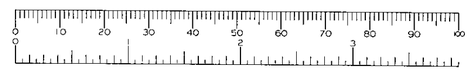
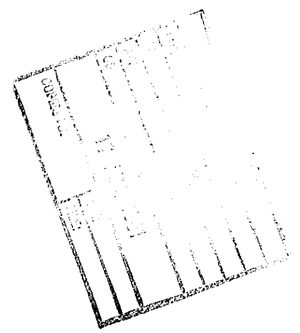
Contractors are not to scale dimensions from this drawing

Revision | Date



Location Plan 1:1250





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Client
Persimmon Homes (TV) Ltd.

Project
136 Reading Road, Wokingham.

Description
Location & Block Plan.

Status
PLANNING.

Scale	Drawn	Date
1/500, 1/1250	JLF	July 2001
Job number	Drawing number	Revision
8473	5	

Original size 100mm

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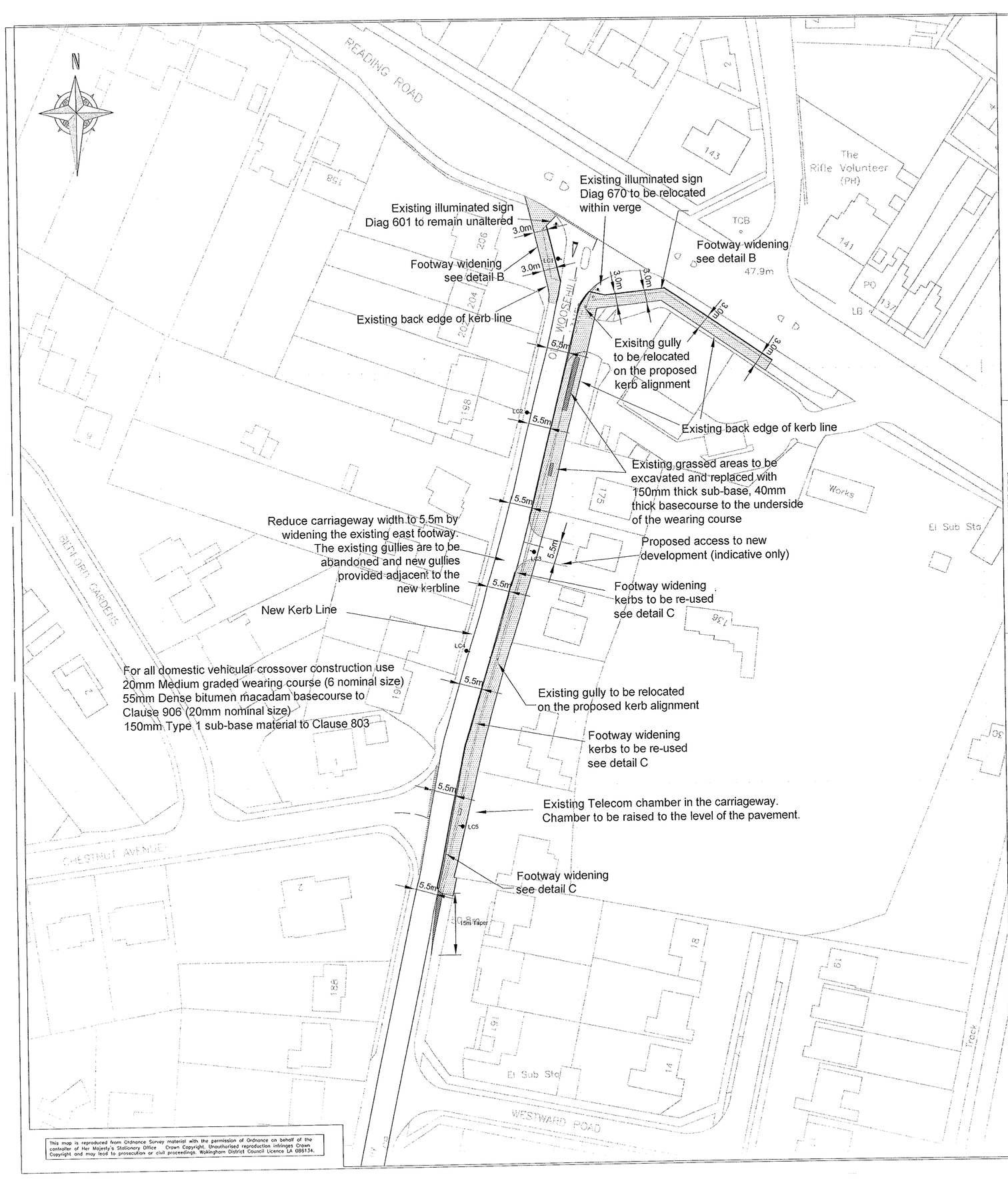

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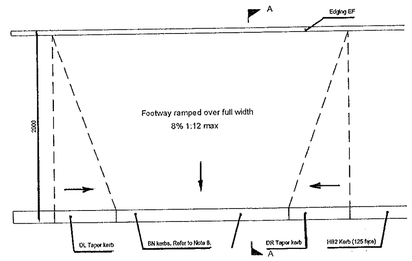
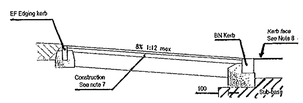
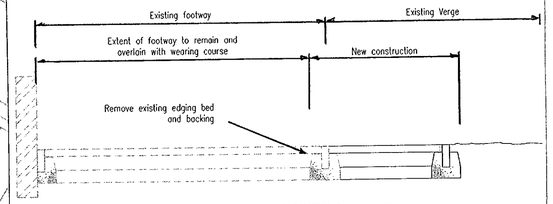


PLAN FOR CROSSING POINT



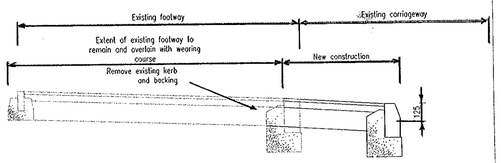
Section A-A
TYPICAL SECTION THROUGH A FOOTWAY CROSSING POINT
REFER TO TABLE FOR SPECIFICATIONS

DETAIL A



DETAIL OF FOOTWAY WIDENING WITHIN THE VERGE

DETAIL B



DETAIL OF FOOTWAY WIDENING INTO THE CARRIAGEWAY

DETAIL C

Notes

Note: 125mm kerb face is to be provided. The cross fall towards the carriageway is to be maintained.

NOTES

This drawing is to be read in conjunction with Standard Details
Drainage/Service ducts: WSD/500/1-4(inclusive)
Footway/Kerb details: WSD/1100/1,2,3,4,5 & 13
Bollards/illuminated signs: WSD/1300/2,3,4 & 5

Exact setting out and construction details to be agreed on site with Wokingham District Council Enginee prior to commencement of work

Minimum number of bullnosed kerbs at crossing points shall be:- Pedestrian 2
Vehicular 4

Key

Existing Back Edge of Pavement

New Kerb Line

Version	Amendment	Originated by and date	Checked by and date	Approved by and date

Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

WOKINGHAM DISTRICT COUNCIL

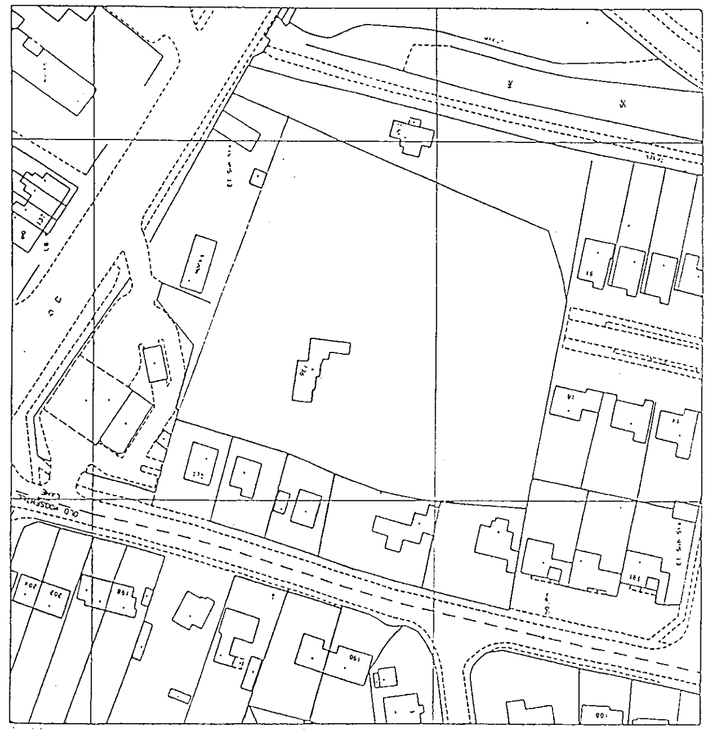
PARKMAN

Certificate no. FS 15024

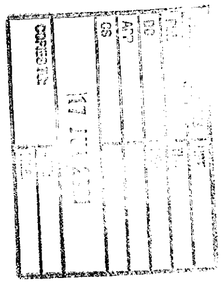
Client	WOKINGHAM DISTRICT COUNCIL
Project	HE8 DEVELOPMENT ADVICE
Drawing Title	OLD WOOSEHILL LANE FOOTWAY WIDENING
Purpose	CONSTRUCTION
Draft / Issue	
Scale	1:500 A1
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing Number	52300/B/001
Version	A

Contractors are not to scale dimensions from this drawing

Revision	Date



Location Plan 1:1250



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Client
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Description
Location & Block Plan.

Status
PLANNING.

Scale	Drawn	Date
1/500, 1/1250	JLF	July 2001
Job number	Drawing number	Revision
8473	5	

Original size 100mm

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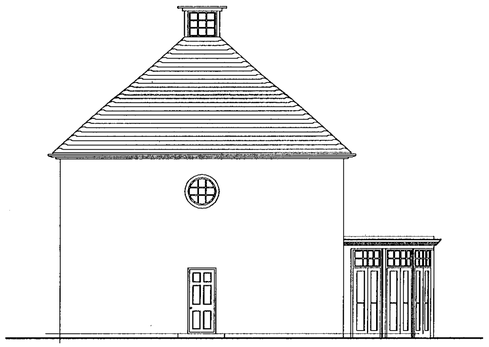
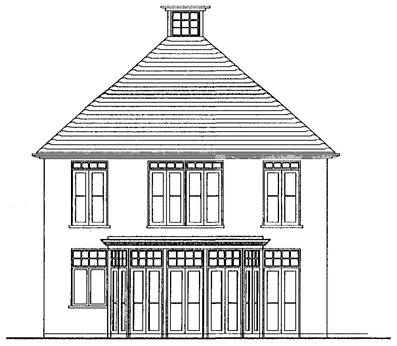
Contractors are not to scale dimensions from this drawing

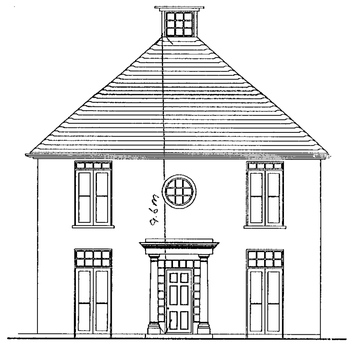
Revision		Date
A	Side elevations amended. Bay size reduced on elevation.	13.6.00
B	Bay Windows Projection Amended.	7.02.01
C	Balconiy ommitted.	7.06.01



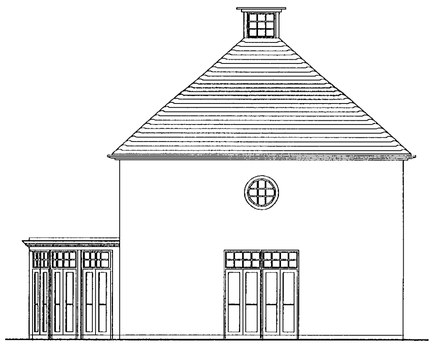
Side elevation



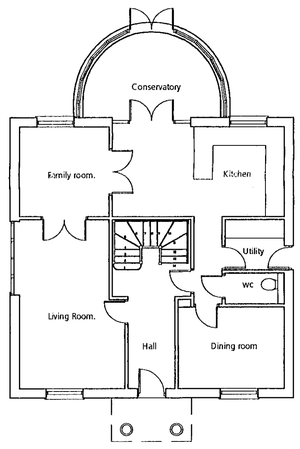
Rear elevation



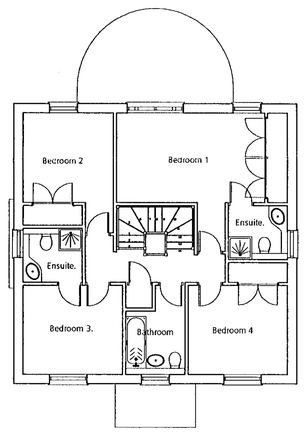
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan





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Client

Beazer Homes Ltd.

