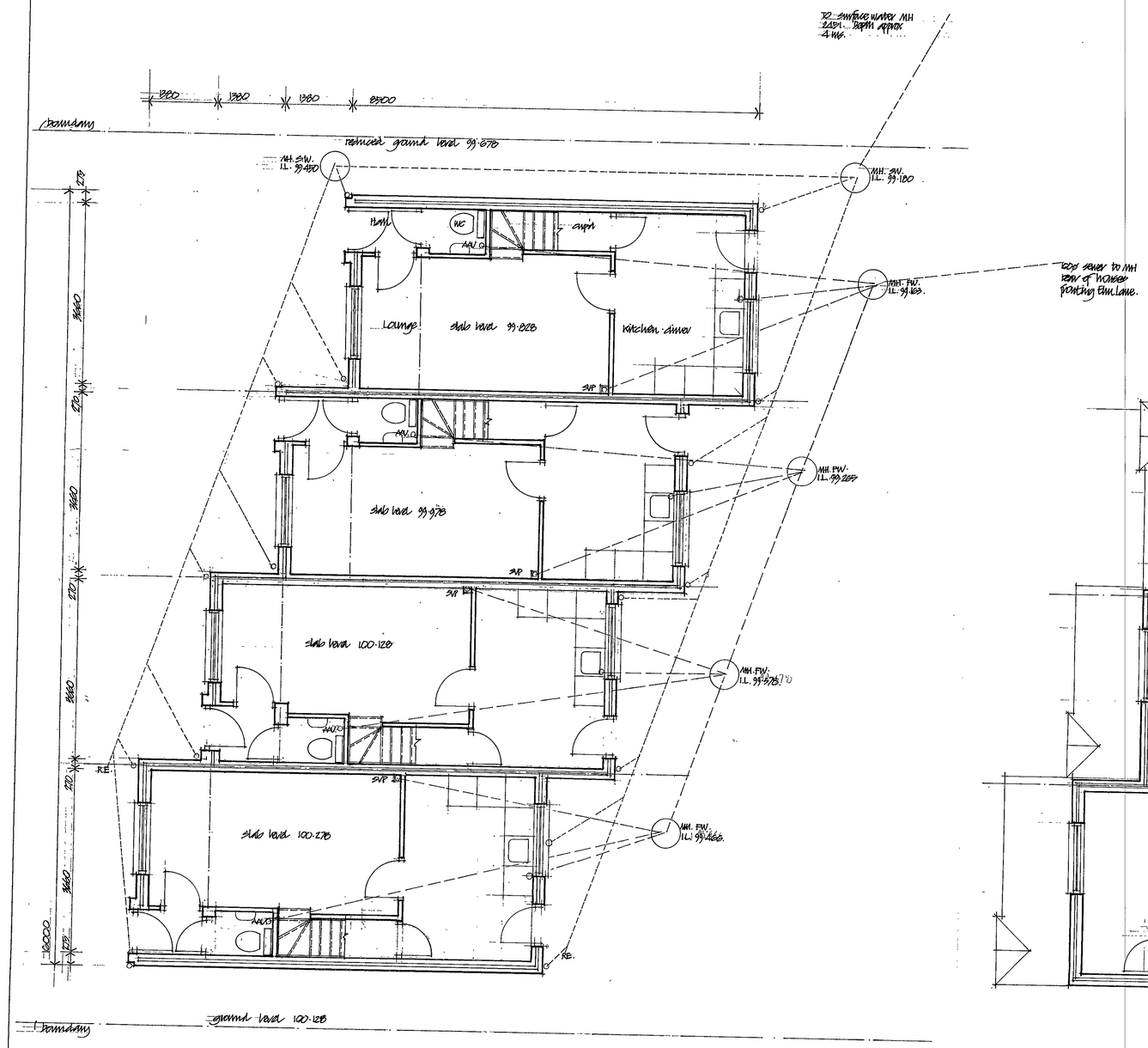
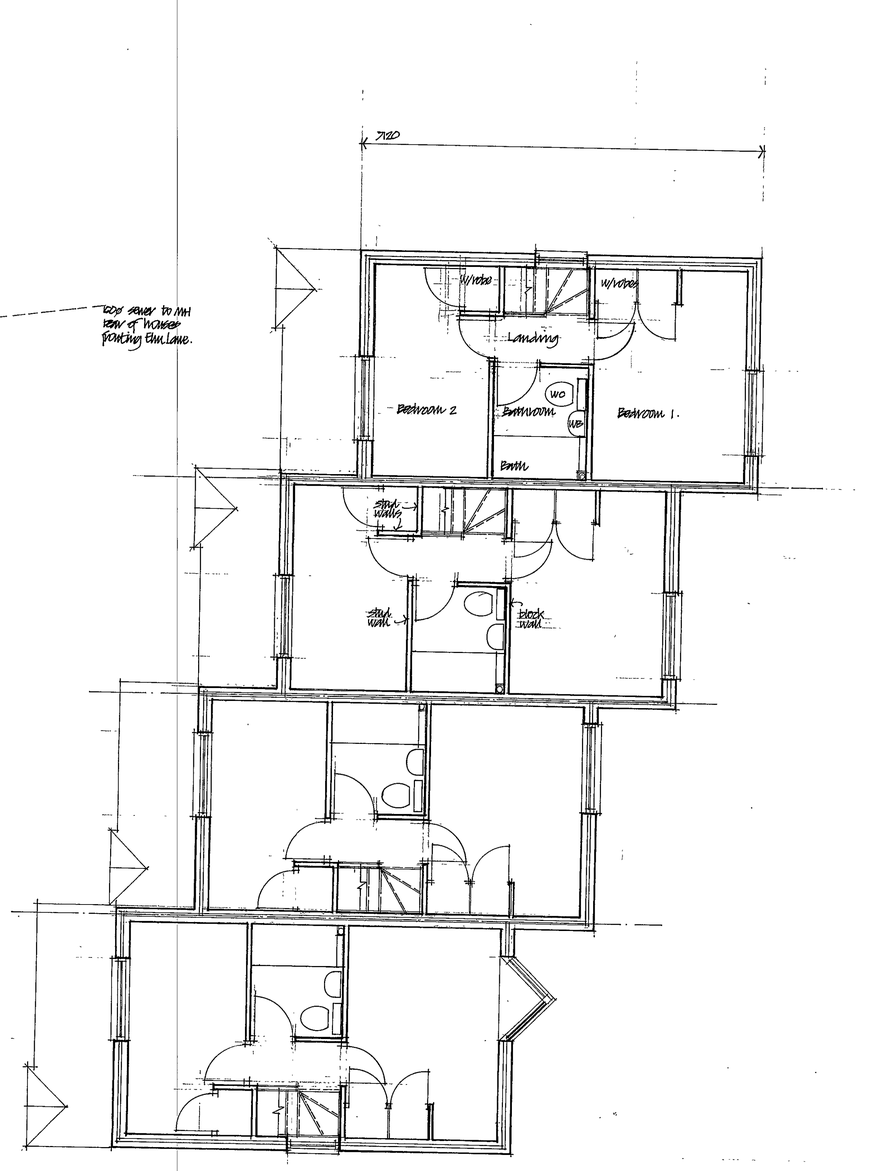


Ground floor plan



First floor plan

Rev. A. Rear elevations and units amended. GF. lans. amended. 16.5.03

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John Challis
Chartered Architect
72 Wargrave Road
Twyford Berkshire

Tel. 0118 934 2236

Client
A & G LTD

Job title
Proposed houses at 37 Elm Lane, Earley

Drawing title
Floor plans houses fronting Beaconsfield Way

Scale	1:50
Date	April 2003
Drawn	JC
Drawing number	0215.20
Rev	A

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27 MAY 2003

TPR 180

37 Elm Lane, Lower Earley, Reading, Berkshire 2002

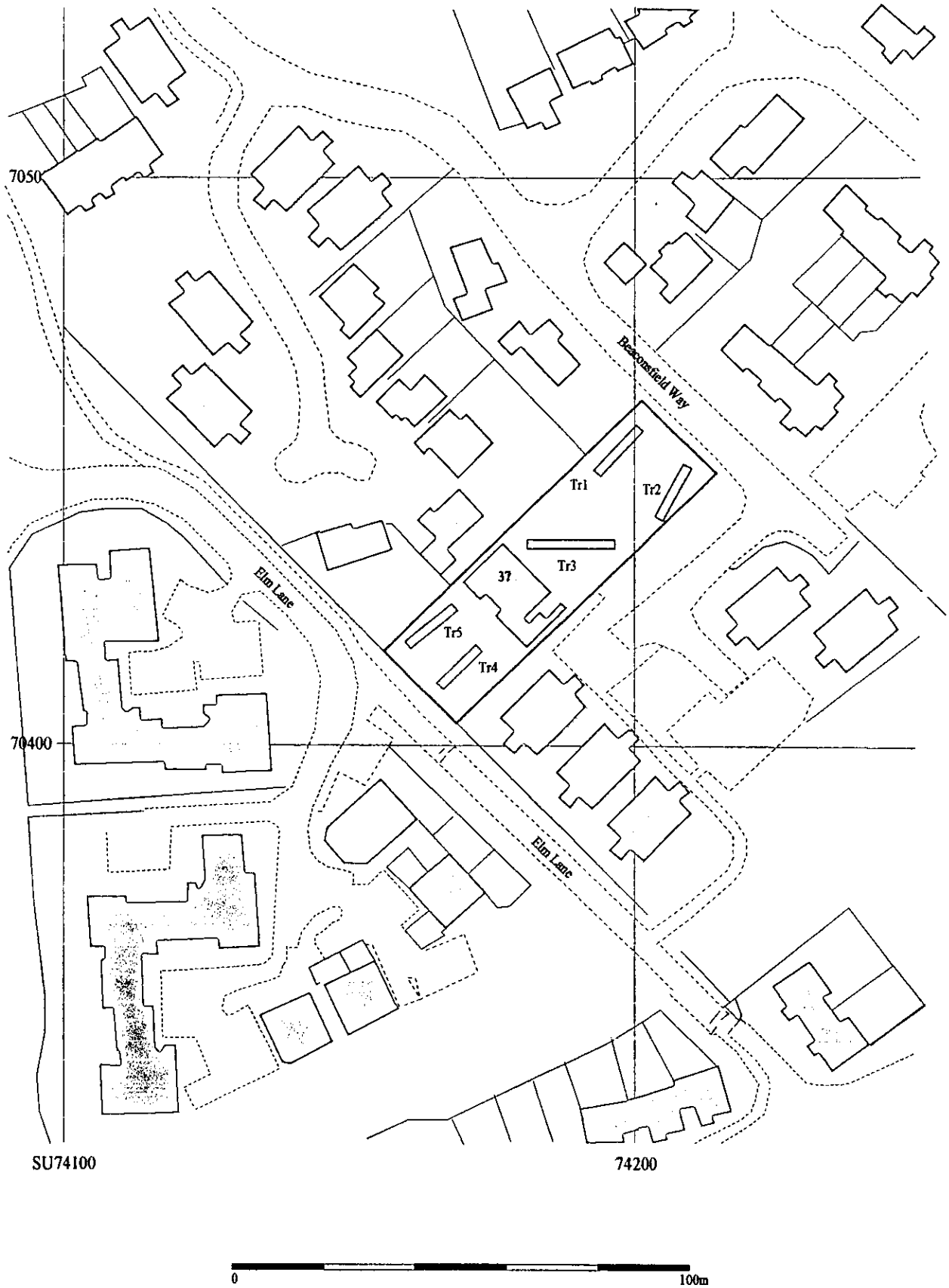


Figure 2. Location of trenches within site.

ELLE02/104

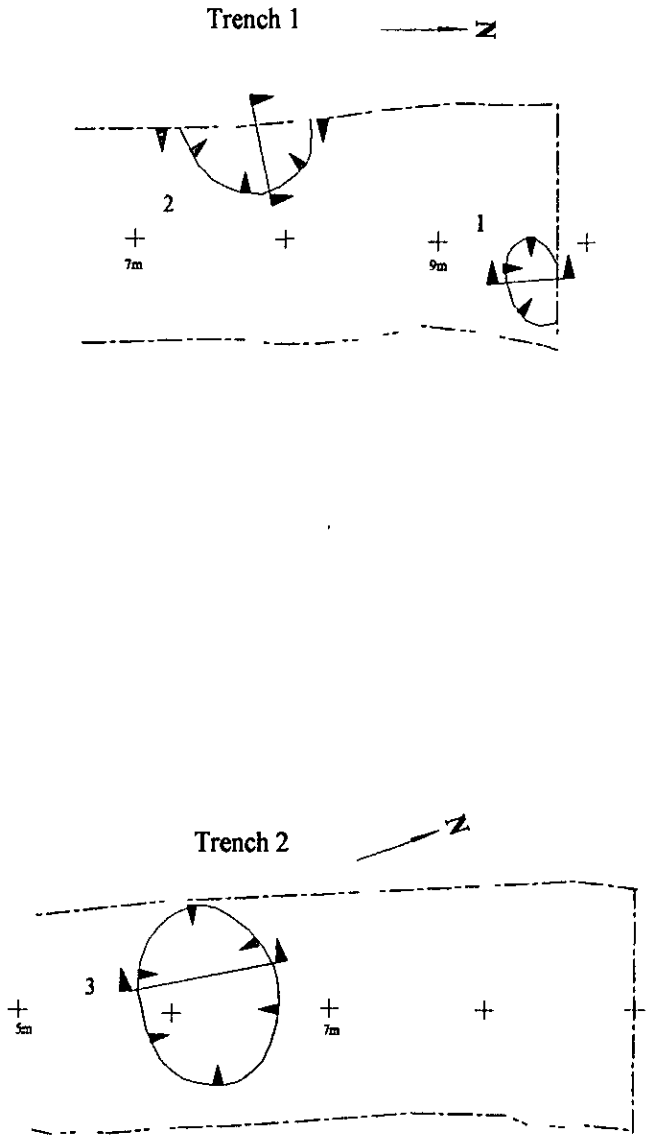


Figure 3. Plan of features in trenches 1 and 2.

37 Elm Lane, Lower Earley, Reading, Berkshire 2002

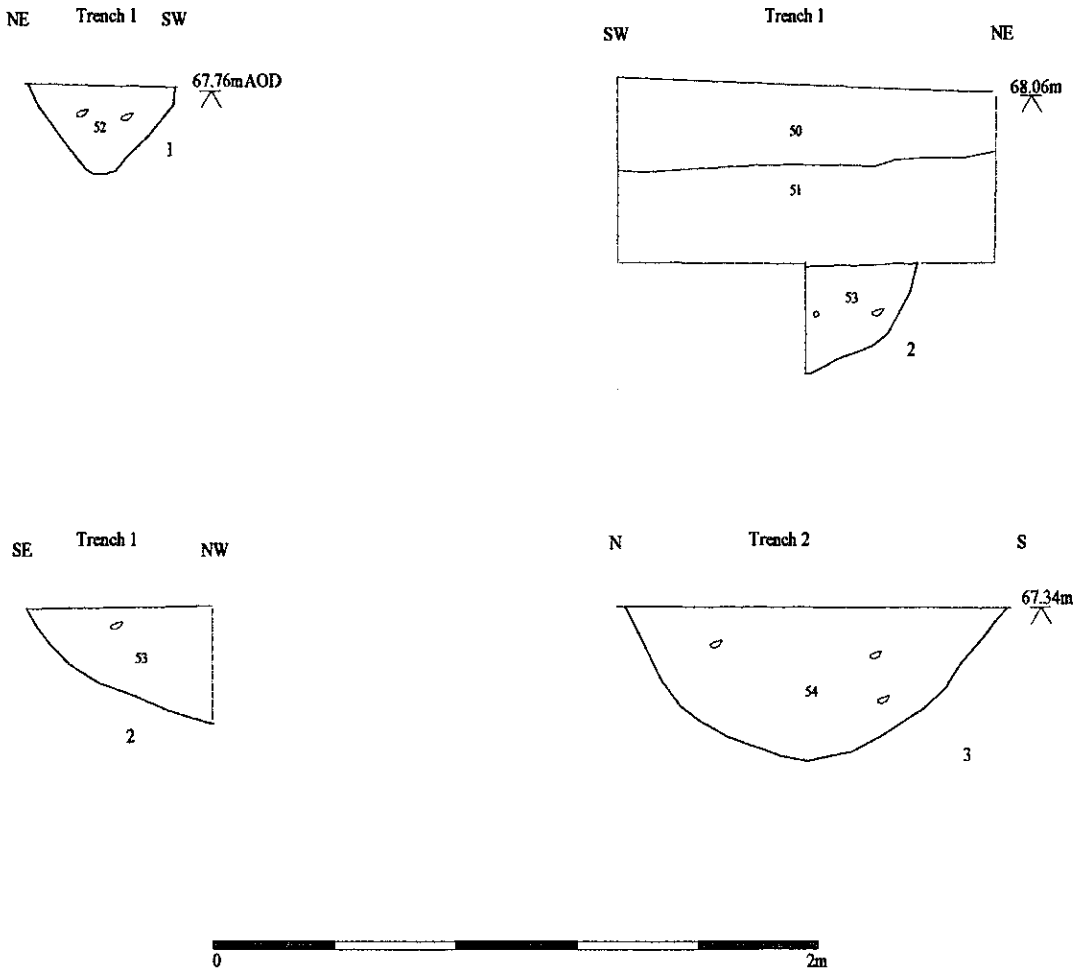
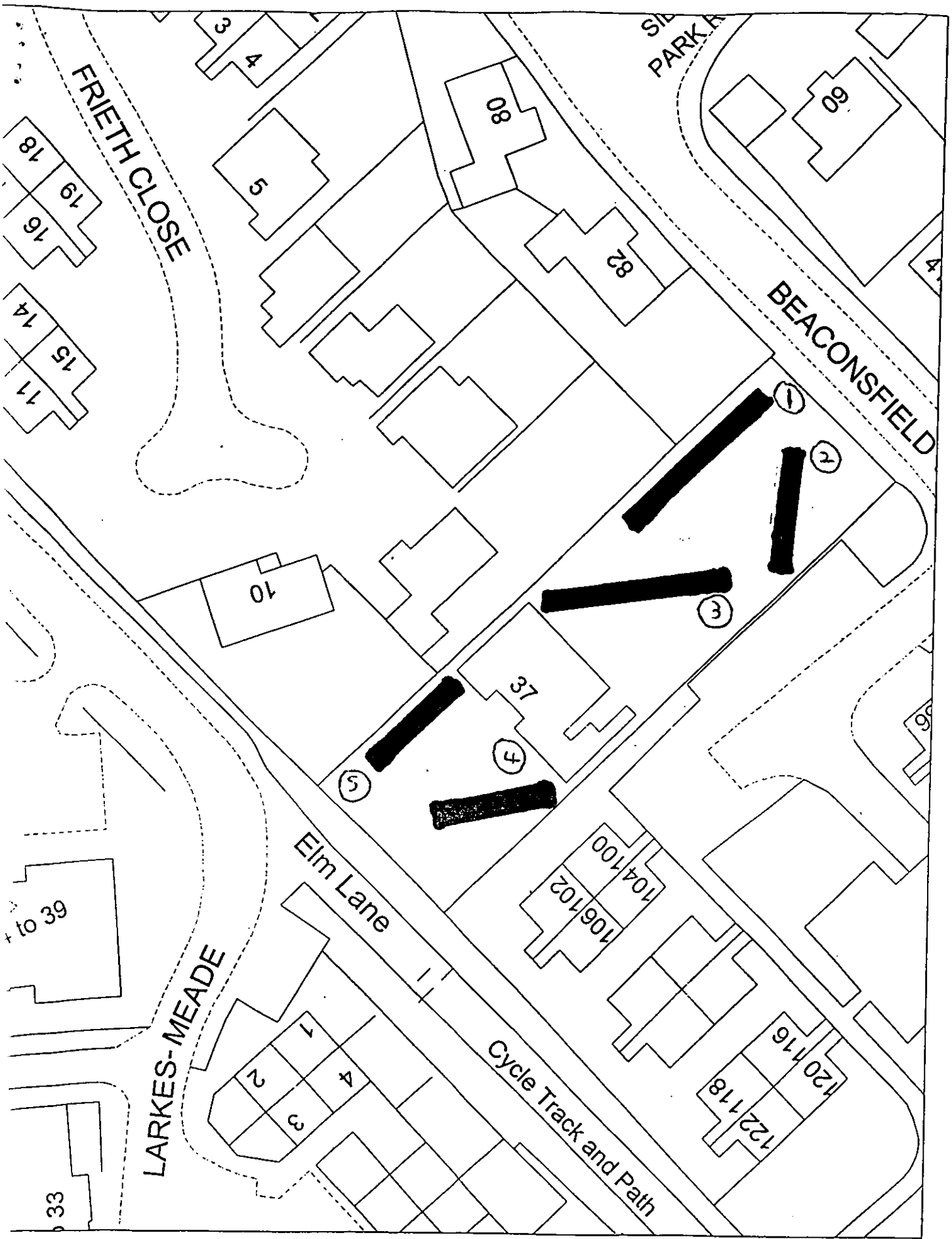


Figure 4. Sections

ELLE02/104



Site Plan, Scale: 1 to 500

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Date: 20 September 2002

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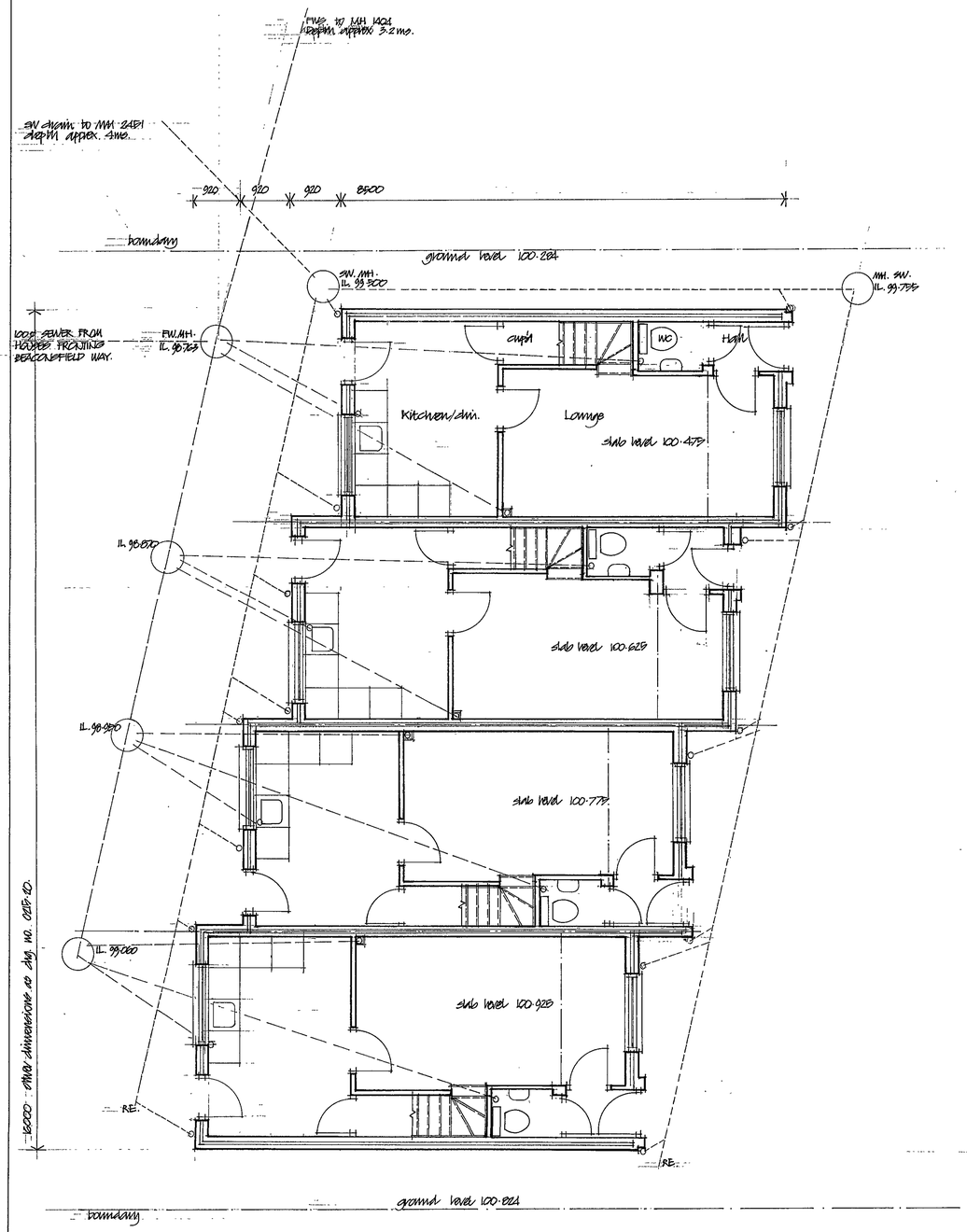
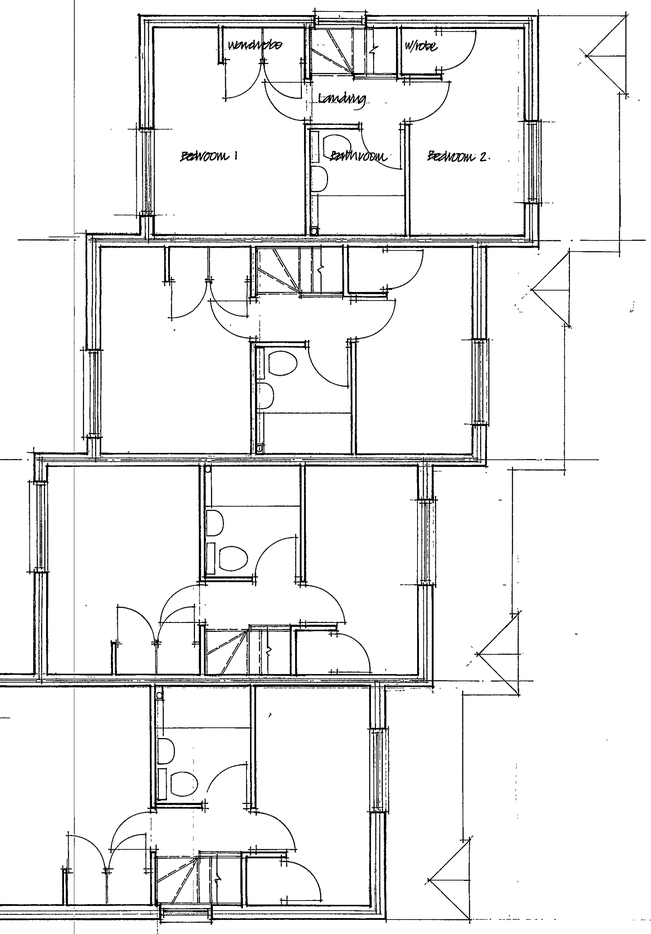


Ground floor plan



First floor plan

Rev. A. Rear elevs. end units amended. GF. bays amended. 12.5.03.
All levels relate TBM. 100.00 shown on drg. no. 0215.6.

