DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.

# PERFORMANCE SPECIFICATION

**EXISTING FEATURES**

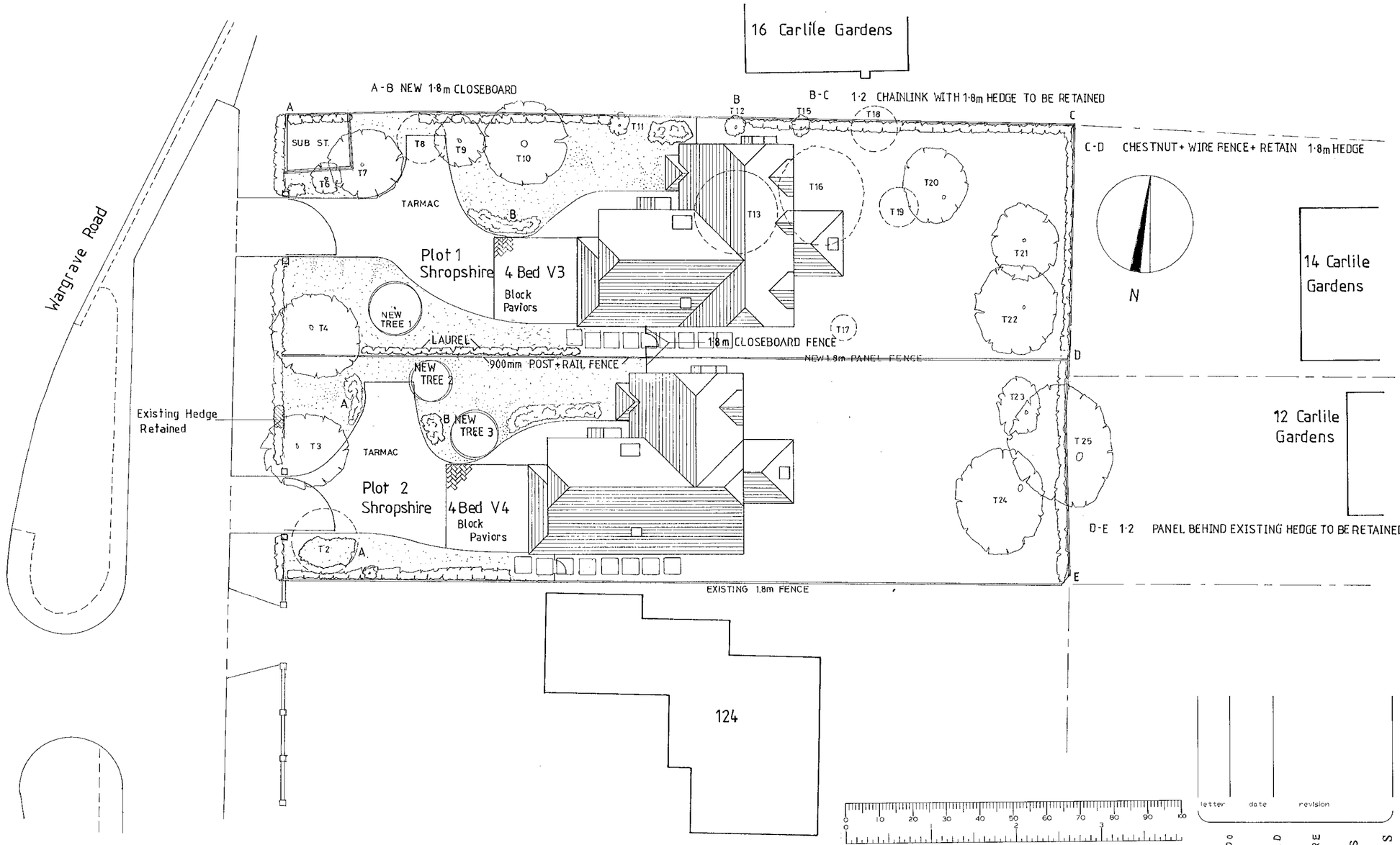
- All construction works/tree protection to be in accordance with B.S. 5837 – 1991 **'Code of Practice for trees in relation to construction'.**
- All retained/transplanted trees to be protected with Local Planning Authority (LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable in-situ topsoil immediately after recording.
- All tree surgery to be undertaken by a fully insured arboriculturist 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 Standards 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 B.S. 4428 – 1989 specifications, **'General landscape operations'.**

**NEW WORKS**

- The final layout is subject to agreed setting out variations and client design changes.
- All landscaped areas to be excavated to a minimum 600 mm depth, cleared of all hard break out, obstructions etc. and backfilled with subsoil to be well drained generally free from stones over 50 mm diameter.
- Topsoil depths to be 150 mm grassed areas, 450 mm planted areas, 900 mm tree pits.
- 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 50 mm depth bark mulch, or 25 mm 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 B.S. 3936 Part 1 (1992) **Nursery Stock.**
- All plant material to be container grown/rootballed unless agreed otherwise with client.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50 mm 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.
- All ordinary nursery stock trees to be supported by 1 No. short stake 600 mm above ground and TOMS cushioned tree tie. All such trees to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
- All trees in grassed areas to have 1.5 m diameter base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50 mm depth.

# PLANTING SCHEDULE

| NO | SPECIES | Size/Ht | Density/ppm2 | |
|---|---|---|---|---|
| | **CLIPPED ORNAMENTAL HEDGING MIX PLOT FRONTAGES** To be planted in 2 staggered rows 450mm apart in groups of 5-10 same spp Cut back immediately after planting to thicken up lower growth. – LAUREL | | | |
| MIXED | GROUNDCOVER | | | |
| A – | Prunus Laurocerasus | 10 Ltr | 1 | |
| | Cotoneaster Horizontalis | 2 Ltr | 8 | |
| | Ceanothus Autumn Blue | 2 Ltr | 7 | |
| B – | Euonymus Fortunei Silver Queen' | 4 Ltr | 5 | CLIMBER |
| | Euphorbia Robbiae | 4 Ltr | 5 | SHADE |
| New Tree 1 | Prunus Padus (Bird Cherry) | 6/7 | | |
| New Tree 2 | Prunus Domestica (Orchard Cherry) | 6/7 | | |
| New Tree 3 | Fagus Sylvatica (Beech) | 6/7 | | |




