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DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES

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

H	11/12/2024	Unit 6 loading bays repositioned to coordinate with ADC tracking drawing.	PH
G	09/12/2024	Hedgerow to Western edge of Observer Way reinstated, coordinated with landscaping scheme	PH
F	02/12/2024	Existing trees adjacent entrance amended following discussion with planning consultant	PH
E	02/12/2024	Updated to incorporate latest landscaping scheme received 29.1.24.	PH
D	02/12/2024	Landscaping scheme amended to include specialist consultant information	DW
C	27/09/2024	Indicative landscaping setting out amended to clients instruction.	DW
B	24/09/2024	Additional landscaping added to plans.	DW

Rev.	Date	Description	Drawn
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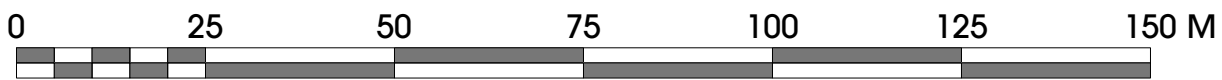
Client
Tungsten Properties

Project
Observer Park, Arborfield,
Reading

Drawing Title
Illustrative Masterplan

Date 20/08/2024
Status PLANNING
Scale 1:1000 Size A1
Drawn PH Checked DW
Job no. 3389 Dwg no. P403 Rev. H

- 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)