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John Challis
Chartered Architect
72 Wargrave Road
Twyford Berkshire

Tel. 0118 934 2236

Client
A & G LTD

Job title
Proposed houses at 37 Elm Lane, Earley

Drawing title
Floor plans houses fronting Elm Lane

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Date April 2003
Drawn JC

Drawing number 0215.21
Rev A

TPR 180

BEACONSFIELD WAY

P Prunus (Accolade)

SB Silver Birch (Betula pendula)

H Hornbeam (Fastigiata)

All trees to be half standards.
Planting to be at 2.4ms centres.

Underplanting of Silver Birches
to be Pyracantha (Golden Charmer)

Underplanting of Prunus to be
Escallonia (Apple Blossom)

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Pennisetum orientale

8 7 6 5

eg wall

4 3 2 1

Pennisetum orientale

ELM LANE

PLANTING PLAN, PROPOSED HOUSES, 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. July 2003 Drawing number 0215.29.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

BEACONSFIELD WAY

Prunus (Accolade)

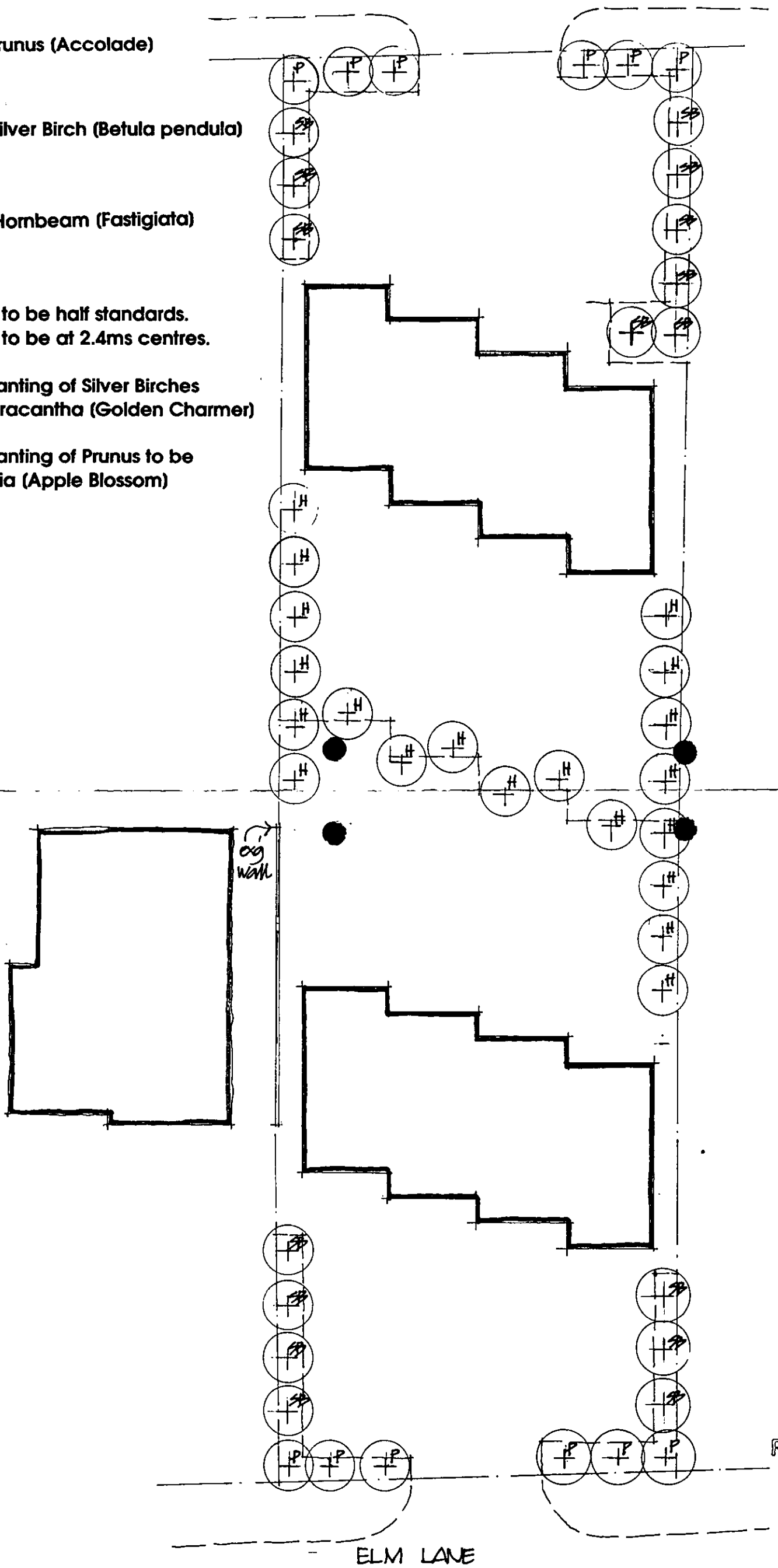
Silver Birch (Betula pendula)

Hornbeam (Fastigiata)

All trees to be half standards.
Planting to be at 2.4ms centres.

Underplanting of Silver Birches
to be Pyracantha (Golden Charmer)

Underplanting of Prunus to be
Escallonia (Apple Blossom)



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ELM LANE

PLANTING PLAN, PROPOSED HOUSES, 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. July 2003 Drawing number 0215.29.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

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Front elevation to Elm Lane

Rear elevation of houses to Elm Lane

Rev A. End units rear elevations amended. 2.4.03.

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

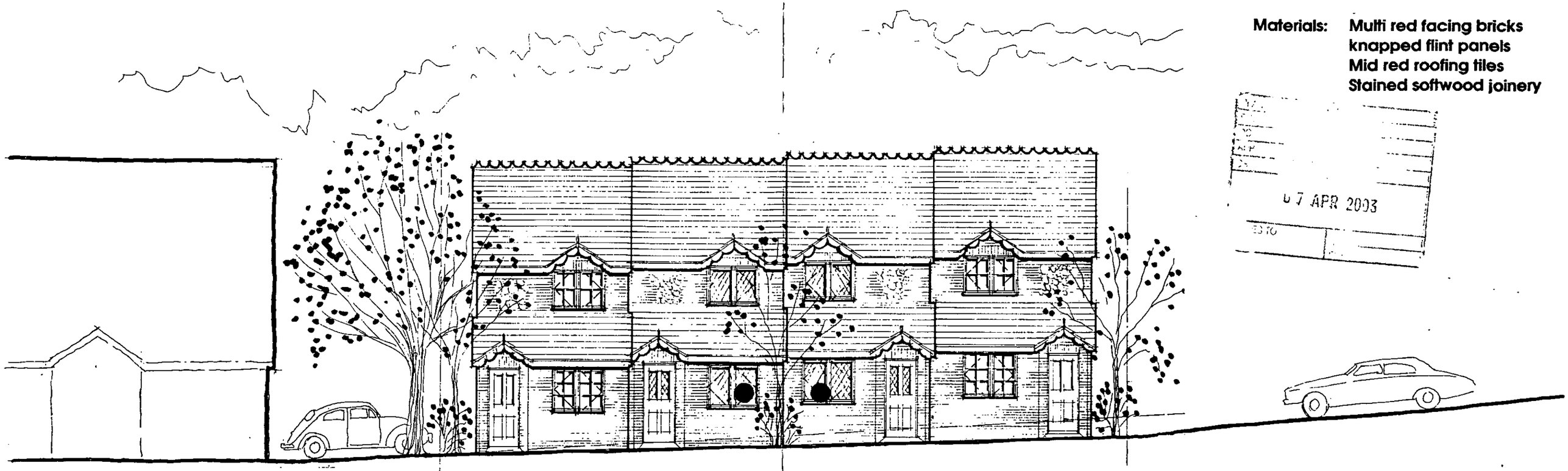
23/4/03

Scale. 1:100 Date. November 2002 Drawing number 0215.03.A.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Materials: Multi red facing bricks
knapped flint panels
Mid red roofing tiles
Stained softwood joinery

07 APR 2003



Front elevation to Beaconsfield Way

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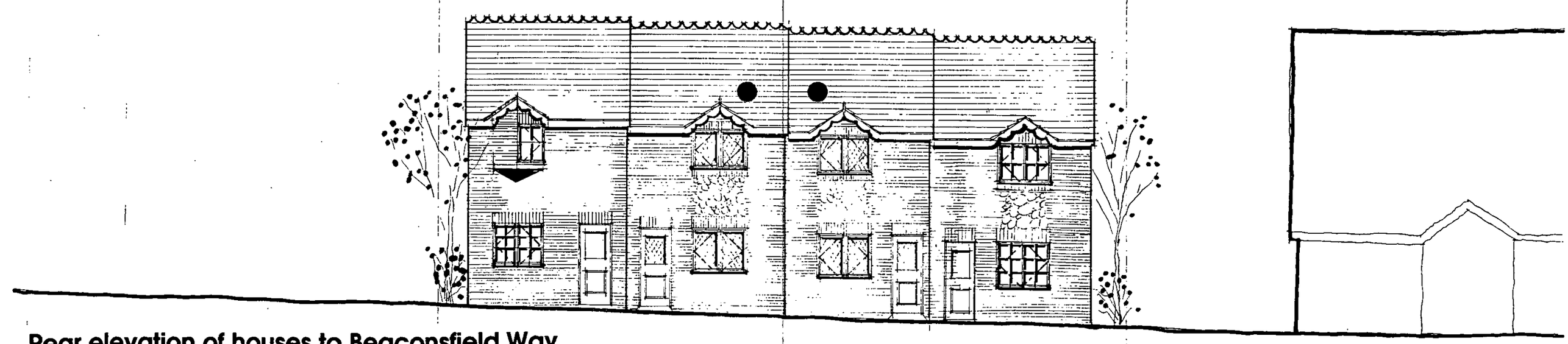


Rear elevation of houses to Beaconsfield Way

Rev.B. End white rear elevations amended. 2.4.03.
Rev.A Oriel window added L.H. cottage rear elev. 24.1.03

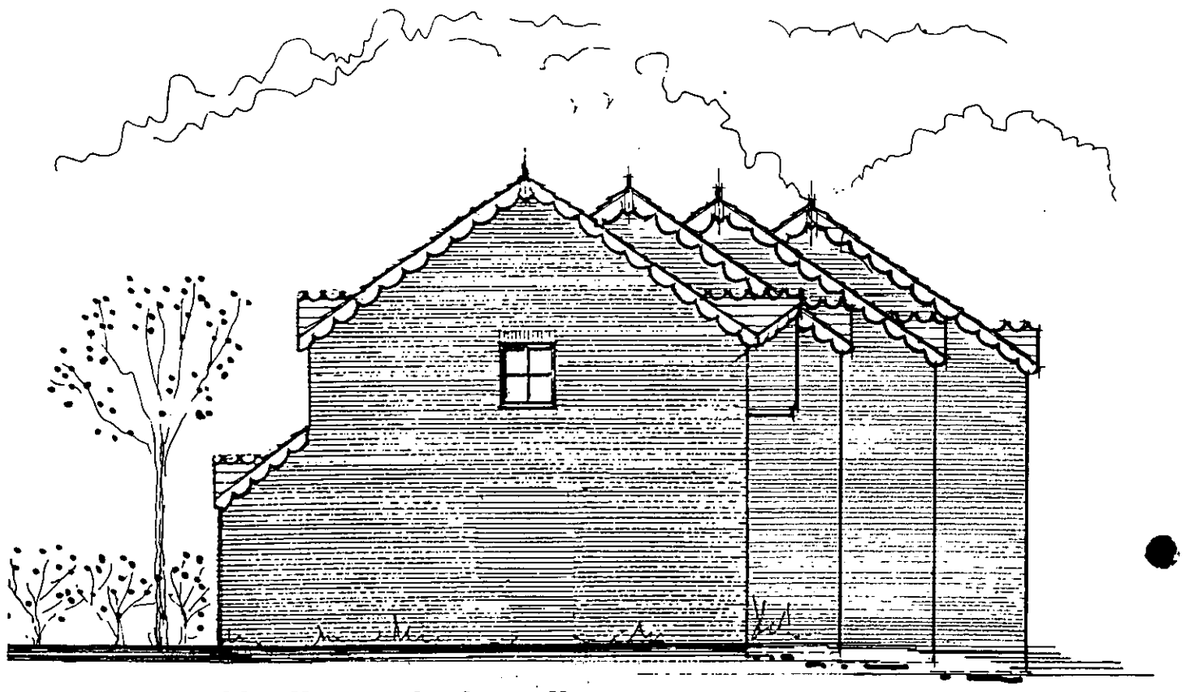
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

23/4/03 B

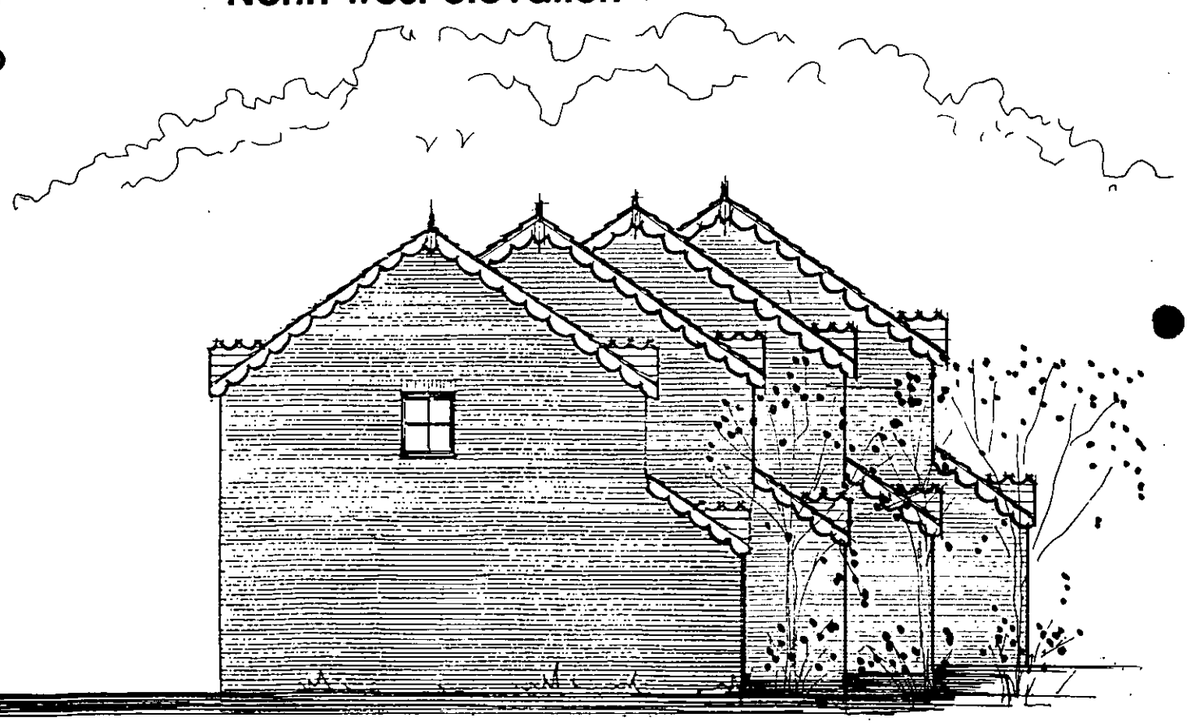
Scale. 1:100 Date. November 2002 Drawing number 0215.04.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Houses fronting Beaconsfield Way



North west elevation



South east elevation

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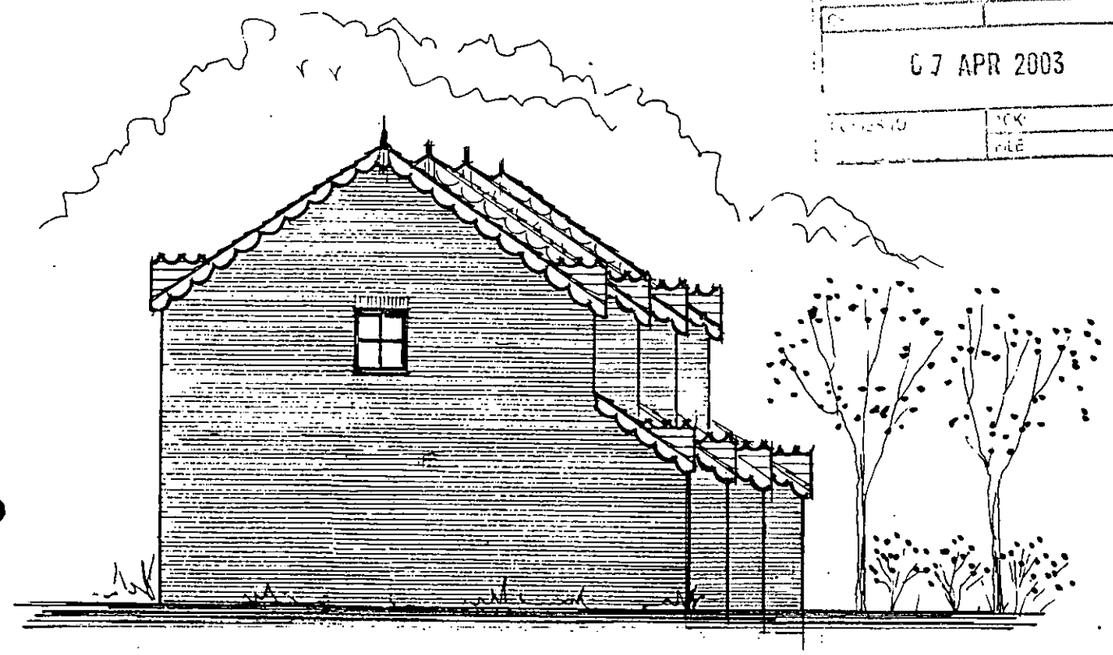
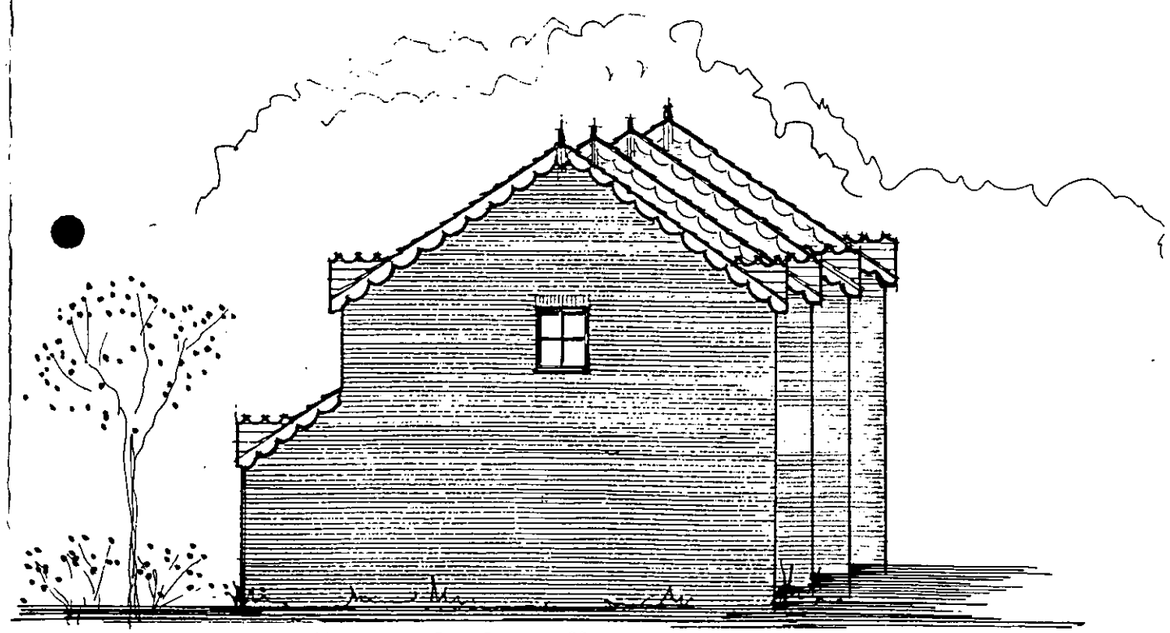


North west elevation



South east elevation

Houses fronting Elm Lane

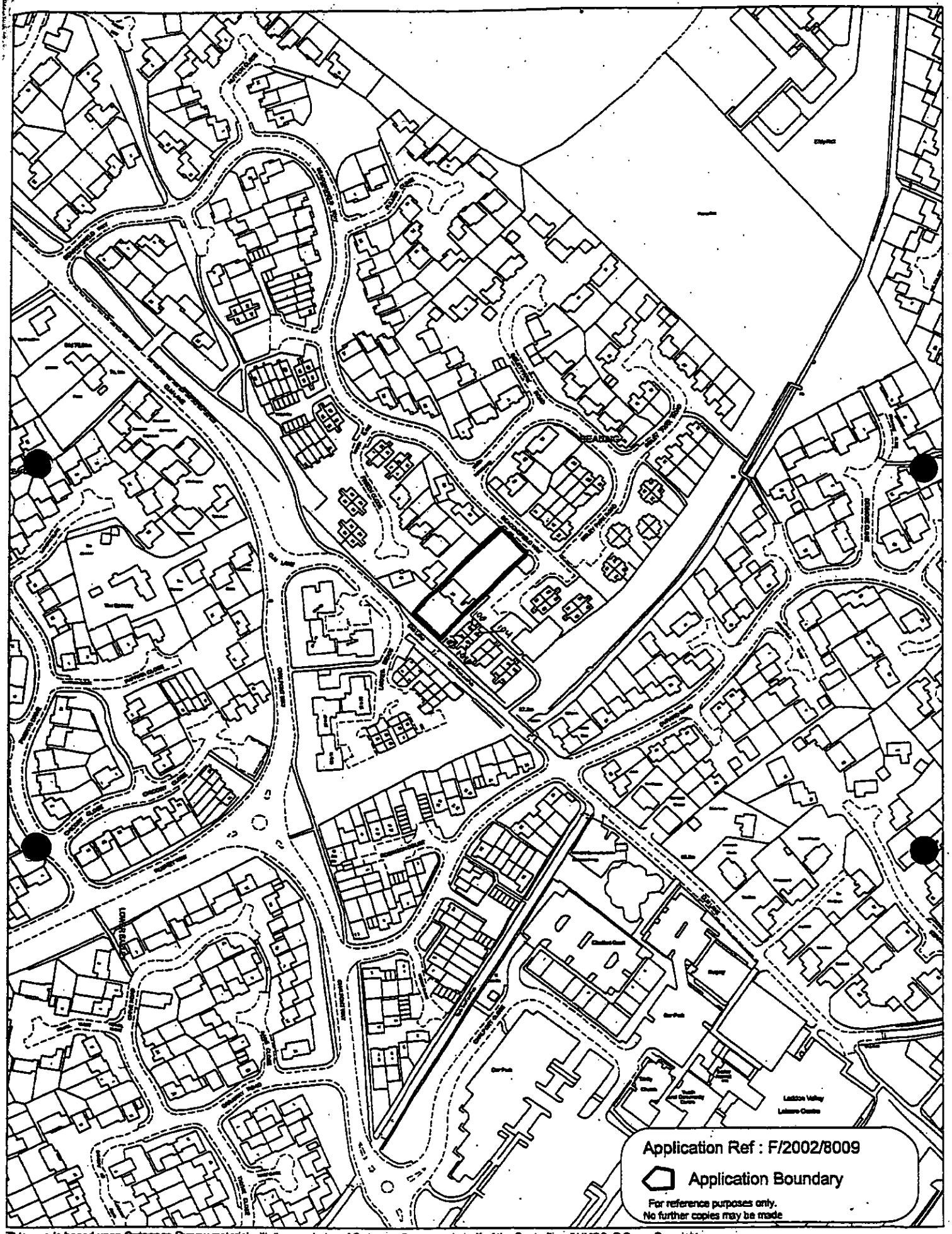
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

23/4/03

Scale. 1:100 Date. January 2003 Drawing number 0215.11 A

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

rev. 'A' side doors removed. 2.4.03



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26 February 2003

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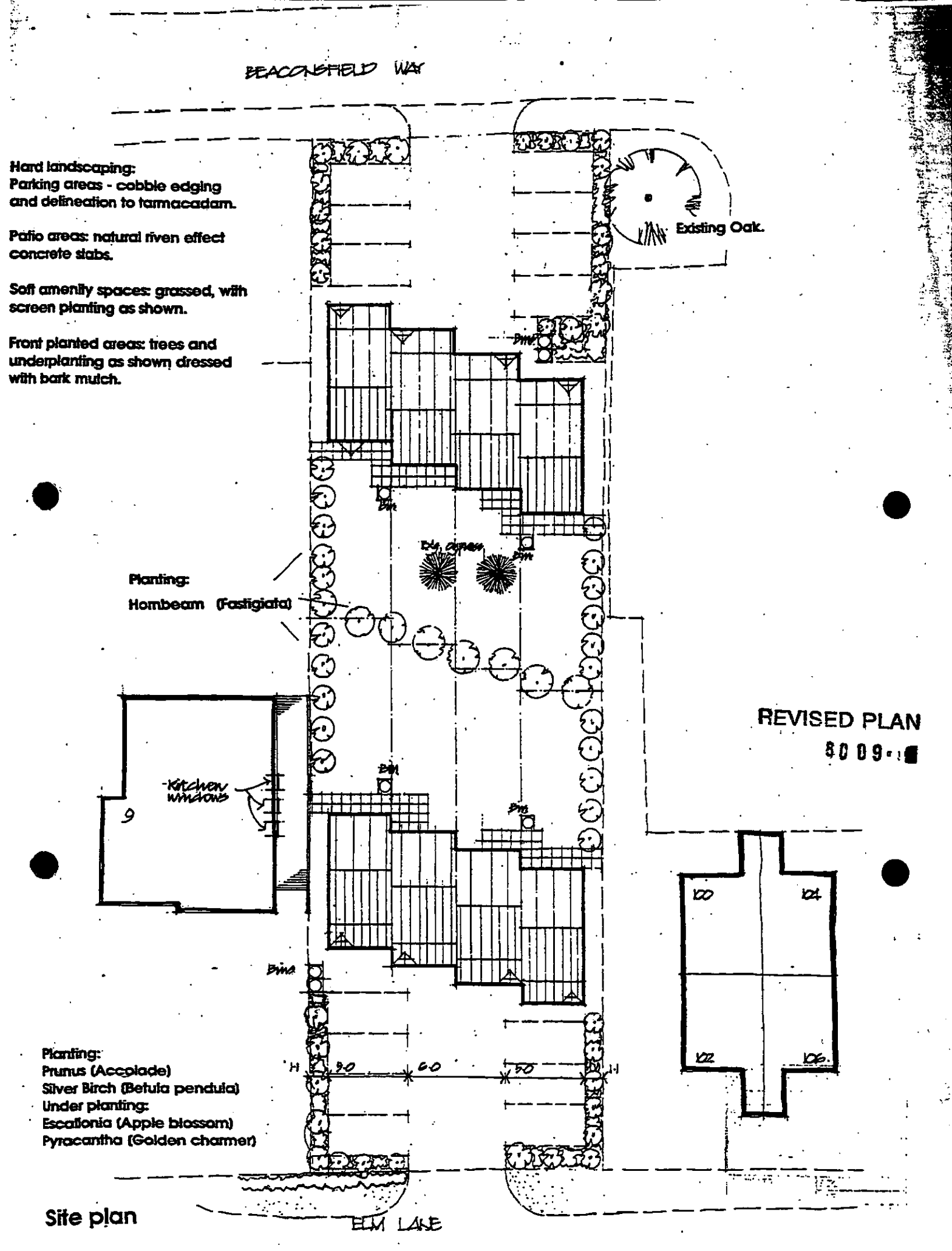

Site plan

PROPOSED DEVELOPMENT AT 37 ELM LANE, 87 LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. November 2002 Drawing number 0215.02 D&

John Challis Chartered Architect. 72 Wargrave Road. Twyford.

