AMA/SGS/1709

21st December 2005

Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

PLANNING
DC: ADMIN:
22 DEC 2005
ENF: APP:
COPIES: ACK:

A K HARRIS PARTNERSHIP
CHARTERED ARCHITECTS
101 LONDON ROAD READING RG1 5BY
TEL 0118 9507700 FAX 0118 9568642
Reading . Wakefield . Milton Keynes . Manchester

DETAILS TO COMPLY WITH CONDITIONS
--2702

Dear Sir/Madam,

**STAYSURE, 58 – 60 LANGLEY COMMON ROAD, BARKHAM**
**ERECTION OF 2 DWELLINGS WITH ASSOCIATED PARKING/GARAGES**

I am writing concerning the Outline approval ref: O/2000/2702 and the Reserved Matters application that supported this ref: RM/2001/4708.

My Client wishes to implement this permission and I am writing to answer the condition numbers 2, 5, 6, 7 and 9.

**Condition 2:** Copy to Emma Charles
I enclose with this letter a copy of a detailed site investigation to assess any contamination of the site, dated July 2002 and carried out by C.L. Associates. You can see from page 19 of the report they are recommending, that if residential development is carried out on this site the top layer of 600mm deep should be removed from the site and replaced with clean topsoil in the area to be used for the gardens. I confirm that my Client will carry out this work. I also enclose, for your records, an extract from the report fig. 3, which shows the layout of the original petrol filling station site on which I have superimposed the boundaries of the site for ease of reference.

**Condition 5:** OK.
Taking the manhole cover in the pavement outside Plot 1 as Datum 10.00, they have indicated the levels for the slabs of the houses on Plots 1 and 2 relative to this and the adjacent associated garages. These are shown on Site Plan 1575/01B.

**Condition 6:**
I enclose a further copy of the Site Plan 1575/01B on which I have indicated the type of type and height of the proposed boundary fences and attached to this letter are extracts of the standard construction for these fences. fine AMS

Directors (Operating): David McKnight; Abdullah Naweed B.Sc.Arch M.Phil.B.S.; Gary Humphreys BA(Hons) Dip Arch
Directors: Paul S. Mitchell BA Dip Arch RIBA; Michael J. E. Schorah BA Dip Arch RIBA Associate: Jon Spires BA BArch RIBA
Consultant: Matt Andrews RIBA FFB Building Surveyor: Keith Walker FRICS ACIArb
Reg Office. 2 St. Johns North, Wakefield. A K Harris Partnership Limited. Reg. No. 1645300

Attached to this letter are sample bricks and tiles, as follows:-

Facing Bricks: Baggeridge Brick ✓
New Red Multi Gilt Stock

Roof Tile:. Redland Richmond ✗ Dunbar Pan tile or Plain tile to be submitted please.
Slate Grey

We confirm that the windows and fascias will be treated and stained softwood in a medium oak colour.

**Condition 9:**
We attach a further copy of Site Plan 1575/01B on which I have indicated soft and hard landscaping to the front of the properties and the hedging proposed to the rear of both Plots 1 and 2. Look ok to me, just check with Landscape.

Can you please confirm that these details satisfy the conditions of this Planning approval.

Yours faithfully,
For A K Harris Partnership

A.M.Andrews

**A.M.Andrews**
Encls

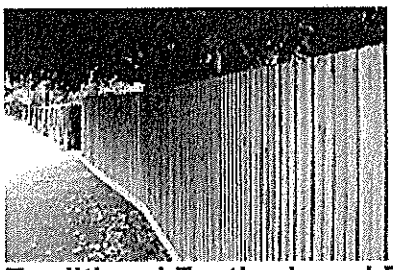
cc Paul Smith, Staysure Ltd

DETAILS TO COMPLY WITH CONDITIONS
--2702

Jacksons FINE FENCING
QUALITY GUARANTEED

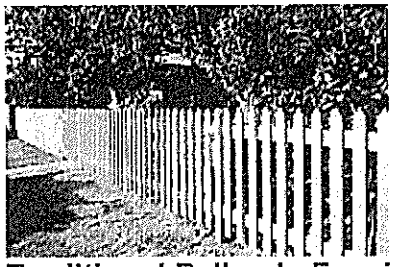
Need Help? 0800 41 43 43

# Traditional Fencing



## Traditional Featherboard Fencing

Featherboard Fencing (non panel form)
Featherboard Fencing is supplied in softwood Jakcured sawn finish. The pales are taper sawn, two from a 100 x 22mm section board. The pales are finished 150mm shorter than the height of the fence and stand on a 150mm gravel board as standard. Posts are 125 x 100mm section, for extra strength. The 1.2m. fence posts have two semi-circular recesses, and the 1.5m. and 1.8m. are recessed three times, for the rails. Post tops are weathered.



