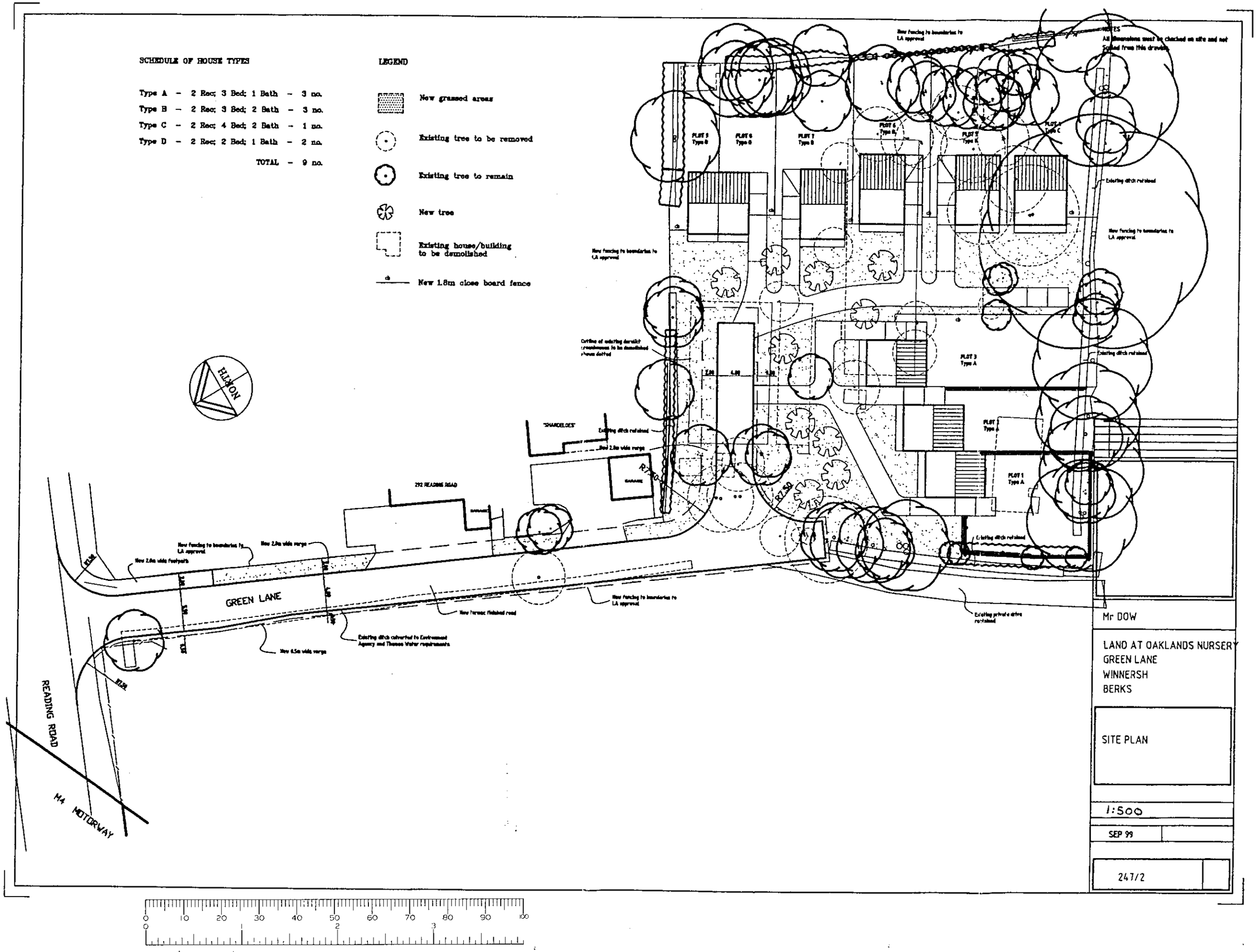
SCHEDULE OF HOUSE TYPES

Type A	–	2 Rec; 3 Bed; 1 Bath	–	3 no.
Type B	–	2 Rec; 3 Bed; 2 Bath	–	3 no.
Type C	–	2 Rec; 4 Bed; 2 Bath	–	1 no.
Type D	–	2 Rec; 2 Bed; 1 Bath	–	2 no.
		TOTAL	–	9 no.

