandula 'Hidcote,	3L, 30 – 40	5	141
PAC	Phylaris arundinacea 'Picta'	3L, 40 – 60	3	14
PLZ	Prunus laurocerasus 'Zabelliana'	3L, 30 – 40	4	16
ROS	Rosmarinus officinalis	3L, 30 – 40	3	34
RYK	Rhododendron yakushimanum (white flowering var.)	3L, 30 – 40	5	73
SCH	Symphoricarpos chenaultii 'Hancock'	3L, 40 – 60sp	3	15

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

Hedging:

code	species	size (cm)	quantity	no/m
CBB	Carpinus betulus	60 -80, bareroot	165	Planted in double staggered row @ 500mm c/s.

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

Climbers:

code	species	size	quantity	no/m^2
CMR	Clematis montana 'Rubens' **	60 - 80, 3L pot	5	As shown
HCV	Hedera canariensis 'Variegata'	60 - 80, 3L pot	5	As shown
HHG	Hedera helix 'Glacier'	60 - 80, 3L pot	3	As shown
PTV	Parthenocissus tricuspidata 'Veitchii'	60 - 80, 3L pot	4	As shown

Climbers planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All climbers mulched with 75mm min. deep approved bark mulch
Climbers marked ** need support. Galvanised support wires (fixed to wall/ fence). All climbers trained to climb up support wires.

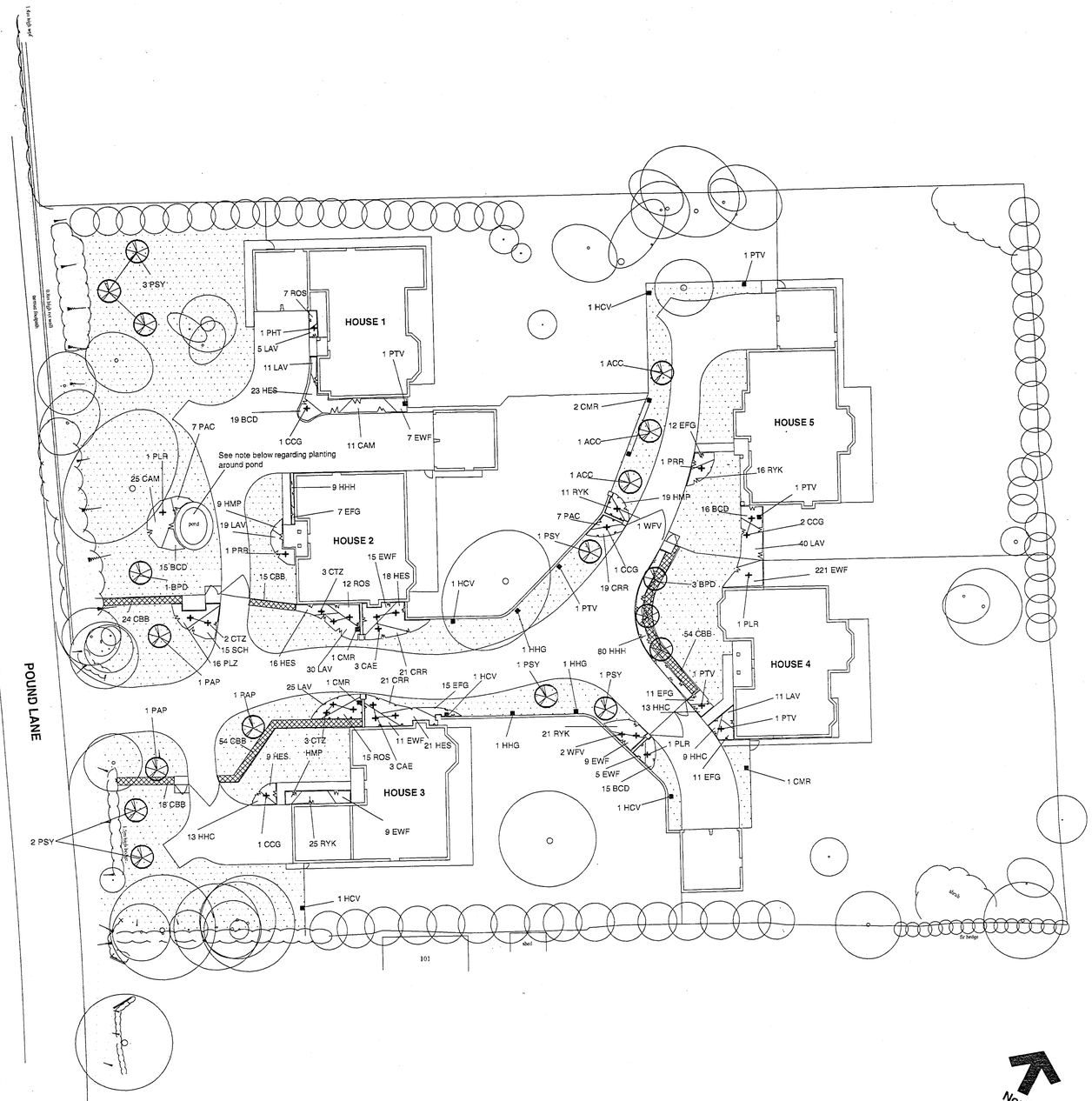
Grass and Bulbs:

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

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

NOTES

1. Existing levels to be preserved around existing vegetation to be retained.
2. Minimum topsoil depths to be: Tree pits 900mm, Shrub planting and climbers 400mm, Grass 150mm. Topsoil to be tested and ameliorated as determined by analysis.
3. General plant stock to conform to BS3936 and planting to BS4428.
4. All shrub planting mulched with 75mm deep approved bark mulch layer.
5. Trees planted within areas of grass to have 500mm diameter weed and grass free mulched circle around the base.
6. Establishment maintenance for all planting for 1 year from Practical Completion to include weed control, watering and replacement of failures (to the original Specification) in the planting season following failure.
7. Drawing to be read with External Works Plan Draw. No. 721 - 104.



KEY

- Existing tree retained
- Existing ornamental shrubs retained and pruned to shape as required
- Proposed tree
- Proposed specimen shrub
- Proposed low shrubs and groundcover
- Proposed hedge. Maintained at max.1000mm high
- Proposed climbing plant
- Grass - turf to front gardens only

NOTES

1. Plan to be read with terra firma drawings: Protective Fencing Plan 721 - 101 & External Works Drawing No. 721 - 103
2. Planting around exisiting pond - final layout of new planting to be adjusted as required to accommodate any retained existing planting

Project:
97 & 99 POUND LANE
SONNING SITE 1

Drawing:
PLANTING PLAN

Date:
August 2001

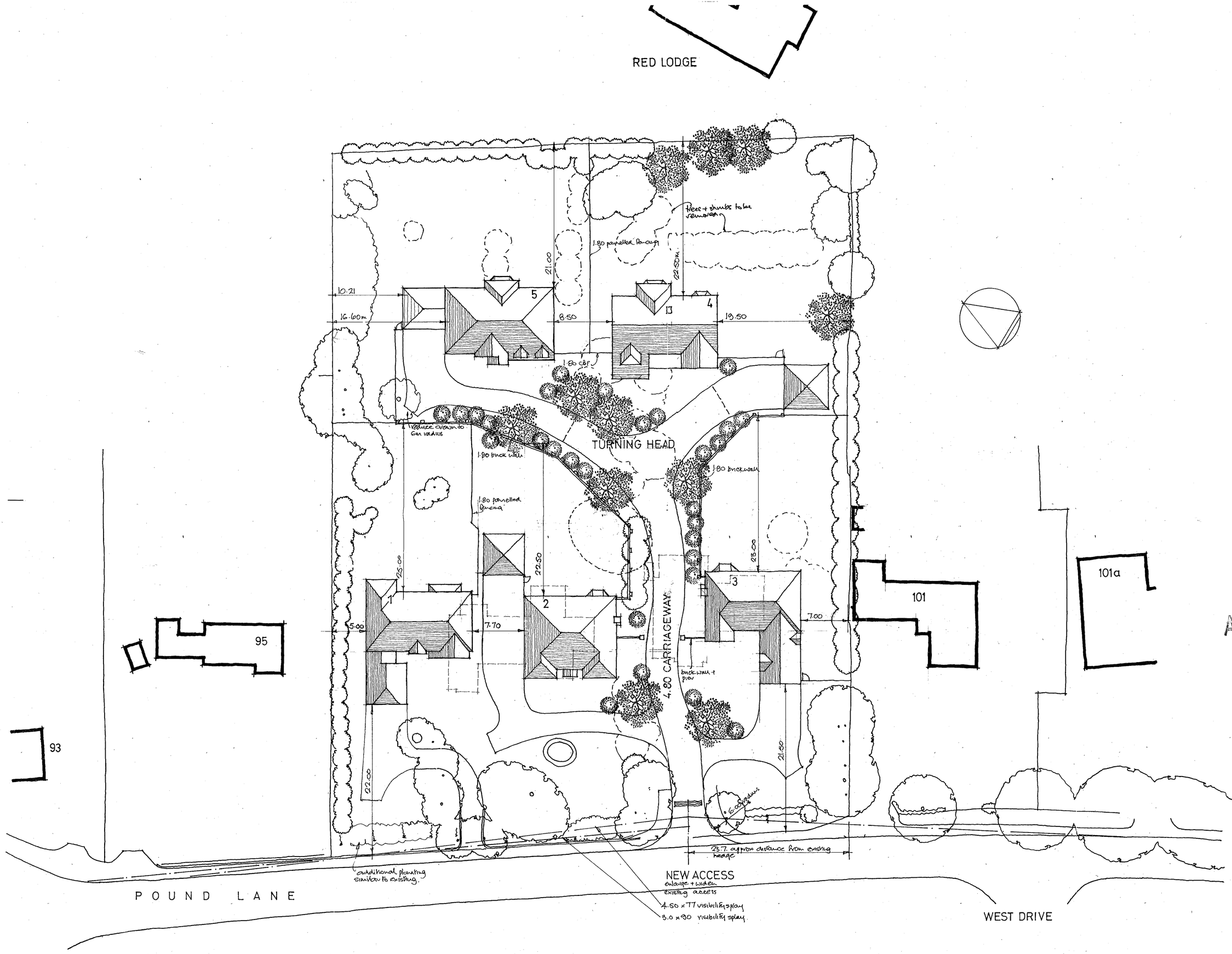
Drawn by: TG
Checked by:

Scale: 1:200 @ A0

721 - 104

terra firma CONSULTANCY
29, The Square Petersfield, Hants. GU32 3LA 01730 262042

DATE RECD 24 AUG 2001 REF



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No.	Date	Revisions
A	30.03.01.	Reposition House 1 & garage of House 2 - North point
B	10.04.01	House redesigned