| letter | date | revision |
|---|---|---|
| | | |

job
128 Wargrave Road
Twyford

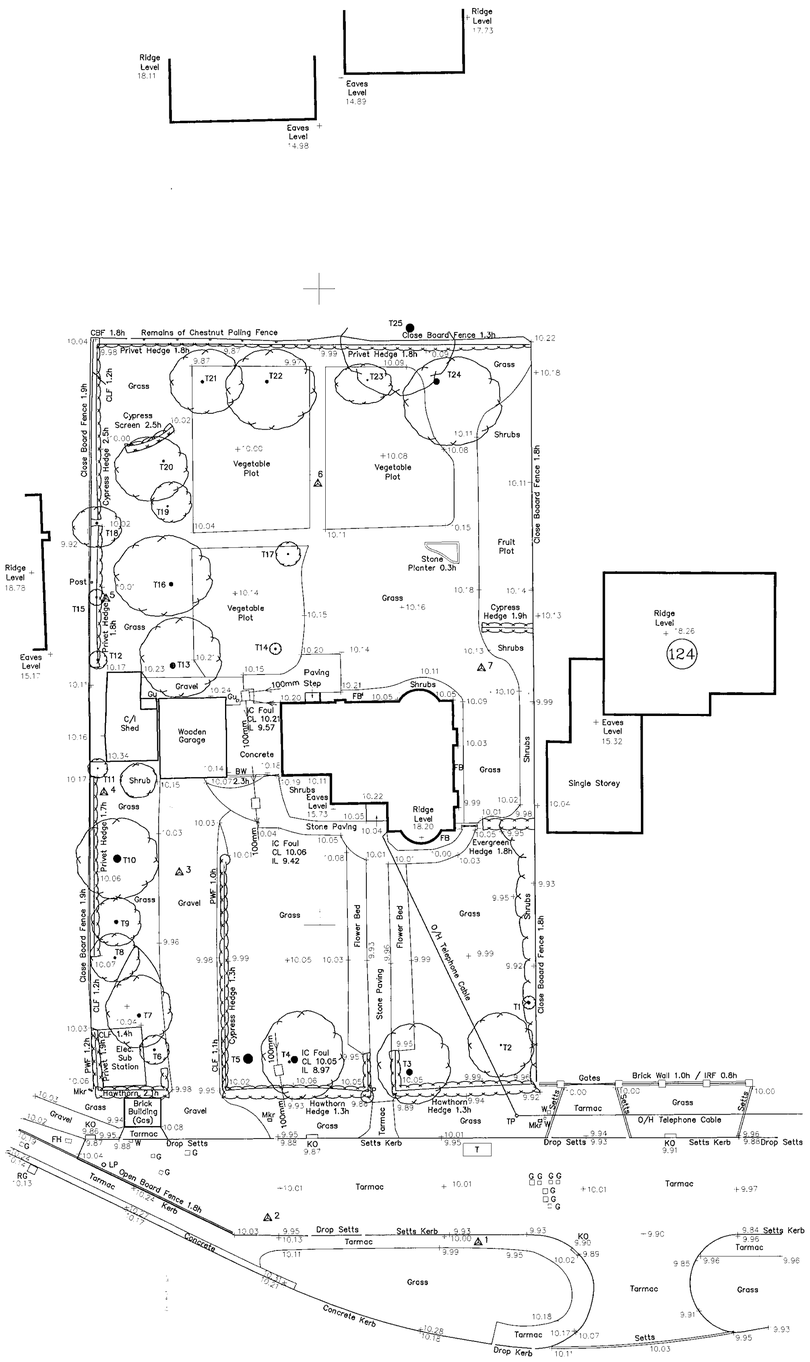
client
Westbuild Homes Ltd

drawing
Landscaping

scale 1:200
date 24/8/00
drawn by AMG

1518/11


KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS
101 THE STUDIO LONDON ROAD BERKSHIRE
READING
(0118) 9501700







TREE SCHEDULE

| NO. | TYPE | GIRTH | SPREAD | HEIGHT |
|---|---|---|---|---|
| T1 | Cypress | 0.46 | 0.8 | 6 |
| T2 | Fruit | 0.31 | 4.0 | 3 |
| T3 | Cypress | 1.34 | 5.0 | 9 |
| T4 | Cypress | 1.48/0.50 | 5.2 | 6 |
| T5 | Cherry (Dead) | 1.90 | - | - |
| T6 | Cypress | 0.45 | 1.8 | 5 |
| T7 | Holly | 0.73 | 4.2 | 5 |
| T8 | Spruce (Dead) | 0.49 | 3.0 | 7 |
| T9 | Cypress | 0.76 | 3.0 | 8 |
| T10 | Cypress | 1.60 | 5.0 | 11 |
| T11 | Cypress | 0.19 | 1.2 | 3 |
| T12 | Cypress | 0.48 | 1.1 | 3 |
| T13 | Fruit | 1.26 | 5.0 | 5 |
| T14 | Yew | 0.38 | 0.7 | 4 |
| T15 | Cypress | 0.38 | 1.0 | 4 |
| T16 | Fruit | 0.80 | 5.5 | 5 |
| T17 | Rowan | 0.31 | 1.5 | 6 |
| T18 | Eucalyptus | 0.44 | 2.8 | 4 |
| T19 | Fruit | 0.31 | 2.5 | 3 |
| T20 | Fruit | 0.46 | 4.2 | 4 |
| T21 | Fruit | 0.58 | 4.2 | 5 |
| T22 | Fruit | 0.63 | 5.2 | 5 |
| T23 | Fruit | 0.26 | 3.0 | 3 |
| T24 | Fruit | 1.29 | 6.0 | 5 |
| T25 | Pine | 1.20 | 7.3 | 14 |

COORDINATE SCHEDULE

| STN | EASTINGS | NORTHINGS | LEVEL | REMARKS |
|---|---|---|---|---|
| 1 | 250.000 | 500.000 | 10.000 | Survey Nail |
| 2 | 236.705 | 501.556 | 9.992 | Survey Nail |
| 3 | 231.145 | 523.317 | 10.053 | Survey Nail |
| 4 | 226.374 | 528.354 | 10.132 | Nail in Peg |
| 5 | 226.529 | 540.588 | 10.052 | Nail in Peg |
| 6 | 239.906 | 547.727 | 10.109 | Nail in Peg |
| 7 | 250.219 | 536.137 | 10.147 | Nail in Peg |

| COPIES TO: | |
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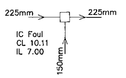
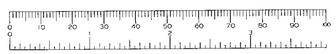
| | ACK: |
| 03 JUL 2000 | |
| | CS |
| | APP |
| | DG |
| | CHK |
| | DOL |
| PLANNING SERVICES | HOT |




*Abbreviations:*

| | | | |
|---|---|---|---|
| BW | Brick Wall | IL | Invert Level |
| CBF | Close Board Fence | IRF | Iron Railing Fence |
| C/I | Corrugated Iron | KO | Kerb Outlet |
| CL | Cover Level | LP | Lamp Post |
| CLF | Chain Link Fence | Mkr | Marker |
| CPF | Chestnut Paling Fence | O/H | Overhead |
| FB | Flower Bed | P | Post |
| FH | Fire Hydrant | PWF | Post & Wire Fence |
| G | Gas | T | Telephone |
| Gu | Gully | TP | Telephone Pole |
| h | Height | U/L | Unable To Lift |
| IC | Inspection Cover | W | Water |

WARNING
All dimensions on this plan have only been measured to an accuracy commensurate with the original 1:200 plotting scale.

*Note:*
All tree dimensions are best estimates and are intended for indicative purposes only.
For safety reasons all underground drainage details are by visual inspection only.

*Benchmark Details:*
Temporary Benchmark established on survey nail (Survey Station 1) on footpath adjacent to the site.
Arbitrary Value 10.00m.

*Client:*
WESTBUILD HOMES
Oakwood Cottage
Brimpton Common
Reading
Berkshire RG7 4RZ
Tel. 0118 981 2768

*Job Title:*

# Land At 128 WARGRAVE ROAD TWYFORD BERKSHIRE

*Drawing Title:*

## SITE SURVEY

*Scale:* 1:200 @ A1 MAR 2000

APPROVED

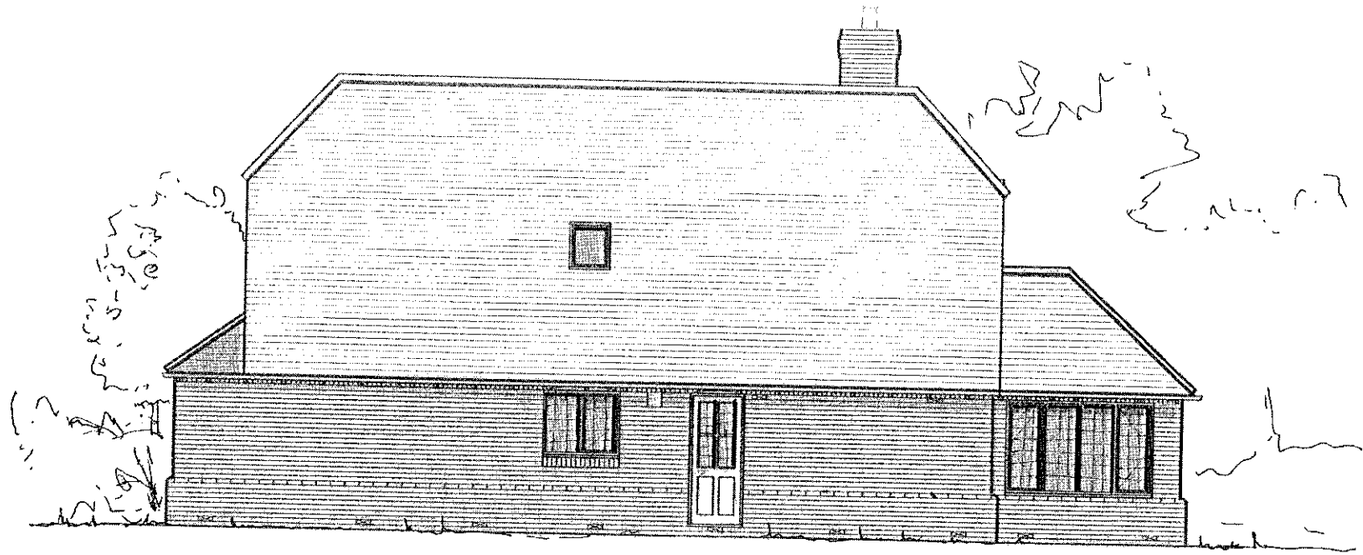
| | |
|---|---|
| *Surveyed:* KB | *Dwg File:* twy200 |
| *Checked:* DKP | *Job No:* 00:2598 |

*Surveyed by:*

K.A.RYLANCE & ASSOCIATES
62 Hermitage Road
St. John's
Woking
Surrey
GU21 1TQ
Tel. 01483 767888
Fax. 01483 769753



