Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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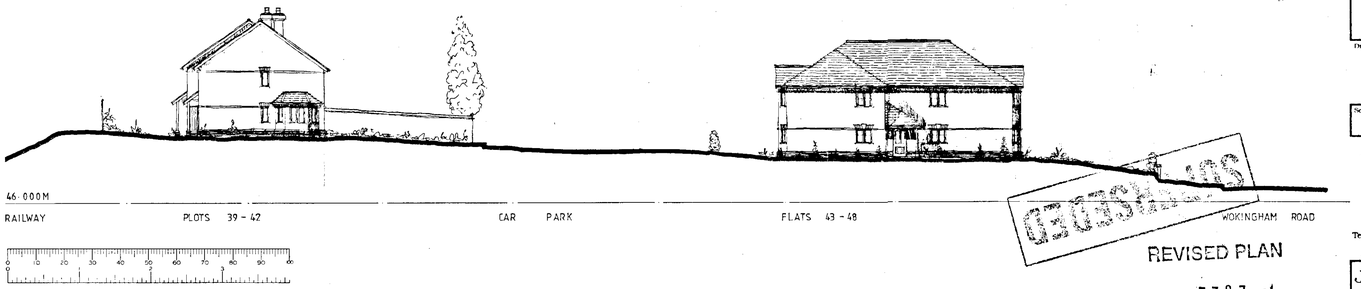
B. FLATS REDUCED IN SIZE AND NUMBERS AND 2.000 HIGH WALL OMITTED AND LOW LEVEL WALL AND HEDGE SHOWN SECTION THROUGH SITE ADDED. 26.4.2002.

A. ROOF REDUCED TO FLATS 48-51 26.11.2001

PLANNING SERVICES	MPT
POL	TLS
DC	ENF
AHP	
CS	
01 MAY 2002	
COPIES TO	



Rapidos 1059

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: STREET SCENE

Scale: 1:200 Date: October 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 16 B

SUPERSEDED

REVISED PLAN

5387

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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29.NOV.2001* 5387

A: ROOF REDUCED TO FLATS 43-51 26.11.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Client: Berks
Bancroft Developments Ltd

Drawing: STREET SCENE

Scale: 1:200 Date: October 2001

GREENSLEEVES

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 16 A

Rapidos 1059

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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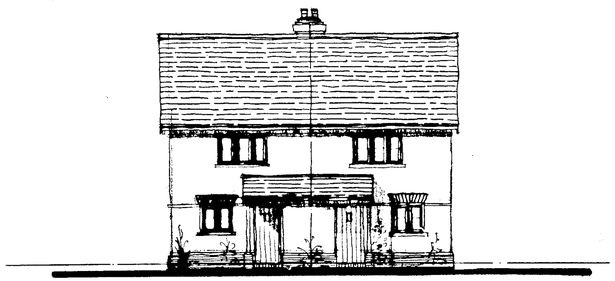
Do not scale this drawing.



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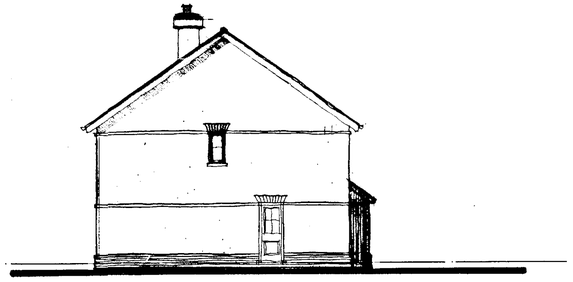
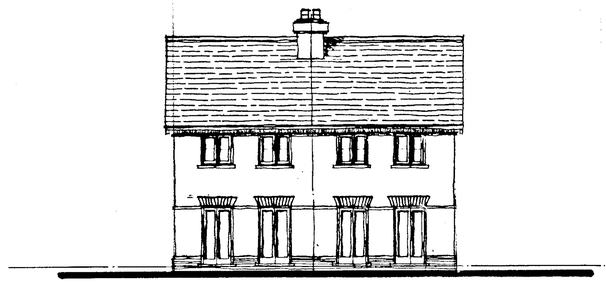


SIDE ELEVATION



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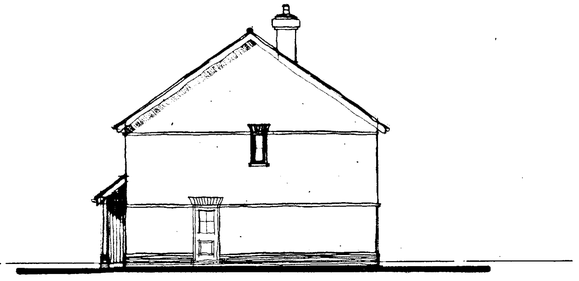
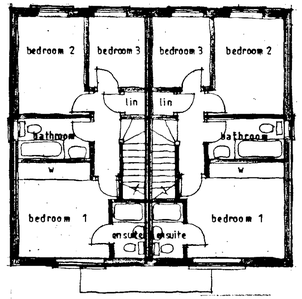
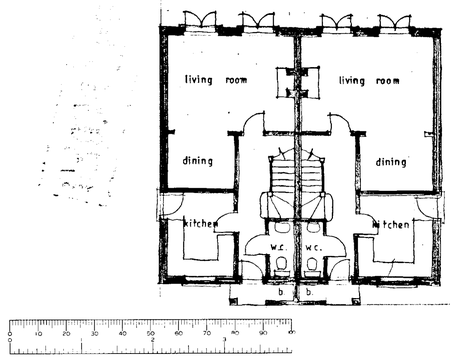


SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR

MATERIALS

29.NOV.2001 • 5387

ROOF : INTERLOCKING CONCRETE TILES ALL TO BE AGREED

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSE

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : OPEN EAVES WITH STAINED RAFTER FEET

A: GROSS FLOOR AREAS ADDED 29.10.2001

Project: Proposed residential developments
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 13 and 14

Scale: 1:100 Date: June 2001

The Edwards Irish Partnership
Architects & Surveyors
38 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 14 A

Rapidox DS (UK) 99/11

Notes

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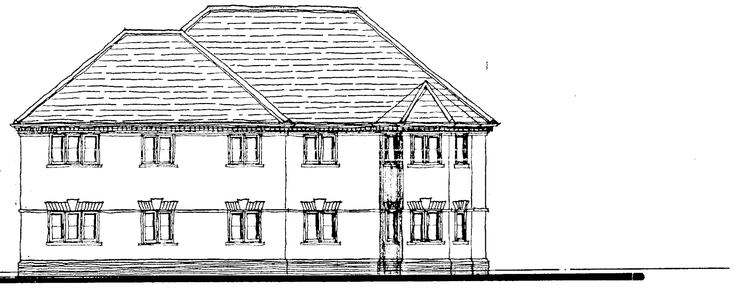
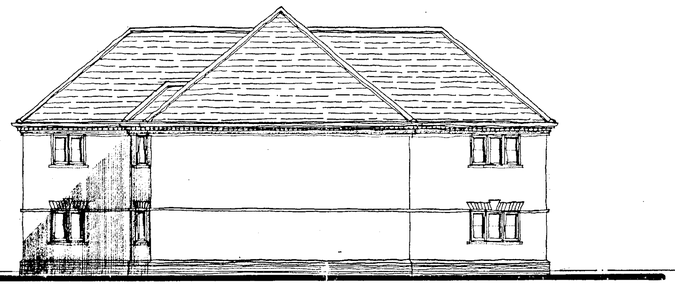
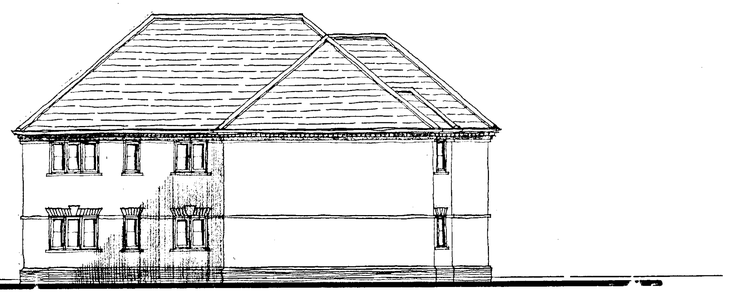
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

MATERIALS

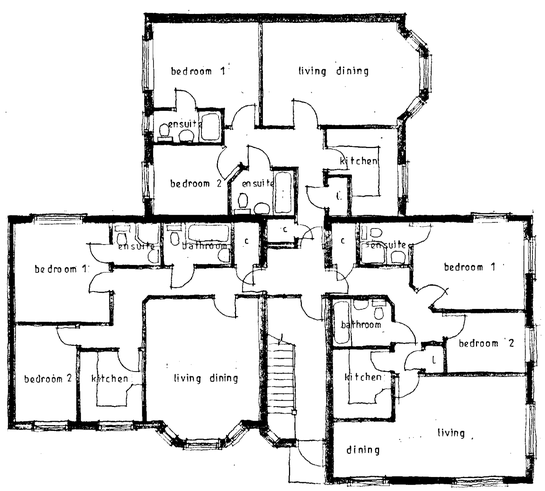
Roof : CONCRETE INTERLOCKING TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING AND DENTIL COURSE.

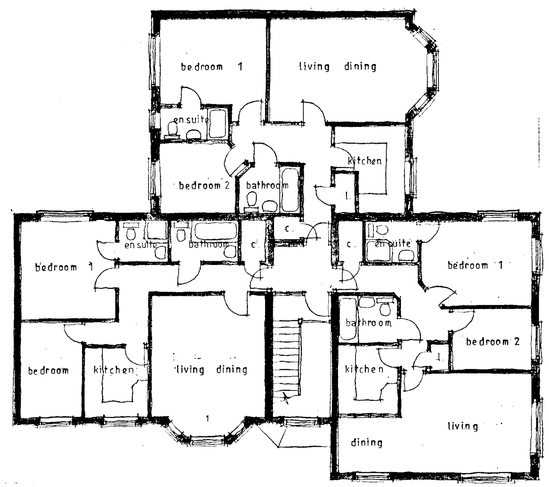
WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : FACE BRICK DENTIL COURSES WITH GUTTER BRACKETS.

GROSS INTERNAL FLOOR AREAS :
4 No AT 61.75M² : 665 ft²
2 No AT 61.41 M² : 661 ft²



GROUND FLOOR



FIRST FLOOR



29.NOV.2001 • 5387

A · GROSS FLOOR AREAS ADDED 29.10.2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 33-38

Scale: 1:100

Date: June 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 15A

Rapidos DS (UK) 98412A

Notes

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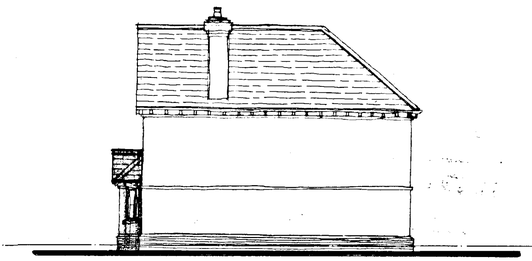
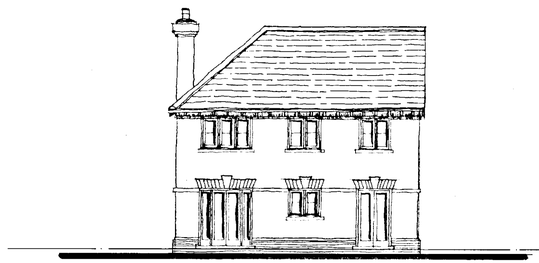
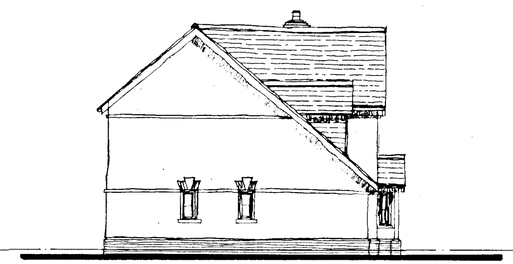
FRONT ELEVATION



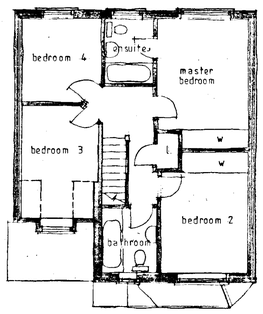
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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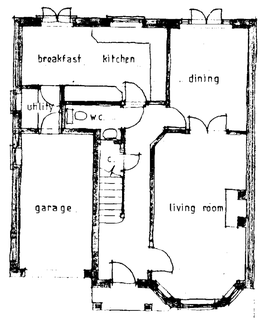

GROUND FLOOR



MATERIALS

ROOF : INTERLOCKING CONCRETE TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSE.

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : OPEN EAVES WITH STAINED FEATHER EDGE.

GROSS INTERNAL FLOOR AREA = 125.85 M² : 1355 FT²

REVISED PLAN
5387/D

A GROSS FLOOR AREA ADDED 23.10.2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plot 2

Scale: 1:100 Date: June 2001

01 MAY 2002
COPIES TO

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Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg.13 A

Rapidos DS (UK) 99811

Notes

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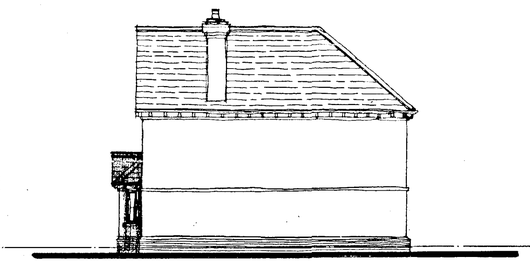
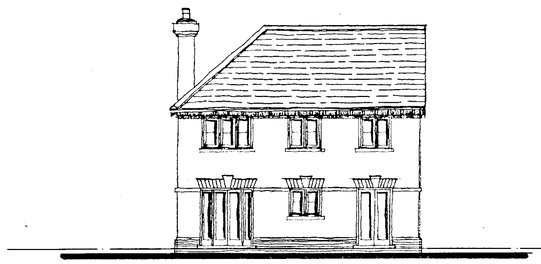
FRONT ELEVATION



SIDE ELEVATION



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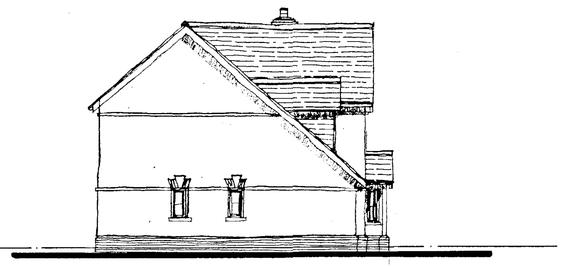
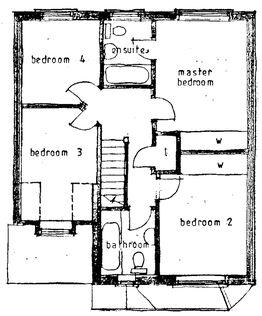
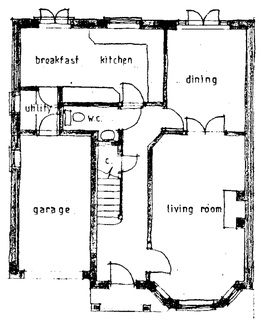


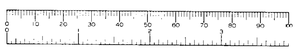
SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR



MATERIALS

29 NOV 2001 • 5387

ROOF : INTERLOCKING CONCRETE TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSE

WINDOWS : WHITE COTTAGE STYLE WINDOWS

EAVES : OPEN EAVES WITH STAINED RAFTER FEET

GROSS INTERNAL FLOOR AREA = 125.38 M² : 1355 FT²

A. GROSS FLOOR AREA ADDED 23.10.2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plot 2

Scale: 1:100 Date: June 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 13 A

Rapidox DS IUK) 99811

Notes

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MATERIALS

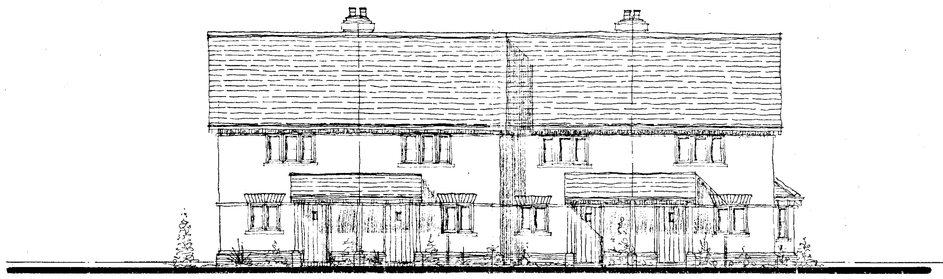
ROOF : CONCRETE INTERLOCKING TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTELS AND STRING COURSES.

WINDOWS : WHITE COTTAGE STYLE CASEMENTS.

EAVES : OPEN EAVES DETAIL WITH STAINED RAFTER FEET.

GROSS INTERNAL FLOOR AREA = 183.30 M² = 837 FT²



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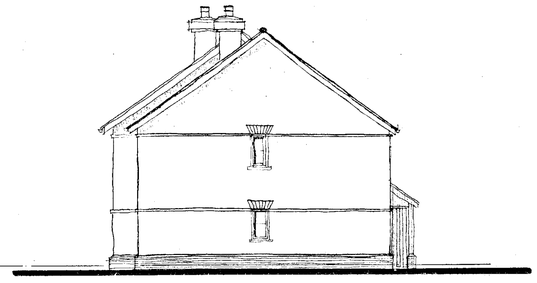
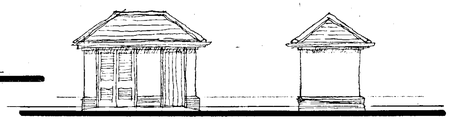
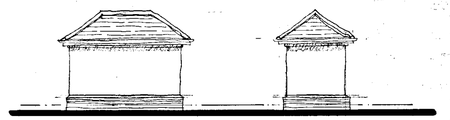


SIDE ELEVATION



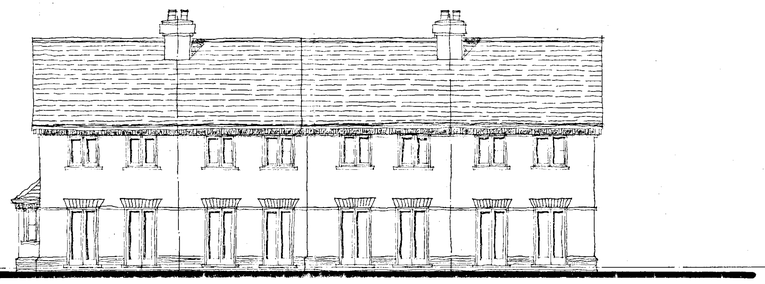
FRONT SIDE



REAR SIDE

5387_1

REVISED PLAN



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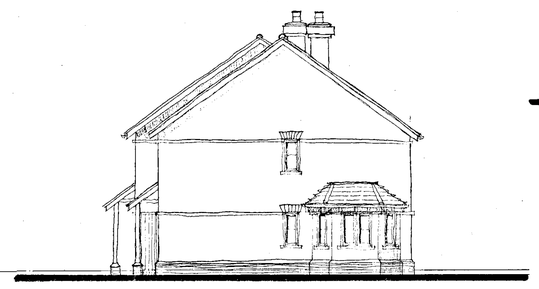

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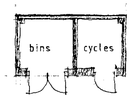
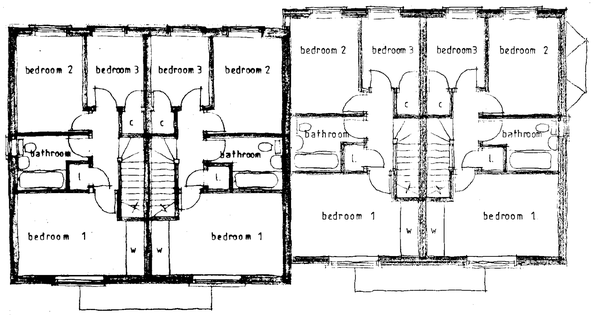
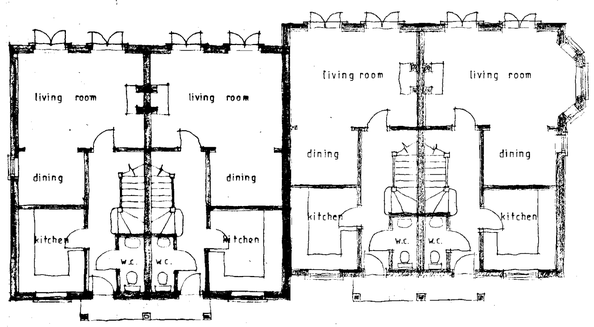


