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20 JUL 2000	
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1356

REVISED PLAN

NINE MILE RIDE

120m sight line

147a

existing 3.0m high cupressus screen

existing hedge enhanced

R.H.

T1

T1

GC

1

FFL 48.965

2 no. parking spaces

15.5m

existing fruit trees removed

driveway

new 1.8m high close boarded fence

T2

GC

2

FFL 49.015

13.5

2 no. parking spaces

5

R.H.

T2

driveways

2 no. parking spaces

T3

3

FFL 49.065

16.0m

turning head

existing crossing

24m

TBM stopcock 49.830

4.8m

2.7m

3.5m

4.8m

access road

C.G.

R.H.

R.H.

R.H.

GC

T3

bin collection area

Sweet Chestnut

Holly

Silver Birches

151

120m sight line

letter date revision

Job RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing SITE PLAN

scale 1:200

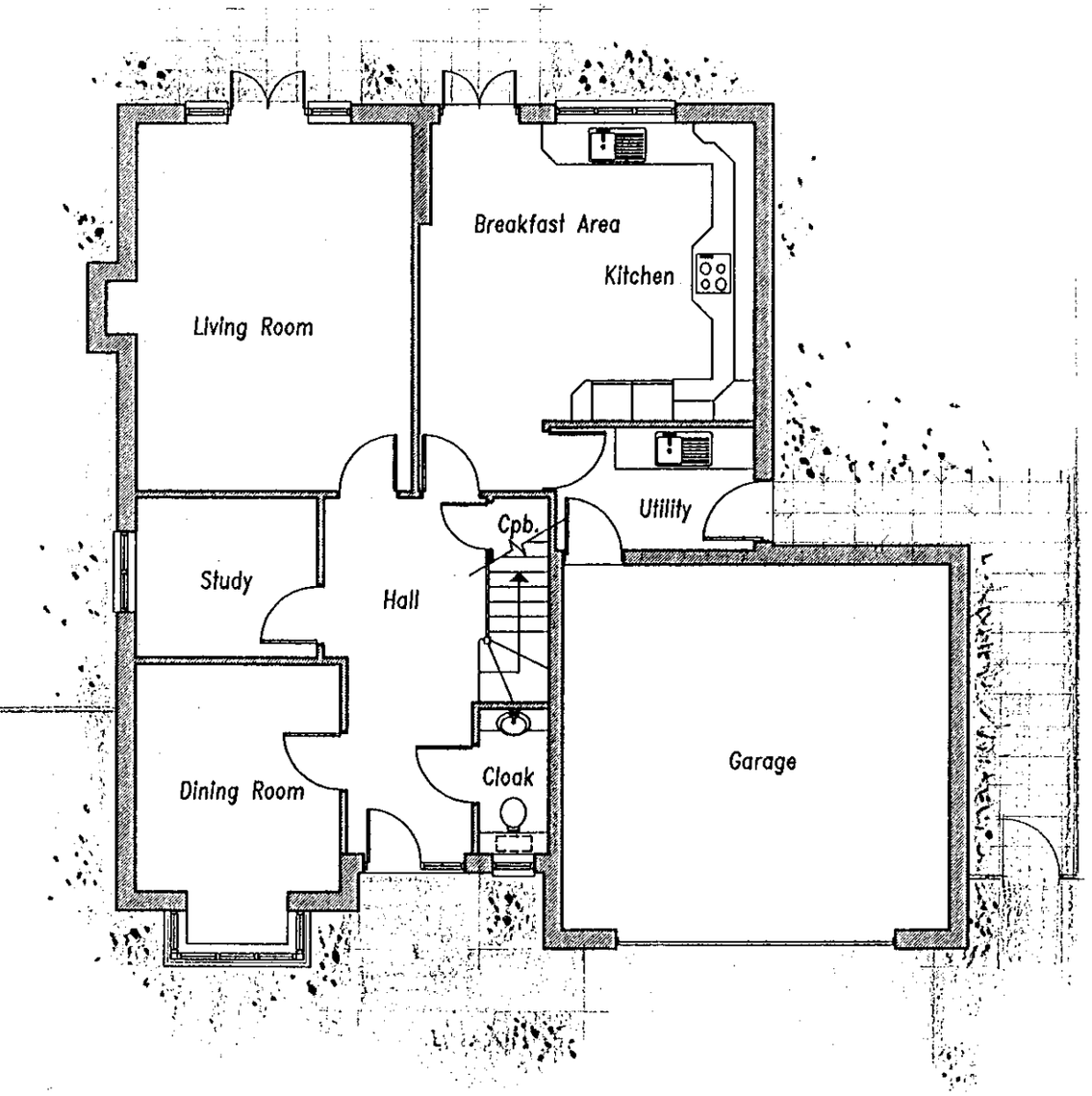
date July 2000

1464-21