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

APPROVED

| letter | date | revision |
|---|---|---|

| COPIES TO: | ACK: |
|---|---|
| | FILE: |

REVISED PLAN

1348

0 10 20 30 40 50 60 70 80 90 100

0 2 3

job 128 WARGRAVE ROAD
TWYFORD

client WESTBUILD HOMES LTD

drawing ELEVATIONS - PLOT 2

scale 1:100

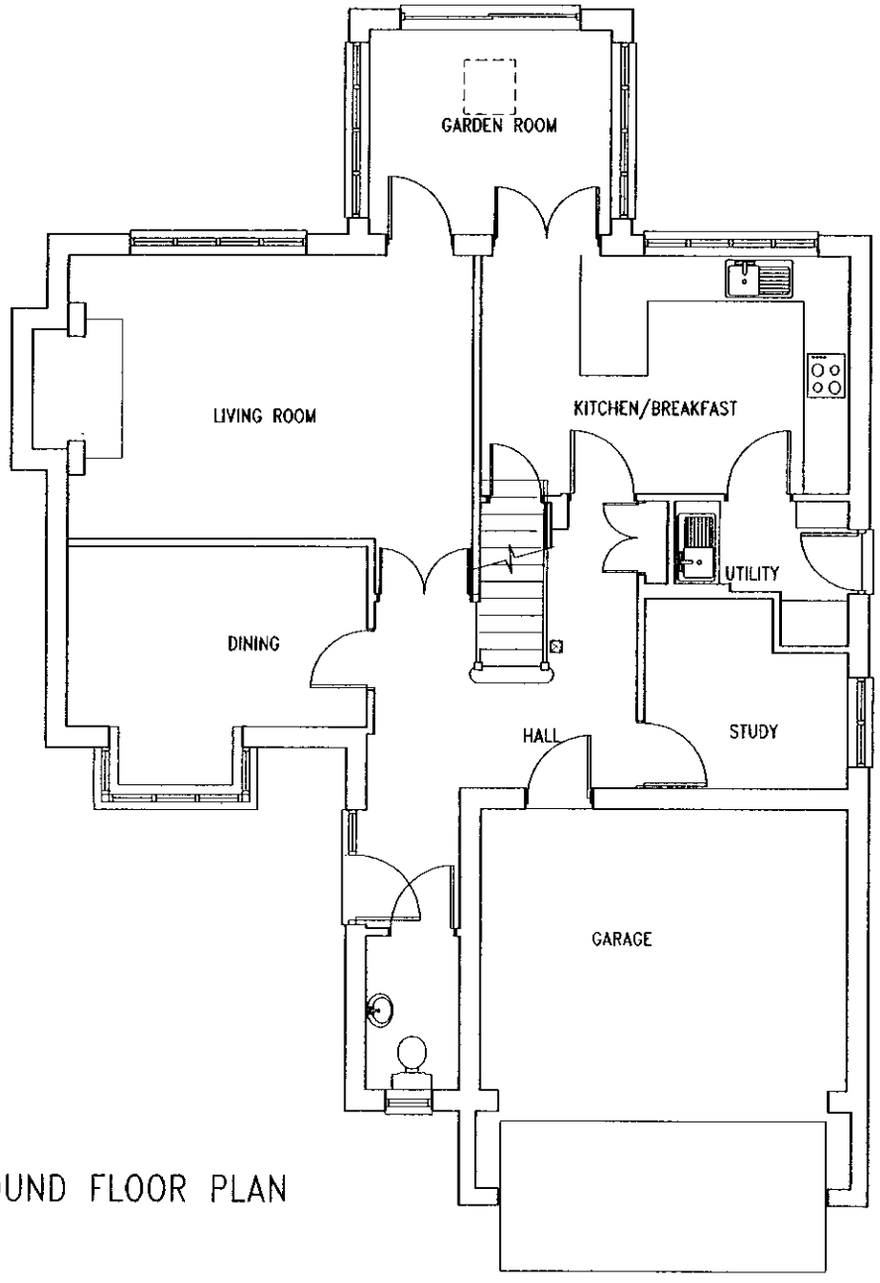
date JUNE 2000

drawn by HJP

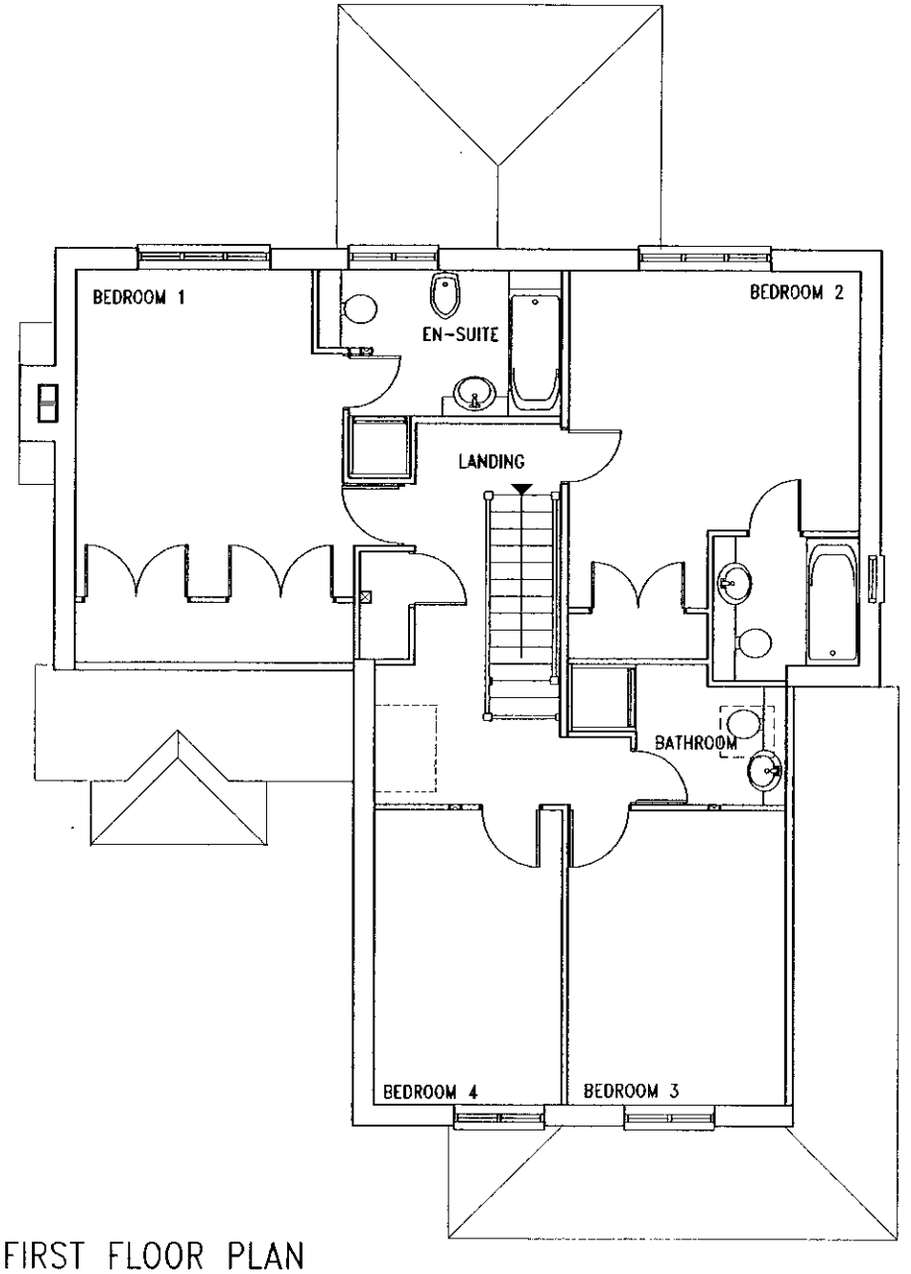
1518 / 8


(0118) 9669669
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES


8/5/01




GROUND FLOOR PLAN




FIRST FLOOR PLAN

26.APR.2000* 1348

| letter | date | revision |
|---|---|---|
| A | 19/4/00 | Landing window changed to Velux |

Superseded.

job
128 Wargrave Road
Twyford

client
Westbuild Homes Ltd

drawing
Plans
Shropshire 4 Bed

scale 1:100
date 19/4/00 drawn by AMG

1518/5 A





KALIK ANDREWS CHARTERED ARCHITECTS ASSOCIATES
101 LONDON ROAD READING BERKSHIRE
(0118) 9669669

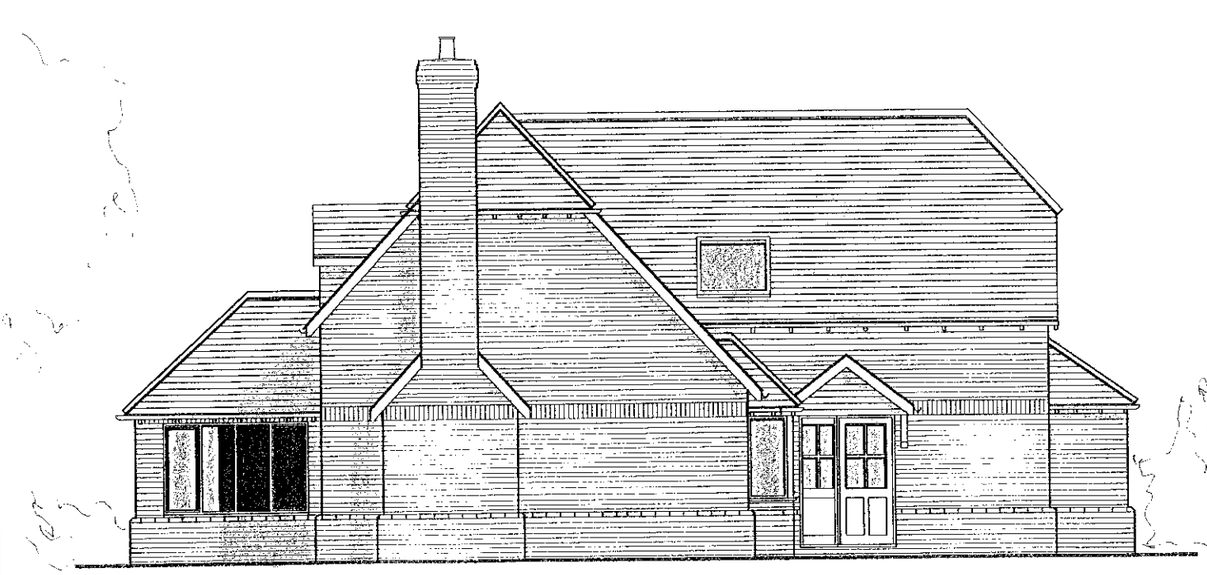


FRONT ELEVATION



SIDE ELEVATION

All windows to have lead lights.