PLAN- BIN & CYCLE STORE
FLATS 7-12 & 33-38

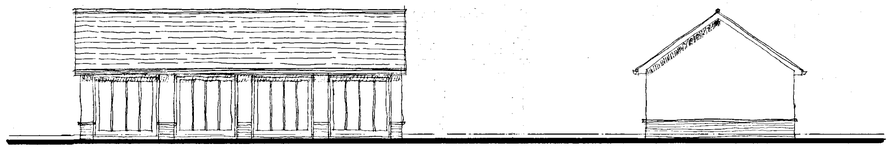


FIRST FLOOR

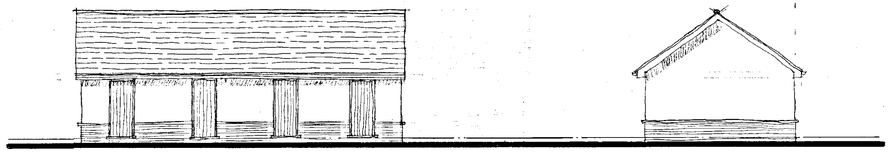


GROUND FLOOR

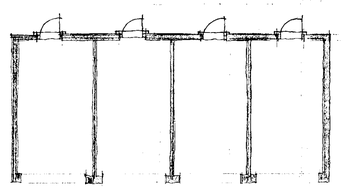




FRONT ELEVATION SIDE ELEVATION



REAR ELEVATION SIDE ELEVATION



GARAGE PLAN

E : CARPARTS AMENDED TO SHOW CARPARK AND REVISED CYCLE STORE TO FLATS 7-12 & 33-38. 8: 7.2002

D : CARPET DETAILS ADDED 26.4.2002

C : UNITS SHOWN STAGGERED AND BIN STORES REMOVED TO REAR OF UNITS 26.11.2001

B : GROSS FLOOR AREAS ADDED 23.10.2001

A : TWO BEDROOMS UNITS OMITTED AND REPLACED BY TWO THREE BEDROOM UNITS 6.9.2001

PLANNING SERVICES	INFO
FUL	
OUT	
APP	
LBS	
12 JUL 2002	
COPIES TO	ADC

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATION
Plots 39-42

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks, RG40 2PT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 11 E

Revisions DTE 11/01/2002

Notes

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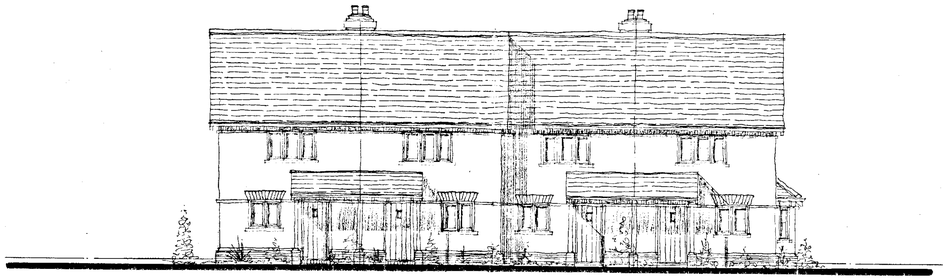

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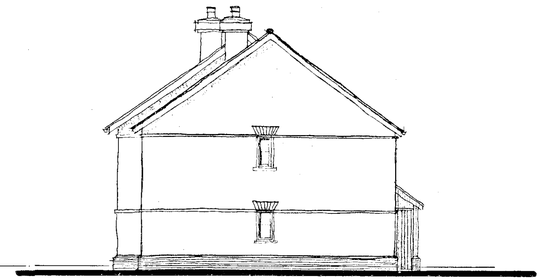
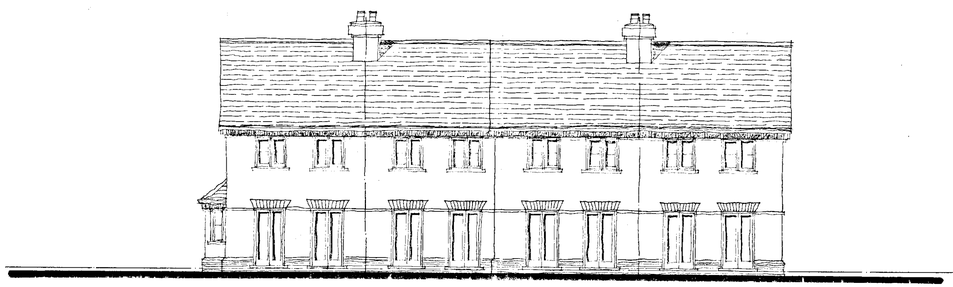
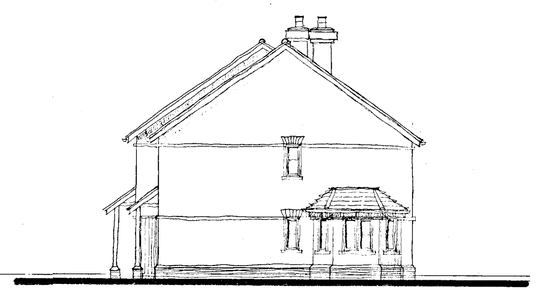


SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

MATERIALS

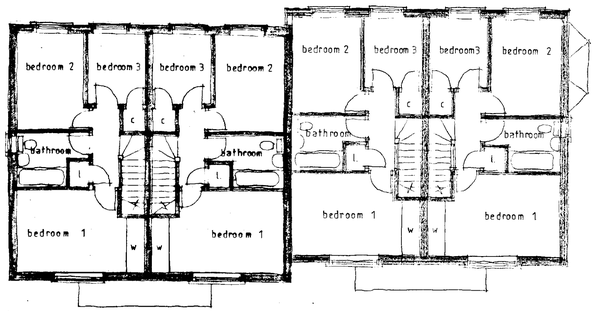
ROOF : CONCRETE INTERLOCKING TILES ALL TO BE AGREED

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSES.

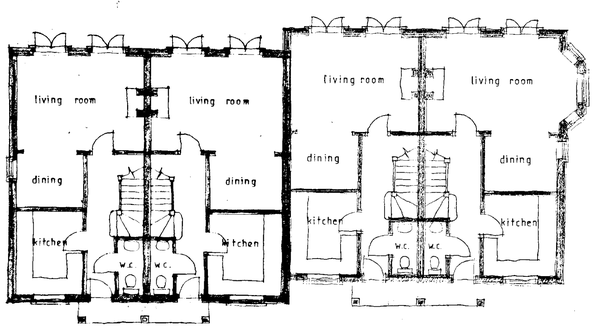
WINDOWS WHITE COTTAGE STYLE WINDOWS.

EAVES OPEN EAVES DETAIL WITH STAINED SOFFIT FEET

GROSS INTERNAL FLOOR AREA = 83.80 M² = 887 FT².

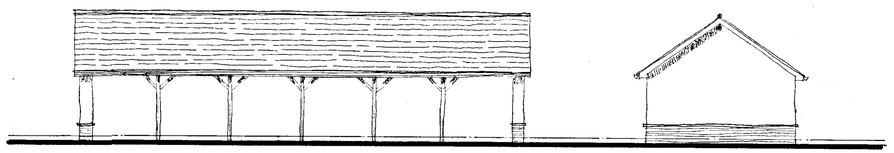


FIRST FLOOR



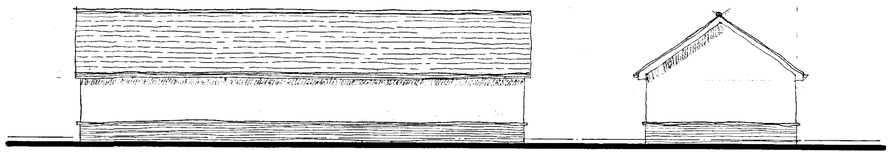
GROUND FLOOR





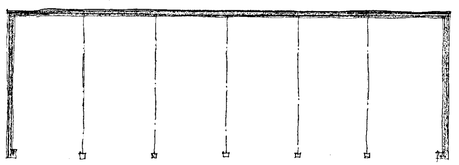
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



CARPORT PLAN

REVISED PLAN

5387

D : CAR PORT DETAILS ADDED 26.4.2002.

C : UNITS SHOWN STAGGERED AND BAY STYLES REMOVED TO FRONT OF UNITS 26.11.2001

B : GROSS FLOOR AREAS ADDED 23.10.2001

A : TWO BEDROOMS UNITS OMITTED AND REPLACED BY TWO THREE BEDROOM UNITS 6.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATION
Plots 39-42

Scale: 1:100

Date: May 2001

PLANNING SECTION: INIT.
POL
D.C.
HIGH
ENV.
T.S.
01 MAY 2002
COMMENTS
HOC
H.M.

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 11 D

Rapidos DS (UK) 98412A

Notes

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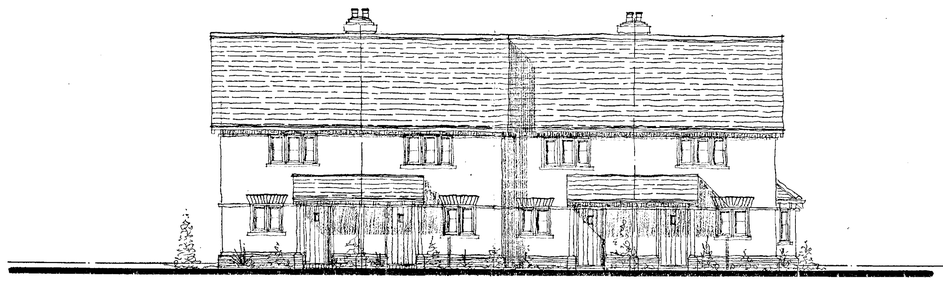

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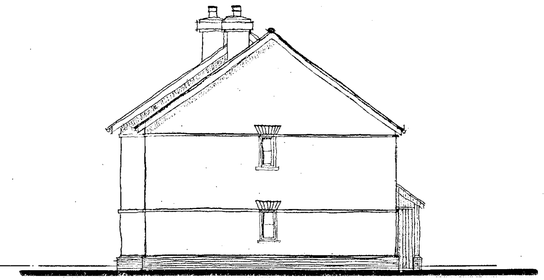

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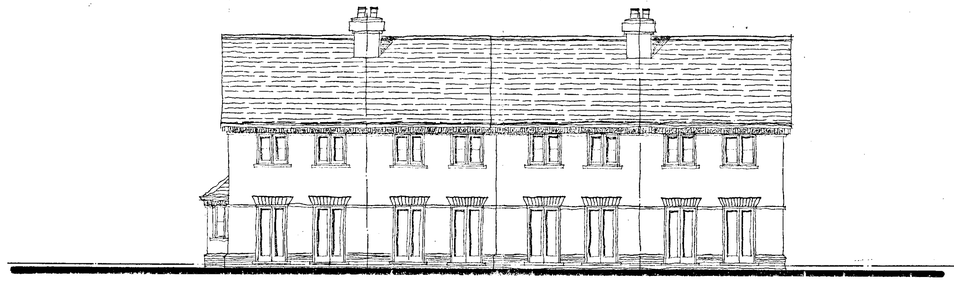

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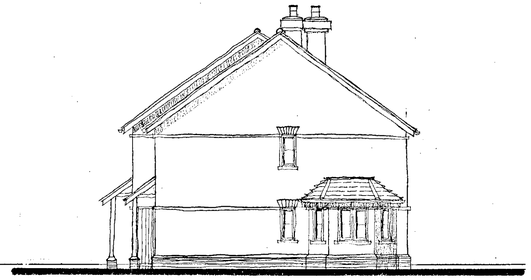

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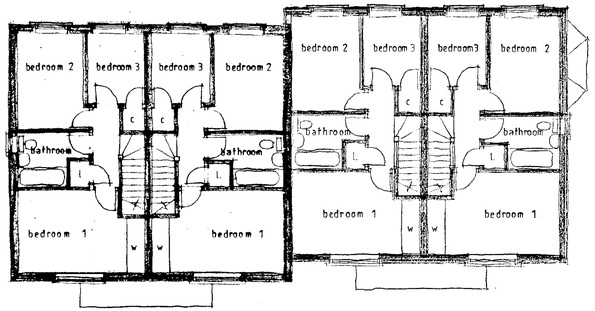

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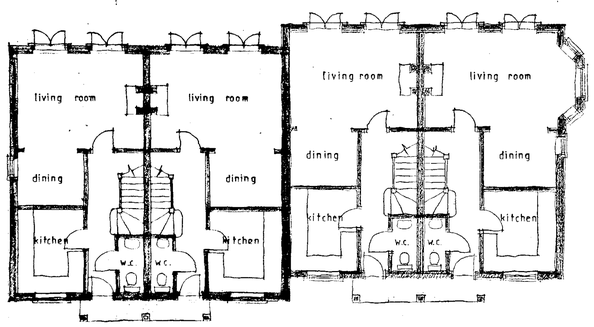
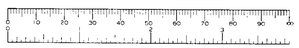


GROUND FLOOR



29.NOV.2001* 5387

MATERIALS

ROOF : CONCRETE INTERLOCKING TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS STRING COURSES.

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : OPEN EAVES DETAIL WITH STAINED RAFTER FEET.

GROSS INTERNAL FLOOR AREAS : 83.30 m^2 897 ft^2.

C: UNITS SHOWN STAGGERED AND BIN STORES REMOVED TO FRONT OF UNITS. 26.11.2001

B: GROSS FLOOR AREAS ADDED 29.10.2001

A: TWO BEDROOMS UNITS OMITTED AND REPLACED BY TWO THREE BEDROOM UNITS 6.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATION
Plots 39-42

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks, RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 11C

Rapidox DS (UK) 98413A

Notes

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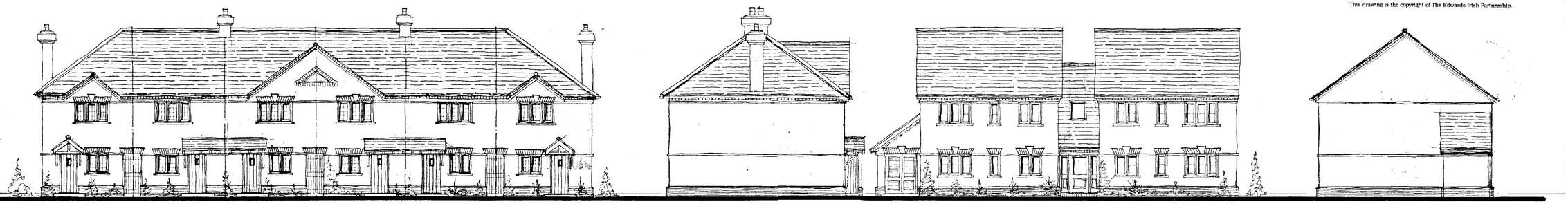
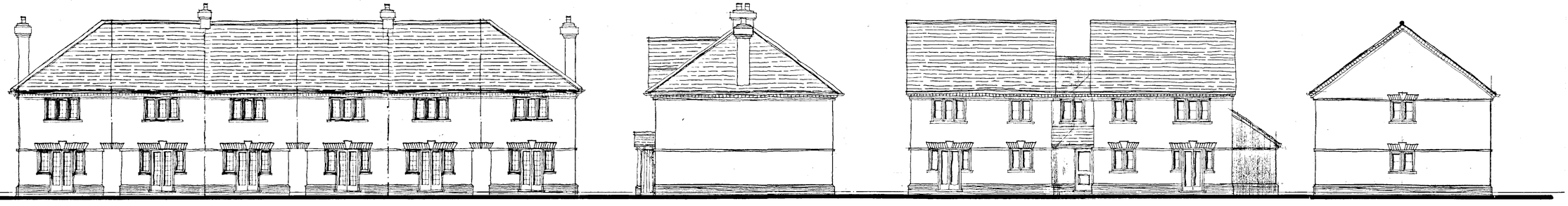
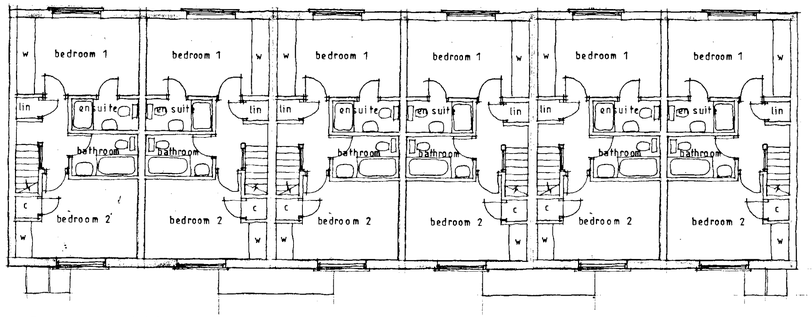


FRONT ELEVATION — SIDE ELEVATION — FRONT ELEVATION — SIDE ELEVATION



REAR ELEVATION — SIDE ELEVATION — REAR ELEVATION — SIDE ELEVATION



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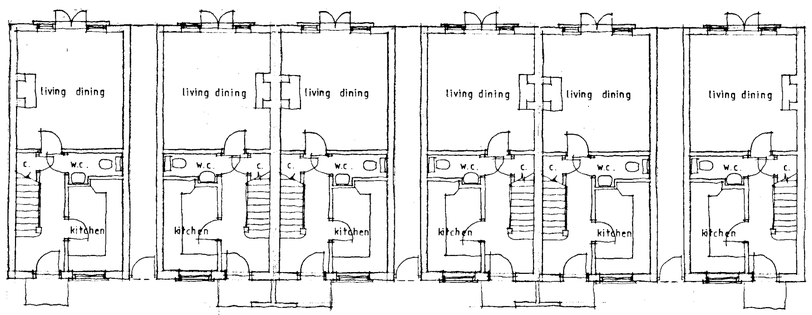
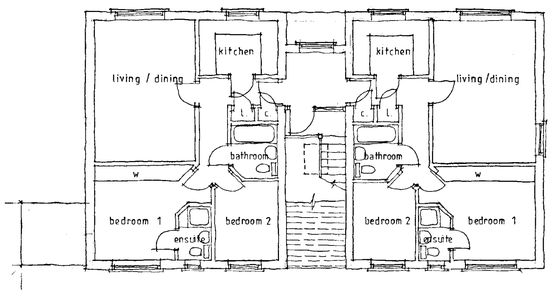


GROUND FLOOR PLOTS 23 – 28



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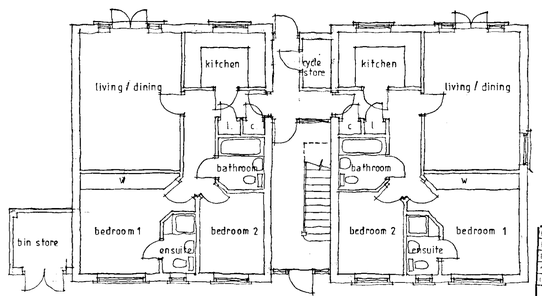

GROUND FLOOR PLOTS 15 - 18

MATERIALS

ROOF	:	CONCRETE INTERLOCKING TILES TO BE AGREED
WALLS	:	FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS STRING AND DENTIL COURSE.
WINDOWS	:	WHITE COTTAGE STYLE WINDOWS AND WHITE ALL BAR WINDOWS.
EAVES	:	FACE BRICK DENTIL CORBELLING WITH GUTTER BRACKETS.

REVISED PLAN

5387

C : BIN STORE AND CYCLE STORE ADDED TO UNITS 15-18 7.7.2002.

B : WROUGHT IRON GATES ADDED TO ALLEYWAYS TO GROUND FLOOR PLAN AND FRONT ELEVATION AS DISCUSSED WITH PLANNING OFFICER 24.10.2001

A : SECONDARY TO WINDOWS TO LOUNGE OMITTED TO PLANS AND SIDE ELEVATIONS ON PLOTS 15 AND 17. 5.3.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 15-18 23-28

Scale: 1:100 Date: May 2001

PLANNING SERVICES — NPT — TLS — EDF — 12 JUL 2002 — DRAWING NO — JOB — FILE

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 10 C

Rapidos DS (UK) 98412A

Notes

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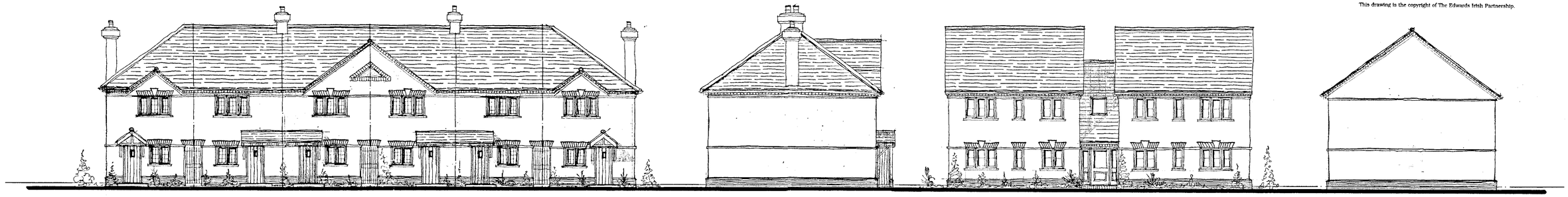
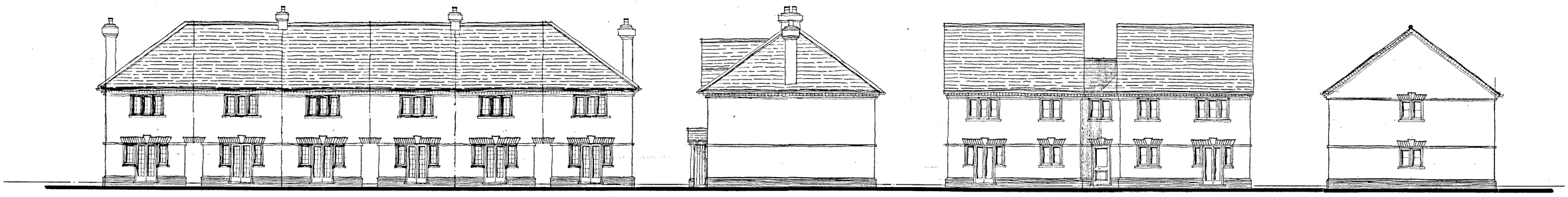


FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

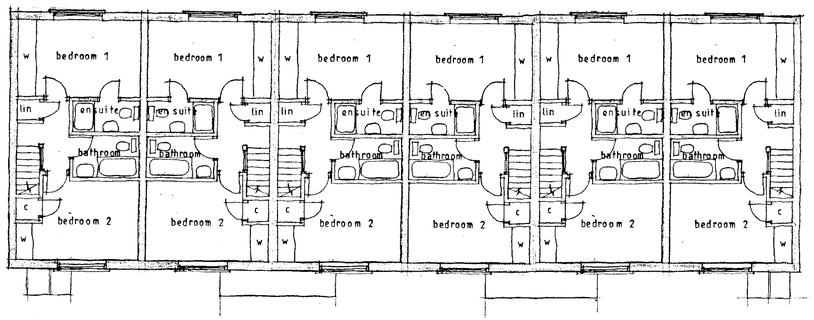


REAR ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



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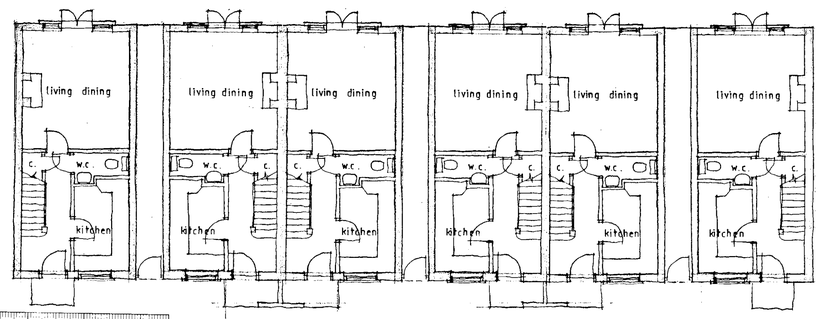


GROUND FLOOR PLOTS 23 – 28

MATERIALS

Roof : CONCRETE INTERLOCKING TILES TO BE AGREED

WALLS : FACE BRICKWORK WITH CHAMFERED BRICK PLINTH LINTOLS STRING AND DENTIL COURSE.