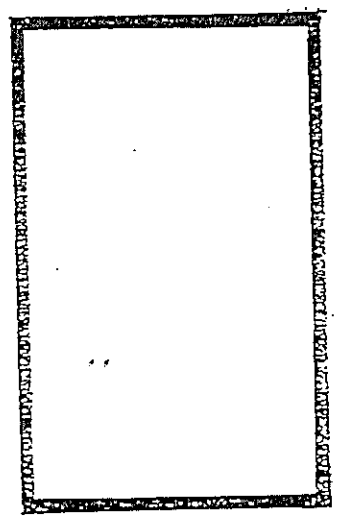
## Traditional Palisade Fencing

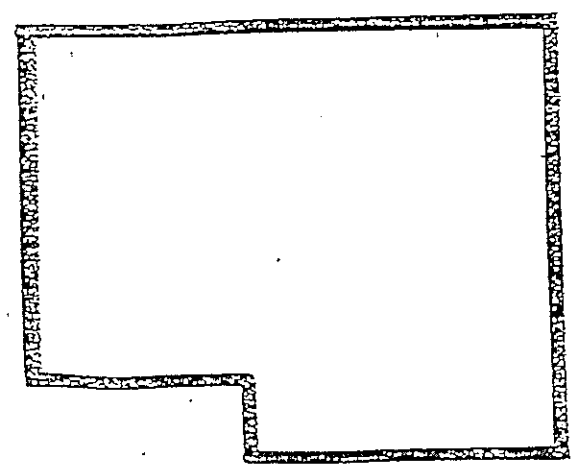
Traditional Palisade fencing. (non panel form)
Pales are nominal 75 x 19mm section, planed with tops pointed two ways or rounded. Posts for 1 & 1.2m high fences are nominal 100 x 75mm section and have two mortices with tops weathered two way or rounded. Posts for 1.8m fences are nominal 125 x 75mm section and have three mortices with tops weathered two way or rounded. The posts are 0.6m longer than the height of the fence.

## KEY

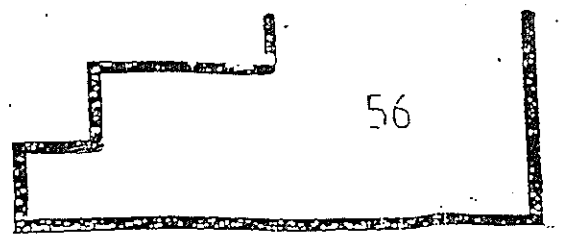
- 10.00 — SLAB LEVELS
- P P P — 1.0M HIGH. PICKET FENCE
- (A) — (D) — 1.8 M HIGH. CLOSE BOARDED FENCE/FEATHER BOARDED.
- TREE PLANTING. 2NO BETULA PENDULA + 2NO SORBUS AUCUPARIA. SIZE:- 10-12cm/3-4M.
- CLOSE MOWN GRASS
- INFORMAL NATIVE HEDGING.
  - CRATAEGUS MONOGYNA – THORN
  - LIGUSTRUM OVALIFOLIUM – PRIVET
  - PRUNUS SPINOSUS – BLACKTHORN
  - CARPINUS BETULUS – HORNBEAM

