FLATS 29–34

FLATS 23–28

22 P. 22 G. 49. G. 48 G. 47. G. 49. P. 48. P. 47. P.

20 P. 21. P. 20 G. 21 G.

15 G. 16 G. 17 G. 15. P. 16. P. 17. P.

13. P. 14. P. 13 G. 14 G.

1. G. 2 G. 1. P. 2. P.

ELEC S/S

5 P. 5 P. 6 P. 6 P.

22 21 20 19 18 17 16

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

47 48 49 50 51 52 52 54 G. 54 P. 53 53 54 55 56 57 57 59 G. 59 P. 58 58 59 60 60 61 61 62 63 64 65 66 68 67 67 68 69 70 70 74

71. 72. 73. 74.

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

CRUZ

1:500

Bur

25 JUL 2001

EMMBROOK RETAIL PARK

SEE DWG Nº FP 1504 FOR PEDESTRIAN LINK FINISHES.

120 HDG MIX B

3 BETULA J
20 MIXED G.C

2 PINUS N

1 PINUS N
6 FRAXINUS E

170 HDG MIX A
3 ACER S'L'

5 ALNUS G'I'

60 HDG MIX C

18 HDG MIX C.

LIQUIDAMBER S.
35 HDG MIX C.

20 MIXED G.C.

15 MIXED G.C.

ALNUS G I

12 HDG MIX C.

20 MIXED G.C.

21 HDG MIX C.

15 HDG MIX C.

3 ALNUS G I

BLOCK PAVED SPEED CONTROL

PYRUS C.

5 QUERCUS R
3 FRAXINUS O 'R'

3 ACER S'L'

20 HDG MIX B

2 PRUNUS 'H.S'
30 HDG MIX B

3 FRAXINUS O'R'
FRAXINUS O'R'

CENTRAL OPEN SPACE

35 HDG MIX C
2 AMELANCHIER C

TARMAC ROAD/FOOTPATHS

4 AMELANCHIER C
70 HDG MIX C

PLAY AREA
minimum 400m²
DESIGN AND INSTALLATION BY W.D.C.

4 QUERCUS R

1 PYRUS C
60 HDG MIX C

3 PINUS N

3 LIQUIDAMBER S

5 ACER S 'L'
3 ALNUS G 'I'
3 LIQUIDAMBER S

25 HDG MIX C

BLOCK PAVED SPEED CONTROL

20 HDG MIX A

BLOCK PAVED SPEED CONTROL

30 HDG MIX A
1 BETULA J

3 BETULA J
30 HDG MIX A

TARMAC. ROAD/FOOTPATHS

4 CRATAEGUS O 'P'S'
+
35 HDG MIX A.

25 HDG MIX B

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

71 72 73 74

70 69 68 67 66 65 64 63 62 61 60 59 58 57 56

KEY

- other existing trees - railway embankments
- Tree planting
- Mass planting
- Hedge planting
- Turf
- Rough grass
- Closeboard fencing 2.4m high - rear boundaries to Railtrack property
- Closeboard fencing 1.8m high
- Rear garden division - timber post/panel 1.8m high privacy 3.6m long - 0.9m for remainder
- Timber post/rail kneerail 0.6m to central open spece
- Shared surface - block paving HERRINGBONE LAID AT 90° - BRINDLE. 50 THK ON PRIVATE AREAS 80 THK ON ADOPTABLE AREAS. Parking bay division TARMAC - WHITE PAINTED. BLOCK PAVED - CONTRASTING PAVIOR.
- Sealed gravel footpath - public open space
- Flag paving - plot frontages 900 WIDE. PATHS UNLESS OTHERWISE INDICATED

PLAN

see continuation sheet dwg 253/03 for planting schedule/performance specification

REV D PLAY SPACE RELOCATED PATHS + PLANTING ADJUSTED 10.1.03
REV C. LANDSCAPING + LAYOUT PLOTS 71-74 ALTERED S.9.01.
REV B. PLOT Nºs ADDED. 21.6.00.
REV A. DRAWING REDRAWN TO 1:200 HARDLANDSCAPING CLARIFIED 25.2.00.

DRAFFIN ASSOCIATES
Environmental Design

Draffin Associates
Landscape Architecture ◆ Landscape Planning ◆ Urban Design
Glenrise – Lower Wokingham Road – Crowthorne – Berkshire RG45 6DB
Tel/Fax: (01344) 750011

SWAN HILL HOMES Ltd

former WOKINGHAM TOWN FC site

DETAILED LANDSCAPE PROPOSALS
sheet 1 of 2

Scale: 1:200 Date: 2/00 Drawn

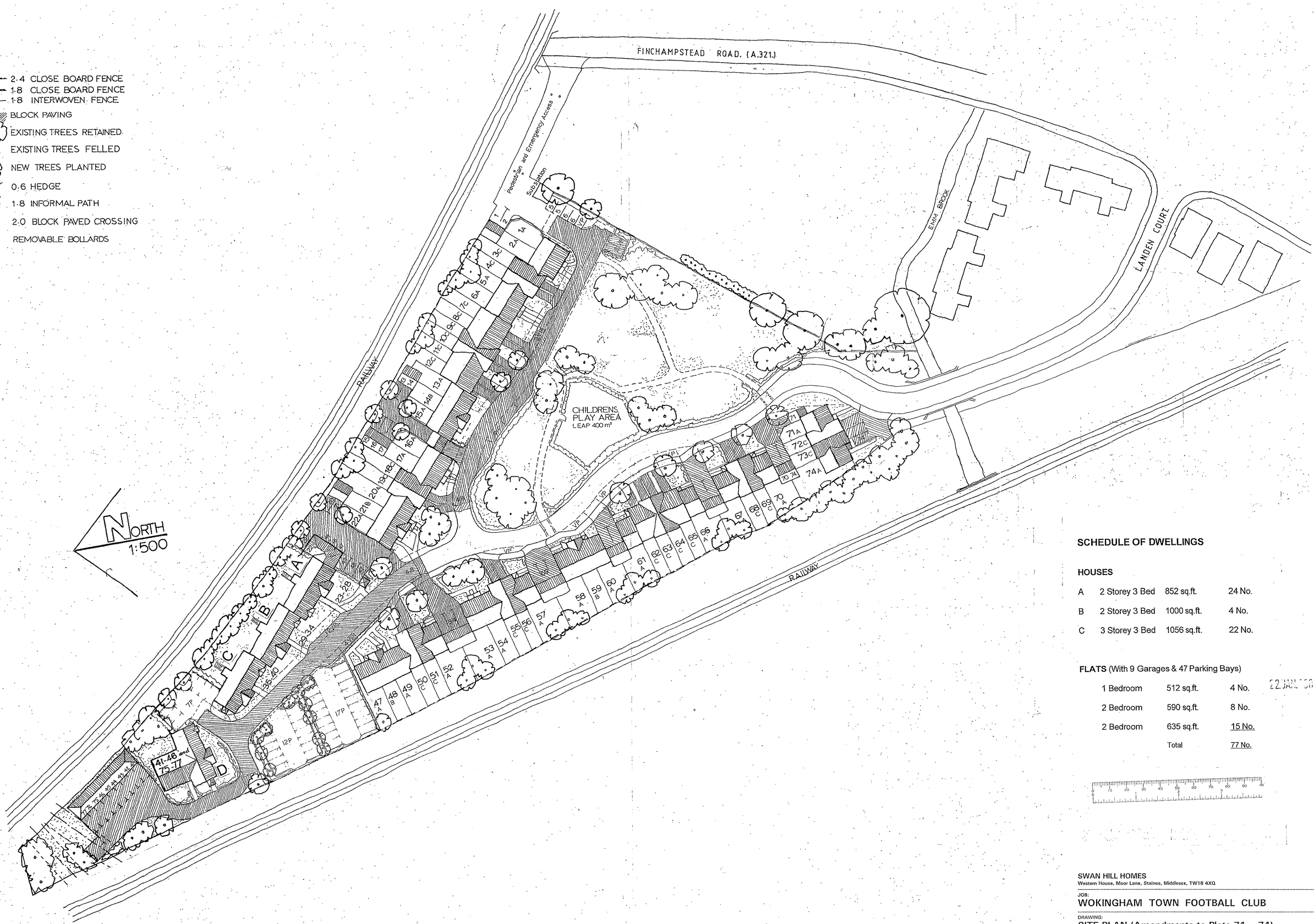
Job No: 253 Drawing No: 253/02 Revision A B C D

© Draffin Associates

Repropoint 2849

KEY

- 2.4 CLOSE BOARD FENCE
- 1.8 CLOSE BOARD FENCE
- 1.8 INTERWOVEN FENCE
- BLOCK PAVING
- EXISTING TREES RETAINED
- EXISTING TREES FELLED
- NEW TREES PLANTED
- 0.6 HEDGE
- 1.8 INFORMAL PATH
- 2.0 BLOCK PAVED CROSSING
- REMOVABLE BOLLARDS



SCHEDULE OF DWELLINGS

HOUSES

A	2 Storey 3 Bed	852 sq.ft.	24 No.
B	2 Storey 3 Bed	1000 sq.ft.	4 No.
C	3 Storey 3 Bed	1056 sq.ft.	22 No.

FLATS (With 9 Garages & 47 Parking Bays)

1 Bedroom	512 sq.ft.	4 No.
2 Bedroom	590 sq.ft.	8 No.
2 Bedroom	635 sq.ft.	15 No.
	Total	77 No.

22 JAN 2001 3196

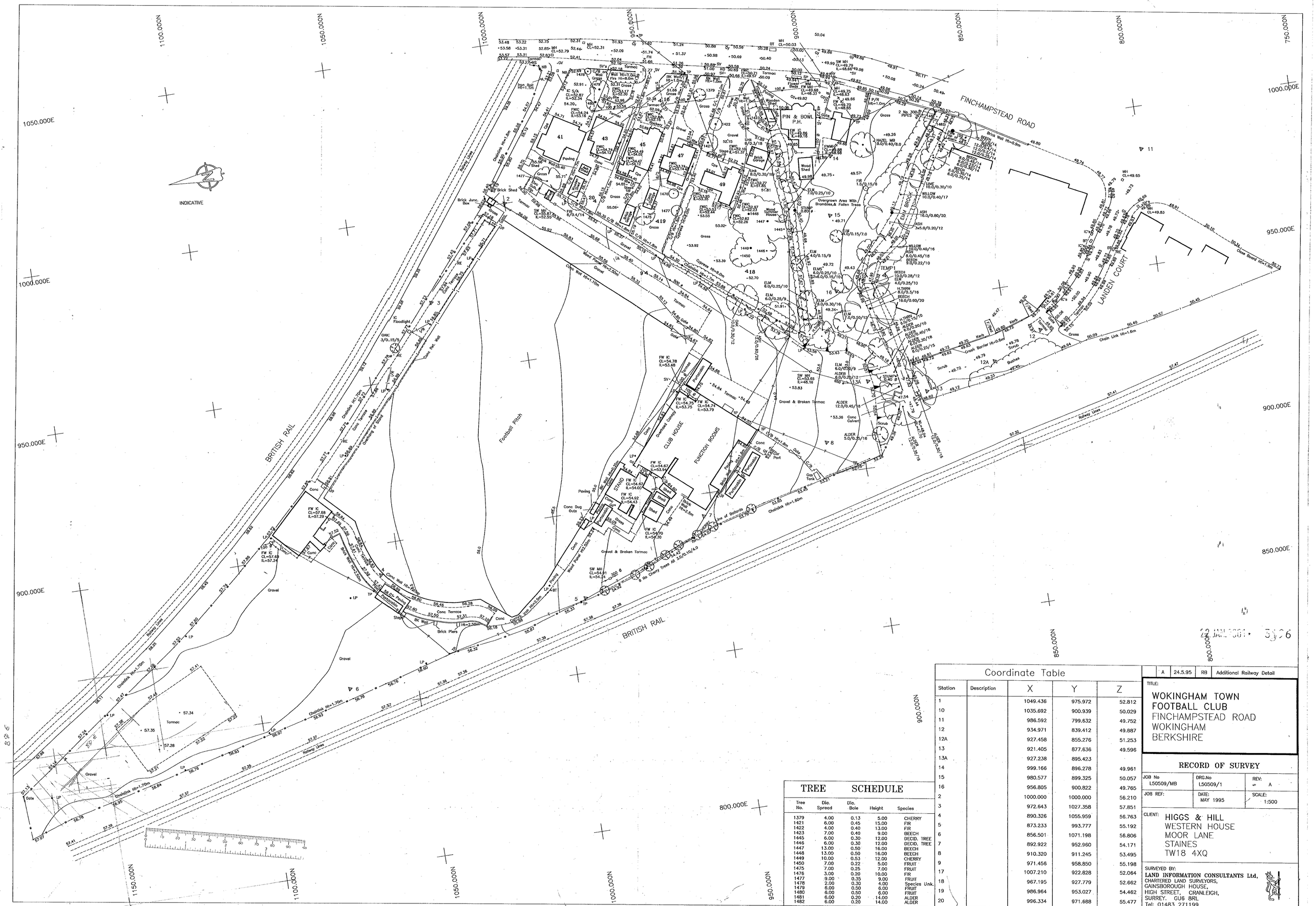
SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