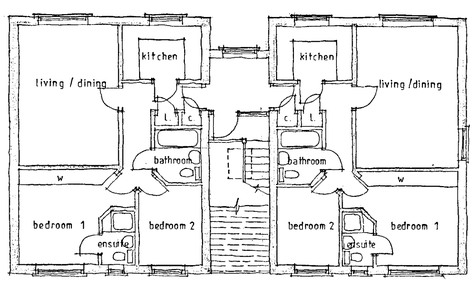
WINDOWS : WHITE PAINTED COTTAGE STYLE CASEMENTS WITH WHITE PVC BAR CASEMENTS.

EAVES : FACE BRICK DENTIL CORBELLING WITH GUTTER BRACKETS.

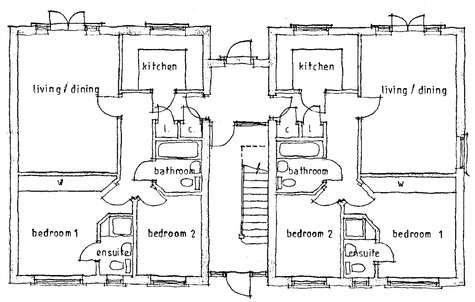
GROSS INTERNAL FLOOR AREA

2 BED HOUSE 66.30 m² 714ft²

2 BED MAISONETTE 56.10 m² 604ft²



FIRST FLOOR



GROUND FLOOR PLOTS 15-18

29.NOV.2001 5387

C : FLOOR AREAS ADDED 29.10.2001

B : WROUGHT IRON GATES ADDED TO ALLEWAYS TO SECOND FLOOR PLAN AND FRONT ELEVATION AS DISCUSSED WITH PLANNING OFFICER 24.10.2001

A SECOND ARCH TO WINDOWS TO LOUNGE OMITTED TO PLANS AND SIDE ELEVATIONS ON PLOTS 15 AND 17 5.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 15-18 23-28

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118 989 4403 Fax: 0118 989 4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 10 C

Rapidox DS (UK) 98412A

Notes

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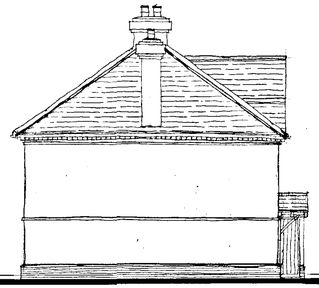
FRONT ELEVATION



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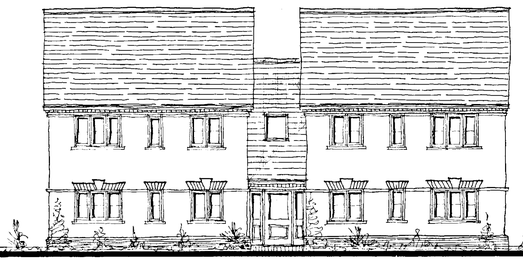

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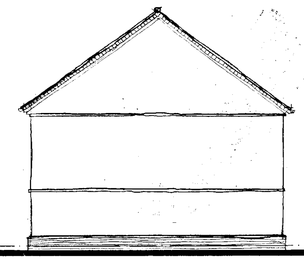

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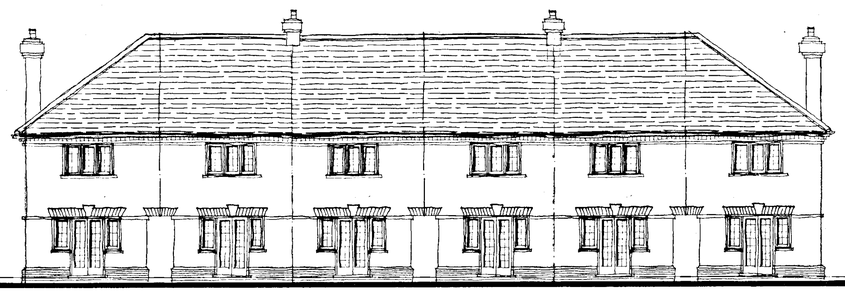

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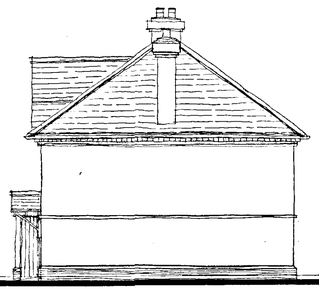

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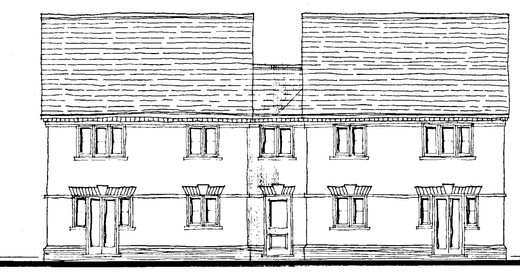

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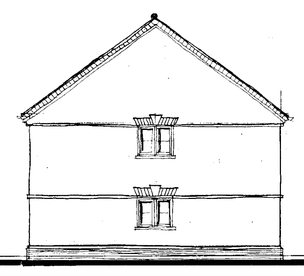

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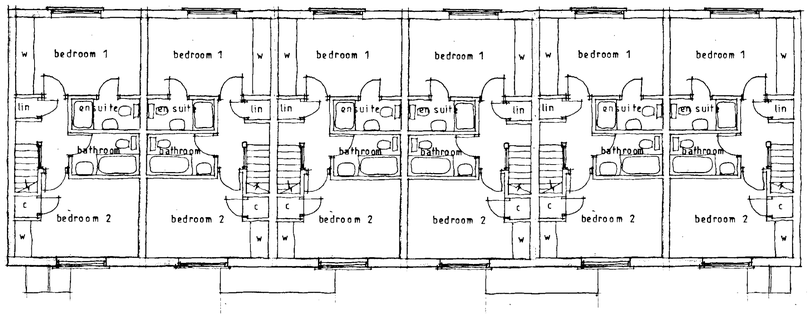

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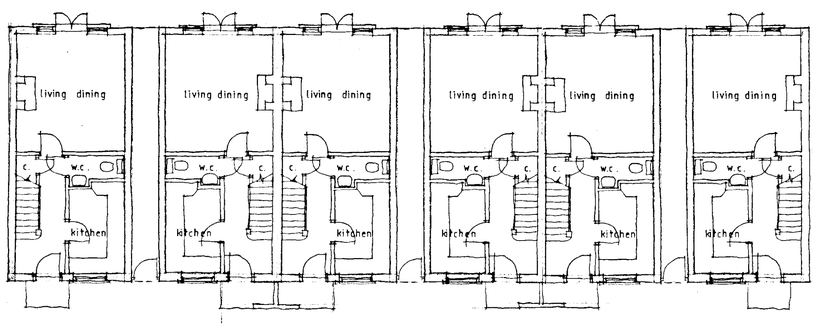


GROUND FLOOR PLOTS 23 – 28



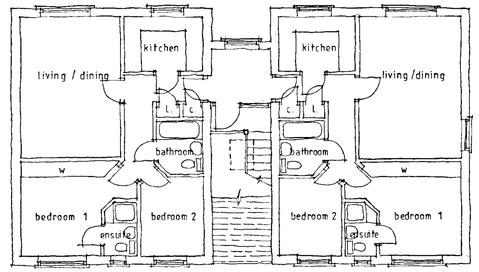
MATERIALS

ROOF : CONCRETE INTERLOCKING TILES TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS STRING AND DENTIL COURSE.

WINDOWS : WHITE PAINTED COTTAGE STYLE WINDOWS WHITE ALL BAY WINDOWS.

EAVES : FACE BRICK DENTIL CORBELLING WITH GUTTER BRACKETS.



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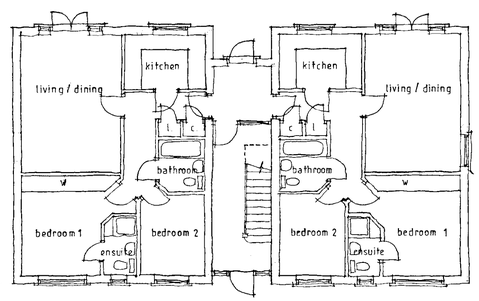
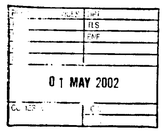


GROUND FLOOR PLOTS 15-18

REVISED PLAN
5387



B : WROUGHT IRON GATES ADDED TO ALLEWAYS TO VARIOUS FLOOR PLAN AND FRONT ELEVATION AS DISCUSSED WITH PLANNING OFFICER 24.10.2001

A : SECOND DOOR TO LINTOLS TO LOUNGE OMITTED TO PLANS AND SIDE ELEVATIONS ON PLOTS 15 AND 17 5.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 15-18 23-28

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks, RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 10 B

Rapidos DS (UK) 984124

Notes

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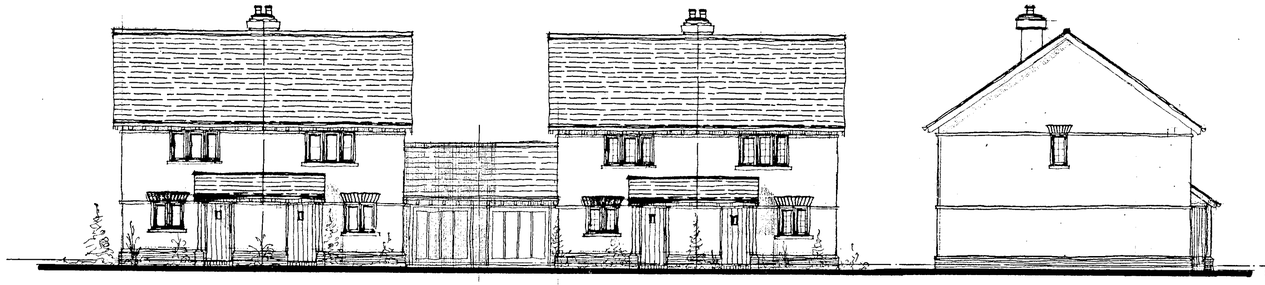


FRONT ELEVATION

SIDE ELEVATION



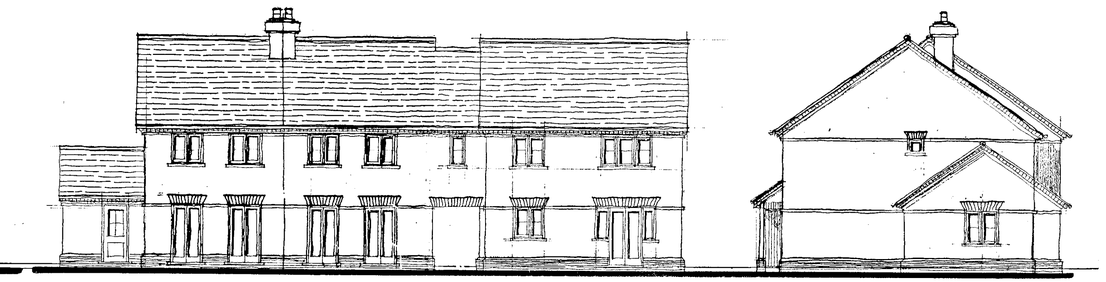
FRONT ELEVATION

SIDE ELEVATION



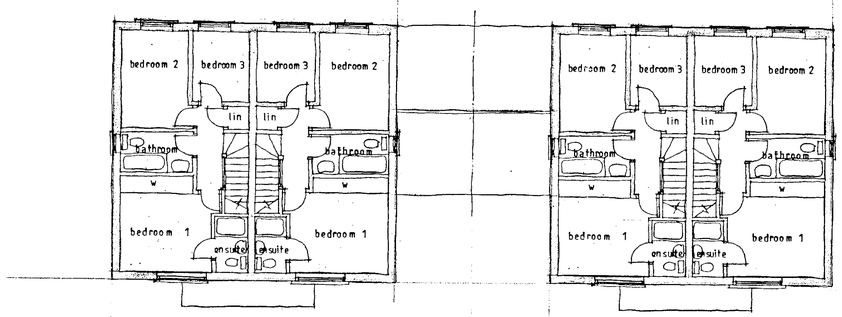
REAR ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



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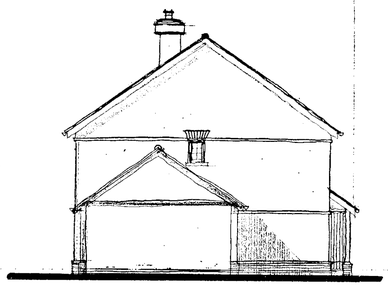
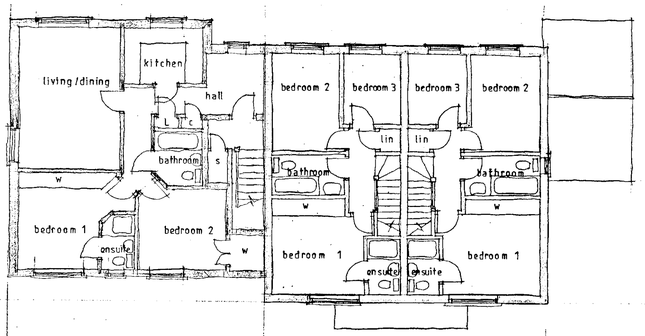


SIDE ELEVATIONS



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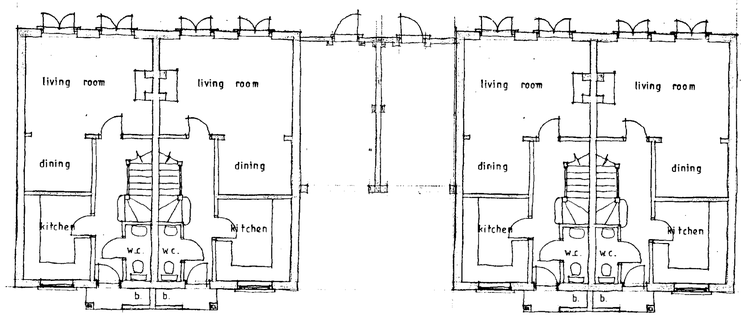
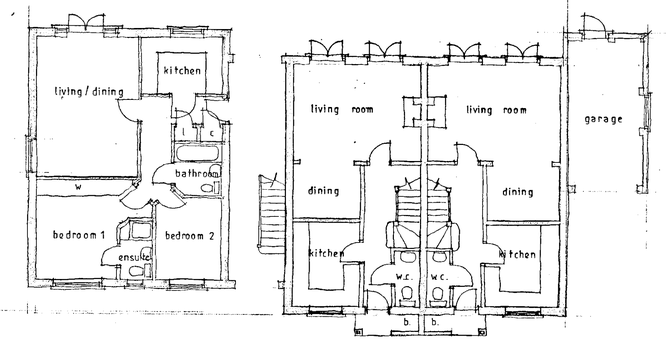


GROUND FLOOR PLOTS 13 14 29-32



GROUND FLOOR PLOTS 19-22

MATERIALS

ROOF : CONCRETE INTERLOCKING TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS STRING AND DENTIL COURSES.

WINDOWS : WHITE COTTAGE STYLE WINDOWS AND WHITE ALL BAR WINDOWS.

EAVES : OPEN EAVES DETAIL WITH STAINED BATTER FEET AND FACE BRICK DENTIL CORBELING WITH GUTTER BRACKETS.

GROSS INTERNAL FLOOR AREAS =

3RED HOUSE	83.30 m^2	897 ft^2
2 BED MAISONETS	72.82 m^2	784 ft^2
	56.10 m^2	604 ft^2

29.NOV.2001* 5387

A: GROSS FLOOR AREAS ADDED 29.10.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 13 14 19-22 and 29-32

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 09 A

Rapidos DS (UK) 98412A

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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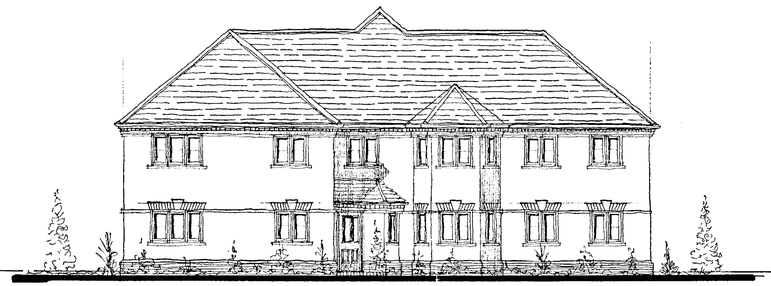
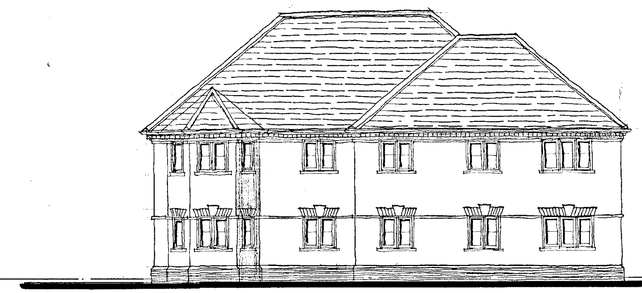


FRONT ELEVATION



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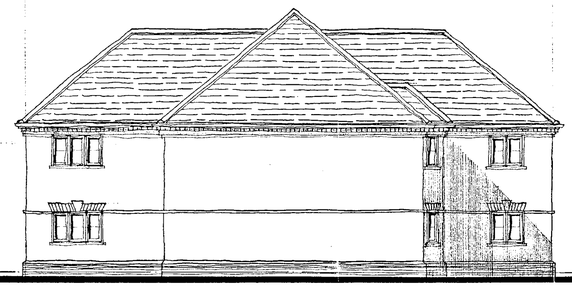

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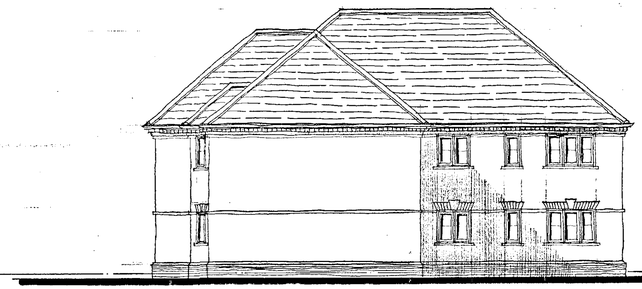

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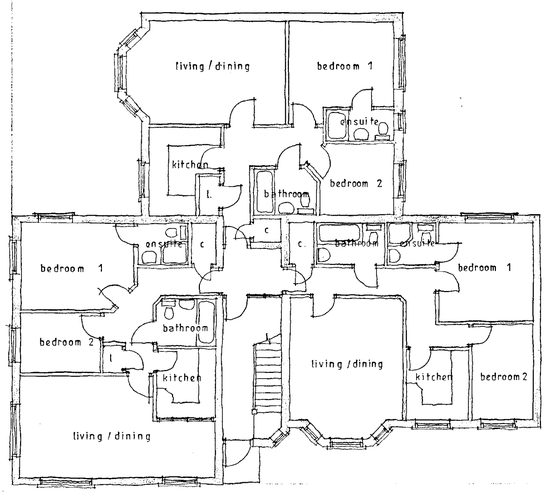
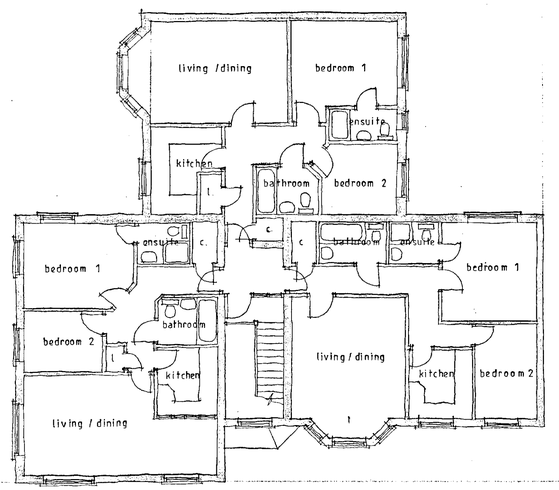


GROUND FLOOR



FIRST FLOOR

MATERIALS

ROOF : CONCRETE INTERLOCKING TILES ALL TO BE AGREED

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH, LINTOLS AND STRING AND DENTIL COURSE.