Project

136 Reading Road, Wokingham

Description

4 Bed detached villa

Status

Planning

Scale	Drawn	Date
1:100	PD	May 00
Job number	Drawing number	Revision
8473	003	C

Original size 100mm

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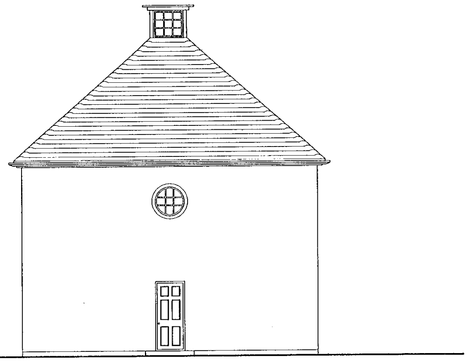
Contractors are not to scale dimensions from this drawing

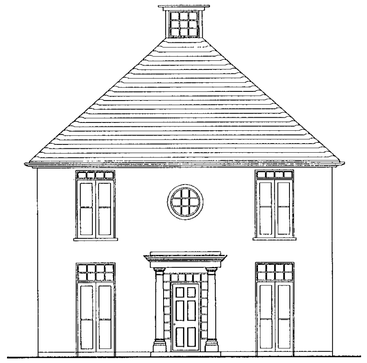
Revision Date



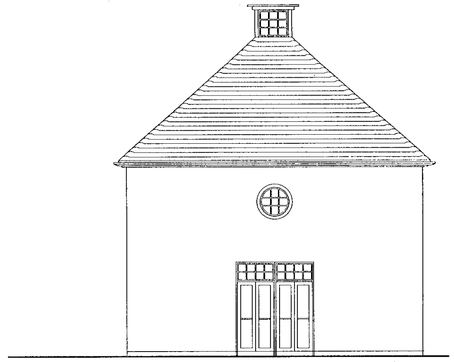
Side elevation



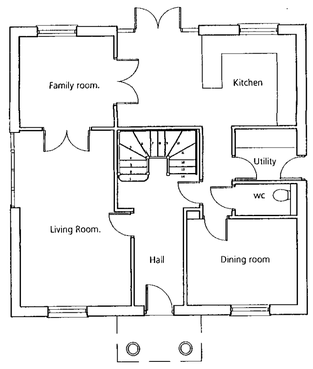
Rear elevation



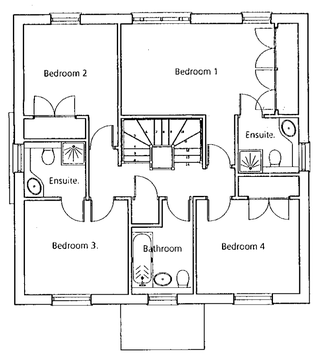
Front elevation



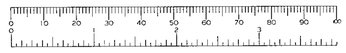
Side elevation



Ground Floor Plan



First Floor Plan



REVISED PLAN

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F: +44(0)118 932 3461
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Client

Beazer Homes Ltd.

Project

136 Reading Road, Wokingham

Description

4 Bed detached villa (type 2).



Status

Planning

Scale	Drawn	Date
1:100	JLF	July 01
Job number	Drawing number	Revision
8473	004	

Original size 100mm

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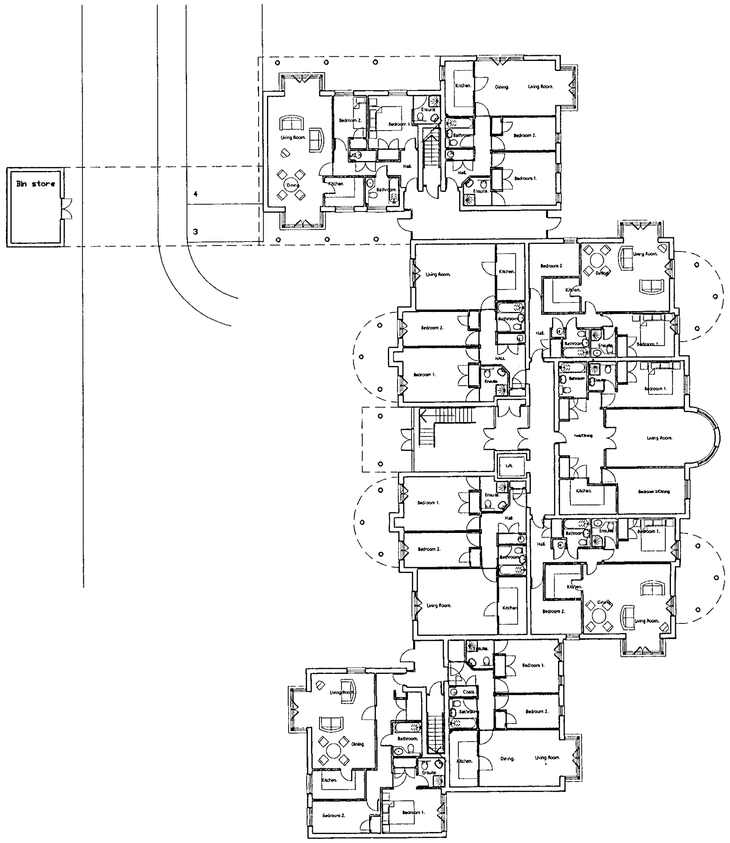
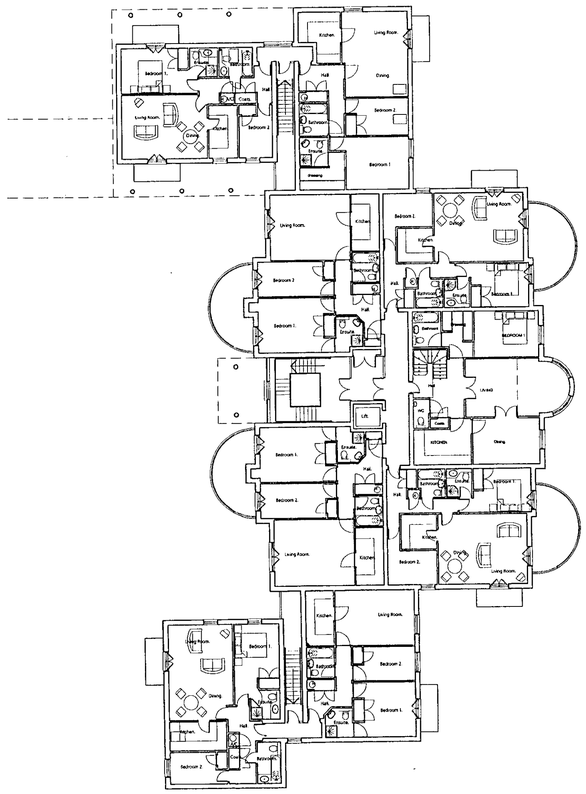
Contractors are not to scale dimensions from this drawing

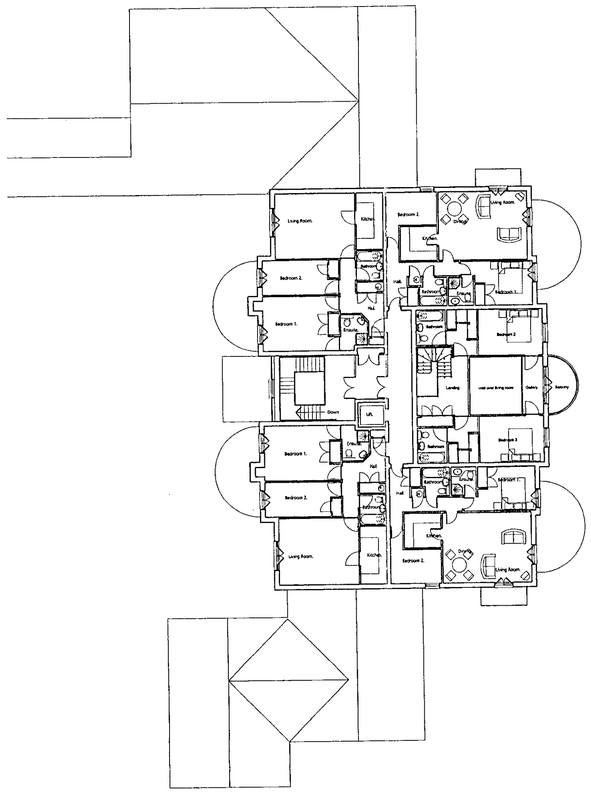
Revision		Date
A	Ground floor plan bin store added. Entrance hall window added.	13.6.00



Ground Floor Plan



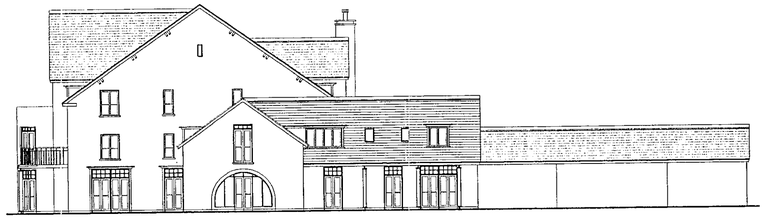
First Floor Plan



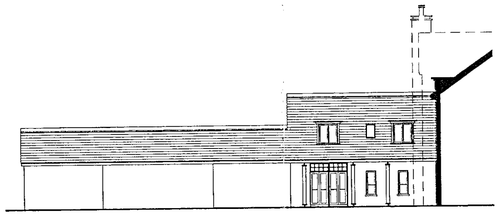
Second Floor Plan



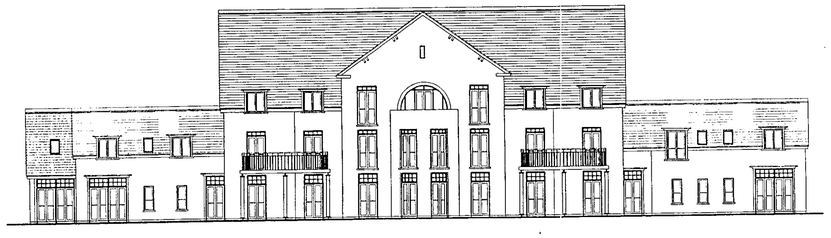
North elevation (FACING READING RD)



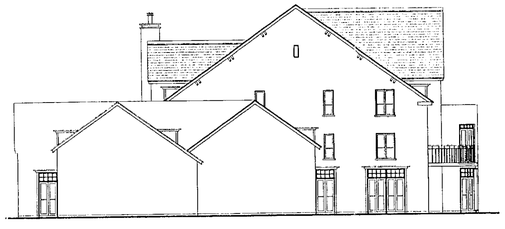
East elevation (FACING 130 READING RD)



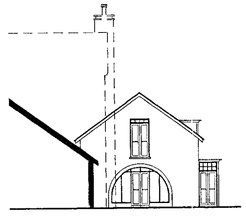
West elevation to courtyard



South elevation (FACING WESTWARD RD)



West elevation (FACING OLD WOOSEHILL LANE)



East elevation to courtyard

14.JUN.2000* 1773

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Client
Beazer Homes Ltd

Project
136 Reading Road, Wokingham

Description
Proposed plans and elevations

Status
Planning

Scale	Drawn	Date
1:200	PD	May 00
Job number	Drawing number	Revision
8473	002	A

Original size 100mm

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KEY

A GOOD TREES

B AVERAGE TREES

C POOR TREES

D DEAD/DANGEROUS TREES

TREE GROUP - WOODLAND - THICKET



DRAFFIN ASSOCIATES
Environmental Design

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

Broadway Malyan

18 MAY 2000

Rece:

land at
136 READING ROAD
WOKINGHAM

TREE CONDITION SURVEY
(see written report)

Scale:	Date:	Drawn
1:200	1/99	
Job No:	**Drawing No:**	**Revision**
236	236/01	

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PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
GS	
10 AUG 2000	
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	FILE:

Contractors are not to scale dimensions from this drawing

Revision		Date
A	Details of road junction added	23.6.00
B	Vision splays	14.7.00
C	Southern vision splay amended	21.7.00
D	paths removed, pond buffer zone added ditch converted to culvert	6.9.00
E	Vision splays amended	12.9.00
F	Access road / vision splays amended	18.09.00
G	Trees Removed, Buildings Moved to Clear Trees, Cycle Path Added and Vision Splays Altered	08.02.01
H	No. 175 added, villa moved & garage changed.	02.07.01

0 10 20 30 40 50 60 70 80 90 100

Trees to be retained

Trees to be removed

Accomodation schedule

Four Bedroomed detached Houses	2no.
Flats	
Ground Floor	9no. 2 bedroom
First Floor	8no. 2 bedroom
First Floor	1no. 3 bed maisonette
Second Floor	4no. 2 bedroom
Car parking	33 spaces