SIDE ELEVATION



REAR ELEVATION

26.APR.2000* 1348

| letter | date | revision |
|---|---|---|
| A | 19/4/00 | Velux added |

Supersodeal

job: 128 Wargrave Road, Twyford

client: Westbuild Homes Ltd

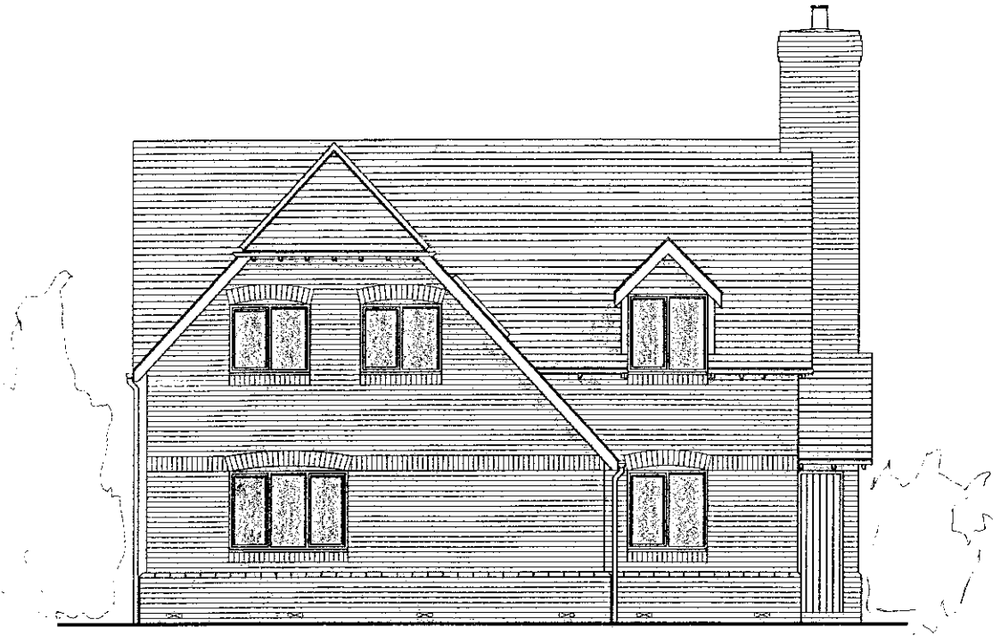
drawing: Planning Elevations Shropshire 4 Bed

scale: 1:00

date: 19/4/00 | drawn by: AMG

1518/6 A


ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING BERKSHIRE
101 LONDON ROAD
(0118) 9669669



FRONT ELEVATION



SIDE ELEVATION

All windows to have lead lights.



REAR ELEVATION



SIDE ELEVATION

| letter | date | revision |
|---|---|---|
| A | 19/4/00 | Landing Window Changed to Velux. |

26.APR.2000*

1348

Superseded

job
128 Wargrave Road
Twyford

client
Westbuild Homes Ltd

drawing
Planning Elevations -Wiltshire 4 B. with Garden Room

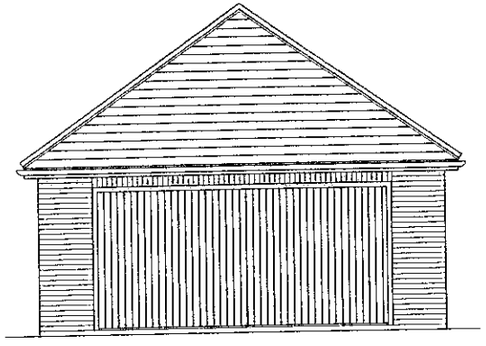
scale 1:100

date 14/4/2000

sheet size A3

1518/3 A


ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
2 ALEXANDRA ROAD
(0118) 9669669



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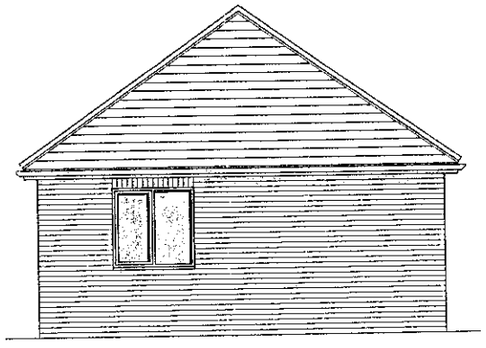

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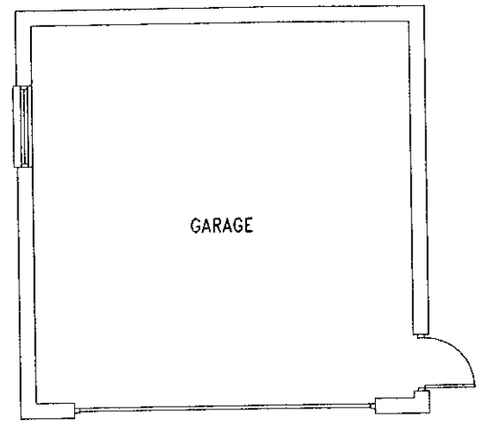
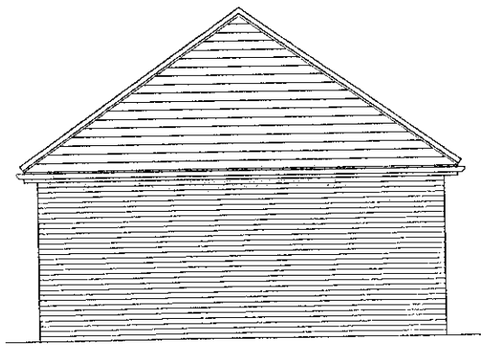



FLOOR PLAN

26.APR.2000* 1348



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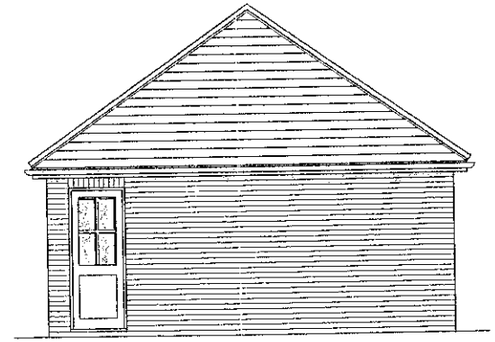

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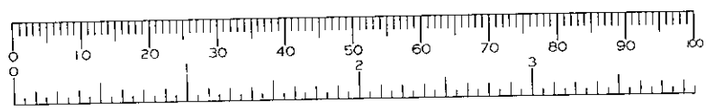



letter | date | revision

Superseded.