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : FACE BRICK DENTIL COURSES WITH CLIPPED BRACKETS.

GROSS INTERNAL FLOOR AREA =
4 No AT 61.75 M²: 665 Ft²
2 No AT 61.41 M²: 661 Ft²

29 NOV 2001 * 5387

A: GROSS FLOOR AREAS ADDED 29.10.2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 7-12

Scale: 1:100

Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 08 A

Rapidos DS (UK) 98412A

Notes

All dimenstons and levels on site are to be checked prior to commencement of work.

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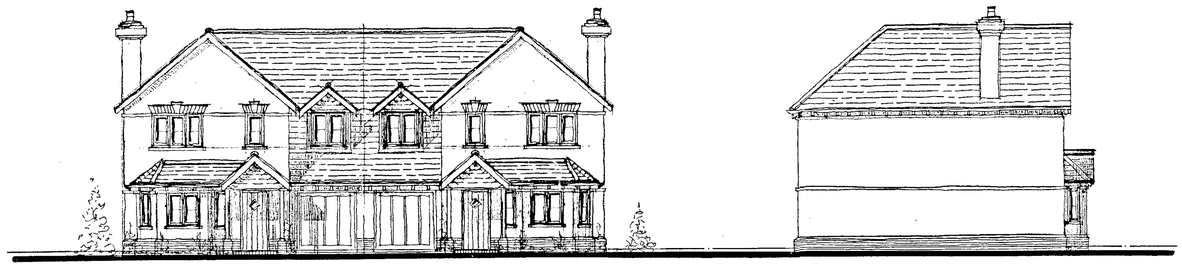
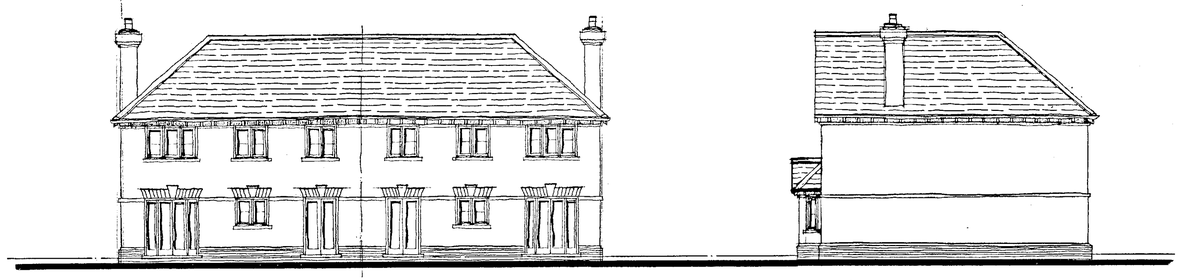


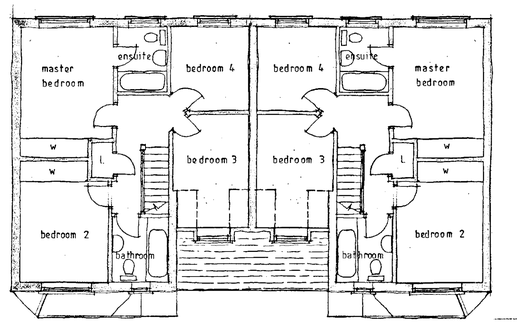
FRONT ELEVATION

SIDE ELEVATION

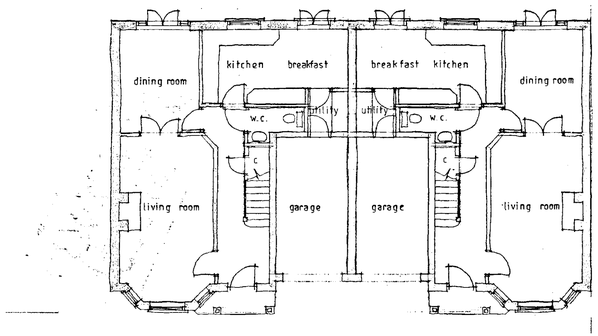


REAR ELEVATION

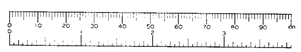
SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR



MATERIALS

29 NOV 2001 5387

ROOF : INTERLOCKING CONCRETE TILES TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTELS AND STRING COURSING

WINDOWS : WHITE COTTAGE STYLE WINDOWS

DOORS : OPEN PANEL DOORS WITH STAINED GLAZED PORCH.

Gross INTERNAL FLOOR AREA = 125.83 m^2 = 1355 ft^2

A : GROSS FLOOR AREAS ADDED 29.10.2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 3 - 6

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks, RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 07 A

Rapidos DS (UK) 99811

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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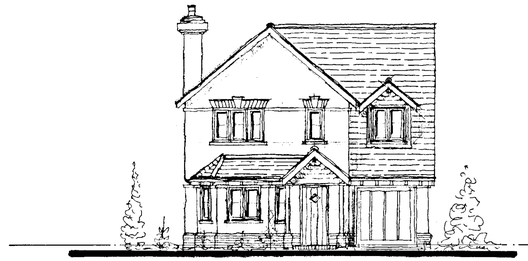
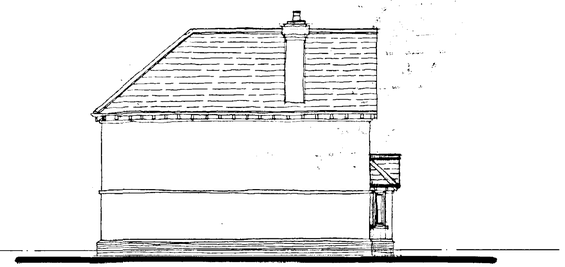
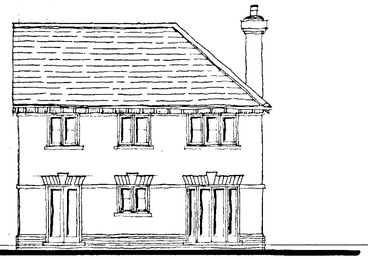


FRONT ELEVATION



SIDE ELEVATION



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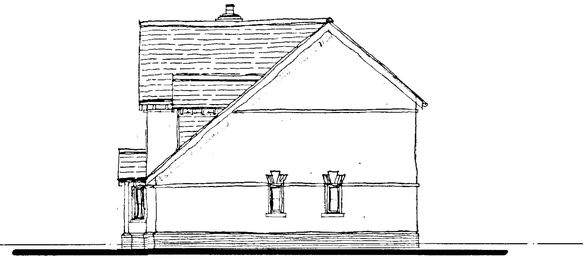
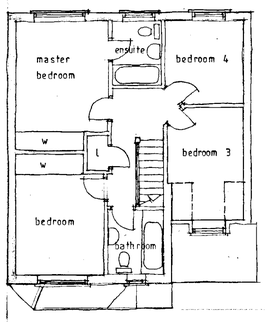
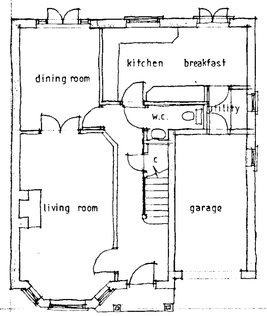


SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR



MATERIALS

ROOF : INTERLOCKING CONCRETE TILES. ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSE.

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : OPEN EAVES WITH STAINED RAFTER FEET

GROSS INTERNAL FLOOR AREA = 125.83 M² 1355 Ft²

REVISED PLAN
5387

A: GROSS FLOOR AREA ADDED 29/10/2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plot 1

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 06 A

Rapidos DS (UK) 99811

Notes

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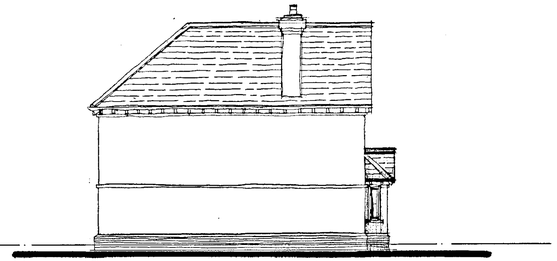
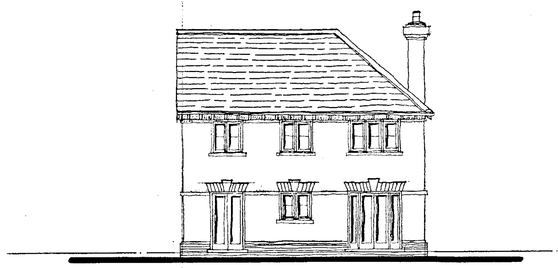
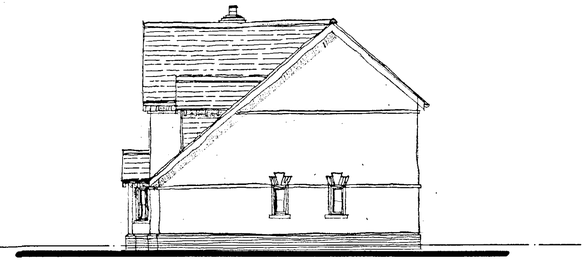
FRONT ELEVATION



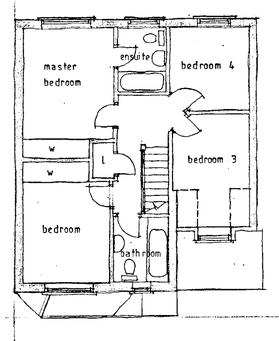
SIDE ELEVATION



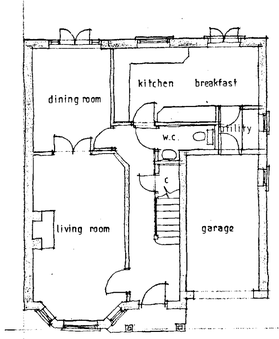
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR

MATERIALS

ROOF : INTERLOCKING CONCRETE TILES ALL TO BE AGREED

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSE

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : OPEN EAVES WITH STAINED RAFTER FEET

GROSS INTERNAL FLOOR AREA = 125.83 M² 1355 FT²

29 NOV 2001 5387

A : GROSS FLOOR AREA ADDED 29/10/2001

Project
Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client
Bancroft Developments Ltd

Drawing
PLANS and ELEVATIONS
Plot 1

Scale 1:100 Date May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 06 A

Rapidos DS (UK) 99811

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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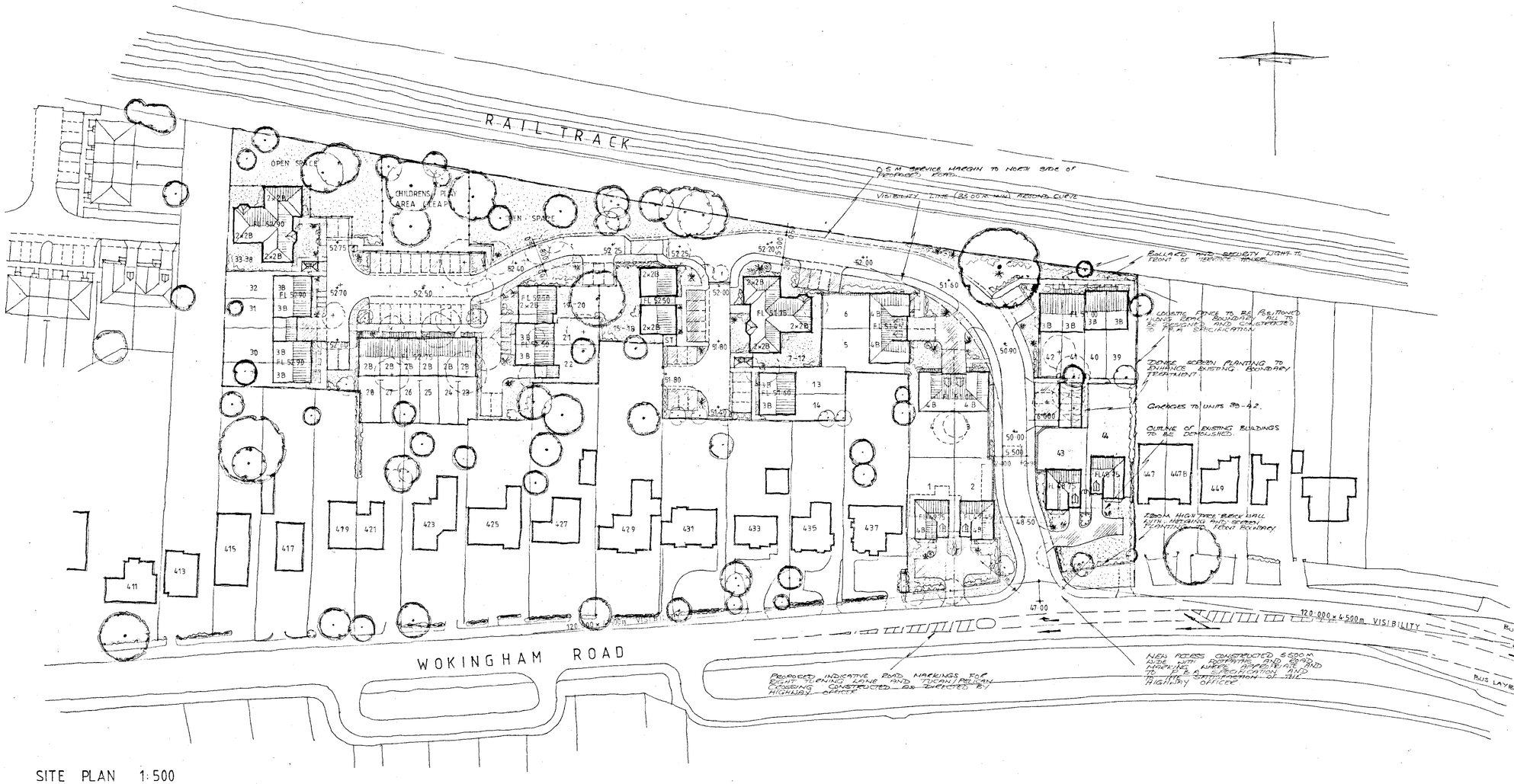

SITE PLAN 1:500



LOCATION PLAN 1:1250

Site area = 1:232 ha = 3:045 acres

ACCOMMODATION – PRIVATE HOUSING	PARKING
8 N° 4 BEDROOM DETACHED / LINK DETACHED HOUSES	GARAGES AND PARKING SPACE
6 N° 3 BEDROOM SEMI-DETACHED HOUSES	3 N° GARAGES AND PARKING SPACE
4 N° 3 BEDROOM TERRACE HOUSES	GARAGES AND PARKING SPACE
6 N° 2 BEDROOM TERRACE HOUSES	29 N° UNASSIGNED PARKING SPACES
8 N° 2 BEDROOM FLATS	
32 N° TOTAL	
ACCOMMODATION – SOCIAL HOUSING	
2 N° 3 BEDROOM TERRACE HOUSES	19 N° UNASSIGNED PARKING SPACES
10 N° 2 BEDROOM FLATS	
12 N° TOTAL UNITS 7-18	
48 N° GRAND TOTAL	

AREA OF OPEN SPACE = 0·1801 ha = 0·446 acres

REVISED PLAN 5387

PLANNING SERVICES 12 JUL 2002 RECEIVED

E	BIN AND CYCLE STORES PROPOSED TO PLOT NUMBERS 7 TO 18 & 39-42. FLAT BLOCK TO WOKINGHAM ROAD FRONTAGE AND REPLACED BY 2 DETACHED HOUSES. 7-7-2002
D	NUMBERS REDUCED FROM 51 TO 48 UNITS. FLAT BLOCK TO ROAD FRONTAGE REDUCED IN SIZE AND NUMBERS FINDING NEXT TO REAR OF FLATS AMENDED. 26-4-2001
C	UNITS 39-42 GARAGED AND UNITS 43-51 AMENDED TO ONE BEDROOM FLATS AND ONE PARKING AMENDED ACCORDINGLY 26-11-2001
B	ROAD LEVELS AND ROAD LAYOUT ADJACENT ACCESS ROAD AND CAR PARKING AREAS AMENDED. SERVICE STRIP TO NORTH SIDE OF ROAD. AMENDED VISIBILITY SPLAY ADDED AND EIGHT HAND TURNING LANES ADDED ALL AS DISCUSSED WITH HIGHWAY OFFICER. BRICK FENCE TO AMENITY HOUSE CAR PARKING AND PLAY AREA ADDED AS AS AGREED WITH PLANNING OFFICER. 24-10-2001
A	UNIT NUMBERS REDUCED TO 51 AND NUMBER AMENDED. 4 BEDROOM SOCIAL UNITS OMITTED AND REPLACED BY 2 NO 3 BED HOUSES & UNITS 39-42 PROVIDED AMENDED. [illegible] UNITS 7-18 AS SHOWN AS BY CHILD [illegible] AND POSITION OF TREES WITHIN NO 423 WOKINGHAM ROAD. 5-9-2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: SITE PLAN

Scale: 1:500 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989 4383 E mail: the.eip@virgin.net

Job 1408 Dwg. 05 E

Rapidia DS (UK) 98412A

Existing trees to be retained
Existing trees to be removed
Proposed tree planting
Proposed landscape planting
Proposed grassed area
2000 m high frog brickwall
2.00 m high close boarded fence
1.800 m high larch lap fence
Concrete block paving areas
1200 m.m. high metal railing fence around flowerbeds and planting

FOR DETAILED LANDSCAPE INFORMATION SEE JEANNE BRINDLEY LANDSCAPE ARCHITECTS DRAWING 0178/1A

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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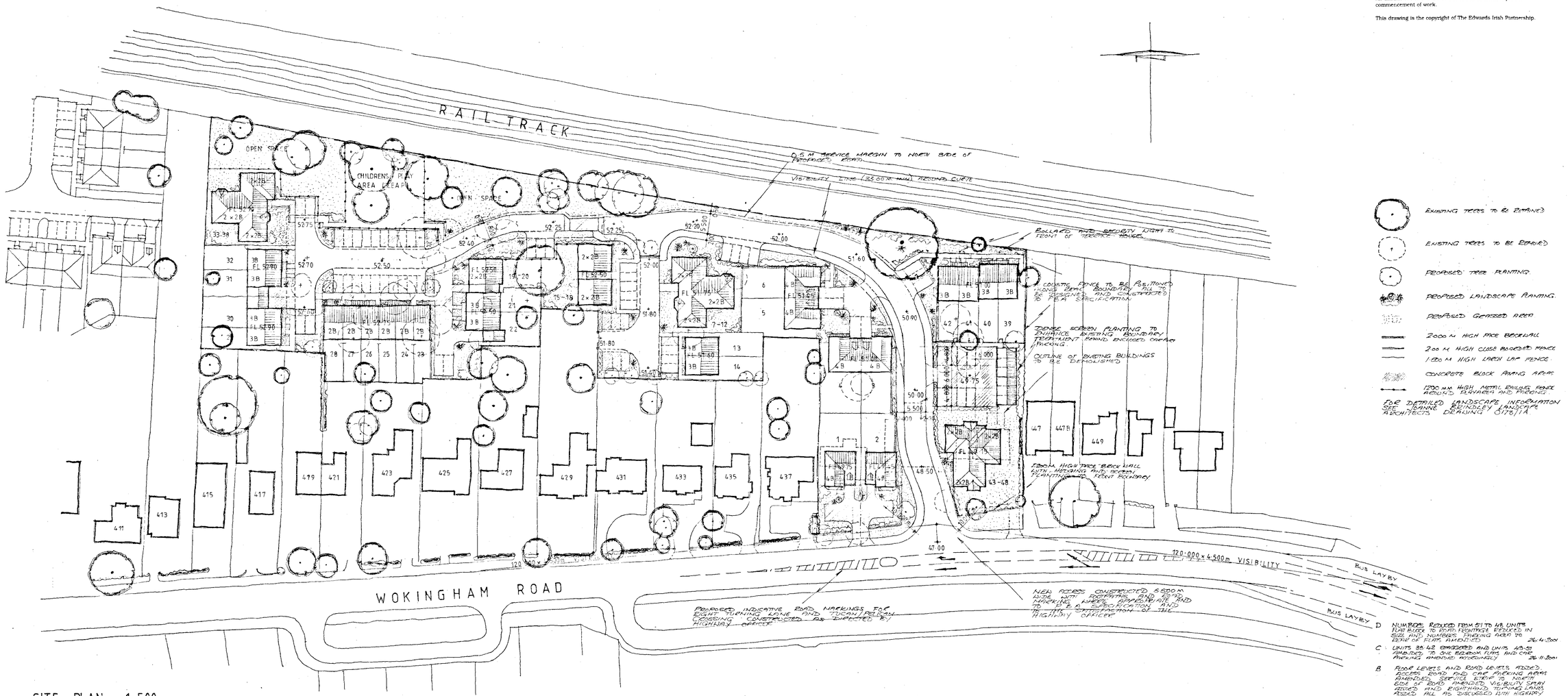
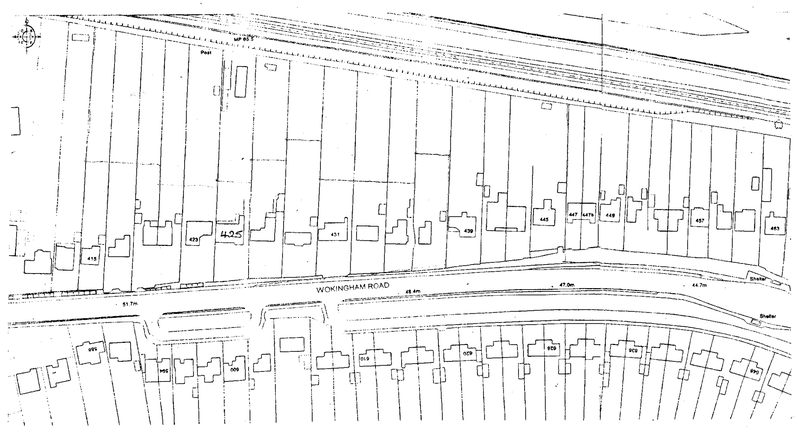