REVISED PLAN

3335

3334

APPROVED

project
97-99 POUND LANE
SONNING

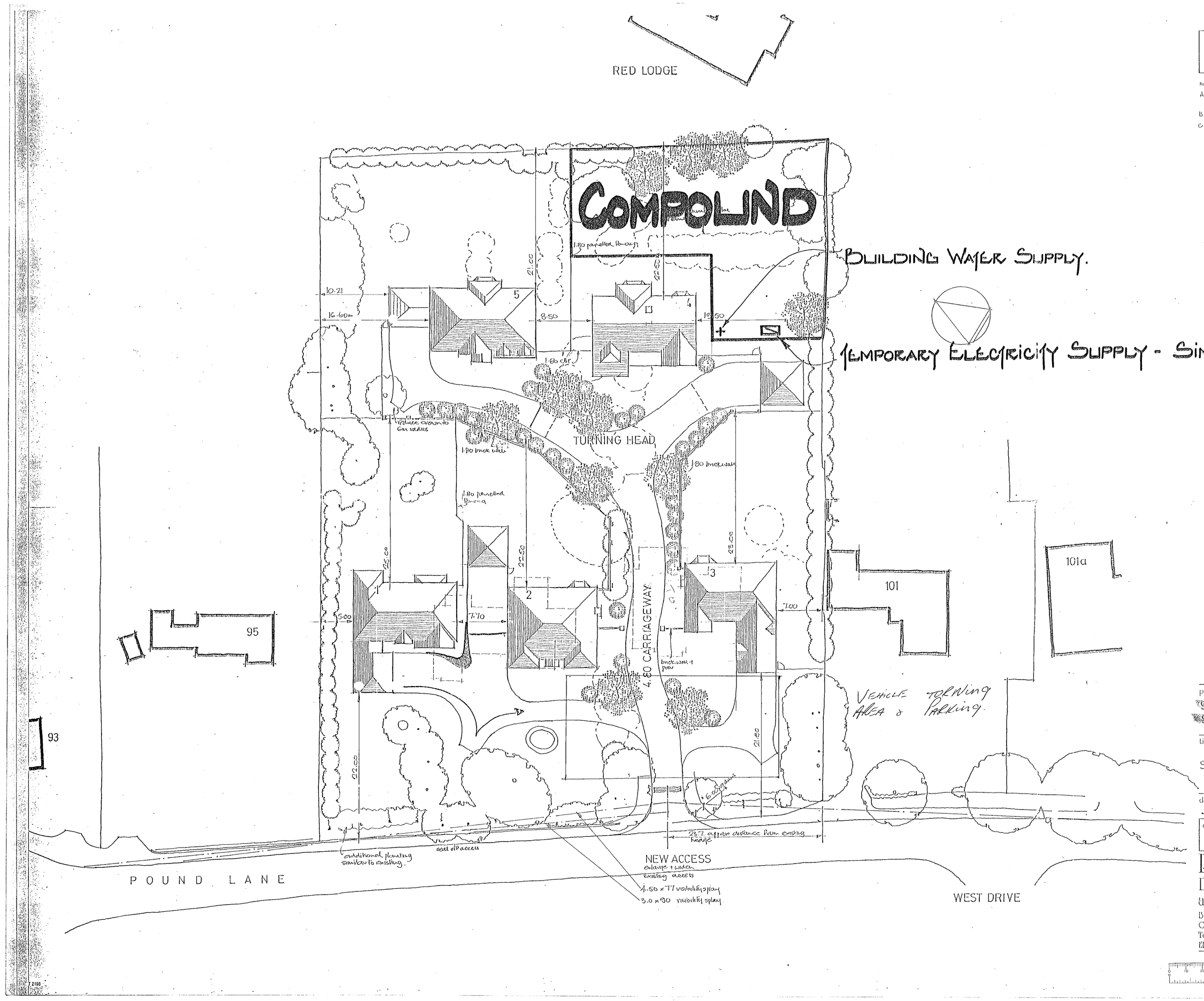
title
SITE PLAN

date JAN 01
scale 1: 250

drawing number 99 72 010
rev. B

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198



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No.	Date	Revisions
A	30.03.01.	Repositon House 1 & garage of House 2 - North point
B	10.04.01	House redesigned
C	5.06.01	access to Houses 1+2

18 SEP 2001

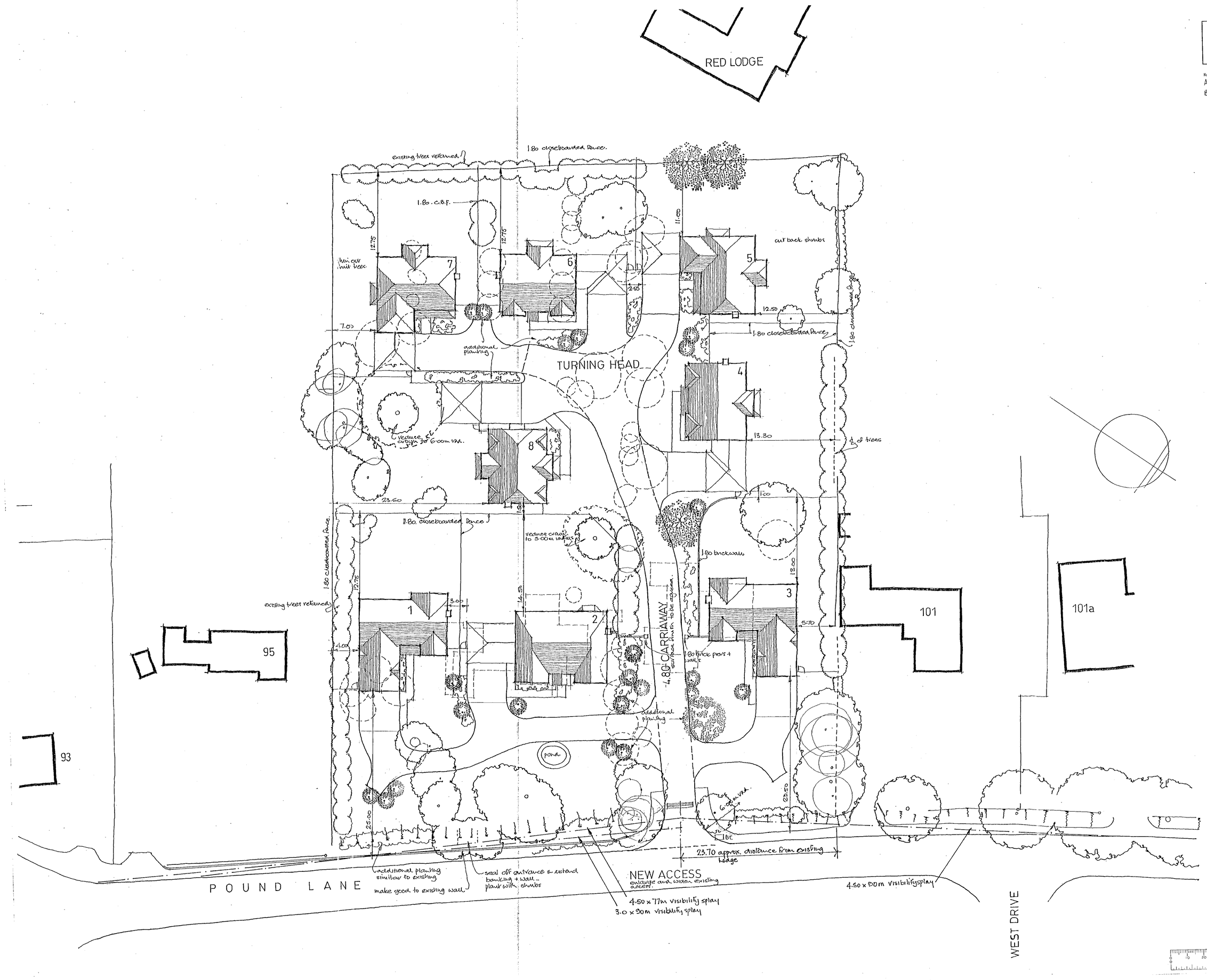
project
97-99 POUND LANE
SONNING

title
SITE PLAN

date JAN 01
scale 1: 250

drawing number 99 72 010
rev. c

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM



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No.	Date	Revisions
A.	26.1.2000	Redrawn.
B.	8.5.2000	Visibility splays

project
97 - 99 POUND LANE
SONNING

title
SITE LAYOUT

date JAN 00
scale 1: 250

drawing number 99 72 01
rev. B

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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No.	Date	Revisions
A	10.04.01	House 3 redesigned.



HOUSE 1

HOUSE 2

HOUSE 3

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	FILE:

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3334
3335

REVISED PLAN

project
97-99 POUND LANE
SONNING

title
STREET SCENE

date	scale
MAR 01	1: 100

drawing number	rev.
99 72 020	A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198

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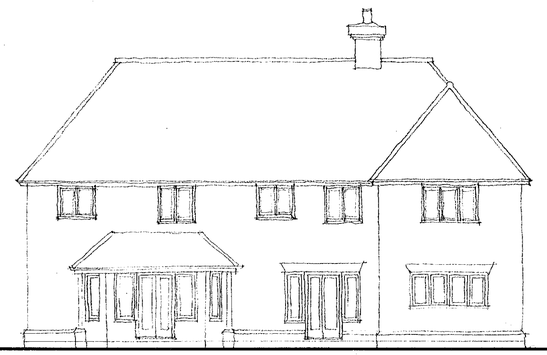
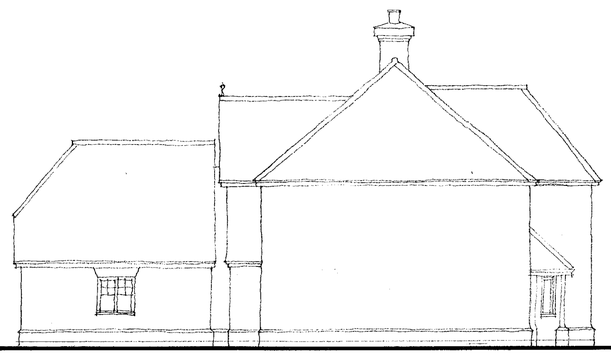
No.	Date	Revisions
A	5.02.01	first floor layout + elevations
B.	9.04.01	ridge height reduced - hipped roof - omit front wall first floor windows