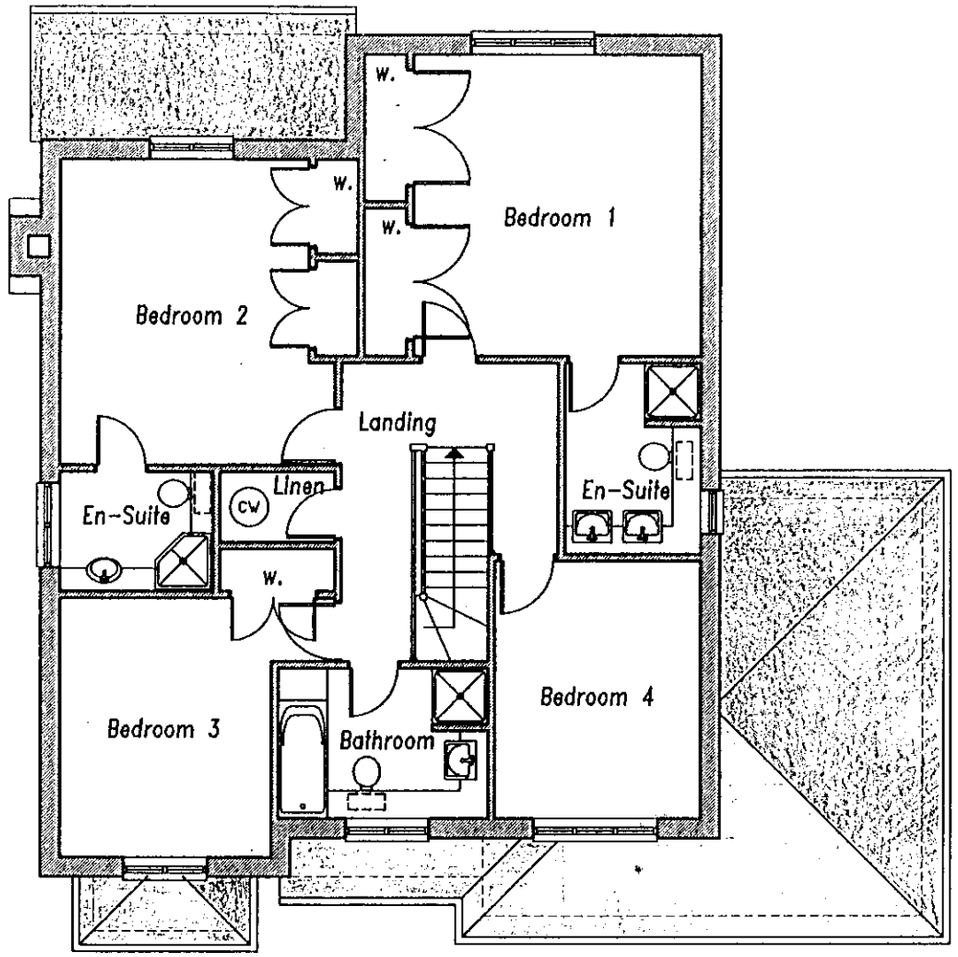
(0118) 9869869
101 LONDON ROAD BERKSHIRE
READING
Chartered Architects
ANDREWS KALIK ASSOCIATES

25/8/00

03.MAY2000* 1356



GROUND FLOOR PLAN



FIRST FLOOR PLAN

0 10 20 30 40 50 60 70 80 90 100

letter date revision

Job RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing PLANS
Plot 5

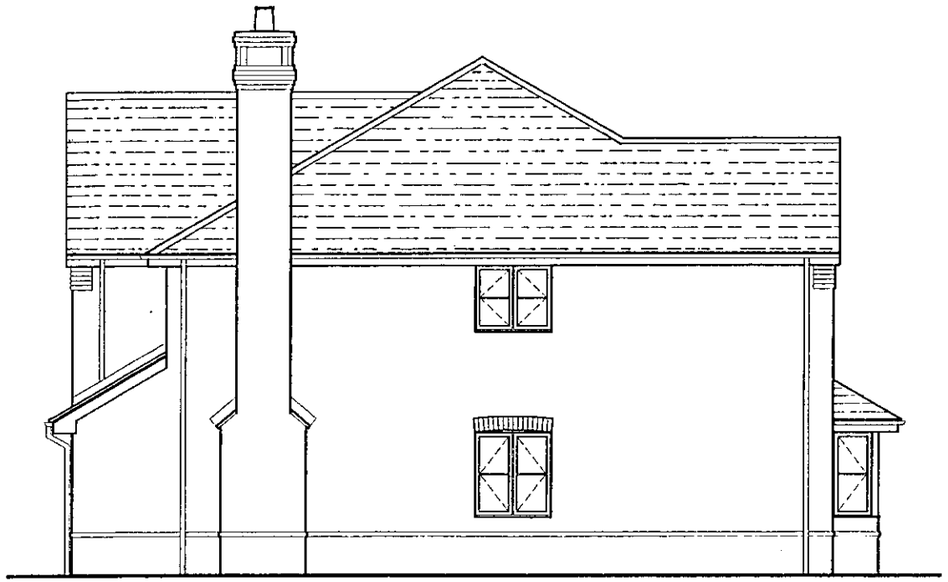
scale 1:100

date April 2000

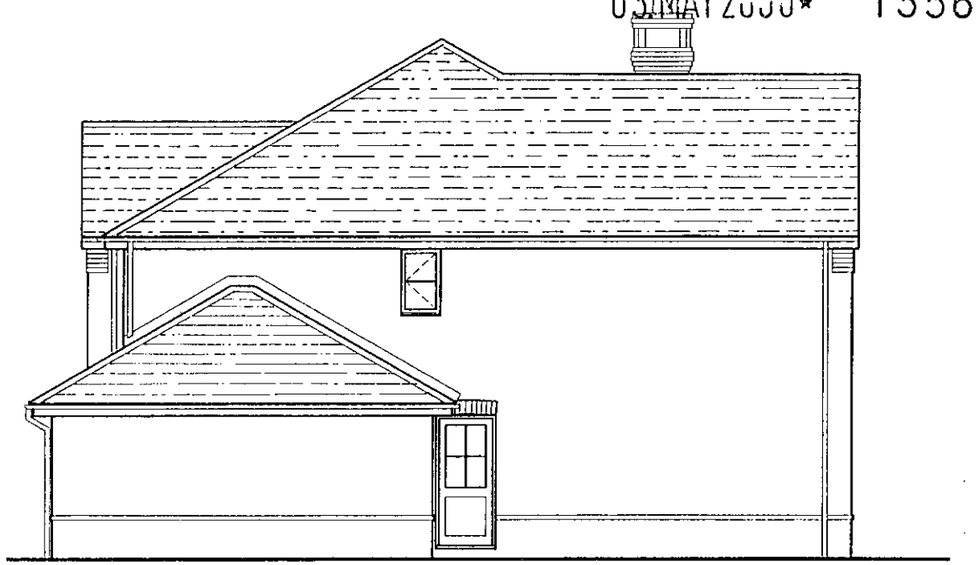
1464-19

(0118) 9869869
101 LONDON ROAD BERKSHIRE
READING
Chartered Architects
ANDREWS KALIK ASSOCIATES

03 MAY 2000* 1356



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

job RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing ELEVATIONS
Plot 5

scale 1:100

date april 2000

1464-20

letter | date | revision

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READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