REVISED PLAN

1773

BroadwayMalyan
Architects & Designers

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E: fdp@BroadwayMalyan.com

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
Site Layout

Status
Planning

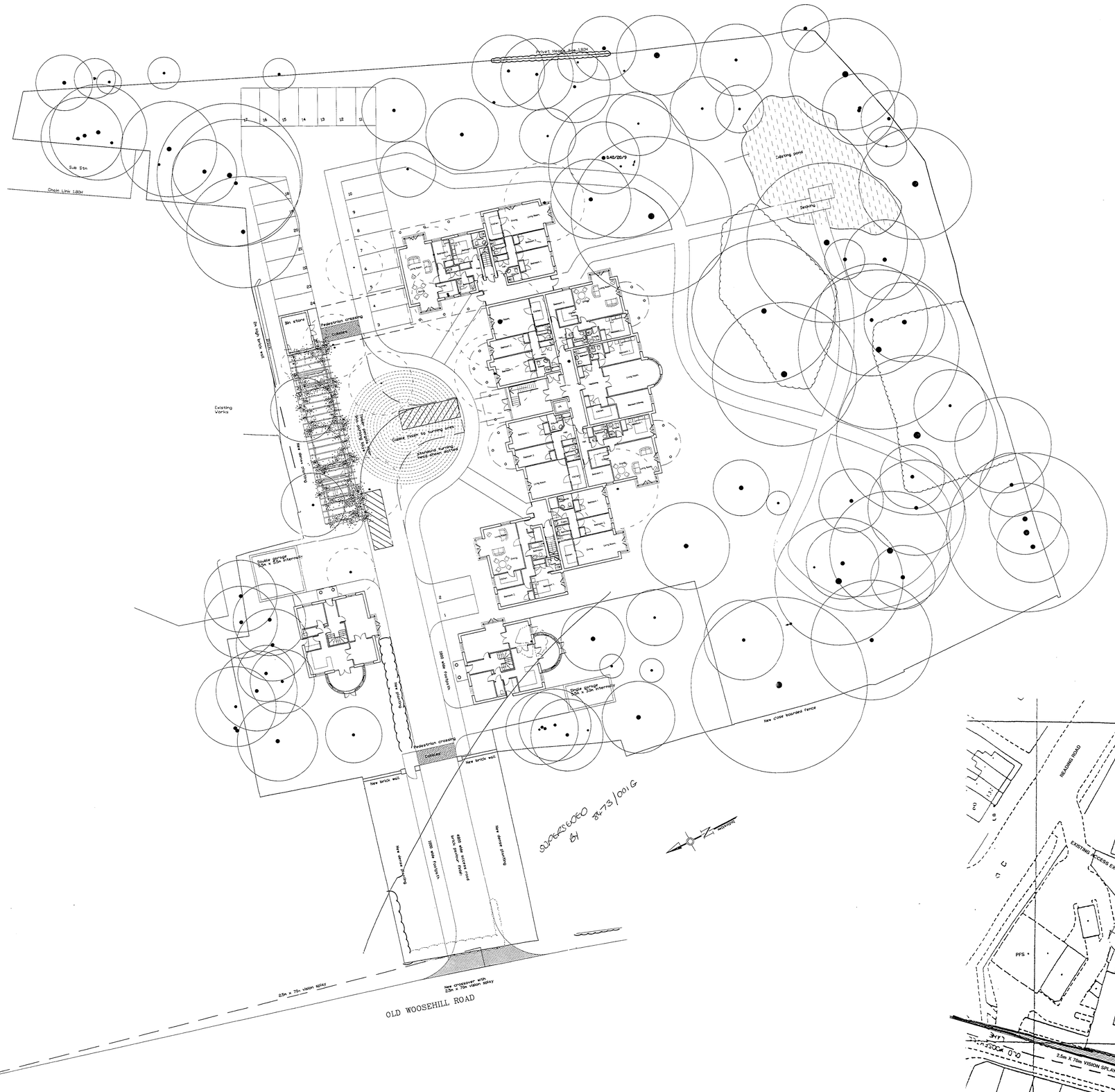
Scale	Drawn	Date
1:200	PD	May 00
Job number	Drawing number	Revision
8473	001	H

Original size 100mm Copyright Broadway Malyan Limited

Contractors are not to scale dimensions from this drawing

Revision	Date

READING ROAD





Location Plan 1:1250

Trees to be retained

Trees to be removed

Accommodation schedule

Four Bedroomed detached Houses	2no.
Flats	
Ground Floor	9no. 2 bedroom
First Floor	8no. 2 bedroom
First Floor	1no. 3 bed maisonette
Second Floor	4no. 2 bedroom
Car parking	33 spaces



Block Plan 1:500

BroadwayMalyan
Architects & Designers

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Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
Site Layout

14 JUN 2006

Status
Planning

Scale	Drawn	Date
1:200	PD	May 06
Job number	Drawing number	Revision
8473	001	

Original size 100mm

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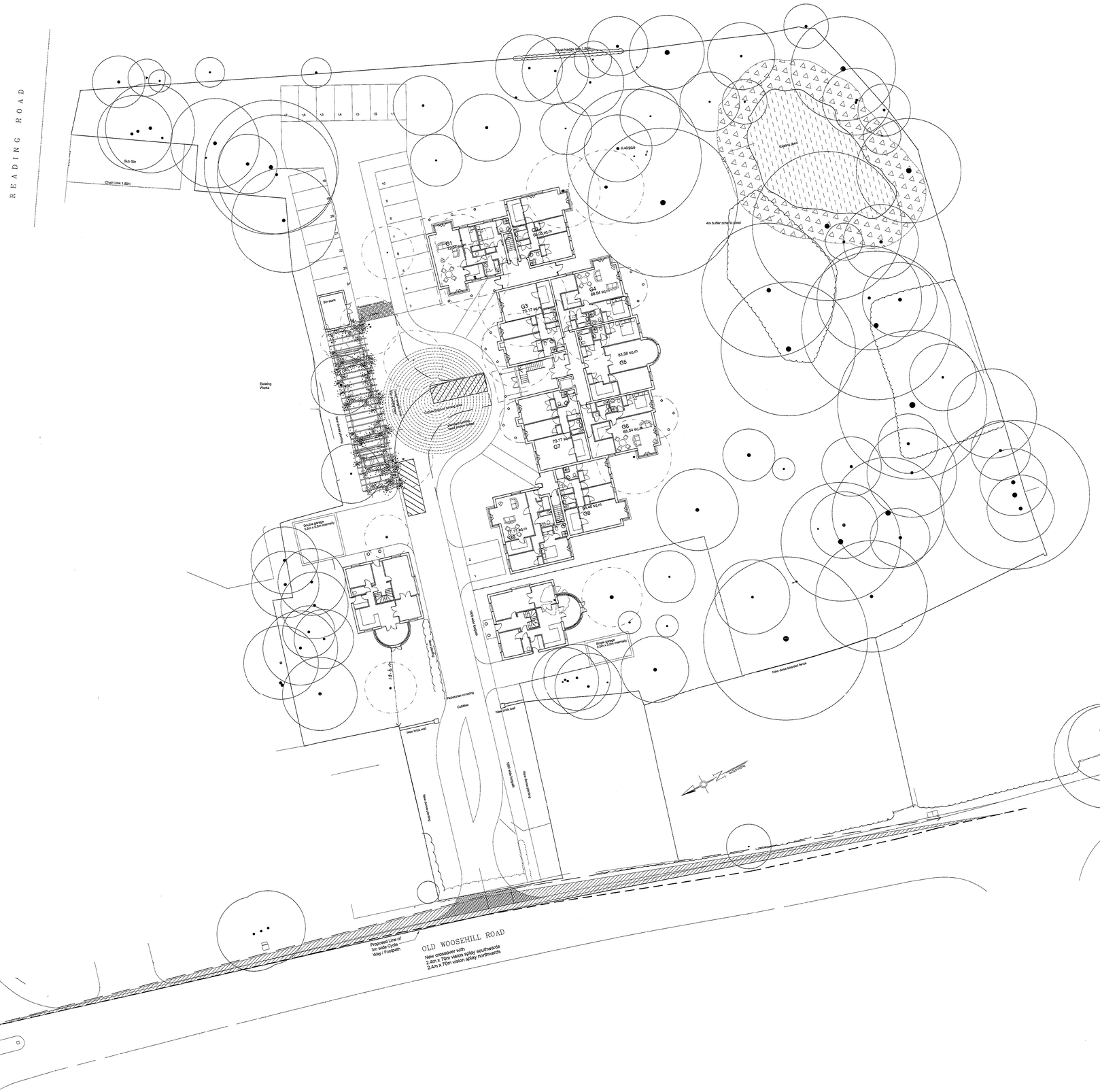
Contractors are not to scale dimensions from this drawing

Revision		Date
A	Details of road junction added	23.6.00
B	Vision splays	14.7.00
C	Southern vision splay amended	21.7.00
D	paths removed, pond buffer zone added ditch converted to culvert	6.9.00
E	Vision splays amended	12.9.00
F	Access road / vision splays amended	18.09.00
G	Trees Removed, Buildings Moved to Clear Trees, Cycle Path Added and Vision Spays Altered	08.02.01



Location Plan 1:1250

Block Plan 1:500

Trees to be retained

Trees to be removed

Accomodation schedule

Four Bedroomed detached Houses	8no.
Flats	
Ground Floor	9no. 2 bedroom
First Floor	8no. 2 bedroom
First Floor	1no. 3 bed maisonette
Second Floor	4no. 2 bedroom
Car parking	33 spaces

SUPERSEDED

PSH		
DC		
APP		
CA		
	16 FEB 2001	
COPIES TO:		

SUPERSEDED

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Architects & Designers

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E: Rdg@BroadwayMalyan.com

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
Site Layout

1773

REVISED PLAN

Status
Planning

Scale	Drawn	Date
1:200	PD	May 00
Job number	Drawing number	Revision
8473	001	G

Original size 100mm

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KEY

Drainage

Dis	Disused
G	Gully
FW I/C	Foul Water Inspection Cover
FW MH	Foul Water Man Hole
RE	Rodding Eye
SC	Stop Cock
SWG	Storm Water Gully
SW I/C	Surface Water Inspection Cover
SW MH	Surface Water Man Hole
SV	Stop Valve

Drainage details in italics obtained from local authority records All other details obtained by survey by visual inspection where possible. All possible care has been taken to ensure correct information, but Cutts Land Surveys can not accept responsibility for costs arising from errors or omissions.

Street Furniture

Bol	Bollard
BT	British Telecom Cover
EP	Electricity Pole
ER	Earth Rod
GP	Gate Post
FH	Fire Hydrant
LP	Lamp Post
RNB	Road Name Board
RS	Road Sign
TL	Traffic Light
TP	Telegraph Pole

Fences

BW	Barbed Wire
CB	Close Board
CL	Chain Link
CH	Chestnut Pale
IR	Iron Rail
Lat	Lattice
Misc	Miscellaneous
P&W	Post & Wire

Miscellaneous

Cov	Unidentified Cover
CP	Concrete Post
CPS	Concrete Paving Slabs
DK	Drop Kerb
FB	Flower Bed
O/H	Over Head
R/W	Retaining Wall
UN	Unmade Surface
UTL	Unable To Lift (Stuck, Non Standard Cover, Parked O
TM	Tarmac

Trees

Trees Are Shown As Girth/Height/Spread & Species
Tree spreads are shown as an average diameter to the trunk.
Tree heights are a visual estimation only.
Tree not given a species have not been positively identified.

Survey Station Information

No	Easting	Northing	Elevation	Type
1	550.000	1000.000	47.125	Nail
2	550.000	1000.000	47.125	Nail
3	551.577	1036.743	47.372	Peg
4	558.235	1057.981	47.448	Peg
5	554.714	1038.974	46.687	Peg
6	595.510	1005.679	47.453	Peg
7	569.054	977.886	48.039	Peg
78	564.357	977.681	58.039	Peg
79	564.354	1014.329	47.540	Peg
8	546.329	956.357	46.180	Peg
9	533.434	983.284	48.237	Peg
10	538.995	1000.000	47.422	Peg
11A	538.995	974.742	49.422	Peg
501	590.321	1017.782	47.207	Peg
901	544.413	949.253	49.578	Nail
902	534.295	974.085	49.297	Nail
903	533.297	961.262	48.983	Nail

CUTTS LAND SURVEYS
LAND & BUILDING SURVEYORS

Kingsmead House, Kingsmead Business Centre,
Mytchett Road, Mytchett. Camberley, Surrey.
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client

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West House
Plough Road
Yateley
Hampshire GU46 7UW

job title

136 Reading Road
Wokingham

Site Survey

levelling	scale
All levels based on O.S. Bench Mark value 46.22 M situated on The Rifle Volunteer P.H Reading Road.	1:200 M
	date: April 2000

drawing no:

Beazer Land No. 990071

PLANNING SERVICES	DFF
DES	
DRN	DJF
APP	
LBS	

20 APR 2001

CONSENT NO. | DOC. REF.

ADDITIONAL PLAN
1773



KEY

Drainage

Dis	Disused
G	Gully
FW I/C	Foul Water Inspection Cover
FW MH	Foul Water Man Hole
RE	Rodding Eye
SC	Stop Cock
SWG	Storm Water Gully
SW I/C	Surface Water Inspection Cover
SW MH	Surface Water Man Hole
SV	Stop Valve

Drainage details in Italics obtained from local authority records. All other information has been gained by visual inspection where possible. All possible care has been taken to ensure correct information but Cutts Land Surveys can not accept responsibility for costs arising from errors or omissions.

Street Furniture

Bol	Bollard
BT	British Telecom Cover
EP	Electricity Pole
ER	Earth Rod
GP	Gate Post
FH	Fire Hydrant
LP	Lamp Post
RNB	Road Name Board
RS	Road Sign
TL	Traffic Light
TP	Telegraph Pole

Fences

BW	Barbed Wire
CB	Close Board
CL	Chain Link
CP	Chestnut Pale
IR	Iron Rail
Lat	Lattice
Misc	Miscellaneous
P&W	Post & Wire

Miscellaneous

Cov	Unidentified Cover
CP	Concrete Post
CPS	Concrete Paving Slabs
DK	Drop Kerb
FB	Flower Bed
O/H	Over Head
R/W	Retaining Wall
UN	Unmade Surface
UTL	Unable To Lift (Stuck, Non Standard Cover, Parked On
TM	Tarmac

Trees

Trees Are Shown As Girth/Height/Spread & Species
Tree spreads are shown as an average diameter to the trunk.
Tree heights are a visual estimation only.
Tree not given a species have not been positively identified.