JOB:
WOKINGHAM TOWN FOOTBALL CLUB

DRAWING:
SITE PLAN (Amendments to Plots 71 – 74)

Scale: 1: 500
Date: 03 January 2001

Drawing No:
6901 : 51 REVISION



Coordinate Table

Station	Description	X	Y	Z
1		1049.436	975.972	52.812
10		1035.692	900.939	50.029
11		986.592	799.632	49.752
12		934.971	839.412	49.887
12A		927.458	855.276	51.253
13		921.405	877.636	49.596
13A		927.238	895.423	
14		999.166	896.278	49.961
15		980.577	899.325	50.057
16		956.805	900.822	49.765
2		1000.000	1000.000	56.210
3		972.643	1027.358	57.851
4		890.326	1055.959	56.763
5		873.233	993.777	55.192
6		856.501	1071.198	56.806
7		892.922	952.960	54.171
8		910.320	911.245	53.495
9		971.456	958.850	55.198
17		1007.210	922.828	52.064
18		967.195	927.779	52.662
19		986.964	953.027	54.462
20		996.334	971.688	55.477

TREE SCHEDULE

Tree No.	Dia. Spread	Dia. Bole	Height	Species
1379	4.00	0.13	5.00	CHERRY
1421	6.00	0.45	15.00	FIR
1422	4.00	0.40	13.00	FIR
1423	7.00	0.40	9.00	BEECH
1445	6.00	0.30	12.00	DECID. TREE
1446	6.00	0.30	12.00	DECID. TREE
1447	13.00	0.50	16.00	BEECH
1448	13.00	0.50	16.00	BEECH
1449	10.00	0.53	12.00	CHERRY
1450	7.00	0.22	5.00	FRUIT
1475	7.00	0.25	7.00	FRUIT
1476	3.00	0.20	10.00	FIR
1477	9.00	0.35	9.00	FRUIT
1478	2.00	0.30	4.00	Species Unk.
1479	6.00	0.50	6.00	FRUIT
1480	6.00	0.50	6.00	FRUIT
1481	6.00	0.20	14.00	ALDER
1482	6.00	0.20	14.00	ALDER

A	24.5.95	RB	Additional Railway Detail	

TITLE:

WOKINGHAM TOWN
FOOTBALL CLUB
FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE

RECORD OF SURVEY

JOB No	DRG.No	REV:
L50509/MB	L50509/1	A
JOB REF:	DATE: MAY 1995	SCALE: 1:500

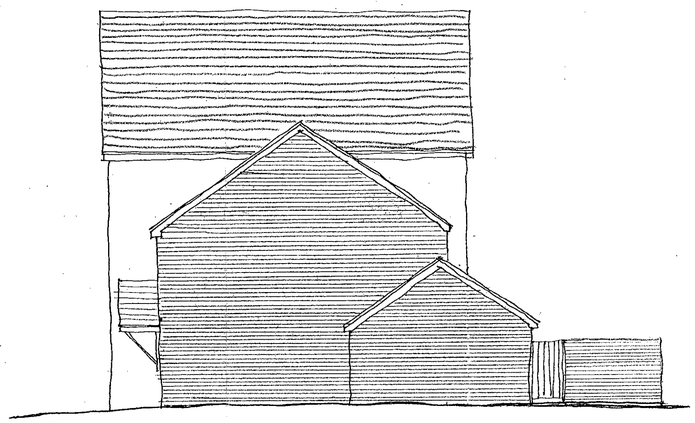
CLIENT: HIGGS & HILL
WESTERN HOUSE
MOOR LANE
STAINES
TW18 4XQ

SURVEYED BY:
LAND INFORMATION CONSULTANTS Ltd,
CHARTERED LAND SURVEYORS,
GAINSBOROUGH HOUSE,
HIGH STREET, CRANLEIGH,
SURREY. GU6 8RL
Tel: 01483 271199

23 JAN 1996



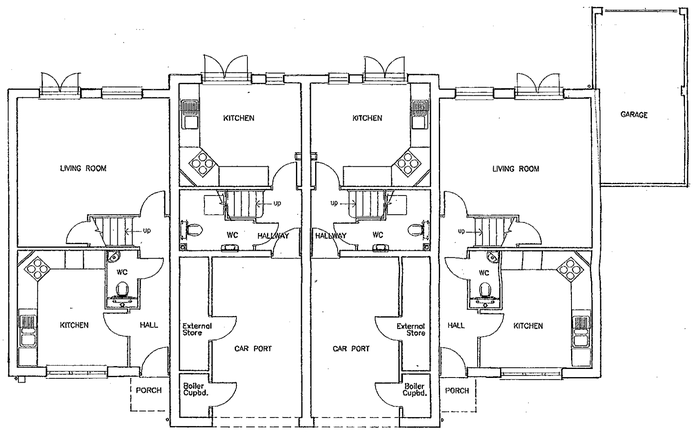
SOUTH FRONT STREET ELEVATION



EAST GABLE ELEVATION



NORTH GARDEN ELEVATION



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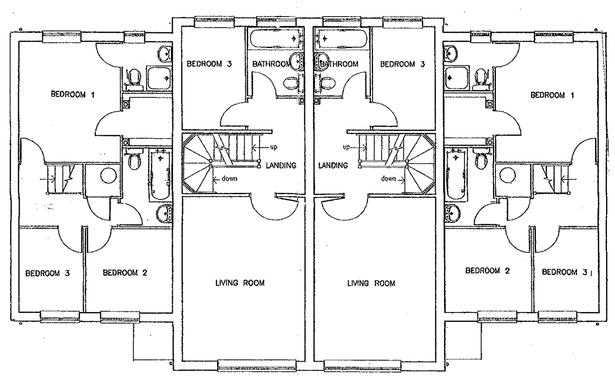

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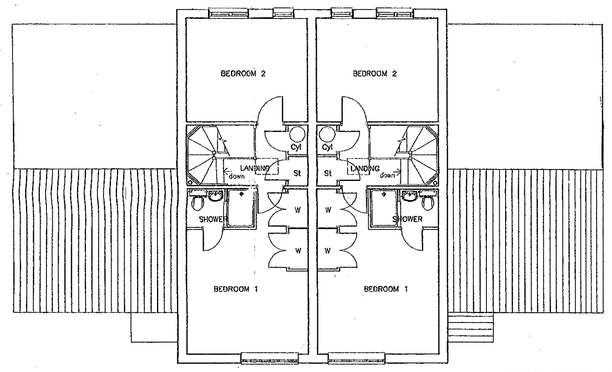
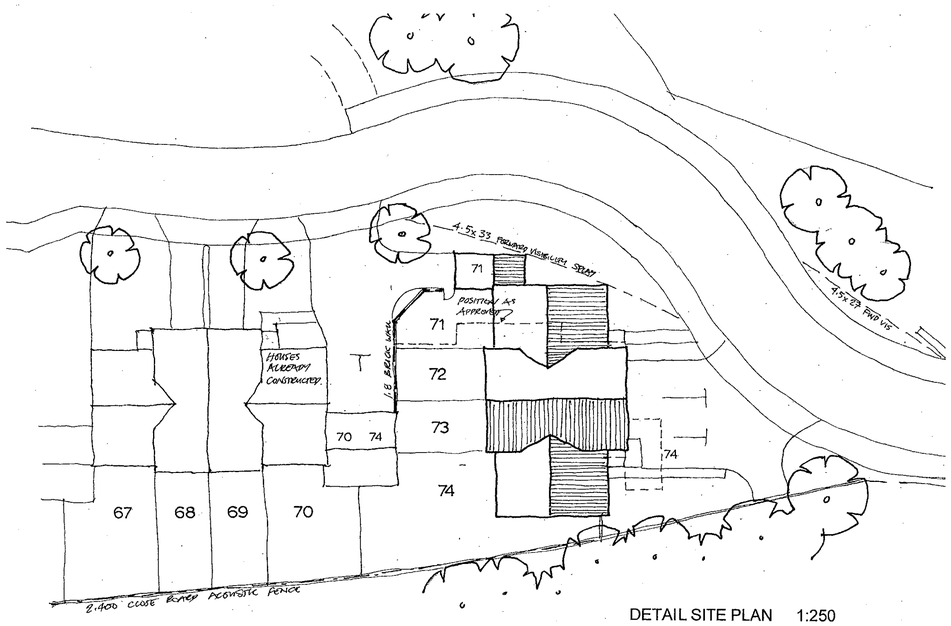
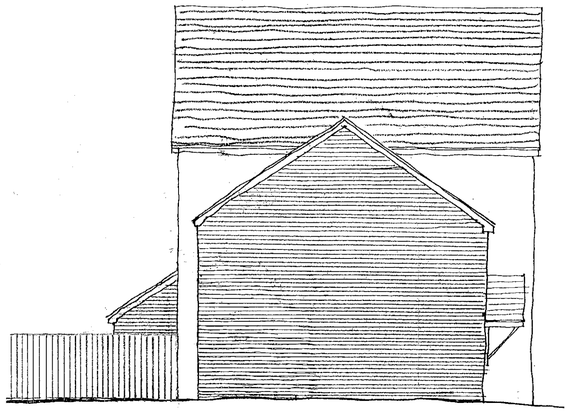


SECOND FLOOR

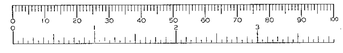
22.JAN.2001* 3196



DETAIL SITE PLAN 1:250



WEST GABLE ELEVATION



SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

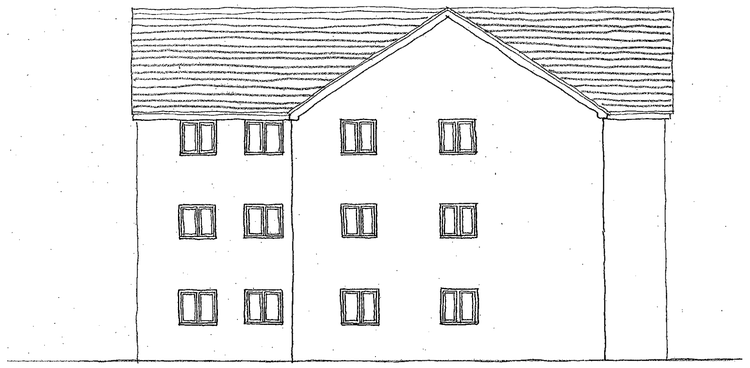
JOB:
WOKINGHAM TOWN FOOTBALL CLUB

DRAWING:
FLOOR PLANS and ELEVATIONS
(Amendments to Plots 71 – 74)

Scale: 1: 100
Date: 03 January 2001

Drawing No:
6901 : 52 REVISION A

REVISION A. PLANS ADJUSTED TO AGREE WITH ELEVATIONS 19. 01. 01.