Rev. D. Bin store amended. 7.2.03.
Rev. C. Parking, siting, adjoining property, bins amended. 24.1.03.
Rev. B. Car parking layout amended. 10.12.02.
Rev. A. Landscaping added. Trees amended. 10.12.02.

SIBLEY PARK ROA
BEACONSFIELD WAY
Elm Lane
Cycle Track and Pa
LARKES-MEADE
USE
47
49
50
96
92
98
94
88
84
90
86
54
45
41
82
37
104/100
106/102
120/116
122/118
10
4
1
3
2
16
15
14
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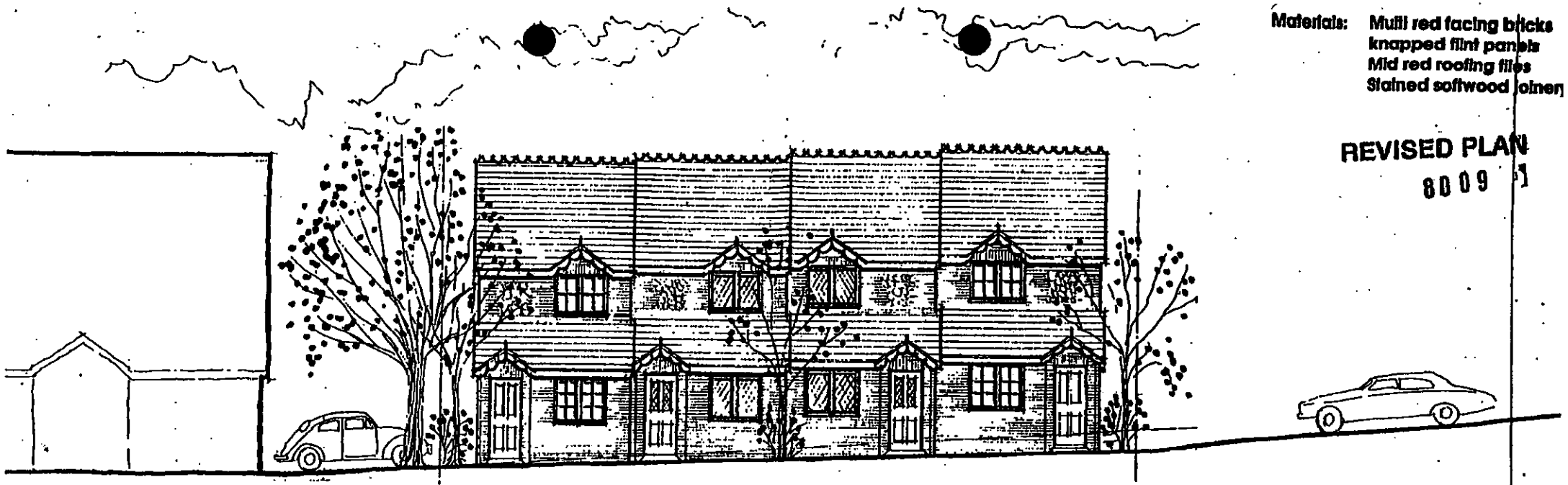
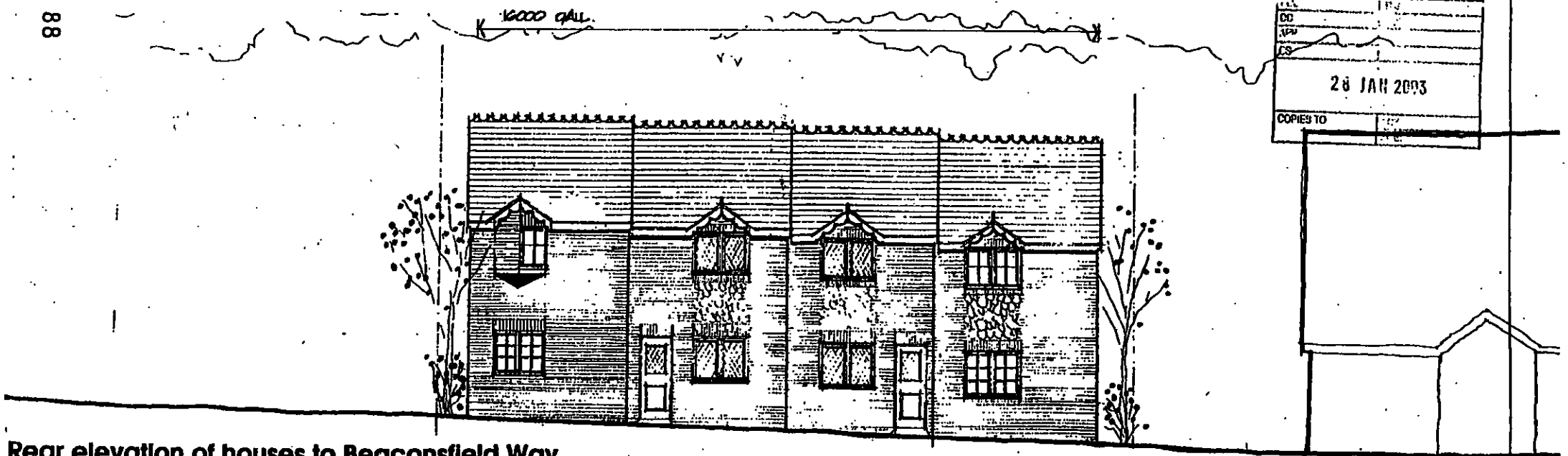
86
33 to 39
34

Materials: Multi red facing bricks
knapped flint panels
Mid red roofing tiles
Stained softwood joinery

REVISED PLAN
8009 01



Front elevation to Beaconsfield Way



Rear elevation of houses to Beaconsfield Way

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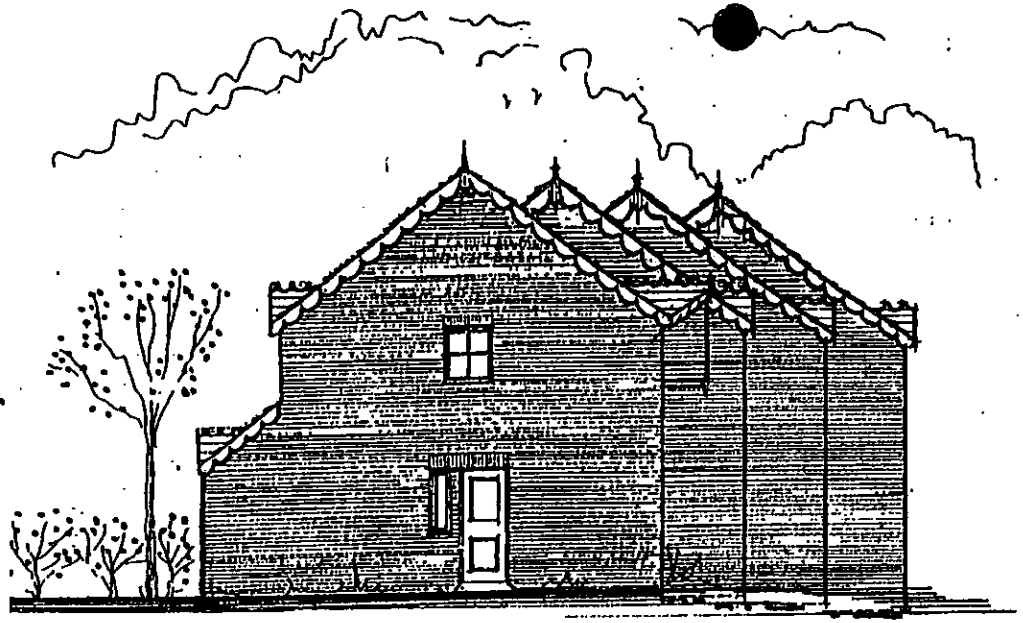
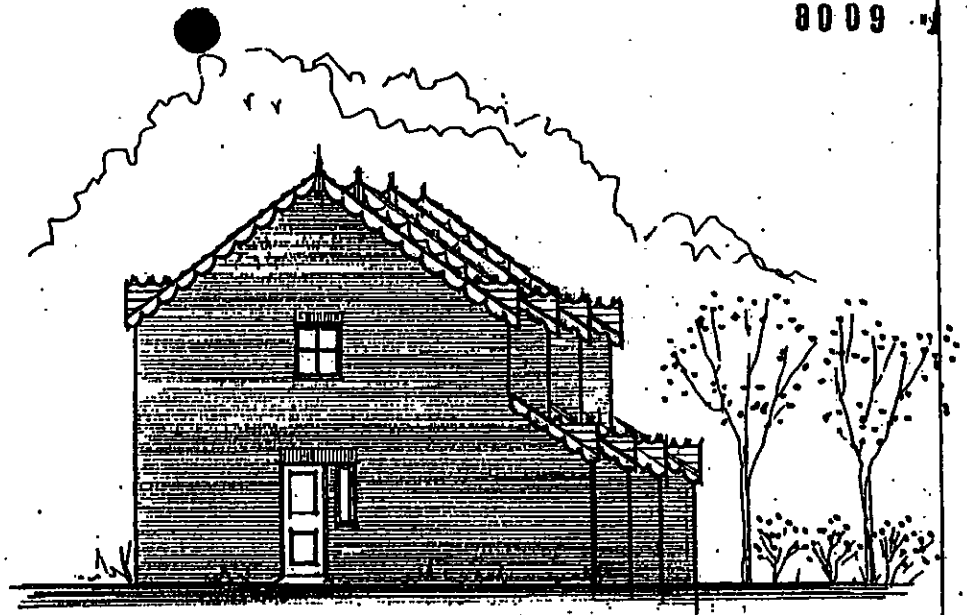
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

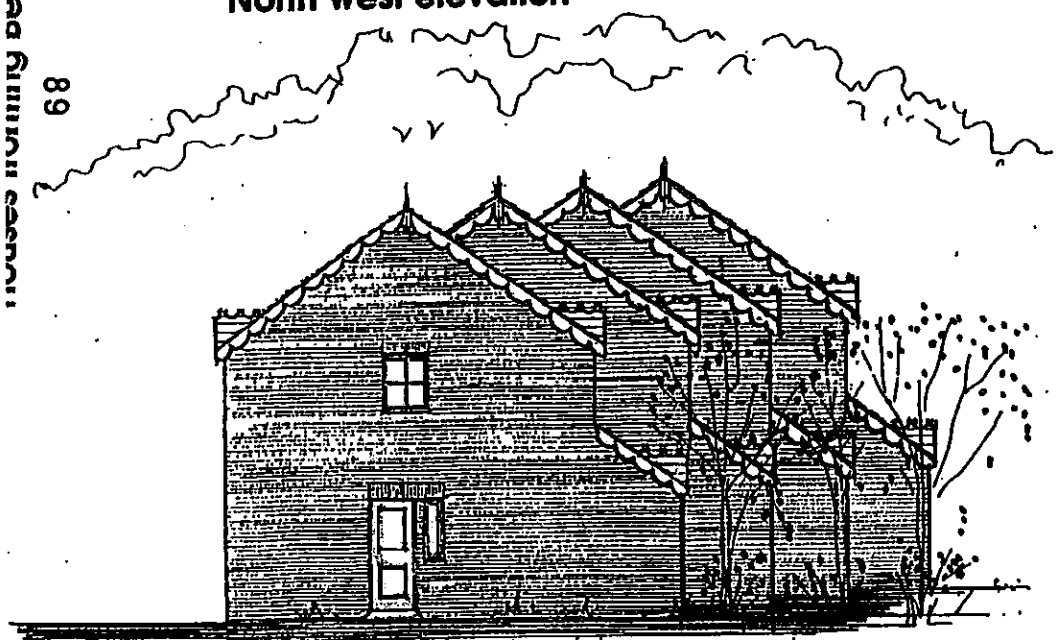
Scale. 1:100 Date. November 2002 Drawing number 0215/04



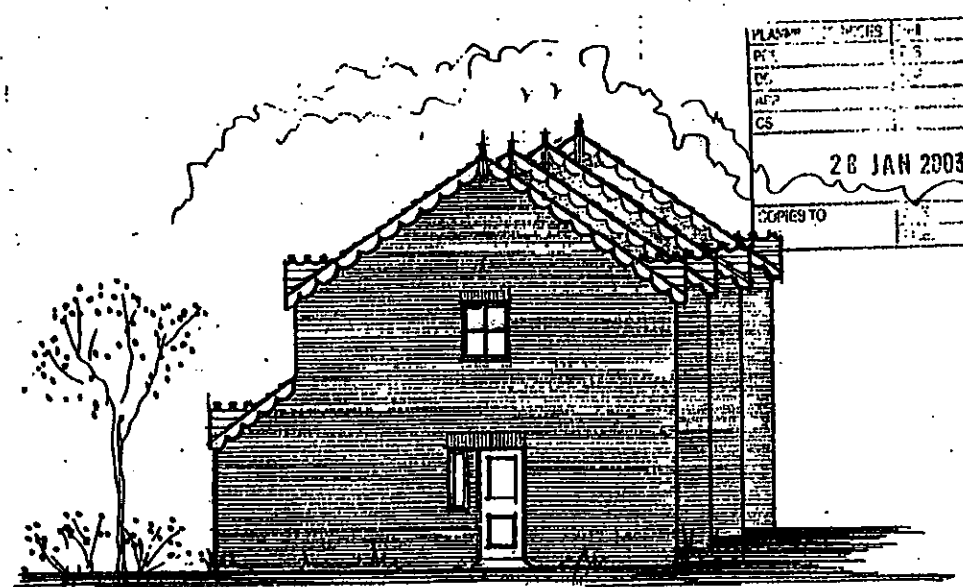
North west elevation



North west elevation



South east elevation



South east elevation

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Scale. 1:100 Date. January 2003 Drawing number 0215.11

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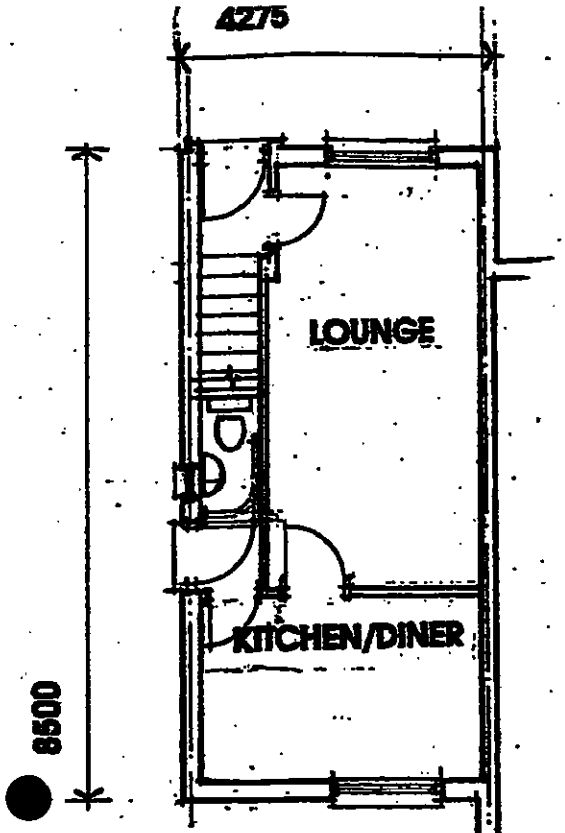
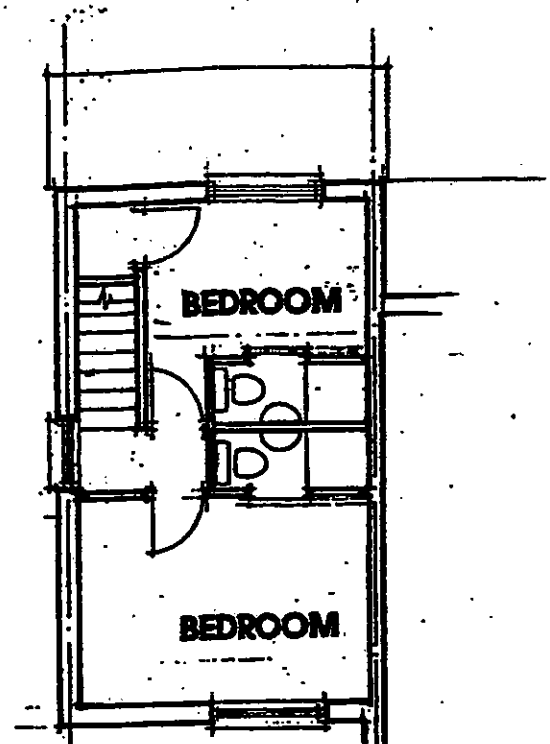
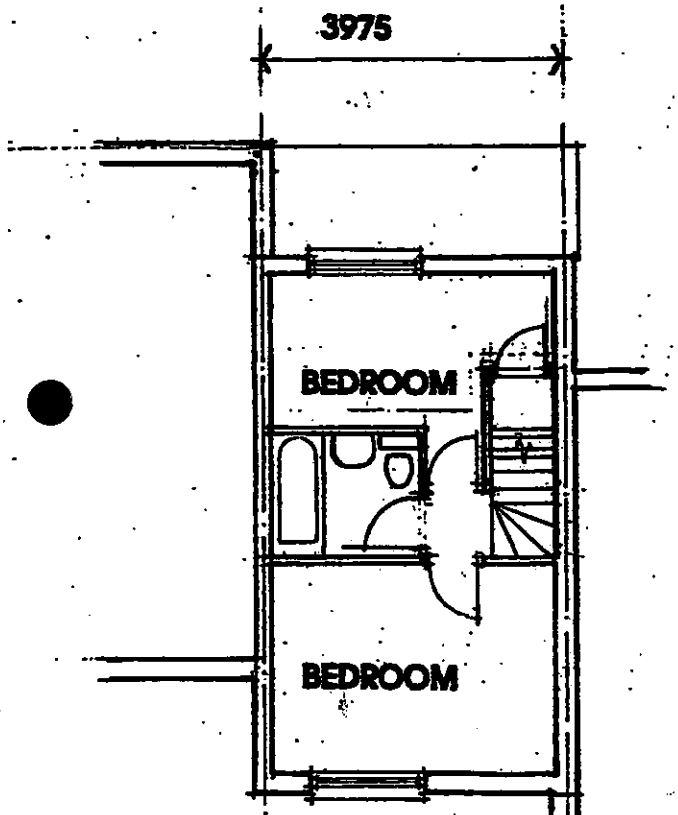


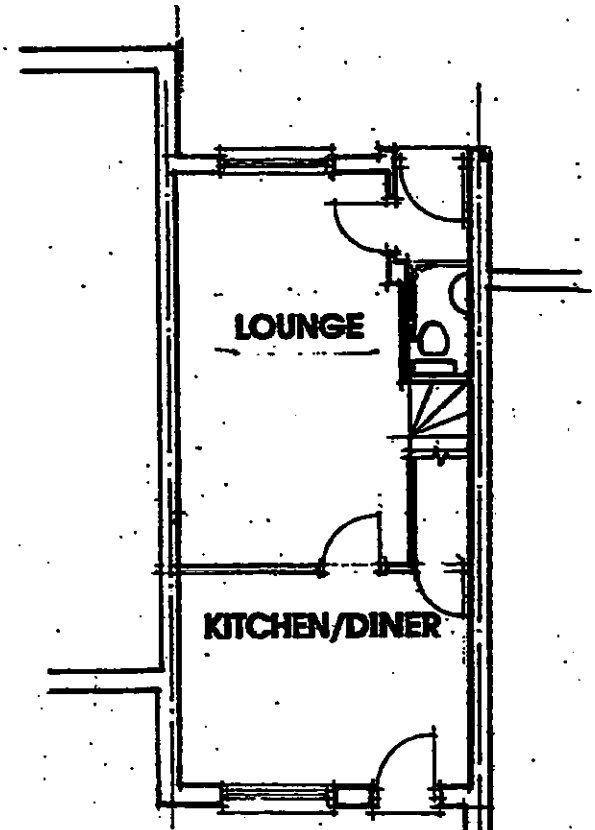
Ground floor plan
End of terrace



First floor plan
End of terrace



First floor plan
Middle terrace



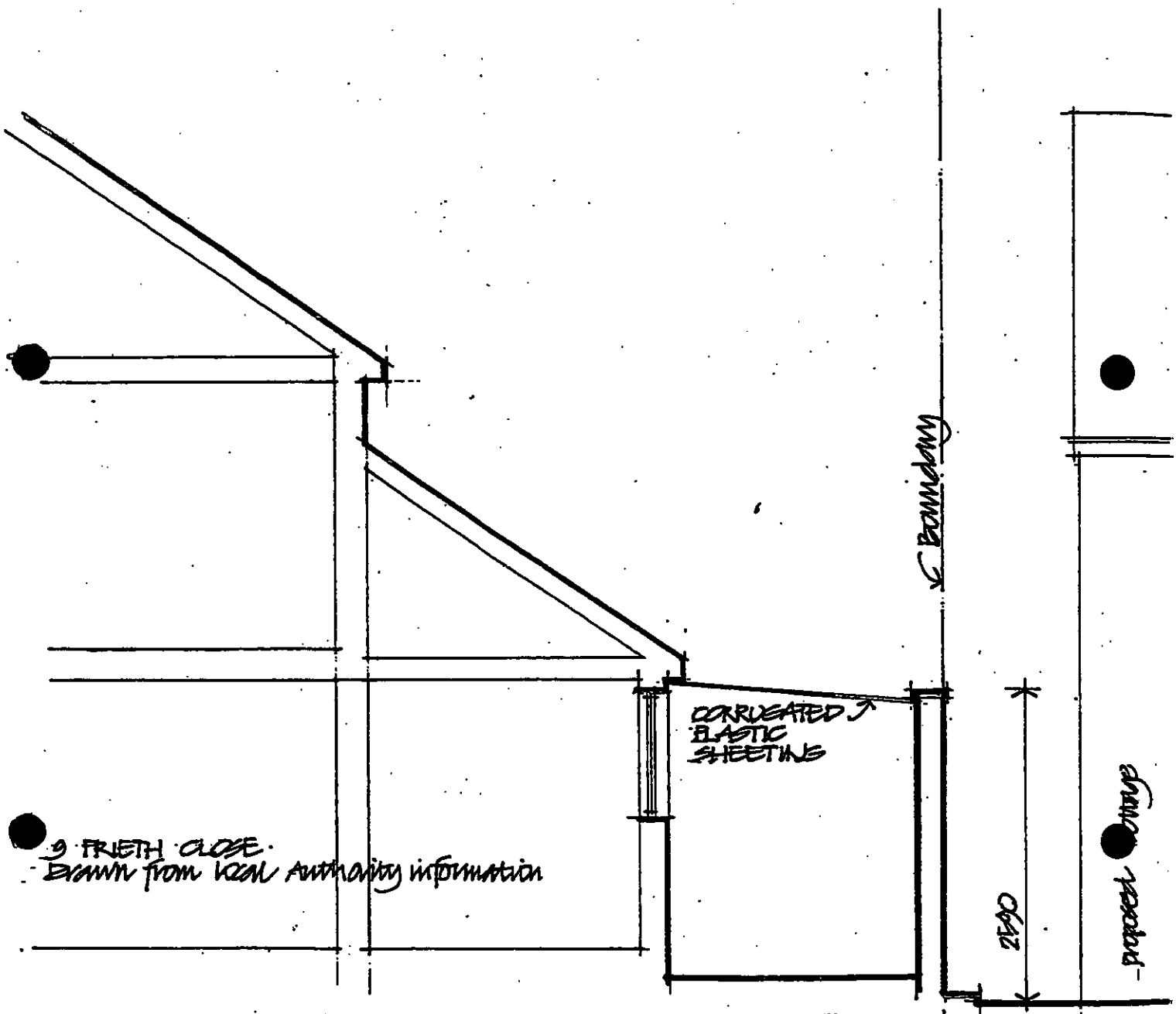
Ground floor plan
Middle terrace

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.01

REVISED PLAN

8009



Section through adjoining property

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Scale. 1:50 Date. January 2003 Drawing number 0215.12