Survey Station Information

no	Easting	Northing	Elevation	Type
1	500.000	1000.000	47.122	Nail
2	506.574	1008.293	47.463	Nail
3	511.927	1016.762	47.177	Peg
4	550.805	1056.782	47.387	Peg
5	554.774	1039.874	46.687	Peg
6	555.510	1025.679	47.453	Peg
7	569.567	997.098	48.282	Peg
7A	554.424	977.020	50.539	Peg
7B	564.254	1014.389	47.540	Peg
8	534.434	996.384	48.280	Peg
9	535.431	986.021	48.197	Peg
10	512.485	986.612	47.492	Peg
10A	520.389	974.762	49.422	Peg
901	596.385	1017.782	47.207	Peg
902	540.612	949.253	49.578	Nail
903	534.385	974.085	49.297	Nail
903	533.397	960.282	48.983	Nail

0 10 20 30 40 50 60 70 80 90 100

CUTTS LAND SURVEYS
LAND & BUILDING SURVEYORS

Kingsmead House, Kingsmead Business Centre, Mytchett Road, Mytchett. Camberley, Surrey. GU16 6AE. Telephone : (01252) 512652 Facsimile (01252) 375312

client

Beazer Homes Yateley
West House
Plough Road
Yateley
Hampshire GU46 7UW

job title

136 Reading Road
Wokingham

Site Survey

levelling

All levels based on O.S. Bench Mark value 46.22 M situated on The Rifle Volunteer P.H Reading Road.

scale

1:200 M

date

April 2000

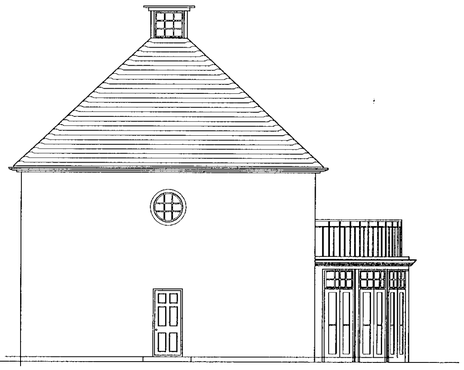
drawing no:

Beazer Land No. 990071

SU/86/6000
64 990071 recd 20.4.01

Contractors are not to scale dimensions from this drawing

Revision		Date
A	Side elevations amended. Bay size reduced on elevation.	13.6.00
B	Bay Windows Projection Amended.	7.02.01



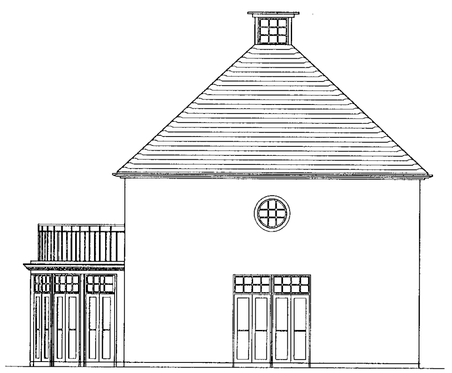
Side elevation



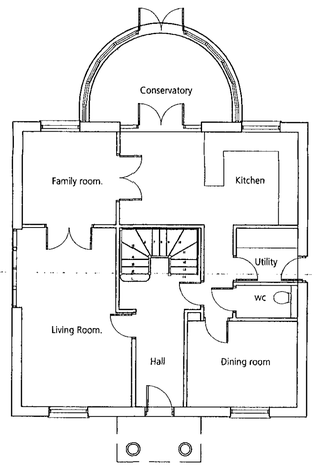
Rear elevation



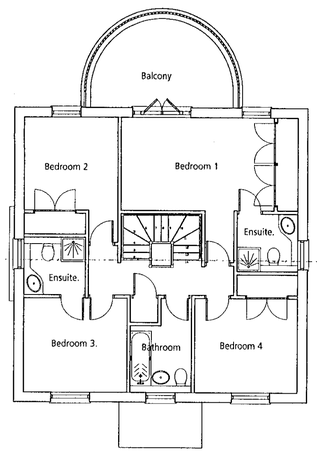
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan

PLANNING SERVICES
POL
DC
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CS
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FILE:

SUPERSEDED

REVISED PLAN
1773 1

BroadwayMalyan
Architects & Designers

Ilex House, 10 High Street, Theale
Reading, Berkshire RG7 5AN
T: +44(0)118 932 3456
F: +44(0)118 932 3461
E: Rdg@BroadwayMalyan.com

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
4 Bed detached villa

Status
Planning

Scale	Drawn	Date
1:100	PD	May 00
Job number	Drawing number	Revision
8473	003	B

Original size 100mm

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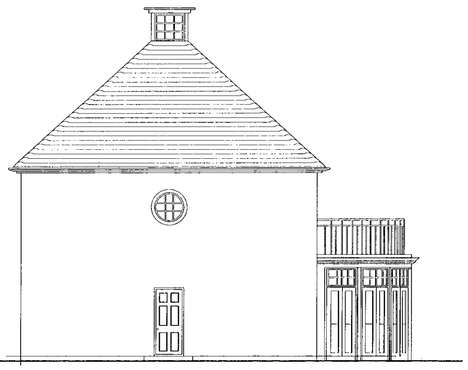
Contractors are not to scale dimensions from this drawing

Revision		Date
A	Side elevations amended. Bay size reduced on elevation.	13.6.00



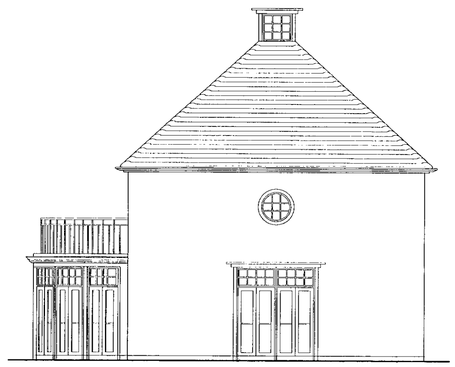
Side elevation



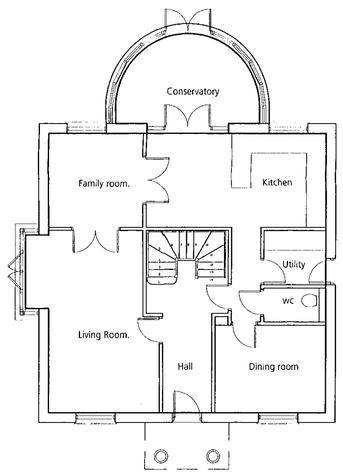
Rear elevation



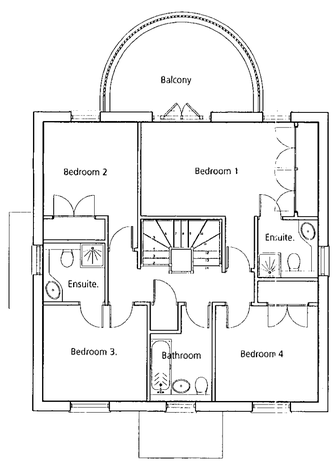
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan

14.JUN.2000 1773

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Architects & Designers

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Reading, Berkshire RG7 5AN
T: +44(0)118 932 3456
F: +44(0)118 932 3461
E: Rdg@BroadwayMalyan.com

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
4 Bed detached villa

Status
Planning

Scale	Drawn	Date
1:100	PD	May 00
Job number	Drawing number	Revision
8473	003	A

Original size 100mm
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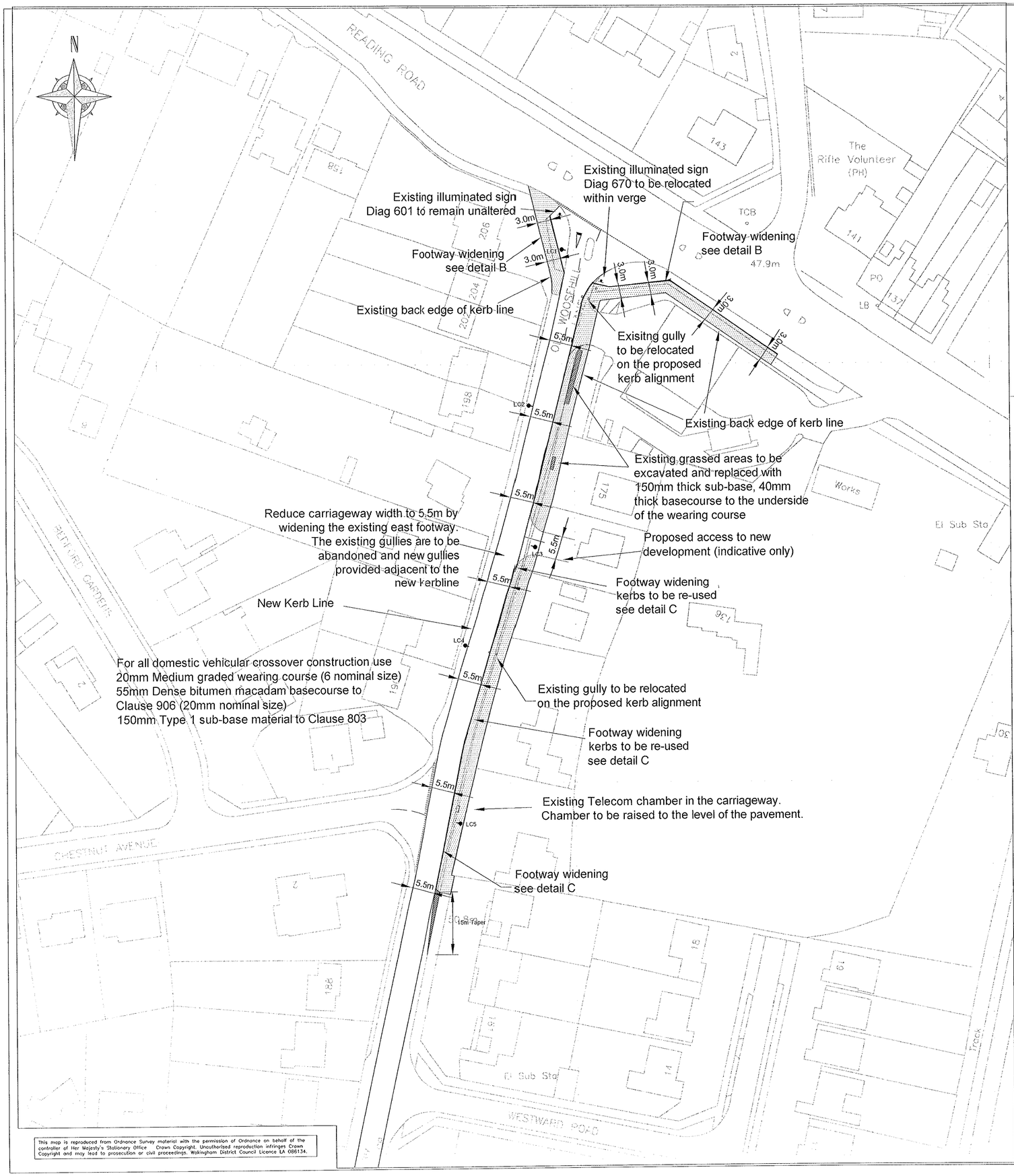

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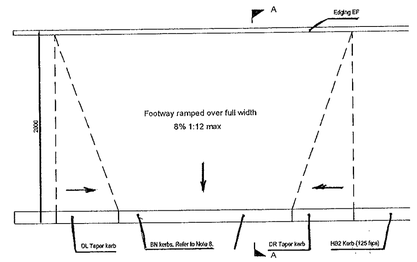
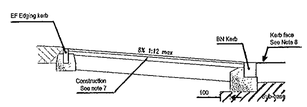


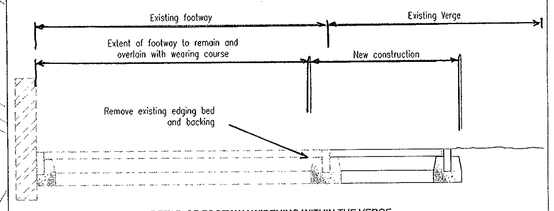
PLAN FOR CROSSING POINT



Section A-A

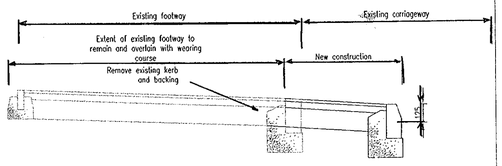
TYPICAL SECTION THROUGH A FOOTWAY CROSSING POINT
REFER TO TABLE FOR SPECIFICATIONS

DETAIL A



DETAIL OF FOOTWAY WIDENING WITHIN THE VERGE

DETAIL B



DETAIL OF FOOTWAY WIDENING INTO THE CARRIAGEWAY

DETAIL C

Notes

Note: 125mm kerb face is to be provided. The cross fall towards the carriageway is to be maintained.