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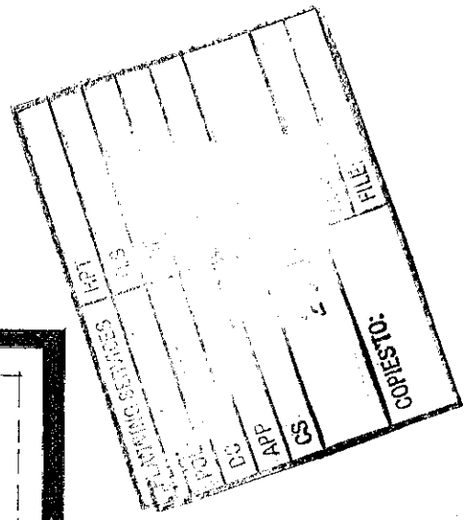
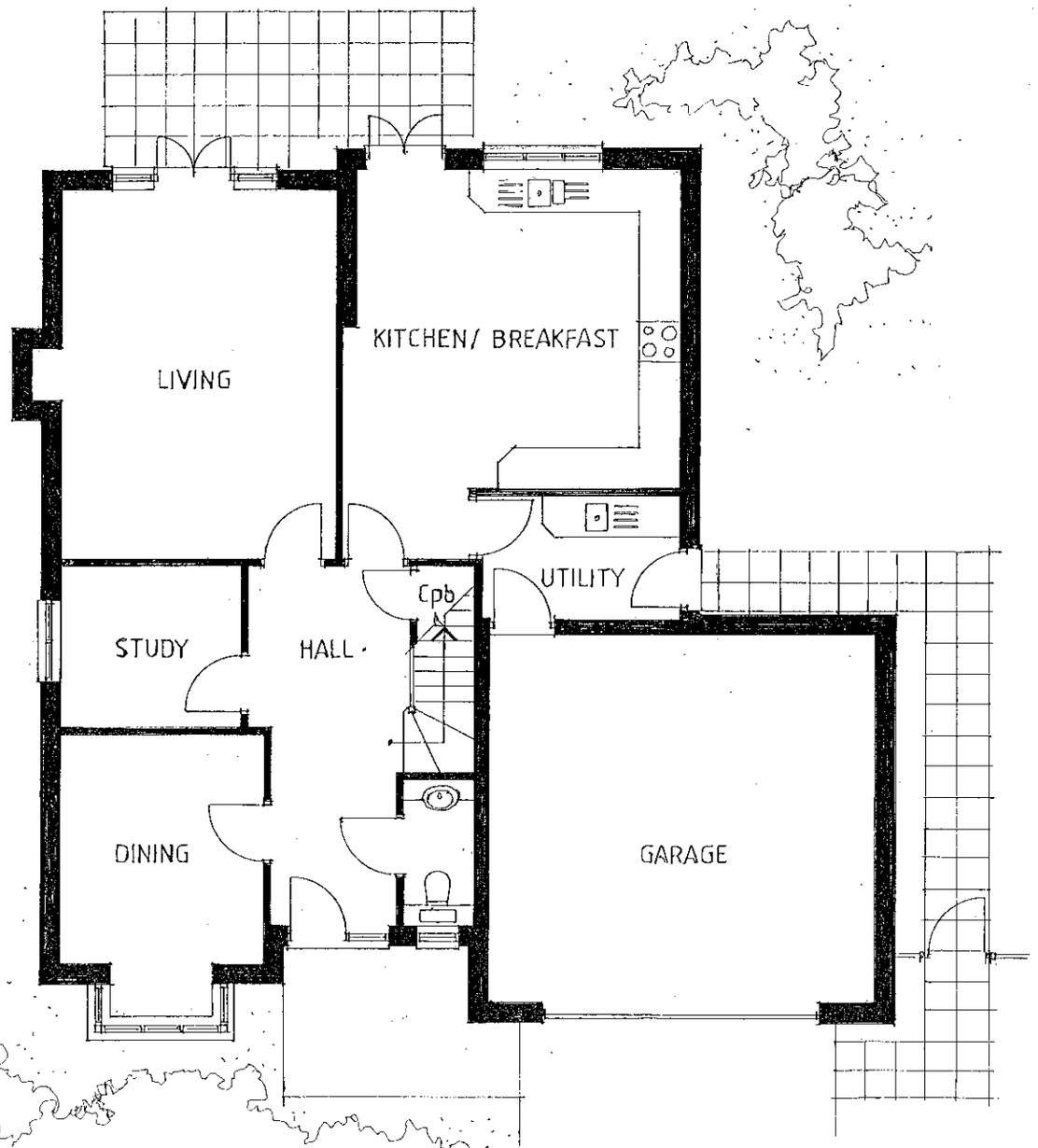
0 1 2 3

