PRIOR TO THE COMMENCEMENT OF ANY WORKS. THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS.

Rev.	Date	Details	Drawn

Existing group of offsite trees to be retained and protected during build. Refer to TPP.

Existing group of trees to be retained and protected during build.

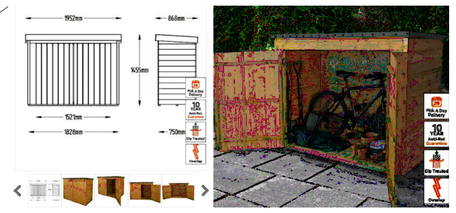
Cycle Storage.

Cycle Storage.

Denotes area of path to be constructed in line with arboricultural report recommendations and method statement within tree protection zones.

Existing group of offsite trees to be retained and protected during build. Refer to TPP.

SECURE CYCLE STORAGE



No soakaway to be used within the tree root zone. All drainage to site to connect to drainage in road, in line with drainage engineer design.

Minimum 1.8m high close boarded fence between plots and boundary.

Minimum 1.8m high close boarded fence to all site boundarys.

All paths Part M compliant.

All parking spaces on site to be min. 2.5m x 5.0m in line with parking and transport consultant report.

Bin storage and Collection points for Plot 1,2 and 3. (Durable Bin store style used to whole site)



Natural wild flowers / Planting in line with Landscaping scheme and biodiversity report.

Retained Garden area to No.17 Newcastle Road.

Denotes Single storey structure.

Red dashed outline denotes existing dwelling at 19 Newcastle Road to make way for new access road into development.

Existing group of offsite trees to be retained and protected during build. Refer to TPP.

Plot 9 Built outside of root protection zone.

Bin storage Area for Plot 9.

Denotes min 1 EV car charging point to each house.

Bin storage and Collection points for Plot 8,7 and 6 as indicated for other bin stores.

Denotes areas to provide bio diversity enhancements in line with net gain calculations produced by ECUS Ecology consultants. All final details to be determined by planning condition.

Denotes position of existing boundary fences.

Denotes Single storey structure.

Block Plan

Scale 1:200

KEY:
Denotes Boundary of site.

0 2 4 6 8 10 Metres

Scale Bar - 1:200

4m dia radius curves to new access road. All works to new access road to be in accordance with Highways consents and in line with Transport Report enclosed within submission. Tactile paving and drop kerbs to radius curves and road all in accordance with detailed design / planning condition. 2.4m x 32.4m visibility splays provided from centre of new carriageway all in accordance with further details provided within transport report.

Existing telephone pole to be surveyed on site and if removal / replacement required this will all be in accordance with necessary highways and Service provider consents.



Legend

- Existing building to be removed
- Existing trees and vegetation to be retained and protected
- Proposed planting (refer to landscaping plan)
- Proposed native hedgerow around boundaries (refer to landscaping plan)
- Proposed native grassland and wildflower planting area. In line with LP
- Proposed grass area
- Root protection area
- Tarmac and associated pathway In line with highways design
- Block paving - Autumn gold. In line with external material schedule
- Path - in line with external material schedule All paths Part M compliant
- Site Area = 2465 Sqm
- Cycle storage to be located within lockable shed in rear garden of house. Exact position to be confirmed.

Accommodation Schedule

Plot	Plot	Description	Housetype
Plot 1	132.72sqm / 1429sqft	4 bedroom end terrace house	House Type A
Plot 2	132.72sqm / 1429sqft	4 bedroom mid terrace house	House Type A
Plot 3	132.72sqm / 1429sqft	4 bedroom mid terrace house	House Type A
Plot 4	78.4sqm / 842sqft	2 bedroom end terrace house	House Type B
Plot 5	78.4sqm / 842sqft	2 bedroom end terrace house	House Type B
Plot 6	78.4sqm / 842sqft	2 bedroom mid terrace house	House Type B
Plot 7	78.4sqm / 842sqft	2 bedroom mid terrace house	House Type B
Plot 8	132.72sqm / 1429sqft	4 bedroom mid terrace house	House Type A
Plot 9	132.72sqm / 1429sqft	4 bedroom end terrace house	House Type A
Total	977.20sqm / 10,513 sqft		

Housetype Schedule

Type	Floor	sqm	sqft
A	Ground Floor	60.9sqm	652sqft
A	First Floor	50.sqm	545sqft
A	Second Floor	21.54sqm	232sqft
Total		132.72sqm	1429sqft
B	Ground Floor	39.2sqm	421sqft
B	First Floor	39.2sqm	421sqft
Total		78.4sqm	842sqft

Front Garden Sizes		Rear Garden Sizes	
Plot 1	14sqm	Plot 1	100sqm
Plot 2	23sqm	Plot 2	71sqm
Plot 3	21sqm	Plot 3	63sqm
Plot 4	12sqm	Plot 4	60sqm
Plot 5	11sqm	Plot 5	53sqm
Plot 6	11sqm	Plot 6	62sqm
Plot 7	11sqm	Plot 7	60sqm
Plot 8	17sqm	Plot 8	61sqm
Plot 9	40sqm	Plot 9	132sqm
Total	170sqm	Total	662sqm

Arboricultural Report: - Refer to report produced by Harrison Arboriculture enclosed within submission documents.

Drainage Report: - Refer to drawings and details produced by Spillways consultants enclosed within application submission.

Ecology Report: Refer to seperate drawings and details produced by ECUS Ltd.

Achaeology Report: Refer to seperate drawings and details produced by ECUS Ltd.

Highways and Transport Report: Refer to report produced by RGP Consultants enclosed within submission documents.

Topographical Survey: Refer to separate drawing produced by Marvin and Partners Ltd.

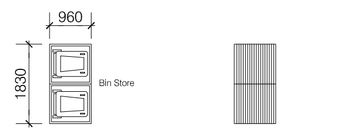
Soft and Hard Landscaping Design: Refer to seperate drawings and details produced by ECUS Ltd.

All other specialist reports refer to Planning Statement produced by Union4 Planning

Existing Window Schedule

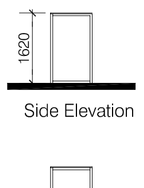
W1	Bedroom
W2	Bedroom
W3	Bedroom
W4	Bathroom
W5	Bedroom
W6	Bedroom
W7	Bedroom
W8	Bedroom
W9	Bedroom
W10	Walk in wardrobe
W11	Bedroom

Proposed Bin Stores

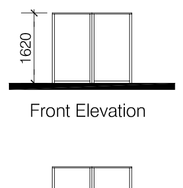


Proposed Floor Plan

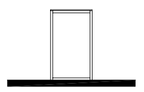
Proposed Roof Plan



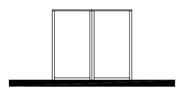
Side Elevation



Front Elevation



Side Elevation



Rear Elevation



Existing Street Scene Photograph showing 17, 19 and 23 Newcastle Road



Proposed CGI Visual Street Scene

Southern view showing Demolished Bungalow (No.19 Newcastle Road and Plots 2,3,4,5,6 and 9 in the distance.

Client: Brett Property Developments Ltd

Site Address:	Description:
Land to Rear of 17 - 29 Newcastle Road Reading	Site Plan

Drawing Number: 22-Newcastlerd-002 Revised v1

Date: Jan 2023 | Scale: As shown @A1

Status: PLANNING APPLICATION

AutoCAD Reference: 000

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