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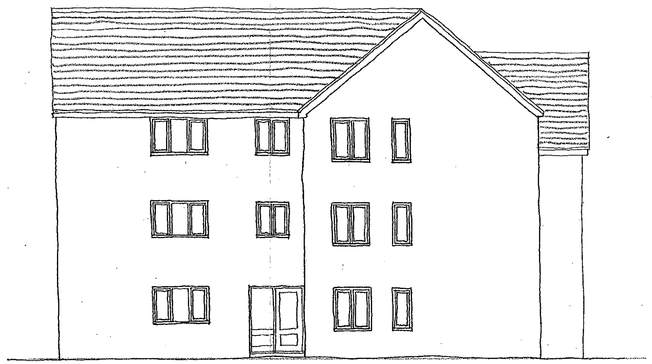

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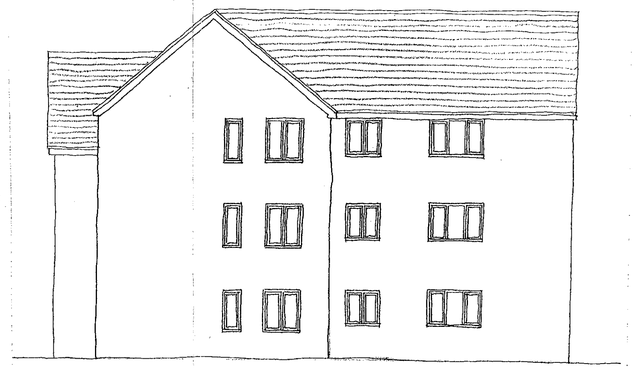

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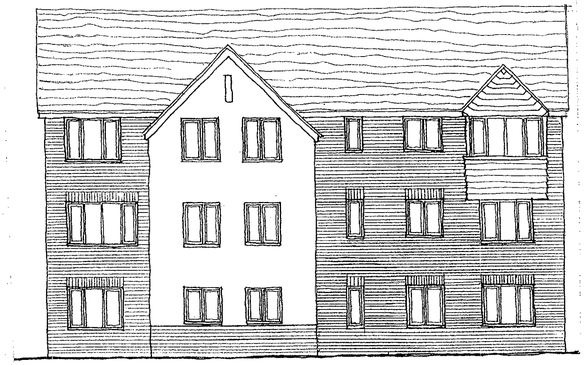
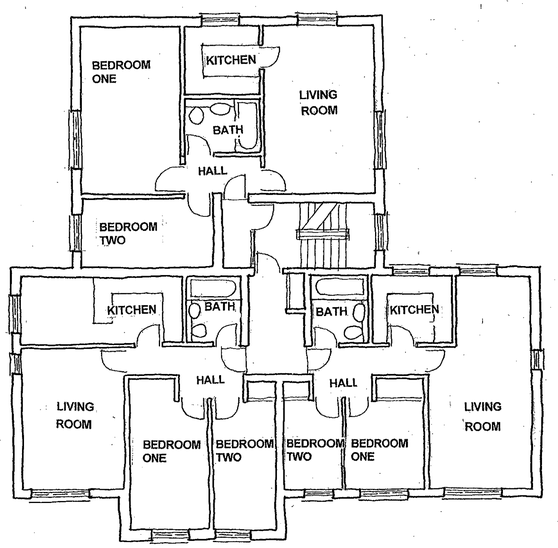
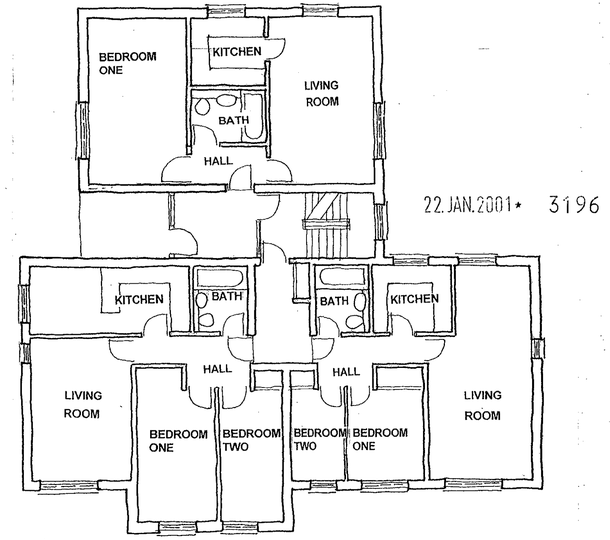