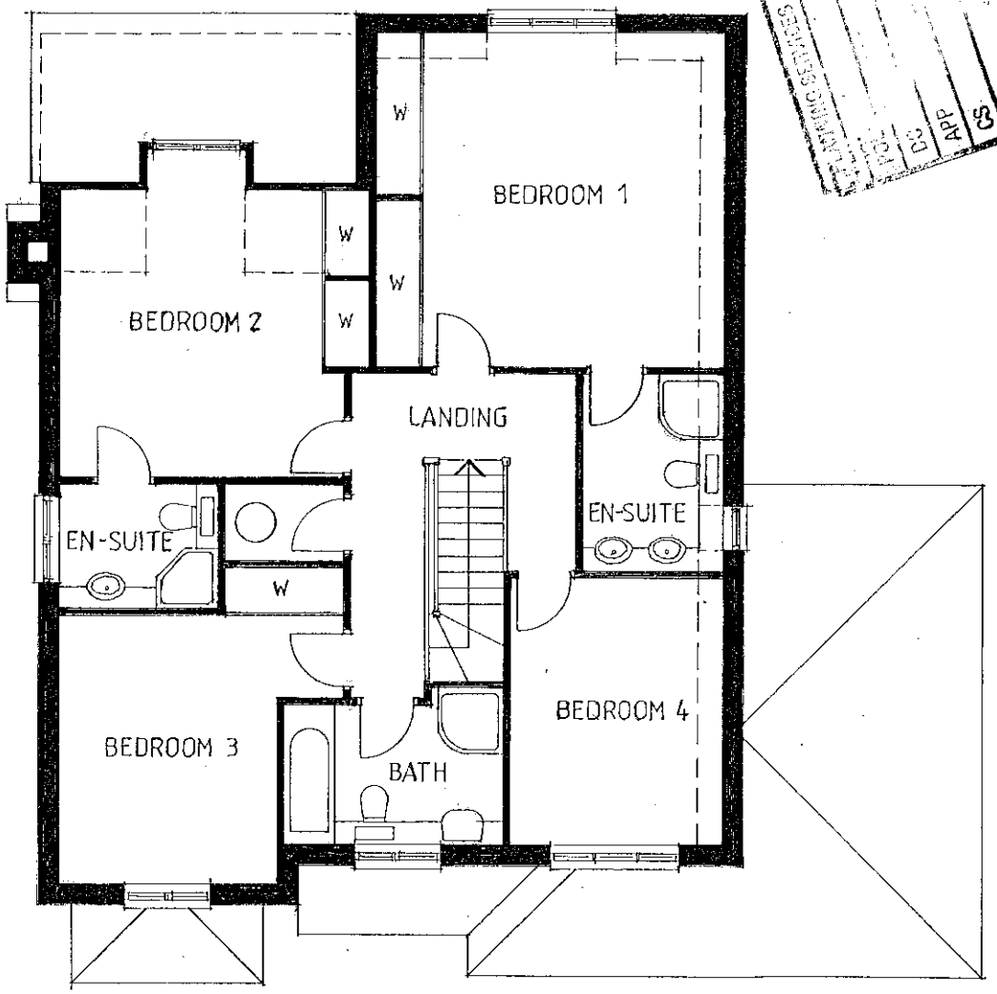
1356

REVISED PLAN

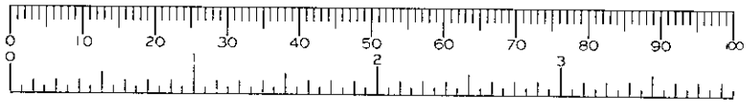


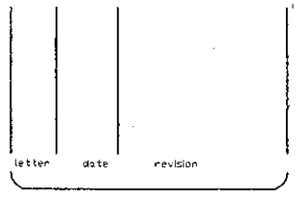


GROUND FLOOR PLAN



FIRST FLOOR PLAN





job RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing PLANS
Plot 5

scale 1:100

date July 2000

1464-23

(0118) 9869869
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

D 21/8/00

1356

REVISED PLAN

PLANNING SERVICES
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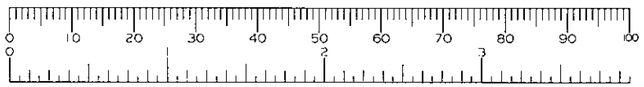
FILE:



NINE MILE RIDE STREET ELEVATION



letter date revision

Job
RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client
Luff Homes Ltd

drawing
STREET ELEVATION

scale 1:200

date July 2000

1464-22

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READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

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REVISED PLAN

PLANNING SERVICES
POL
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20 JUL 2000
ACK:
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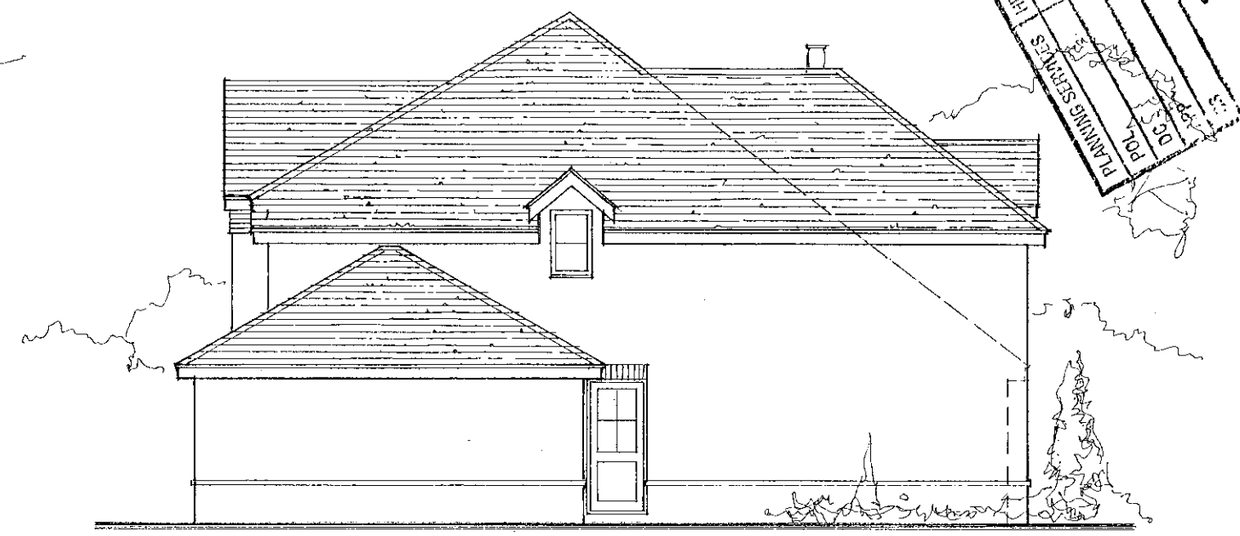
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

letter	date	revision

job: RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes Ltd

drawing: ELEVATIONS
Plot 5

scale: 1:100

date: July 2000

1464-24

(0118) 9669669
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

25/8/00.