NOTES

This drawing is to be read in conjunction with Standard Details
Drainage/Service ducts: WSD/500/1-4(inclusive)
Footway/Kerb details: WSD/1100/1,2,3,4,5 & 13
Bollards/illuminated signs: WSD/1300/2,3,4 & 5

Exact setting out and construction details to be agreed on site with Wokingham District Council Engineer prior to commencement of work

Minimum number of bullnosed kerbs at crossing points shall be:- Pedestrian 2
Vehicular 4

Key

Existing Back Edge of Pavement

New Kerb Line

Version	Amendment	Originated by and date	Checked by and date	Approved by and date

Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

WOKINGHAM DISTRICT COUNCIL

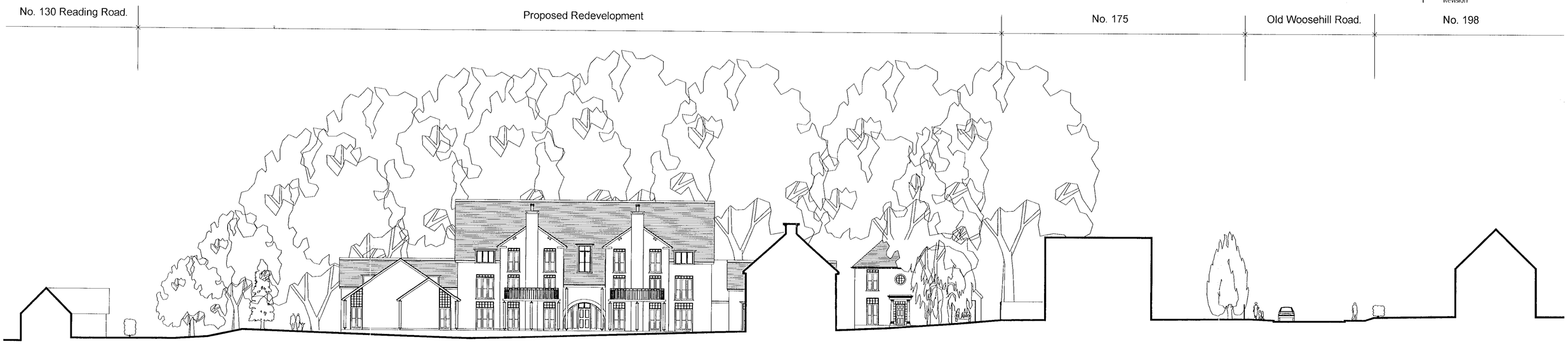
PARKMAN

Certificate no. FS 15024

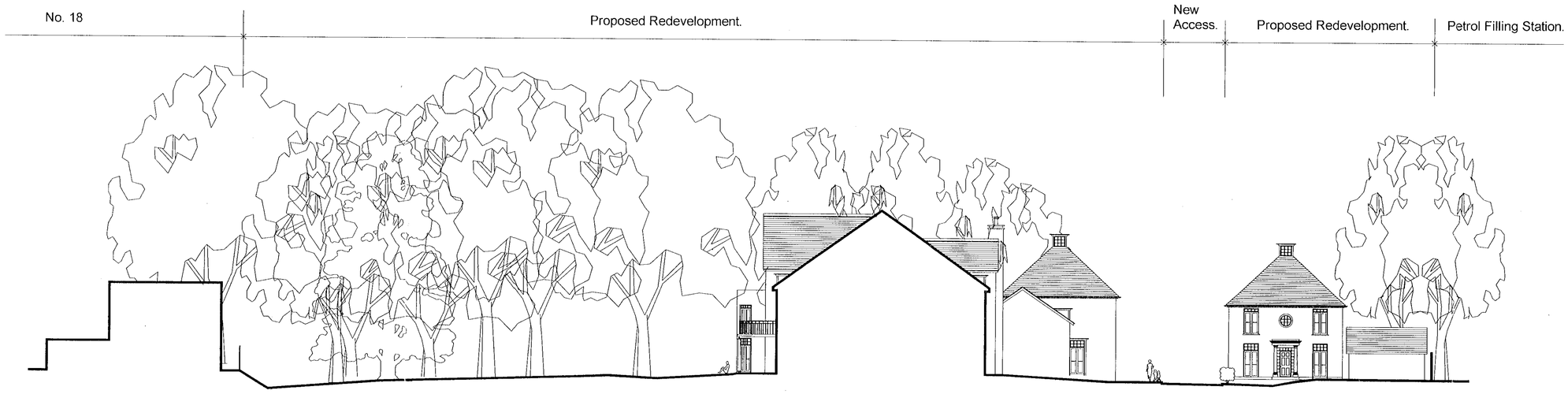
Client	WOKINGHAM DISTRICT COUNCIL
Project	HE8 DEVELOPMENT ADVICE
Drawing Title	OLD WOOSEHILL LANE FOOTWAY WIDENING
Purpose	CONSTRUCTION
Draft / Issue	
Scale	1:500 A1
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing Number	52300/B/001
Version	A

Contractors are not to scale dimensions from this drawing

Revision Date



Longitudinal Site Section A-A.



Longitudinal Site Section B-B.

BroadwayMalyan
Architects & Designers

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Reading, Berkshire RG7 5AN
T: +44(0)118 932 3456
F: +44(0)118 932 3461
E: Rdg@BroadwayMalyan.com

Client
Persimmon Homes (TV) Ltd.

Project
136 Reading Road, Wokingham

Description
Illustrative Site Sections.

30 JUL 2001
COPIES TO:

Status
Planning

Scale	Drawn	Date
1:200	JLF	July 2001
Job number	Drawing number	Revision
8473	006	

Original size 100mm

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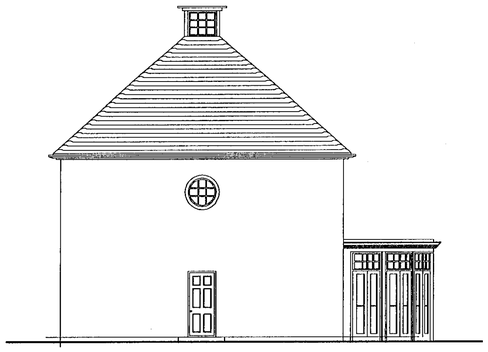
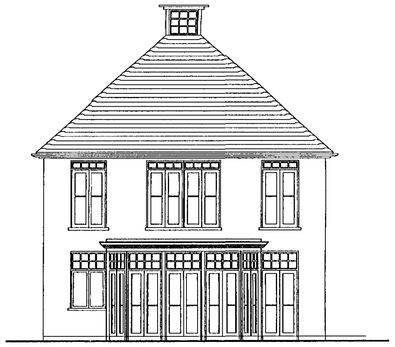
Contractors are not to scale dimensions from this drawing

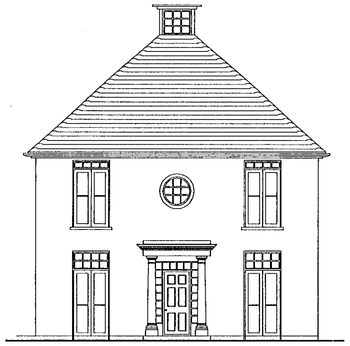
Revision		Date
A	Side elevations amended. Bay size reduced on elevation.	13.6.00
B	Bay Windows Projection Amended.	7.02.01
C	Balconiy ommitted.	7.06.01



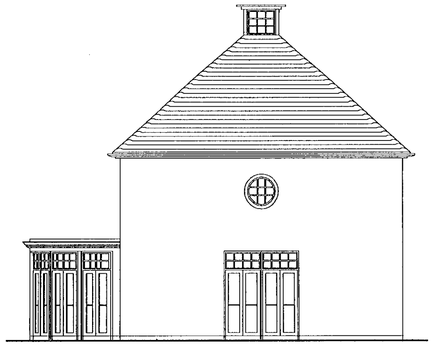
Side elevation



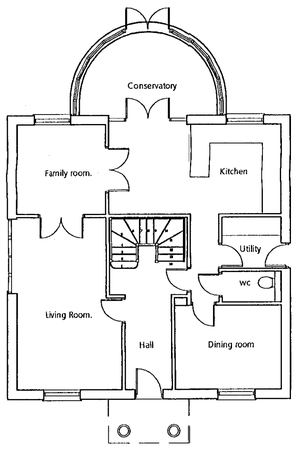
Rear elevation



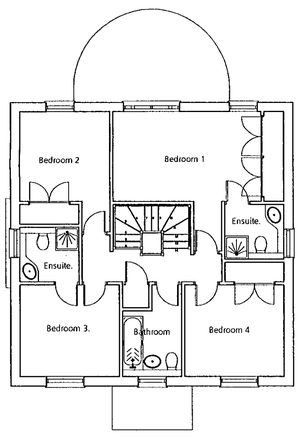
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan

PLANNING SERVICES
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TLS
ENF
COPIES TO:

BroadwayMalyan
Architects & Designers

Ilex House, 10 High Street, Theale
Reading, Berkshire RG7 5AN
T: +44(0)118 932 3456
F: +44(0)118 932 3461
E: Rdg@BroadwayMalyan.com

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
4 Bed detached villa

REVISED PLAN

1773

Status
Planning

Scale	Drawn	Date
1:100	PD	May 00
Job number	Drawing number	Revision
8473	003	C

Original size 100mm

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REVISED PLAN

1773

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DC	ENF
APP	
CS	
08 JUN 2001	
COPIES TO:	ACK: FILE:

KEY

Drainage

Dis Disused
G Gully
FW I/C Foul Water Inspection Cover
FW MH Foul Water Man Hole
RE Rodding Eye
SC Stop Cock
SWG Storm Water Gully
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SW MH Surface Water Man Hole
SV Stop Valve

Drainage details in Italics obtained from local authority records. All other information has been gained by visual inspection where possible. All possible care has been taken to ensure correct information but Cutts Land Surveys can not accept responsibility for costs arising from errors or omissions.

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LP Lamp Post
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RS Road Sign
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TP Telegraph Pole

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Lat Lattice
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10A	522.329	974.762	49.422	Peg
501	590.325	1017.782	47.207	Peg
901	540.610	949.253	49.578	Nail
902	534.285	974.085	49.297	Nail
903	533.397	960.282	48.983	Nail

Stn 905

CUTTS LAND SURVEYS
LAND & BUILDING SURVEYORS

Kingsmead House, Kingsmead Business Centre, Mytchett Road, Mytchett. Camberley, Surrey. GU16 6AE. Telephone : (01252) 512652 Facsimile (01252) 375312

client

Beazer Homes Yateley
West House
Plough Road
Yateley
Hampshire GU46 7UW

job title

136 Reading Road
Wokingham

Site Survey

levelling	scale
All levels based on O.S. Bench Mark value 48.22 M situated on The Rifle Volunteer P.H Reading Road.	1:200 M
	date: April 2000

drawing no:

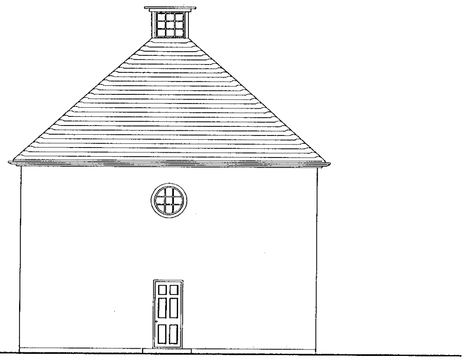
Beazer Land No. 990071

0057

Contractors are not to scale dimensions from this drawing

Revision

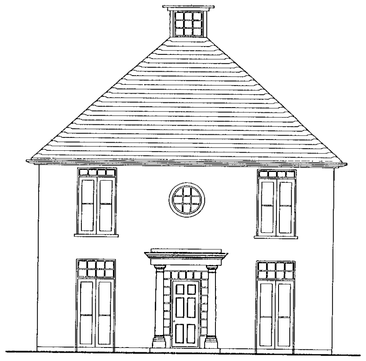
Date



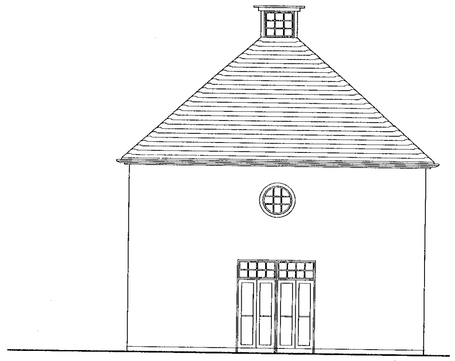
Side elevation



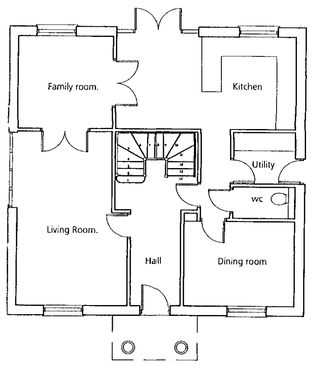
Rear elevation



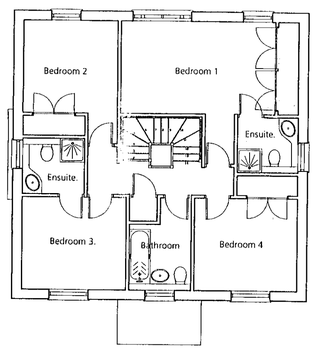
Front elevation



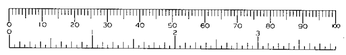
Side elevation



Ground Floor Plan



First Floor Plan



REVISED PLAN

1773 1

BroadwayMalyan
Architects & Designers

Ilex House, 10 High Street, Theale
Reading, Berkshire RG7 5AN
T: +44(0)118 932 3456
F: +44(0)118 932 3461
E: Rdg@BroadwayMalyan.com

Client

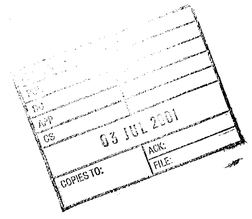
Beazer Homes Ltd.