LEGEND

- New grassed areas
- Existing tree to be removed
- Existing tree to remain
- New tree
- Existing house/building to be demolished
- New 1.8m close board fence



Mr DOW

LAND AT OAKLANDS NURSERY
GREEN LANE
WINNERSH
BERKS

SITE PLAN

1:500

SEP 99

247/2

10 APR 2000 * 1211

SCHEDULE OF HOUSE TYPES

Type A – 2 Rec; 3 Bed; 1 Bath – 3 no.
Type B – 2 Rec; 3 Bed; 2 Bath – 3 no.
Type C – 2 Rec; 4 Bed; 2 Bath – 1 no.
Type D – 2 Rec; 2 Bed; 1 Bath – 2 no.

TOTAL – 9 no.

LEGEND

New grassed areas

Existing tree to be removed

Existing tree to remain

New tree

Existing house/building to be demolished

cb — New 1.8m close board fence

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

NORTH

New fencing to boundaries to LA approval
PLOT 9 Type D
PLOT 8 Type D
PLOT 7 Type B
PLOT 6 Type B
PLOT 5 Type B
PLOT 4 Type C
Existing ditch retained
cb
New fencing to boundaries to LA approval
Outline of existing derelict greenhouses to be demolished shown dotted
2.00
4.80
0.50
PLOT 3 Type A
2.0m c/b fence
PLOT 2 Type A
2.0m c/b fence
PLOT 1 Type A
'SHARDELOES'
Existing ditch retained
New 2.0m wide verge
GARAGE
R7.50
292 READING ROAD
GARAGE
New 2.0m c/b fence
Existing ditch retained
New 2.0m c/b fence
New fencing to boundaries to LA approval
New 2.0m wide verge
New 2.0m wide footpath
2.00
4.80
GREEN LANE
5.50
0.50
New tarmac finished road
New fencing to boundaries to LA approval
Existing ditch culverted to Environment Agency and Thames Water requirements
New 0.5m wide verge
Existing private drive reatained
READING ROAD
M4 MOTORWAY

SUPERSEDED

10.APR.2000. 1:211

SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

Date | Revisions

Robin Bradbeer Limited
Planning & Development Consultancy

Client
Mr DOW

Job Title
LAND AT OAKLANDS NURSERY
GREEN LANE
BERKS

Drawing Title
SITE PLAN

Scale 1:200

Date SEP 99 | Drawn by

Drg. No. 247/2 | Rev.

SCHEDULE OF HOUSE TYPES

Type A – 2 Rec; 3 Bed; 1 Bath – 3 no.

Type B – 2 Rec; 3 Bed; 2 Bath – 4 no.

Type D – 2 Rec; 2 Bed; 1 Bath – 2 no.

TOTAL – 9 no.

LEGEND

New grassed areas

Existing tree to be removed

Existing tree to remain

New tree

Existing house/building to be demolished

cb — New 1.8m close board fence

NOTES
All dimensions must be checked on site and not Scaled from this drawing

NORTH

New fencing to boundaries to LA approval

PLOT 9 Type D

PLOT 8 Type D

PLOT 7 Type B

PLOT 6 Type B

PLOT 5 Type B

PLOT 4 Type B

Existing ditch retained

New tree and shrub reinforcement to boundary

New fencing to boundaries to LA approval

New fencing to boundaries to LA approval

cb

Outline of existing derelict greenhouses to be demolished shown dotted

PLOT 3 Type A

2.00 4.80 0.50

2.0m c/b fence

Existing ditch retained

'SHARDELOES'

Existing ditch retained

New 2.0m wide verge

PLOT 2 Type A

2.0m c/b fence

PLOT 1 Type A

292 READING ROAD

GARAGE

GARAGE

R6.00

R6.00

New 2.0m c/b fence

New 2.0m c/b fence

Existing ditch retained

New fencing to boundaries to LA approval

New 2.0m wide verge

New 2.0m wide footpath

R7.50

2.00

2.00

4.80

GREEN LANE

5.50

0.50

0.50

New tarmac finished road

New fencing to boundaries to LA approval

Existing ditch culverted to Environment Agency and Thames Water requirements

New 0.5m wide verge

New 2.0m c/b fence

Existing private drive reatained

R7.50

READING ROAD

M4 MOTORWAY

SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

	Date	Revisions
A	09/08/00	House typeas to plots 4&5 revised. Road turning rad to 6.0m. New tree reinforcement to SW boundary added

Client
Mr DOW

Job Title
LAND AT OAKLANDS NURSERY
GREEN LANE
WINNERSH
BERKS

APPROVED

Drawing Title
SITE PLAN

Scale 1:200

Date SEP 99

Drawn by

Drg. No. 247/2

Rev. A

SCHEDULE OF HOUSE TYPES

Type A	–	2 Rec; 3 Bed; 1 Bath	–	3 no.
Type B	–	2 Rec; 3 Bed; 2 Bath	–	4 no.
Type D	–	2 Rec; 2 Bed; 1 Bath	–	2 no.
		TOTAL	–	9 no.