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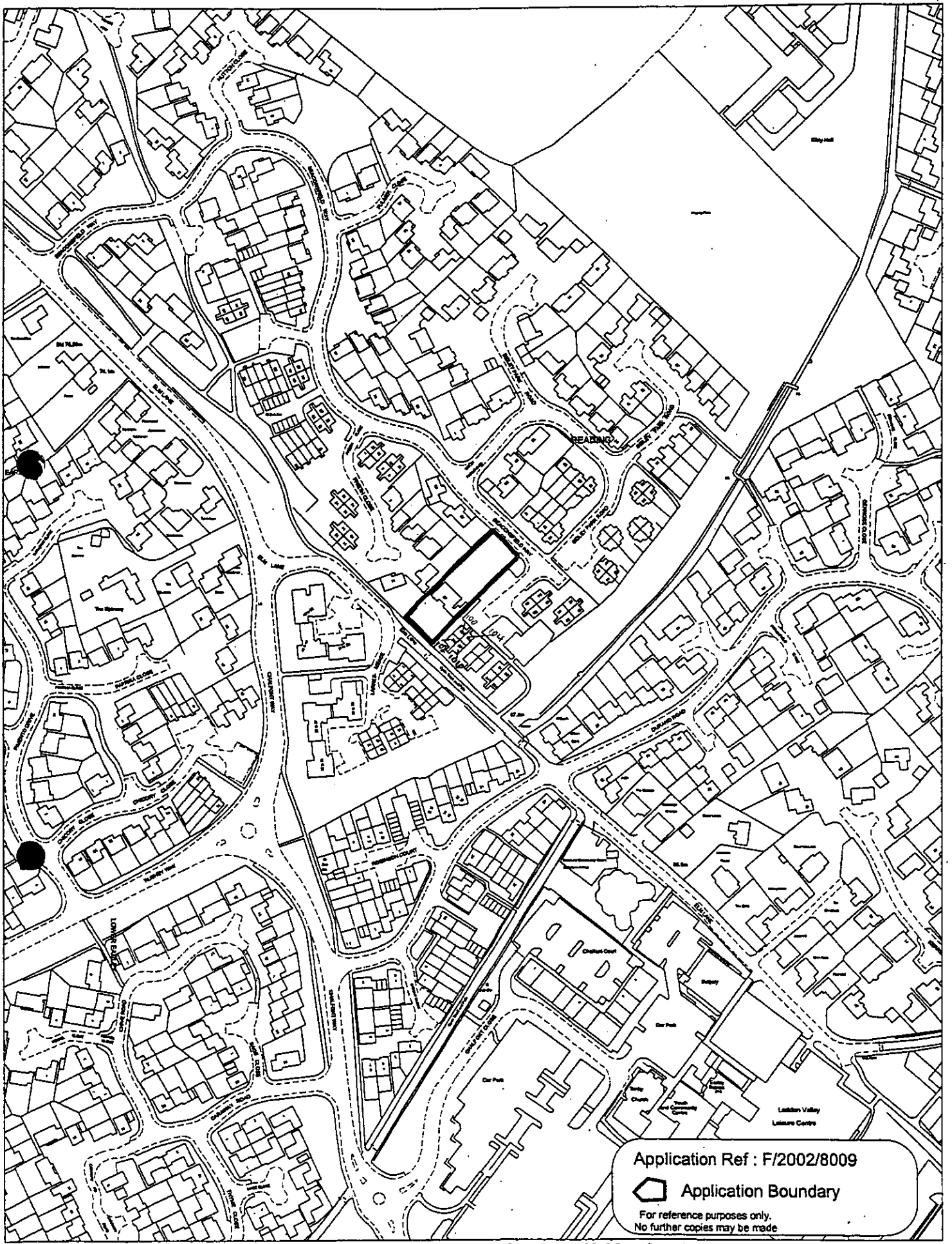

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N W E S

SIBLEY PARK ROA
BEACONSFIELD WAY
Elm Lane
Cycle Track and Path
LARKES-MEADE
USE
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49
50
96
92
98
94
88
84
90
86
54
45
41
82
37
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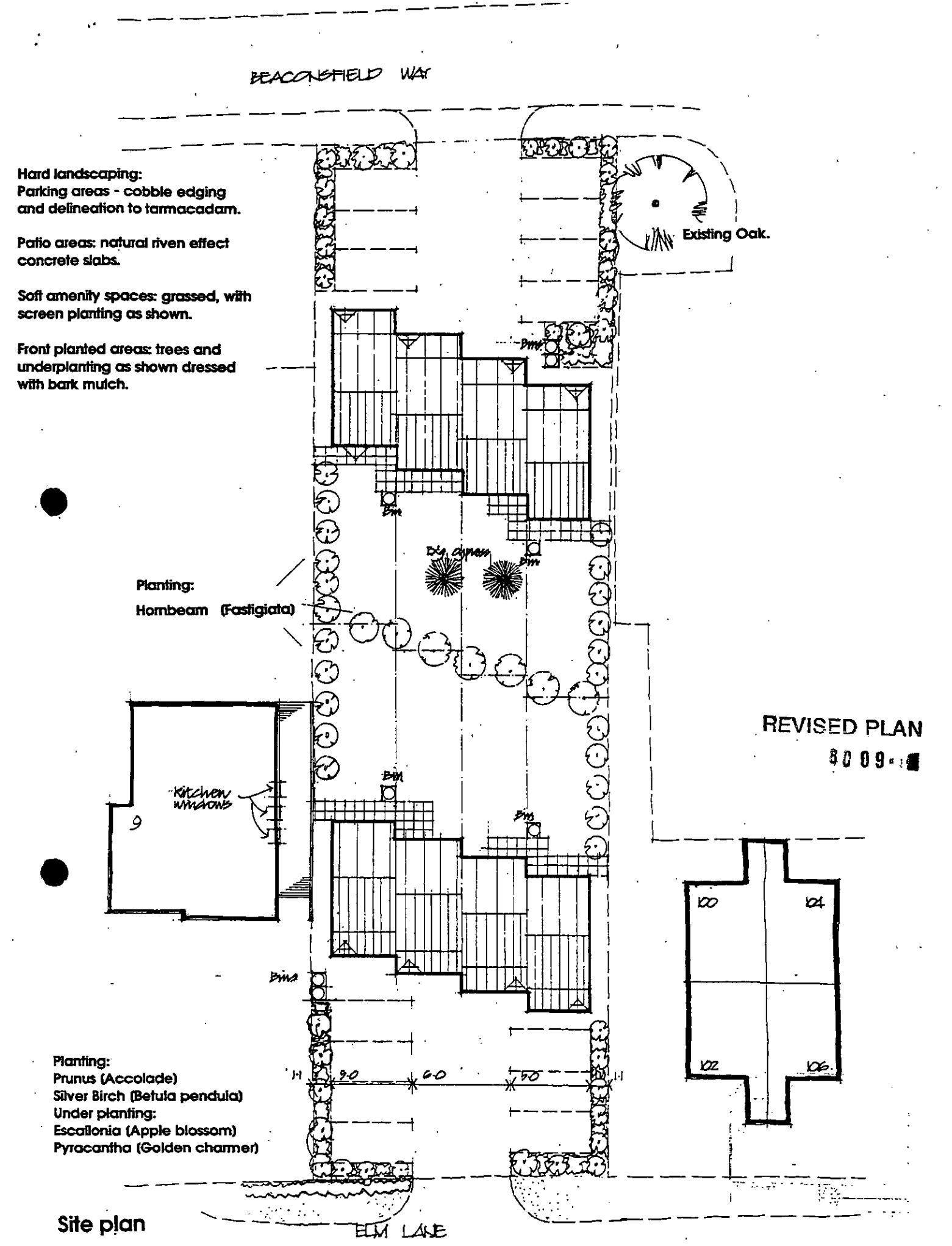
34 to 39
33
186



Site plan

Rev. D. Bin stores amended. 7.2.03.
Rev. C. Parking, siting, adjoining property, bins amended. 24.1.03.
Rev. B. Car parking layout amended. 18.12.02.
Rev. A. Landscaping added. Trees amended. 10.12.02.

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

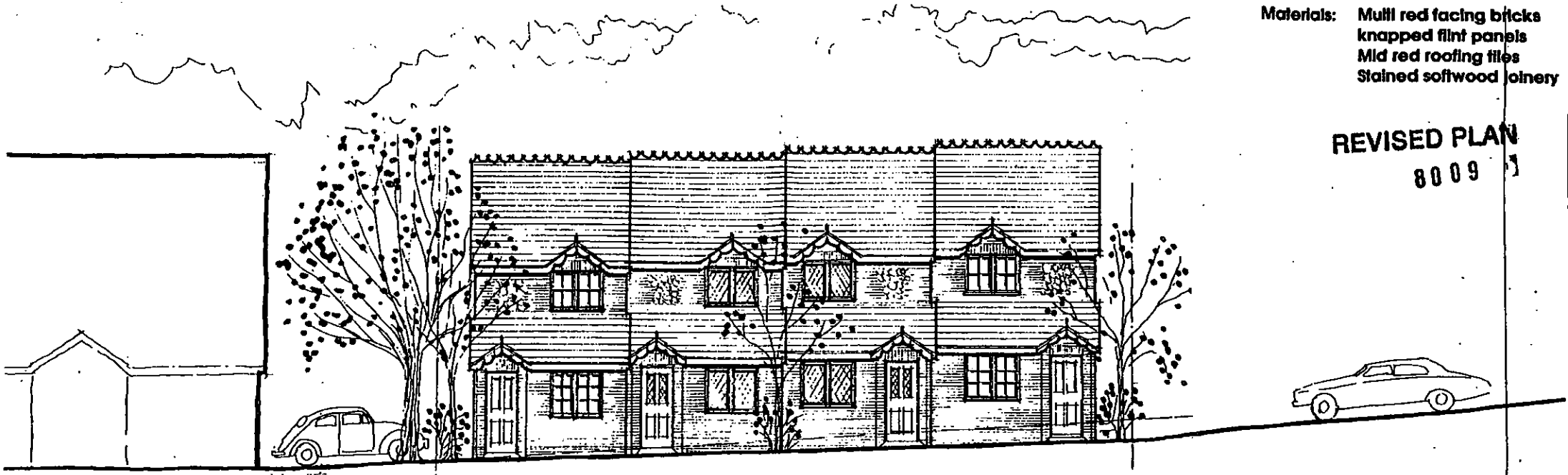
187

Scale. 1:200 Date. November 2002 Drawing number 0215.02 D#

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Materials: Multi red facing bricks
knapped flint panels
Mid red roofing tiles
Stained softwood joinery

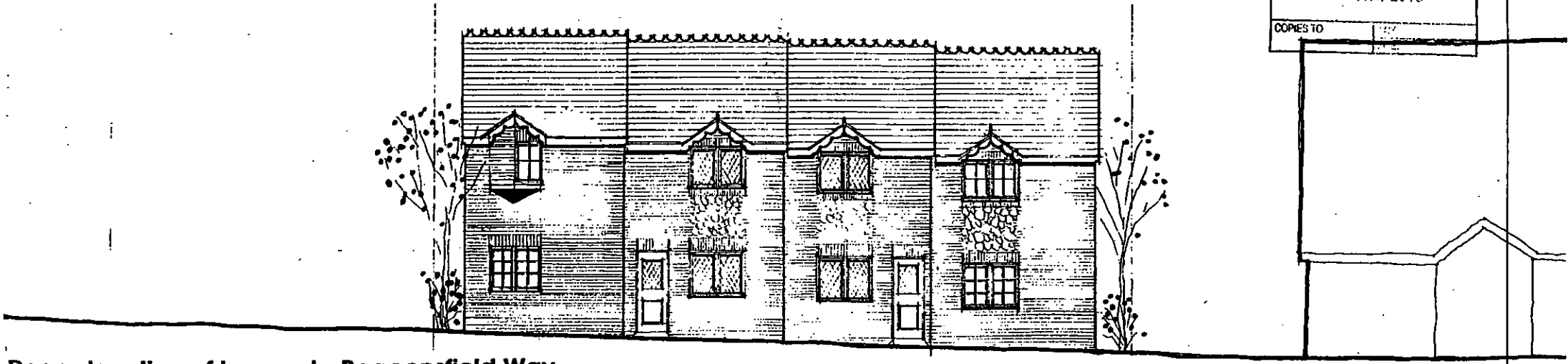
REVISED PLAN
8009



Front elevation to Beaconsfield Way

188

16000 GALL.



Rear elevation of houses to Beaconsfield Way

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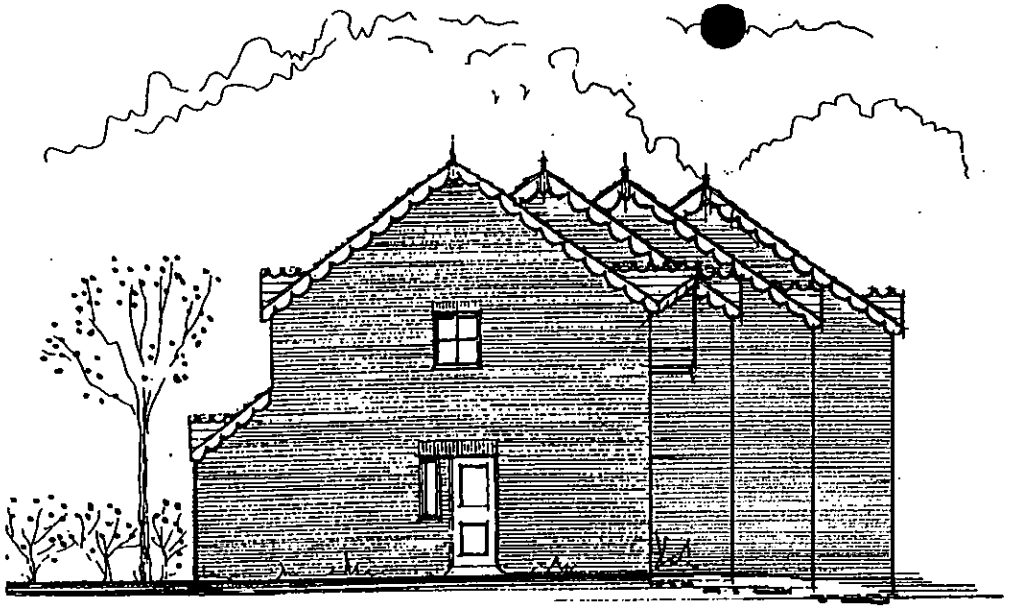
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.04.A

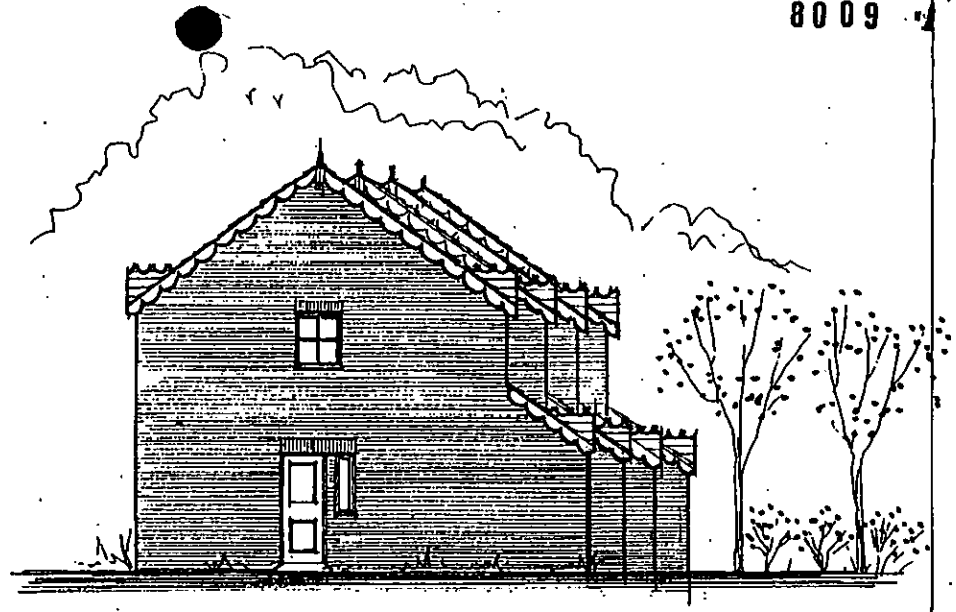
John Challis Chartered Architect. 72 Wargrave Road. Twyford.

Rev.A Oriel window added L.H. cottage rear. dat. 24.1.03

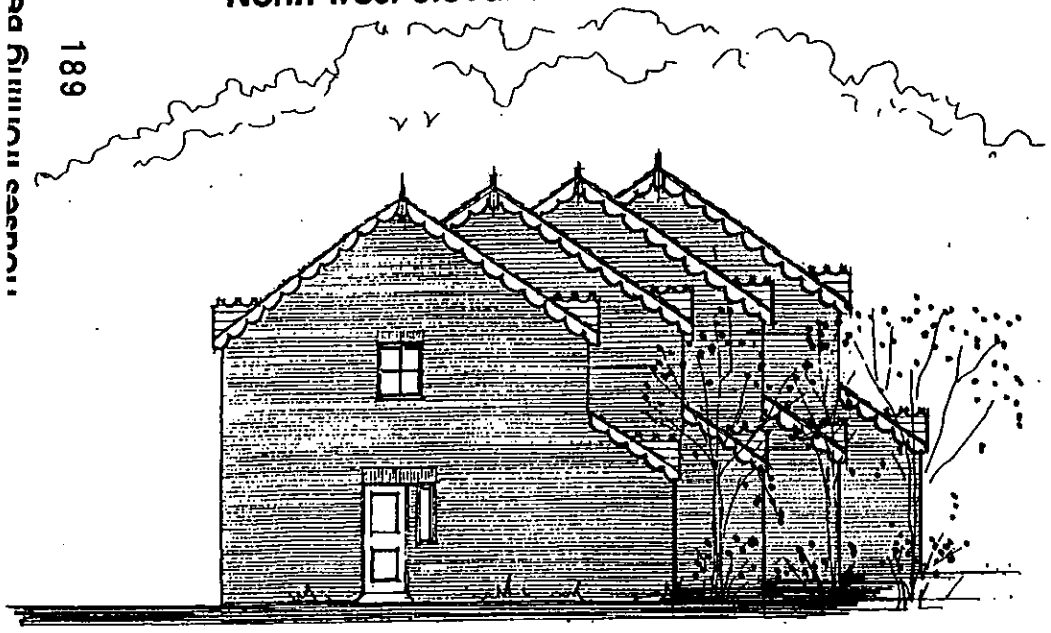
REVISED PLAN
8009



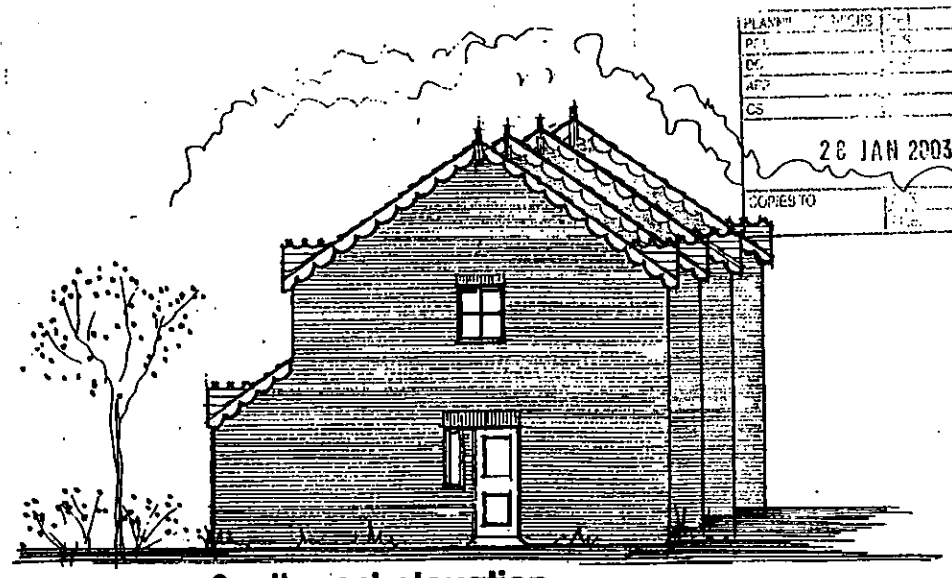
North west elevation



North west elevation



South east elevation



South east elevation

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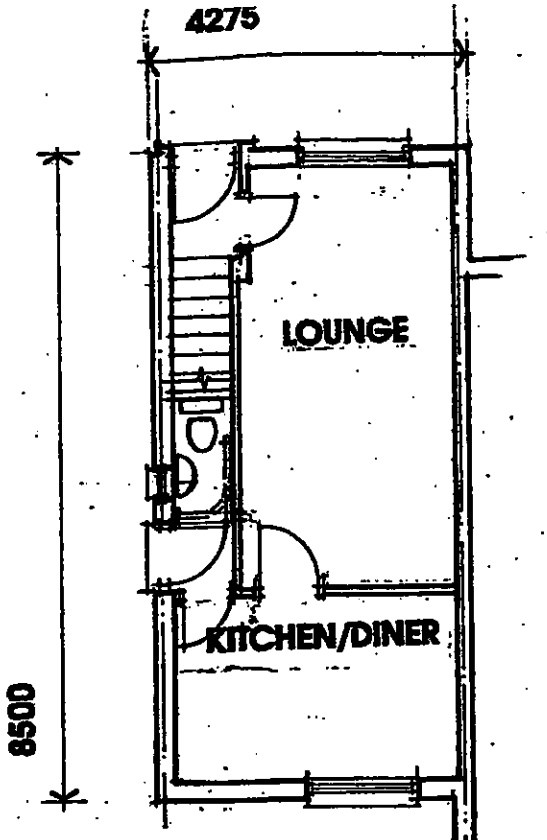
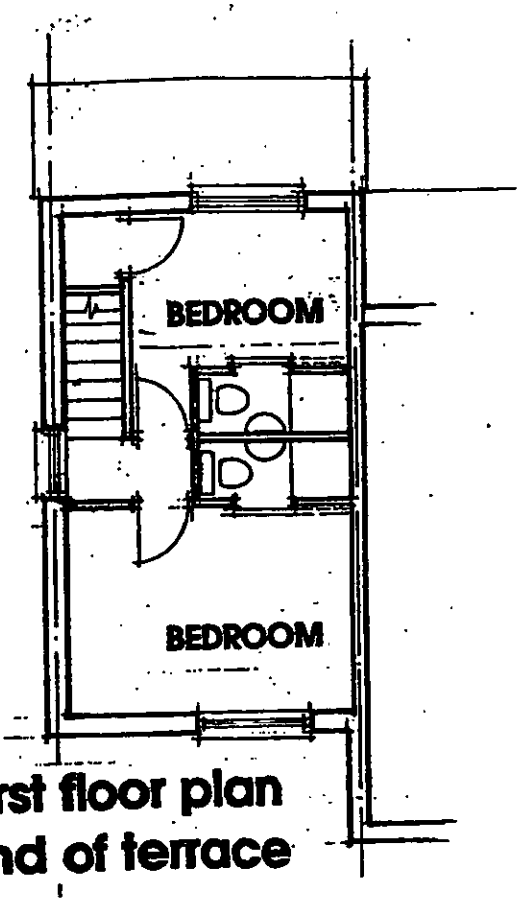
Scale. 1:100 Date. January 2003 Drawing number 0215.11

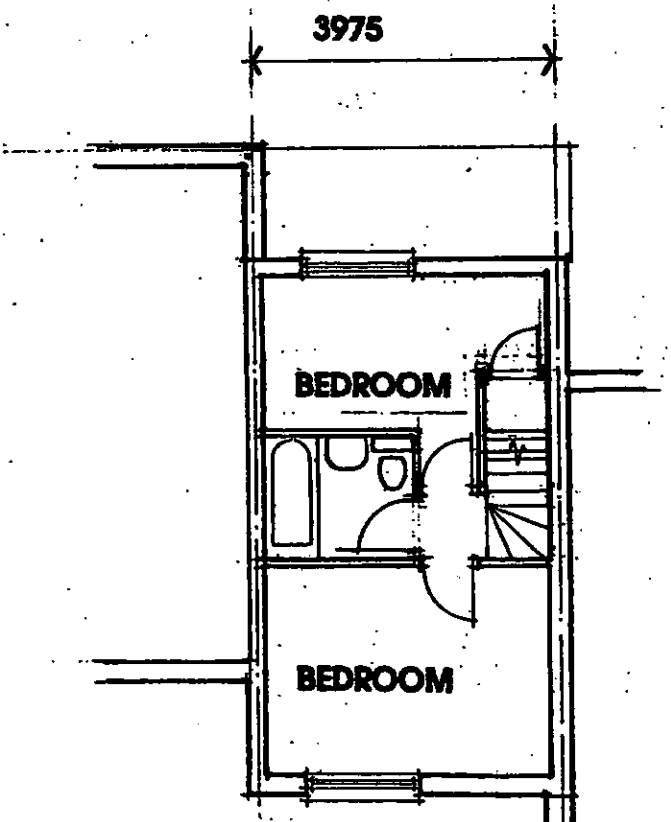
John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.