Project

136 Reading Road, Wokingham

Description

4 Bed detached villa (type 2).



Status

Planning

Scale	Drawn	Date
1:100	JLF	July 01
Job number	Drawing number	Revision
8473	004	

Original size 100mm

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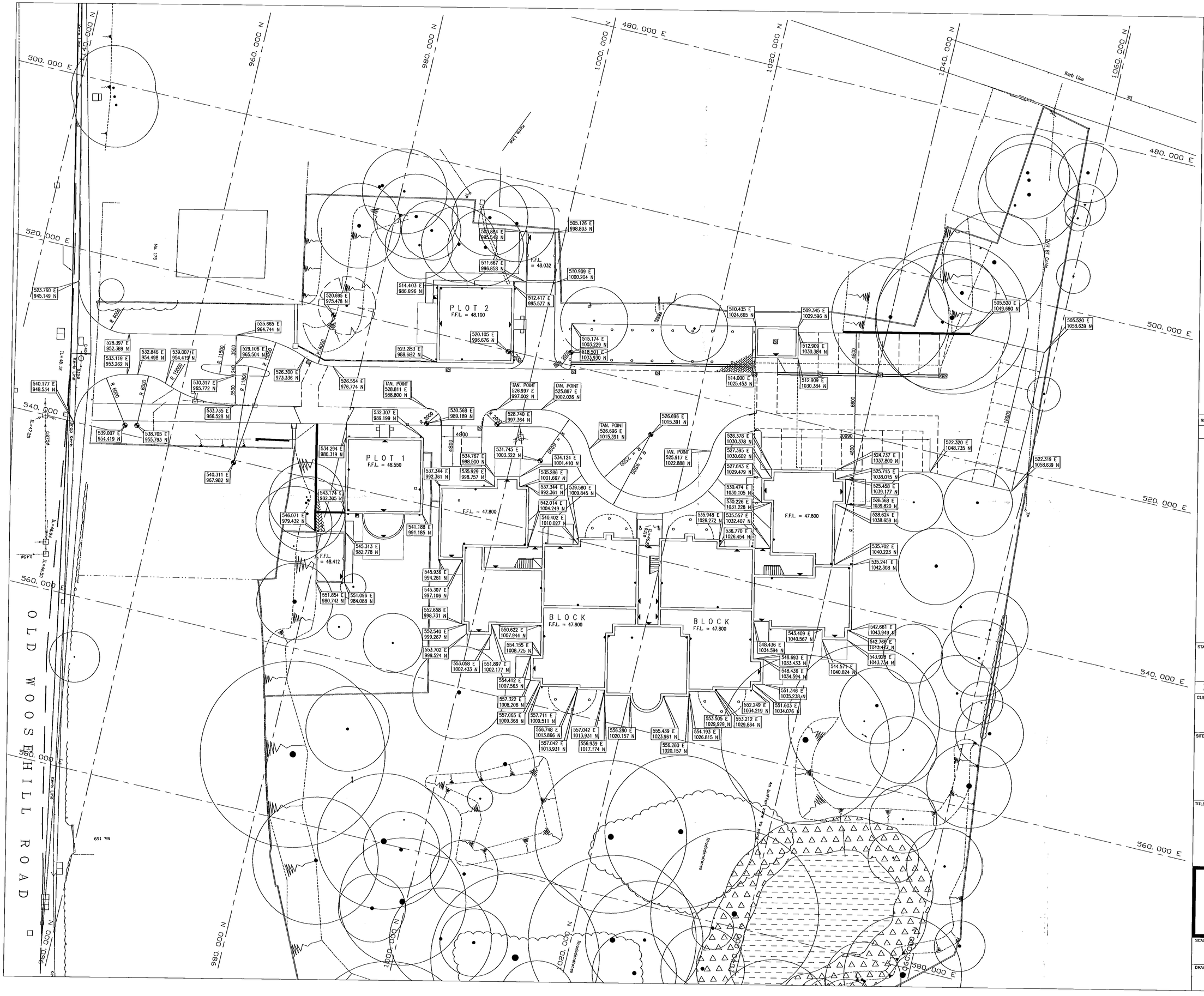

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS.ANY DISCREPANCIES FOUND BETWEEN INFORMATION SHOWN ON THIS OR ANY OTHER DRAWING SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY AND PRIOR TO WORKS COMMENCING ON SITE.

REVISION

A	DRAWING TITLE CORRECTED	Apr'02

PLANNING
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ACK
CS
22 MAY 2002
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FILE

STATUS

SUBJECT TO TECHNICAL APPROVAL

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CLIENT

PERSIMMON HOMES

SITE

136 READING ROAD

WOKINGHAM

TITLE

Site Setting Out

SDP
CONSULTING ENGINEERS

Norman House
97-99 London Road
St.Albans, Hertfordshire
AL1 1LN

Tel. 01727 844606
Fax. 01727 830771
Email. mail@sdpce.co.uk

SCALE	DRAWN	DATE
1:200	MTS	Apr,02
	CHECKED	PASSED
DRAWING NO.		REV.
02.001.100		A

Contractors are not to scale dimensions from this drawing

Revision		Date
A	Details of road junction added	23.6.00
B	Vision splays	14.7.00
C	Southern vision splay amended	21.7.00
D	paths removed, pond buffer zone added ditch converted to culvert	6.9.00
E	Vision splays amended	12.9.00
F	Access road / vision splays amended	18.09.00
G	Trees Removed, Buildings Moved to Clear Trees, Cycle Path Added and Vision Splays Altered	08.02.01
H	No. 175 added, villa moved & garage changed.	02.07.01

Trees to be retained

Trees to be removed

Accomodation schedule

Four Bedroomed detached Houses	2no.
Flats	
Ground Floor	9no. 2 bedroom
First Floor	8no. 2 bedroom
First Floor	1no. 3 bed maisonette
Second Floor	4no. 2 bedroom
Car parking	33 spaces

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REVISED PLAN

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
Site Layout

Status
Planning

Scale	Drawn	Date
1:200	PD	May 00
Job number	Drawing number	Revision
8473	001	H

Original size 100mm

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Revision		Date
A	Details of road junction added	23.6.00
B	Vision splays	14.7.00
C	Southern vision splay amended	21.7.00
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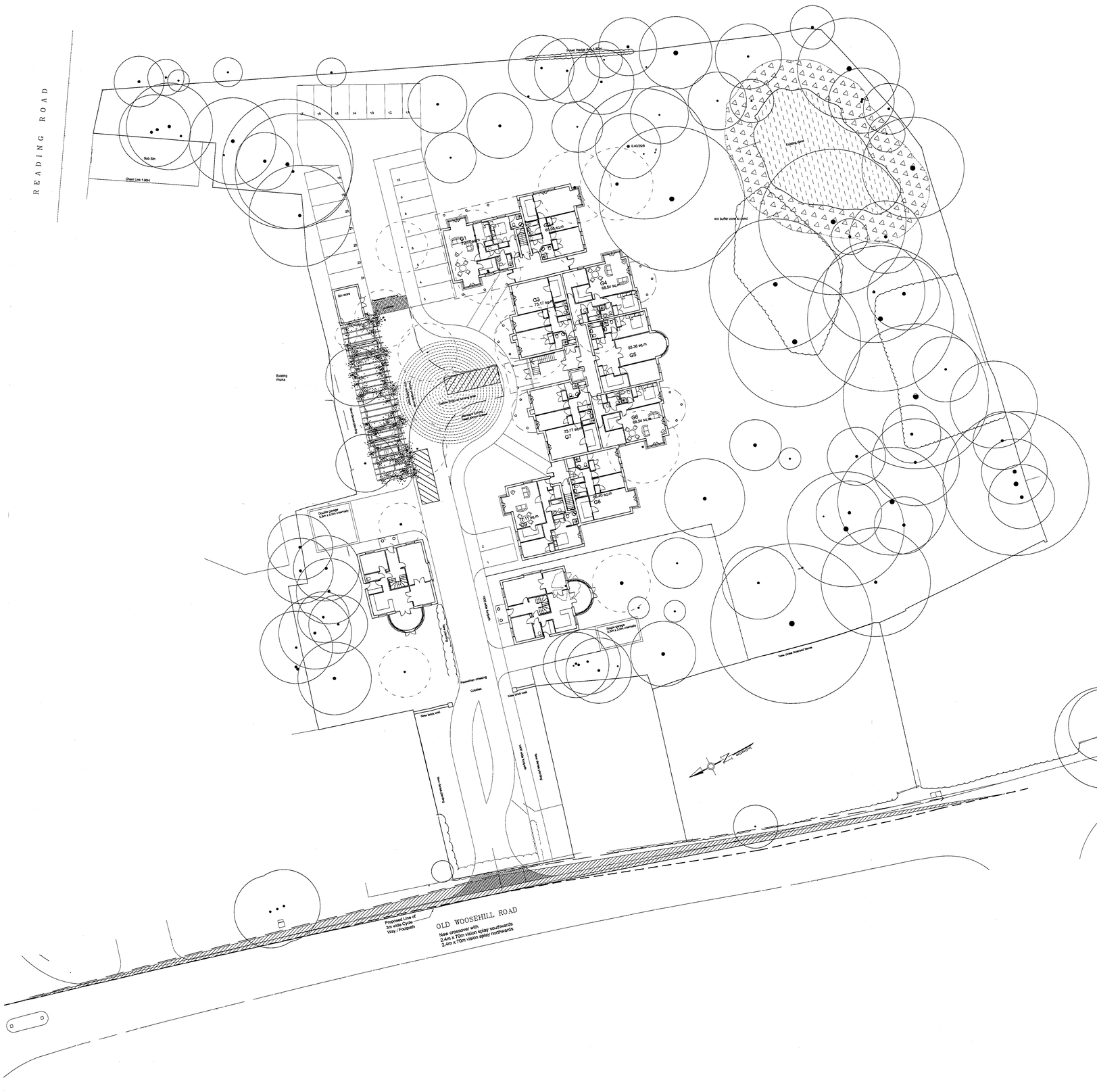
F	Access road / vision splays amended	18.09.00
G	Trees Removed, Buildings Moved to Clear Trees, Cycle Path Added and Vision Splays Altered	08.02.01

READING ROAD



Block Plan 1:500

Trees to be retained

Trees to be removed

Location Plan 1:1250

Accommodation schedule

Four Bearoomed detached Houses	2no.
Flats	
Ground Floor	9no. 2 bedroom
First Floor	8no. 2 bearoom
First Floor	1no. 3 bea maisonette
Second Floor	4no. 2 bearoom
Car parking	33 spaces

SUPERSEDED

BroadwayMalyan
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Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
Site Layout

Status
Planning

Scale	Drawn	Date
1:200	PD	May 00
Job number	Drawing number	Revision
8473	001	G

Original size 100mm

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001 G



KEY

Drainage

Dis	Disused
G	Gully
FW I/C	Foul Water Inspection Cover
FW MH	Foul Water Man Hole
RE	Rodding Eye
SC	Stop Cock
SWG	Storm Water Gully
SW I/C	Surface Water Inspection Cover
SW MH	Surface Water Man Hole
SV	Stop Valve

Drainage details in Italics obtained from local authority records. All other information has been gained by visual inspection where possible. All possible care has been taken to ensure correct information but Cutts Land Surveys can not accept responsibility for costs arising from errors or omissions.

Street Furniture

Bol	Bollard
BT	British Telecom Cover
EP	Electricity Pole
ER	Earth Rod
GP	Gate Post
FH	Fire Hydrant
LP	Lamp Post
RNB	Road Name Board
RS	Road Sign
TL	Traffic Light
TP	Telegraph Pole

Fences

BW	Barbed Wire
CB	Close Board
CL	Chain Link
CP	Chestnut Pale
IR	Iron Rail
Lat	Lattice
Misc	Miscellaneous
P&W	Post & Wire

Miscellaneous

Cov	Unidentified Cover
CP	Concrete Post
CPS	Concrete Paving Slabs
DK	Drop Kerb
FB	Flower Bed
O/H	Over Head
R/W	Retaining Wall
UN	Unmade Surface
UTL	Unable To Lift (Stuck, Non Standard Cover, Parked On)
TM	Tarmac

Trees

Trees Are Shown As Girth/Height/Spread & Species
Tree spreads are shown as an average diameter to the trunk.
Tree heights are a visual estimation only.
Tree not given a species have not been positively identified.