LEGEND

- New grassed areas
- Existing tree to be removed
- Existing tree to remain
- New tree
- Existing house/building to be demolished
- cb — New 1.8m close board fence

New fencing to boundaries to LA approval

Privet

DERELICT GREENHOUSE

Sycamore

Silver Birches

Ash

Willow

Hawthorn

Oak

PLOT 9 Type D

PLOT 8 Type D

PLOT 7 Type B

PLOT 6 Type B

PLOT 5 Type B

PLOT 4 Type B

Ditch

Existing ditch retained

New tree and shrub reinforcement to boundary

New fencing to boundaries to LA approval

cb

Outline of existing derelict greenhouses to be demolished shown dotted

PLOT 3 Type A

2.00

4.80

0.50

2.0m c/b fence

PLOT 2 Type A

PLOT 1 Type A

'SHARDELOES'

Existing ditch retained

New 2.0m wide verge

Hazel

Shed

GARAGE

292 READING ROAD

GARAGE

Close Board Fence

Privet

Sycamore

Laburnum

Cherry

Cypress Trees

Cypress

Overhead Wire

New 2.0m c/b fence

Existing ditch retained

Existing private drive reatained

PROPOSED FENCING BOUNDARIES TO LA APPROVAL

PROPOSED 0.5m WIDE VERGE

0.50

0.65

2.00

Larch Lap Fence

GREEN LANE

QS Bench Mark value 55.40m

Top of Bank

Ditch

Willow

13.00

AREA OF EXISTING DITCH TO BE CULVERTED TO E.A. REQUIREMENTS

POSITION OF PROPOSED RETAINING WALL

EXISTING DITCH TO BE RETAINED

PROPOSED FENCING BOUNDARIES TO LA APPROVAL

PROPOSED 1.6m WIDE VERGE

ASSUMED ROUTE OF EXISTING CULVERT

READING ROAD

M4 MOTORWAY

SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY
PLAN TAKEN FROM FROM DRAWINGS 247/1 & 247/2

PRELIMINARY DRAWING

REV. NO.	DATE	DESCRIPTION	INITIALS

Client: ROBIN BRADBEER LTD

Project: OAKLANDS NURSERY, GREEN LANE, WINNERSH, BERKS

Title: PROPOSED DEVELOPMENT ACCESS ROAD

MICHAEL A JENNINGS ASSOCIATES
CONSULTING ENGINEERS
64 OCK STREET
ABINGDON
OXON OX14 5BZ
Tel: 01235 555173
Fax: 01235 523226

Scale: 1:200 | Date: DEC 00 | Drawing No.: 3318:P--01

Checked | Drawn: A.Mc

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF THE DISTRICT PLANNING OFFICER PURSUANT TO S.47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THE ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THIS COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

SCHEDULE OF HOUSE TYPES

Type A – 2 Rec; 3 Bed; 1 Bath – 3 no.
Type B – 2 Rec; 3 Bed; 2 Bath – 3 no.
Type C – 2 Rec; 4 Bed; 2 Bath – 1 no.
Type D – 2 Rec; 2 Bed; 1 Bath – 2 no.

TOTAL – 9 no.

LEGEND

- New grassed areas
- Existing tree to be removed
- Existing tree to remain
- New tree
- Existing house/building to be demolished
- New 1.8m close board fence

NORTH

GREEN LANE

READING ROAD

M4 MOTORWAY

ALL TREES ARE HIGHER THAN HOUSE HEIGHT AND THE MAJORITY ARE GROWING ON THE LANE SIDE OF THE DITCH.