1466/10A

Site plan

Drawing

APPROVED

FOR LEVELS

Stn 1001

No.147a
Ridge=56.69

Larchlap 1.50H

EXISTING MANHOLE
CL= 49.71
IL= 47.642

0.40/12/7
Cypress

2x
0.30/10/4
Cypress

Larchlap 1.50H
Root Line Ave 0.10/3.5H

1:80
150 DIA

Shrub
Planting

0.25/5/10
Fruit

0.25/8/2
Cyp

0.20/12/6
Eucal

0.25/8/2
Cyp

0.60/11/7
S/Ches

2x
Stump

Timber
Post

Root Line Ave 0.10/3.5H

Larchlap 1.80H
P&W 1.20H 200mm
offset into site

0.20/12/8
Larch

0.30/17/8
Eucal

FFL 48.965

FFL 49.015

FFL 49.065

MN1
CL=48.865
IL=48.060

MN2
CL=48.815
IL=48.215

MN3
CL=48.915
IL=48.335

1:60
100 DIA

1:40
100 DIA

SOAKAWAY

SOAKAWAY
48.84

13500

16000

0.20/8/2.50
Cypress

0.35/11/10
Cherry

Timber
Post

Larchlap 1.80H
P&W 1.20H 200mm
offset into site

Root Line Ave 0.10/3.5H

No.149
Ridge=54.28

Concrete

I/C
CL=49.91

T.B.M
50.00 Stn 1000

Tiles

Concrete

CPS

Tarmac

FB

C/B 1.20H

C/B 1.80H

Shrub Planting

Grass

No.151
Ridge=55.16
Eaves=52.64

DATA MARK 50.00 FOR DRAWING DWT 1431/07
IS 500 mm LOWER THAN DATA MARK BY CUTT'S SURVEY

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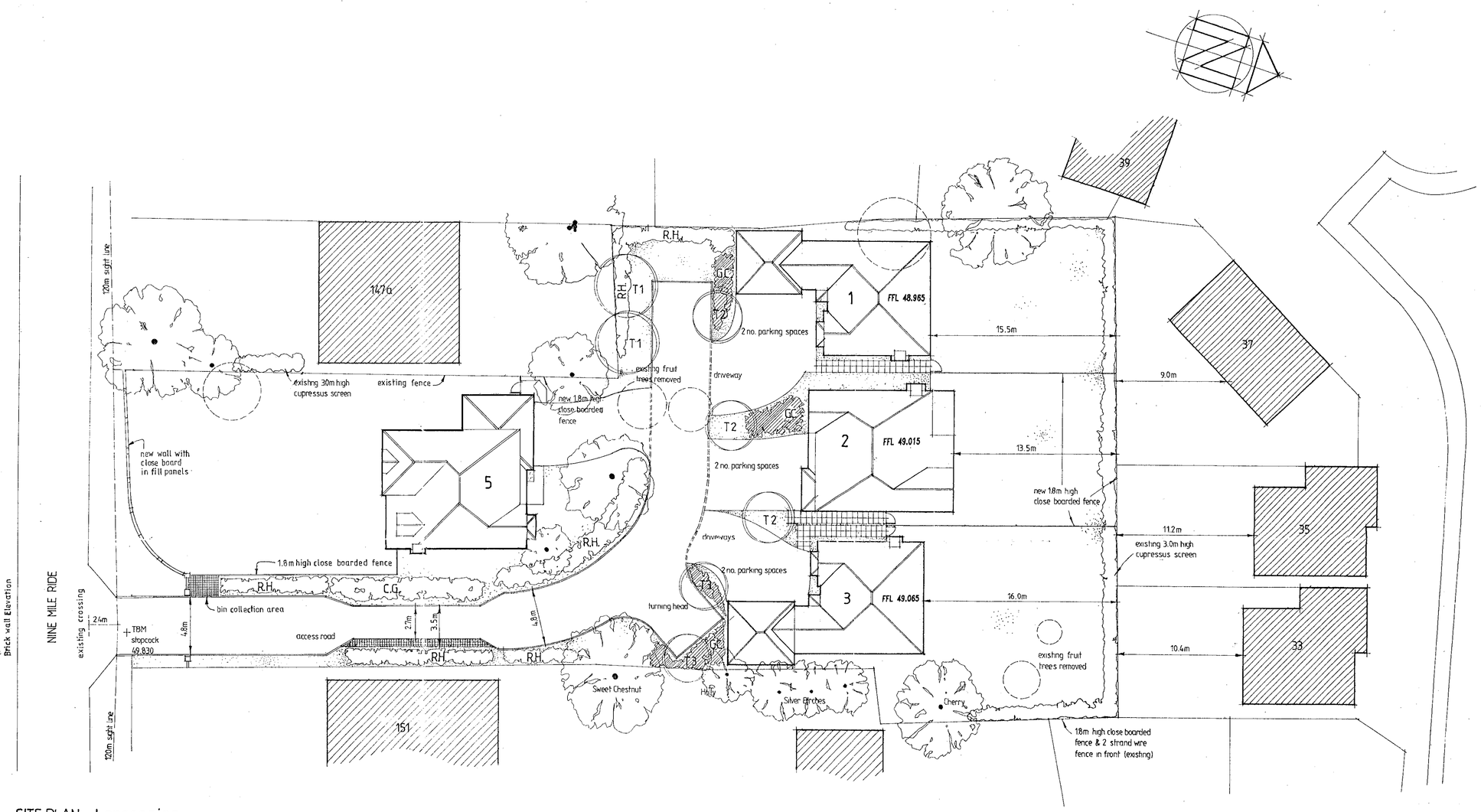

SITE PLAN - Lanscaping

SOFT LANDSCAPE

TREES + 1no short stake + rabbit guards to native species

SPECIES	NUMBER	size in girth cm	height m	form	
T1 SORBUS ARIA	3	16-18	3	root wrapped	
T2 MALUS TSCHONOSKII	3	16-18	4	root wrapped	
T3 ACER TRIFOLIUM	2	16-18	3	root wrapped	

RURAL HEDGE

Planted in 3 staggered rows at 450mm apart, in groups of 10-25 same spp, +rabbit guards and cut back immediately after planting to thicken up lower growth

SPECIES	NO		
RH1 CORYLUS AVELLANA	168	Feath'd/1.5m+	0.25mcs-4pp lin.m
RH2 ROSA CANINA	56	40lt/1.5m+	0.25mcs-4pp lin.m
RH3 CRATAEGUS MONOGYNA	56	Feath'd/1.5m+	0.25mcs-4pp lin.m
RH4 PRUNUS SPINOSA	168	Feath'd/1.5m+	0.25mcs-4pp lin.m
RH5 ILEX AQUIFOLIUM	56	40lt/1.2m+	0.25mcs-4pp lin.m
RH6 LIGISTRUM VULGARE	56	40lt/1.5m+	0.25mcs-4pp lin.m

CLIMBERS

Planted at 3 per linear metre in groups of 3 and 5 of one species along 60 linear m on wooden frames

SPECIES	No.	pot size	plant height
CL1 HEDERA HELIX 'GREEN RIPPLE'	36	3lt	1.2m+
CL2 PARTHENOCISSUS QUINQUEFOLIA	48	3lt	1.2m+
CL3 LONICERA FRAGRANTISSIMA	36	3lt	1.2m+
CL4 HYDRANGEA PETIOLARIS	24	3lt	1.2m+

GROUND COVER

to be planted in groups of 5-10 same spp.