Survey Station Information

No	Easting	Northing	Elevation	Type
1	500.000	1000.000	47.122	Nail
2	526.574	1008.283	47.465	Nail
3	511.927	1056.760	47.177	Peg
4	558.235	1057.981	47.462	Peg
5	584.714	1030.874	46.687	Peg
6	595.510	1005.679	47.453	Peg
7	569.567	997.088	48.282	Peg
7A	554.424	977.020	50.039	Peg
7B	564.354	1014.329	47.540	Peg
8	546.339	996.337	48.180	Peg
9	533.434	983.284	48.237	Peg
10	512.485	986.612	47.402	Peg
10A	522.329	974.762	49.422	Peg
501	590.325	1017.782	47.207	Peg
901	540.610	949.253	49.578	Nail
902	534.285	974.085	49.297	Nail
903	533.397	960.282	48.983	Nail

Stn 905

CUTTS LAND SURVEYS
LAND & BUILDING SURVEYORS

Kingsmead House, Kingsmead Business Centre, Mytchett Road, Mytchett. Camberley, Surrey. GU16 6AE. Telephone : (01252) 512652 Facsimile (01252) 375312

client

Beazer Homes Yateley
West House
Plough Road
Yateley
Hampshire GU46 7UW

job title

136 Reading Road
Wokingham

Site Survey

levelling

All levels based on O.S. Bench Mark value 48.22 M situated on The Rifle Volunteer P.H Reading Road.

scale

1:200 M

date

April 2000

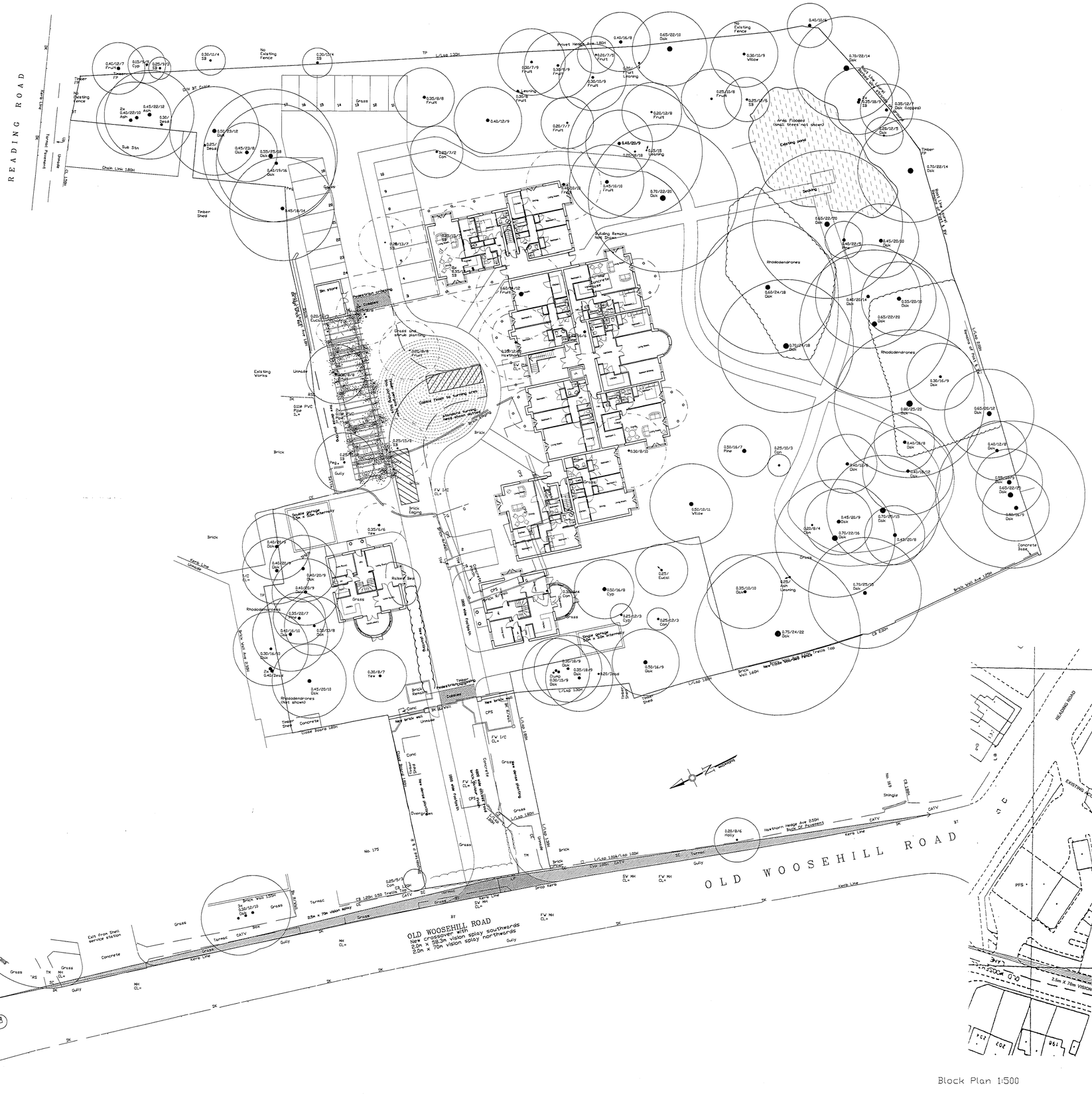
drawing no:

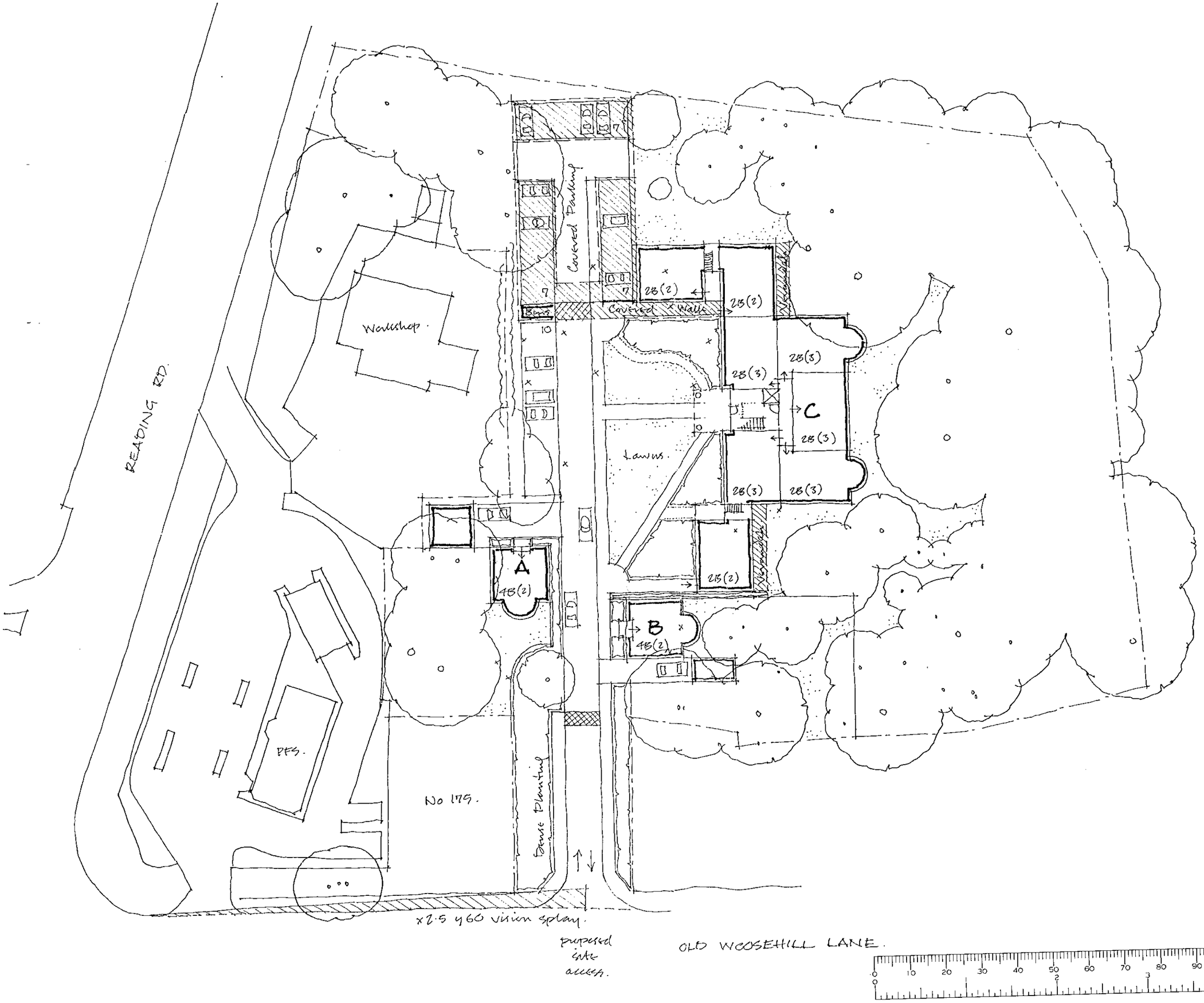
Beazer Land No. 990071

0057

Contractors are not to scale dimensions from this drawing

Revision		Date
A	Details of road junction added	23.6.00
B	Vision splays	14.7.00
C	Southern vision splay amended	21.7.00


READING ROAD
OLD WOOSEHILL ROAD
New 2.5m wide footway
Existing pond
Area flooded (large trees not shown)
Building Retains Non Slope
Rhododendrones
Timber Shed
Sub Stn
Chain Link 1.8m
Brick Wall 1.8m
Hedge
Fence
Grass
Tarmac
Brick
Concrete
Gully
Kerb Line
Bin store
Cycle parking
Cable Trench to turning area
Existing turning head 40mm below road
Existing Vehicle Access
Exit from Shell service station
Shell
Existing Works
Unmade
Timber Shed
Brick Retaining Wall
Rockery Bed
Rhododendrones (not shown)
Brick Retaining Wall
Timber Shed
Concrete Base
Brick Retaining Wall
Overgrown
Hawthorn Hedge 2.50m
Back of Pavement
Brick Wall 1.80m
Brick Wall 1.50m
Brick Wall 1.20m
Brick Wall 1.80m
Brick Wall 1.80m
Brick Wall 1.80



SCHEDULE

A 4B Detached @ 120m² GIA and 4No car spaces.

B 4B Detached @ 120m² GIA and 2No car spaces.

C [Ground/First: (6a)]
5 No 2B flats @ 78m² GIA.
2 No 2B flats @ 80m² GIA
1 No 2B flat @ 85m² GIA.
[Second]
2 No 2B @ 78m²
2 No 2B @ 80m²
1 No 2B @ 85m².

Total 21 No flats.
31 No car spaces.

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Client
Beazer Homes

Project
136 READING RD WOKINGHAM

Description
SITE COVERAGE PLAN

Status

Scale	Drawn	Date
1:500		Oct 99
Job number	Drawing number	Revision
8473	SK1	

Original size 100mm

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Sealed gravel path
see detail A

6 Populus c
6 Alnus g

6 Rhus t 'L'

3 Salix m 'T'
27 Carpinus (hdg)

6 Acer s
6 Alnus g
300 Mixed native hdg - n bdy
4 Acer s

Woodland edge ptg
25 Cornus a 'S'
25 Cornus a 'K'
100 Mixed gc - edging

4 Pyrus c 'C'
20 Mixed pergola ptg
4 Sorbus a 'E'
4 Crataegus m 'C'

3 Gleditschia t 'S'
90 Lonicera n 'M' (hdg)

150 Lonicera n 'M' (hdg)

3 Gleditschia t 'S'

20 Lonicera n 'M' (hdg)

50 Mixed gc

3 Betula p 'F'

3 Rhus t 'L'
27 Carpinus (hdg)

30 Mixed gc

3 Pyrus c 'C'

Boundary replacement ptg
3 Betula pendula 'Fastigiata'
3 Sorbus aucuparia 'Edulis'
30 Prunus laurocerasus(hdg)

Entrance avenue ptg
100 Mixed groundcover
10 Acer rubrum 'Scanlon'
150 Prunus laurocerasus(hdg)

Woodland edge ptg
15 Hydrangea v
15 Viburnum 'O'
50 Mixed gc - edging

Timber deck/seating
subject to final layout/levels

Bark path
see detail B

POND AREA
- clear building debris
- clear veg'n debris, set out paths
- complete safety treeworks
- clear silt, pond veg'n debris, outflows
- install gravel & bark paths + decking
- regrade margins/make good levels
- seed (conservation shade mix)
- marginal planting
- landscape management plan works

REAR LAWN AREA
- clear building debris
- complete rear terraces
- complete safety treeworks
- clear veg'n debris, set out paths
- regrade, rotavate, topsoil
- turf & seed (amenity shade mix)
- landscape management plan works

REAR WOODLAND AREA
- clear any building debris
- clear veg'n debris, set out paths
- agree safety treeworks with LPA
- complete safety treeworks
- construct bark paths
- regrade/make good & topsoil margins
- seeding (amenity shade mix) + planting
- landscape management plan works

READING ROAD

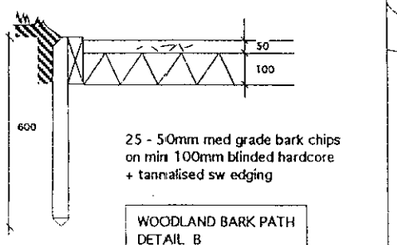
OLD WOOSEHILL ROAD

OLD WOOSEHILL ROAD

PLAN KEY

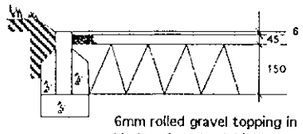
- RETAINED TREES
- TREES TO BE REMOVED
- TREE PLANTING
- INFORMAL NATIVE HEDGING
- CLIPPED FORMAL HEDGING
- MIXED ORNAMENTAL GROUNDCOVER
- CLIMBER PLANTING on pergola
- GRASS - amenity turf close mown
- HERB RICH WILDGRASS British Seed Houses Mix WP06
- WET GRASSLAND British Seed Houses Mix WP09
- WOODLAND FOOTPATH - sealed gravel - 100mm consolidated base - pc edging
- WOODLAND FOOTPATH - 50mm bark finish + 100mm consolidated base - pc edging
- POND SIDE VIEWING AREA TIMBER DECKING subject to finished layout - levels
- DRIVEWAY + PARKING see engineers detailed dwgs