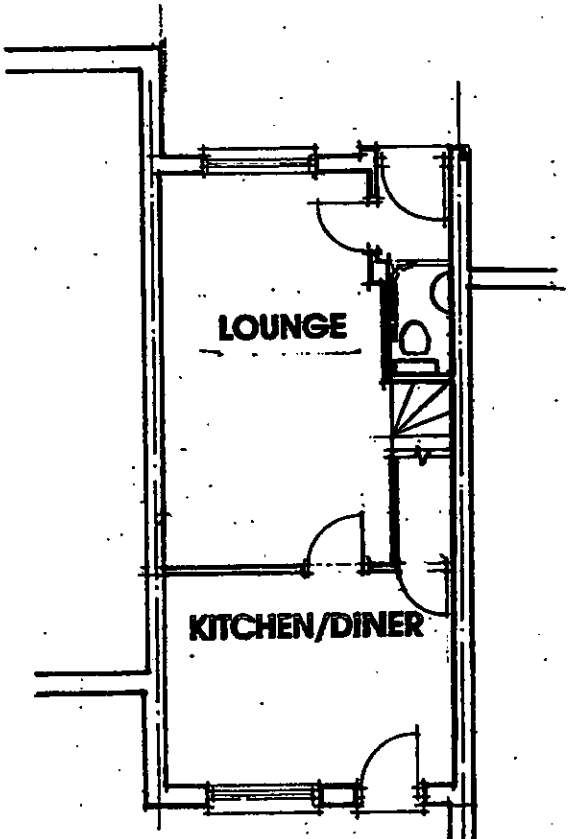
Ground floor plan
End of terrace



First floor plan
End of terrace



First floor plan
Middle terrace



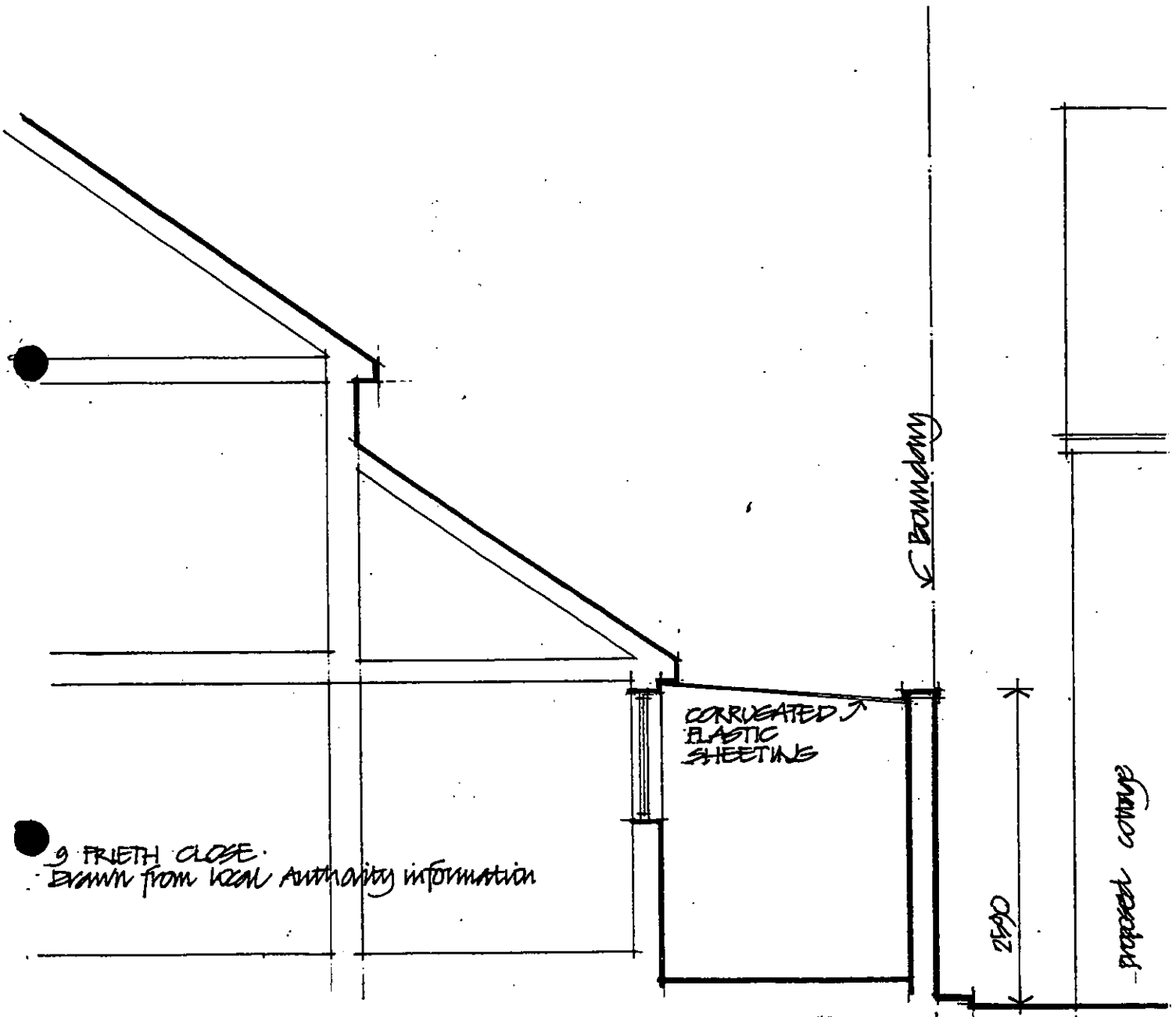
Ground floor plan
Middle terrace

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.01.

REVISED PLAN

8009



Section through adjoining property

28 JAN 2003
COPIES TO

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:50 Date. January 2003 Drawing number 0215.12

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

BEACONSFIELD WAY

Hard landscaping:
Parking areas - cobble edging and delineation to tarmacadam.

Patio areas: natural riven effect concrete slabs.

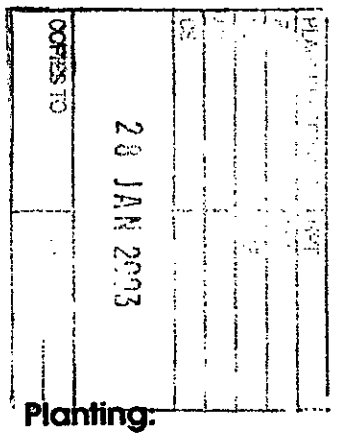
Soft amenity spaces: grassed, with screen planting as shown.

Front planted areas: trees and underplanting as shown dressed with bark mulch.

Existing Oak.

REVISED PLAN

8009



Planting:
Hornbeam (Fastigiata)

Conservatory
Patio Doors
French Doors
Study Patio Doors
Study window.
Kitchen windows
9
Bins
Big Cypress
Bins
Bins
Bins
100
104
102
106.
5.0
6.0
5.0
1.1
1.1

Planting:
Prunus (Accolade)
Silver Birch (Betula pendula)
Under planting:
Escallonia (Apple blossom)
Pyracantha (Golden charmer)

ELM LANE

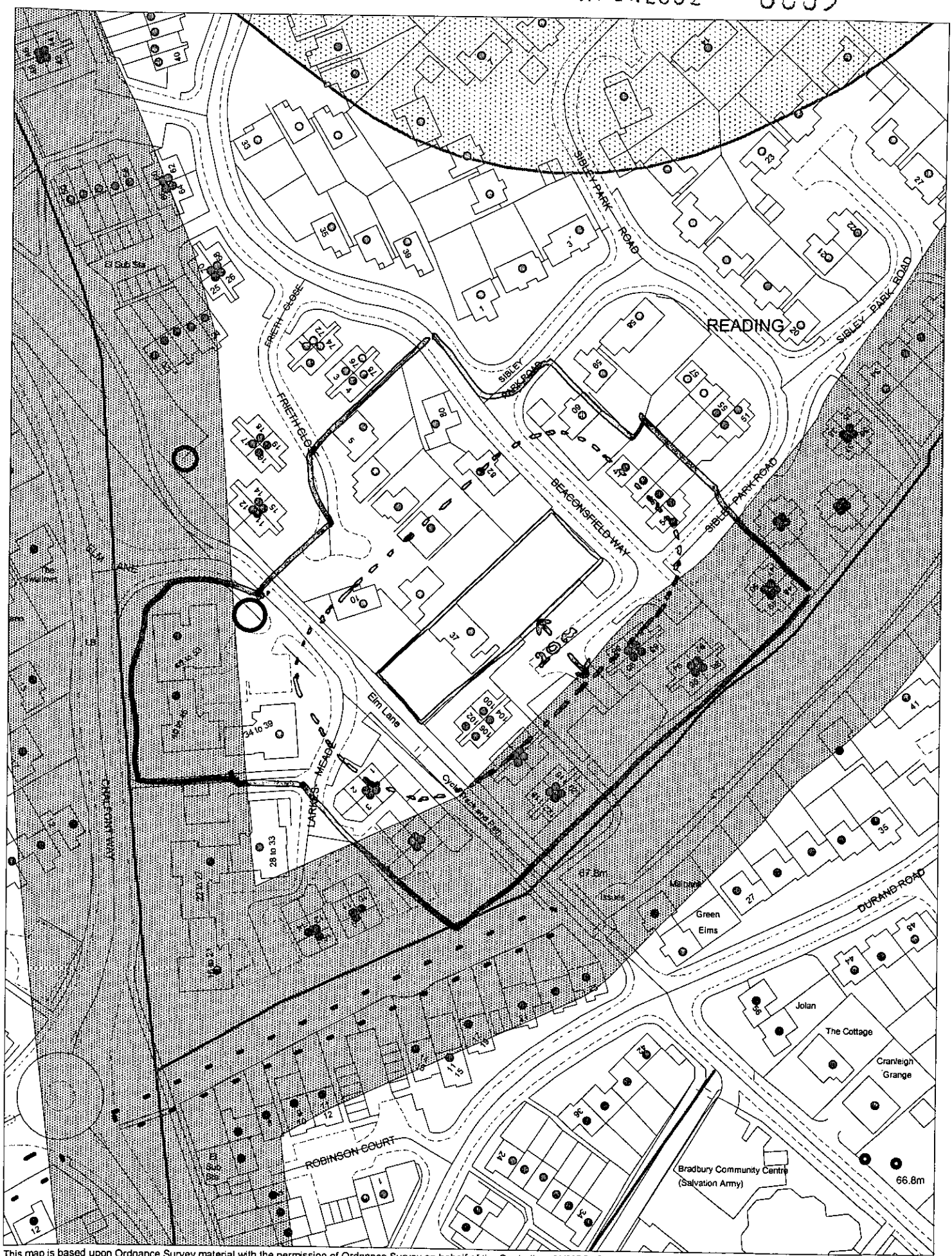
Site plan

Rev. C. Parking, siting, adjoining property, bins amended. 24.1.03.
Rev. B. Car parking layout amended 18.12.02.
Rev. A. Landscaping added. Trees amended. 10.12.02.

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. November 2002 Drawing number 0215.02.C A.
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

15.NOV.2002 8009



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Development Control, Wokingham District Council.
20 November 2002

Scale: 1 : 1250

N
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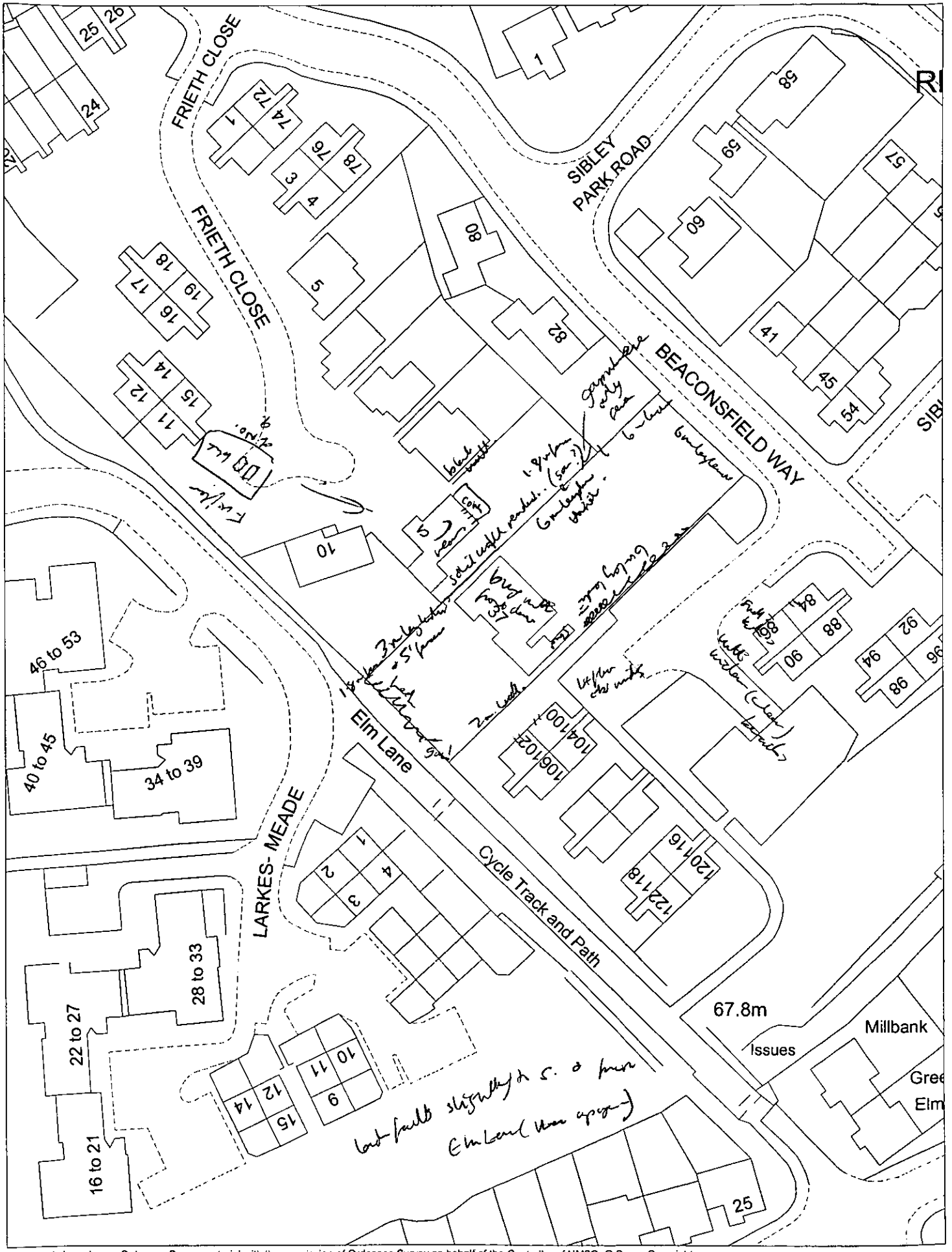
S



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Development Control,Wokingham District Council.
25 November 2002

Scale: 1 : 750

N
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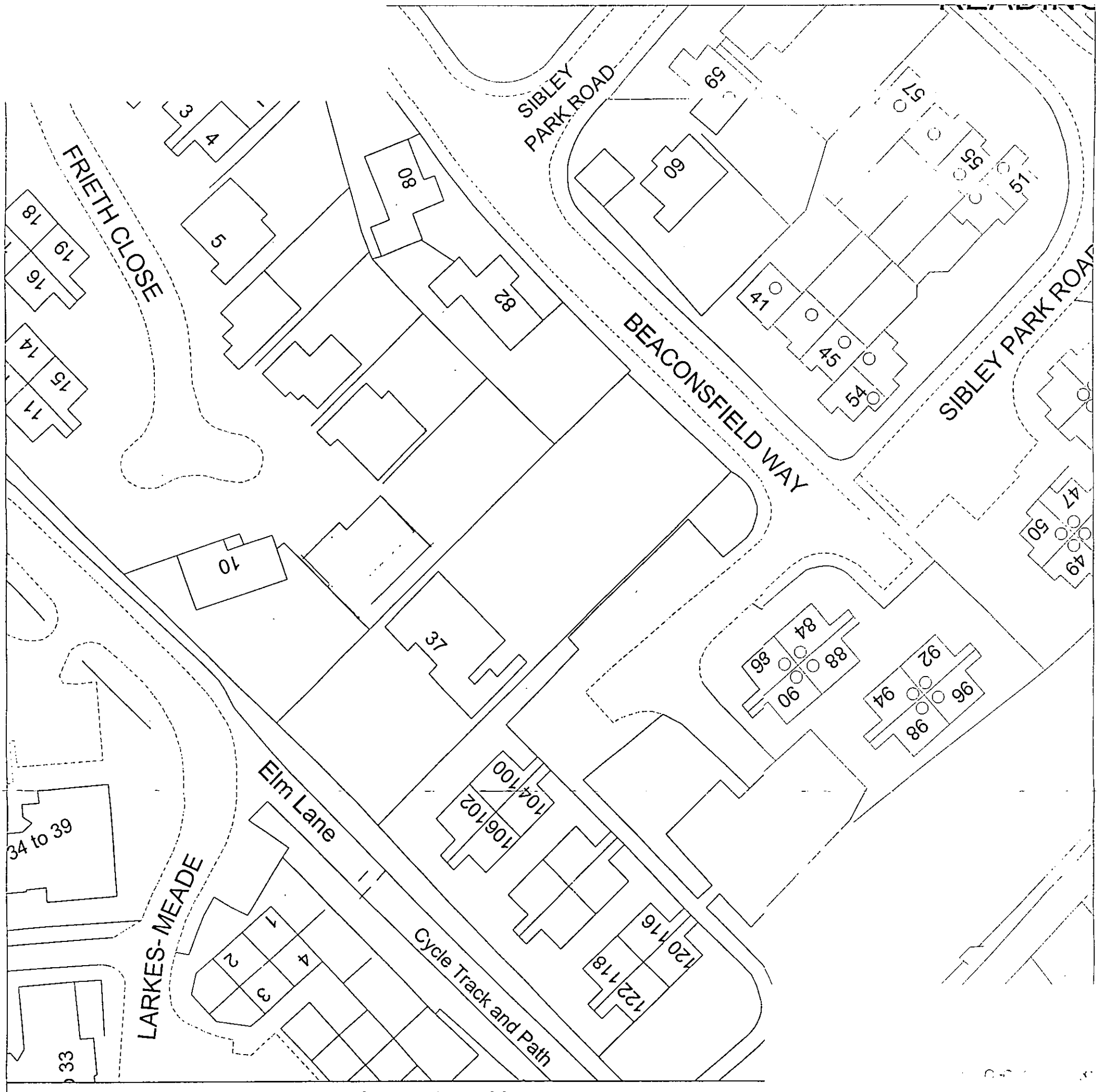

Site Plan, Scale: 1 to 500

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Date: 20 September 2002

N W E S

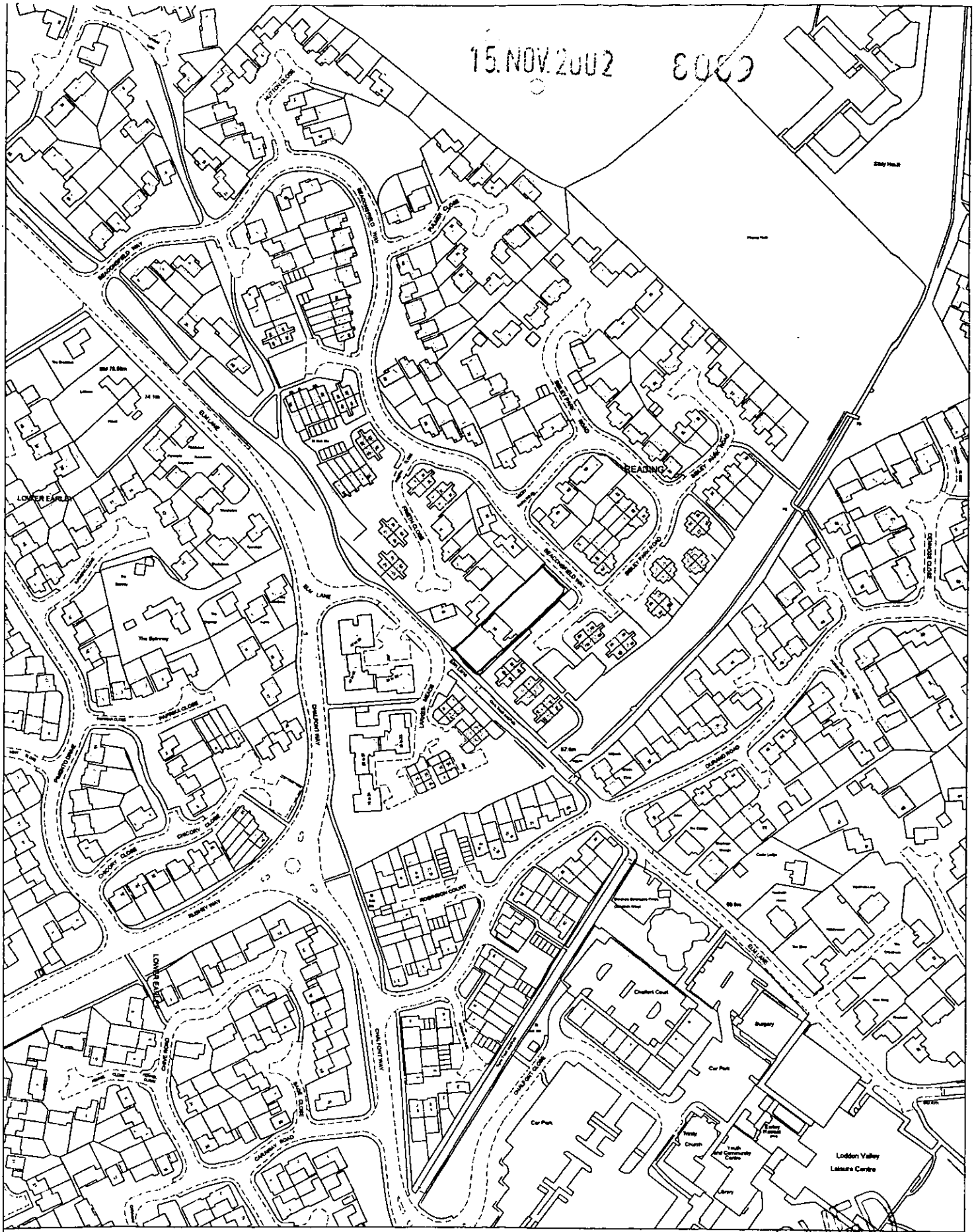
ADDITIONAL PLAN

Block plan

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. December 2002 Drawing number 0215.9

John Challis Chartered Architect. 72 Wargrave Road, Twyford.



Site Plan, Scale: 1 to 2500

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Date: 20 September 2002

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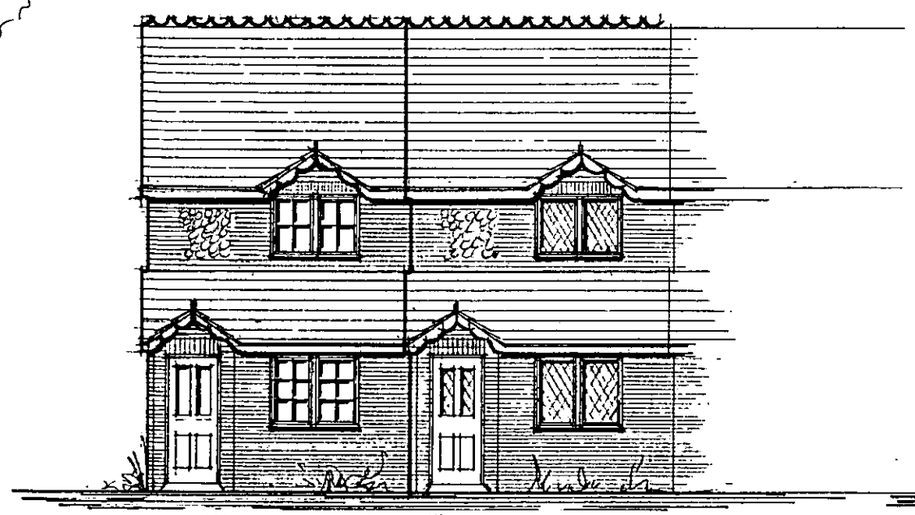
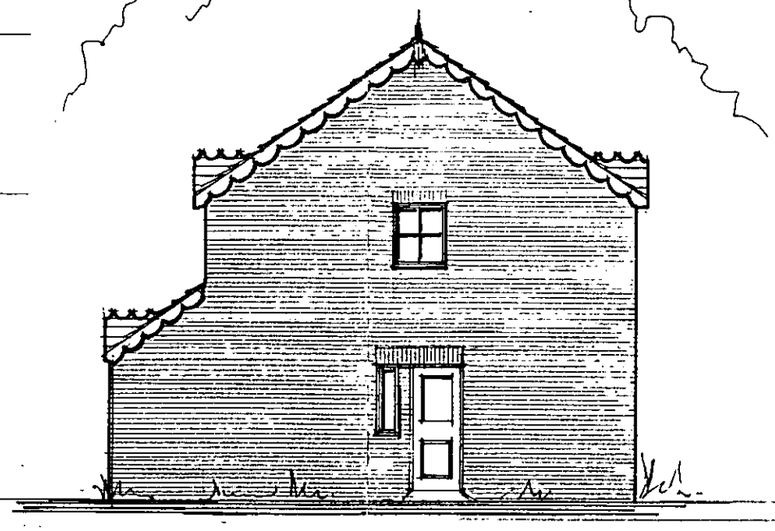
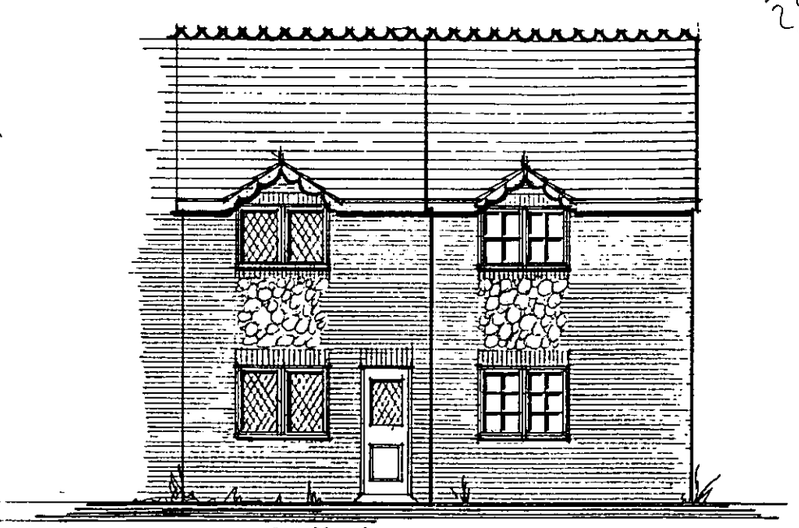
15 NOV 2002 8002



Front elevation

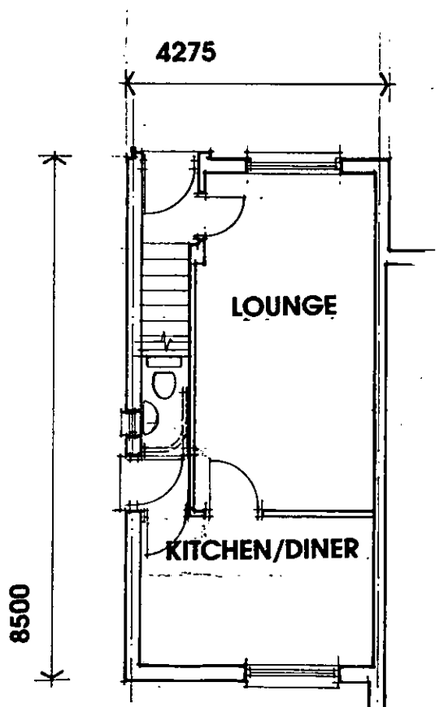


Side elevation

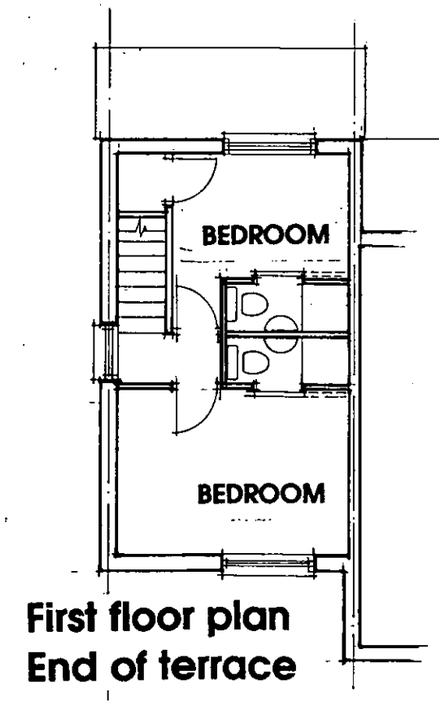


Rear elevation

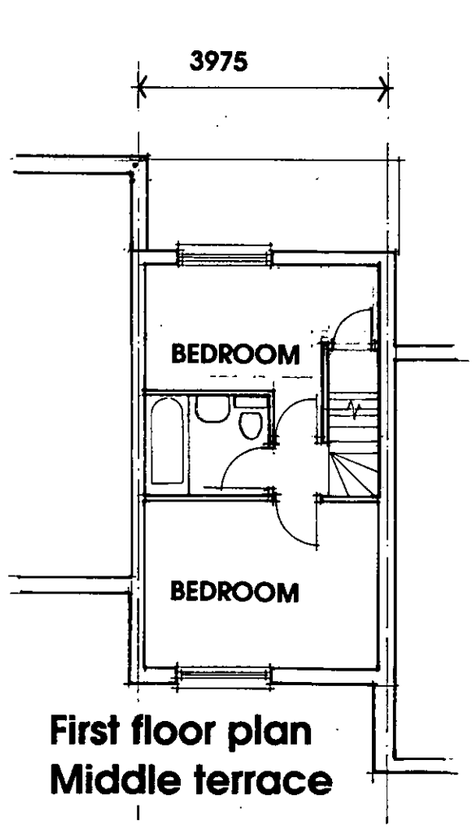
FLOOR PLANS ONLY
APPROVED



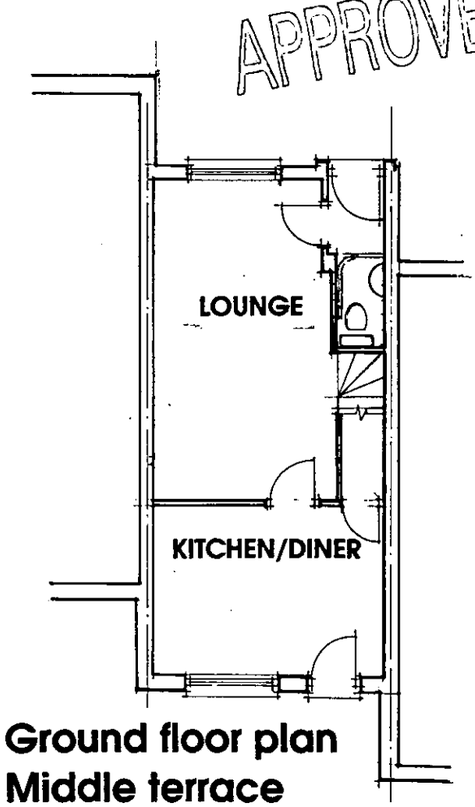
Ground floor plan
End of terrace



First floor plan
End of terrace



First floor plan
Middle terrace



Ground floor plan
Middle terrace

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.01.
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

BEACONSFIELD WAY

Hard landscaping:
Parking areas - cobble edging and delineation to tarmacadam.