job
128 Wargrave Road
Twyford

client
Westbuild Homes Ltd

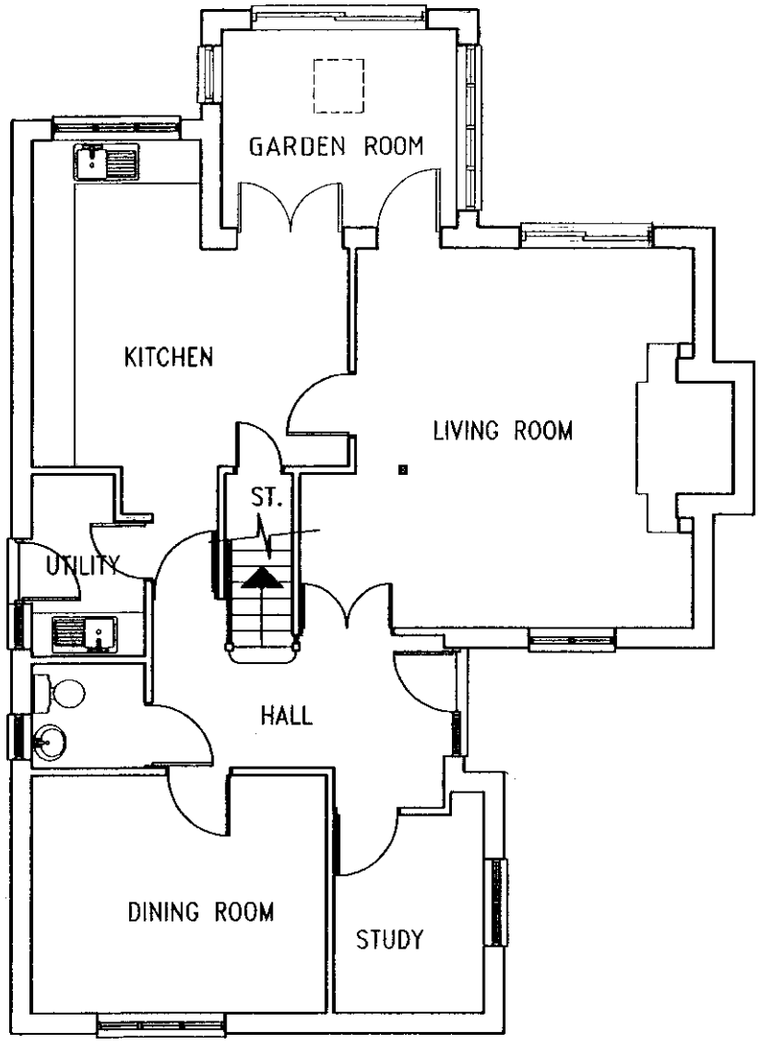
drawing
Plans and Elevations - Garage
for Wiltshire 4 Bed

scale 1:100

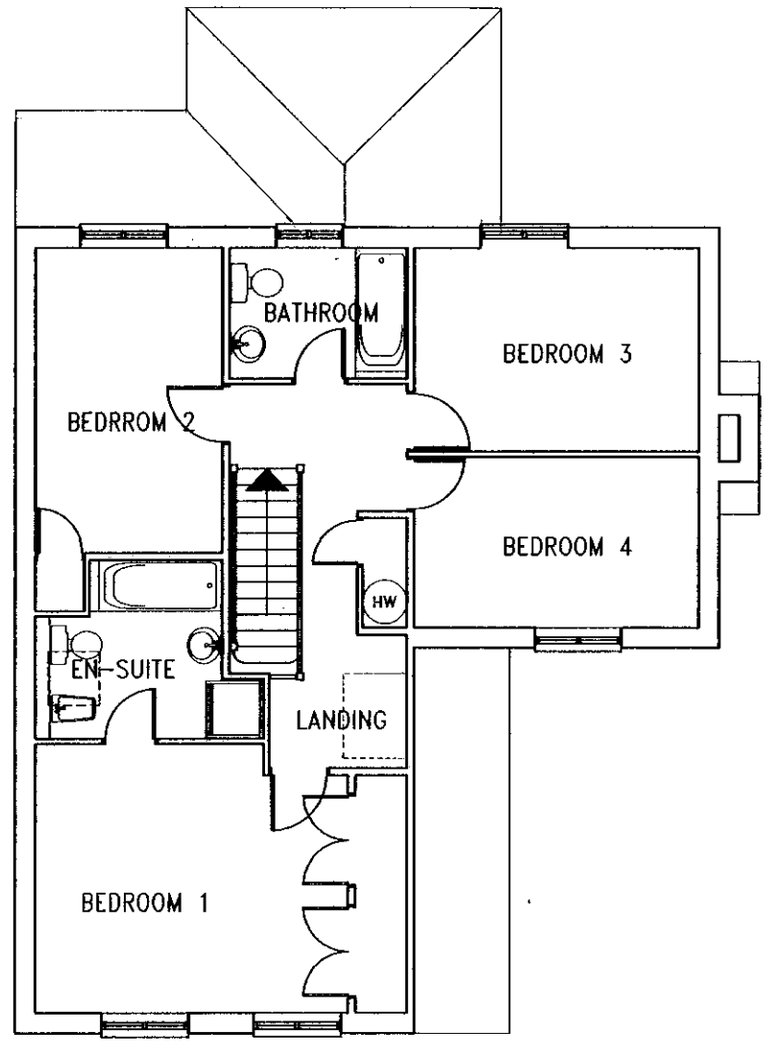
date 14/4/2000 | drawn by

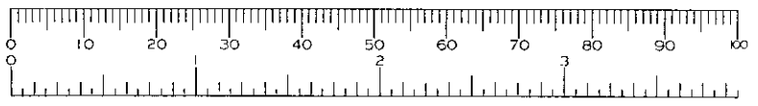
1518/4

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES




GROUND FLOOR PLAN




FIRST FLOOR PLAN

26.APR.2000* 1348

| letter | date | revision |
|---|---|---|
| A | 19/4/00 | Landing window changed to velux. |

Superseded

job
128 Wargrave Road
Twyford

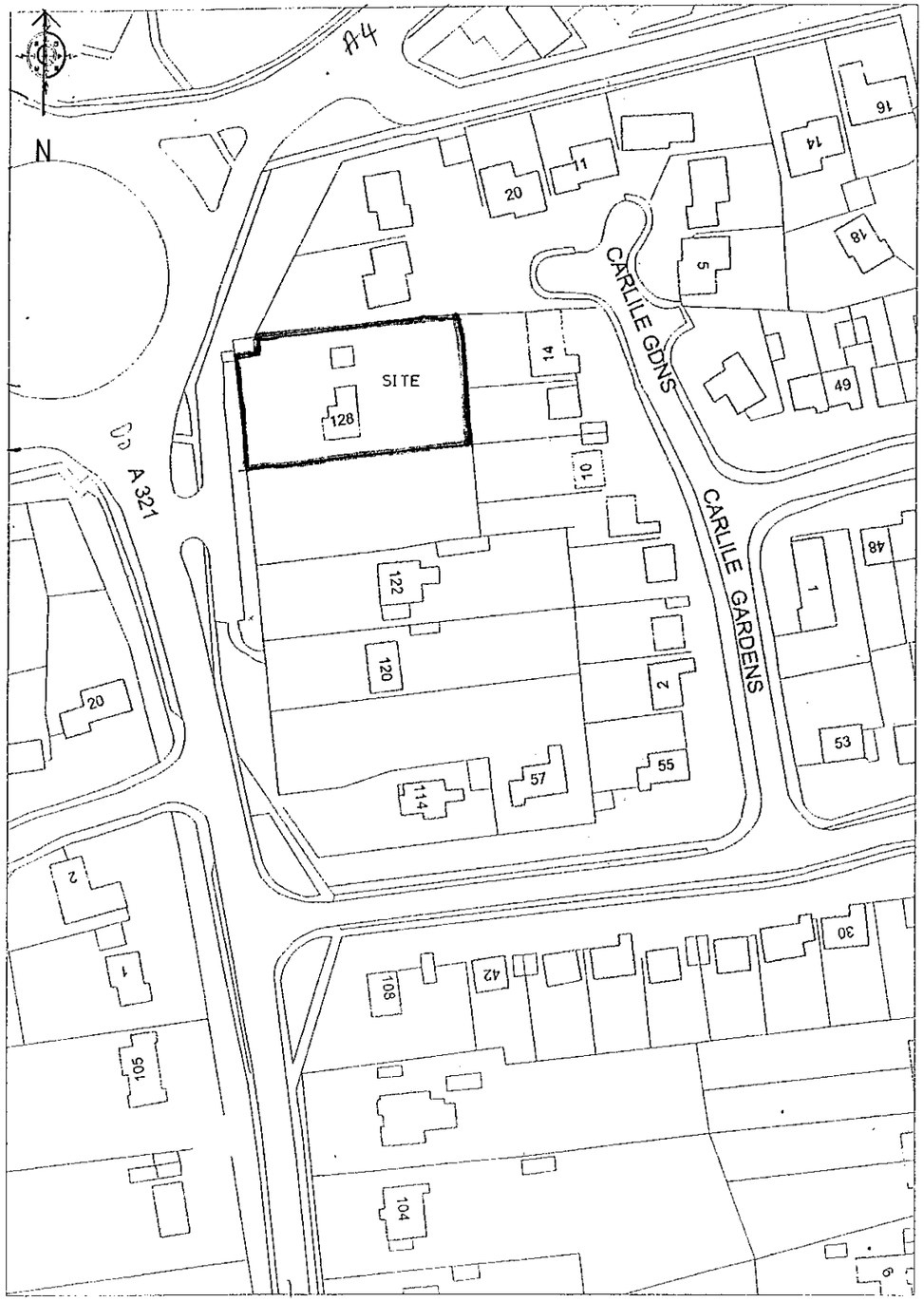
client
Westbuild Homes Ltd.