P A Page

Mr DOW

LAND AT OAKLANDS NURSERY
GREEN LANE
WINNERSH
BERKS

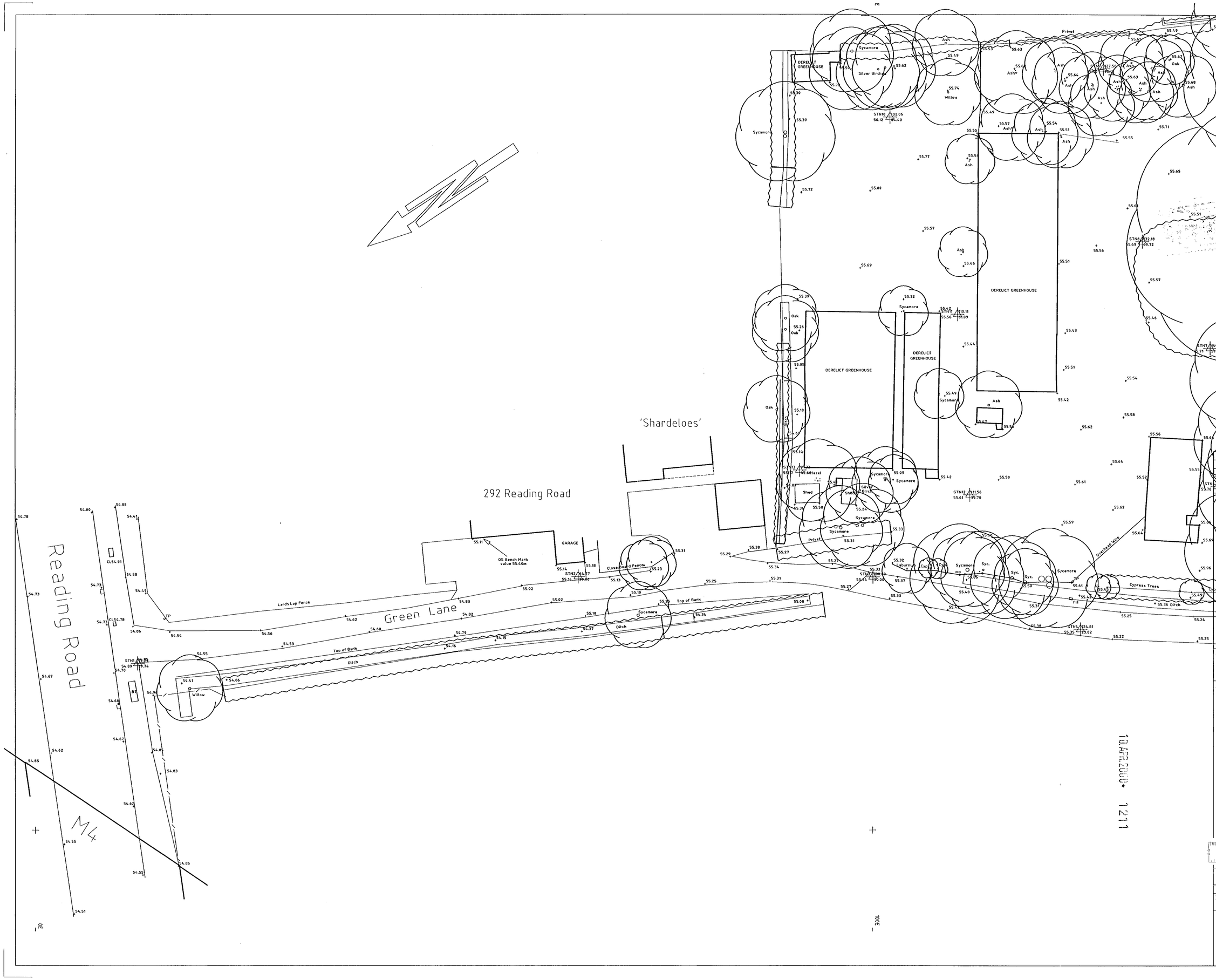
SITE PLAN

1:500

SEP 99

247/2

16 AUG 2000 1211



NOTES
All dimensions must be checked on site and not Scaled from this drawing.

Date | Revisions

Robin Bradbeer Limited
Planning & Development Consultancy

Client

Job Title
OAKLANDS NURSERY
GREEN LANE
WINNERSH
BERKS

Drawing Title
SURVEY

Scale 1:200

Date SEP 98

Drawn by

Drg. No. 247 / 01

Rev.

10.APR.2000* 1211