SITE PLAN 1:500



LOCATION PLAN 1:1250



Site - area = 1:232 ha = 3·045 acres

ACCOMMODATION - PRIVATE HOUSING	PARKING
6 Nº 4 BEDROOM DETACHED / LINK DETACHED HOUSES	GARAGES AND PARKING SPACE
6 Nº 3 BEDROOM SEMI-DETACHED HOUSES	3Nº GARAGES AND PARKING SPACE
4 Nº 3 BEDROOM TERRACE HOUSES	46Nº UNASSIGNED PARKING SPACES
6 Nº 2 BEDROOM TERRACE HOUSES	
14 Nº 2 BEDROOM FLATS	
36 Nº TOTAL	
ACCOMMODATION - SOCIAL HOUSING	
2 Nº 3 BEDROOM TERRACE HOUSES	19 Nº UNASSIGNED PARKING SPACES
10 Nº 2 BEDROOM FLATS	
12 Nº TOTAL UNITS 7-18	
48 Nº GRAND TOTAL	

AREA OF OPEN SPACE = 0·1801 ha = 0·446 acres

PLANNING SERVICES	HPT
FCL	TLS
DC	ENF
APP	
CS	
01 MAY 2002	
COPIES TO	ACK:
	FILE:

EXISTING TREES TO BE RETAINED
EXISTING TREES TO BE REMOVED
PROPOSED TREE PLANTING
PROPOSED LANDSCAPE PLANTING
PROPOSED GRASSED AREA
2000 M HIGH FACE BRICKWALL
2.00 M HIGH CLOSE BOARDED FENCE
1.500 M HIGH LARCH LAP FENCE
CONCRETE BLOCK PAVING AREAS
1200 MM HIGH METAL RAILING FENCE AROUND PLAYAREA AND PARKING

FOR DETAILED LANDSCAPE INFORMATION SEE JOANNE BRINDLEY LANDSCAPE ARCHITECTS DRAWING 0178/1A

D NUMBERS REDUCED FROM 51 TO 48 UNITS FLAT BLOCK TO ROAD FRONTAGE REDUCED IN SIZE AND NUMBERS PARKING AREA TO REAR OF FLATS AMENDED 26.4.2001

C UNITS 39-42 STAGGERED AND UNITS 49-51 AMENDED TO ONE BEDROOM FLATS AND CAR PARKING AMENDED ACCORDINGLY 26.11.2001

B FLOOR LEVELS AND ROAD LEVELS ADDED. ACCESS ROAD AND CAR PARKING AREAS AMENDED. SERVICE STRIP TO NORTH SIDE OF ROAD AMENDED. VISIBILITY SPLAY ADDED AND RIGHTHAND TURNING LANES ADDED ALL AS DISCUSSED WITH HIGHWAY OFFICER. RAILING FENCE TO AMENITY AREAS CAR PARKING AND PLAY AREA ADDED AS AS AGREED WITH PLANNING OFFICER 24.10.2001

A UNIT NUMBERS REDUCED TO 51 AND NUMBER AMENDED 3 Nº 2 BEDROOM SOCIAL UNITS OMITTED AND REPLACED BY 2 Nº 3 BED HOUSES. UNITS 39-42 POSITION AMENDED. FACE BRICK WALL ADDED TO UNITS 49-51 CHILDRENS PLAY AREA AMENDED AND POSITION OF TREE WITHIN Nº 429 WOKINGHAM ROAD AMENDED. 5.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: SITE PLAN

Scale: 1:500 May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 05 D

Rapidos DS (UK) 98412A

REVISED PLAN
5387

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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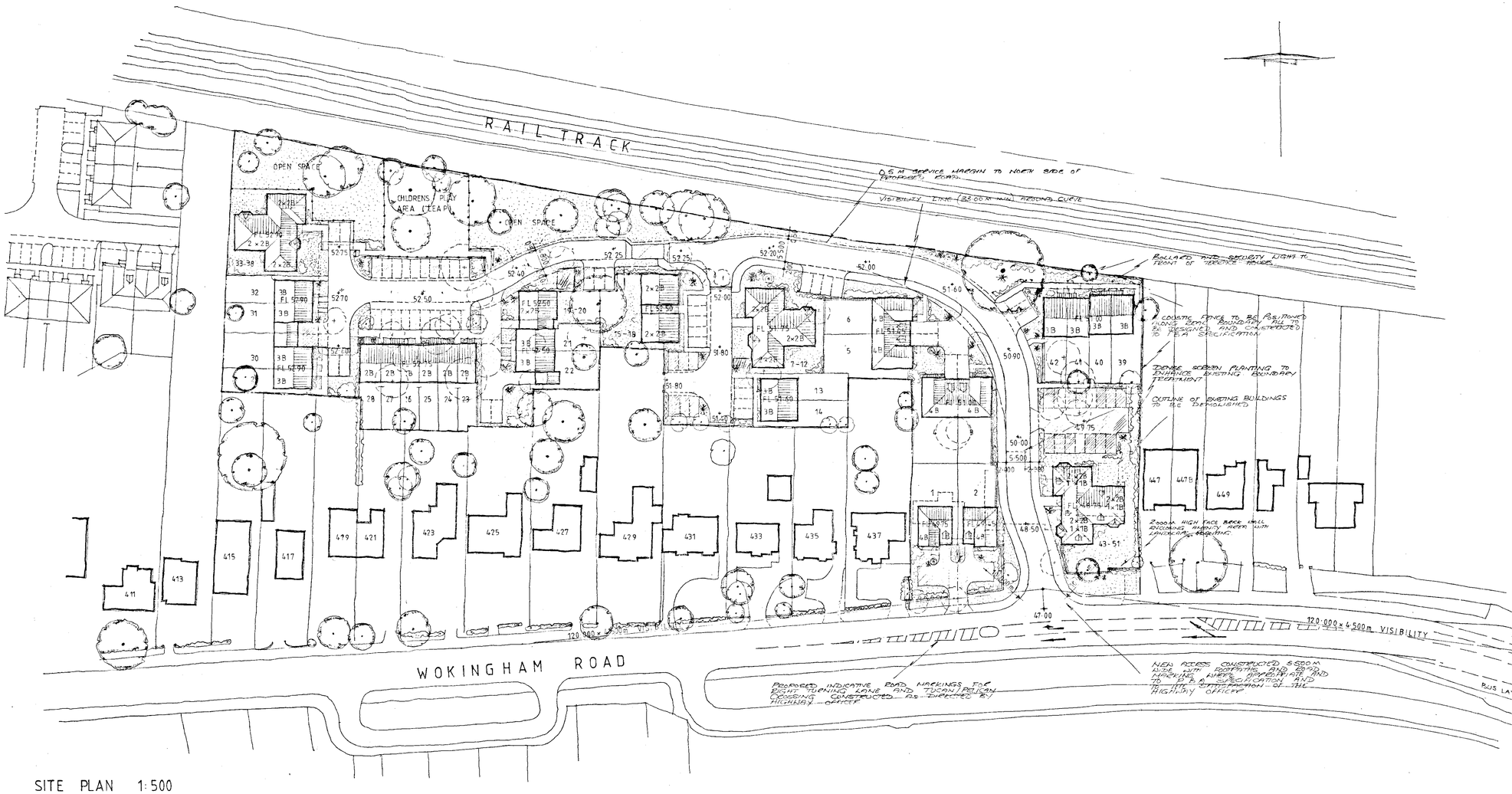
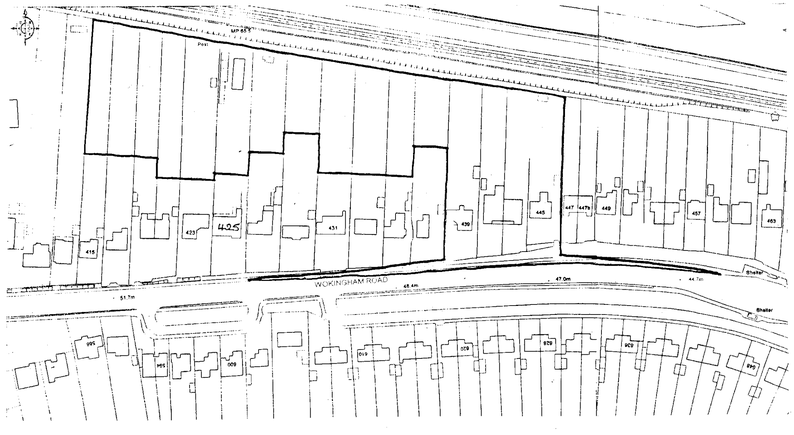


SITE PLAN 1:500



LOCATION PLAN 1:1250

0 10 20 30 40 50 60 70 80 90 m

Site area = 1:232 ha = 3:045 acres

ACCOMMODATION – PRIVATE HOUSING

6 N°	4 BEDROOM DETACHED / LINK DETACHED HOUSES
8 N°	3 BEDROOM SEMI-DETACHED HOUSES
6 N°	2 BEDROOM TERRACE HOUSES
18 N°	2 BEDROOM FLATS
38 N°	TOTAL

ACCOMMODATION – SOCIAL HOUSING

4 N°	3 BEDROOM TERRACE HOUSES
6 N°	2 BEDROOM FLATS
3 N°	1 BEDROOM FLATS
13 N°	TOTAL
51 N°	GRAND TOTAL

AREA OF OPEN SPACE = 0·1801 ha = 0·446 acres

PARKING

	GARAGES AND PARKING SPACE
3 N°	GARAGES AND PARKING SPACE
43 N°	UNASSIGNED PARKING SPACES
18 N°	UNASSIGNED PARKING SPACES

C : UNITS 38-42 STAGGERED AND UNITS 43-51 AMENDED, 9 ONE BEDROOM FLATS AND CARE FACILITY AMENDED ACCORDINGLY 26.11.2001

B : FLOOR LEVELS AND ROAD LEVELS ADDED. ACCESS ROAD AND CAR PARKING AREAS AMENDED, SERVICE STRIP TO NORTH SIDE OF ROAD AMENDED, VISIBILITY SPLAY ADDED, AND EIGHTEEN TURNING BAYS ADDED, ALL AS DISCUSSED WITH HIGHWAY OFFICER, BRICK FENCE & AMENITY AREA, CAR PARKING AND PLAY AREA AMENDED AS AGREED WITH PLANNING OFFICER. 24.10.2001

A : UNIT NUMBERS REVISED TO 51 AND NUMBER AMENDED, 3 No 2 BEDROOM FLATS UNITS 1-3 AND REPLACED BY 2 No 3 BED HOUSES, UNITS 38-42 ADDITION, UNADOPTED TRUE EDGE LINE ADDED TO MAIN ROAD, CHILDRENS PLAY AREA AMENDED, AND POSITION OF TREE WITHIN NO 429 WOKINGHAM ROAD AMENDED. 5.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: SITE PLAN

Scale: 1:500 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

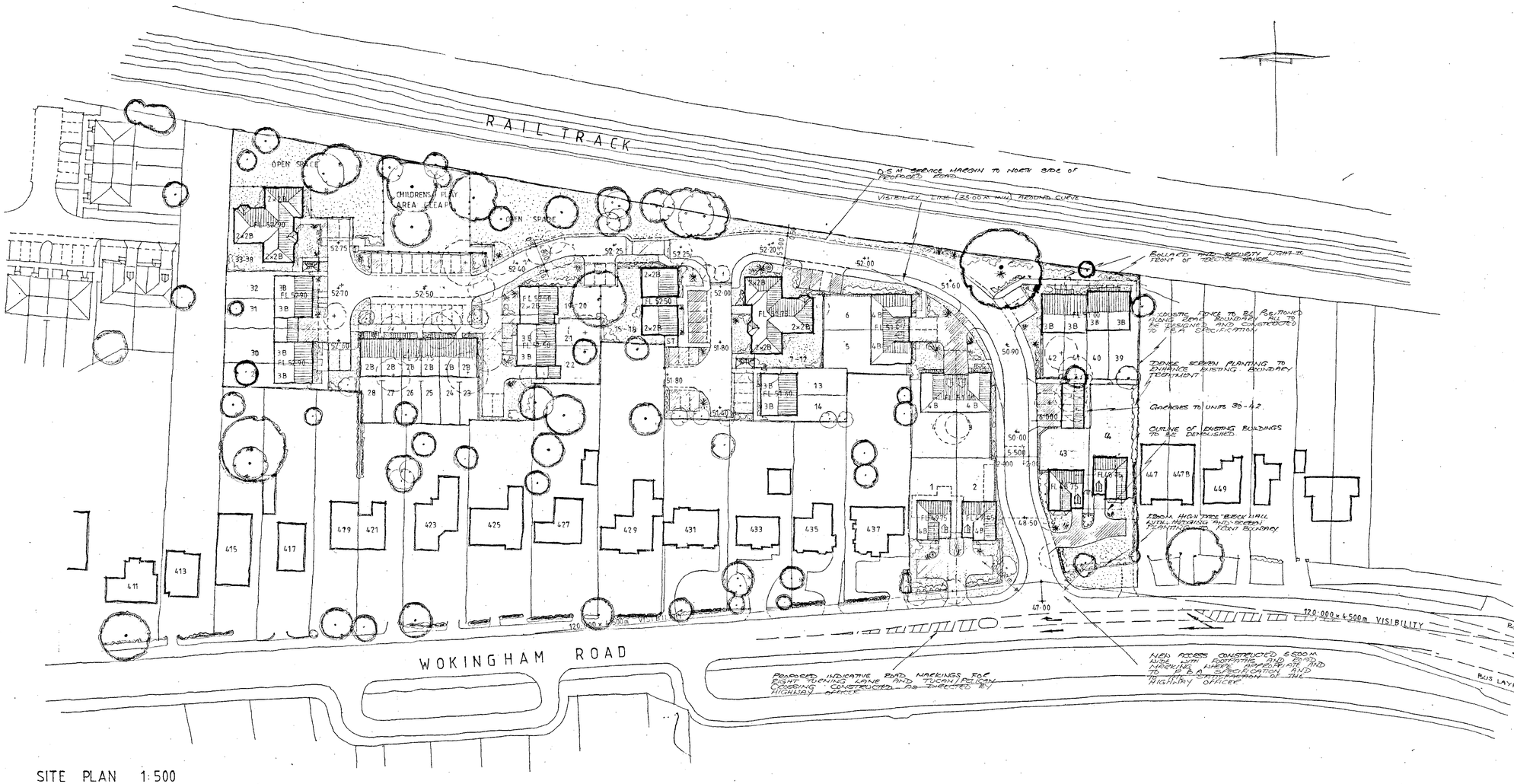
Job 1408 Dwg. 05 C

Rapidos DS (UK) 98412A

EXISTING TREES TO BE RETAINED
EXISTING TREES TO BE REMOVED
PROPOSED TREE PLANTING
PROPOSED LANDSCAPE PLANTING
PROPOSED GRASSED AREA
2000 m HIGH FACE BRICKWALL
2.00 M HIGH CLOSE BOARDED FENCE
1.800 M HIGH LAPPA LAP FENCE
CONCRETE BLOCK PAVING AREAS
1200 MM HIGH METAL RAILING PAINTED AROUND PLAYAREA AND PIPEING

FOR DETAILED LANDSCAPE INFORMATION SEE JOHNNIE REINDLEY LANDSCAPE ARCHITECTS DRAWING / 0178/1A

5587



SITE PLAN 1:500



LOCATION PLAN 1:1250

0 10 20 30 40 50 60 70 80 90 m

Site area = 1·232 ha = 3·045 acres

ACCOMMODATION – PRIVATE HOUSING	PARKING
8 Nº 4 BEDROOM DETACHED / LINK DETACHED HOUSES	GARAGES AND PARKING SPACE
6 Nº 3 BEDROOM SEMI-DETACHED HOUSES	3Nº GARAGES AND PARKING SPACE
4 Nº 3 BEDROOM TERRACE HOUSES	GARAGES AND PARKING SPACE
6 Nº 2 BEDROOM TERRACE HOUSES	29Nº UNASSIGNED PARKING SPACES
8 Nº 2 BEDROOM FLATS	
32 Nº TOTAL	
ACCOMMODATION – SOCIAL HOUSING	
2 Nº 3 BEDROOM TERRACE HOUSES	19 Nº UNASSIGNED PARKING SPACES
10 Nº 2 BEDROOM FLATS	
12 Nº TOTAL UNITS 7-18	
48 Nº GRAND TOTAL	

AREA OF OPEN SPACE = 0·1801 ha = 0·446 acres

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

EXISTING TREES TO BE RETAINED
EXISTING TREES TO BE REMOVED
PROPOSED TREE PLANTING
PROPOSED LANDSCAPE PLANTING
PROPOSED GRASSED AREA
2000 m. HIGH FACE BRICKWALL
2.00 m. HIGH CLOSE BOARDED FENCE
1.800 m. HIGH LARCH LAP FENCE
CONCRETE BLOCK PAVING AREAS
1200 m.m. HIGH METAL RAILING FENCE AROUND PLINTH AND STRONG

FOR DETAILED LANDSCAPE INFORMATION SEE JOANNE BEDDLEY LANDSCAPE ARCHITECTS DRAWING 01767/A

E Bus and cycle routes added to plot blocks 7-12, 13-18, 33-38 flat block to Wokingham Road frontage and detached by 2 detached houses 7.7.2002

Numbers reduced from 51 to 48 units. Flat block to road frontage reduced in size and numbers tapering aspect to front of plots amended 26.4.2001

C Units 38-42 staggered and units 48-51 amended to one bedroom flats and car parking amended accordingly 26.11.2001

B Floor levels and road levels added. Access road and car parking areas amended. Service strip to units side of road amended. Visibility splay added and eighteen hundred planting lands added as discussed with highway officer. Railing fence to amenity area. Car parking and bin area added as agreed with planning officer 24.10.2001

A Unit numbers reduced to 51 and numbers amended 3 no 2 bedroom social units omitted and replaced by 2 no 3 bed houses, units 38-42 flatted amended, mice brick wall added to units 48-51 children's play area amended and position of tree within No 429 Wokingham Road amended 5.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