HARD LANDSCAPE DETAILS



25 - 50mm med grade bark chips
on min 100mm blinded hardcore
+ tannalised sw edging

WOODLAND BARK PATH
DETAIL B



6mm rolled gravel topping in
binder of cut back bitumen
on 20mm agg bitmac
on min 150mm blinded hardcore
+ 50mm pc edging - insitu conc base

SEALED GRAVEL PATH
DETAIL A

PLANTING SCHEDULE

NO	SPECIES	Size/Ht	Density/ppm2
	TREES		
10	Acer rubrum 'Scanlon' - Entrance Avenue	18-20cm/5m+	
10	Acer saccharinum - Sugar Maple	10-12cm/4m+	
12	Alnus glutulinosa - Alder	10-12cm/4m+	
6	Betula pendula 'Fastigiata' - Upright Birch	10-12cm/4m+	
4	Crataegus monogyna 'Carrieri' - Thorn	10-12cm/4m+	
6	Gleditschia tricanthos 'Sunburst' - Honey Locust	14-16cm/4m+	
6	Populus canescens - Grey Poplar	10-12cm/4m+	
7	Pyrus calleryana 'Chanticleer' - Upright Pear	10-12cm/4m+	
9	Rhus typhina 'Laciniata' - Sumach	40lt/2m+	multi stem
3	Salix matsudana 'Tortuosa' - Corkscrew Willow	10-12cm/4m+	
7	Sorbus aucuparia 'Edulis' - Rowan	10-12cm/4m+	
	NATIVE INFORMAL HEDGING		
	N BOUNDARY + INFILL AREAS		
	to be planted in groups of 10 -20 same spp	Bushy- 5 breaks	oplant
	prune to 2m max height/side up when established		
60	Cornus sanguineum - Dogwood - wet areas only	4lt/1m +	4ppm2
60	Corylus avellana - Hazel	4lt/1m +	4ppm2
60	Crataegus monogyna - Thorn	4lt/1m +	4ppm2
60	Ligustrum ovalifolium - Privet	4lt/1m +	4ppm2
60	Prunus spinosus - Blackthorn	4lt/1m +	4ppm2
100+	Hedera helix - Ivy - edging,groundcover	2lt	5pplin m
	CLIPPED FORMAL EVERGREEN HEDGING		
	ENTRANCE AVENUE + FORECOURT/REAR TERRACES		
55	Carpinus betulus - Hornbeam	5lt/1m+	3ppm2
260	Lonicera nitida 'Maygreen'	3lt/450mm	6ppm2
180	Prunus laurocerasus - Laurel	5lt/1m+	3ppm2
	MASS PLANTING		
	to be planted in groups 10 - 20 same spp as edging		
	to footpaths + parking		
	ENTRANCE DRIVE - MIXED GROUNDCOVER		
60	Bergenia cordifolia	3lt	5ppm2+
60	Cornus candensis	3lt	5ppm2+
60	Euonymus fortunell 'Silver Queen'	3lt	5ppm2+
60	Euphorbia robbiae	3lt	5ppm2+
60	Hebe rakalensis	3lt	5ppm2
60	Sedum spectabile 'Autumn Joy'	3lt	5ppm2+
	WOODLAND EDGE PTG after treeworks/clearance		
	Mixed groundcover as underptg/edge ptg +		
25	Cornus alba 'Sibirica'	4lt/1m	3ppm2
25	Cornus alba 'Kesselringii'	4lt/1m	3ppm2
15	Hydrangea villosa	4lt/1m	2ppm2
15	Viburnum onodaga	4lt/1m	2ppm2
10	Miscanthus sinensis 'Variegata'	4lt/1m	groups of 3
	CLIMBER PLANTING (N BDY PERGOLA)		
	to be planted in groups 3 same spp and fixed to pergola frame with strained wire @ 300mmcs		
5	Clematis montana 'Rubens'	3lt/1m	3ppm2
5	Hydrangea petiolaris	3lt/1m	3ppm2
5	Lonicera periclymenum (in var)	3lt/1m	3ppm2
5	Vitis cognetiae	3lt/1m	3ppm2

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Draffin Associates
Landscape Architecture ◇ Landscape Planning ◇ Urban Design
The Studio – Glenrise – Lower Wokingham Road – Crowthorne – Berkshire RG45 6DB
Tel/Fax: (01344) 750011 Email: info@draffinassoc.co.uk

PERSIMMON HOMES (THAMES VALLEY) Ltd

PROPOSED APARTMENTS
136 READING ROAD
WOKINGHAM

LANDSCAPE - DETAILED PROPOSALS

subject to BS.5837 (1991) trees in relation to construction

Scale: 1:250@A1-1:500@A3 Date: 1/03 Drawn

Job No: 320 Drawing No: 03 Revision: planning

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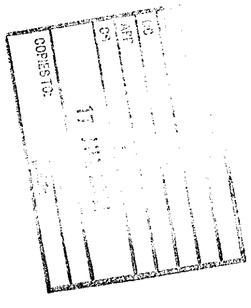
Contractors are not to scale dimensions from this drawing

Revision	Date



Location Plan 1:1250



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Client
Persimmon Homes (TV) Ltd.

Project
136 Reading Road, Wokingham.

Description
Location & Block Plan.

Status
PLANNING.

Scale	Drawn	Date
1/500, 1/1250	JLF	July 2001
Job number	Drawing number	Revision
8473	5	

Original size 100mm

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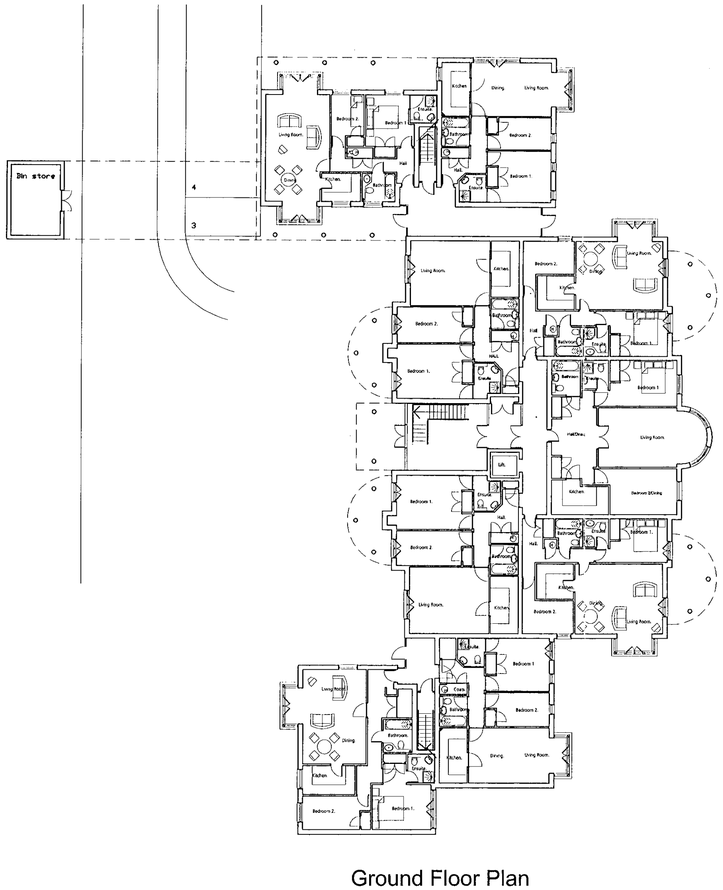
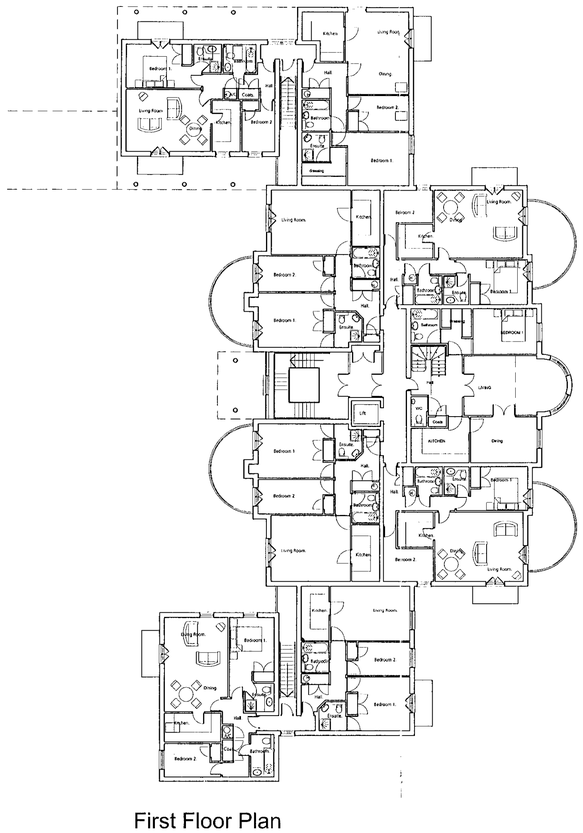
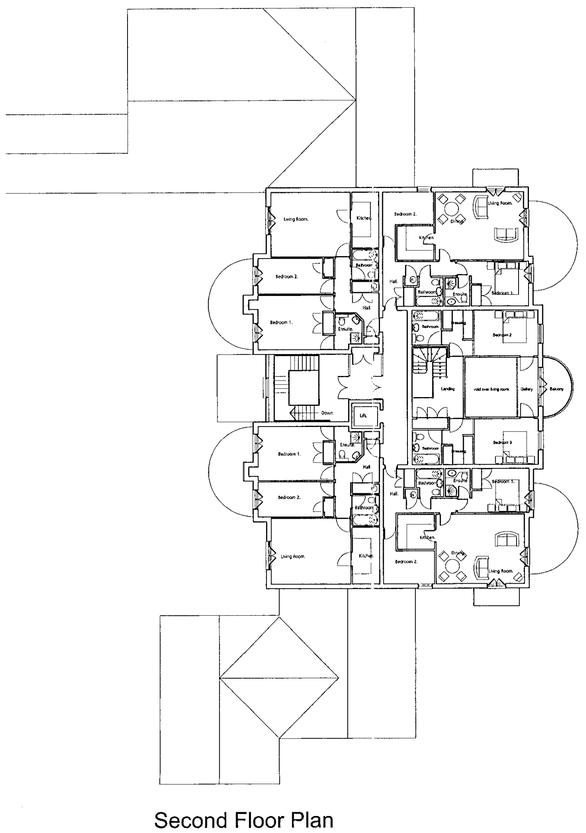


Ground Floor Plan



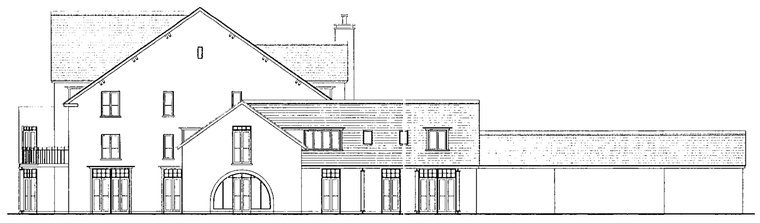
First Floor Plan



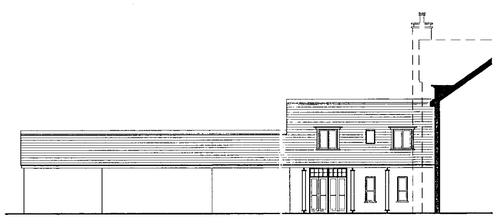
Second Floor Plan



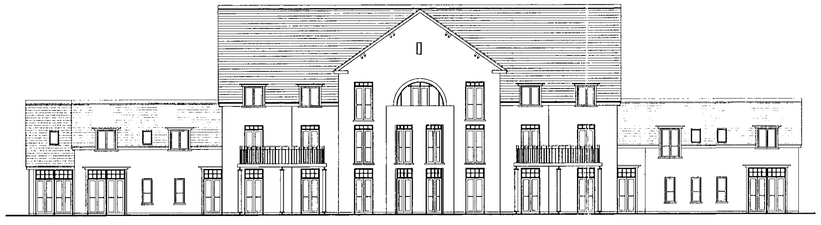
North elevation



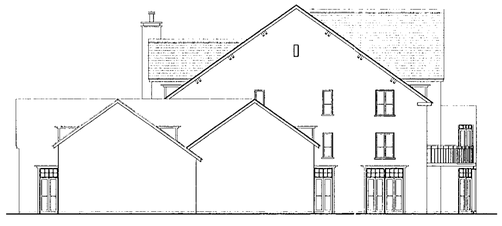
East elevation



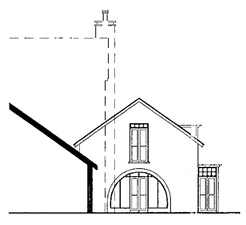
West elevation to courtyard



South elevation



West elevation



East elevation to courtyard

Contractors are not to scale dimensions from this drawing

Revision		Date
A	Ground floor plan bin store added. Entrance hall window added.	13.6.00

14 JUN 2000* 1773

PLANNING SERVICES
POL
DC
CPD
TS
TOPICS TO:

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Client
Beazer Homes Ltd

Project
136 Reading Road, Wokingham

Description
Proposed plans and elevations

Status
Planning

Scale	Drawn	Date
1:200	PD	May 00
Job number	Drawing number	Revision
8473	002	A

Original size 100mm Copyright Broadway Malyan Limited