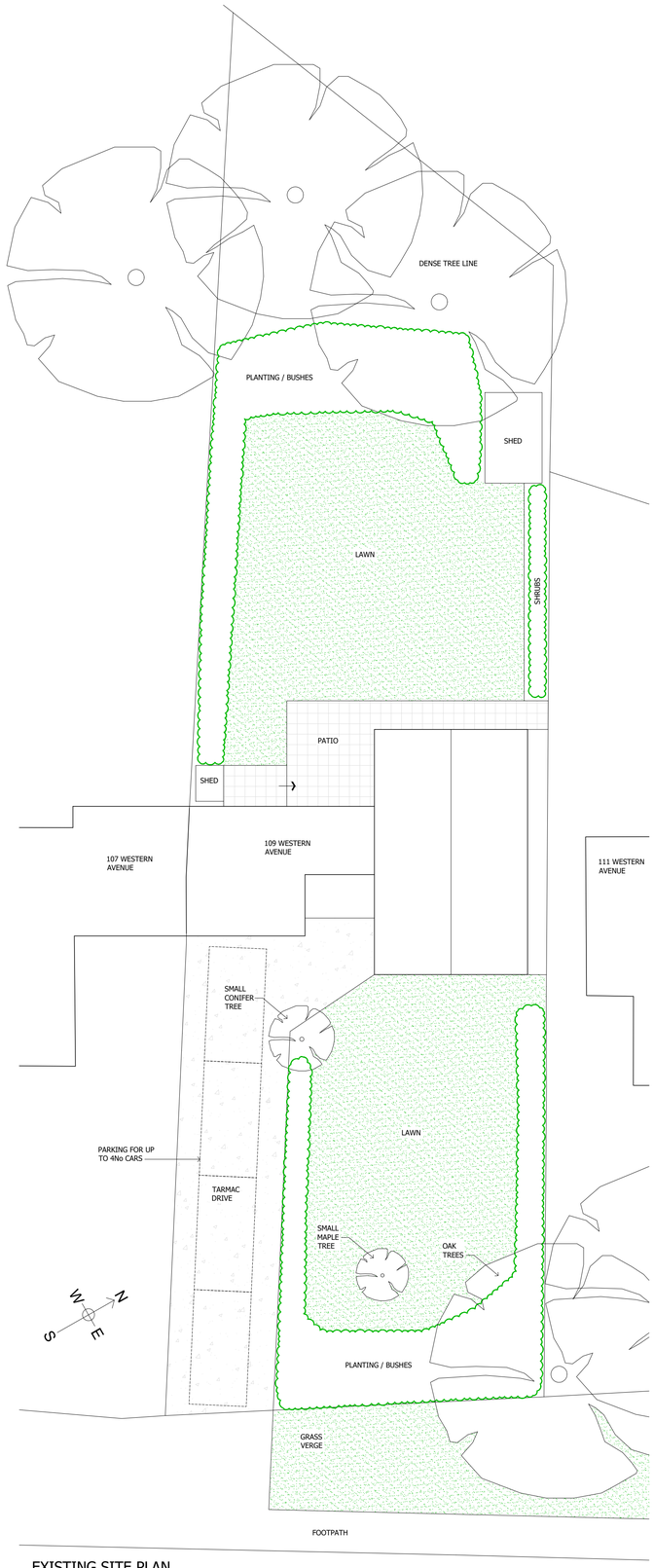
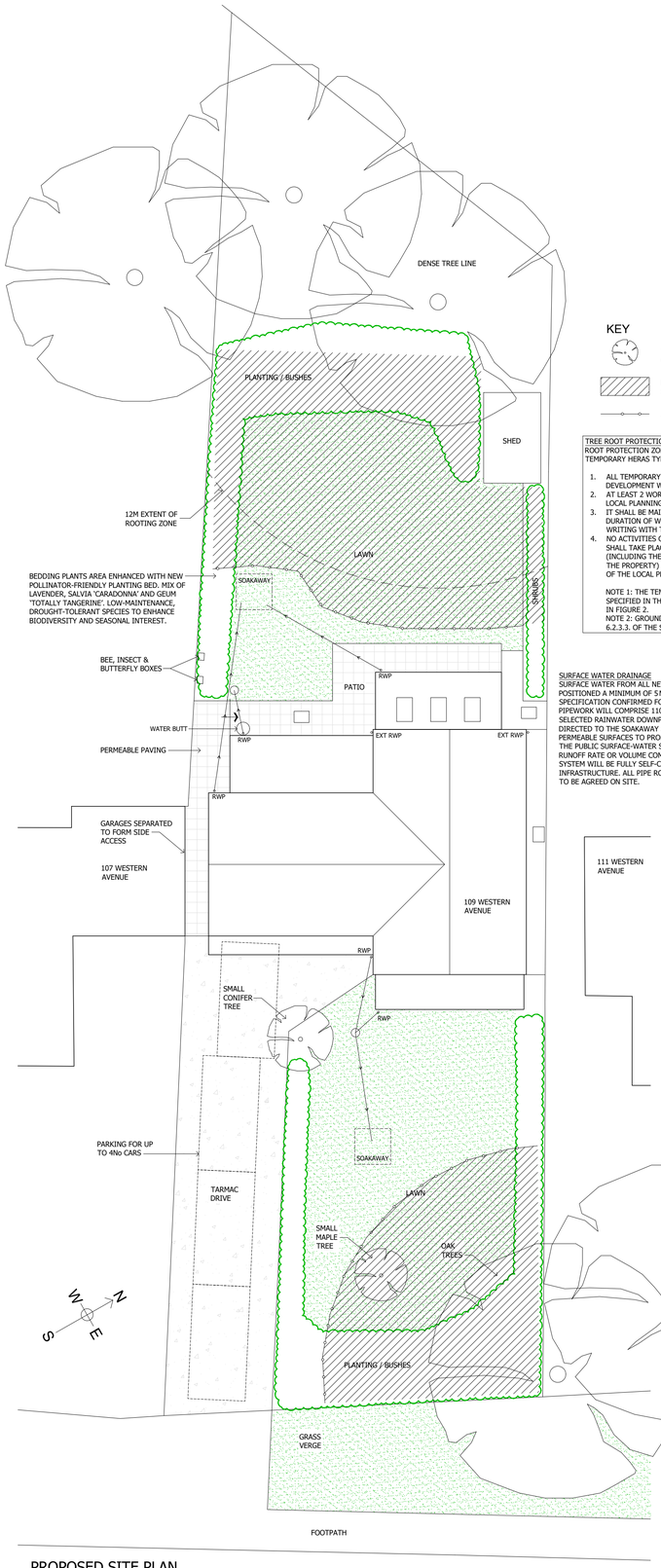