SOUTH ELEVATION

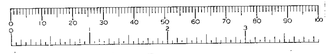


FIRST & SECOND FLOOR



GROUND FLOOR

22.JAN.2001* 3196



SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

JOB:
WOKINGHAM TOWN FOOTBALL CLUB

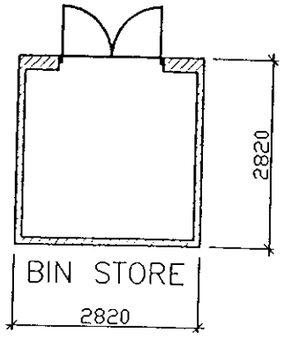
DRAWING:
FLATS : BLOCK D

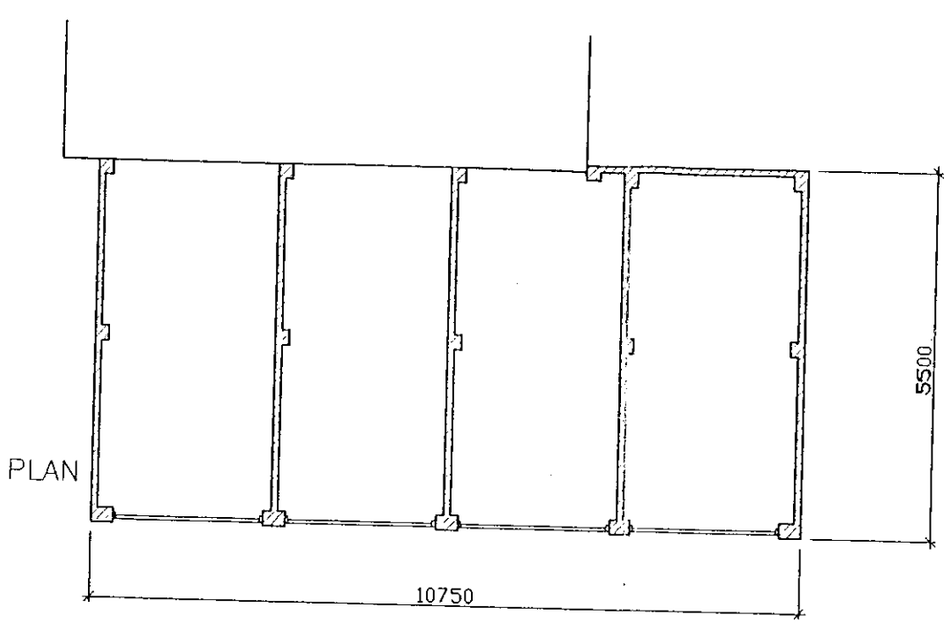
Scale: 1: 100
Date: 09 August 1999

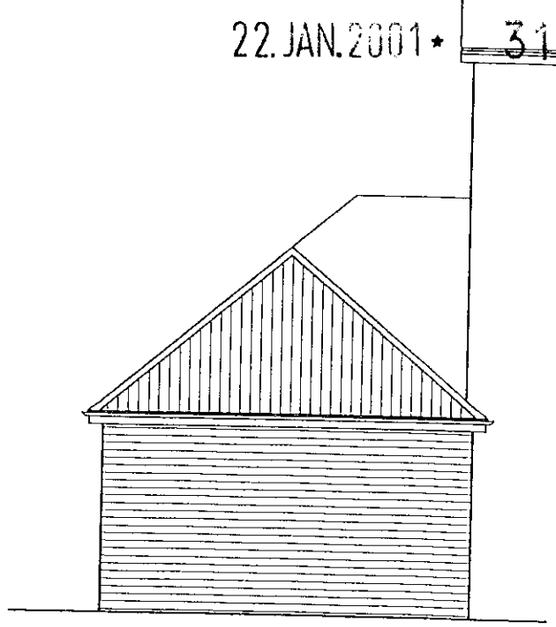
Drawing No:
6901 : 23

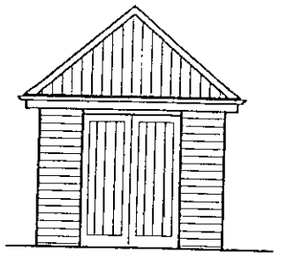
REVISION A

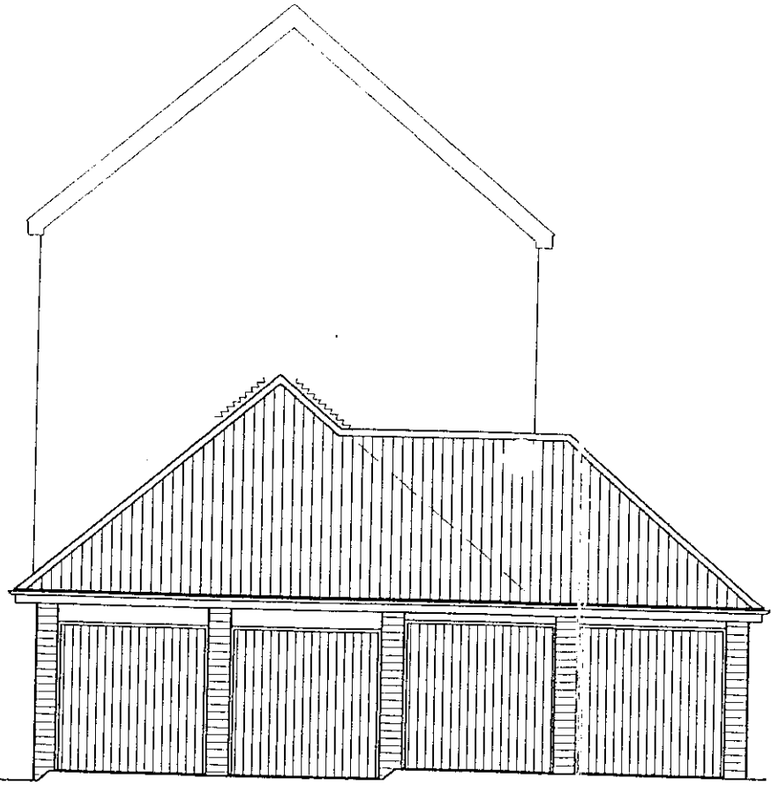
22. JAN. 2001 ★ 3196

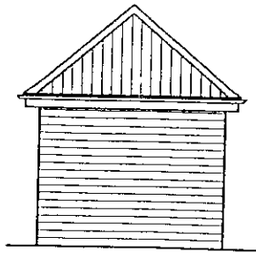


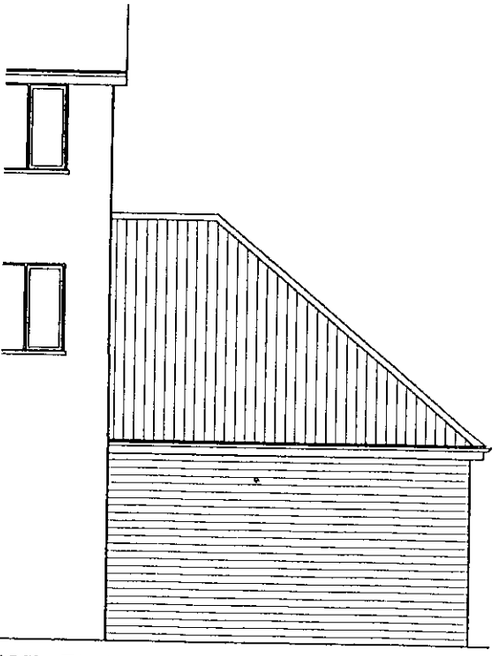



EAST ELEVATION


NORTH ELEVATION




SOUTH ELEVATION
EAST AND WEST ELEVATION TO BIN STORE MATCHES


WEST ELEVATION



LEAVERS ASSOCIATES
ARCHITECTS
THE OLD BAKERY GOLDEN SQUARE
PETWORTH WEST SUSSEX GU28 0AP
TEL 01798 344 004

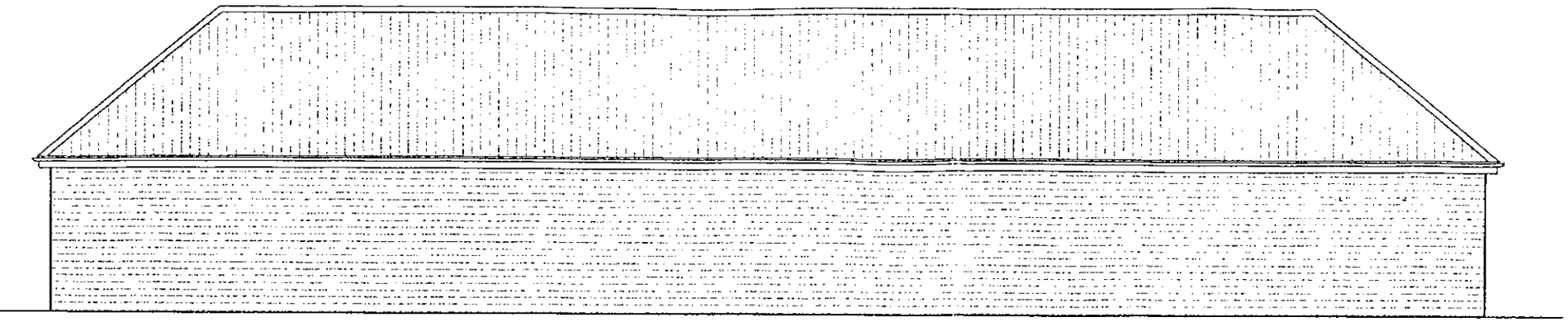
PROJECT: WOKINGHAM TOWN FOOTBALL CLUB FOR SWAN HILL HOMES

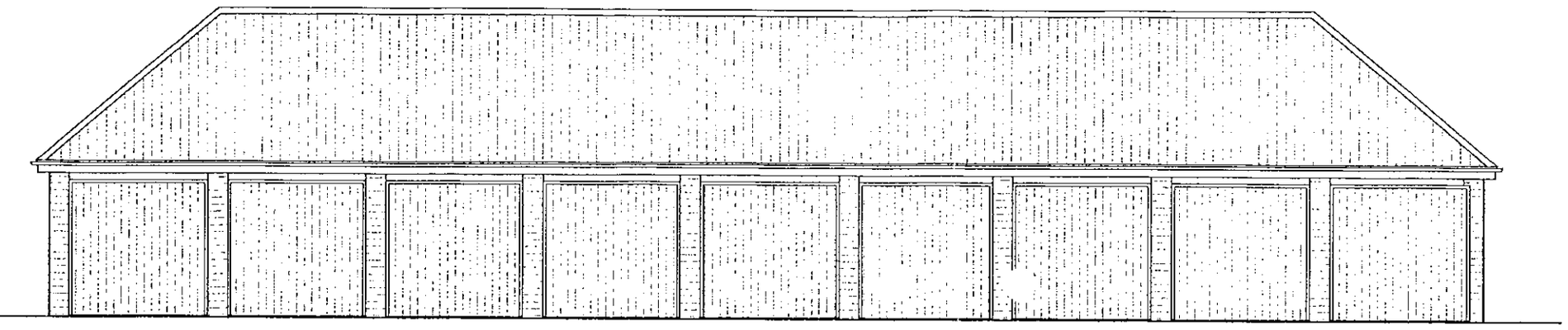
DRAWING: GARAGES AND BIN STORE ADJOINING BLOCK A

SWAN HILL HOMES

DATE: JULY 2000
SCALE: 1:100

DRG. NO. 9914/P/10





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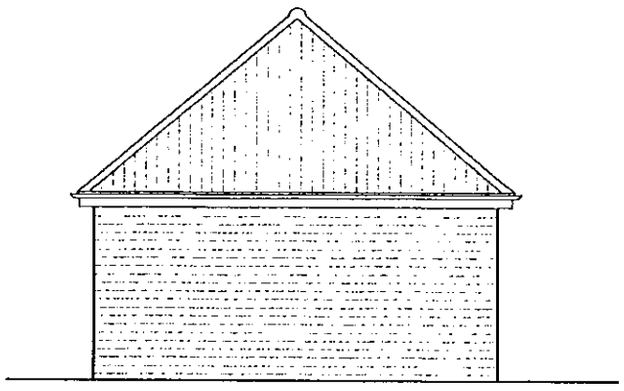

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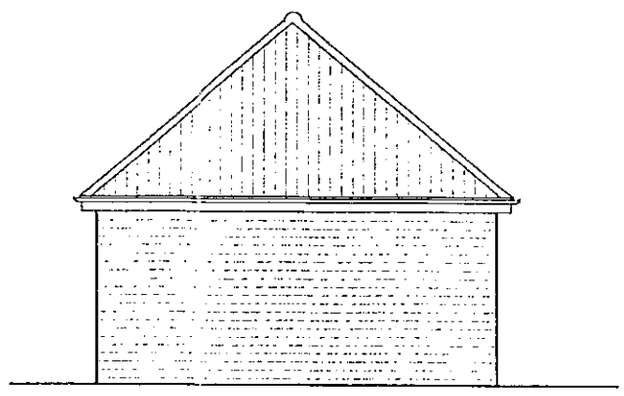

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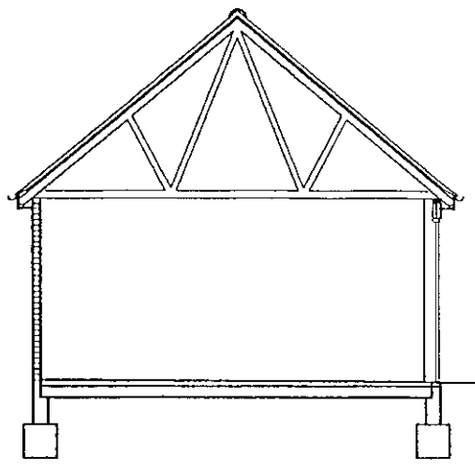
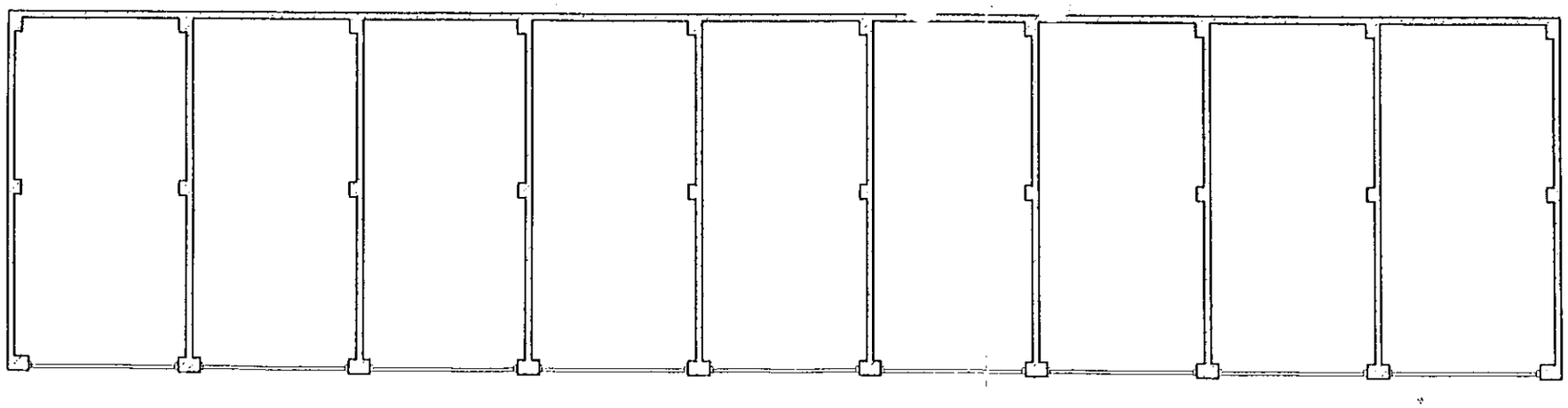
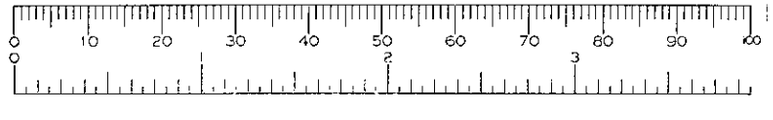


