



THIS DRAWING IS COPYRIGHT, AND REMAINS THE PROPERTY OF HTC ARCHITECTS. IT MUST NOT BE REPRODUCED, USED, DISCLOSED OR TRANSMITTED TO THIRD PARTIES IN ANY FORM, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION.

DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES

SITE LAYOUT KEY	
—	Boundary Line
—	Cycle Path
—	Visibility Splay 1m x 25m
●	New tree planting

Rev.	Date	Description	Drawn
M	05/12/25	Revised Landscape Plan	LA
L	19/11/25	Relocation of substation and revised notes.	LA
K	23/07/25	Substation added for reserved matters.	LA
J	01/07/25	Unit floor plans coordinated with the site plan	LA
H	11/12/2024	Unit 6 loading bays repositioned to coordinate with ADC tracking drawing.	PH
G	09/12/2024	Hedgerow to Western edge of Observer Way reinstated, coordinated with landscaping scheme	PH
F	02/12/2024	Existing trees adjacent entrance amended following discussion with planning consultant	PH

htcarchitects

York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T: (0113) 244 3457
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

Client
Tungsten Properties

Project
Observer Park, Arborfield,
Reading

Drawing Title
Masterplan

Date 20/08/2024
Status PLANNING
Scale 1:1000 Size A1
Drawn PH Checked DW
Job no. 3389 Dwg no. P403 Rev. M

- Pedestrian Crossing
- Highlighted Red elements to be removed / amended to facilitate new access road
- Pedestrian Crossing
- Existing ditch to be realigned / culverted to accommodate new access road
- Existing access road (with improvements)
- Pedestrian Crossing
- Attenuation basin
- Connection to cycle path
- Foul pump station
- Proposed native hedgerow and native tree planting. Refer to landscape proposals
- Red line indicates site boundary
- Existing cycle path
- Lorry loading bay
- Existing relief road strategic planting
- Enhanced soft landscaping zone
- Soft landscaped amenity (picnicing) space

