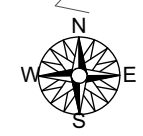


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DO NOT SCALE EXCEPT FOR PLANNING. ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES.

BOUNDARY SUBJECT TO TITLE PLAN CHECK.

SUBJECT TO REVIEW OF LEVELS AND FALLS.



Application Site Area - 1.87ac

PROPOSED ACCESS JUNCTION LAYOUT WITH 12m KERB RADII

FISHPONDS ROAD

FISHPONDS ROAD

BENCH SEATING AREA CONSTRUCTED

EXISTING HEDGE TRIMMED TO MAKE ROOM FOR YARD

PROPOSED RELOCATED SUB STATION  
TBC BY STATUTORY AUTHORITY  
LOCATION BASED ON DRAWING '3286  
PSK03 Substation Sketch-PSK03'

EXISTING BRICK WALL DEMOLISHED

EXISTING SUB STATION DEMOLISHED AND RELOCATED

2.4 x 43m VISIBILITY SPLAY  
(SHOWN TO EDGE OF CARRAGEWAY)

4 ADDITIONAL SPACES

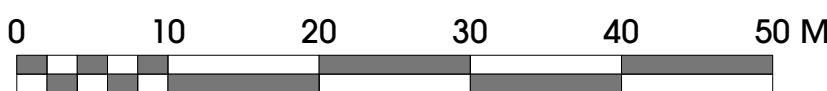
22 CPS

UNIT 1  
GF GIA = 35,000 SQ FT  
FF GIA = 4,650 SQ FT  
TOTAL GIA = 39,650 SQ FT  
GF GEA = 36,000 SQ FT  
FF GEA = 5,200 SQ FT  
TOTAL GEA = 41,200 SQ FT

UNIT 1  
GF GIA = 3,250 SQ M  
FF GIA = 430 SQ M  
TOTAL GIA = 3,680 SQ M  
GF GEA = 3,340 SQ M  
FF GEA = 460 SQ M  
TOTAL GEA = 3,800 SQ M

EXISTING BRICK WALL SUBJECT TO SE

REEVES WAY



| Rev | Date     | Description                                  | By | Check |
|-----|----------|----------------------------------------------|----|-------|
| 1   | 15/08/24 | Planning Note Amended                        | ML |       |
| 2   | 16/08/24 | Paving and drive amended to suit tracing     | ML |       |
| 3   | 06/09/24 | Site entrance gate and parking amended       | ML |       |
| 4   | 20/07/24 | Site entrance amended                        | ML |       |
| 5   | 10/07/24 | Site entrance amended in accordance with ADC | ML |       |

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client **TUNGSTEN**  
PROPERTIES

project  
Fishponds Road,  
Wokingham

drawing title  
Proposed Site Plan (B8)

date January 2024  
status Planning  
scale 1:500 @ A3  
drawn AB checked DW  
job no. 3286 dwg no. P402 rev. M