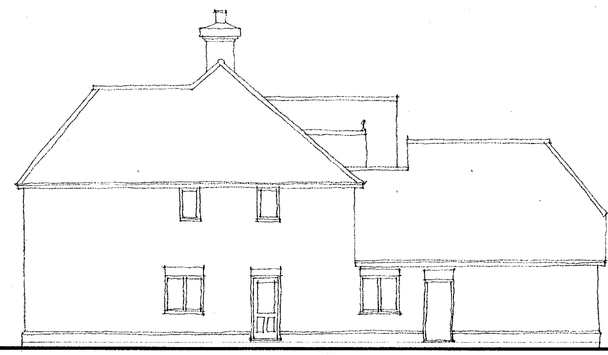
FRONT ELEVATION



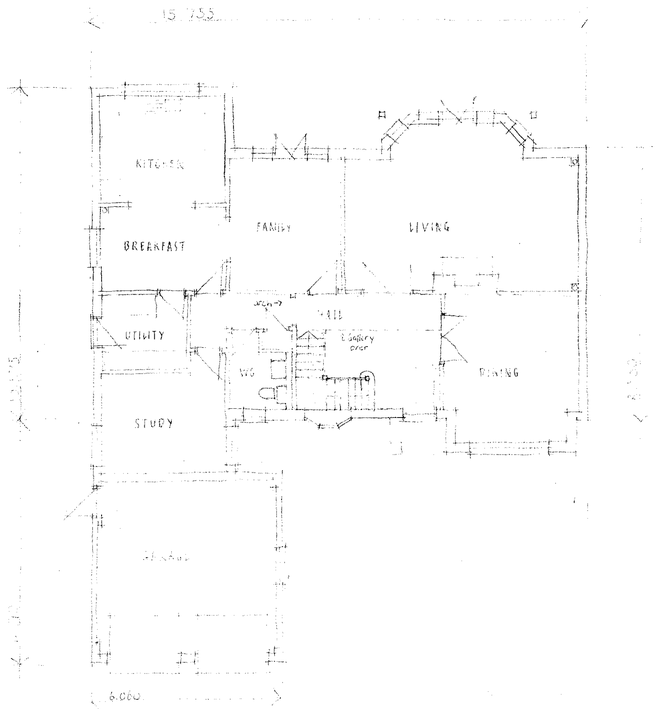
REAR ELEVATION



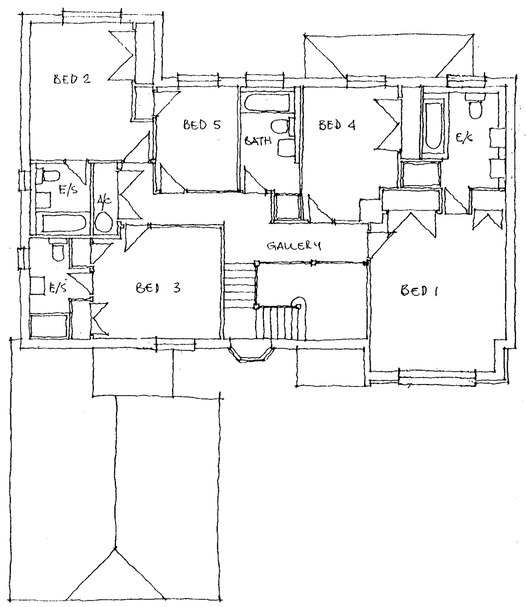
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
20 APR 2001	
COPIES TO:	ACK:
	FILE:

REVISED PLAN

3334
3335

APPROVED

project

97-99 POUND LANE
SONNING

title

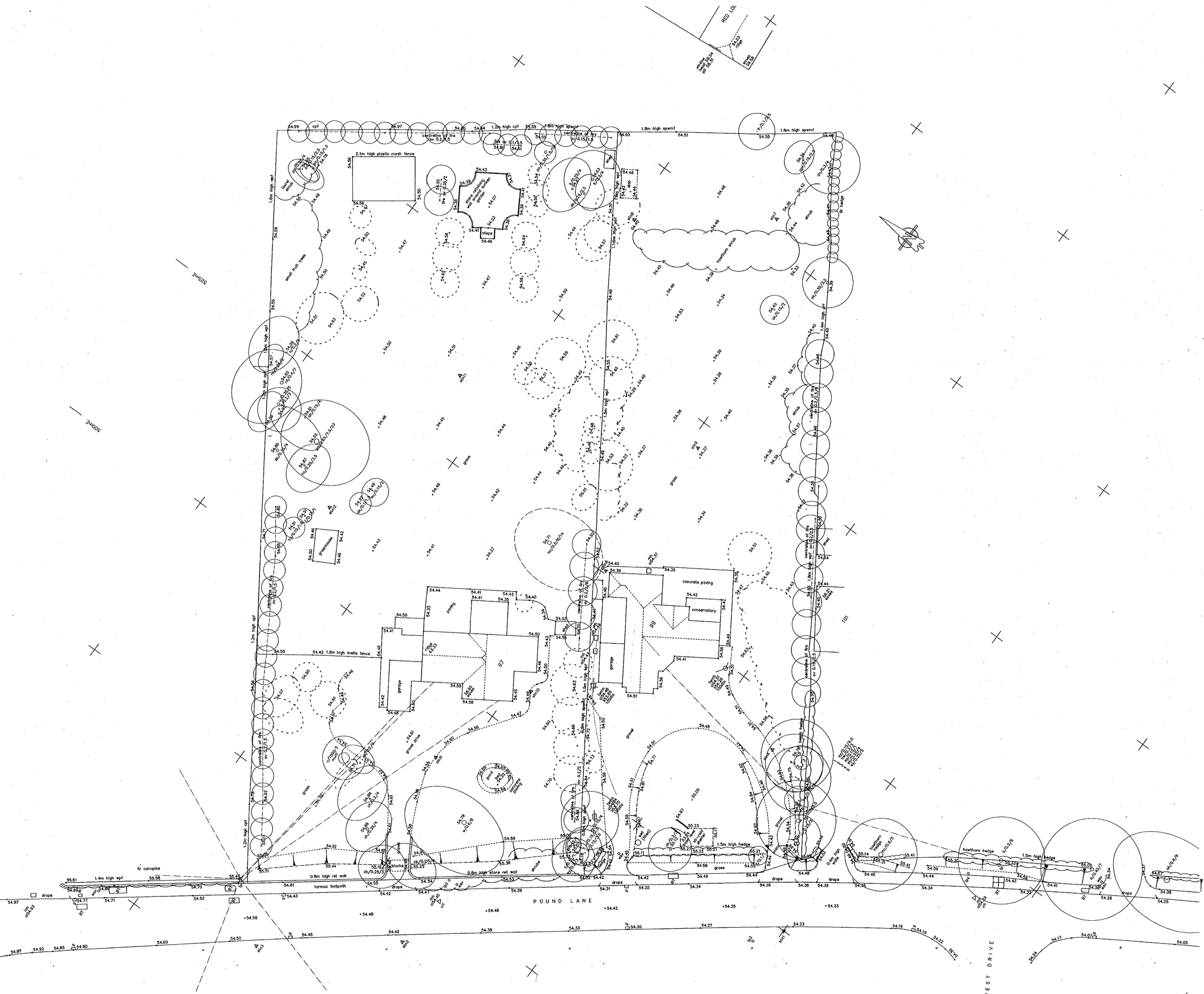
HOUSE 1

date JAN 01 scale 1:100

drawing number 99 72 011 rev. B

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198



12.FEB.2001 * 3534

APPROVED

project
97–99 POUND LANE
SONNING

title
SITE SURVEY

date
JAN 2000

scale
1:250

drawing number
99 . 72 . 07

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House, 64, Portsmouth Road,
Guildford, Surrey, GU2 5DU.
Tel; 01483 33011 Fax; 01483 576647

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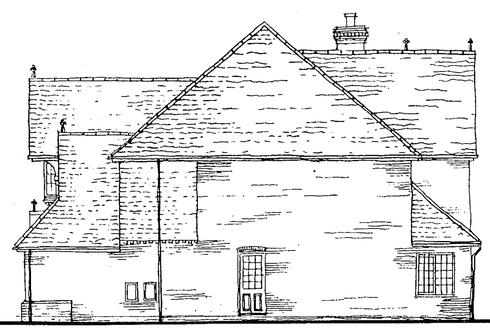
No.	Date	Revisions
A.	2.2.01	Tilehanging to rear removed. Lounge increased.



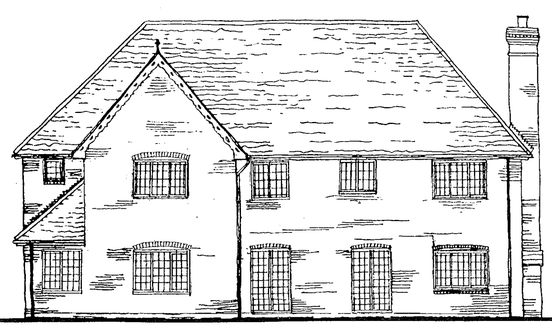
Plain tile roof
Handmade clay tile hanging to first floor gables.
2 Course brick band below tiling with single brick dentil
White painted timber window frames.

Plain tiling to Porch
Brick plinth to front & part sides

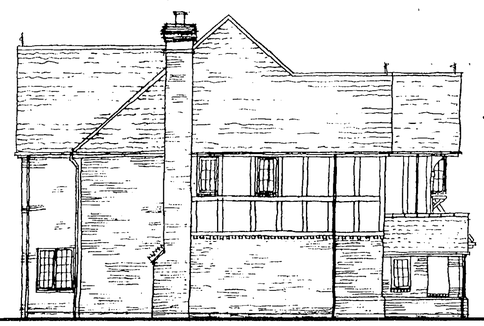
FRONT ELEVATION



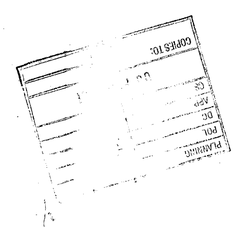
SIDE

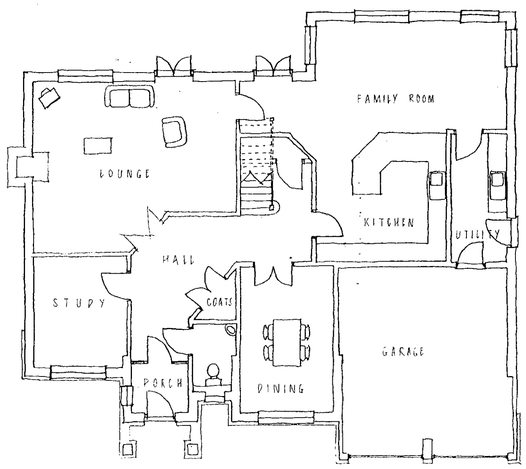


REAR

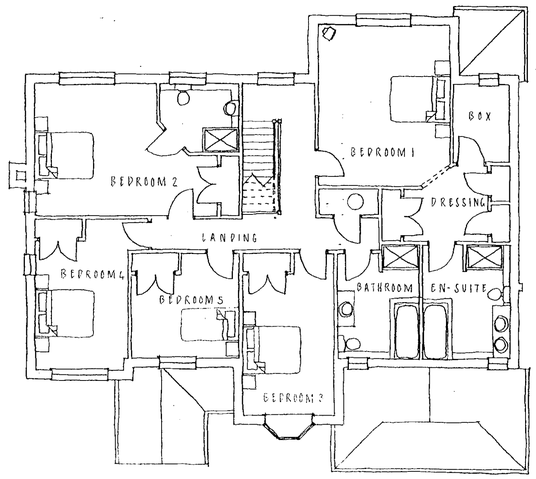


SIDE





GROUND FLOOR PLAN



FIRST FLOOR PLAN

SUPERSEDED

project
97–99 POUND LANE
SONNING

title
HOUSE 3

date
JAN '01

scale
1:100

drawing number
99 72 013

rev.
A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198

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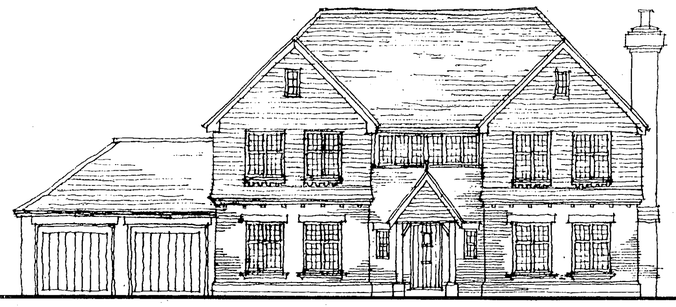
No.	Date	Revisions
A	02/02/01	Amendments to kitchen/family, Bed. 2 & window pattern.