EXISTING SITE PLAN
1/125 @ A1



PROPOSED SITE PLAN
1/125 @ A1

KEY

TREE POSITION AND APPROXIMATE CANOPY SPREAD

EXTENT OF ROOT PROTECTION AREA ONTO SITE DENOTING AREA OF CONSTRAINT

APPROXIMATE LINE OF PROTECTIVE FENCE

TREE ROOT PROTECTION
ROOT PROTECTION ZONE SHOWN HATCHED AND ENCLOSED BY TEMPORARY HERAS TYPE FENCING AS NECESSARY

1. ALL TEMPORARY FENCING SHALL BE ERECTED PRIOR TO ANY DEVELOPMENT WORKS.
2. AT LEAST 2 WORKING DAYS NOTICE SHALL BE GIVEN TO THE LOCAL PLANNING AUTHORITY THAT IT HAS BEEN ERECTED.
3. IT SHALL BE MAINTAINED AND RETAINED FOR THE FULL DURATION OF WORKS OR UNTIL SUCH TIME AS AGREED IN WRITING WITH THE LOCAL PLANNING AUTHORITY.
4. NO ACTIVITIES OR STORAGE OF MATERIALS WHATSOEVER SHALL TAKE PLACE WITHIN THE PROTECTED AREAS (INCLUDING THE ENTIRE ROOT PROTECTION ZONE WITHIN THE PROPERTY) WITHOUT THE PRIOR WRITTEN AGREEMENT OF THE LOCAL PLANNING AUTHORITY.

NOTE 1: THE TEMPORARY PROTECTIVE FENCING SHALL BE AS SPECIFIED IN THE BS5837:2012 AT CHAPTER 6 AND DETAILED IN FIGURE 2.
NOTE 2: GROUND PROTECTION SHALL BE AS PARAGRAPH 6.2.3.3. OF THE SAME BRITISH STANDARD.

SURFACE WATER DRAINAGE
SURFACE WATER FROM ALL NEW ROOF AREAS WILL DISCHARGE TO NEW SOAKAWAYS POSITIONED A MINIMUM OF 5M FROM THE DWELLING, WITH FINAL SOAKAWAY SIZE AND SPECIFICATION CONFIRMED FOLLOWING BRE365 INFILTRATION TESTING. SURFACE-WATER PIPEWORK WILL COMPRISE 110MM UPVC LAID TO A MINIMUM FALL OF 1:60, AND SELECTED RAINWATER DOWNPIPES WILL INCORPORATE WATER BUTTS WITH OVERFLOW DIRECTED TO THE SOAKAWAY SYSTEM. ALL PATIO AREAS WILL BE CONSTRUCTED AS PERMEABLE SURFACES TO PROMOTE INFILTRATION. NO CONNECTION WILL BE MADE TO THE PUBLIC SURFACE-WATER SEWER, AND THE PROPOSED WORKS WILL NOT INCREASE RUNOFF RATE OR VOLUME COMPARED WITH EXISTING CONDITIONS. THE NEW DRAINAGE SYSTEM WILL BE FULLY SELF-CONTAINED AND WILL NOT RELY ON ANY LEGACY DRAINAGE INFRASTRUCTURE. ALL PIPE ROUTES SHOWN ARE INDICATIVE WITH FINAL ALIGNMENTS TO BE AGREED ON SITE.

Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant specialist manufacturers drawings.

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Revision		Date	Initial
A	PARKING AND TREE ROOT PROTECTION ADDED	06.08.2026	NP
B	MINOR CHANGE TO PORCH ROOF AND FRONT SW DRAINAGE	02.10.2026	NP

1:125 SCALE BAR
0 1.0 2.5 5.0 10.0m

Status
PLANNING

Project
PROPOSED EXTENSIONS TO
109 WESTERN AVENUE
WOODLEY, BERKSHIRE

Drawing Title
EXISTING AND PROPOSED
SITE PLANS

Date	Scale	Drawn by
10.07.2026	1:125 @ A1 1:250 @ A3	NP
Project No	**Drawing No**	**Revision**
1106	102	B

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