SPECIES	No.	pot size	density/m2
GC1 AJUGA REPTANS (multisuter)	128	2lt	4
GC2 COTONEASTER HORIZONTALIS	64	2lt	2
GC3 HYPERICUM CALYCINUM	96	2lt	3
GC4 HEBE RAKAIENSIS	160	2lt	5

GRASS — Area to be grass seeded Use British Seed House,grade A amenity mixture 1995 A22,sowing rate 30g/m

HARD LANDSCAPE

-DRIVEWAYS Marshalls 200x100 Brindle Paviors
-ACCESS ROAD Black Tarmac
-SIDE ACCESS AND PATIOS Concrete 450x450x50 riven paving slabs-buff

BRICK - Renaissance Multi
ROOF TILES - Redland red concrete plain tiles
WINDOWS - Wooden stained
GUTTERING AND DOWN PIPES - Black UPVC
FASCIA AND SOFFITES - White UPVC

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23 AUG 2000	
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	FILE:

0 10 20 30 40 50 60 70 80 90 100

letter	date	revision
A	22/08/00	Bin collection area revised

PROTECTION OF EXISTING TREES

ALL EXISTING TREES RETAINED TO BE PROTECTED BY 1.0 m HIGH CHESTNUT FENCE, TO COINCIDE WITH CROWN OF THE TREE AND BE WITH ACCORDANCE WITH BS 5837. ANY EXISTING TREE WHICH BECOMES NON RETAINABLE DUE TO LEVELS ETC SHOULD BE REPLACED WITH SAME SPECIES FROM ADVANCED NURSERY STOCK

PERFORMANCE SPECIFICATION

EXISTING FEATURES

-All construction works/tree protection to be in accordance with 'BS 5837 - 1991 code of practice for trees in relation to construction'.
-All retained/transplanted trees to be protected with Local planning authority(LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable insitu topsoil immediately after recording.
-All tree surgery to be undertaken by a fully insured arboriculturalist approved by the local planning authority.
-The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
-All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
-No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
-The quality of all landscape work will comply with BS 4428, 1989 specifications. 'General landscape operations'.

NEW WORKS

-The final layout is subject to agreed setting out variations and client design changes.
-All landscape areas to be excavated to a minimum 600mm depth, cleared of all hard break out, obstructions,weeds etc. and backfilled with subsoil that is well drained and generally free from stones over 50mm diameter.
-Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in treepits.
-Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
-Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
-Where grass cutting is impractical 50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
-All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
-All plant material shall be of a quality compatible with BS 3936 pt1 (1992) Nursery Stock.
-All plant material to be container grown/rootballed unless otherwise agreed with client.
-All plant material to be thoroughly watered in and lightly pruned as necessary.
-All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
-All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
-All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
-All plant material to be guaranteed for 12 months against all reasonable defects.

TREES

-Excavate pit of 1m dia by 600mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip.
-Plant trees at same depth from which they were lifted at the nursery.
-Any imported topsoil to be to BS 3882 (1991) in layers not exceeding 100mm to the excavated pit and lightly consolidate.
-All ordinary nursery stock trees to be supported by 1no 50mm round stake 1.8m long, driven in to a depth of 800mm and fix one TOMS cushioned tree tie at the top. Native species to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
-All trees in grassed areas to have 1.5m dia base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50mm depth.
-Provide with irrigation tubes where considered appropriate.

MAINTENANCE

-Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.
-For a period of 24 months:-
Keep all mulched areas free of weeds at all times.
Top up mulch to 50mm depth on one occasion per year.
Treat against pests as and when necessary.

IRRIGATION

During the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth.
A minimum of 8 waterings per year should be allowed for and in periods of drought second class water supplies should be obtained.

job: RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes

drawing: SITE PLAN
Landscaping

scale: 1 : 200

date: April 2000

1464/18 A

KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD
READING BERKSHIRE
(0118) 9669669

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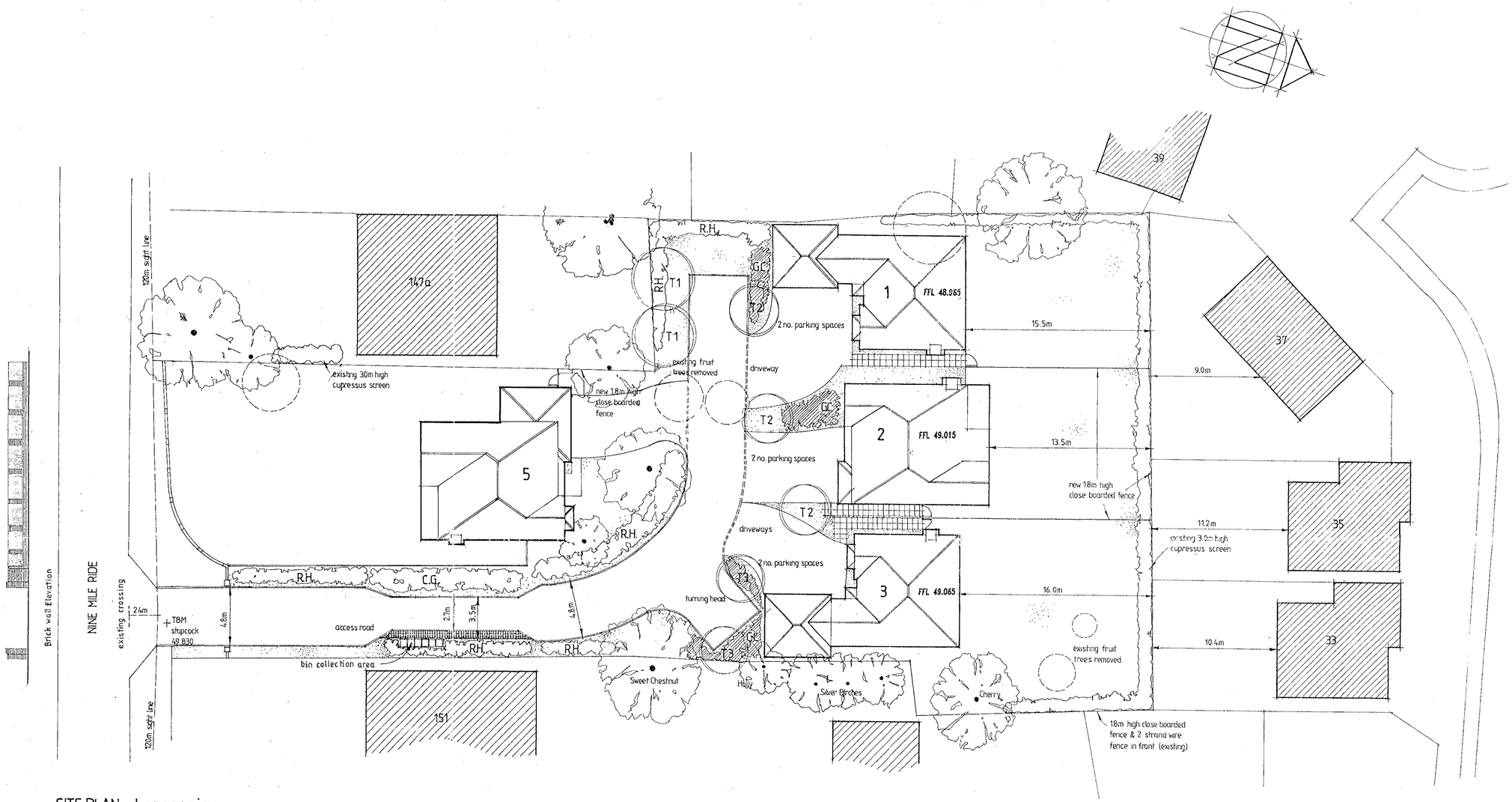