Plain tiled roof.

Plain tile hanging to First Floor gables.

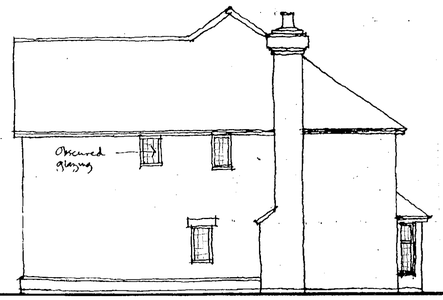
2 course brick bank below tiling with single brick dentil below.

White painted wooden frames with artificial heads and cills

Plain tiling to Porch with plain tiling to gable.

Brick plinth to front + part sides.

FRONT ELEVATION



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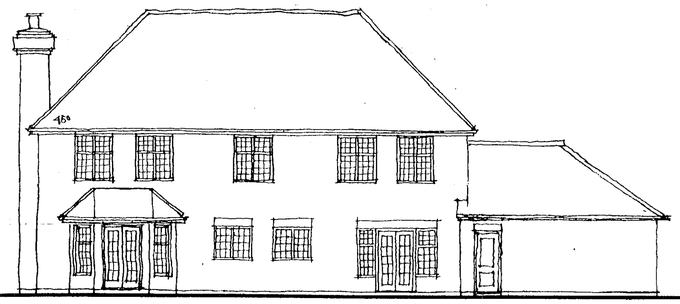
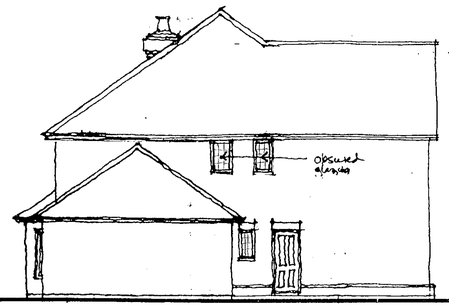


REAR



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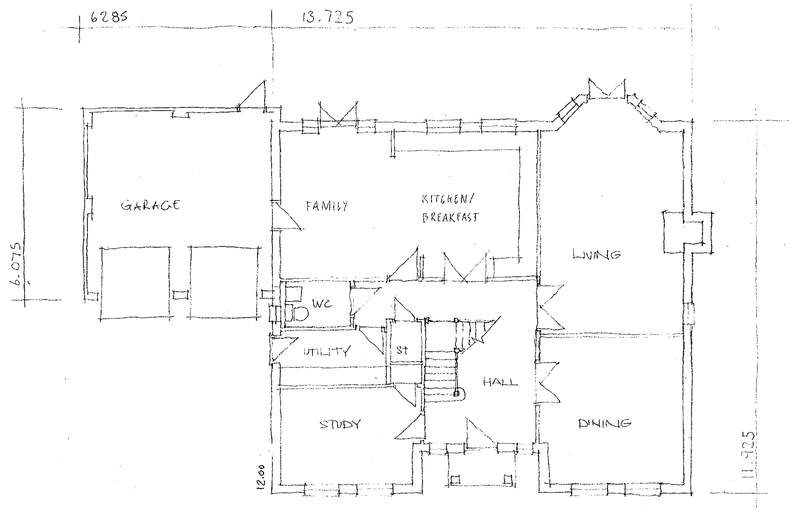
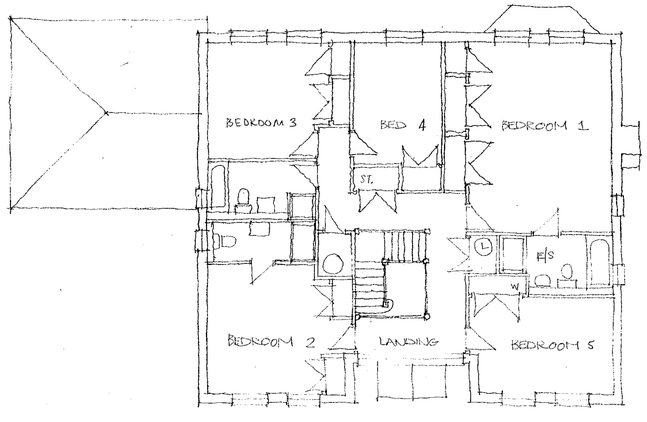


GROUND FLOOR PLAN



FIRST FLOOR PLAN

12.FEB.2001 A 3335

SUPERSEDED

project
97-99 POUND LANE
SONNING

title
HOUSE 2

date JAN '01 scale 1:100

drawing number 99 · 72 · 012 rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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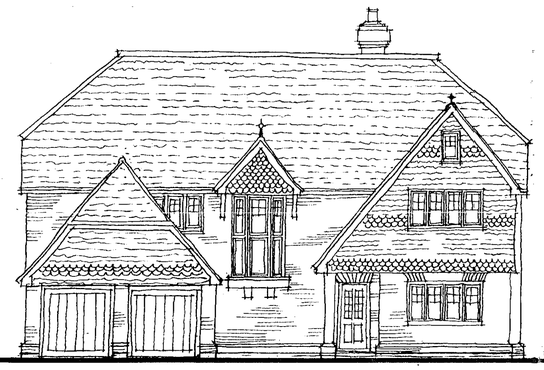
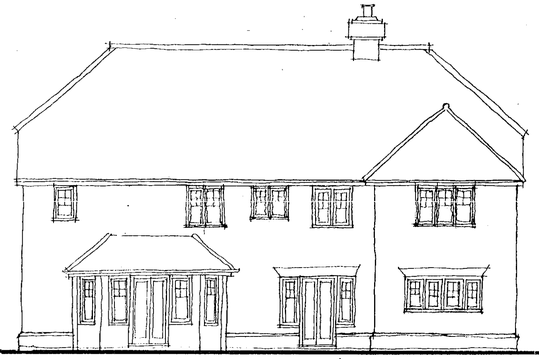
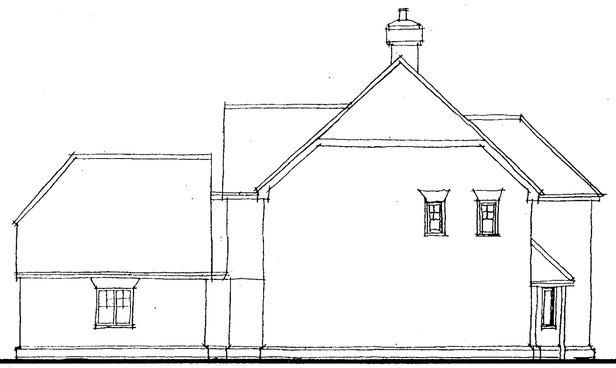
No.	Date	Revisions
A	5.02.01	first floor layout + elevations



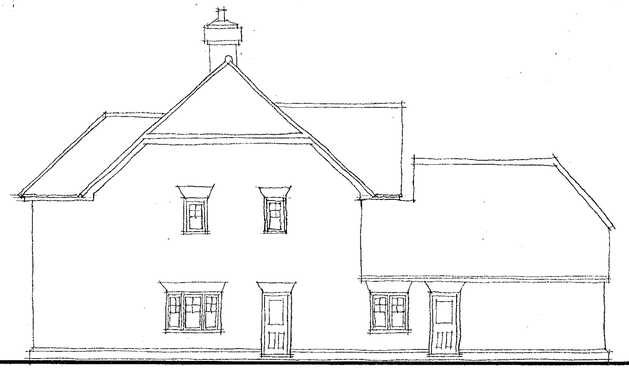
FRONT ELEVATION



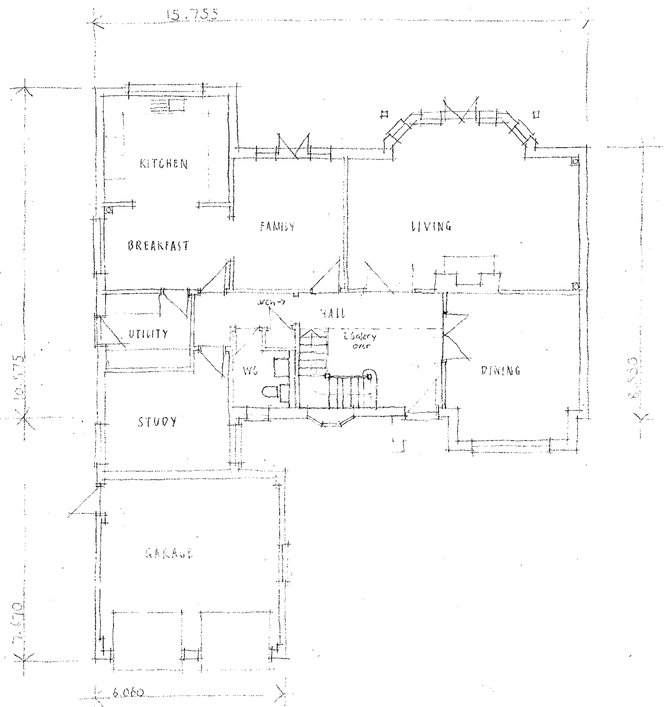
REAR ELEVATION



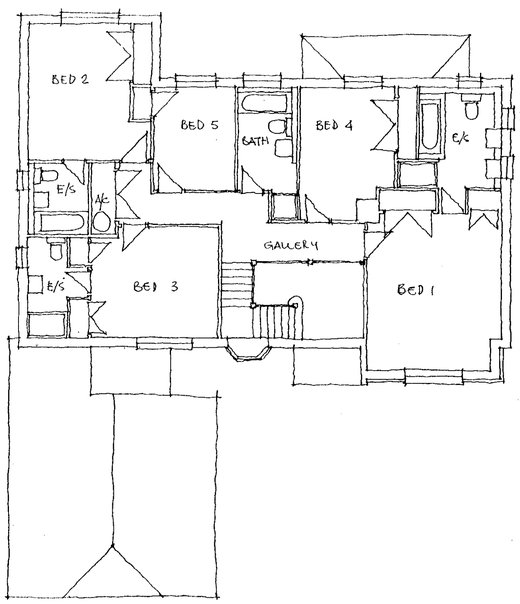
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SUPERSEDED