TYPICAL SECTION



PLAN



LEAVERS ASSOCIATES
ARCHITECTS
THE OLD BAKERY GOLDEN SQUARE
PETWORTH WEST SUSSEX GU28 0AP
TEL 01798 344 004

PROJECT: WOKINGHAM TOWN FOOTBALL CLUB
FOR SWAN HILL HOMES

DRAWING: GARAGES
ADJOINING BLOCK D

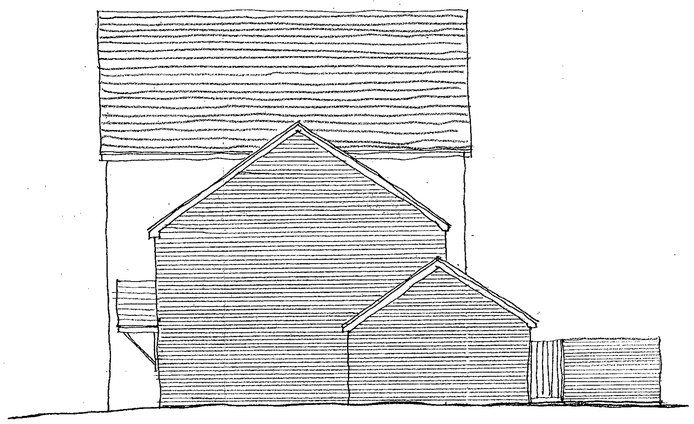
SWAN HILL HOMES

DATE: JULY 2000
SCALE: 1:100

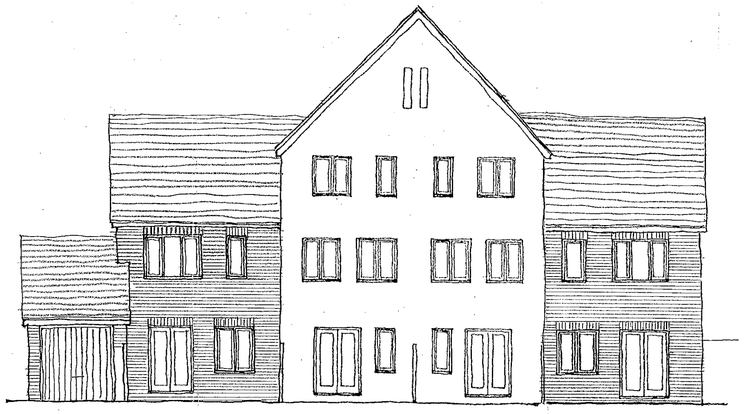
DRG. NO. 9914/P/11



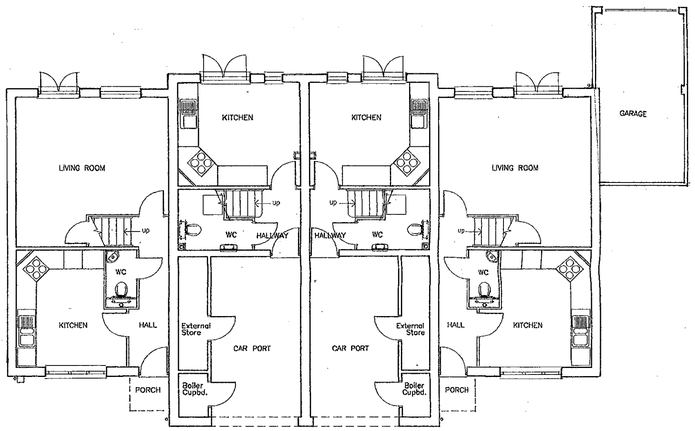
SOUTH FRONT STREET ELEVATION



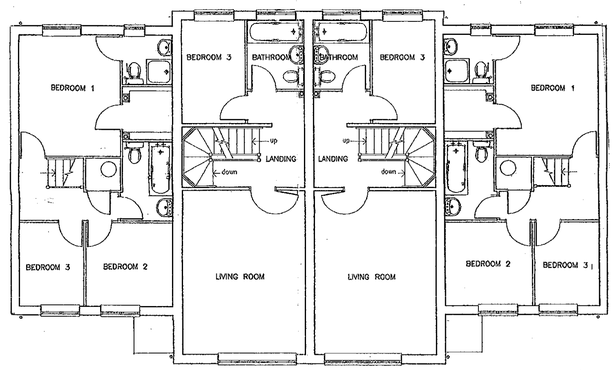
EAST GABLE ELEVATION



NORTH GARDEN ELEVATION



GROUND FLOOR



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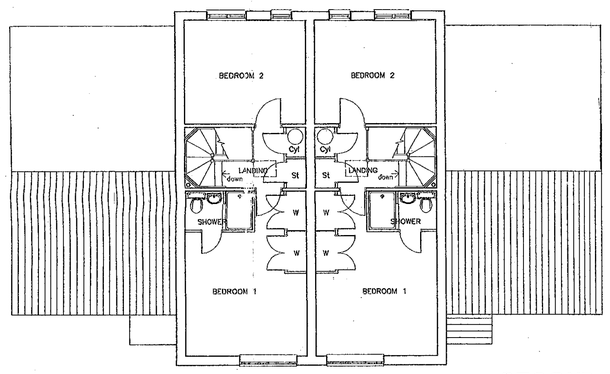
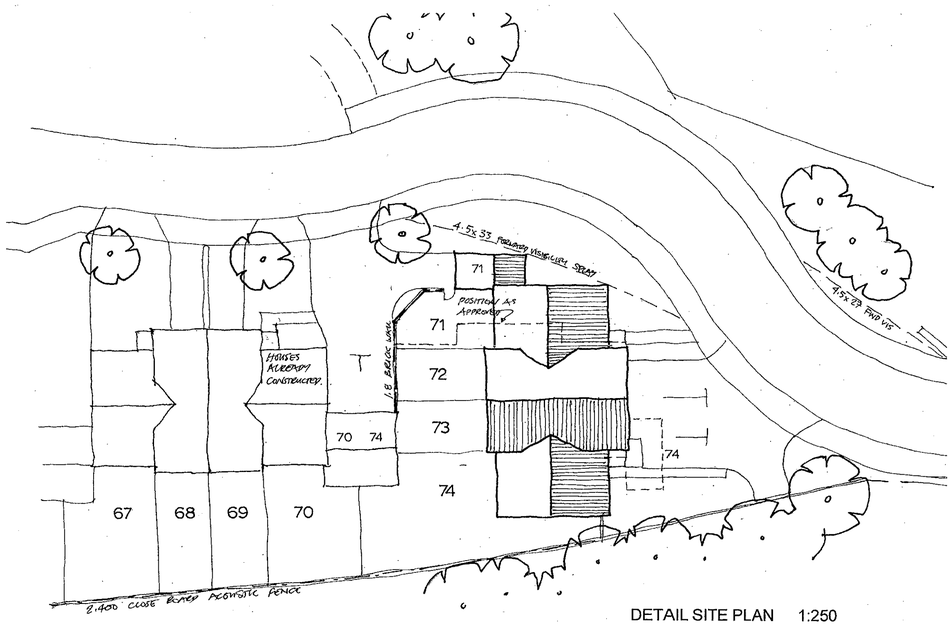
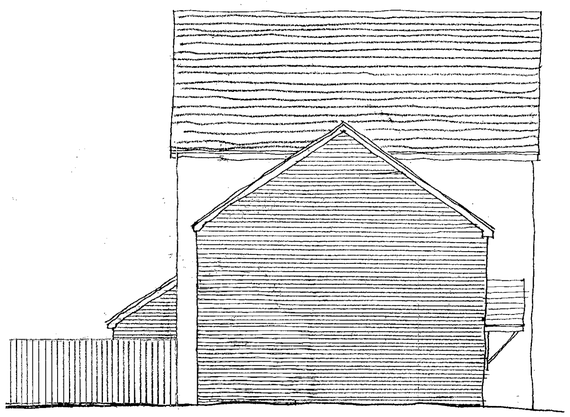


SECOND FLOOR

22 JAN 2001 3196



DETAIL SITE PLAN 1:250



WEST GABLE ELEVATION



SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

JOB:
WOKINGHAM TOWN FOOTBALL CLUB

DRAWING:
FLOOR PLANS and ELEVATIONS
(Amendments to Plots 71 – 74)

Scale: 1:100
Date: 03 January 2001

Drawing No:
6901 : 52 REVISION A

REVISION A - PLANS ADJUSTED TO AGREE WITH ELEVATIONS 19.01.01

FINCHAMPSTEAD ROAD

LANDEN COURT

BRITISH RAIL

PIN & BOWL P.H.

CLUB HOUSE

FUNCTION ROOMS

STAND

Football Pitch

Overgrown Area With Brambles,& Fallen Trees

INDICATIVE

22.JAN.2001* 3196

Coordinate Table

Station	Description	X	Y	Z
1		1049.436	975.972	52.812
10		1035.692	900.939	50.029
11		986.592	799.632	49.752
12		934.971	839.412	49.887
12A		927.458	855.276	51.253
13		921.405	877.636	49.596
13A		927.238	895.423	
14		999.166	896.278	49.961
15		980.577	899.325	50.057
16		956.805	900.822	49.765
2		1000.000	1000.000	56.210
3		972.643	1027.358	57.851
4		890.326	1055.959	56.763
5		873.233	993.777	55.192
6		856.501	1071.198	56.806
7		892.922	952.960	54.171
8		910.320	911.245	53.495
9		971.456	958.850	55.198
17		1007.210	922.828	52.064
18		967.195	927.779	52.662
19		986.964	953.027	54.462
20		996.334	971.688	55.477

TREE SCHEDULE

Tree No.	Dia. Spread	Dia. Bole	Height	Species
1379	4.00	0.13	5.00	CHERRY
1421	6.00	0.45	15.00	FIR
1422	4.00	0.40	13.00	FIR
1423	7.00	0.40	9.00	BEECH
1445	6.00	0.30	12.00	DECID. TREE
1446	6.00	0.30	12.00	DECID. TREE
1447	13.00	0.50	16.00	BEECH
1448	13.00	0.50	16.00	BEECH
1449	10.00	0.53	12.00	CHERRY
1450	7.00	0.22	5.00	FRUIT
1475	7.00	0.25	7.00	FRUIT
1476	3.00	0.20	10.00	FIR
1477	9.00	0.35	9.00	FRUIT
1478	2.00	0.30	4.00	Species Unk.
1479	6.00	0.50	6.00	FRUIT
1480	6.00	0.50	6.00	FRUIT
1481	6.00	0.20	14.00	ALDER
1482	6.00	0.20	14.00	ALDER

A	24.5.95	RB	Additional Railway Detail	

TITLE:

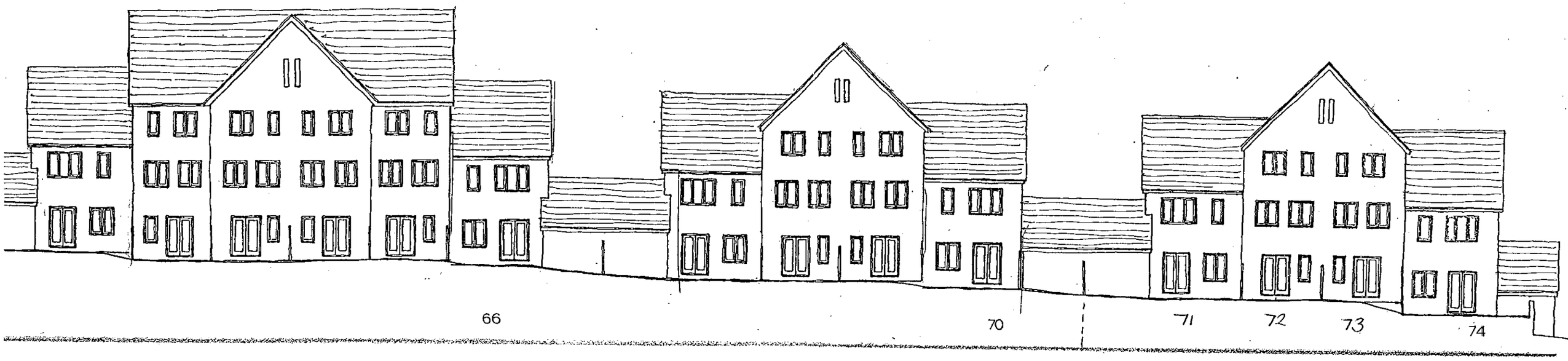
WOKINGHAM TOWN
FOOTBALL CLUB
FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE

RECORD OF SURVEY

JOB No	DRG.No	REV:
L50509/MB	L50509/1	A
JOB REF:	DATE: MAY 1995	SCALE: 1:500

CLIENT: HIGGS & HILL
WESTERN HOUSE
MOOR LANE
STAINES
TW18 4XQ

SURVEYED BY:
LAND INFORMATION CONSULTANTS Ltd,
CHARTERED LAND SURVEYORS,
GAINSBOROUGH HOUSE,
HIGH STREET, CRANLEIGH,
SURREY. GU6 8RL
Tel: 01483 271199



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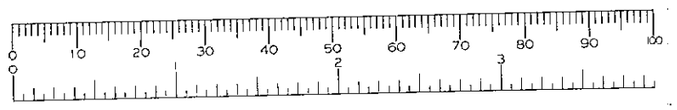

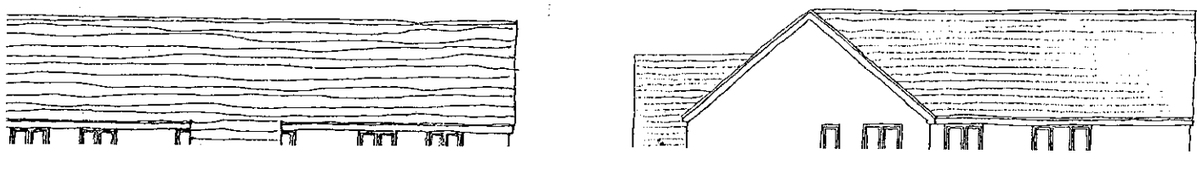

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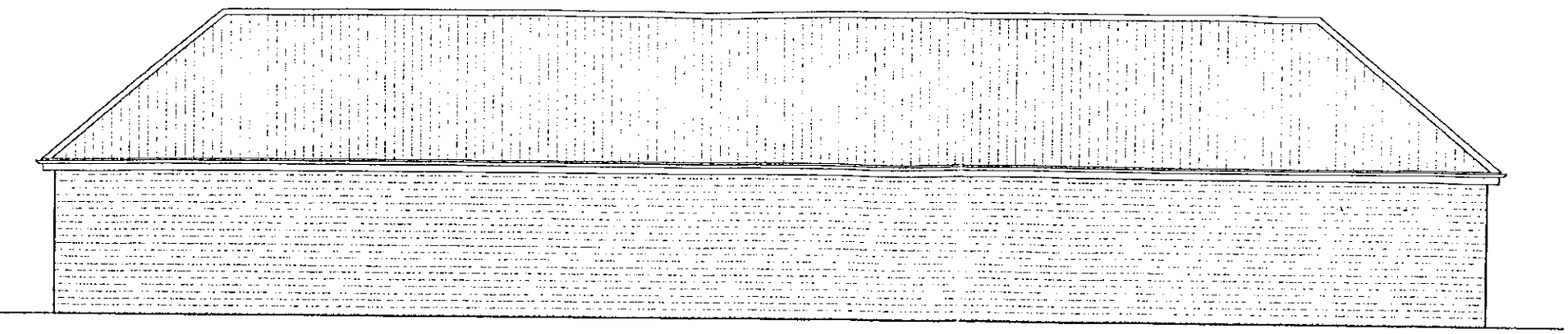
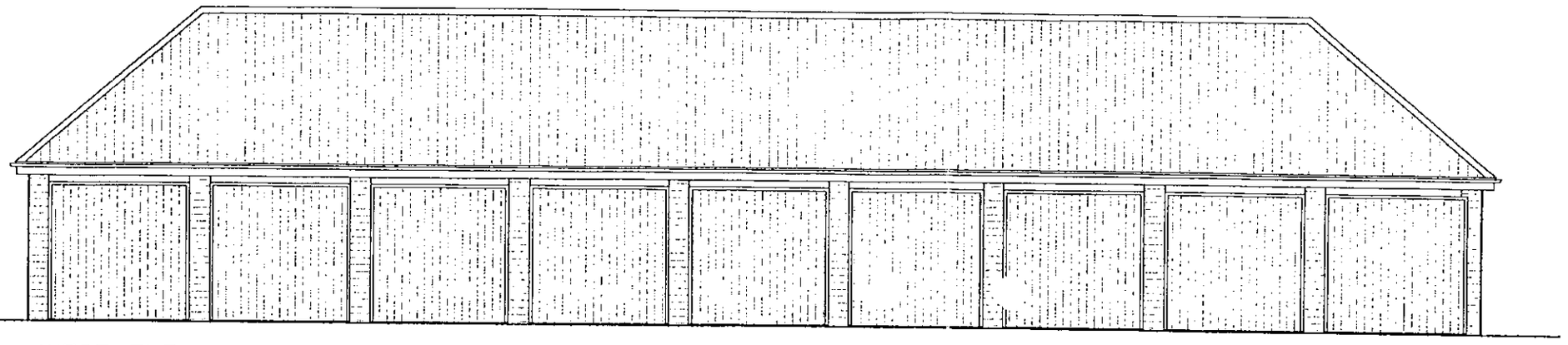
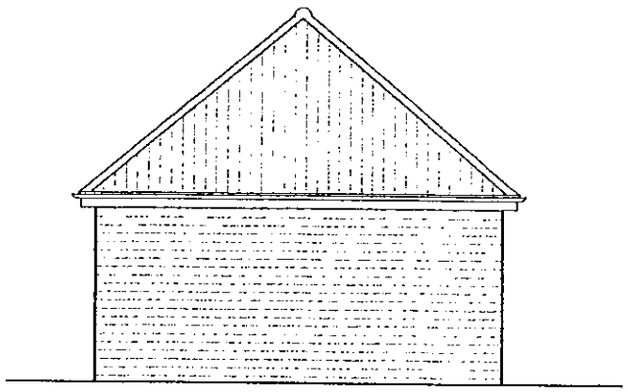
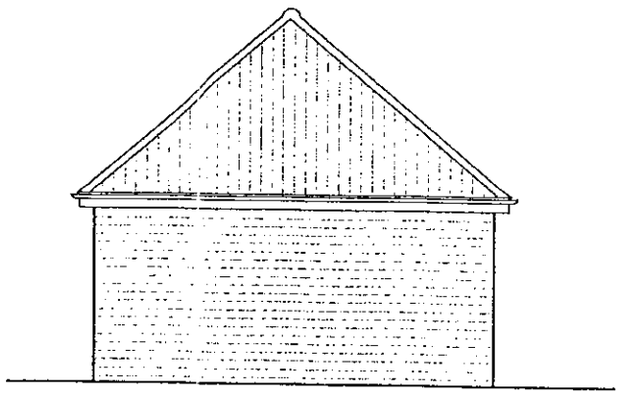




