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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
	EV Charging Spaces
	Passive EV Charging Spaces

O	12/02/26	Passive EV charging spaces added.	OHS
N	20/01/26	Revised note & bin/ cycle storage	LA
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 & loading bays repositioned to coordinate with ADC tracking drawing	PH
Rev.	Date	Description	Drawn

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. O

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

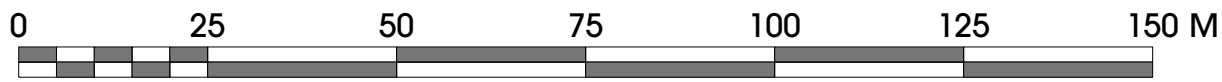
Existing cycle path

Lorry loading bay

Existing relief road strategic planting

Enhanced soft landscaping zone

Soft landscaped amenity (picnic) space



1 **Proposed Site Plan**
Scale: 1:1000

New link to existing footpath to be unsurfaced.

Building siting zones (x.xx) denotes maximum ridge height above GFFL

Development zone

Proposed enhanced landscape zone

Red hatch indicates tree protection zone

Existing ancient woodland

Existing footpath (FP22)