SITE PLAN - Lanscaping

SOFT LANDSCAPE

TREES + 1no short stake + rabbit guards to native species

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RURAL HEDGE

Planted in 3 staggered rows at 450mm apart, in groups of 10–25 same spp, +rabbit guards and cut back immediately after planting to thicken up lower growth

SPECIES	NO		
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HARD LANDSCAPE

03.MAY2000* 1356

- DRIVEWAYS — Marshalls 200x100 Brindle Paviors
- ACCESS ROAD — Black Tarmac
- SIDE ACCESS AND PATIOS — Concrete 450x450x50 riven paving slabs–buff

BRICK – Renaissance Multi
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–Any imported topsoil to be to BS 3882 (1991) in layers not exceeding 100mm to the excavated pit and lightly consolidate.
–All ordinary nursery stock trees to be supported by 1no 50mm round stake 1.8m long, driven in to a depth of 800mm and fix one TOMS cushioned tree tie at the top. Native species to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
–All trees in grassed areas to have 1.5m dia base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50mm depth.
–Provide with irrigation tubes where considered appropriate.

MAINTENANCE

–Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.
–For a period of 24 months:–
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Job: RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

Client: Luff Homes

Drawing: SITE PLAN
Landscaping

Scale: 1 : 200

date: April 2000

1464/18

KALIK ASSOCIATES
Chartered Landscape Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9668869
ANDREWS

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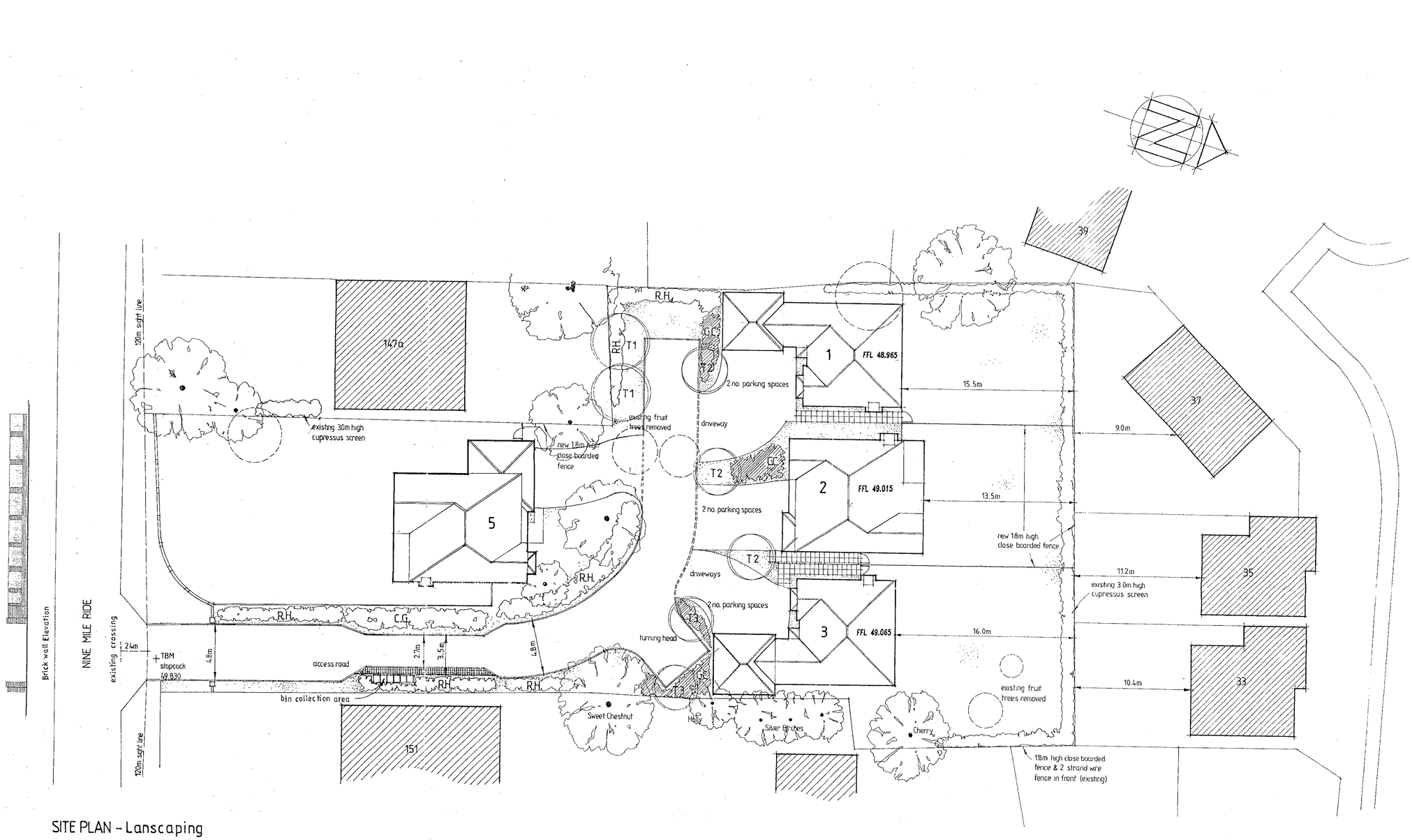