drawing
Plans Wiltshire 4 Bed with Garden Room

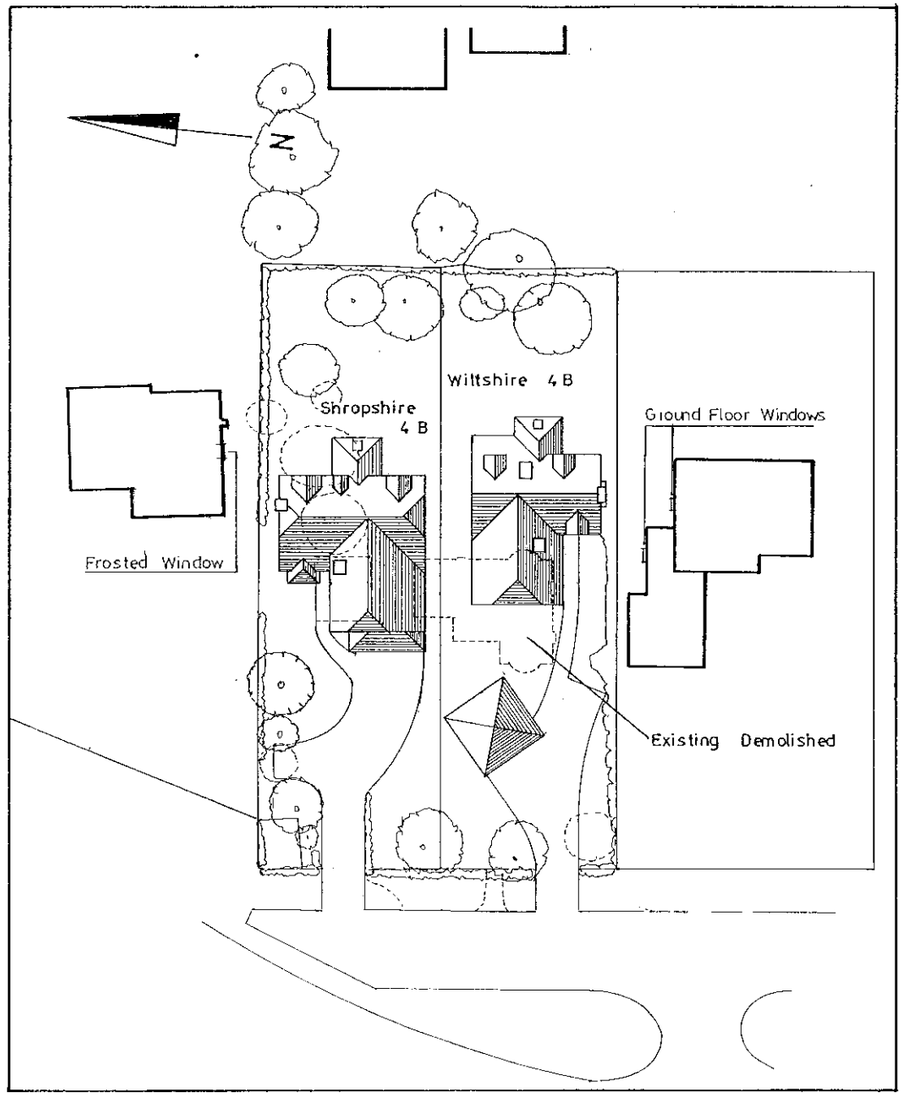
scale 1:100
date 14/4/2000
sheet size A3

1518/2 A

(0118) 9669669
2 ALEXANDRA ROAD READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES




Location Plan 1:1250




Site Plan 1:500

26.APR.2000 1548

| letter | date | revision |
|---|---|---|
| C | 20/4/00 | 2 extra trees retained |
| B | 19/4/00 | Access / Velux Added |
| A | 17/4/00 | Paths Added |

Superseded.

job
128 Wargrave Road
Twyford

client
Westbuild Homes Ltd

drawing
Location / Site Plan

scale
1:1250 / 500

date
13/4/00

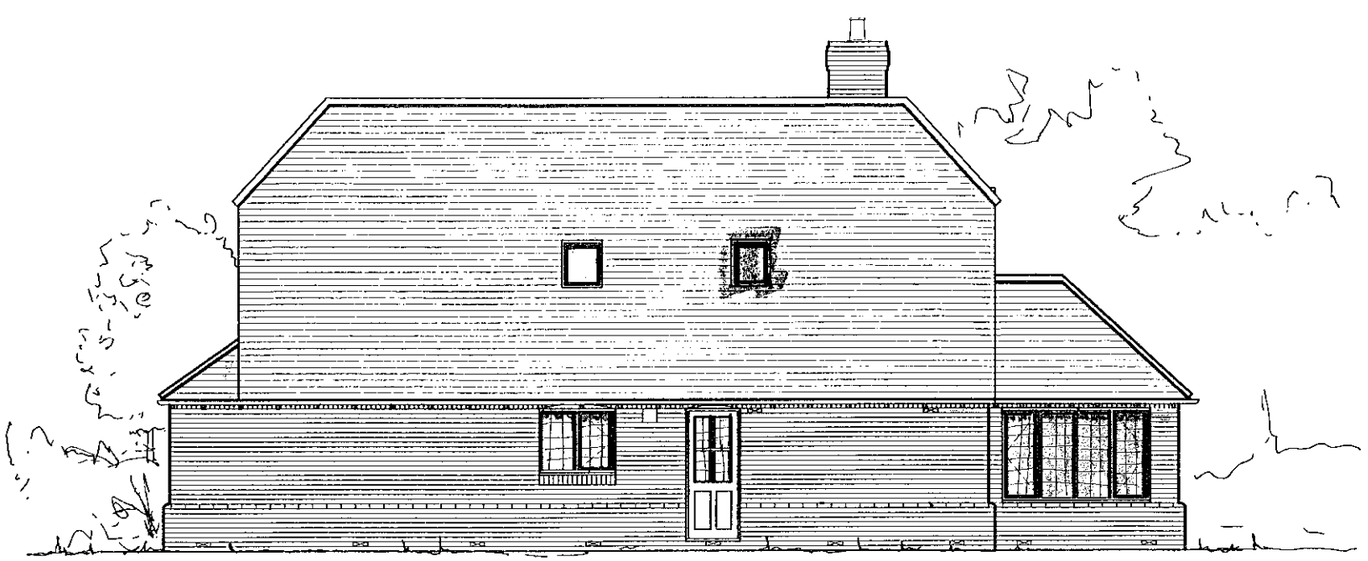
drawn by

1518 / 1 C


101 THE STUDIO LONDON ROAD READING BERKSHIRE
(0118) 9507700
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

| letter | date | revision |
|---|---|---|
| B | 16/03/01 | ROOF AMENDED |
| A | 11/05/01 | VELUX ADDED |