project
97-99 POUND LANE
SONNING

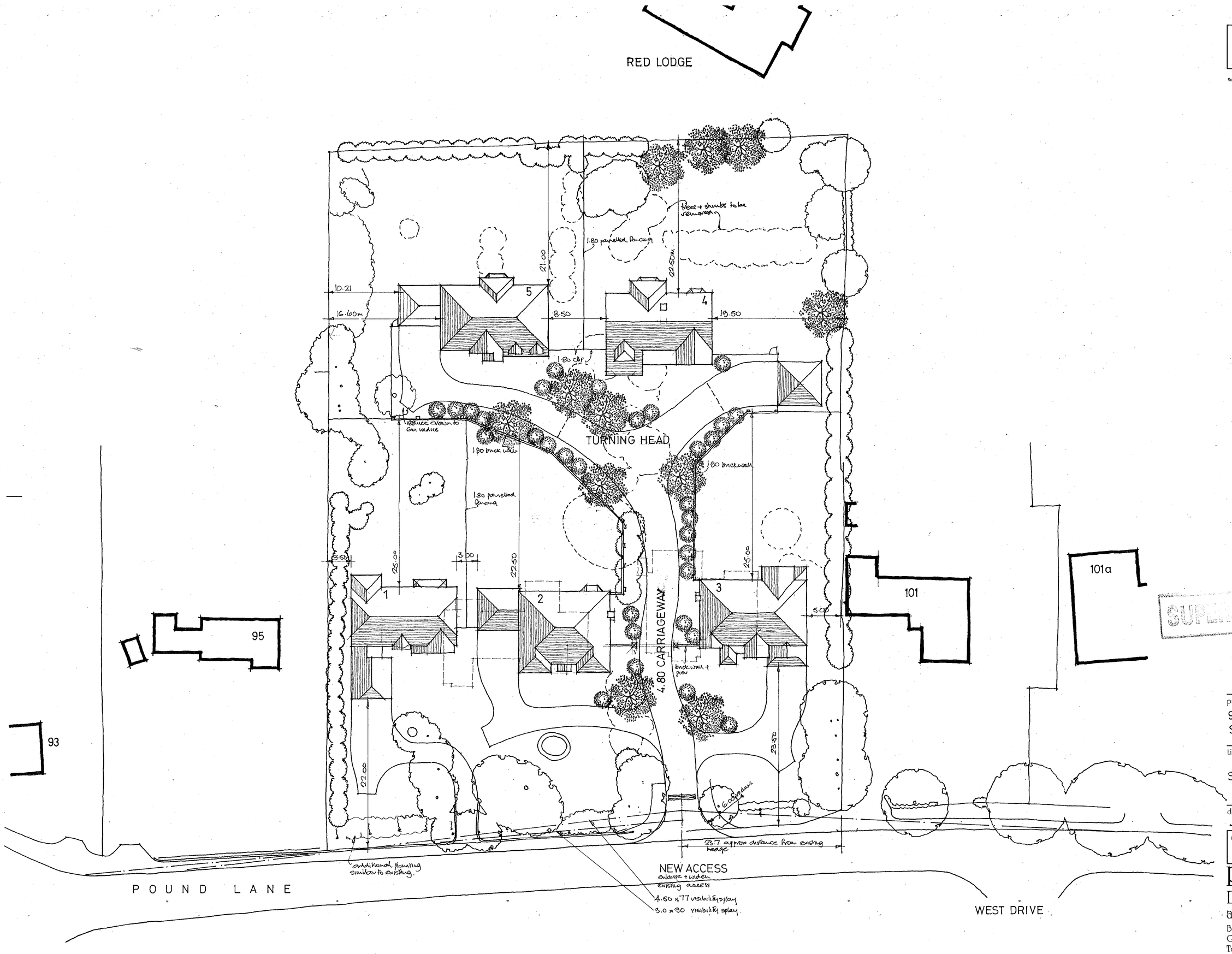
title
HOUSE 1

date JAN 01 scale 1:100

drawing number 99 72 011 rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198



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No.	Date	Revisions

12 FEB 2001 * 553

SUPERSEDED

project
97-99 POUND LANE
SONNING

title
SITE PLAN

date JAN 01
scale 1: 250

drawing number 99 72 010
rev.

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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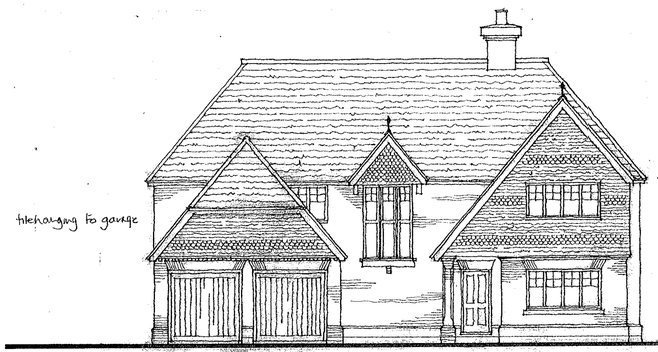
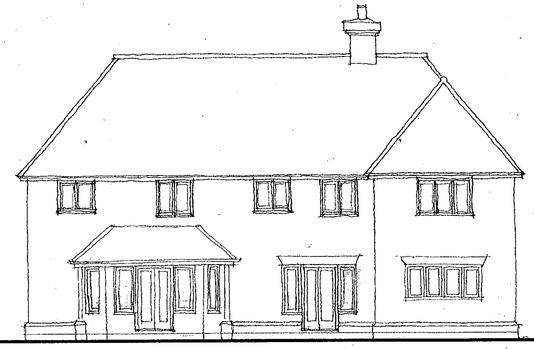
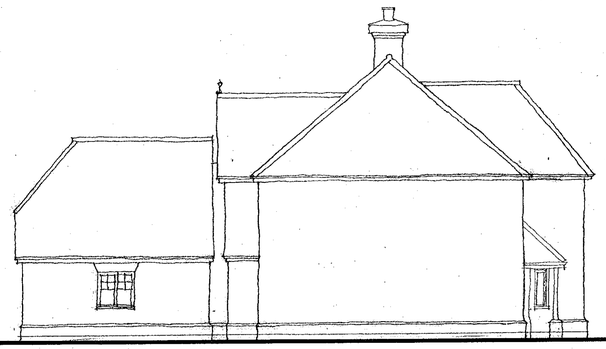
No.	Date	Revisions
A	5.02.01	first floor layout + elevations
B	3.04.01	Ridge height reduced - hipped roof - only front with first floor windows



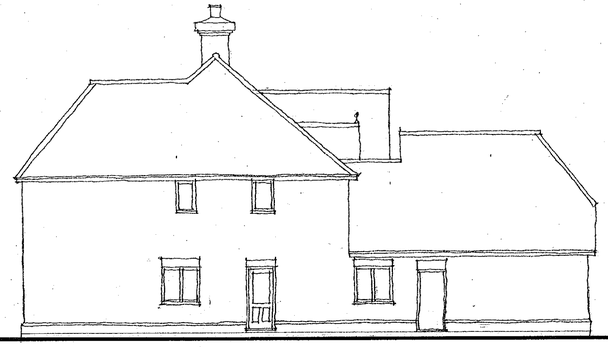
FRONT ELEVATION



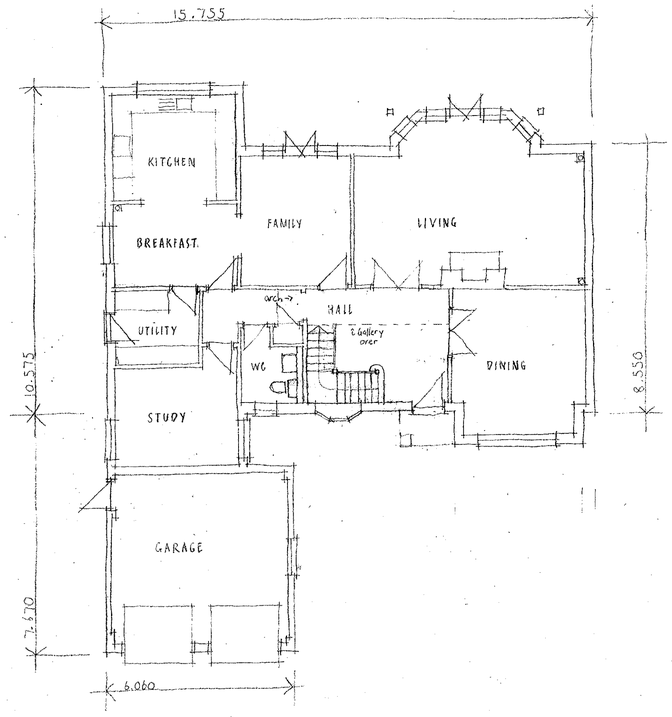
REAR ELEVATION



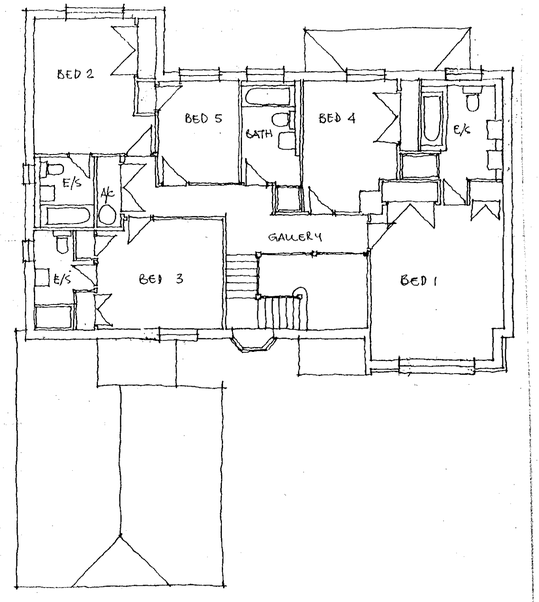
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SUPERSEDED

REVISED PLAN

3335 1
3334

project
97-99 POUND LANE
SONNING

title
HOUSE 1

date JAN 01 scale 1:100

drawing number 99 72 011 rev. B

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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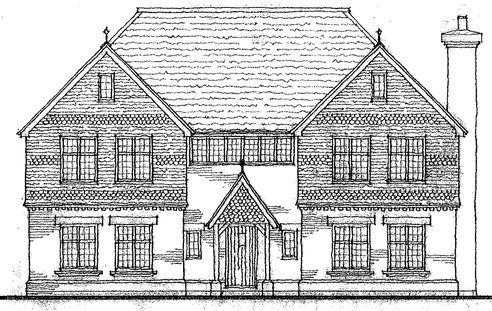
No.	Date	Revisions
A	02/02/01	Amendments to kitchen / family, bed. 2 & window pattern,
B	9.04.01	Lower ridge & eaves



Plain tiled roof 35° - 45° gables

Plain tile hanging to First Floor gables.

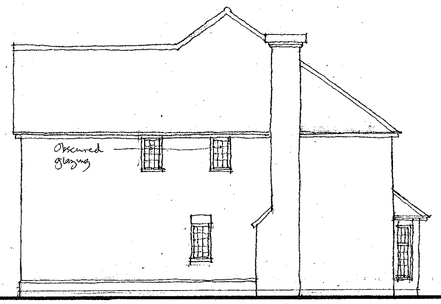
2 course brick bank below tiling with Single brick dentil below.

White painted window frames with artificial heads and cills

Plain tiling to Porch with plain tiling to gable.

Brick plinth to front + part sides.