SITE PLAN - Lanscaping

SOFT LANDSCAPE

TREES + 1no short stake + rabbit guards to native species

SPECIES	No/sizes	size in girth cm	height m	form
T1 SORBUS ARIA	3	16-18	3	root wrapped
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RURAL HEDGE

Planted in 3 staggered rows at 450mm apart, in groups of 10-25 same spp, +rabbit guards and cut back immediately after planting to thicken up lower growth

SPECIES	NO		
RH1 CORYLUS AVELLANA	168	Feath'd/1.5m+	0.25mcs-4pp lin.m
RH2 ROSA CANINA	56	40lt/1.5m+	0.25mcs-4pp lin.m
RH3 CRATAEGUS MONOGYNA	56	Feath'd/1.5m+	0.25mcs-4pp lin.m
RH4 PRUNUS SPINOSA	168	Feath'd/1.5m+	0.25mcs-4pp lin.m
RH5 ILEX AQUIFOLIUM	56	40lt/1.2m+	0.25mcs-4pp lin.m
RH6 LIGISTRUM VULGARE	56	40lt/1.5m+	0.25mcs-4pp lin.m

CLIMBERS

Planted at 3 per linear metre in groups of 3 and 5 of one species along 60 linear m on wooden frames

SPECIES	No.	pot size	plant height
CL1 HEDERA HELIX 'GREEN RIPPLE'	36	3lt	1.2m+
CL2 PARTHENOCISSUS QUINQUEFOLIA	48	3lt	1.2m+
CL3 LONICERA FRAGRANTISSIMA	36	3lt	1.2m+
CL4 HYDRANGEA PETIOLARIS	24	3lt	1.2m+

GROUND COVER

to be planted in groups of 5-10 same spp.

SPECIES	No.	pot size	density/m2
GC1 AJUGA REPTANS (multicolor)	128	2lt	4
GC2 COTONEASTER HORIZONTALIS	64	2lt	1
GC3 HYPERICUM CALYCINUM	96	2lt	3
GC4 HEBE RAKAIENSIS	160	2lt	5

GRASS — Area to be grass seeded. Use British Seed House, grade A amenity mixture 1995 A22, sowing rate 30g/m

HARD LANDSCAPE

03.MAY2000 1356

- DRIVEWAYS — Marshalls 200x100 Brindle Paviors
- ACCESS ROAD — Black Tarmac
- SIDE ACCESS AND PATIOS — Concrete 450x450x50 riven paving slabs-buff

BRICK - Renaissance Multi
ROOF TILES - Redland red concrete plain tiles
WINDOWS - Wooden stained
GUTTERING AND DOWN PIPES - Black UPVC
FASCIA AND SOFFITES - White UPVC

PERFORMANCE SPECIFICATION

EXISTING FEATURES

-All construction works/tree protection to be in accordance with 'BS 5837 - 1991 code of practice for trees in relation to construction'.
-All retained/transplanted trees to be protected with Local planning authority(LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable insitu topsoil immediately after recording.
-All tree surgery to be undertaken by a fully insured arboriculturalist approved by the local planning authority.
-The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
-All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
-No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
-The quality of all landscape work will comply with BS 4428, 1989 specifications. 'General landscape operations'.

NEW WORKS

-The final layout is subject to agreed setting out variations and client design changes.
-All landscape areas to be excavated to a minimum 600mm depth, cleared of all hard break out, obstructions,weeds etc. and backfilled with subsoil that is well drained and generally free from stones over 50mm diameter.
-Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in treepits.
-Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
-Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
-Where grass cutting is impractical 50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
-All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.

-All plant material shall be of a quality compatible with BS 3936 pt1 (1992) Nursery Stock.
-All plant material to be container grown/rootballed unless otherwise agreed with client.
-All plant material to be thoroughly watered in and lightly pruned as necessary.
-All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
-All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
-All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
-All plant material to be guaranteed for 12 months against all reasonable defects.

TREES

-Excavate pit of 1m dia by 600mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip.
-Plant trees at same depth from which they were lifted at the nursery.
-Any imported topsoil to be to BS 3882 (1991) in layers not exceeding 100mm to the excavated pit and lightly consolidate.
-All ordinary nursery stock trees to be supported by 1no 50mm round stake 1.8m long, driven in to a depth of 800mm and fix one TOMS cushioned tree tie at the top. Native species to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
-All trees in grassed areas to have 1.5m dia base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50mm depth.
-Provide with irrigation tubes where considered appropriate.

MAINTENANCE

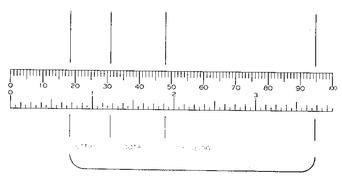
-Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.
-For a period of 24 months: -
Keep all mulched areas free of weeds at all times.
Top up mulch to 50mm depth on one occasion per year.
Treat against pests as and when necessary.

IRRIGATION

During the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth.
A minimum of 8 waterings per year should be allowed for and in periods of drought second class water supplies should be obtained.

PROTECTION OF EXISTING TREES

ALL EXISTING TREES RETAINED TO BE PROTECTED BY 1.0 m HIGH CHESTNUT FENCE, TO COINCIDE WITH CROWN OF THE TREE AND BE WITH ACCORDANCE WITH BS 5837. ANY EXISTING TREE WHICH BECOMES NON RETAINABLE DUE TO LEVELS ETC SHOULD BE REPLACED WITH SAME SPECIES FROM ADVANCED NURSERY STOCK



RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

Client: Luff Homes

drawing: SITE PLAN Landscaping

scale: 1 : 200

date: April 2000

1464/18

101 LONDON ROAD READING BERKSHIRE (0118) 9663669
Chartered Architects
ANDREWS KALIK ASSOCIATES