Patio areas: natural riven effect concrete slabs.

Soft amenity spaces: grassed, with screen planting as shown.

Front planted areas: trees and underplanting as shown dressed with bark mulch.

Existing Oak.

Planting:
Hornbeam (Fastigiata)

Bins

Exg. cypress

Bins

Bins

Bins

Bins

kitchen windows

9

100

104

102

106.

Planting:
Prunus (Accolade)
Silver Birch (Betula pendula)
Under planting:
Escallonia (Apple blossom)
Pyracantha (Golden charmer)

1·1 5·0 6·0 5·0 1·1

ELM LANE

REVISED PLAN

APPROVED

Site plan

Rev. D. Bin stores amended. 7·2·03.
Rev. C. Parking, siting, adjoining property, bins amended. 24·1·03.
Rev. B. Car parking layout amended 18·12·02.
Rev. A. Landscaping added. Trees amended. 10·12·02.

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

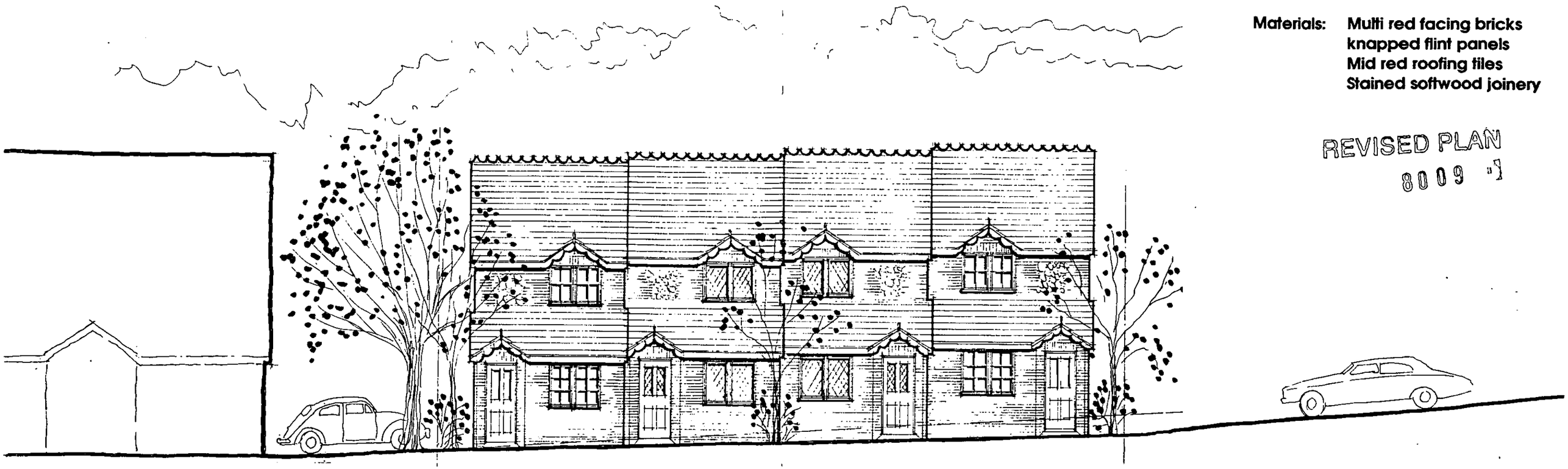
CD 23/4/03

Scale. 1:200 Date. November 2002 Drawing number 0215.02. D A B A.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

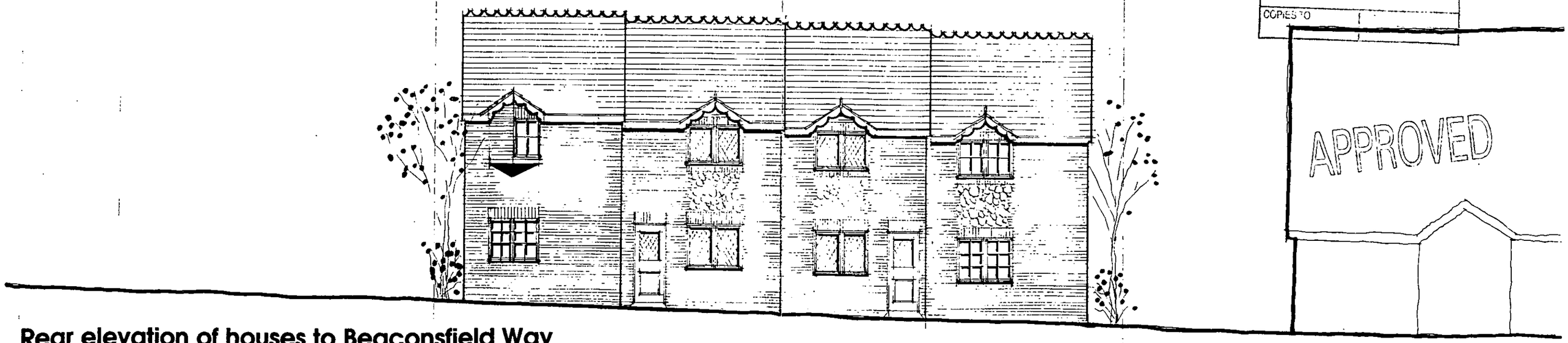
Materials: Multi red facing bricks
knapped flint panels
Mid red roofing tiles
Stained softwood joinery

REVISED PLAN
8009 '1



Front elevation to Beaconsfield Way

16000 O/ALL.



Rear elevation of houses to Beaconsfield Way

DC
26 JAN 2003
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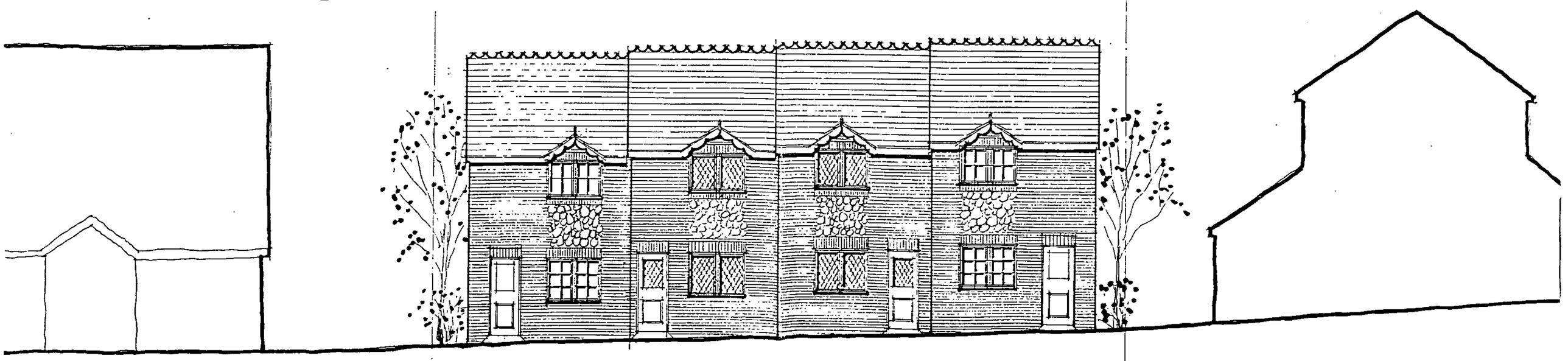
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.04.A
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Rev. A Oriel window added L.H. cottage rear. dtd. 24.1.03



Front elevation to Elm Lane



Rear elevation of houses to Elm Lane

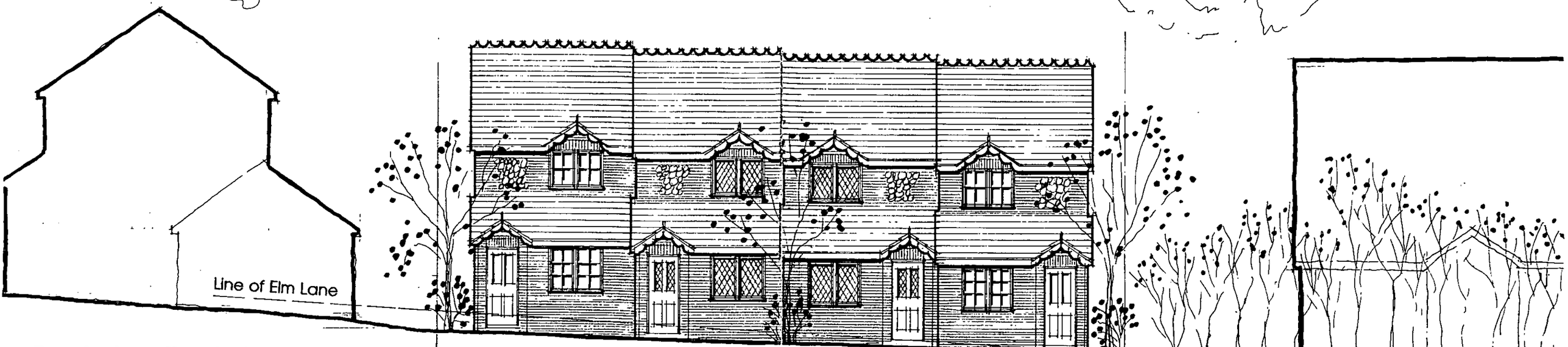
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.03. B.

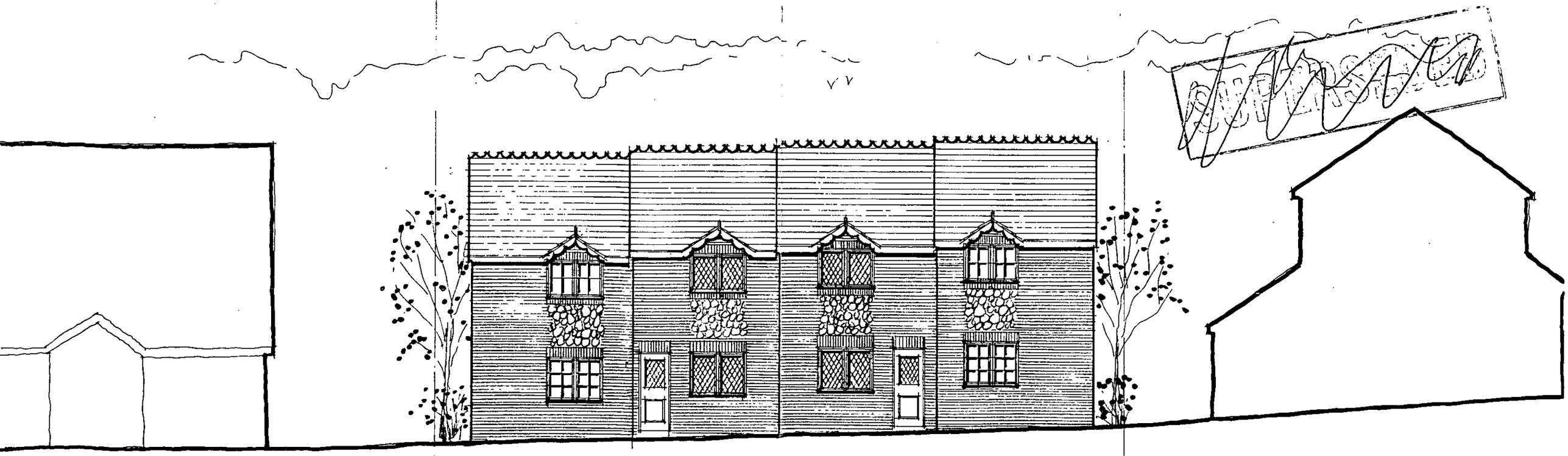
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Rev. 'B' End units rear doors amended. 19.5.03.

15.NOV.2002 8069



Front elevation to Elm Lane

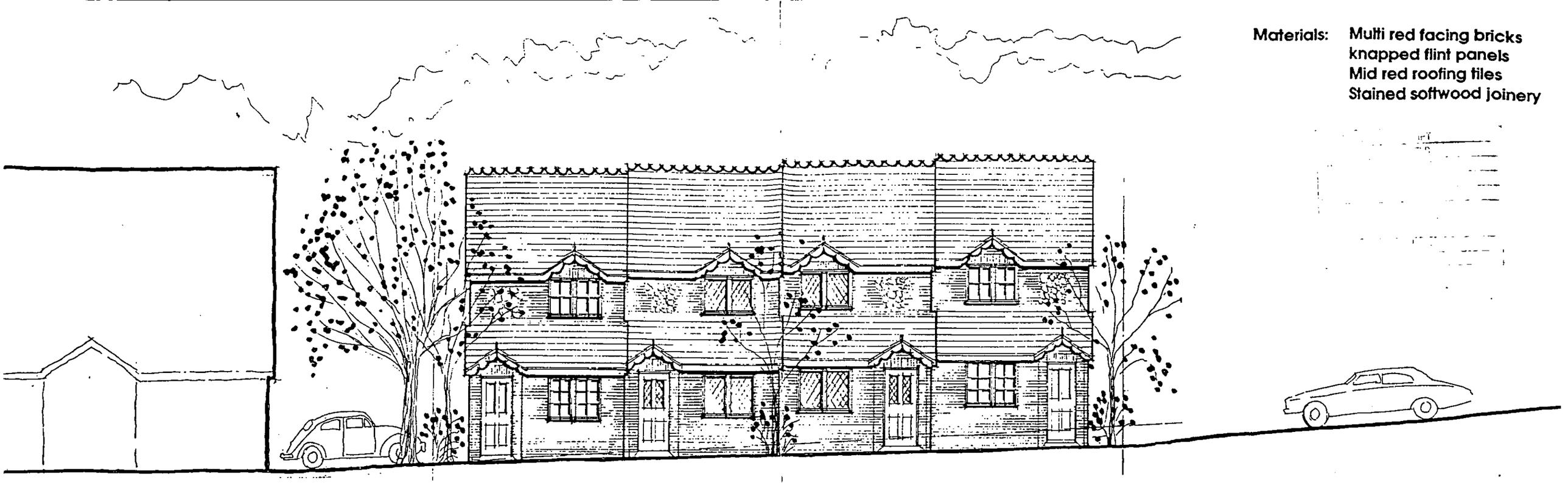


Rear elevation of houses to Elm Lane

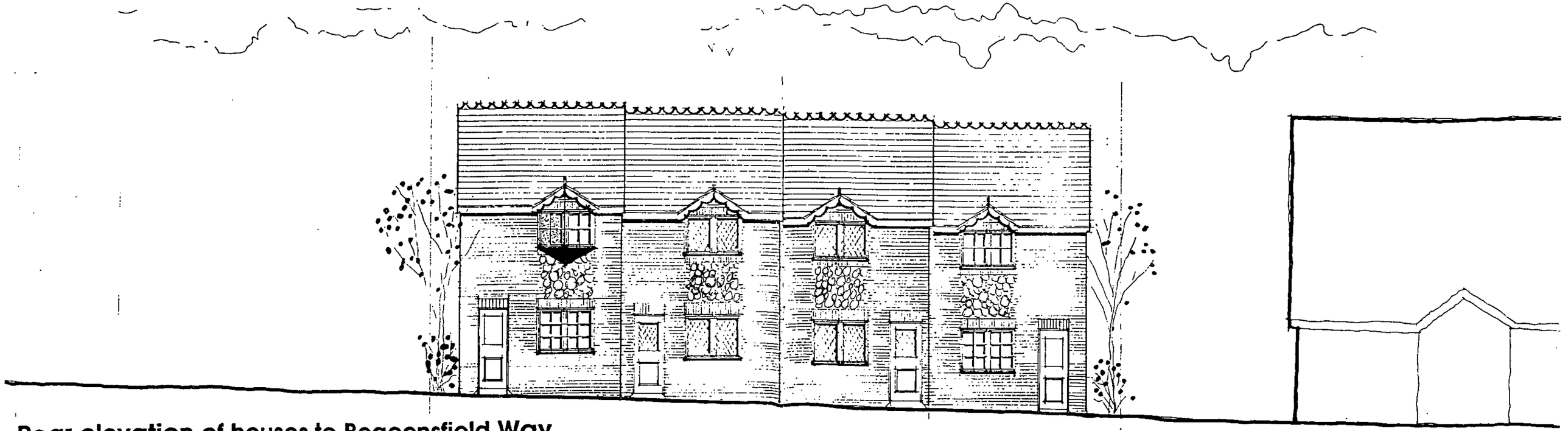
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.03.
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Materials: Multi red facing bricks
knapped flint panels
Mid red roofing tiles
Stained softwood joinery



Front elevation to Beaconsfield Way



Rear elevation of houses to Beaconsfield Way

rev. c End units rear doors amended. 19.5.03.

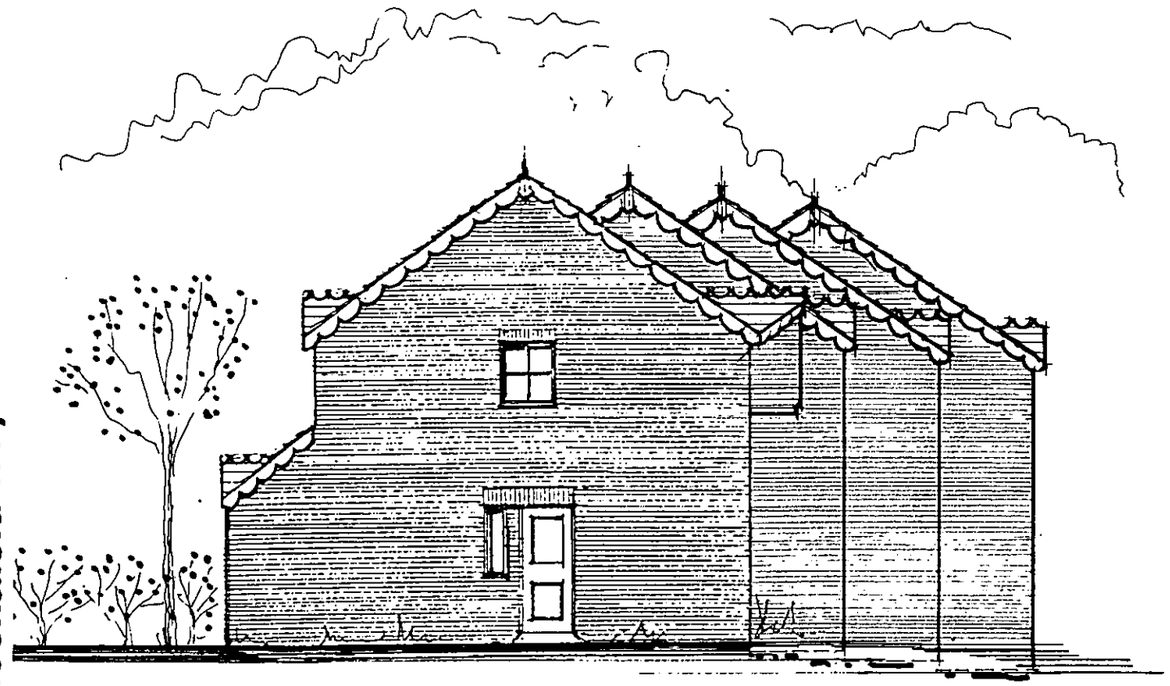
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.04. c

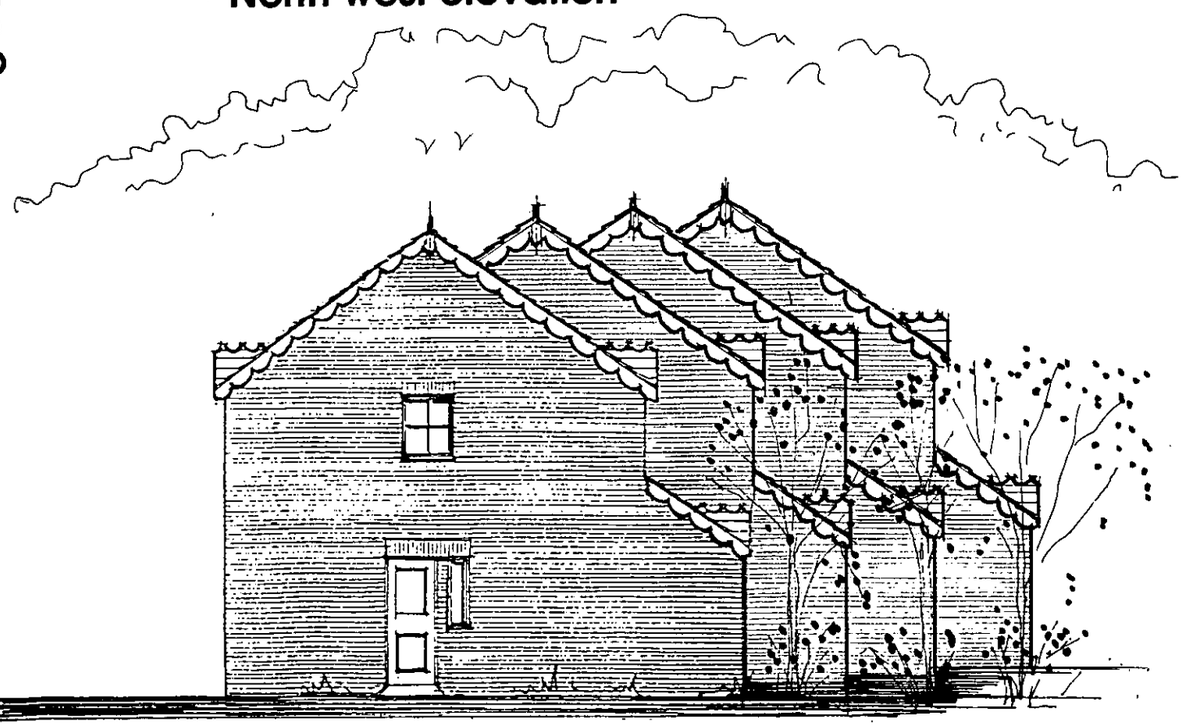
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