FRONT ELEVATION



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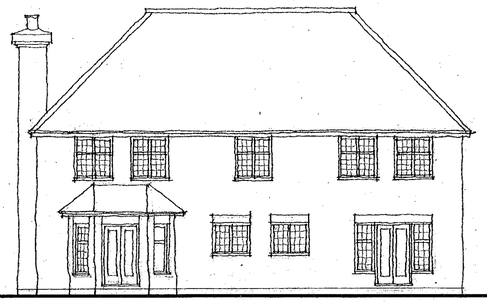

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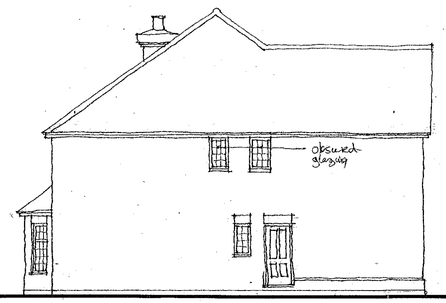
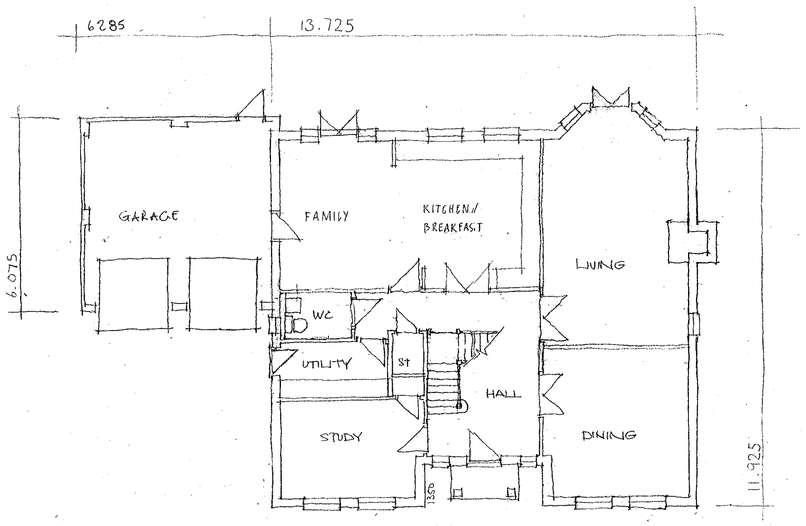
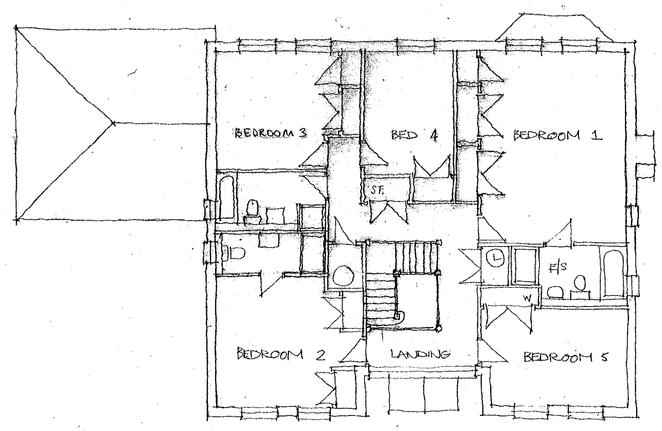


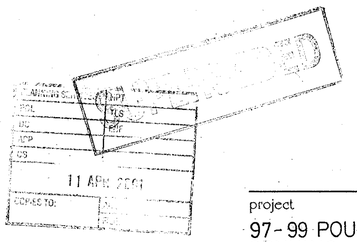
SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



3334
3335
REVISED PLAN

project
97-99 POUND LANE
SONNING

title
HOUSE 2

date
JAN '01

scale
1:100

drawing number
99 · 72 · 012

rev.
B

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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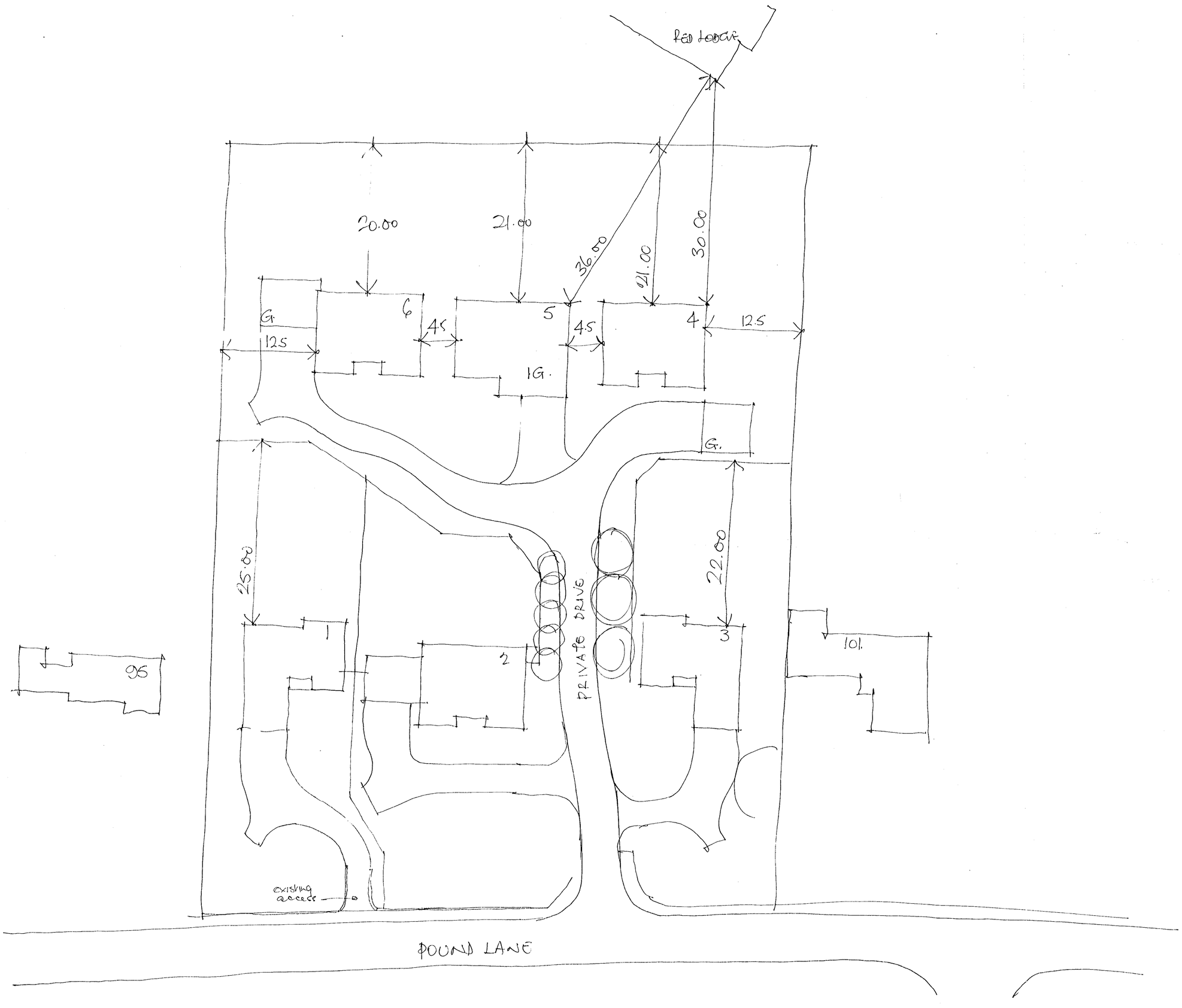
No.	Date	Revisions
A	24.11.2000	Access to Plot 1.



REPROPOINT 2198

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 NOV 2000	
COPIES TO:	ACK:
	FILE:

project
97-99 POUND LANE
SONNING

title
SITE PLAN

date OCT 00 scale 1:250

drawing number 99.72.SK100. rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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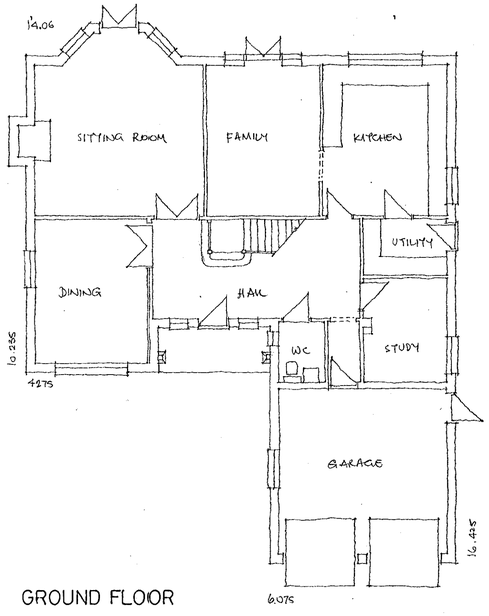
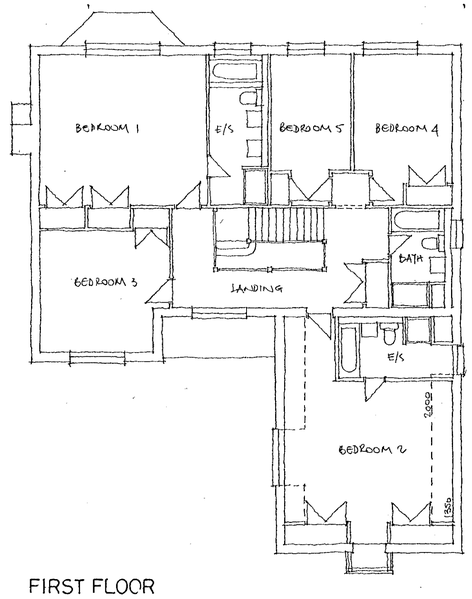
No. Date Revisions



FRONT ELEVATION SIDE REAR SIDE - ELEVATION TO ESTATE ROAD



GROUND FLOOR



FIRST FLOOR

REVISED PLAN

3334

3335

APPROVED

project

97-99 POUND LANE
SONNING

title

HOUSE 3

date APRIL 01

scale 1: 100

drawing number 99 72 021

rev.

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198

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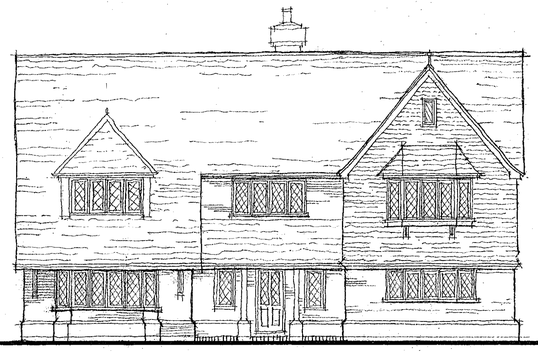
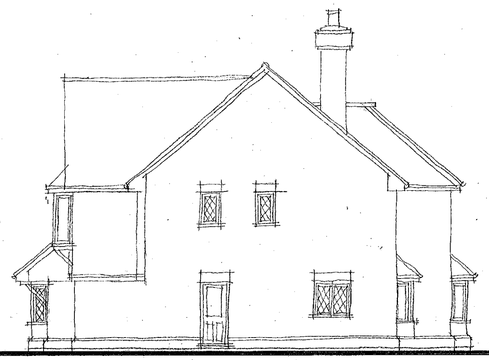
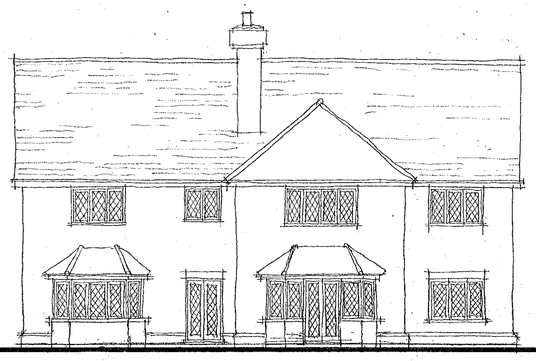
No.	Date	Revisions
A	02/02/01	Amendments to bedr s, f. bathr. & staircase. Plinth amended.