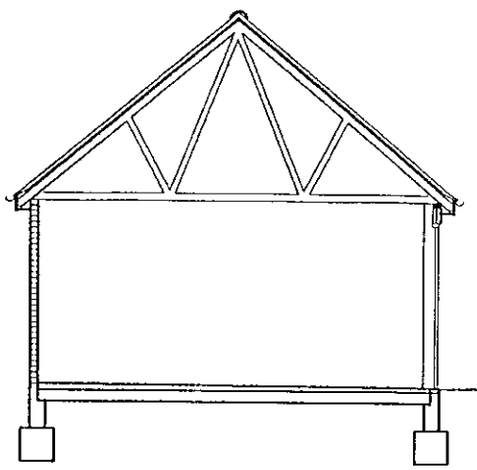
WEST ELEVATION



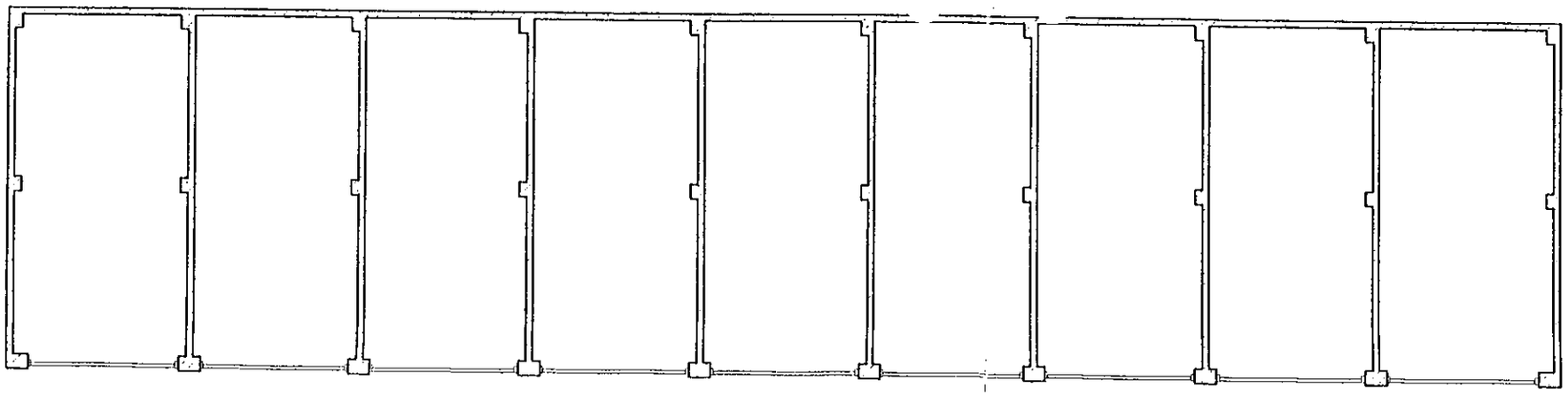
SOUTH ELEVATION



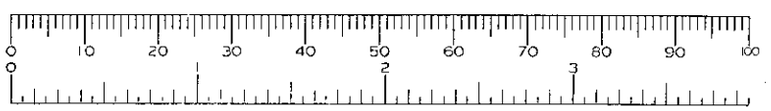
NORTH ELEVATION



TYPICAL SECTION



PLAN



LEAVERS ASSOCIATES
ARCHITECTS
THE OLD BAKERY GOLDEN SQUARE
PETWORTH WEST SUSSEX GU28 0AP
TEL 01798 344 004

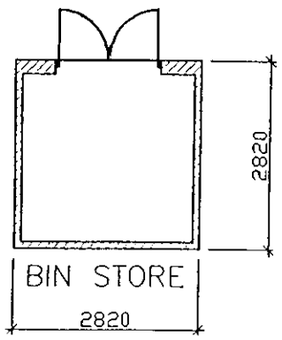
PROJECT: WOKINGHAM TOWN FOOTBALL CLUB
FOR SWAN HILL HOMES

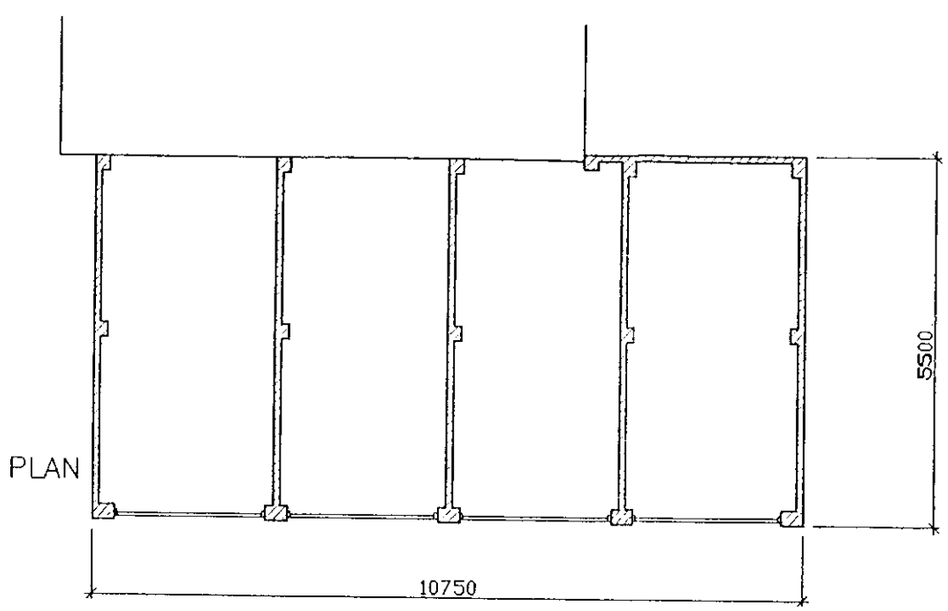
DRAWING: GARAGES
ADJOINING BLOCK D

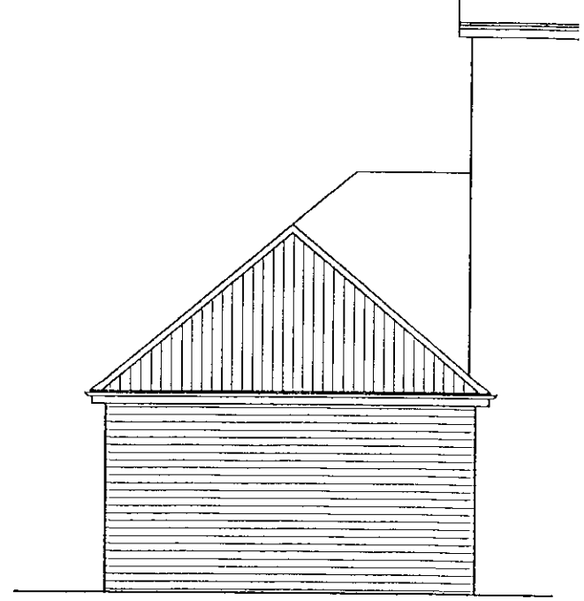
SWAN HILL HOMES

DATE: JULY 2000
SCALE: 1:100

DWG. NO. 9914/P/11

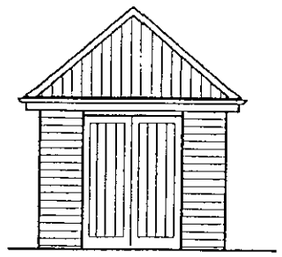




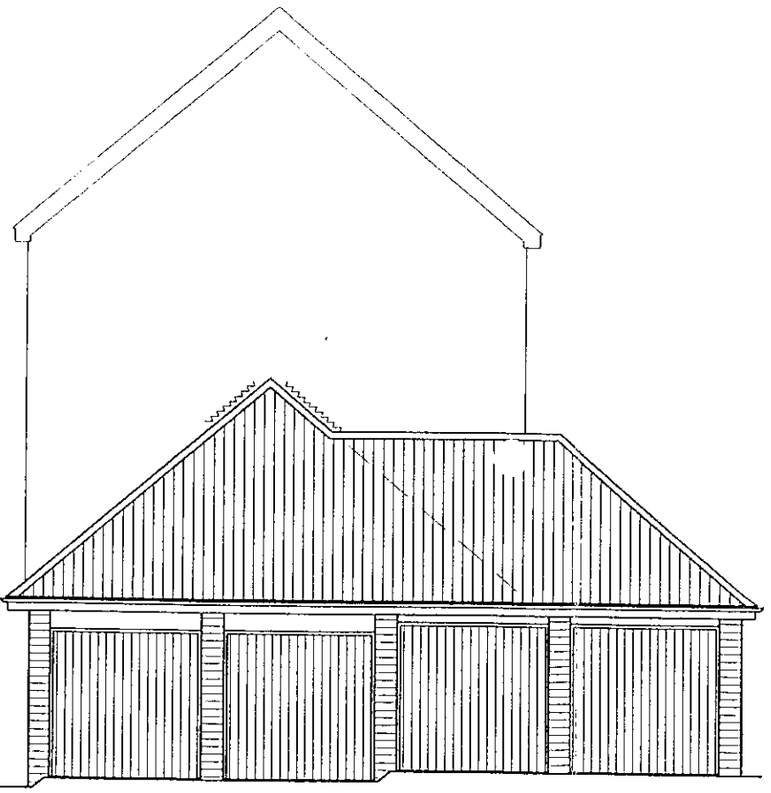


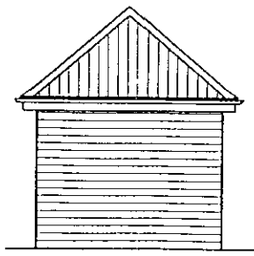
EAST ELEVATION

22 JAN 2001* 3196

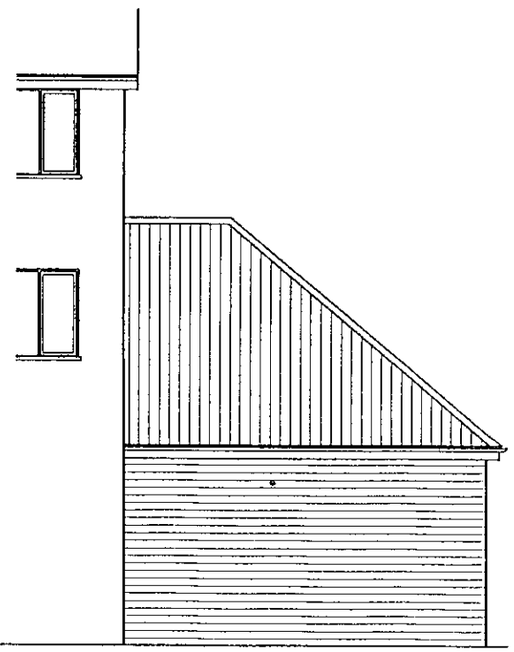


NORTH ELEVATION

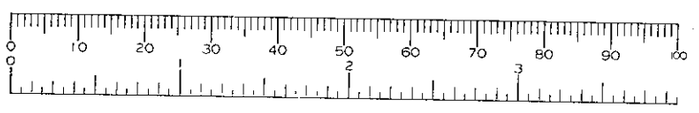




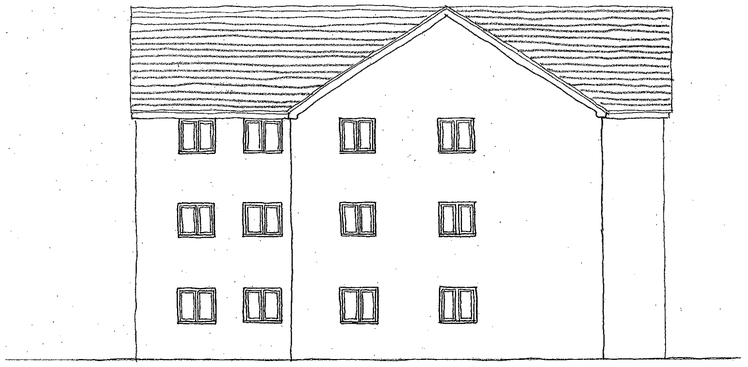
SOUTH ELEVATION
EAST AND WEST ELEVATION TO BIN STORE MATCHES



WEST ELEVATION



LEAVERS ASSOCIATES ARCHITECTS THE OLD BAKERY GOLDEN SQUARE PETWORTH WEST SUSSEX GU28 0AP TEL 01798 344 004	PROJECT WOKINGHAM TOWN FOOTBALL CLUB FOR SWAN HILL HOMES	DATE JULY 2000 SCALE 1:100
	DRAWING GARAGES AND BIN STORE ADJOINING BLOCK A SWAN HILL HOMES	DRG. NO. 9914/P/10



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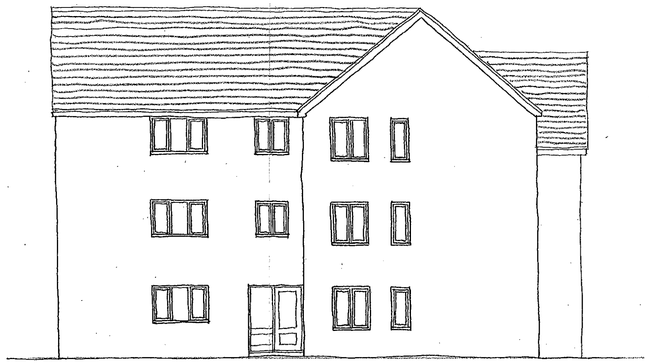