REVISED PLAN
8009 "1

Houses fronting Beaconsfield Way

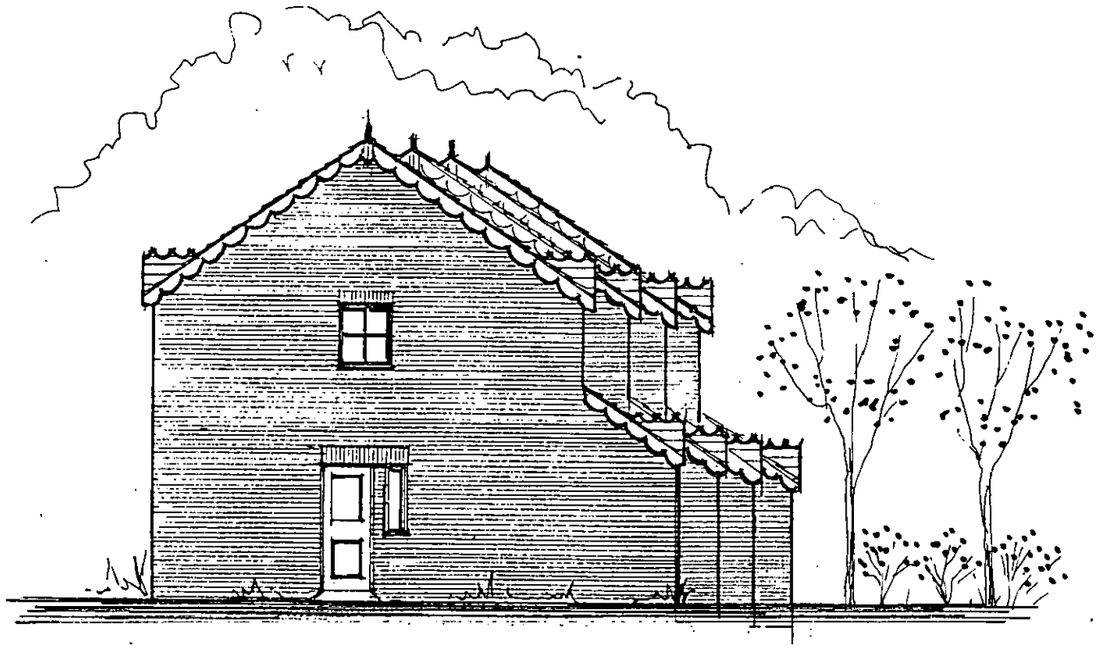


North west elevation

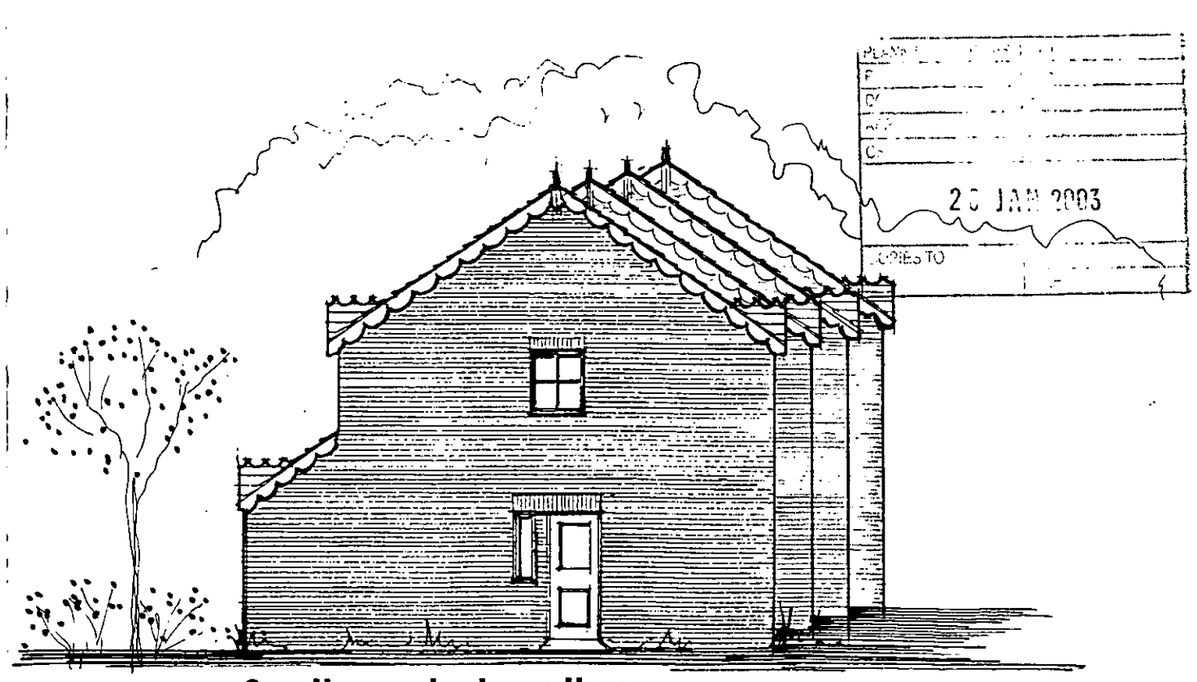


South east elevation

APPROVED



North west elevation



South east elevation

Houses fronting Elm Lane

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. January 2003 Drawing number 0215.11

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

BEACONSFIELD WAY

100.00 Levels shown thus.

18400

100.116 99.899 99.661

100.128 99.942 99.936

18140

100.739 100.613 100.228

100.624 18260 100.594 100.284

100.381 100.106 100.161

62600

10200

100.701 100.607 100.027

100.112

ELM LANE 100.401 100.564

TBM ADJACENT RAILINGS 100.00

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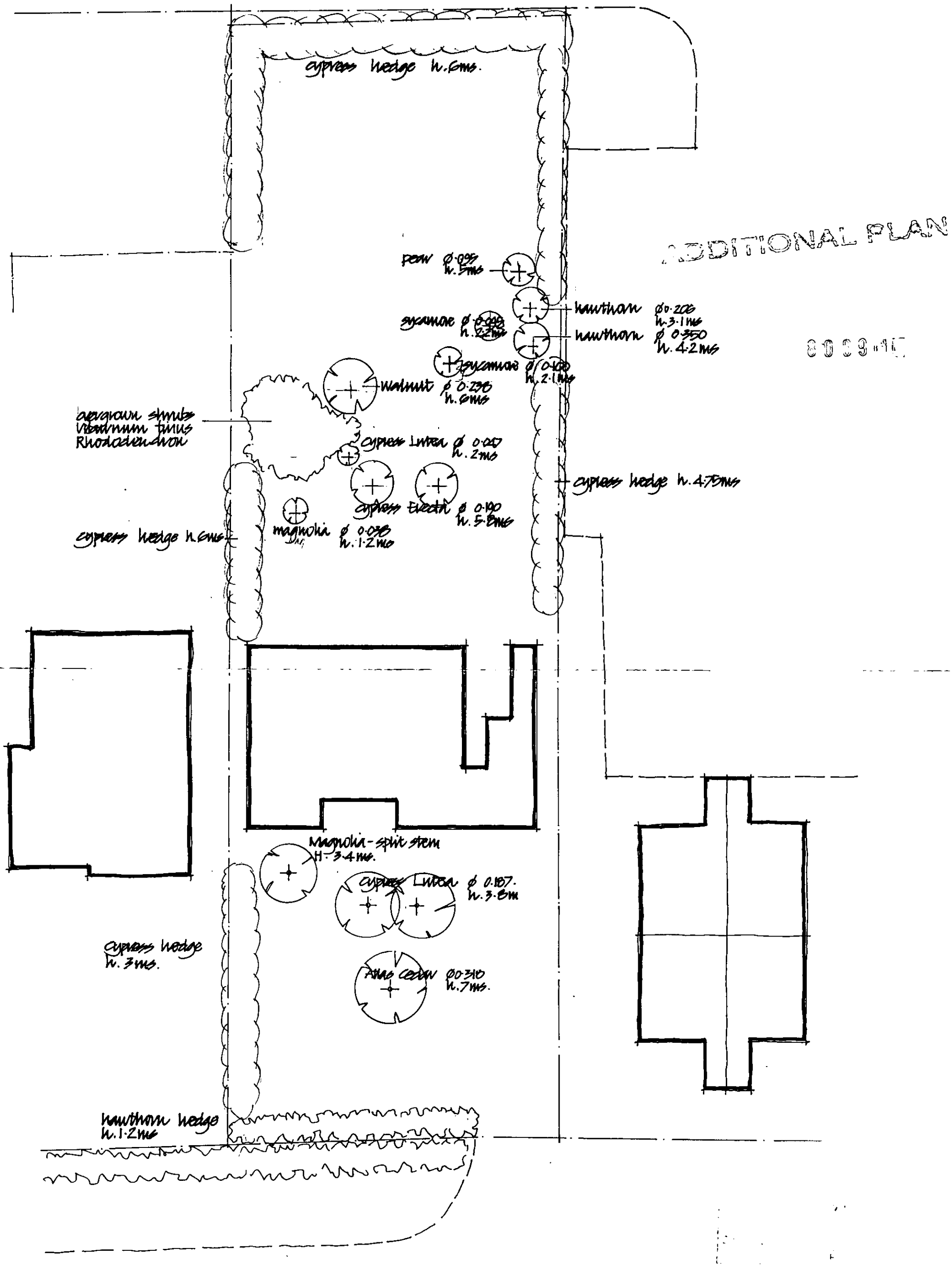
29 NOV 2002

Level and dimension survey

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. November 2002 Drawing number 0215.6.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.



ADDITIONAL PLAN

8 0 3 9 4 5

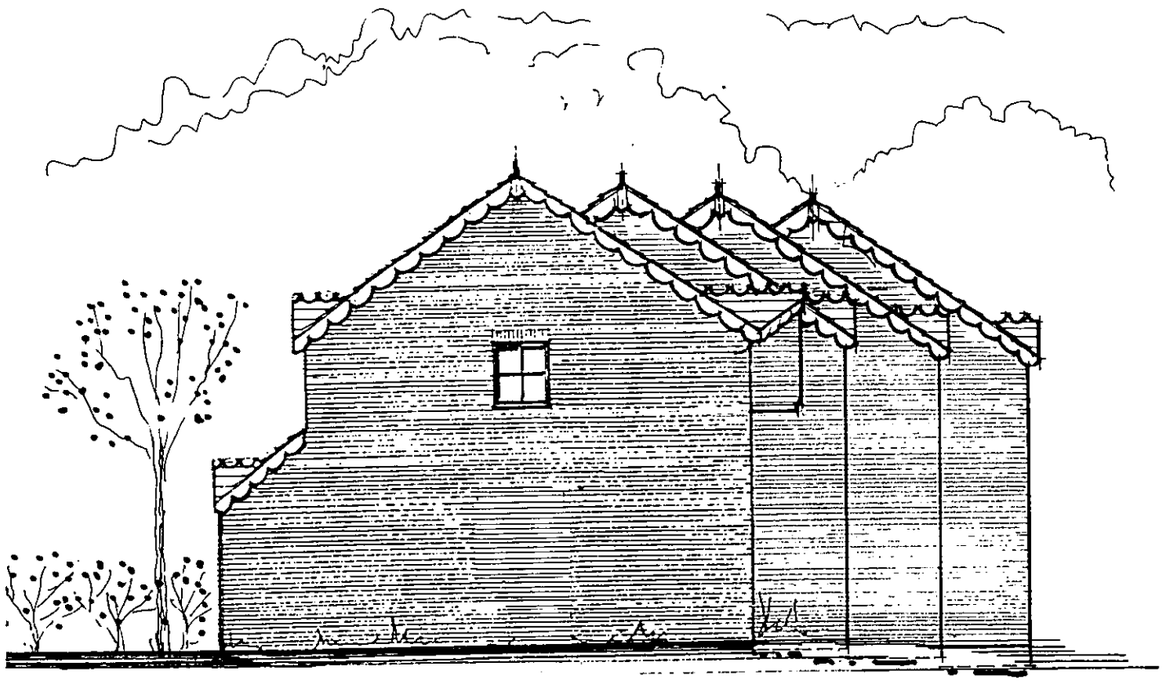
Tree survey

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

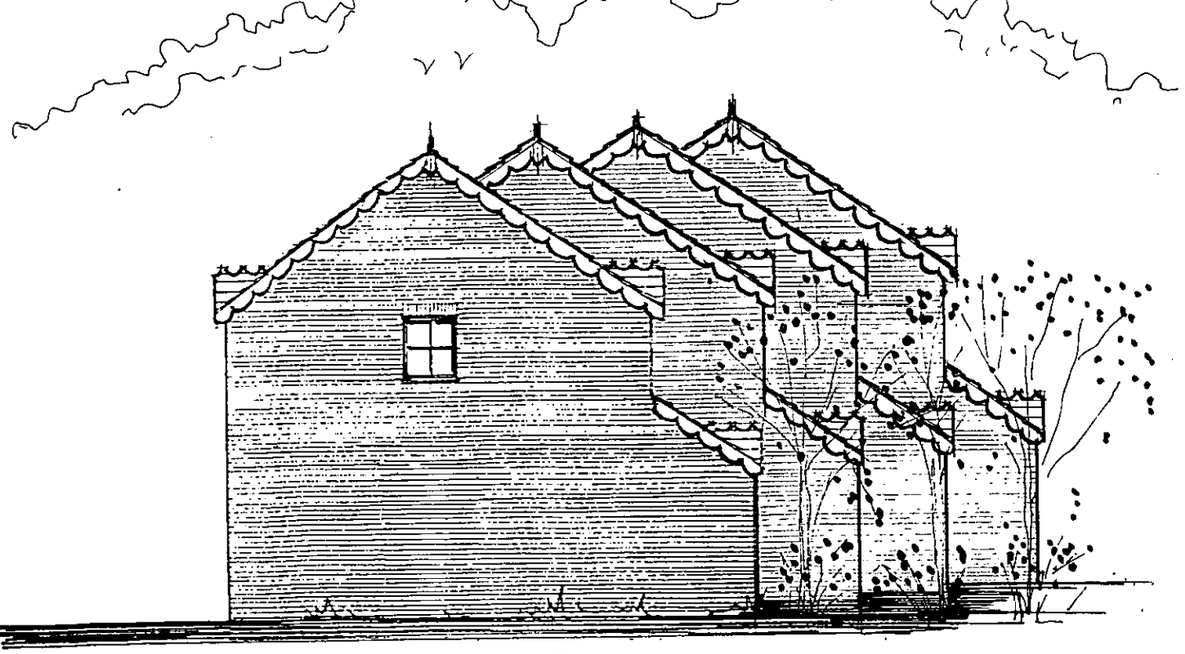
Scale. 1:200 Date. December 2002 Drawing number 0215.8

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Houses fronting Beaconsfield Way



North west elevation



South east elevation

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27 MAY 2003
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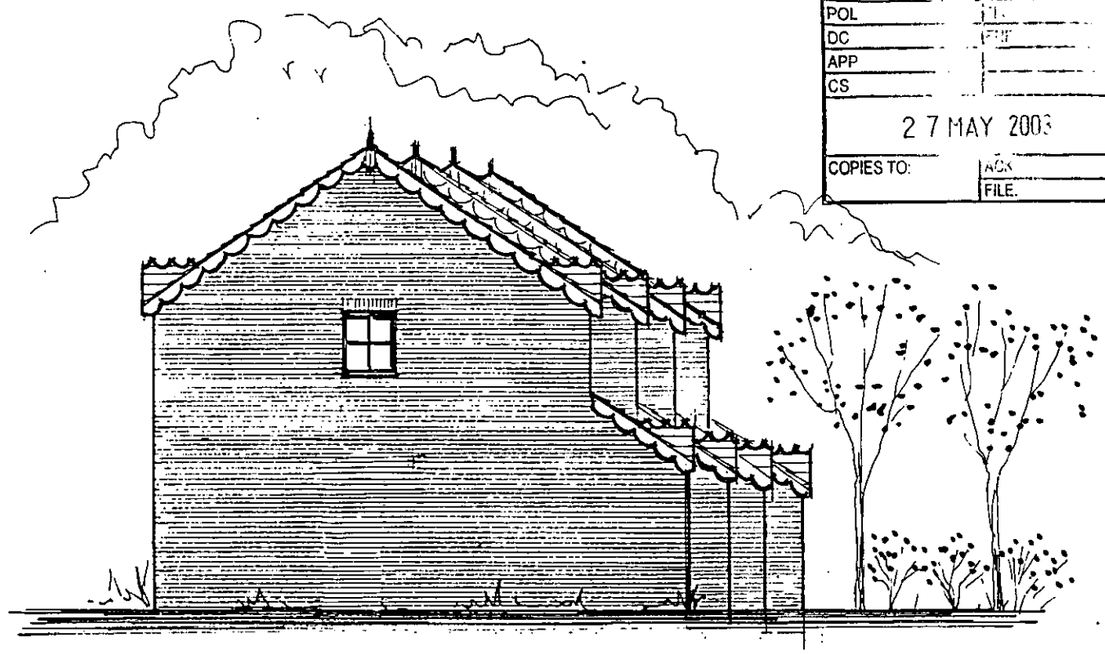
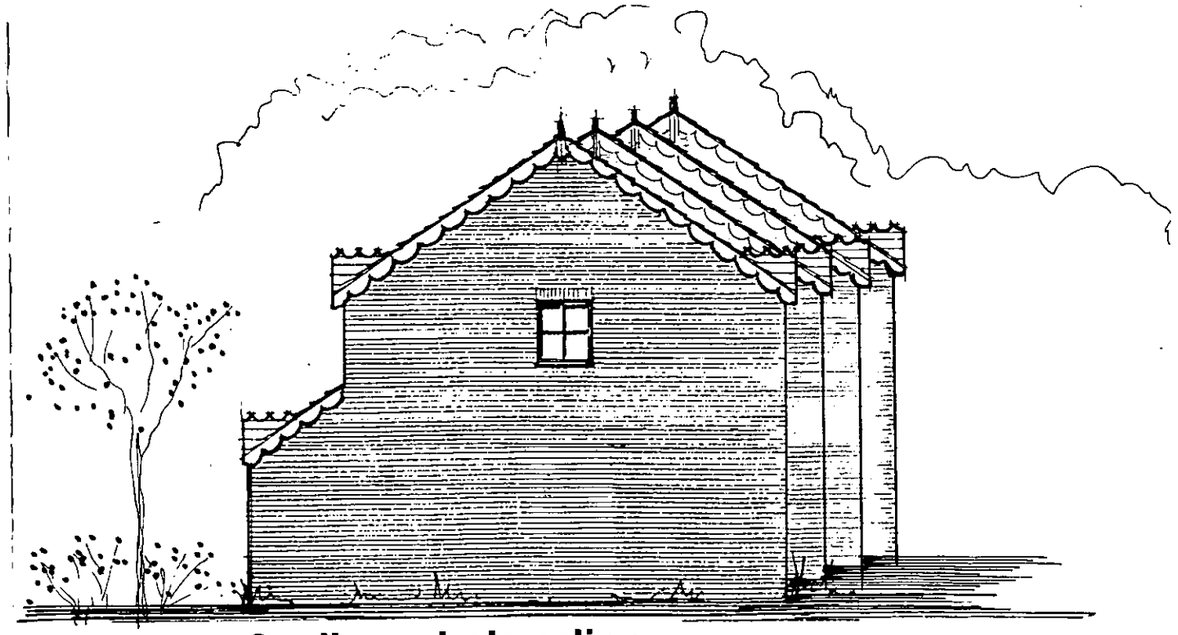


North west elevation



South east elevation

Houses fronting Elm Lane

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

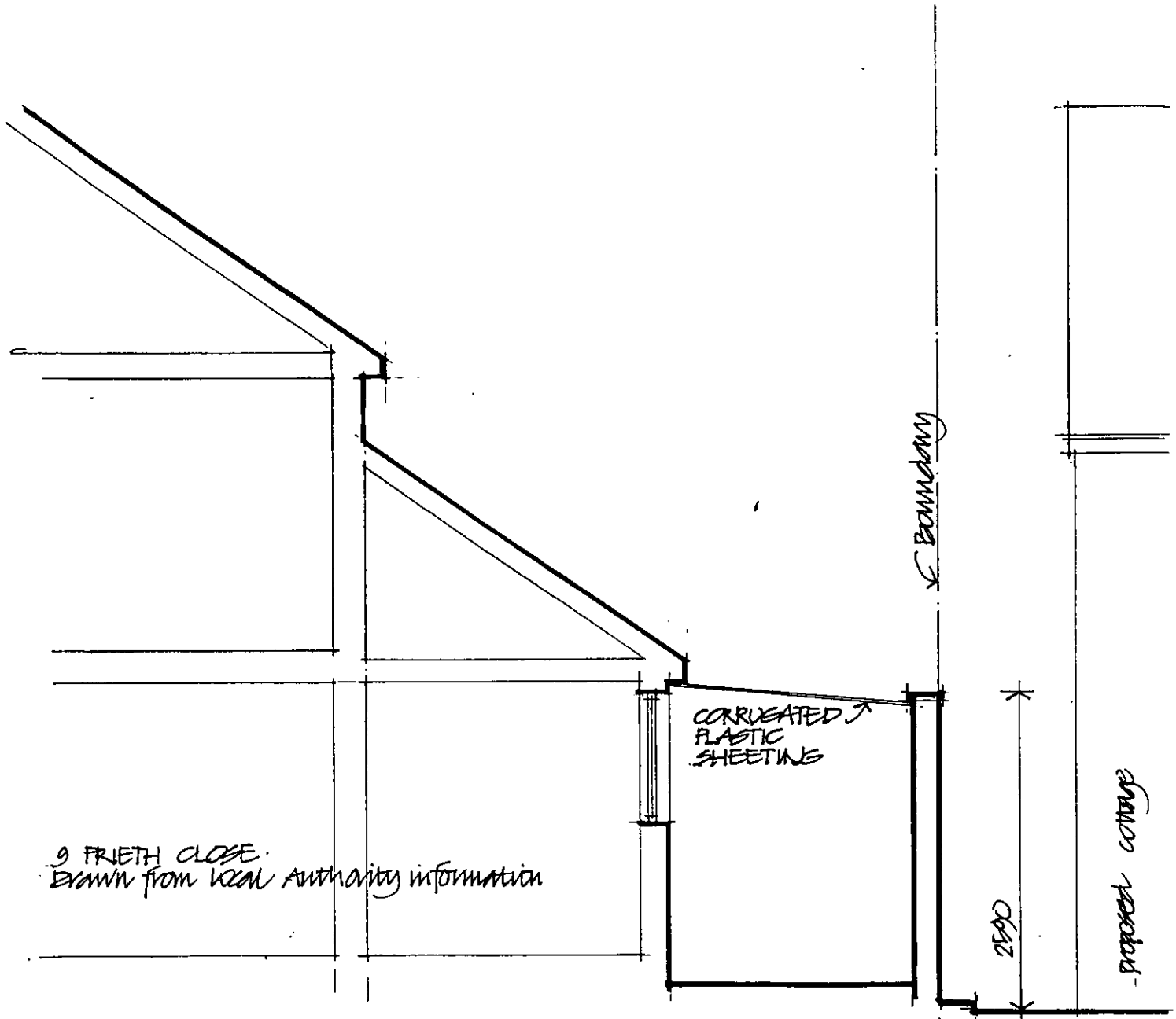
Scale. 1:100 Date. January 2003 Drawing number 0215.11 A

John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

rev.A side doors removed. 2.4.03

REVISED PLAN

8 0 9



Section through adjoining property

26 JAN 2003

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

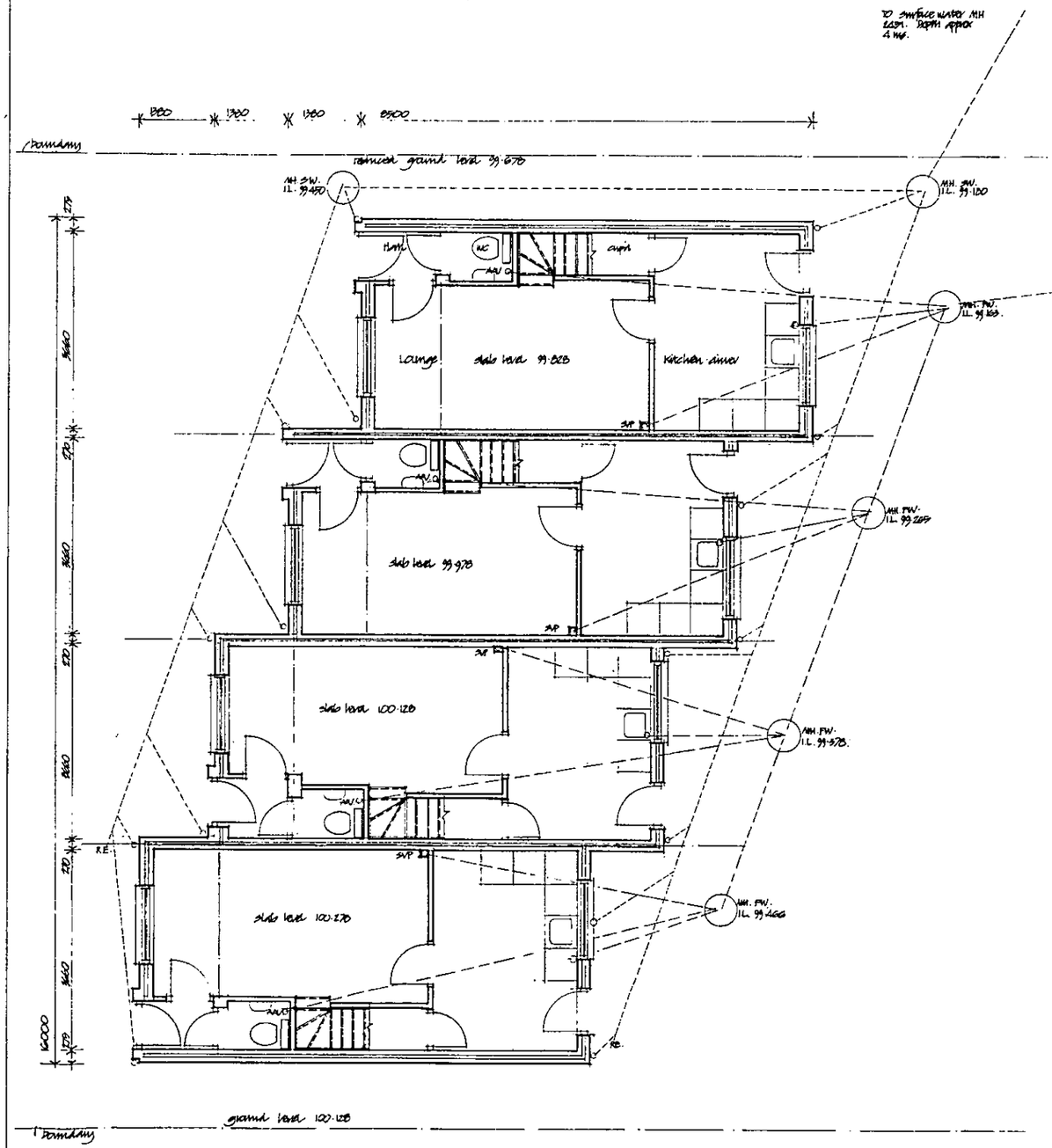
APPROVED

Scale. 1:50 Date. January 2003 Drawing number 0215.12

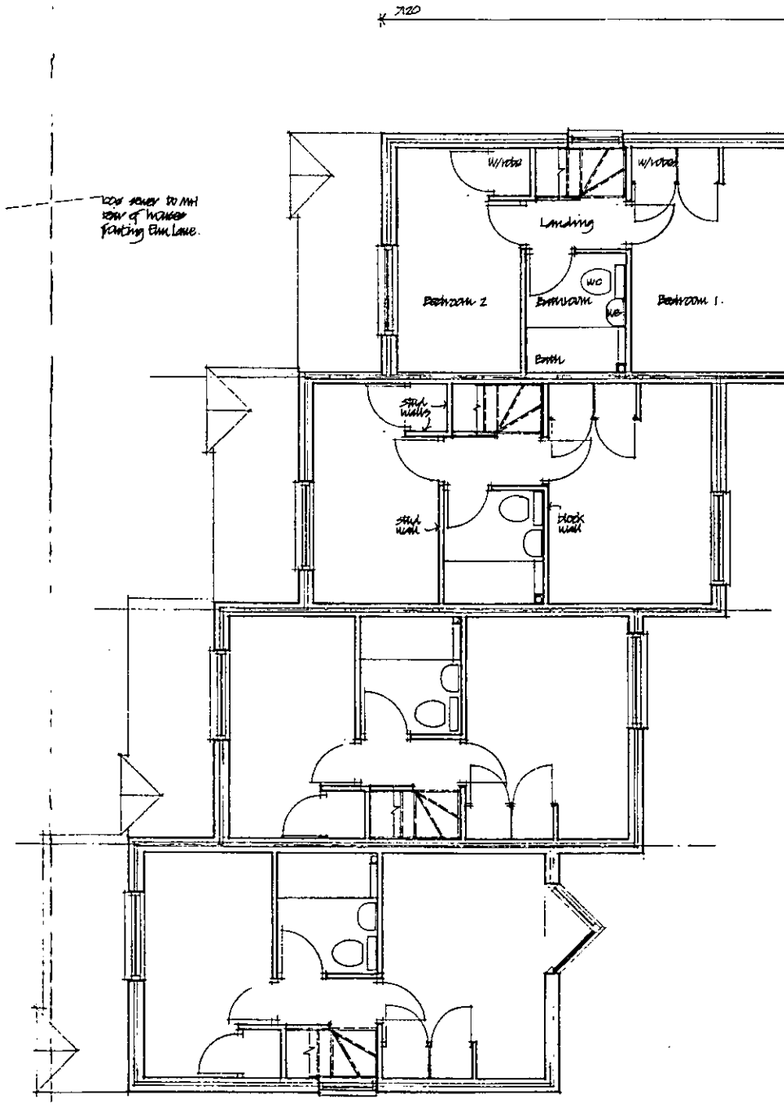
John Challis Chartered Architect. 72 Wargrave Road, Twyford. Berkshire.