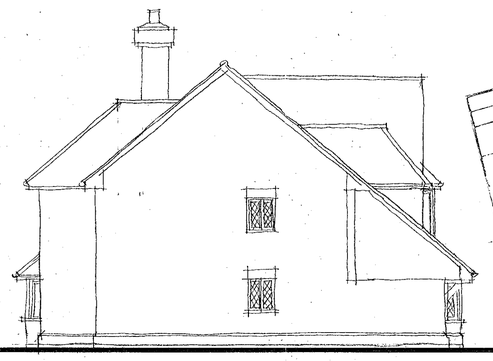
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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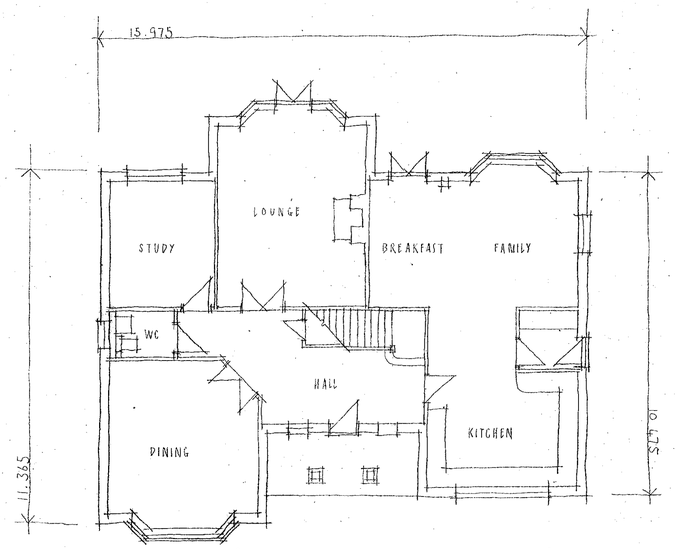
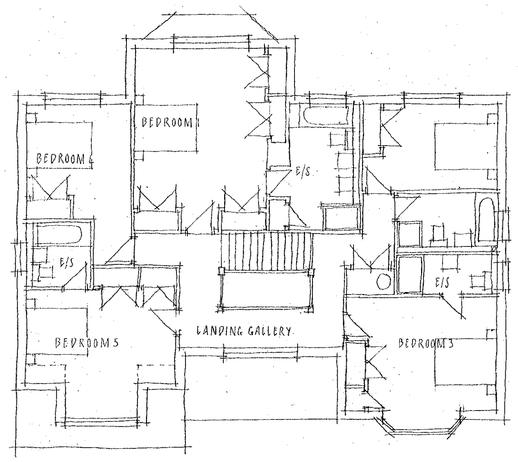
06 FEB 2001
JANNING SERVICES



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

project
97-99 POUND LANE
SONNING

title
HOUSE 4

date JAN 01
scale 1:100

drawing number 99 72 014
rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198

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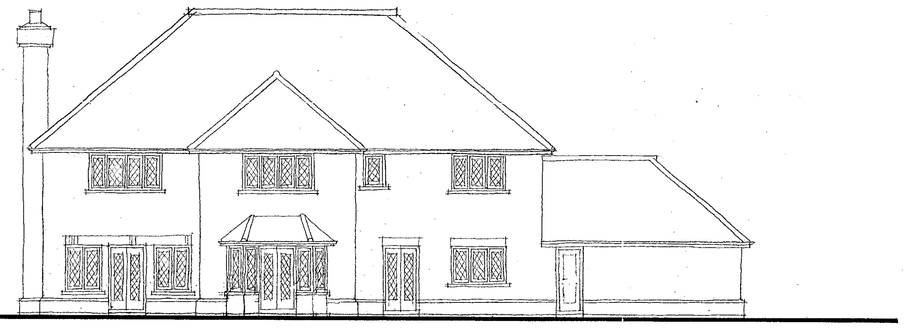
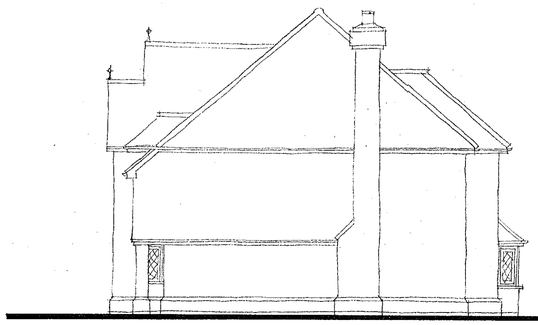
No.	Date	Revisions
A	02/02/01	Amendments to W.C. & utility.



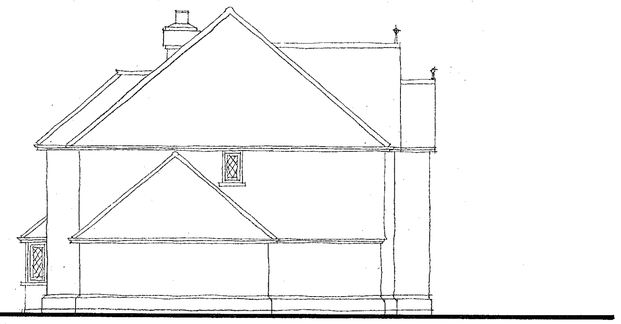
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



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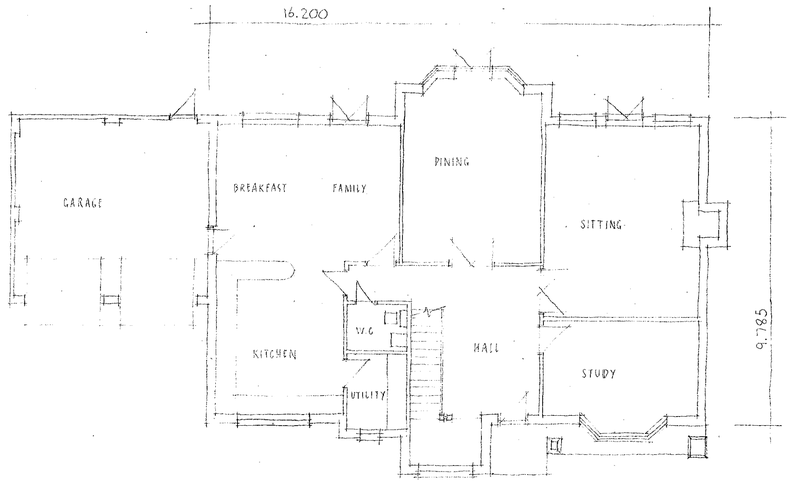
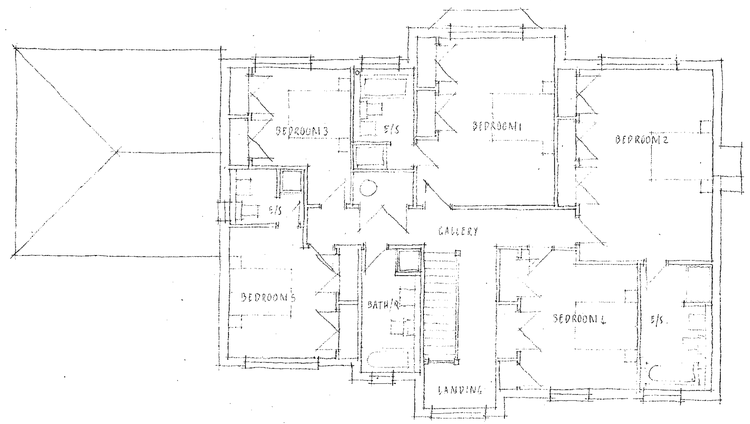


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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APP
TC
FCL
PL

12 FEB 2001 3534

APPROVED

project

97-99 POUND LANE
SONNING

title

HOUSE 5

date JAN 01 scale 1:100

drawing number	rev.
99·72·015	A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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No. Date Revisions

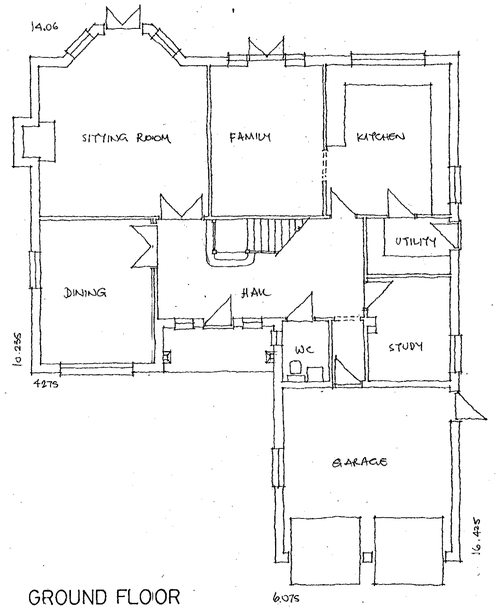


FRONT ELEVATION

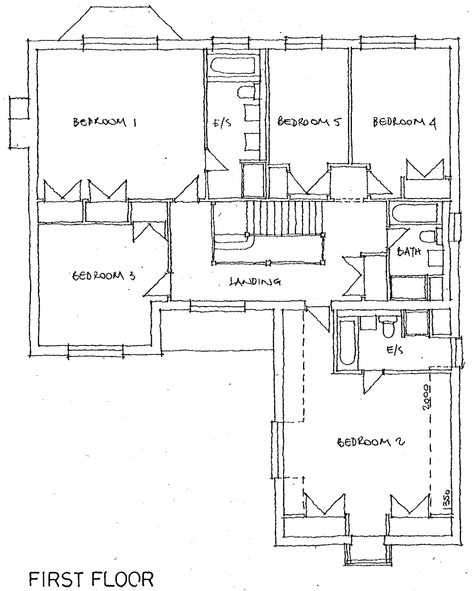
SIDE

REAR

SIDE - ELEVATION TO ESTATE ROAD



GROUND FLOOR



FIRST FLOOR

3334
3335
REVISED PLAN

APPROVED

project
97-99 POUND LANE
SONNING

title
HOUSE 3

date APRIL 01
scale 1: 100

drawing number 99 72 021
rev.

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198

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No.	Date	Revisions
A	02/02/01	Amendments to kitchen / family, bed. 2 & window pattern.
B	9.04.01	Lower ridge & eaves



Plain tiled roof 35° - 45° gables

Plain tile hanging to First Floor gables.

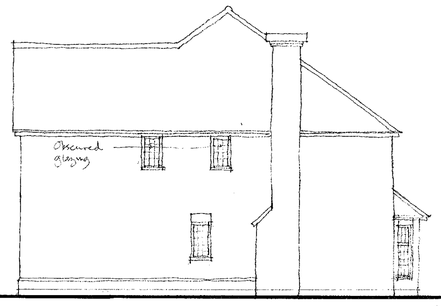
2 course brick band below tiling with single brick dentil below.