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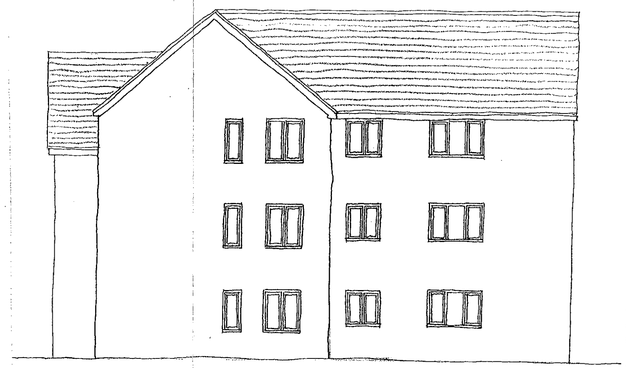
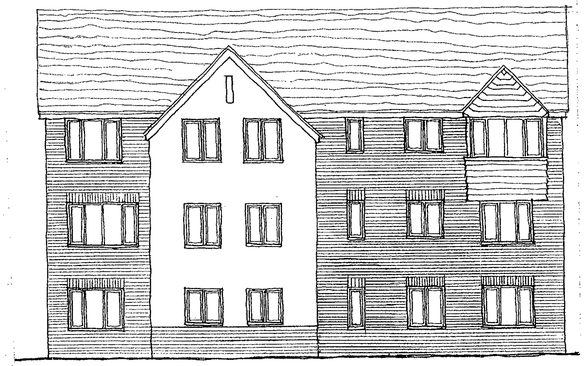
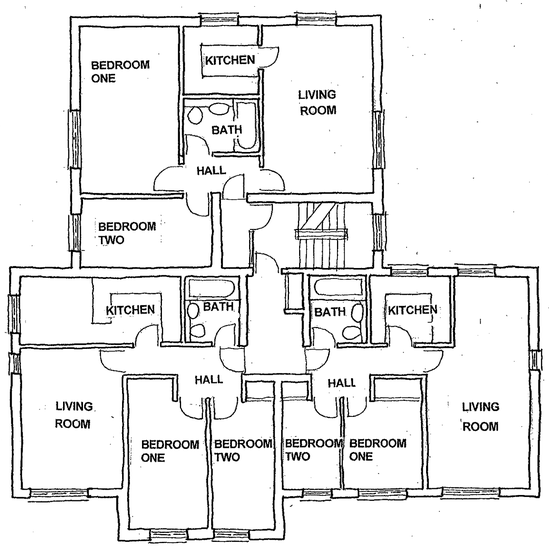


EAST ELEVATION

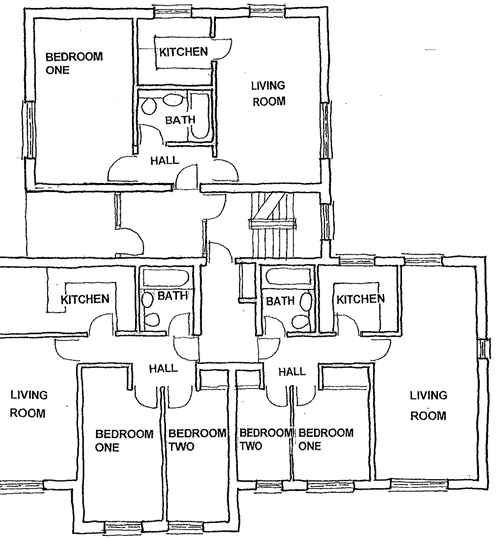
22 JAN 2001 * 3196



SOUTH ELEVATION



FIRST & SECOND FLOOR



GROUND FLOOR

SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

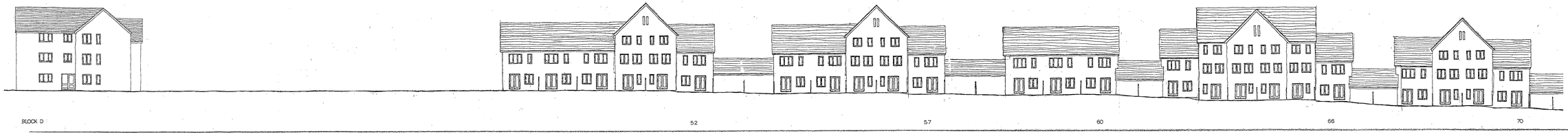
JOB:
WOKINGHAM TOWN FOOTBALL CLUB

DRAWING:
FLATS : BLOCK D

Scale: 1: 100
Date: 09 August 1999

Drawing No:
6901 : 23

REVISION A

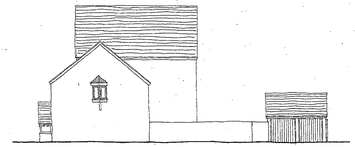


WEST

22 JAN 2001 • 3196

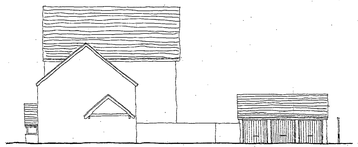


NORTH EAST

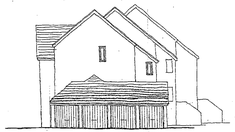


GABLE PLOT 1

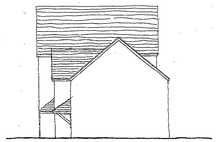
22 SIMILAR BUT HANDED



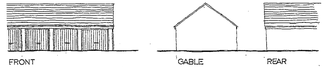
GABLE PLOT 16



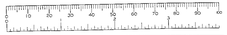
GARAGES AND GABLE 23 - 28



GABLE 47



TYPICAL GARAGES



Swan Hill Homes Limited
WESTERN HOUSE MOOR LANE STAINES
MIDDLESEX TW18 4XQ
Telephone Staines (0784) 464351

JOB
WOKINGHAM TOWN FC

DRAWING
ELEVATIONS
GARDENS AND GABLES

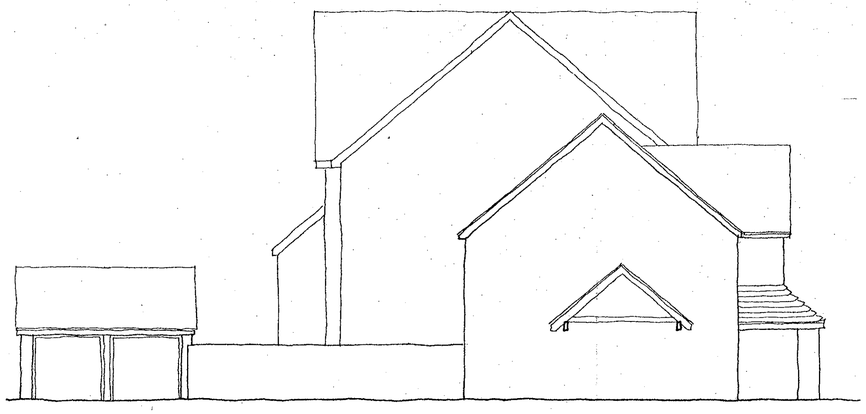
Drawn
Date JUNE 97

SCALE
1:200

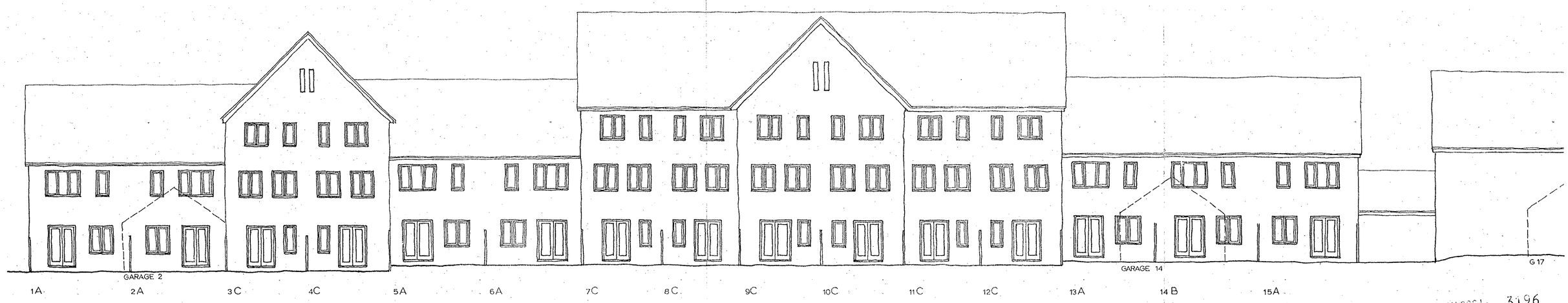
DRAWING No.
6901 - 07

REVISION
A B

REVISION A 2.XI.99 BLOCK D AMENDED.
REVISION B 3.01.01 GARAGES 23/28 + 47 OMITTED.