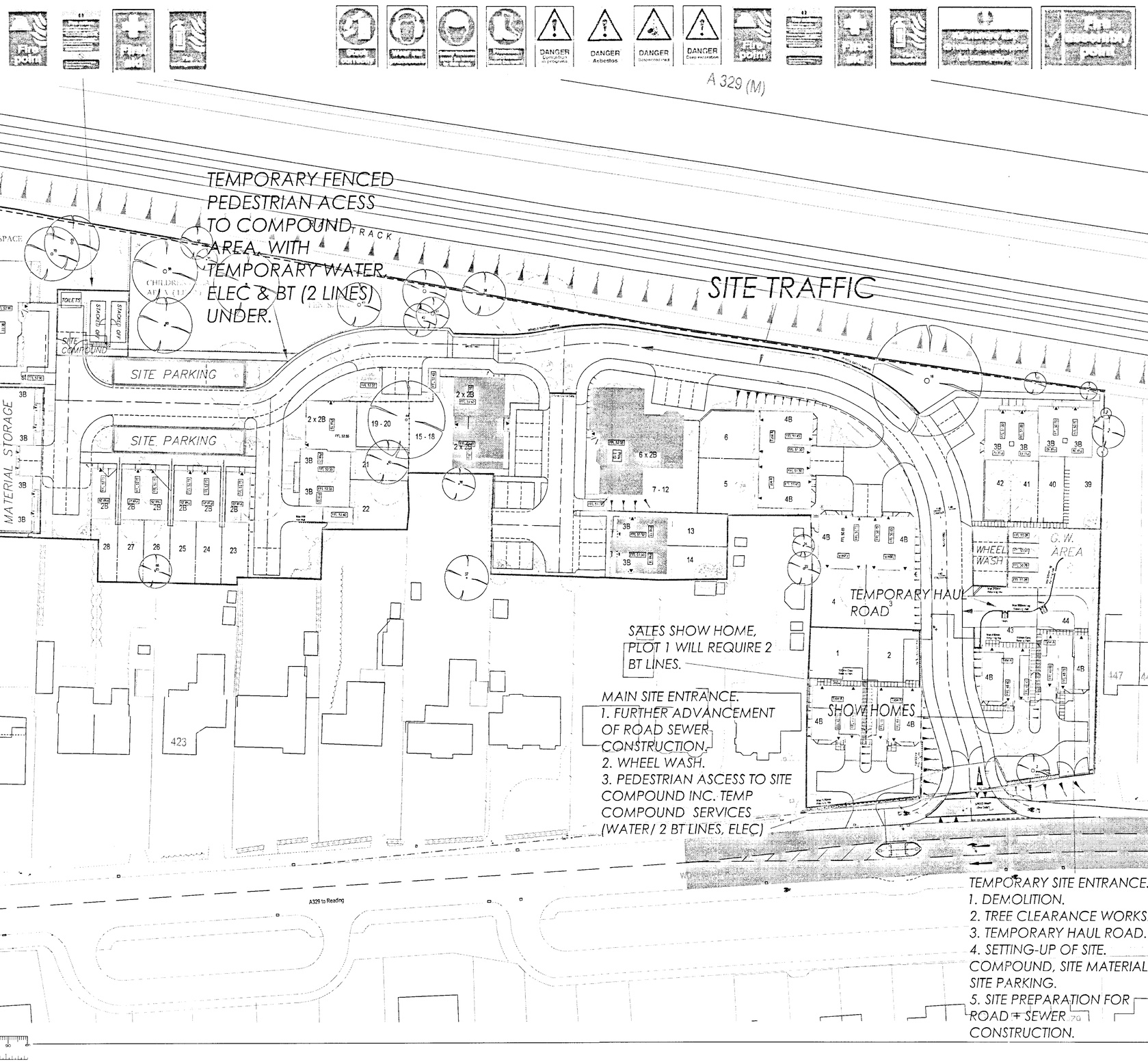
Drawing: SITE PLAN

Scale: 1:500 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 05 E

Rapidos DS (UK) 984123



Notes.
All dimensions and levels on site are to be checked prior to commencement of work.
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LEGEND

- Existing Trees to be Retained
- Existing Trees to be Removed
- Proposed Tree Planting
- Proposed shrub & hedge planting
- 2.0m high face brick standard wall
- 1.8m high Closeboarded fence
- 1.5m high larch lap fence
- 1.2m CHAIN LINK
- 1.2m high metal rail fence around play area & parking
- acoustic fencing
- Block paving areas
- Proposed Grassed area
- *AFFORDABLE HOUSING*
- *278 AGREEMENT*

For Fencing Details refer to EIP DWG No. 101

SITE SAFETY PLAN

- PLOT FOUNDATIONS COMMENCED
- PLOT UNDER SCAFFOLD
- SCAFFOLD STRUCK, EXTERNAL WORKS IN PROGRESS
- PLOT OCCUPIED
- CONSTRUCTION TRAFFIC
- PUBLIC TRAFFIC
- PEDESTRIAN ROUTES
- PROTECTED CONSTRUCTION AREA (HERAS FENCING)
- SITE SALES AREA AND CAR PARK
- CONSTRUCTION CAR PARK
- SITE COMPOUND AND STORAGE AREAS
- OVERHEAD ELECTRIC CABLES
- UNDERGROUND ELECTRIC CABLES
- GAS LINE
- WATER
- BUILDING SKIP - LIGHTWEIGHT ACTIVE WASTE
- BUILDING SKIP - ACTIVE WASTE
- BUILDING SKIP - INERT WASTE
- CEMENT SILO

PLANS TO MEET CONDITIONS
5387

Revisions:

Bryant Homes
A Taylor Woodrow Company

WOKINGHAM ROAD
EARLEY
BERKSHIRE

MANAGEMENT PLAN

7306/ 05 / 01

Scale: 1:350 Date: JAN '03

Drawn By: DJM Designed By: DJM

Bryant Homes Thames Valley
Popes Manor, Murrell Hill Lane,
Binfield, Bracknell, Berkshire, RG42 4DA
Tel:- 01344 426688, Fax:- 01344 485906

Notes

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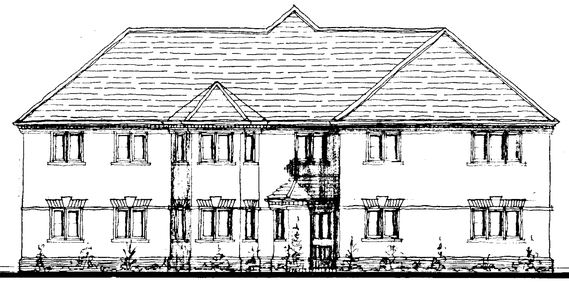
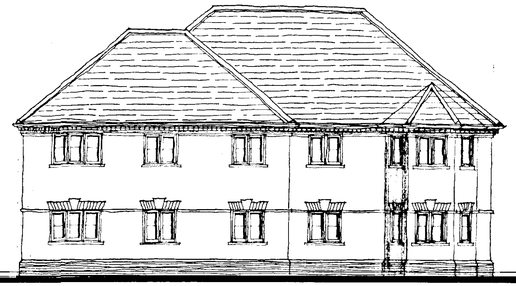
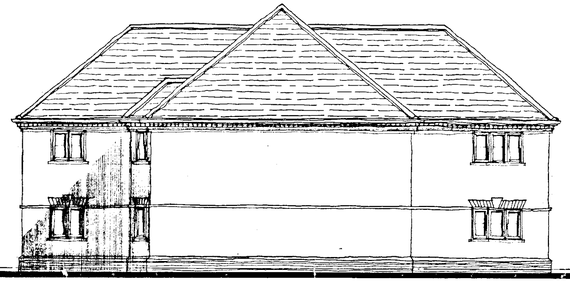


FRONT ELEVATION



SIDE ELEVATION



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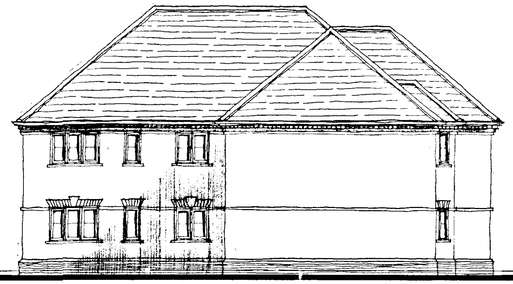
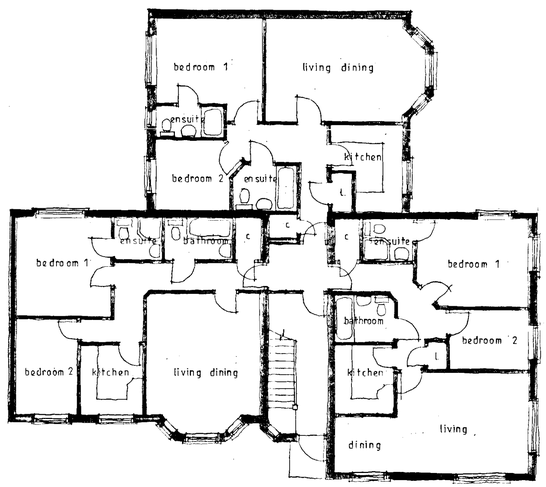
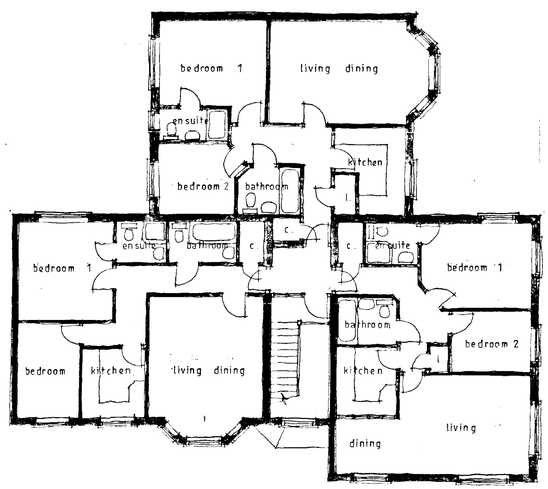


SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

MATERIALS

Roof : CONCRETE INTERLOCKING TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING AND DENTIL COURSE.

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : FACE BRICK DENTIL COURSES WITH GUTTER BRACKETS.

GROSS INTERNAL FLOOR AREAS =
4 No AT 61.75M² = 665 FT²
2 No AT 61.41 M² = 661 FT²

APPROVED
REVISED PLAN
5387/1

A. GROSS FLOOR AREAS ADDED 23/10/2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 33-38

Scale: 1:100 Date: June 2001

BUILDING SERVICES: MHT
DCL: TJS
DC: EAF
JDS:
CS:
01 MAY 2002
COMMENTS: CHK:

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-9894403 Fax: 0118-9894383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 15A

Rapidex DS (UK) 98412A

Notes

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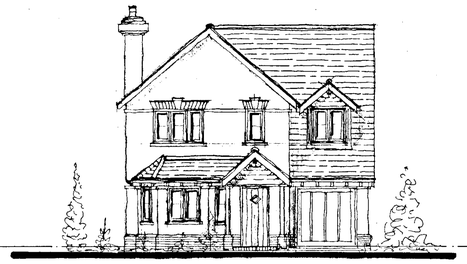
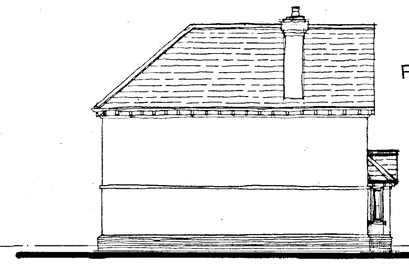
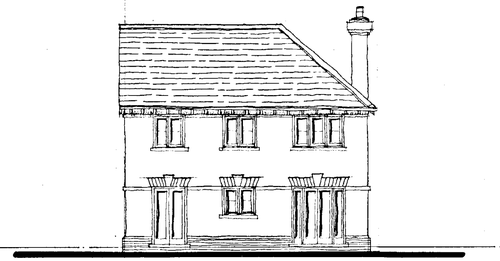
REVISED PLAN
5387



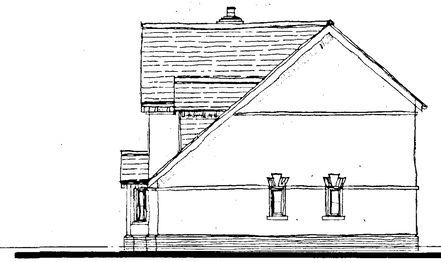
FRONT ELEVATION



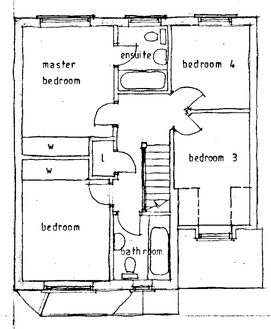
SIDE ELEVATION



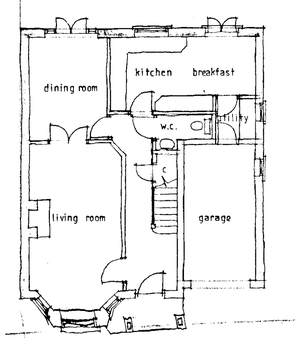
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR



MATERIALS

ROOF : INTERLOCKING CONCRETE TILES. ALL TO BE APPROVED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH WINTOLS AND STRING COURSE

WINDOWS : WHITE COTTAGE STYLE WINDOWS

EAVES : OPEN EAVES WITH STAINED RAFTOR FEET

GROSS INTERNAL FLOOR AREA - 125.83 M² 1355 Ft²

APPROVED

B : PLOT REFERENCE 43 ADDED 9.7.2002
A : GROSS FLOOR AREA ADDED 29.10.2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plot 1 and 43

Scale: 1:100 Date: May 2001



The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
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Job 1408 Dwg. 06 B

Rapidex DS (UK) 99811

D 24/12/02

Notes

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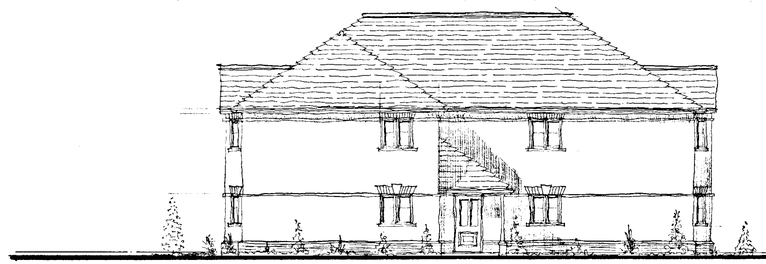
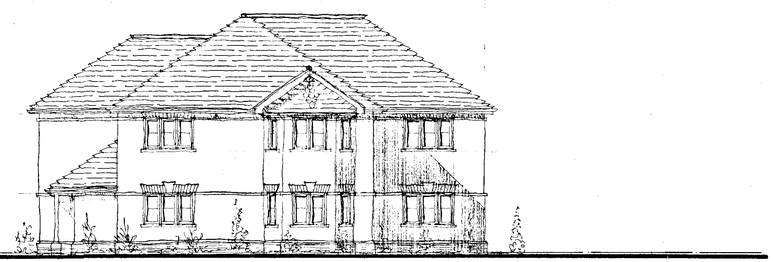


SIDE ELEVATION



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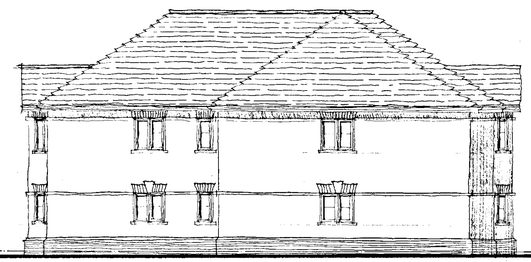
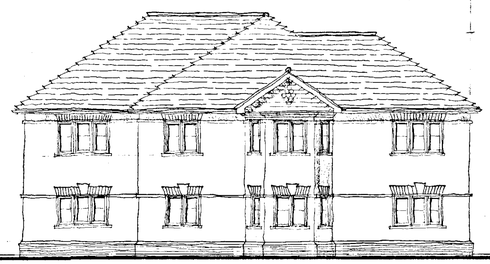
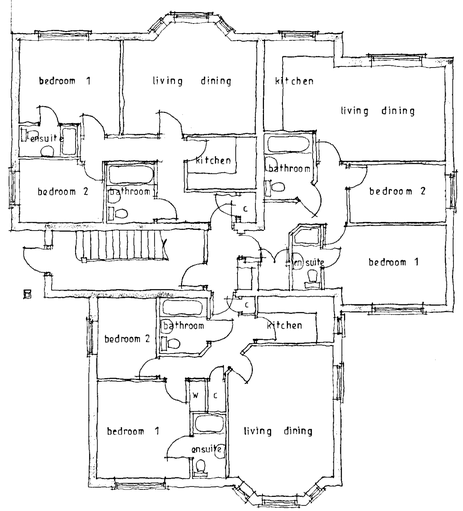


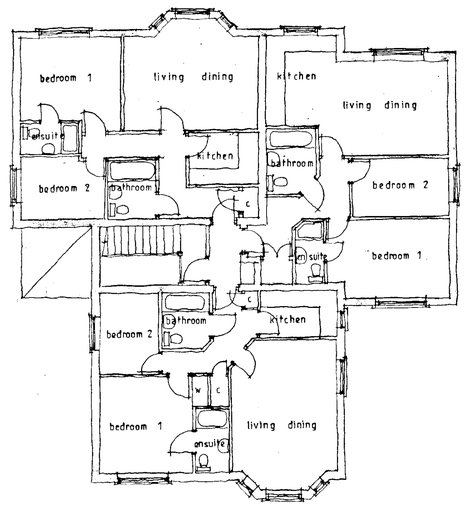
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

0 10 20 30 40 50 60 70 80 90 m

MATERIALS

ROOF : PLAIN CONCRETE TILES WITH BONNET HIP TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSES.

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : WHITE FASCIA AND SOFFIT

GROSS INTERNAL FLOOR AREA
4 NO AT 56.57 M² : 608 FT².
2 NO AT 55.82 M² : 600 FT².

APPROVED

REVISED PLAN
5387 1

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS	
01 MAY 2002	
COPIES TO	

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS ELEVATIONS
Units 43-48

Scale: 1:100 Date: April 2002

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 17

Rapidos DS (UK) 98412A

Notes

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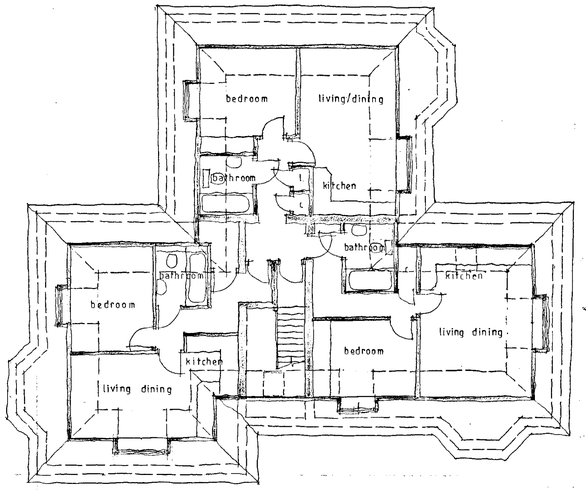
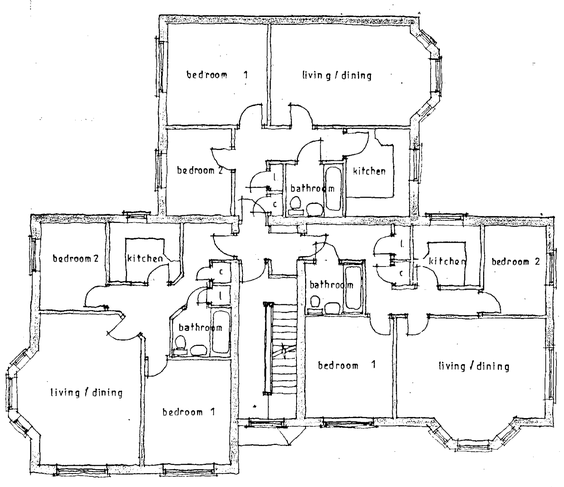
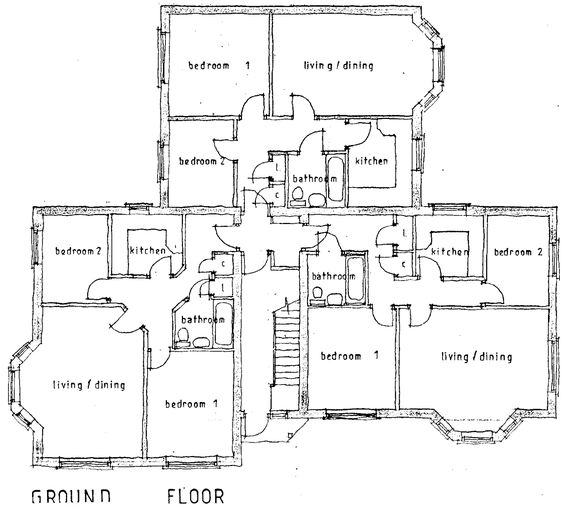


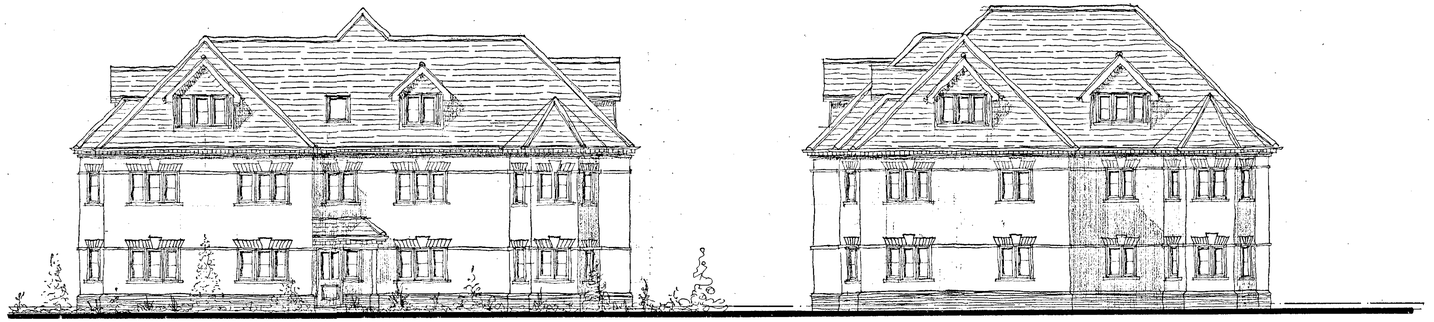
SECOND FLOOR



FIRST FLOOR

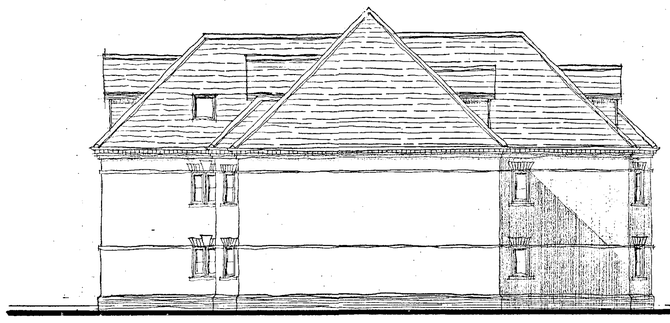


GROUND FLOOR



FRONT ELEVATION

SIDE ELEVATION



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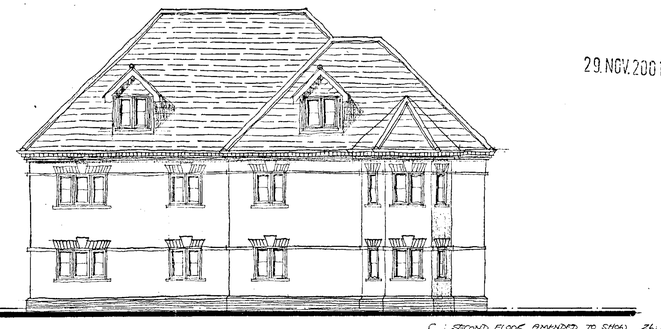

SIDE ELEVATION

29.NOV.2001 • 5387

C : SECOND FLOOR AMENDED TO SHOW REDUCED WIDTH ROOFSPACE 26.11.2001
B : GROSS FLOOR AREA ADDED 29.10.2001
A : PLANS AND ELEVATIONS AMENDED TO SHOW REVISED POSITION OF BAY WINDOW AND PLOT NUMBERS REVISED. 5.9.2001

MATERIALS

Roof : CONCRETE INTERLOCKING TILES. RAL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING PLINTH, LINTOL STRINGS AND DENTIL COURSES

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : FACE BRICK DENTIL COURSING WITH CLIVET BRICKER.