White painted window frames with artificial heads and cills

Plain tiling to Porch with plain tiling to gable.

Brick plinth to front + part sides.

FRONT ELEVATION



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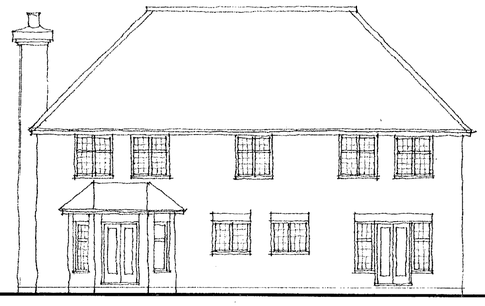
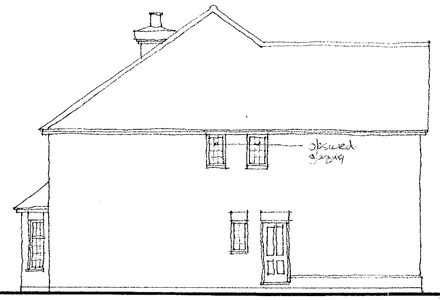
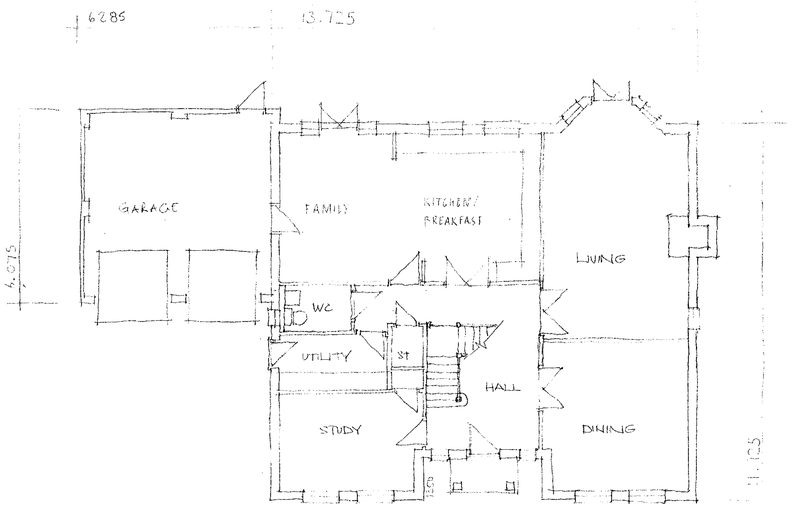


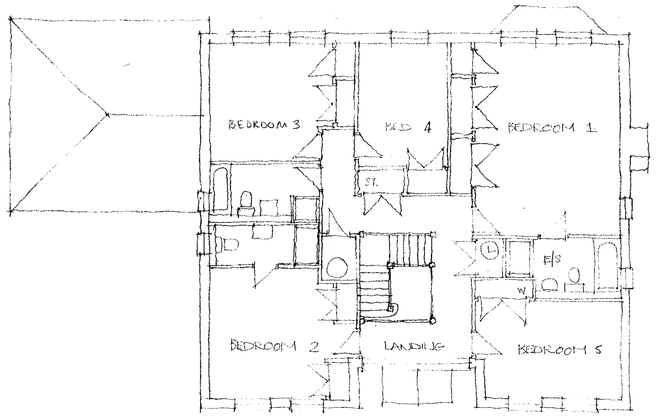
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN

3334

3335

APPROVED

PLANNING SERVICES	HPT
POL	FLS
DC	INF
APP	
CS	
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20 APR 2001

project
97-99 POUND LANE
SONNING

title
HOUSE 2

date
JAN '01

scale
1:100

drawing number
99 · 72 · 012

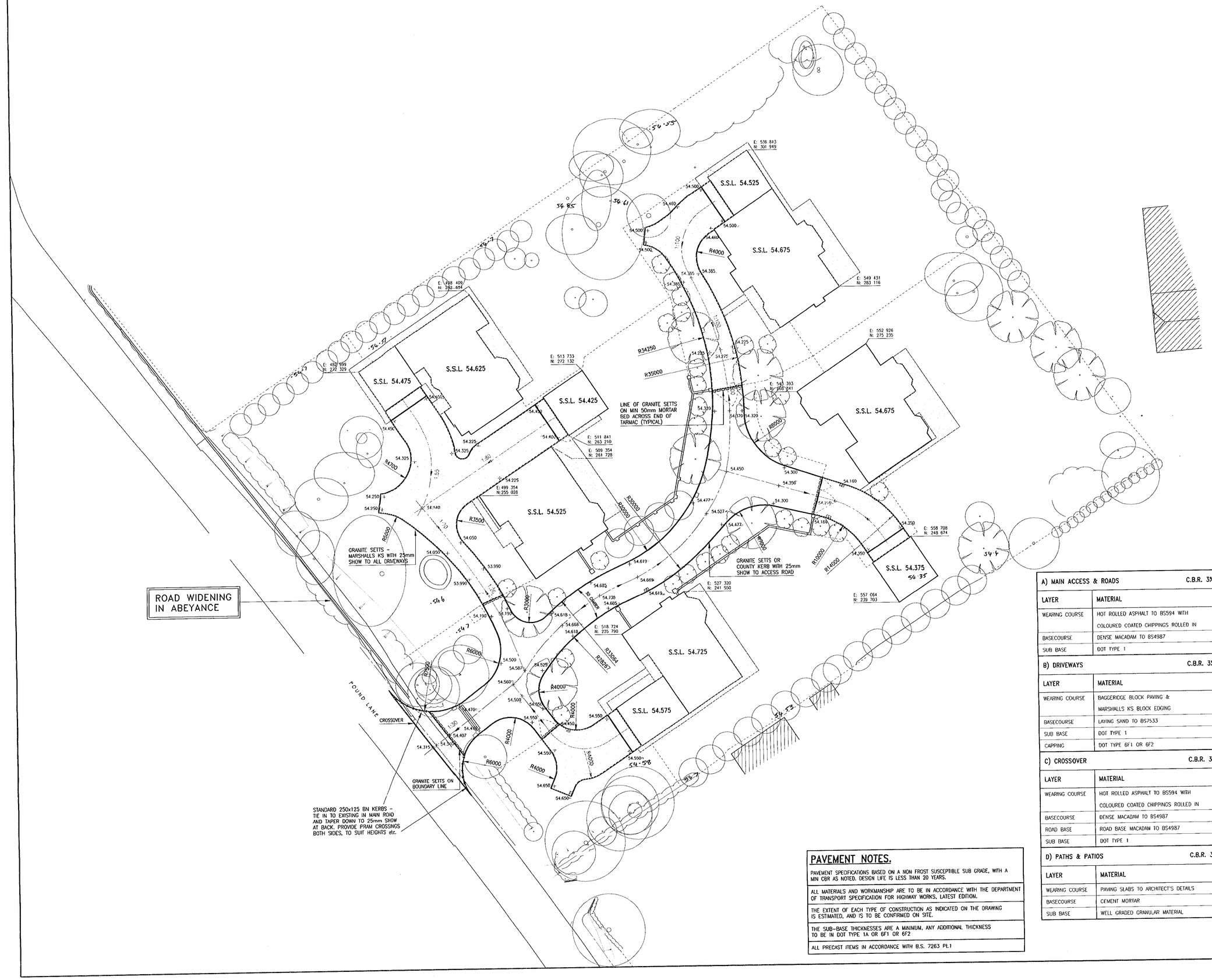
rev.
B

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

REPROPOINT 2198

NOTES:

1 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DETAILS



PAVEMENT NOTES.

PAVEMENT SPECIFICATIONS BASED ON A NON FROST SUSCEPTIBLE SUB GRADE, WITH A MIN CBR AS NOTED. DESIGN LIFE IS LESS THAN 20 YEARS.
ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORT SPECIFICATION FOR HIGHWAY WORKS, LATEST EDITION.
THE EXTENT OF EACH TYPE OF CONSTRUCTION AS INDICATED ON THE DRAWING IS ESTIMATED, AND IS TO BE CONFIRMED ON SITE.
THE SUB-BASE THICKNESSES ARE A MINIMUM. ANY ADDITIONAL THICKNESS TO BE IN DOT TYPE 1A OR 6F1 OR 6F2
ALL PRECAST ITEMS IN ACCORDANCE WITH B.S. 7263 Pt.1

A) MAIN ACCESS & ROADS	C.B.R. 3%	
LAYER	MATERIAL	THICKNESS
WEARING COURSE	HOT ROLLED ASPHALT TO BS594 WITH COLOURED COATED CHIPPINGS ROLLED IN	40mm
BASECOURSE	DENSE MACADAM TO BS4987	80mm
SUB BASE	DOT TYPE 1	250mm

B) DRIVEWAYS	C.B.R. 3%	
LAYER	MATERIAL	THICKNESS
WEARING COURSE	BAGGERIDGE BLOCK PAVING & MARSHALLS KS BLOCK EDGING	
BASECOURSE	LAYING SAND TO BS7533	50mm
SUB BASE	DOT TYPE 1	125mm
CAPPING	DOT TYPE 6F1 OR 6F2	125mm

C) CROSSOVER	C.B.R. 3%	
LAYER	MATERIAL	THICKNESS
WEARING COURSE	HOT ROLLED ASPHALT TO BS594 WITH COLOURED COATED CHIPPINGS ROLLED IN	40mm
BASECOURSE	DENSE MACADAM TO BS4987	60mm
ROAD BASE	ROAD BASE MACADAM TO BS4987	80mm
SUB BASE	DOT TYPE 1	350mm

D) PATHS & PATIOS	C.B.R. 3%	
LAYER	MATERIAL	THICKNESS
WEARING COURSE	PAVING SLABS TO ARCHITECT'S DETAILS	
BASECOURSE	CEMENT MORTAR	25mm
SUB BASE	WELL GRADED GRANULAR MATERIAL	100mm

SITE 1

ALL COORDINATES ARE TO CORNER OF BRICK PLINTH

REFER TO DRG No. G11046/111 &112 FOR FOUNDATIONS AND GENERAL NOTES

ALL SETTING OUT COORDINATES ARE BASED ON SITELINE DRAWING No. 03SG001

REC'D 28 AUG 2001

PRELIMINARY

No.	Description	By & Date	Chkd
B	GENERALLY UPDATED TO SUIT BEWLEY HOMES COMMENTS	JB 06/08/2001	
A	LEVELS & ROAD CONSTRUCTION ADDED. DRAWING CREATED FROM DRG. No.3 TO SUIT SITE 1 ONLY	JB 27/07/2001	

REVISIONS

CONTRACT

POUND LANE, SONNING, BERKS. (97-99)

TITLE

ROAD AND BUILDING LEVELS SITE 1

Drawn	Checked	Passed
MA		
Scale 1:250	Date JUN 2001	
DRG.NO. G11046/P/102	Revision B	

THOMASON PARTNERSHIP
Consulting Civil & Structural Engineers
86 EPSOM ROAD, GUILDFORD, SURREY, GU1 2BX Tel: 01483 565886
Offices at Guildford, Leeds, London, Manchester and Sheffield