PLANS TO MEET CONDITIONS

8009



Ground floor plan



First floor plan

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18 [illegible] 2003
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Rev A. Rear elevations and units amended. GF. Units amended 6-5-03

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John Challis
Chartered Architect
72 Wargrave Road
Twyford Berkshire

Tel. 0118 934 2236

Client
A & G LTD

Job title
Proposed houses at 37 Elm Lane, Earley

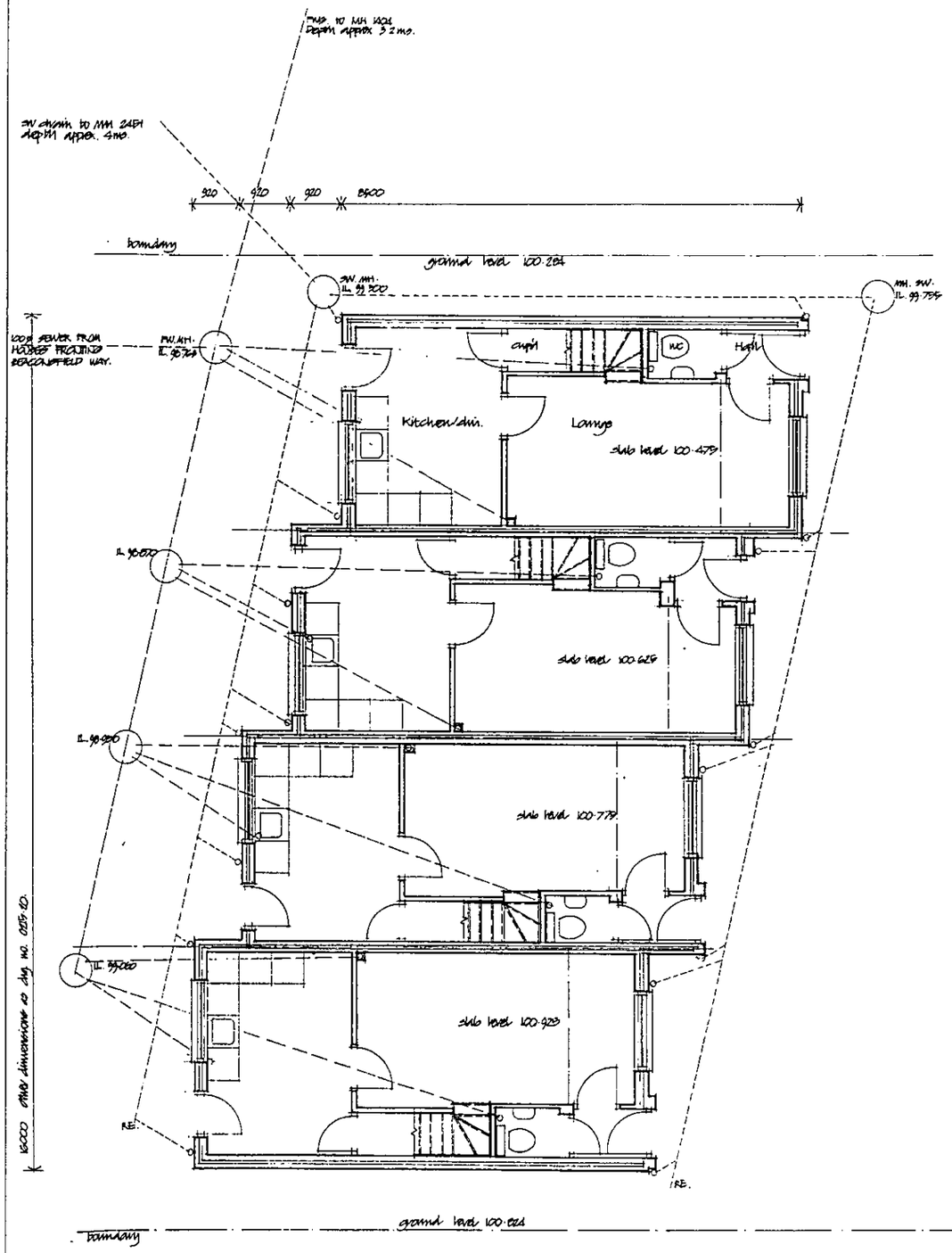
Drawing title
Floor plans houses fronting Beaconsfield Way

Scale 1:50
Date April 2003
Drawn JC

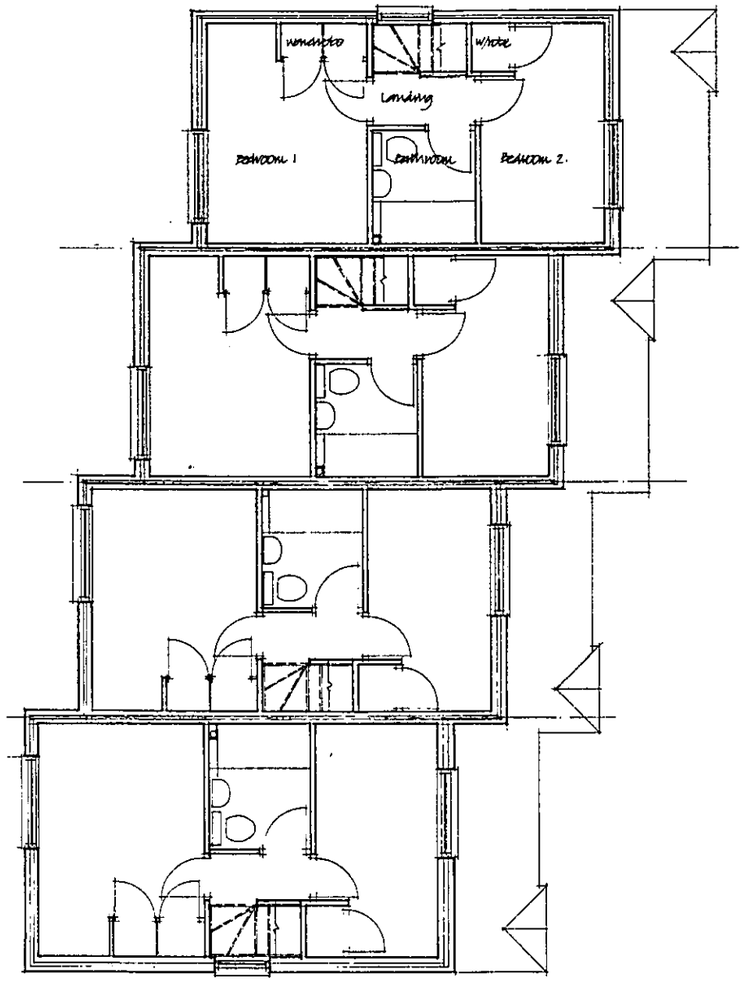
Drawing number **0215.20**
Rev A.

PLANS TO MEET CONDITIONS

8009 1



Ground floor plan



First floor plan

PLANNING SERVICES
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CS
18 JUN 2003
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Rev. A. Rear elevs. end units amended. Gf. lens. amended. 12.5.03.
All levels relate Tbld. 100.00 shown on dwg. no. 0215.6.

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John Challis
Chartered Architect
72 Wargrave Road
Twyford Berkshire

Tel. 0118 934 2236

Client
A & G LTD

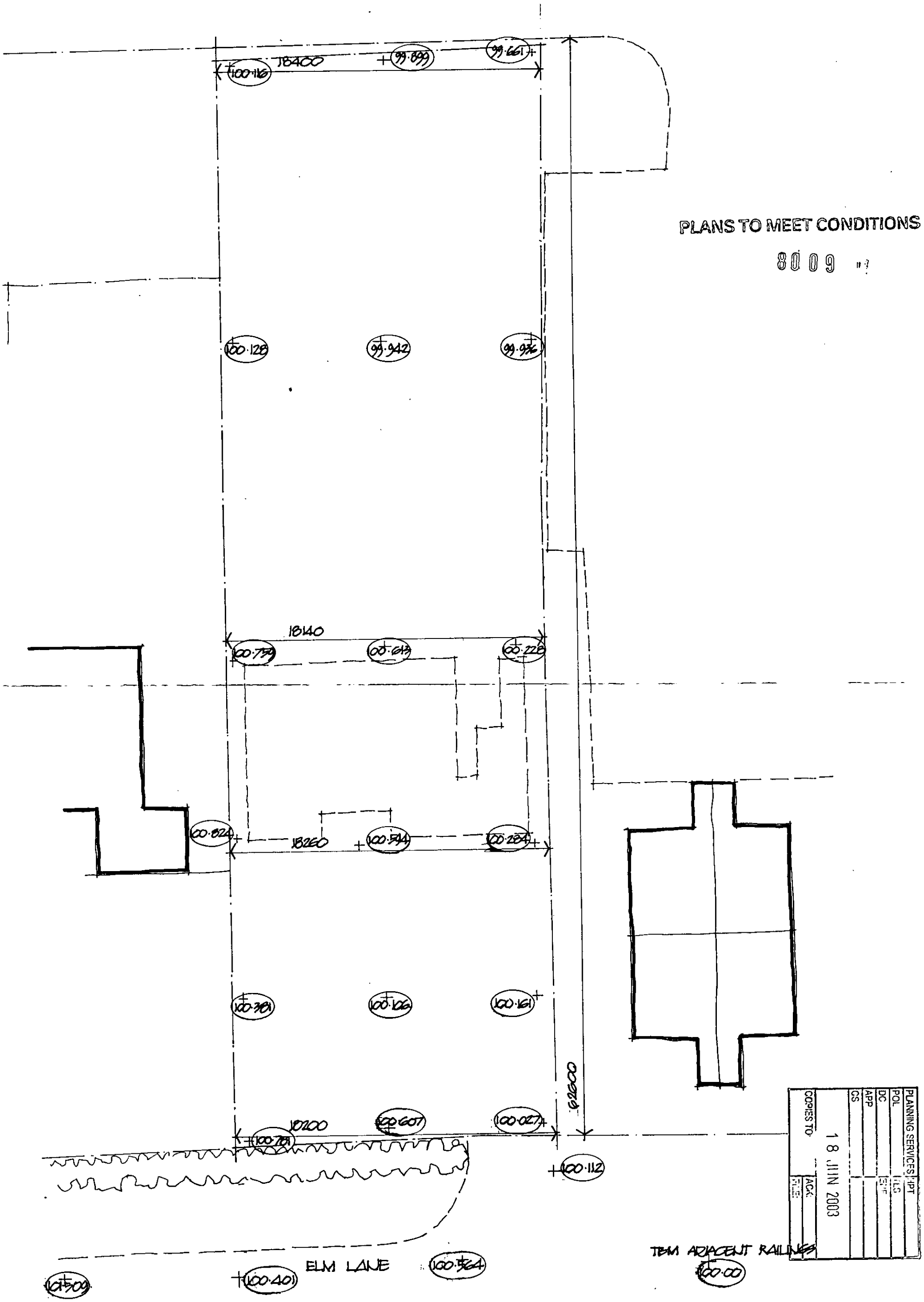
Job title
Proposed houses at 37 Elm Lane, Earley

Drawing title
Floor plans houses fronting Elm Lane

Scale 1:50
Date April 2003
Drawn JC
Drawing number 0215.21
Rev A

BEACONSFIELD WAY

(100.00) Levels shown thus.



PLANS TO MEET CONDITIONS

8009

Level and dimension survey

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. November 2002 Drawing number 0215.6.

John Challis Chartered Architect. 72 Wargrave Road, Twyford.

BEACONSFIELD WAY

Prunus (Accolade)

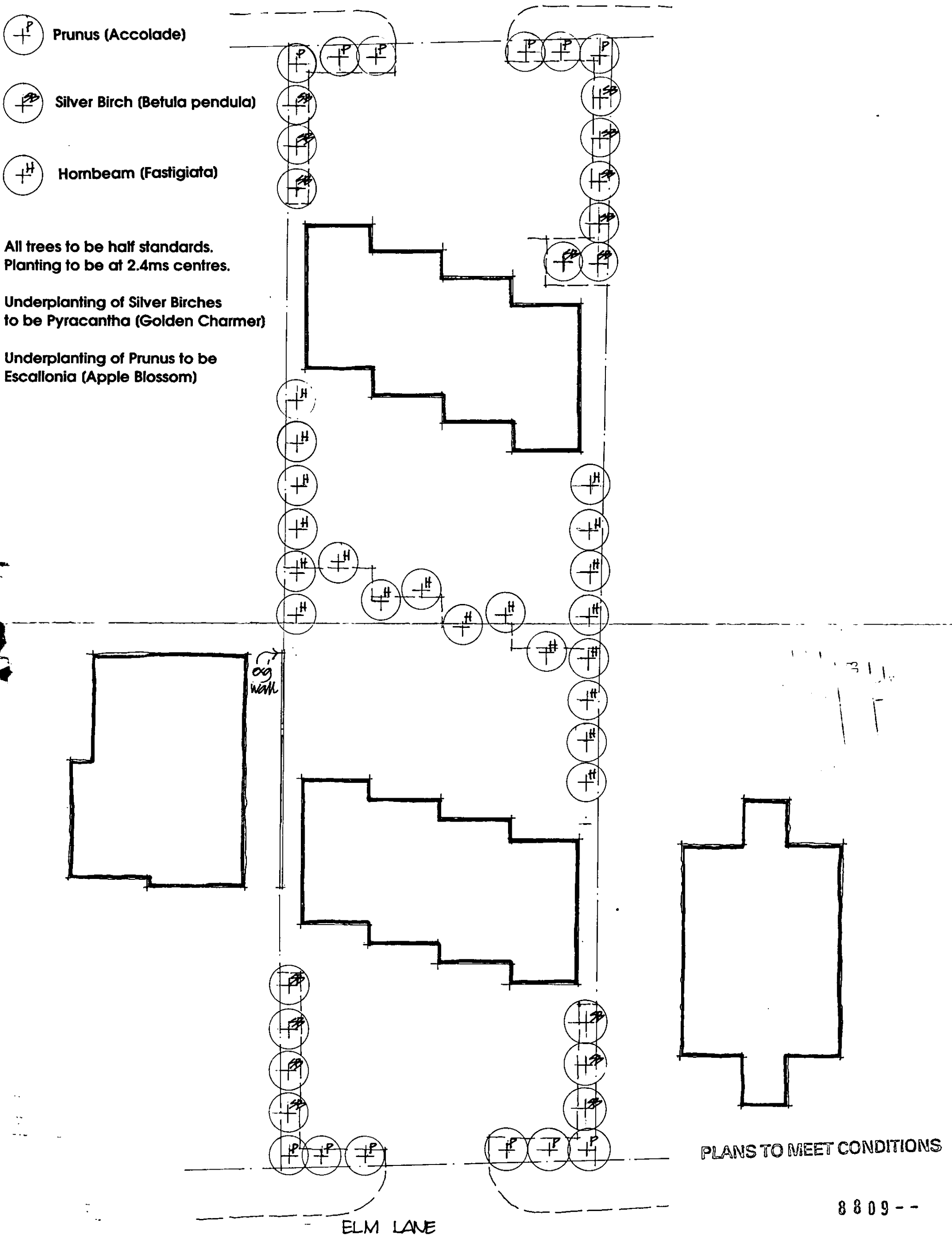
Silver Birch (Betula pendula)

Hornbeam (Fastigiata)

All trees to be half standards.
Planting to be at 2.4ms centres.

Underplanting of Silver Birches
to be Pyracantha (Golden Charmer)

Underplanting of Prunus to be
Escallonia (Apple Blossom)



PLANS TO MEET CONDITIONS

8809--

PLANTING PLAN, PROPOSED HOUSES, 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. July 2003 Drawing number 0215.29.
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

BEACONSFIELD WAY

Existing Oak.

Planting:

Hornbeam (Fastigiata)

9

100

104

102

106.

Planting:
Prunus (Accolade)
Silver Birch (Betula pendula)
Under planting:
Escallonia (Apple blossom)
Pyracantha (Golden charmer)

15 NOV 2002 8003

SUPERSEDED

Site plan

ELM LANE

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. November 2002 Drawing number 0215.02.
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

BEACONSFIELD WAY

Hard landscaping:
Parking areas - cobble edging and delineation to tarmacadam.

Patio areas: natural riven effect concrete slabs.

Soft amenity spaces: grassed, with screen planting as shown.

Front planted areas: trees and underplanting as shown dressed with bark mulch.

Existing Oak.

ADDITIONAL PLAN

Planting:
Hornbeam (Fastigiata)

Ex'g cypress

9

100

104

102

106.

ex'g cedar

Planting:
Prunus (Accolade)
Silver Birch (Betula pendula)
Under planting:
Escallonia (Apple blossom)
Pyracantha (Golden charmer)

12 DEC 2002

ELM LANE

Site plan

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. November 2002 Drawing number 0215.02. A .
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

Rev.A. Landscaping added. Trees amended. 10.12.02.

BEACONSFIELD WAY

Hard landscaping:
Parking areas - cobble edging and delineation to tarmacadam.

Patio areas: natural riven effect concrete slabs.

Soft amenity spaces: grassed, with screen planting as shown.

Front planted areas: trees and underplanting as shown dressed with bark mulch.

Existing Oak.

Dig. cypress

Planting:
Hornbeam (Fastigiata)

REVISED PLAN
8 0 09

9

100

104

102

106.

Planting:
Prunus (Accolade)
Silver Birch (Betula pendula)
Under planting:
Escallonia (Apple blossom)
Pyracantha (Golden charmer)

1:1 5.0 6.0 5.0 1:1

23

ELM LANE

Site plan

Rev. B. Car parking layout amended 13.12.02.
Rev. A. Landscaping added. Trees amended. 10.12.02.

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. November 2002 Drawing number 0215.02. B.
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

BEACONSFIELD WAY

Hard landscaping:
Parking areas - cobble edging and delineation to tarmacadam.

Patio areas: natural riven effect concrete slabs.

Soft amenity spaces: grassed, with screen planting as shown.

Front planted areas: trees and underplanting as shown dressed with bark mulch.

Existing Oak.

PLANNING SERVICES
POL
DC
APP
CS
ACCESS TO
28 JAN 2003

Planting:
Hornbeam--(Fastigiata)

Bins

Exg. cypress

Kitchen windows

9

100

104

102

106.

Planting:
Prunus (Accolade)
Silver Birch (Betula pendula)
Under planting:
Escallonia (Apple blossom)
Pyracantha (Golden charmer)

1:1 9.0 6.0 5.0 1:1

8 0 9 - E

REVISED PLAN

SUPERSEDED

ELM LANE

Site plan

Rev. C. Parking, siting, adjoining property, bins amended. 24-1-03.
Rev. B. Car parking layout amended. 18-12-02.
Rev. A. Landscaping added. Trees amended. 10-12-02.

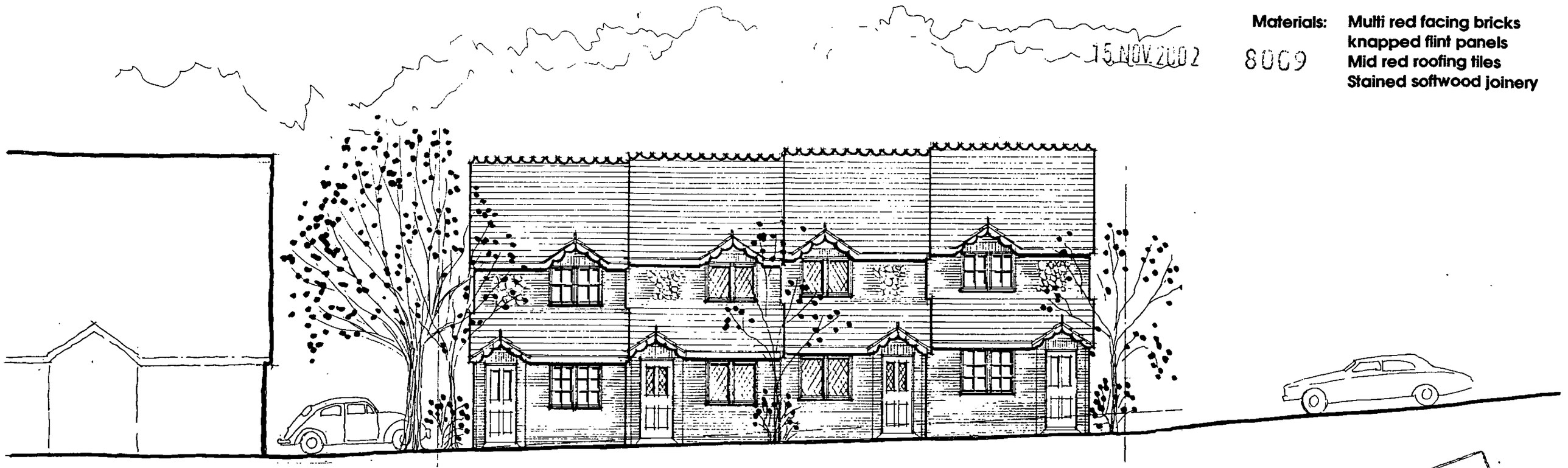
PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:200 Date. November 2002 Drawing number 0215.02. C B A.
John Challis Chartered Architect. 72 Wargrave Road, Twyford.

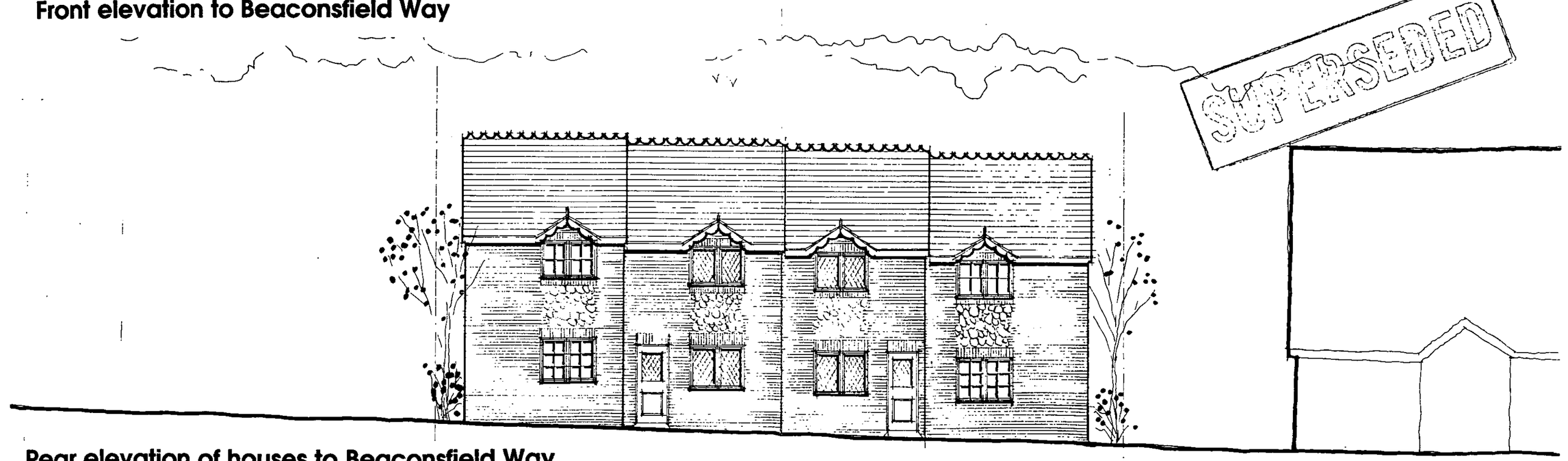
15 NOV 2002

8069

Materials: Multi red facing bricks
knapped flint panels
Mid red roofing files
Stained softwood joinery



Front elevation to Beaconsfield Way



Rear elevation of houses to Beaconsfield Way

SUPERSEDED

PROPOSED DEVELOPMENT AT 37 ELM LANE, LOWER EARLEY, BERKSHIRE.

Scale. 1:100 Date. November 2002 Drawing number 0215.04.
John Challis Chartered Architect. 72 Wargrave Road, Twyford.