0 10 20 30 40 50 60 70 80 90 100

job: 128 WARGRAVE ROAD
TWYFORD

client: WESTBUILD HOMES LTD

drawing: ELEVATIONS - PLOT 2

scale: 1:100

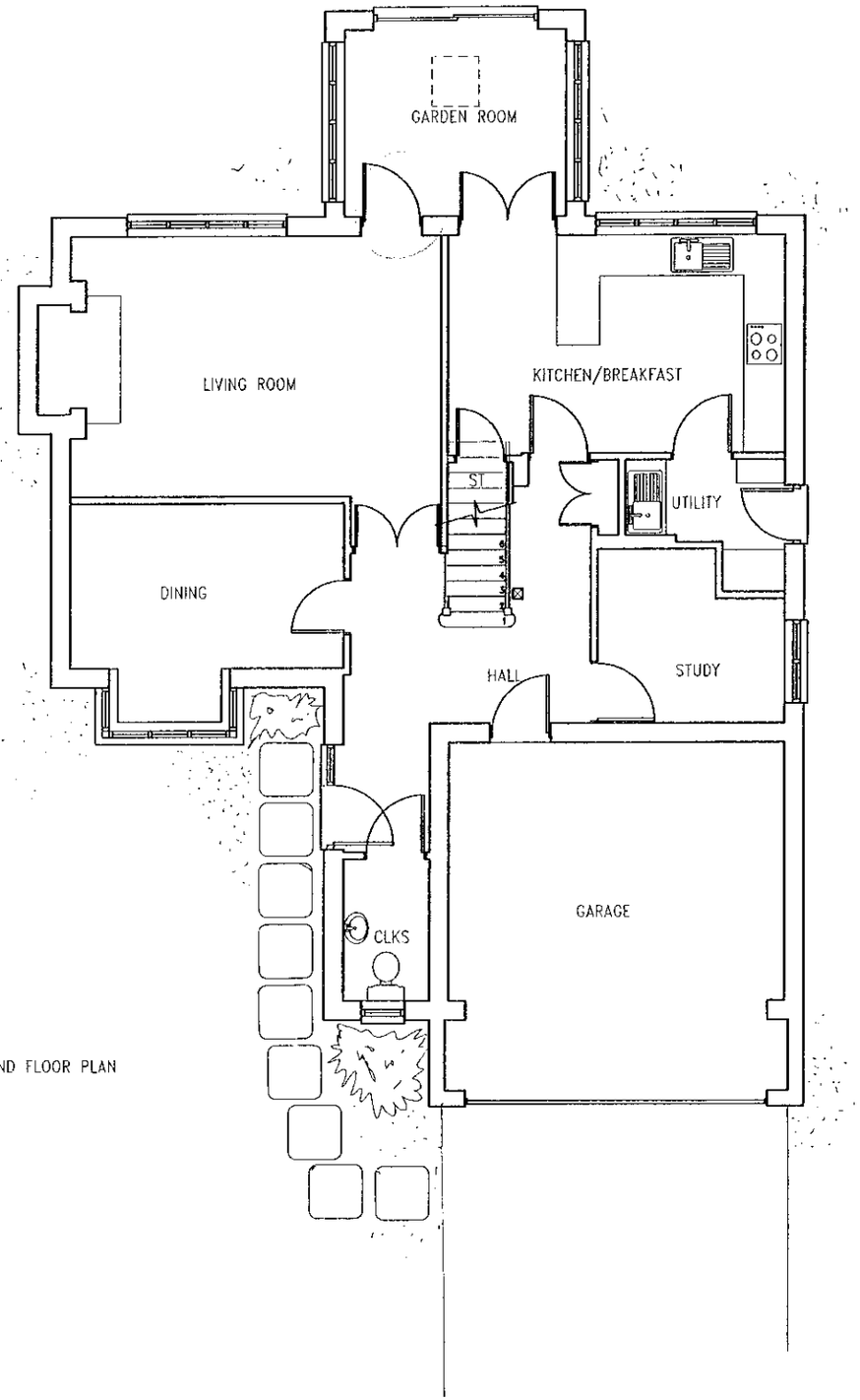
date: JUNE 2000

drawn by: HJP

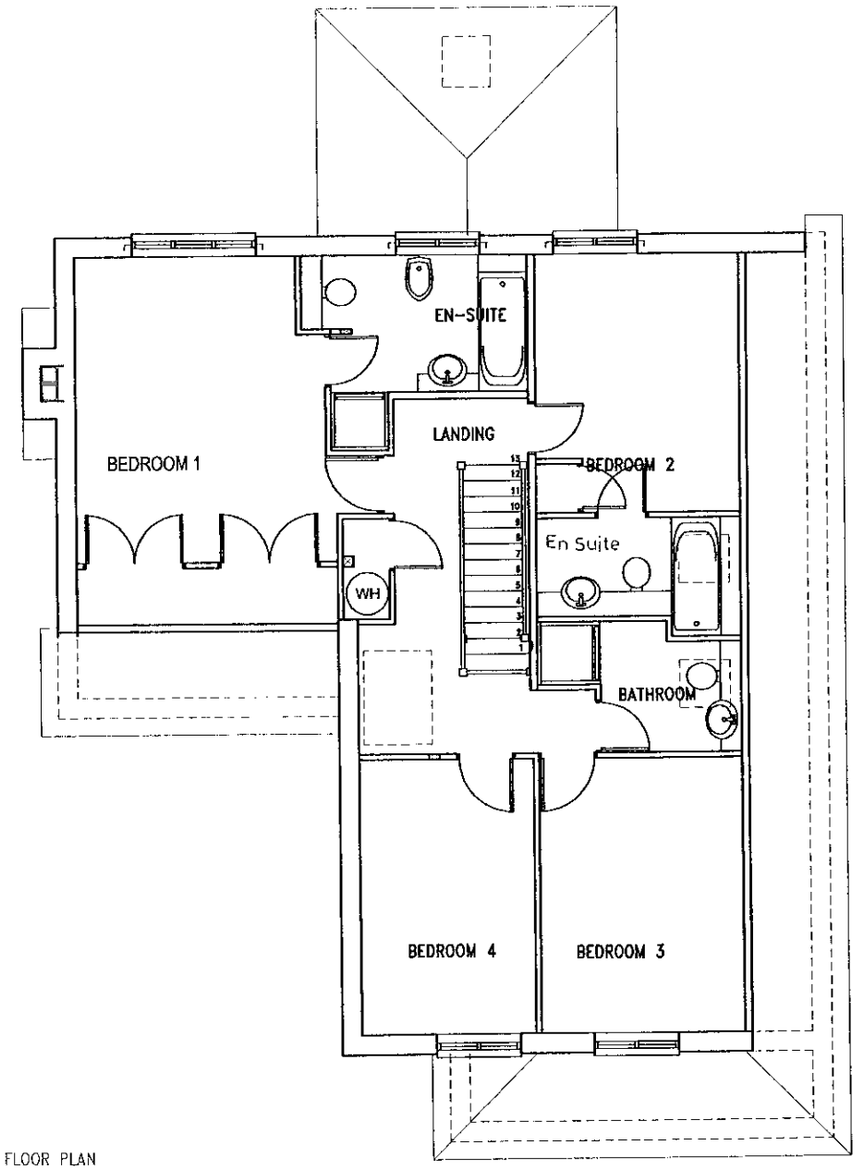
1518 / 8B


ANDREWS KALIK CHARTERED ARCHITECTS ASSOCIATES
101 LONDON ROAD READING BERKSHIRE
(0118) 9669669


31/5/01




ND FLOOR PLAN




FIRST FLOOR PLAN




job
128 WARGRAVE ROAD
TWYFORD

client
WESTBUILD HOMES LTD

drawing
FLOOR PLANS - PLOT 2

scale 1:100

date JUNE 2000

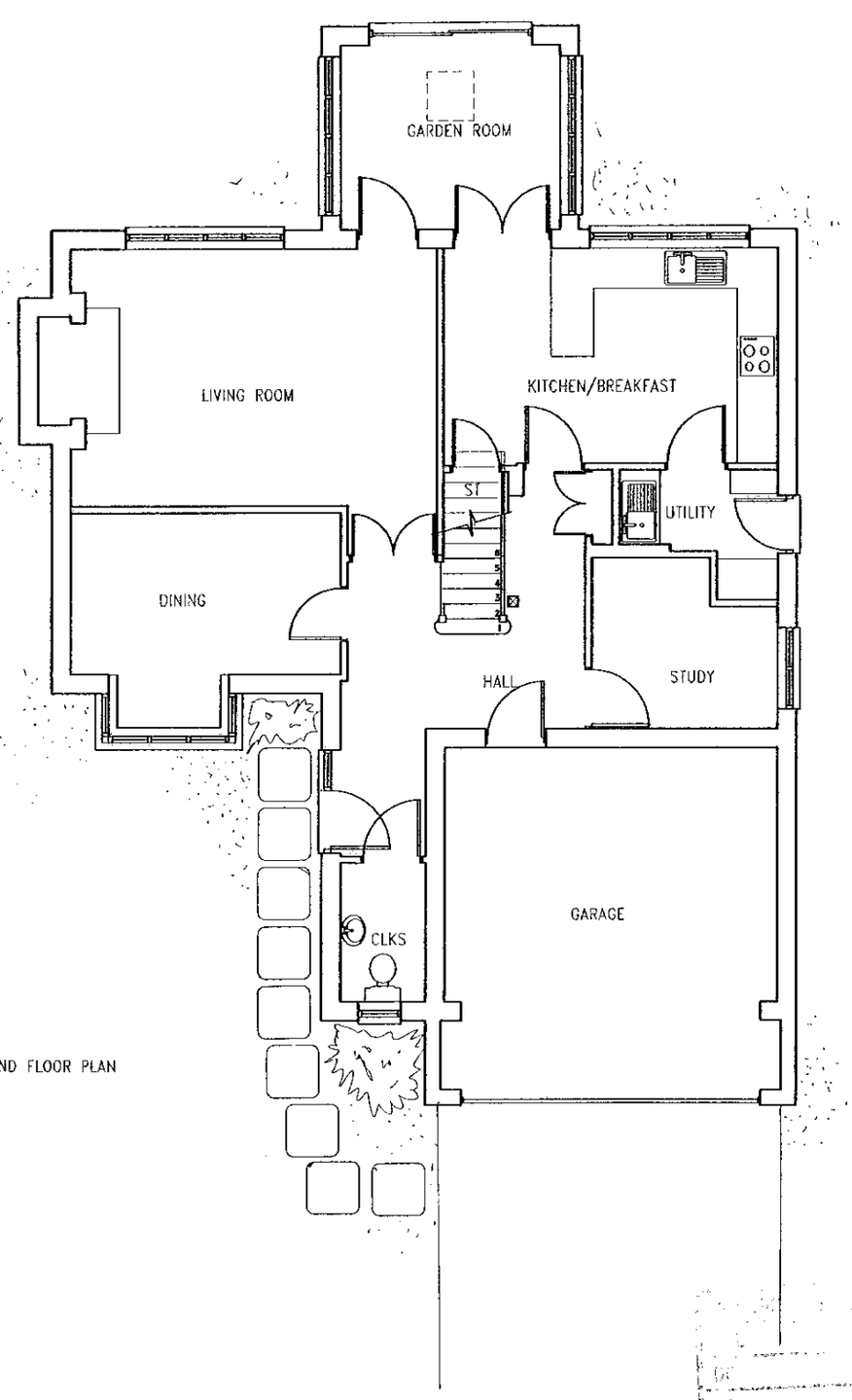
drawn by HJP

1518 / 7A

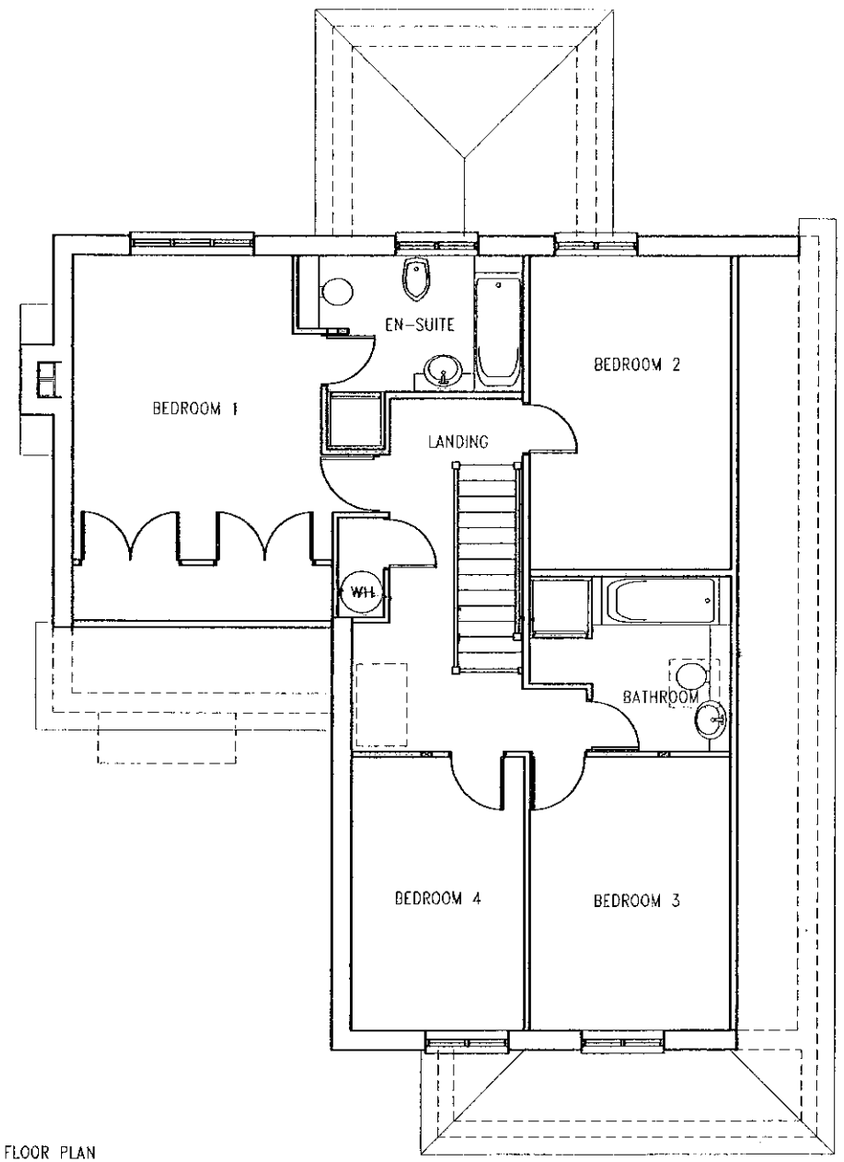
| letter | date | revision |
|---|---|---|
| A | 11/05/01 | VELUX & EN SUITE ADDED |

(0118) 966 9669
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

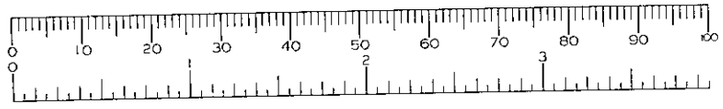
CD 14/5/01




GROUND FLOOR PLAN




FIRST FLOOR PLAN




| | |
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| DR | |
| ARP | |
