

**An Application for Approval of Pre-Start Planning Conditions  
Planning Approval 182240**  
Watlington House Forecourt Scheme, Watlington Street, Reading.

**NOTE:** this application is principally about materials and Landscaping to be used in this project. During the current Lockdown, following the Corona Virus Pandemic, it is not practical to supply physical samples, so additional information is supplied to assist in deciding this application.

Already approved in condition 3 are the Bricks and Manual Barrier.

This application deals with condition 4 ,5 & 6 of this planning approval.

**Condition 4:**

The railing will be manufactured from galvanised steel.

The pattern of the railings will copy the original Victorian Railings that remain in the conservation area, in particular those around Eldon Square.

They have been successfully reproduced around Eldon Lodge (On Eldon Street) , a scheme I was responsible for 20 years ago.

The railings will be finished in exterior matt black paint.

Refer to photographs included in this application.

**Condition 5.**

Please refer to our Landscape consultants (Gaila Adair) Arboricultural Method Statement and Tree Protection plan.

**Condition 6.**

**6a.** The parking areas will be finished in black tarmac asphalt, similar to the existing. The parking area will be edged in reclaimed red bricks, again to match the existing on site.

The footpath to the front door will be finished in Marshall's "Drivesett Deco" traditional paviers, size 110 x 110 x 50mm. Refer to extract of Marshall's catalogue page 147.

**6b** There is only one live service route across the forecourt, this is the water supply and it has been relaid with a new supply pipe in the last 4 years at a depth of 650 mm below the surface of the car park. This will not be disturbed with this proposed work, and the redundant manhole will be removed .

**6c & d.** Please refer to Gaila Adair's planting plan which forms part of this application with all necessity details.

Please note Gaila Adair was responsible for the design and construction of the award winning garden at the rear of the house, which is maturing really well and well worth a visit.