GROSS FLOOR AREA = 61.75 M² = 665 FT²

APPROVED

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 43-51

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 12 C

Reproduced OS (UK) 99412A

Notes

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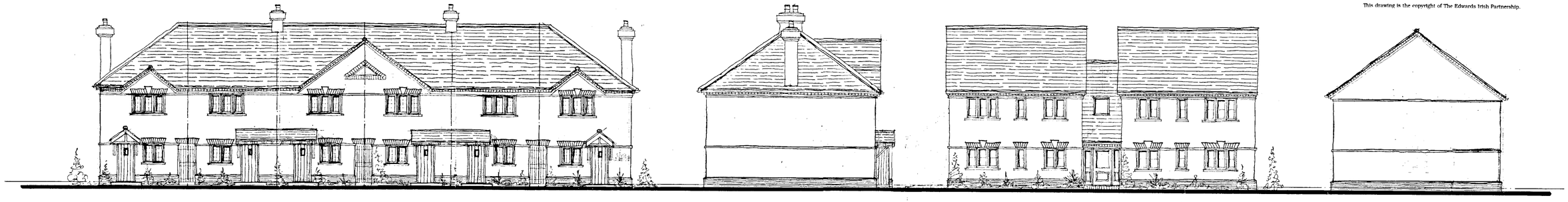
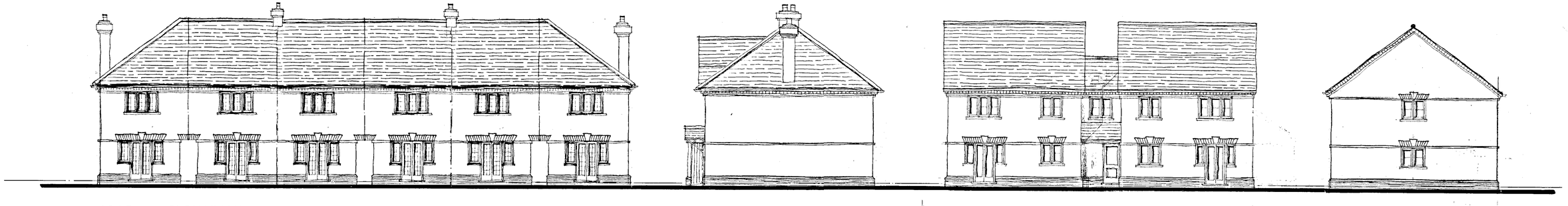


FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

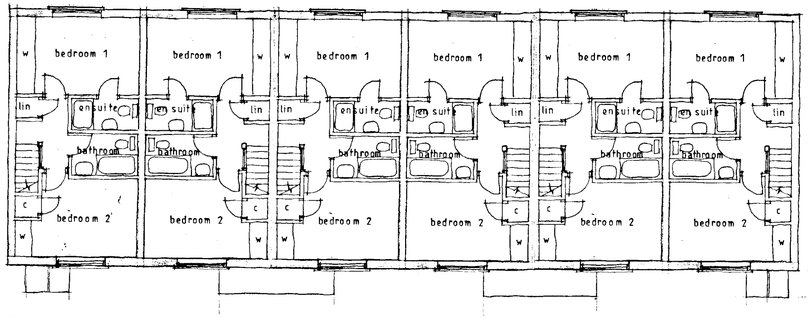


REAR ELEVATION

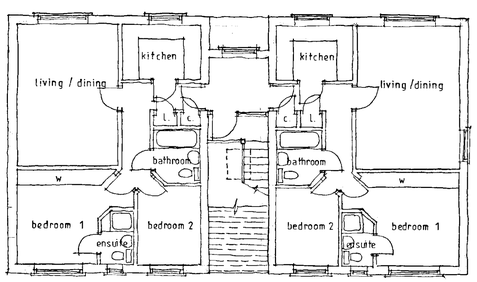
SIDE ELEVATION

REAR ELEVATION

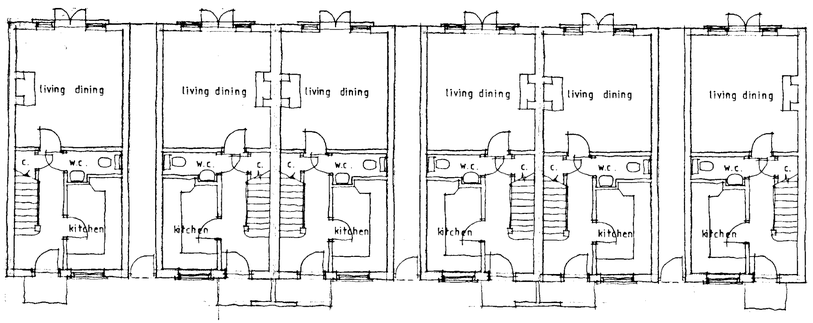
SIDE ELEVATION



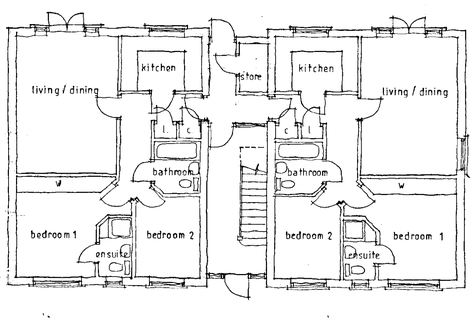
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR PLOTS 23 – 28



GROUND FLOOR PLOTS 15 - 18

MATERIALS

ROOF : CONCRETE INTERLOCKING TILES TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH. LINTOLS STRING AND DENTAL COURSE.

WINDOWS : WHITE COTTAGE STYLE WINDOWS AND WHITE ALL BAR WINDOWS.

EAVES : FACE BRICK DENTAL CORBELLING WITH GUTTER BRACKETS.

GROSS INTERNAL FLOOR AREAS.

2 BED FLATS 56.10 m^2 = 604 ft^2

2 BED HOUSES 66.30 m^2 = 715 ft^2

APPROVED

31 JUL 2002

D: ATTACHED BIN STORE TO FLATS 15-18 OMITTED AND FLOOR AREAS ADDED FOR FLATS AND HOUSES 29.7.2002

C: BIN STORE AND CYCLE STORE ADDED TO UNITS 15-18 7.7.2002.

B: WROUGHT IRON GATES ADDED TO ALLEYWAYS TO GROUND FLOOR PLAN AND FRONT ELEVATION AS DISCUSSED WITH PLANNING OFFICER 24.10.2001

A: SECONDARY TO WINDOWS TO LOUNGE OMITTED TO PLANS AND SIDE ELEVATIONS ON PLOTS 15 AND 17. 5.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 15-18 23-28

Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 10 D

Rapidos DS (UK) 88412A

Notes

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MATERIALS

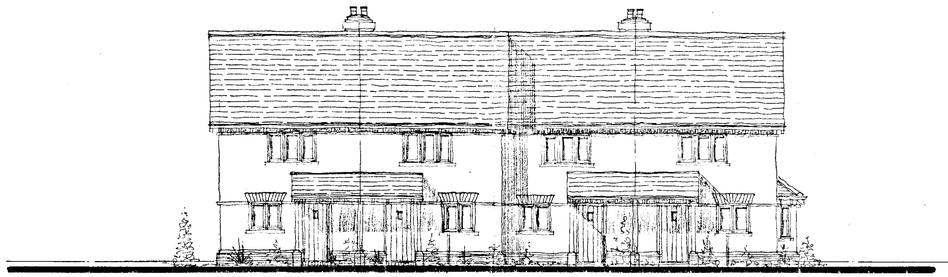
ROOF : CONCRETE INTERLOCKING TILES ALL TO MATCH EXISTING.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTELS AND STRING COURSES.

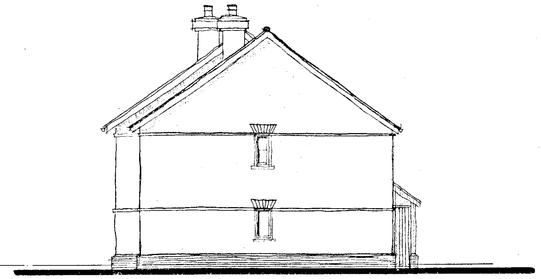
WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : OPEN EAVES DETAIL WITH STAINED RAFTER FEET.

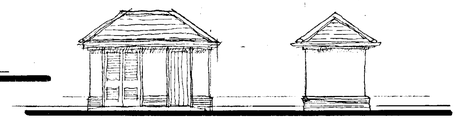
GROSS INTERNAL FLOOR AREA = 83.30 M^2
= 897 FT^2.



FRONT ELEVATION



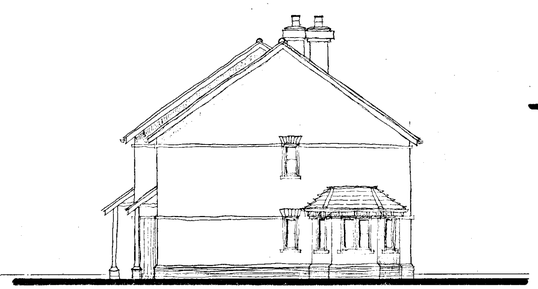
SIDE ELEVATION



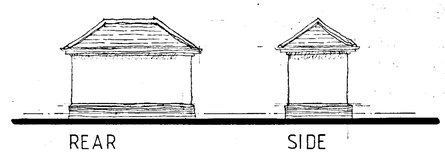
FRONT SIDE



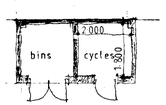
REAR ELEVATION



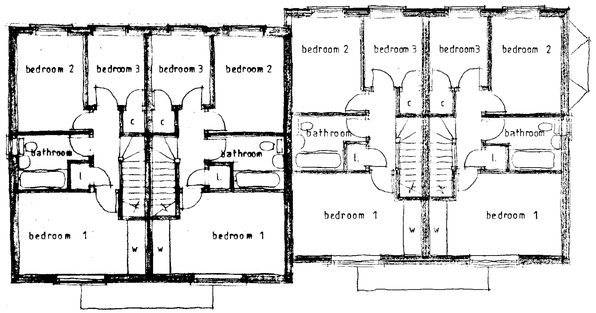
SIDE ELEVATION



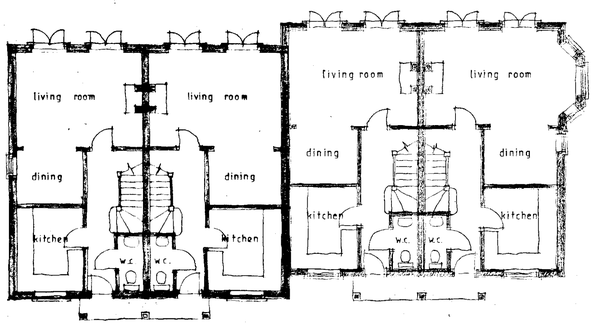
REAR SIDE



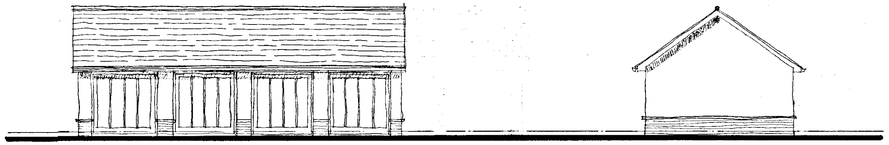
PLAN- BIN & CYCLE STORE FOR FLATS 7-12, 15-18 & 33-38



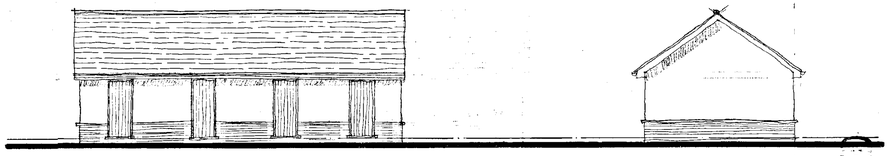
FIRST FLOOR



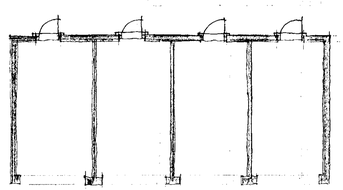
GROUND FLOOR



FRONT ELEVATION SIDE ELEVATION

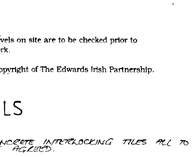


REAR ELEVATION SIDE ELEVATION



GARAGE PLAN

APPROVED



F : CYCLE STORE SIZE INCREASED AND ADDITIONAL STORE ADDED TO PLOTS 15-18. 23.7.2002

E : CARPORTS AMENDED TO SHOW GARAGES AND BIN AND CYCLE STORE TO PLOT 7-12 & 33-38. 5.7.2002

D : CARPORT DETAILS ADDED 26.4.2002

C : UNITS SHOWN STAGGERED AND BIN STORES REMOVED TO FRONT OF UNITS 26.11.2001

B : GROSS FLOOR AREAS ADDED 23.10.2001

A : TWO BEDROOM UNITS OMITTED AND REPLACED BY TWO THREE BEDROOM UNITS 6.9.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATION
Plots 39-42

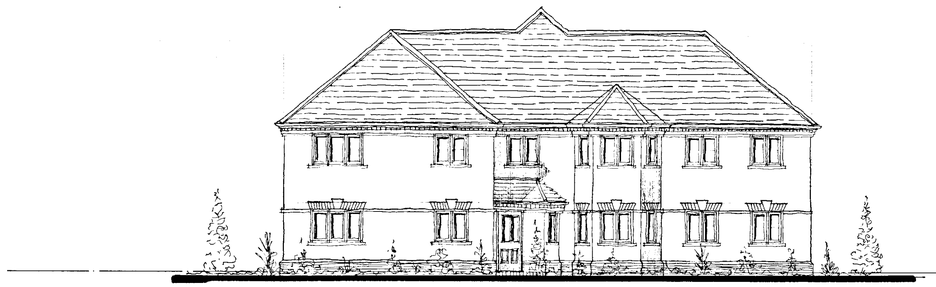
Scale: 1:100 Date: May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks, RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 11 F

Rapidos DS (UK) 98412A

24/11/02



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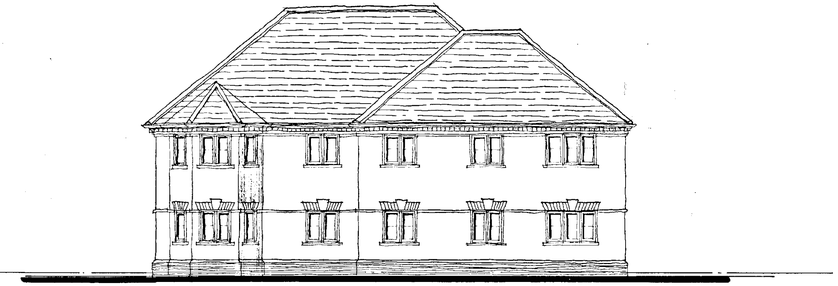
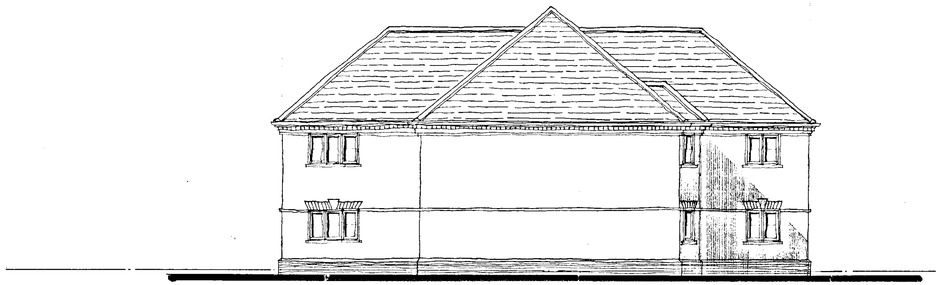
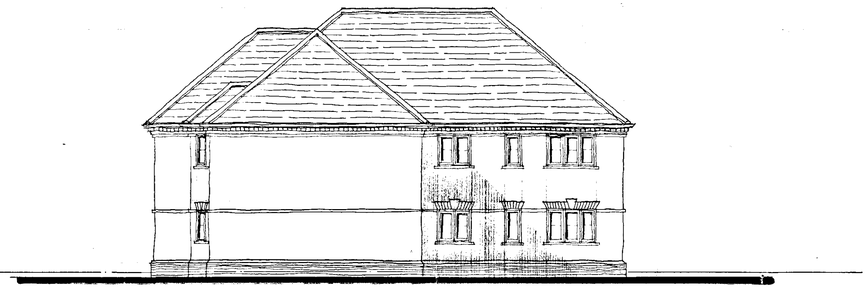


SIDE ELEVATION



REAR ELEVATION



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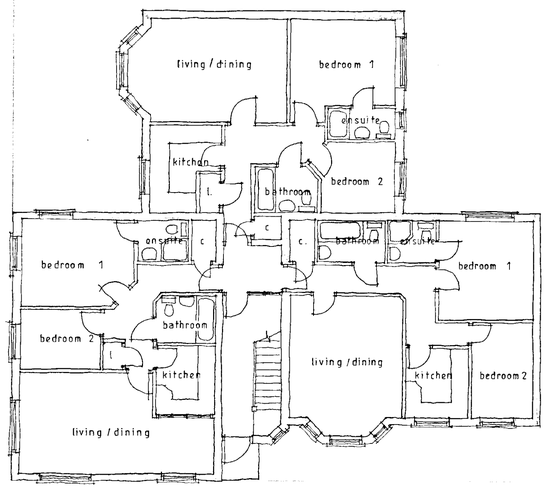
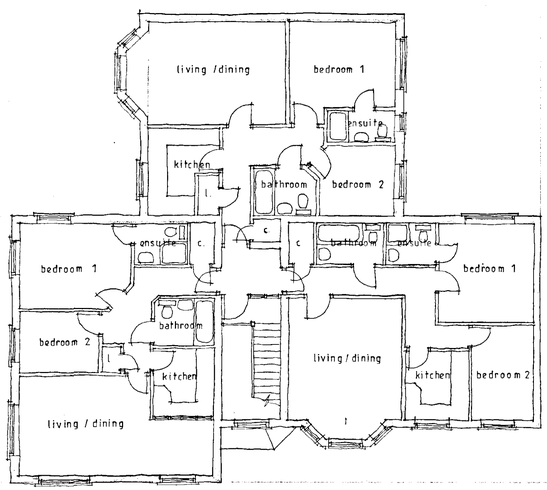


GROUND FLOOR



FIRST FLOOR

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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MATERIALS

ROOF : CONCRETE INTERLOCKING TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING AND DENTIL COURSE

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : FACE BRICK DENTIL COURSES WITH GUTTER BRACKETS.

