

READING AFFORDABLE HOUSING SITE NORTH STREET, Reading, RG1 7DA.
W104 - REV-B - PROPOSED SITE PLAN - Planning Conditions



Materials Schedule		
External Hard & Soft Landscape Material Finishes:		
(A)	MACADAM SURFACES Macadam vehicle cross over to be constructed to an adoptable standard. New kerbs to be installed with transition junctions joining into existing paving and road finishes.	
(B)	BLOCK PAVINGS - CAR PARKING BAYS Permeable block paved car parking bays to be constructed to an adoptable standard. Bays to be formed using Marshalls Driveline Prior Permeable Brindle Block Paving (Paviour size - 200 x 100 x 60mm).	
(C)	MACADAM SURFACES Macadam pedestrian footway to be constructed to an adoptable standard. New kerbs to be installed with transition junctions joining into existing paving and road finishes.	
(D)	PAVING 600x600mm Marshalls, or similar buff coloured concrete slabs	
(E)	RAMPS Macadam pedestrian ramp formed between external retaining / landscape walls are to be built in facing brickwork to structural Engineers designs. Facing to comprise 215mm thick walls finished 450mm high above adjacent paving's / high ground levels.	
(F)	PAVING TO STEPS 450x450mm Marshalls, or similar buff coloured concrete slabs	
(G)	RETAINING AND EXTERNAL LANDSCAPE WALLS External retaining and landscape walls are to be built in facing brickwork to structural Engineers designs. Facing to comprise 215mm thick walls finished 450mm high above adjacent paving's / high ground levels.	
(H)	TIMBER SCREEN WALLS Timber screen walls are to be 1500 to 1800mm high. Kertoryn Scots Pine character grade unfinished timber fin panels comprising 50x200mm sections at 125mm centres cast into concrete foundation block.	
(J)	TRADITIONAL TIMBER FENCING New full height (height stated on the drawing), or 1.50m high treated softwood feather edge close board timber fence with 400mm deep trellis top section between concrete or timber posts and complete with timber gate, where applicable.	
(K)	SOFT LANDSCAPING - GRASS LAWN New areas of soft landscape lawn areas to be imported high quality laid turf on min. 150mm imported topsoil. Areas to be well fed with a good quality compound fertiliser in the spring and/or autumn to produce the best root growth.	
(L)	SOFT LANDSCAPING AND PROPOSED PLANTING AREAS Areas are to be planted in groups of 4 plants per sq. m. Shrubs to be low maintenance and provide all year round colour planted in drifts comprising: - Berberis thunbergii - Cornus mas - Potentilla fruticosa Tangerine - Skimmia confusa Kew Garden - Euonymus fortunei Emerald Gaiety - Lonicera x intermedia grosso	
(M)	NEW TREE PLANTING New native species tree planting to enhance development and provide for biodiversity and habitat to improve shelter and green belt planting on existing boundaries. New species referenced 1:10 on plan to consist: - Wild Cherry (Prunus avium) - Bareroot 6-8cm standard girth circa 1.8m tall - Field Maple (Acer campestre) - Bareroot 6-8cm standard girth circa 1.8m tall - New planting to be set into 750x750x700mm deep planting pit - Tree pit to be fully prepared tree pits with 80 litres of TP/MC and slow release fertiliser - Roots to be dipped in mycorrhizal inoculant immediately prior to planting - New trees to be 1.5-1.8m high feathered and staked to a height of 750mm - Trees on Weldale Street to be fitted with proprietary tree guard protection	
	BOLLARD LIGHTING Proposed pedestrian footway bollard lights - Locations shown are indicative	
	BUILDING WALL LIGHTING Proposed pedestrian footway / Building entrance lights - Locations shown are indicative	
	VEHICLE CHARGING Vehicle charging tno. charging port and provision for future expansion. Exact details to be agreed with RBC but facility to be, Rolec Basic Charge EV or similar - basic, pedestal, EV charge point, available in a low cost free-to-charge format, or with OCPP back office compatibility via the EV opencharge range, allowing for a pay-to-charge solution using the EV driver's smartphone and/or via authorise-to-charge RFID card/ob. Charger to be compatible with all EVs/PHEVs, with 3 fast charging in both 3.6kW and 7.2kW, as well as SuperFast 11kW and 22kW speeds available	
Ecology Mitigation		
(E1)	Refer to Wild Service, Wildlife Trust Consultant's report ref: MN2020030A1 for further details and guidance	
(E2)	SWIFT NESTING BRICK BOX	
(E3)	BAT BOXES	
(E4)	HEDGEHOG HOLES	
	HEDGEHOG HOUSE	

coombes : everitt architects limited
105-107 Bath Road,
Cheltenham,
Gloucestershire.
GL53 7LE.

t: 01242 807727
e: info@ce-architects.co.uk
www.ce-architects.co.uk

- ☐ Preliminary
☐ Feasibility
☒ Planning
☐ Building Regulations
☐ Tender
☐ Construction issue
☐ As Built

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2. Do not scale drawing, all dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator

RIBA
Chartered Practice

REVISION A - RG - 29/01/2021 - PLANNING CONDITION ISSUE
REVISION B - RG - 17/03/2021 - Amendments to legend hatching and vehicle charging information
REVISION C - RG - 28/03/2021 - Amendments to accommodate 201703/APC + 210153/APC Planning Conditions

Drawing title: PROPOSED SITE PLAN - Planning Conditions

Client: READING BOROUGH COUNCIL

Drawn by: RG Checked: TC

Job number: 20.20.022

Project: READING AFFORDABLE HOUSING SITE NORTH STREET, Reading, RG1 7DA.

Scale: 1:100 at A1 (1:200 at A3)

Date: NOVEMBER 2020

Drawing no: W104 - REV-B