

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.

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.

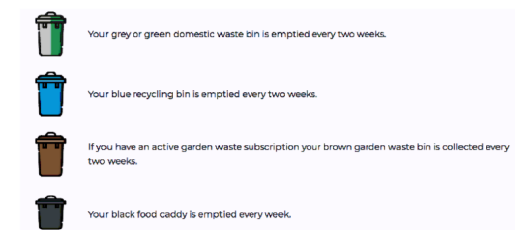
Minimum 1.8m high close boarded fence between plots and boundary.

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

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.

Block Plan

Scale 1:200

KEY:
Denotes Boundary of site.

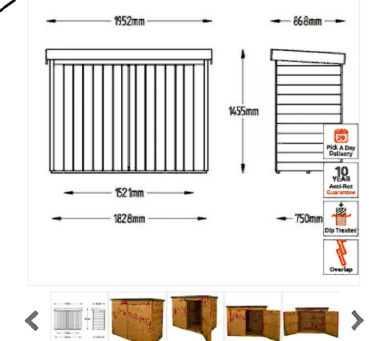
0 2 4 6 8 10 Metres

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.

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.



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.

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

Denotes position of existing boundary fences. New fence provides larger gardens for 23, 25, 27 and 29 Newcastle Road.

Denotes Single storey structure.

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.

SECURE CYCLE STORAGE



Legend

	Existing building to be removed		Root protection area
	Existing trees and vegetation to be retained and protected		Tarmac and associated pathway 15 line with highway design
	Proposed planting (refer to landscaping plan)		Block paving - Autumn gold. In line with external material schedule
	Proposed native hedgerow around boundaries (refer to landscaping plan)		Path - In line with external material schedule All paths Part M compliant
	Proposed native grassland and wildflower planting area, in line with LP		Site Area - 2465 Sqm
	Proposed grass area		Cycle storage to be located within suitable shed in rear garden of house. Exact position to be confirmed

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

House type Schedule				Front Garden Sizes		Rear Garden Sizes	
Type	Floor	sqm	sqft				
A	Ground Floor	60.9sqm	662sqft	Plot 1	14sqm	Plot 1	100sqm
A	First Floor	50.9sqm	549sqft	Plot 2	23sqm	Plot 2	71sqm
A	Second Floor	21.54sqm	232sqft	Plot 3	21sqm	Plot 3	68sqm
Total		132.72sqm	1429sqft	Plot 4	12sqm	Plot 4	65sqm
B	Ground Floor	38.2sqm	411sqft	Plot 5	11sqm	Plot 5	53sqm
B	First Floor	39.2sqm	421sqft	Plot 6	11sqm	Plot 6	62sqm
				Plot 7	11sqm	Plot 7	63sqm
Total		78.4sqm	842sqft	Plot 8	17sqm	Plot 8	61sqm
				Plot 9	46sqm	Plot 9	132sqm
				Total	170sqm	Total	632sqm

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 separate drawings and details produced by ECUS Ltd.

Achaeology Report: Refer to separate 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 separate 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	Bedroom
W5	Bedroom
W6	Bedroom
W7	Bedroom
W8	Bedroom
W9	Bedroom
W10	Walk in wardrobe
W11	Bedroom

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 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:
Land to Rear of 17 - 29
Newcastle Road
Reading

Description:
Site Plan

Drawing Number: 22-Newcastlelrd-002 Revised v1

Date: Jan 2023 Scale: As shown @A1

Status: **PLANNING APPLICATION**

AutoCAD Reference: 000

PSD Architectural Services

189 Lynchford Road, Farnborough
Hampshire, GU14 9RF
Tel / Fax 01252 372 100
E-mail: admin@psd-arch.co.uk

THIS DRAWING IS THE COPYRIGHT OF PSD ARCHITECTURAL SERVICES AND MUST NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT PSD ARCHITECTURAL SERVICES WRITTEN CONSENT