

EXTERNAL FURNITURE KEY

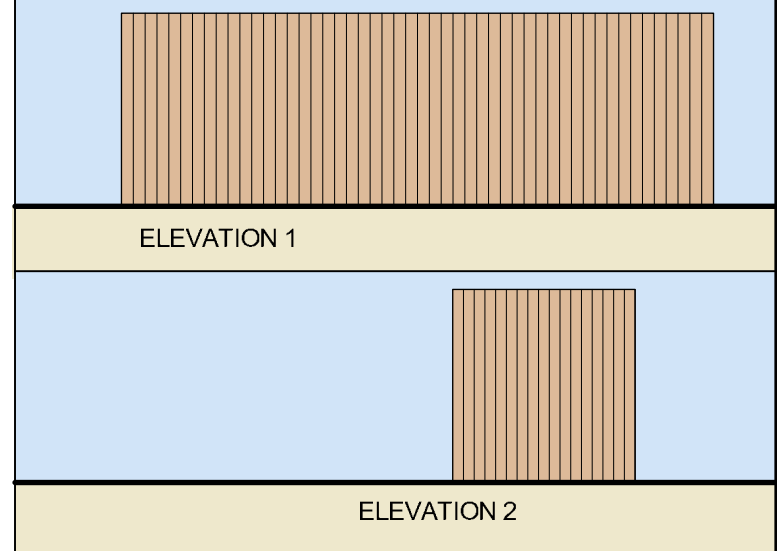
LOCATION OF COVERED CYCLE PARKING. ABLE CANOPIES, PEMBROKE TIMBER CYCLE SHELTER (OR SIMILAR) CYCLE HOOPS AND PROPRIETARY FALCO LITE CYCLE SHELTER (OR SIMILAR)



CONCRETE FILLED ANTI RAM BOLLARDS TO BE INSTALLED TO ALL SERVICES DOORS WITHIN YARD AREAS

ANTI RAM BOLLARDS TO GLAZED ENTRANCE AREAS. STAINLESS STEEL TYPE BOLLARDS (OR SIMILAR)

1.8M HIGH CLOSE BOARDED TIMBER TO BIN STORE WITH LOCABLE GATES LANGLEY DESIGN, SHELDON BIN STORE (OR SIMILAR TO BE USED)



SITE LAYOUT KEY

- Boundary Line
- Cycle Path
- Access From A327
- Existing Footpath (FP22)
- A327 road adjacent
- Proposed Pathways
- Mezzanine level
- Covered bicycle parking
- Bin store
- Foul pumping station
- Unit pedestrian entry
- Unit vehicular entry
- New tree planting



A 23/07/25 Substation added for reserved matters. LA

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
External Furniture Plan

Date **July 2025**
Status **PLANNING**
Scale **1:1000** Size **A1**
Drawn **LA** Checked **DW**
Job no. **3389** Dwg no. **P406** Rev. **A**

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

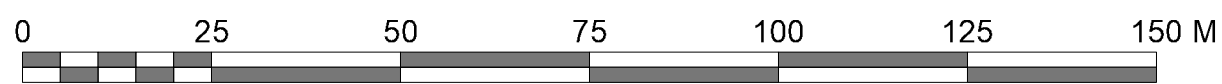
Existing cycle path

Lorry loading bay

Existing relief road strategic planting

Enhanced soft landscaping zone

Soft landscaped amenity (picninc) space



New link to existing footpath

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

Development zone

Proposed enhanced landscape zone

Red hatch indicates tree protection zone

Existing ancient woodland

Existing footpath (FP22)