



SITE BOUNDARY IN ABEYANCE

- NOTES**
- DO NOT SCALE THIS DRAWING ON PRINT OR ELECTRONICALLY. WORK FROM FIGURED DIMENSIONS ONLY.
  - No deviation from the details shown on this drawing is allowed without the prior permission in writing.
  - Read this drawing with all Architects, Service Engineers and local relevant details and drawings. NB: Site and dimensions as per the Architects drawings take precedence.
  - All work is to be in accordance with the relevant specifications issued by IESIS, British Standard Codes of Practice, Statutory requirements and the Contract Documents.
  - DRAWING STATUS**  
P. PRELIMINARY - Evolving drawings for approvals, Tenders, Bids, etc.  
C. CONSTRUCTION - Fully developed drawings issued under instruction for construction.
- ONLY STATUS C DRAWINGS TO BE USED FOR CONSTRUCTION**
- SUITABILITY CODE**  
WORK IN PROGRESS  
S9 - Work in progress  
SHARED (NON-CONTRACTUAL)  
S1 - For construction, S2 - For information, S3 - For internal review and comment, S4 - For construction approval  
**DOCUMENTATION (FOR CONTRACTOR PURPOSES)**  
D1 - For existing, D2 - For Tender, D3 - For contractor design, D4 - For final design / Implementation  
**CONSTRUCTION**  
A - For construction, B - For construction but with comments (i.e. areas in abeyance), C - Comprehensive revisions required.

**NOTES**

- This drawing must be read in conjunction with all the relevant details for this project.
- All work is to comply with the current requirements of BS8000, the Building Regulations and all legislation.
- All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Construction Manager.
- All contractors / sub-contractors must ensure that they have the latest issue drawing and details before commencing work on site.
- Figured dimensions take preference over scaled drawings. Large scale drawings take preference over smaller scale drawings.
- All materials are to be used and installed in strict compliance with manufacturer's recommendations.
- All works on site managed and implemented as a result of the designs indicated on this drawing are to be given full consideration for compliance with the Health and Safety CDM Regulations 2015 in respect of Design and Implementation on site and no works are to be undertaken if it is considered that compliance with the CDM Regulations cannot be achieved.
- This drawing must be read in conjunction with Taylor Wimpey Construction Specification (2013 Building regulations, Houses and Low Rise Apartments, England, Rev 1, Jan 2022, Taylor Wimpey standard details and MBA construction notes).
- Landscaping shown for co-ordination purposes, information taken from ACV's design Ref. TWVW24918.
- Adoptable highways subject to Technical Approval from Wokingham Highways.

**KEY**

**PLOT EXTERNAL WORKS**

- ADOPTABLE TARMACADAM HIGHWAY
- ADOPTABLE BLOCK PAVED HIGHWAY
- ADOPTABLE ASPHALT FOOTWAY / HARD MARGIN THROUGH VERGE
- ADOPTABLE ASPHALT CROSSOVER
- ADOPTABLE VERGE HIGHWAY
- TE INTO EXISTING INFRASTRUCTURE HIGHWAY
- REAR GARDEN PATIOS
- PRIVATE FRONT / SIDE PATH
- PRIVATE BLOCK PAVED ACCESS ROAD
- PRIVATE BLOCK PAVED DRIVEWAYS
- UNBOUND PATH AND TIMBER EDGING FINAL SURFACING TO BE BY LANDSCAPE ARCHITECT
- DENOTES LEVEL TRAFFIC CALMING GRANITE SETT 1.0m WIDE
- DENOTES RAMMED TRAFFIC CALMING GRANITE SETT 1.15m WIDE
- TACTILE PEDESTRIAN CROSSING

**SITE PLAN FEATURES**

- ADOPTABLE STREET LIGHTING COLLUMS REFER TO SERVICES DESIGN
- EXISTING WBC STREET LIGHTING COLLUM
- STREET LIGHTING IN PRIVATE AREAS SUBJECT TO TWVW APPROVAL, FULL HEIGHT COLLUMS REQUESTED.
- STREET NAME PLATE SIGN TO WBC SPECIFICATION
- EV CHARGING POINT TYPE 1, FREE STANDING
- EV CHARGING POINT TYPE 2, WALL MOUNTED
- INDICATIVE LOCATION OF FEEDER PILLARS, TO PRIVATE EV CHARGING AND PRIVATE LIGHTING
- BN COLLECTION POINT
- 1.8m HIGH CLOSEBOARD FENCE
- 1.2m HIGH POST AND RAIL FENCE
- DENOTES LOCATION OF SCREEN WALL, REFER TO EESS LEVELS LAYOUTS FOR LOCATIONS WHERE RETAINING WALLS ARE REQUIRED
- AIR SOURCE HEAT PUMP, ON CONCRETE BLOCKS, WITH GRAVEL SURROUND
- DENOTES CYCLE STORE / TIMBER SHED WITH SHEETPILE STAND AND CONCRETE BASE, WHERE 2 No. CYCLES, 1.2m(2.2m)
- DENOTES BIN STORE AREA
- CB DENOTES COMPOST BIN (ASSEMBLED 0.8m DIA) LOCATED ADJACENT TO RWP, WHERE IT CANNOT BE LOCATED ON HOUSE, POSITIONED NEXT TO SHED RWP, ON A FIRM / LEVEL BASE
- WB DENOTES WATER BUTT SPECIFICATION BY TW, ON A FIRM LEVEL BASE
- CANOPY OVER FRONT DOOR

|           |                        |          |    |
|-----------|------------------------|----------|----|
| P1        | ISSUED FOR INFORMATION | 14.07.25 | KW |
| Scale/Rev | Description            | Date     | By |

**IESISCIVILS**

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Job Title:  
**LAND AT WINNERSH FARM - PHASE 1**

Client:  
**TAYLOR WIMPEY WEST LONDON**

**PROPOSED SITE PLAN OVERALL**

|    |                                     |          |    |
|----|-------------------------------------|----------|----|
| P9 | UPDATED TO SUIT PLANNING AMENDMENTS | 04.08.25 | MH |
| P8 | STREET LIGHTING UPDATED             | 12.10.25 | KW |
| P7 | ISSUED FOR APPROVAL                 | 30.09.25 | KW |
| P6 | ISSUED FOR APPROVAL                 | 22.09.25 | KW |
| P5 | ISSUED FOR INFORMATION              | 17.09.25 | KW |
| P4 | ISSUED FOR INFORMATION              | 08.09.25 | KW |
| P3 | ISSUED FOR INFORMATION              | 03.09.25 | KW |
| P2 | ISSUED FOR INFORMATION              | 05.08.25 | KW |

|       |        |               |            |                 |
|-------|--------|---------------|------------|-----------------|
| Drawn | date   | scale (to A0) | C1 checked | WMA Project No. |
| KW    | JUL 25 | 1:500         | -          | SE2325          |

|          |             |           |                    |
|----------|-------------|-----------|--------------------|
| Orig No. | 22586-02-00 | Stability | Stability/Revision |
|          |             | D2        | P9                 |