GROSS INTERNAL FLOOR AREA -
4 No AT 61.75 M^2 = 665 Ft^2
2 No AT 61.41 M^2 = 661 Ft^2

APPROVED

REVISED PLAN

5387

PLANNING SERVICES	HPT
LOC	TLS
DC	ENF
APP	
CS	
01 MAY 2002	
COPIES TO	WCK
	FILE

A: GROSS FLOOR AREAS ADDED 28/10/2001

Project
Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client
Bancroft Developments Ltd

Drawing
PLANS and ELEVATIONS
Plots 7–12

Scale 1:100 Date May 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 08 A

Rapidos DS (UK) 96412A

24/12/02

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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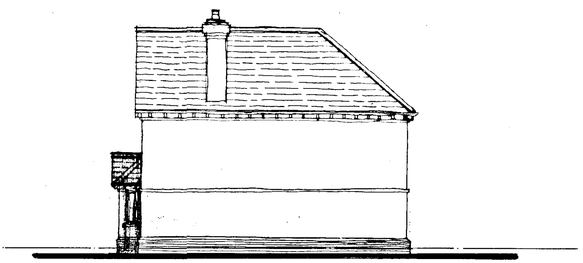
FRONT ELEVATION



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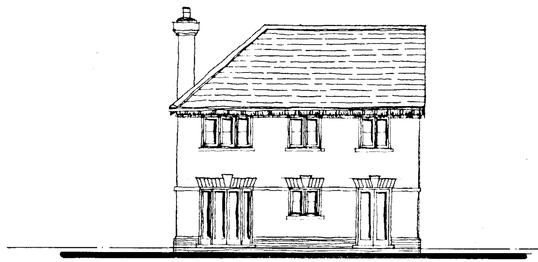
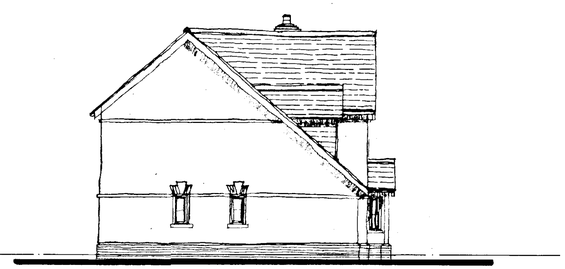
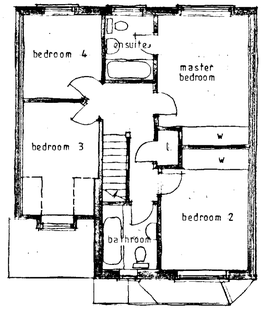


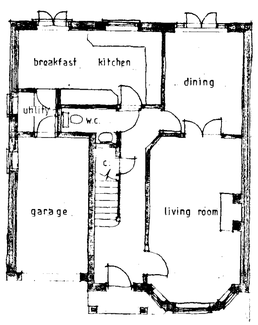
REAR ELEVATION



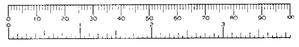
SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR



MATERIALS

ROOF : INTERLOCKING CONCRETE TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSE

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : OPEN EAVES WITH STAINED RAFTER FEET.

GROSS INTERNAL FLOOR AREA = 125.33 M² = 1355 FT²

REVISED PLAN

5387 #1

APPROVED

B: PLOT REFERENCE 44 ADDED 8:7:2002
A: GROSS FLOOR AREA ADDED 25:10:2001

Project
Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client
Bancroft Developments Ltd

Drawing
PLANS and ELEVATIONS
Plot 2 and 44

Scale 1:100 Date June 2001

PLANNING SERVICES
12 JUL 2002

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg.13 B

Rapidos DS (UK) 9981

Notes

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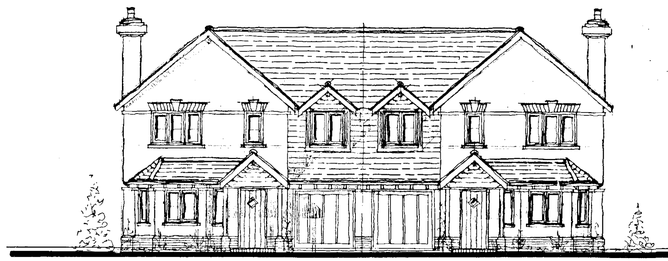

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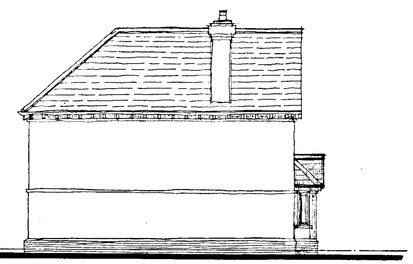
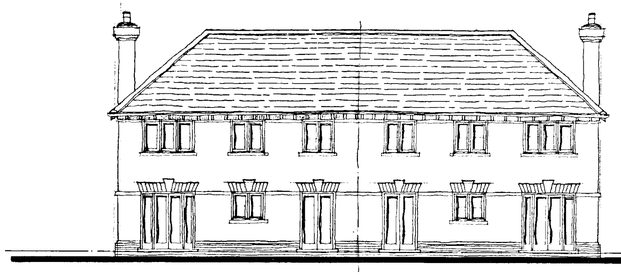
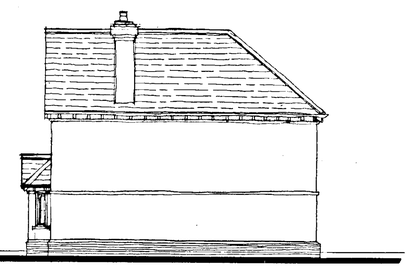


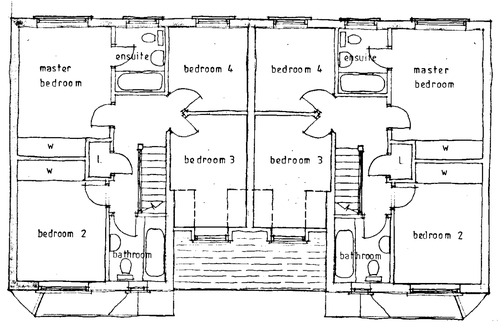
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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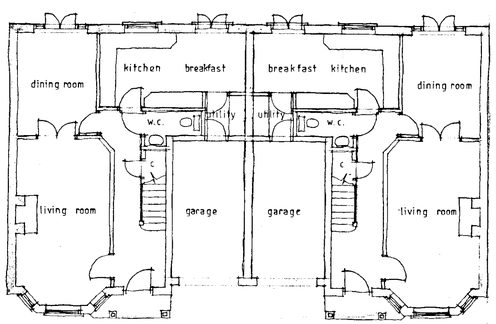
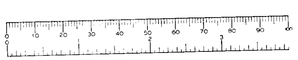


GROUND FLOOR



MATERIALS

ROOF : INTERLOCKING CONCRETE TILES TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSING.

WINDOWS : WHITE COTTAGE STYLE WINDOWS

EAVES : OPEN EAVES DETAIL WITH STAINED RAFTER FEET.

GROSS INTERNAL FLOOR AREA = 125.83 m^2 = 1355 ft^2

REVISED PLAN

5387

APPROVED

A : GROSS FLOOR AREAS ADDED 29:10:2001

Project: Proposed residential development
415 - 445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 3 - 6

Scale: 1:100 Date: May 2001

PLANNING SERVICES HPT
PHOL
DC
APP
CS
01 MAY 2002

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 07 A

Rapidos DS (UK) 99811
24/12/02

Notes

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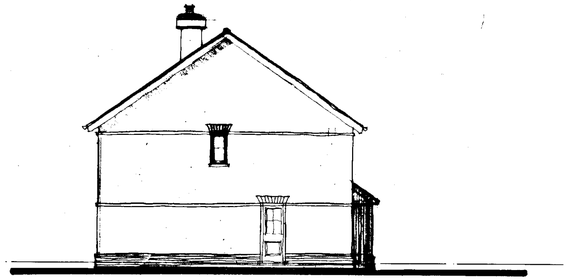
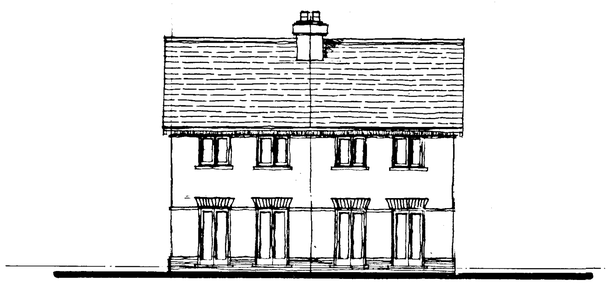
Do not scale this drawing.



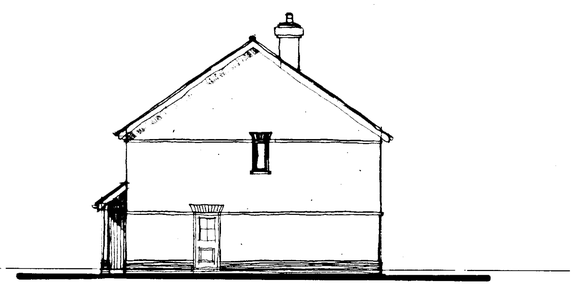
FRONT ELEVATION



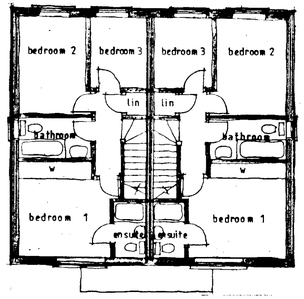
SIDE ELEVATION



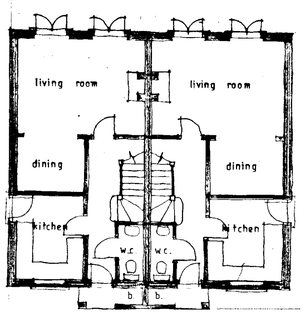
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR

MATERIALS

ROOF : INTERLOCKING CONCRETE TILES ALL TO BE AGREED.

WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH LINTOLS AND STRING COURSE

WINDOWS : WHITE COTTAGE STYLE WINDOWS.

EAVES : OPEN EAVES WITH STAINED RAFTER ENDS

RECEIVED
01 MAY 2002

APPROVED

REVISED PLAN
5387

A: GROSS FLOOR AREAS ADDED 29.10.2001

Project
Proposed residential developments
415-445 Wokingham Road
EARLEY
Berks

Client
Bancroft Developments Ltd

Drawing
PLANS and ELEVATIONS
Plots 13 and 14

Scale 1:100 Date June 2001

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2PT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 14 A

Rapidex DS (UK) 99911

Notes

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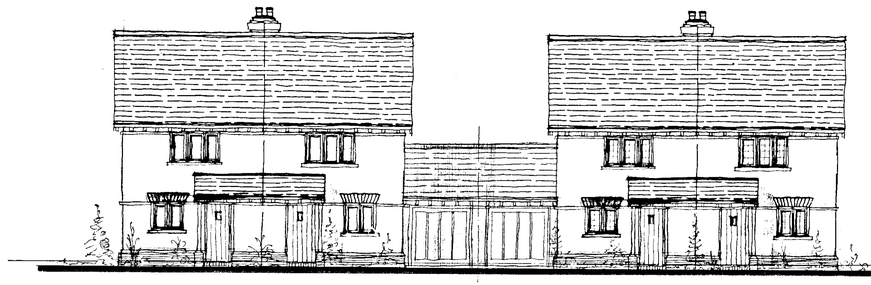

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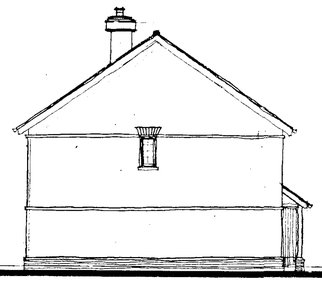
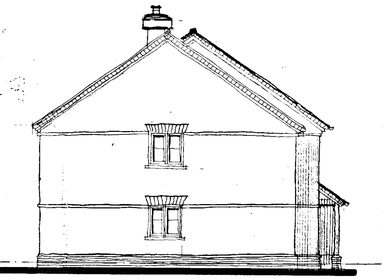


SIDE ELEVATION



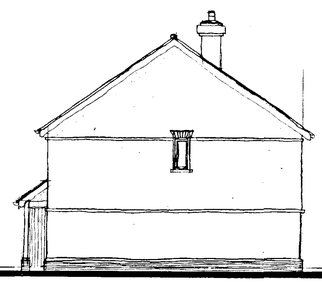
FRONT ELEVATION



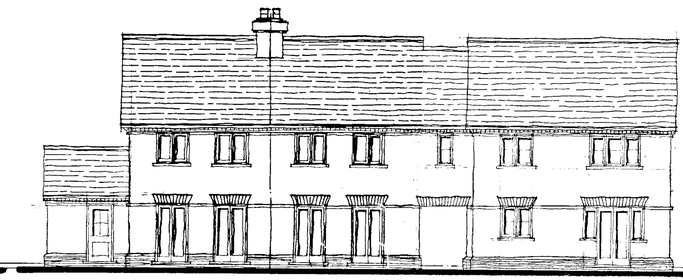
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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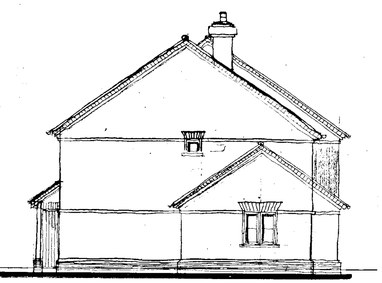

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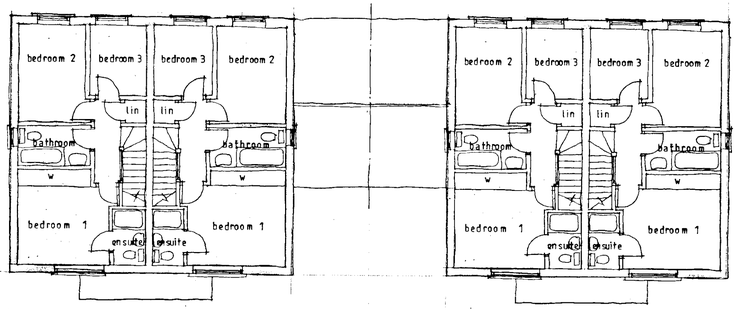
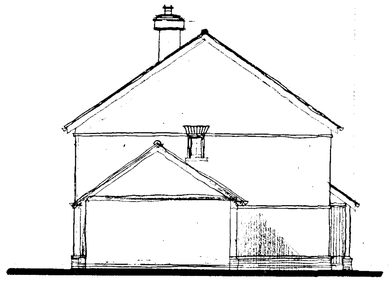


FIRST FLOOR



SIDE ELEVATIONS

MATERIALS

ROOF : CONCRETE INTERLOCKING TILES ALL TO BE AGREED.

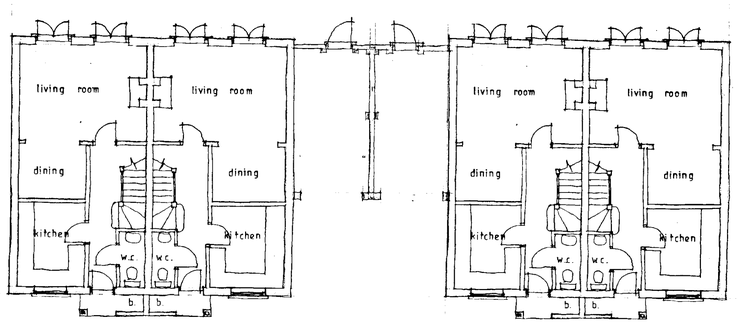
WALLS : FACE BRICKWORK WITH CONTRASTING BRICK PLINTH, LINTOLS STEPING AND DENTIL COURSES.

WINDOWS : WHITE COTTAGE STYLE CASEMENTS AND DOORS ALL BAC WINDOWS

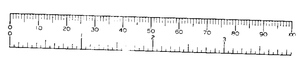
EAVES : OPEN EAVES DETAIL WITH STAINED TIMBER FASCIA AND FACE BRICK DENTIL CORBELING WITH GUTTER BRACKETS.

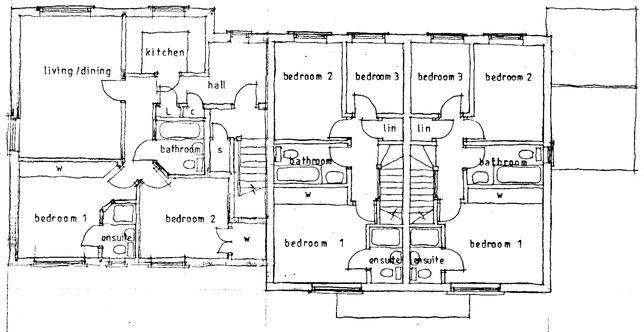
GROSS INTERNAL FLOOR AREAS =

3BED HOUSE :	83.30 M²	897 FT²
2 BED MAISONETTE	72.82 M²	784 FT²
	56.10 M²	604 FT²

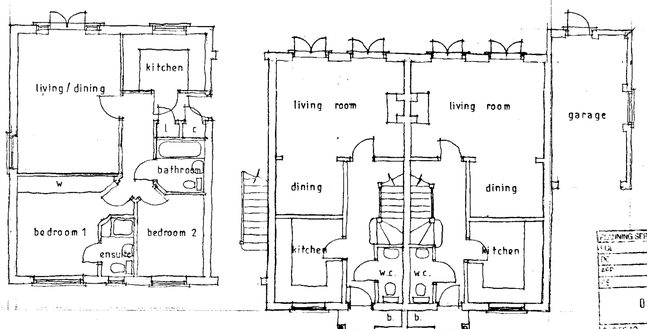


GROUND FLOOR PLOTS 13 14 29-32





FIRST FLOOR



GROUND FLOOR PLOTS 19-22

REVISED PLAN

5387 J

APPROVED

A: GROSS FLOOR AREAS ADDED 28.10.2001

Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: PLANS and ELEVATIONS
Plots 13 14 19-22 and 29-32

Scale: 1:100 Date: May 2001

PLANNING SERVICES	INT
LTA	TLS
TV	CNF
ENV	
ES	
01 MAY 2002	
CLIENTS ID	N.C.A.
	TMS

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2PT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1408 Dwg. 09 A

Rapidex DS (UK) 984124

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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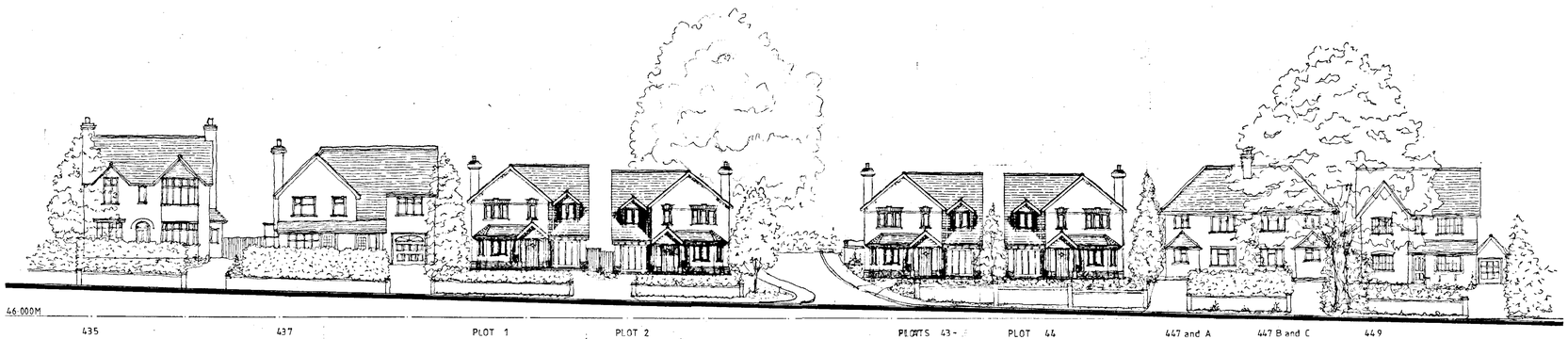


C: FLATS 43-48 OMITTED AND 2 No DETACHED HOUSES SHOWN 10:7:2002.

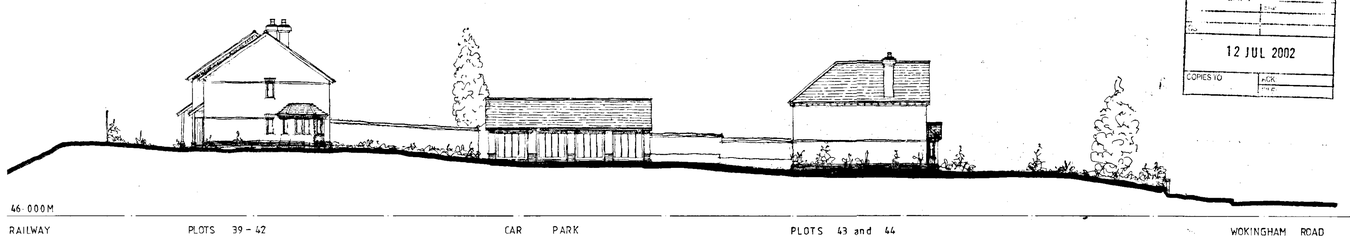
B. FLATS REDUCED IN SIZE AND NUMBERS AND 2.000 HIGH WALL OMITTED AND LOW LEVEL WALL AND HEDGE SHOWN SECTION THROUGH SITE ADDED. 26:4:2002.

A: ROOF REDUCED TO FLATS 43-51 26:11:2001.

5387
REVISED PLAN

12 JUL 2002

COPIES TO



Project: Proposed residential development
415-445 Wokingham Road
EARLEY
Berks

Client: Bancroft Developments Ltd

Drawing: STREET SCENE

Scale: 1:200

Date: October 2001

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Job 1408 Dwg. 16 C