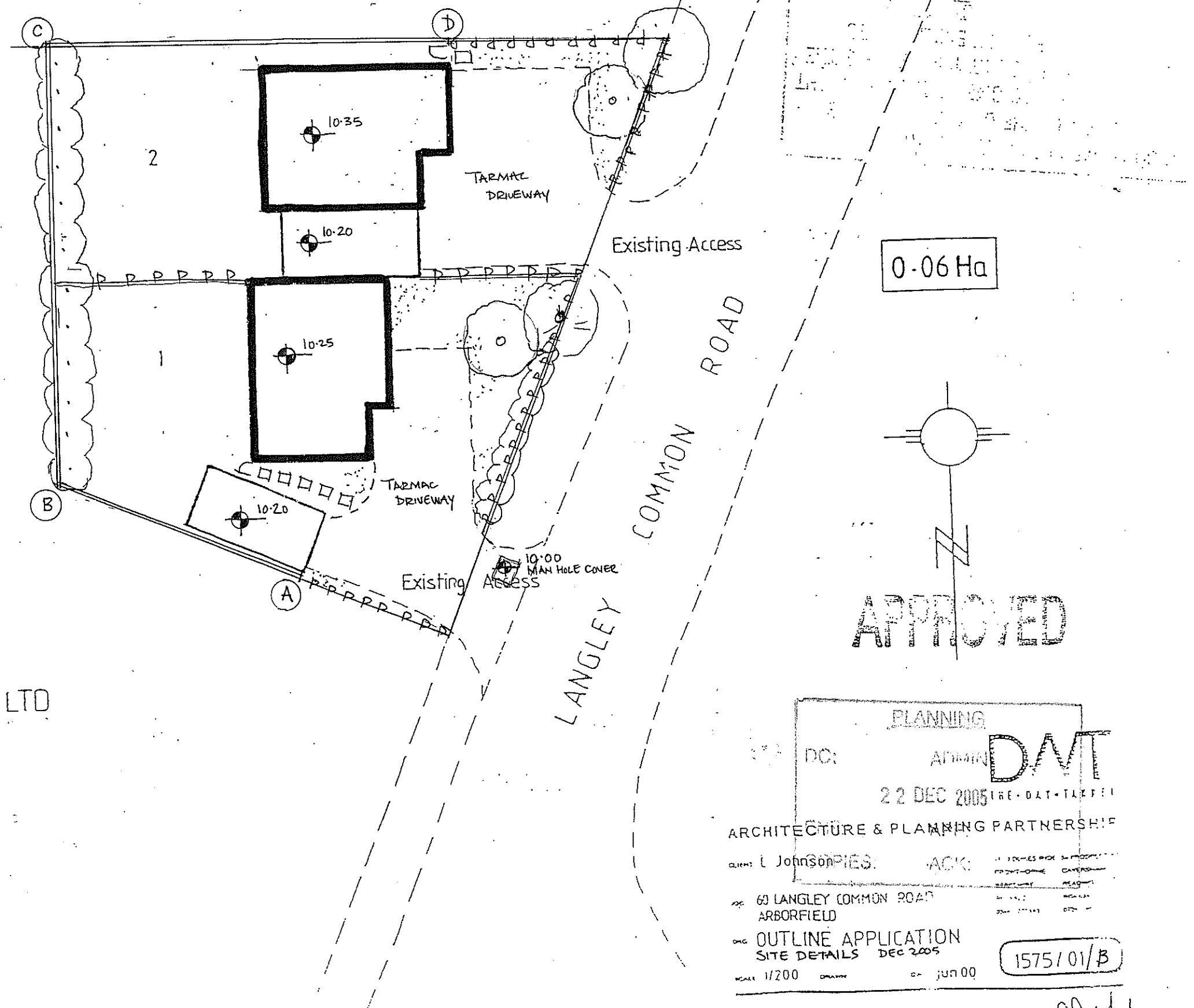
  SIZE: 5 IE/1M+ DENSITY: 3 P/M²





STAYSURE LTD




PLANS TO MEET CONDITIONS

--2702

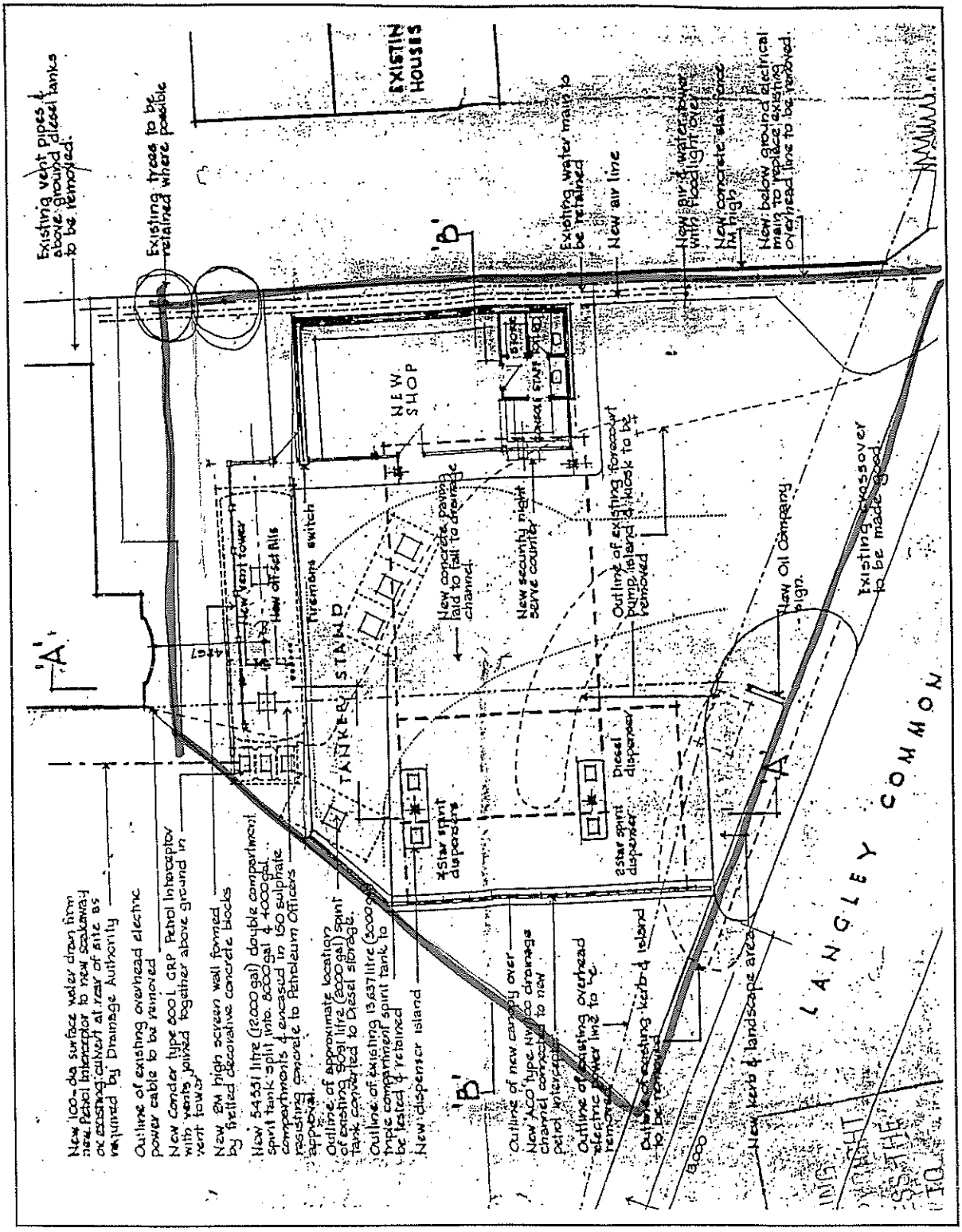
13 AUG 2001* 4708

0.06 Ha

APPROVED

PLANNING
DC: ADMIN DMT
22 DEC 2005
ARCHITECTURE & PLANNING PARTNERSHIP
client L Johnson COPIES: ACK:
60 LANGLEY COMMON ROAD ARBORFIELD
OUTLINE APPLICATION
SITE DETAILS DEC 2005
scale 1/200 drawn CD date JUN 00
1575/01/B

CD 13/11/01


EXISTING HOUSES
NEW SHOP
TANKER STAND
LANGLEY COMMON
'A'
'B'
'B'
Existing vent pipes & above ground diesel tanks to be removed.
Existing trees to be retained where possible
Existing water mains to be retained
New air line
New air & water tower with flood light over
New concrete island area 1m high.
New below ground electrical main to replace existing overhead line to be removed.
New 100dia surface water drain from new petrol interceptor to new soakaway or existing culvert at rear of site as required by Drainage Authority
Outline of existing overhead electric power cable to be removed
New Conder type 400L GRP Petrol Interceptor with vents joined together above ground in vent tower
New 2M high screen wall formed by trellied decorative concrete blocks
New 54531 litre (12000 gal) double compartment spirit tank split into 8000gal & 4000gal compartments & encased in 150 sulphate resisting concrete to Petroleum Officers approval.
Outline of approximate location of existing 36gal litre (8000gal) spirit tank converted to Diesel storage.
Outline of existing 13637 litre (3000gal) triple compartment spirit tank to be tested & retained
New dispenser island
Outline of new canopy over
New 400 type NI to drainage channel connected to new petrol interceptor
Outline of existing overhead electric power line to be removed
Outline of existing kerb & island to be removed
New kerb & landscape area
New vent tower
New offset fills
Tanknology switch
New concrete pump island laid to fall to drainage channel
New security light serve counter
Outline of existing forecourt pump island & kiosk to be removed
4star spirit dispensers
Diesel dispenser
4star spirit dispensers
New Oil Company sign.
Existing crossover to be made good.
New 1.8m high close boarded fence
New 1.8m high close boarded fence
New 1.8m high close boarded fence