| CS | |
| 05 JUL 2000 | |
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| | FILE: |

REVISED PLAN

1348

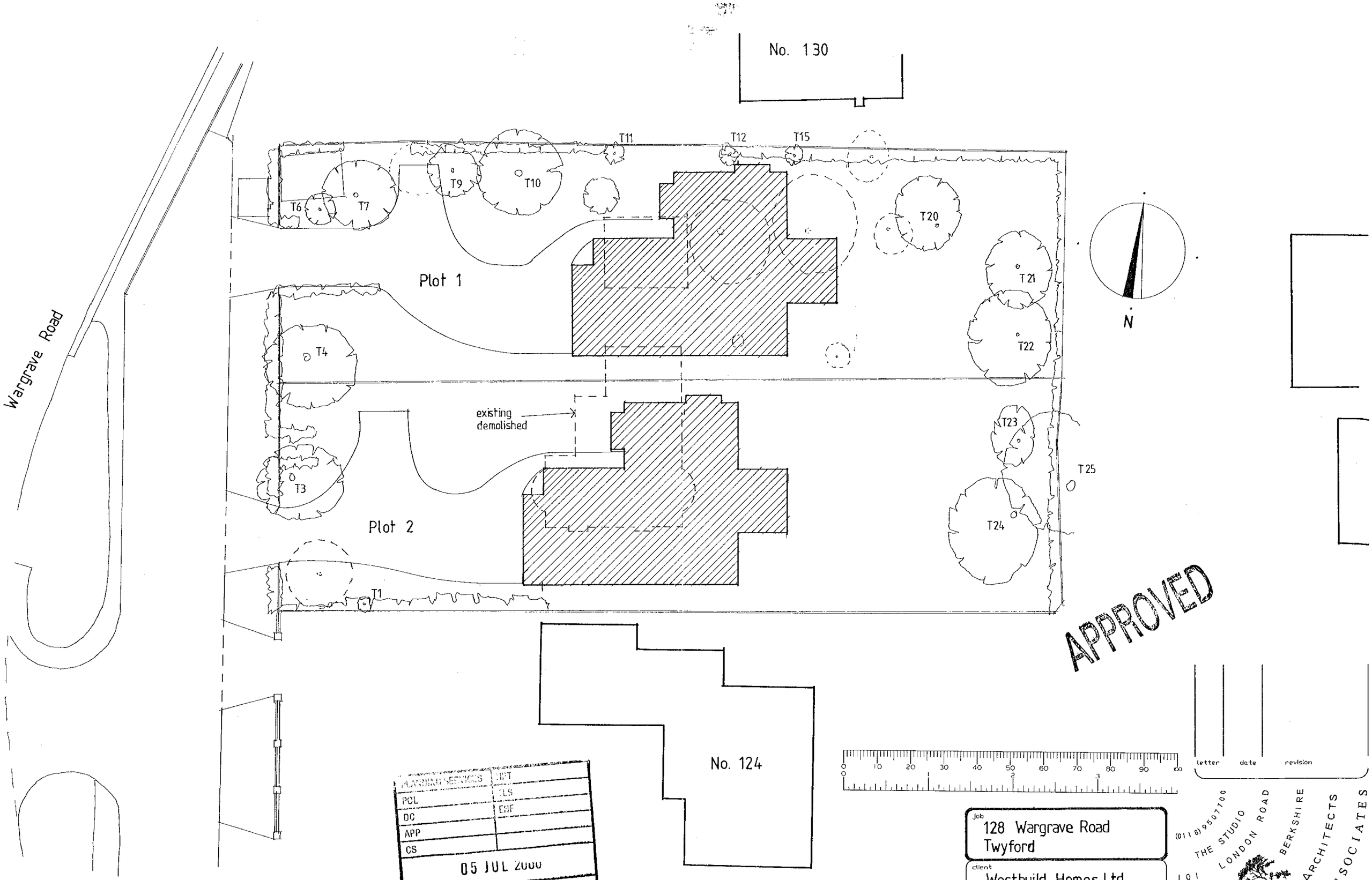
APPROVED

| letter | date | revision |
|---|---|---|

| | |
|---|---|
| job | 128 WARGRAVE ROAD<br>TWYFORD |
| client | WESTBUILD HOMES LTD |
| drawing | FLOOR PLANS - PLOT 2 |
| scale | 1:100 |
| date | JUNE 2000 |
| drawn by | HJP |
| | 1518 / 7 |


ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 LONDON ROAD READING BERKSHIRE
(0118) 966 9669


8/5/01




APPROVED

| PLANNING SERVICES | HPT |
|---|---|
| POL | ELS |
| DC | ENF |
| APP | |
| CS | |
| 05 JUL 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

REVISED PLAN

1348

| | |
|---|---|
| Job | 128 Wargrave Road Twyford |
| client | Westbuild Homes Ltd |
| drawing | Layout Plan |
| scale | 1 : 200 |
| date | July 00 |
| drawn by | HJP |
| | 1518 / 9 |

letter date revision


(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES


8/5/01