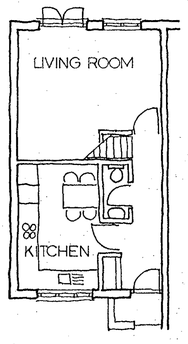


GABLE ELEVATION TO PLOT 15 : NORTH



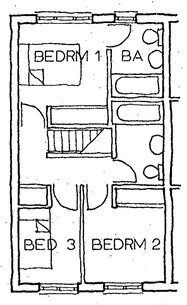
GARDEN EAST ELEVATION PLOTS 1-15

22.JAN.2001 • 3196



GROUND

A 24 N°



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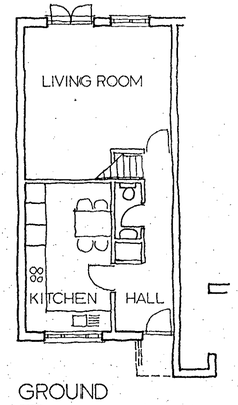
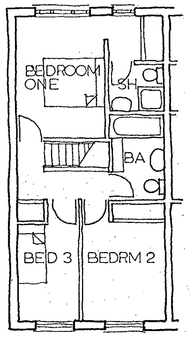
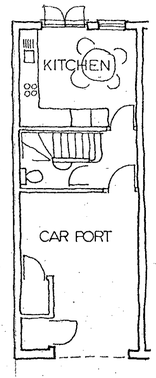


GROUND

B 4 N°

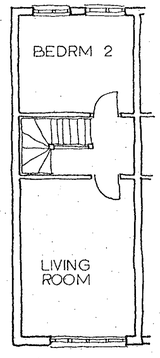


FIRST

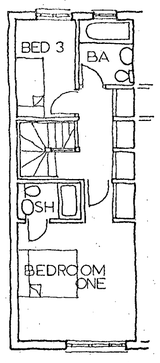


GROUND

C 22 N°



FIRST



SECOND

REVISION A PLOTS 71-74 OMITTED. 05.01.01. MV.

Swan Hill Homes Limited
WESTERN HOUSE MOOR LANE STAINES
MIDDLESEX TW18 4XQ
Telephone Staines (0784) 464351

JOB
WOKINGHAM TOWN FC

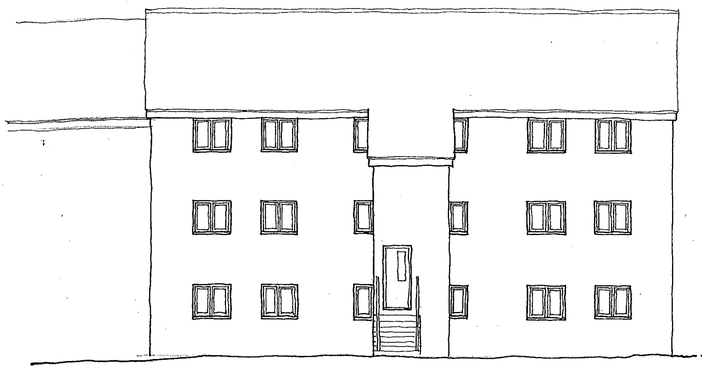
DRAWING
FLOOR PLANS and ELEVATIONS

Drawn
Date JUNE 97

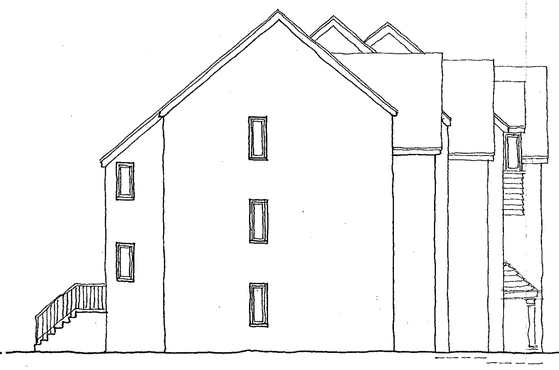
SCALE
1:100

DRAWING No.
6901-04

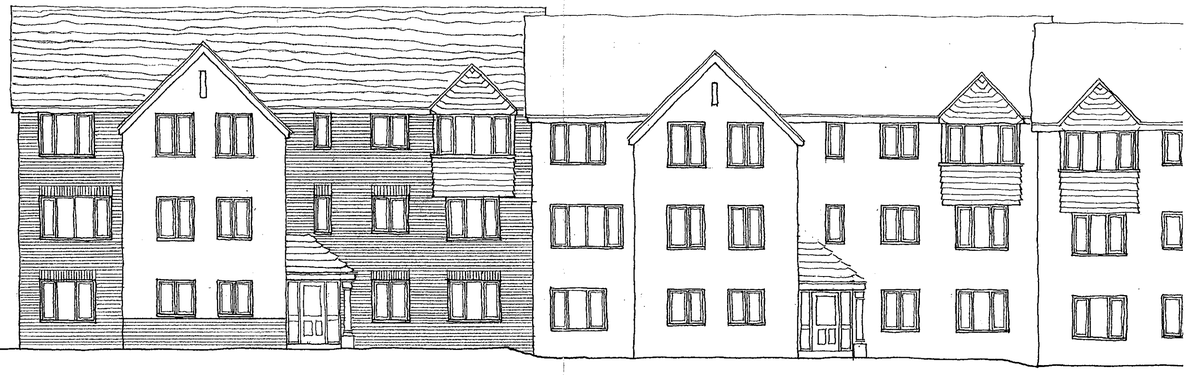
REVISION
A



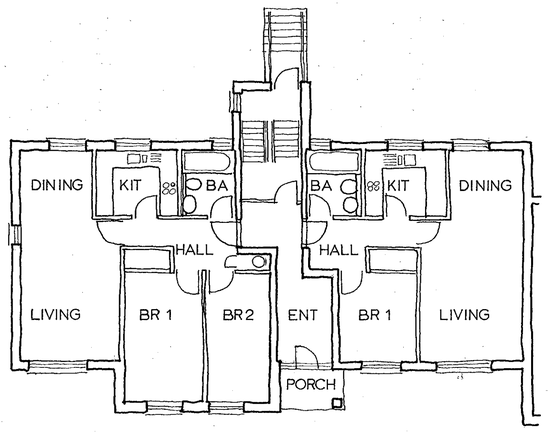
EAST ELEVATION TO RAILWAY



GABLE ELEVATION : NORTH



WEST ELEVATION TO ROAD



GROUND FLOOR PLAN

UPPER FLOORS
BR 2 above ENTRANCE



Swan Hill Homes Limited
WESTERN HOUSE MOOR LANE STAINES
MIDDLESEX TW18 4XQ
Telephone Staines (0784) 464351

JOB
WOKINGHAM TOWN FC

DRAWING
FLATS
Blocks AB + C

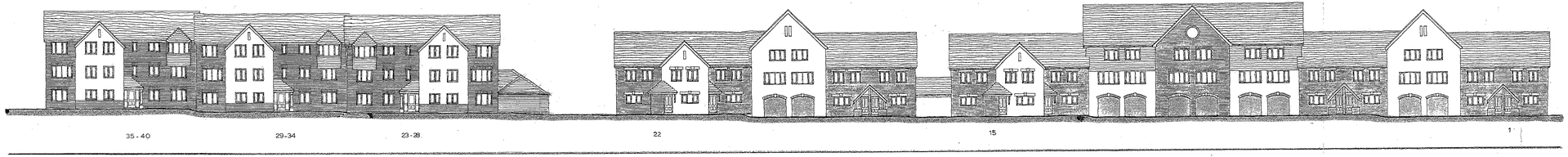
Drawn

Date JUNE 97

SCALE
1:100

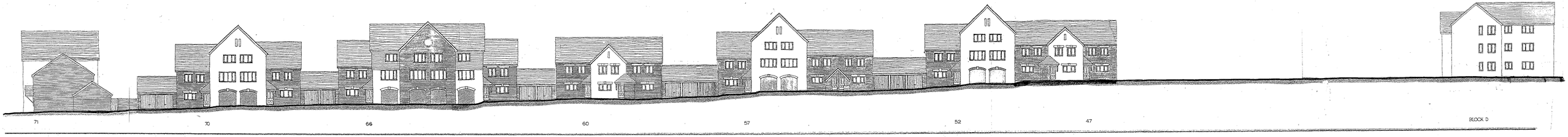
DRAWING No.
6901-05

REVISION



SOUTH-WEST ELEVATION TO NORTHSIDE

22 JAN 2001 3196



EAST ELEVATION TO WESTERN SIDE

Swan Hill Homes Limited
WESTERN HOUSE MOOR LANE STAINES
MIDDLESEX TW18 4XQ
Telephone Staines (0784) 464351

JOB
WOKINGHAM TOWN FC

DRAWING
ELEVATIONS TO GREEN

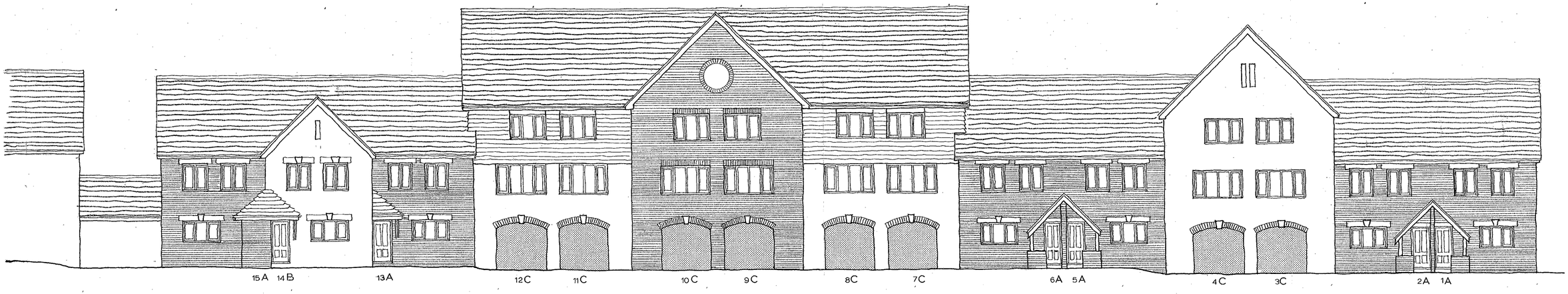
Drawn
Date JUNE 97

SCALE
1:200

DRAWING No.
6901-06

REVISION
A B

REVISION A 2.4.99 SIGN & ANNEXES.
B 03.01.01 FOR 71/4 RETAIN GARAGE AGAINST 47 DELETED.



WEST ELEVATION PLOTS 1-15

22.JAN.2001* 3196



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JOB
WOKINGHAM TOWN FC

DRAWING
ELEVATIONS TO GREEN

Drawn
Date JUNE 97

SCALE
1:100

DRAWING No.
6901 - 03

REVISION
A B

REV A. 7.vii.97 PLOTS 61-3 ADDED. MD.
B 03.01.01 PLOT 71-74 AMMENDED.

7818-1089T Woking Dyeline

CAB 12.

1:500.

FLATS 29–34

FLATS 23–28

22 P. 22 G. 49 G. 48 G. 47 G. 49 P. 48 P. 47 P.

20 P. 20 G. 21 P. 21 G.

15 G. 15 P. 16 G. 16 P. 17 G. 17 P.

13 P. 13 G. 14 P. 14 G.

1 G. 1 P. 2 G. 2 P.

ELEC S/S

5 P. 5 P. 6 P. 6 P.

22 21 20 19 18 17 16

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

47 48 49 50 51 52 52 54 G. 54 P. 53 53 54 55 56 57 57 59 G. 59 P. 58 58 59 60 60 61 61 62 63 64 65 66 66 67 67 68 69 70 70 74

71. 72. 73. 74.

10 20 30 40 50 60 70 80 90 100

2 3

RAILWAY

EMM BROOK

CHILDRENS
PLAY AREA
LEAP 400m²

VP

1 2 1A 2A 3C 4C 5A 6A 7C 8C 9C 10C 11C 12C 13A 14B 15A 16A 17A 18C 19C 20A 21B 22A 23-28

15 5 6 6 VP

71 71A 72C 73C 74A 70 74

67 68C 69C 70A

61A 62C 63C 64C 65C 66A

58A 59B 60A

53A 54A 55C 56C 57A

RAILWAY

0 10 20 30 40 50 60 70 80 90 100

Site: Wokingham Town Football Club

Drawing: Site Plan
(Amendments to Plots 71-74)

Drawing No: 6901:51