

Reading
BOROUGH COUNCIL

Craig Anderson
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ☎ 0118 939 0700

30/7/03
Windows replaced.

Mr G Fish
Bewley Homes PLC
Inhurst House
Brimpton Road
Baughurst
Hampshire
RG26 5JJ

Our Ref: 01/01151/FUL
Your Ref:

Direct: ☎ 0118 939 0980
Extension: 2980

7 July 2003

Your contact is: Shelley Clark - Planning

Dear Mr Fish

WITHOUT PREJUDICE

RE: Planning Application 01/01151/FUL 47-55 Westwood Road.

I refer to an earlier letter sent 8 April 2003, to which the Council has received no reply.

It was stated in the previous letter that it had been brought to our attention that Plot 1 of the above development had been constructed with a window at the second floor level in the southern (side) elevation. The window does not appear on the approved plans, namely ARK/WEST/003 and ARK/WEST/002 as defined in the decision notice.

24/7/03

The develop... v at first
floor le... ising any
overlook...

CJH/
Julie Browning, Bewley Homes
07767 342122

In order ... l storey
window, ... ed as a
minor am... each of
planning c... Council
within 2 w... local
planning a...

SH

I hope this ... rd to
the content... ...ne. Please be aware

that failure to reply to this letter will result in the Council taking appropriate enforcement action.

Yours sincerely

Shelley Clark
Planning Officer

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ℱ 0118 939 0700
Email:
Lynette.Baker@reading.gov.uk
Our Ref: 01/01551/FUL
Your Ref:

Direct: ☎0118 939 0413

Mr G Fish
Bewley Homes PLC
Inhurst House
Brimpton Road
Baughurst
Hants RG26 5JJ

8th April 2003

Your contact is: Lynette Baker, Planning and Transport

Dear Mr Fish,

APPLICATION NO: 01/01151/FUL
ADDRESS: 47-55 WESTWOOD ROAD

It has been brought to our attention that Plot 1 of the above development has been constructed with a window at second floor level in the southern (side) elevation. This window does not appear on the approved plans numbered ARK/WEST/003 and ARK/WEST/002 as defined in the decision notice, and is therefore unauthorised. The approved en-suite window at first floor level in this elevation was to be obscure glazed, and therefore will not cause any overlooking of the rear of properties in Lambourne Close. In order to avoid potential overlooking from the unauthorised second storey window, you are required to obscure glaze it. This could then be considered as a Minor Amendment to the approved plans.

Please supply plans showing the unauthorised window to be obscure glazed within the next 7 days in order to avoid the commencement of enforcement action.

Please do not hesitate to contact me if you have any queries about the above issue.

Yours sincerely,

Lynette Baker
Team Leader, North Area.

Beacon Council 2001-2002 Town Centre Regeneration

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 𝒟 0118 939 0700

Our Ref: 01/01551FUL
Your Ref:

Mrs Tapin
15 Lambourne Close
Reading, Berks

Direct: ☎ 0118 939 0696
Extension: 2696

19th March 2003

Your contact is: Lynette Baker - Planning

Dear Mrs Tapin

RE: 47-55 Westwood Road (01/01551/FUL) Demolition of one dwelling and construction of five new dwellings

I am writing further to your enquiry about the development at 47 -55 Westwood Rd that was given planning consent on 11th October 2002.

As far as we are aware this development is being built in accordance with the plans that were approved by Reading Borough Council. We have contacted the developer who has confirmed that no additional windows have been incorporated in the elevation of plot 1, which is the dwelling to be situated nearest to your property. They have also confirmed that no alterations have been made which would affect the size of the windows approved.

Should you wish to discuss this matter further please do not hesitate to contact me at the above address.

Yours sincerely

Lynette Baker
Team Leader
Planning West

Beacon Council 2001-2002 Town Centre Regeneration

PRIVATE AND CONFIDENTIAL ***PLANNING ENFORCEMENT ENQUIRY***

Reading BOROUGH COUNCIL

Date Received in Planning	Received by	How	Area	Breach Type
31/03/03	DG	phone	CENTRAL SOUTH (WEST) NORTH	BOC ADV TPO LBC (DEV) COU CSV S215 DPB

Address of Breach	Owner (if known)
47-55 Westwood Road	Post Code

Subject / Nature of Breach

Dormer window where should be a small single one (Plot 1) in upper floor.

Harm / Effect on Amenity

Overlooking?

Complainant	Anon: Yes / No
Name: Mrs Taplin	
Address: Lamborne Close 9420421	Post Code
Tel Work:	
Tel Home:	
Tel Mobile:	

Identity of Persons Responsible for the Breach

neighbour.

Background / History

I have the file. Have written to Veronica - she doesn't accept our answer.

Relevant DC Reference

01/01551/FUL

Date Rec'd by Admin..... Allocated to..... Enf. Ref.....

EB/SC – on yr next round of 8vs cd you please have a look – I've got the file.

PRIVATE AND CONFIDENTIAL **PLANNING ENFORCEMENT ENQUIRY**

Reading BOROUGH COUNCIL

Date Received in Planning	Received by	How	Area	Breach Type
13/3/03	CSH	TEL	CENTRAL SOUTH WEST NORTH	BOC ADV TPO LBC DEV COU CSV S215 DPB

Address of Breach	
47-55 Westwood Rd Tilehurst	Owner (if known) Post Code

Subject / Nature of Breach

Not being built in accordance with the approved plans. Landing wind appears x2 shown on plans. Any restrictions.

Harm / Effect on Amenity

Overlooking house & garden?!

Complainant Anon: Yes / No

Name Mrs Tapin

Address 15 Lambourne Close.

Post Code

Tel Work:	
Tel Home :	9420421
Tel Mobile:	

Identity of Persons Responsible for the Breach

Background / History

Relevant DC Reference

Date Rec'd by Admin..... Allocated to..... Enf. Ref.....

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Boyer Planning Ltd
Groveland House
Church Road
Windlesham
Surrey

Application No: 01/01551/FUL

Applicant: Brookworth Developments

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Demolition of one dwelling and construction of five new dwellings

At: 47-55 Westwood Road Tilehurst Reading

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 11th October 2002

David Gworthy

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: 47-55 Westwood Road Tilehurst Reading

Application No: 01/01551/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. This permission relates only to the application as detailed by drawings ARK/WEST/001E - Site Layout; ARK/WEST/002 - Elevations, Plot 1; ARK/WEST/003 - Floor Plans, Plot 1; ARK/WEST/004 - Elevations, Plot 2; ARK/WEST/005 - Floor Plans, Plot 2; ARK/WEST/006 rev B - Elevations, Plot 3; ARK/WEST/007 rev B - Floor Plans, Plot 3; ARK/WEST/008A - Elevations Plot 4; ARK/WEST/009A - Floor Plans, Plot 4; ARK/WEST/010 rev B - Elevations Plot 5; ARK/WEST/011 rev B - Floor Plans, Plot 5; ARK/WEST/012 - Garage Plans, Plot 1 & 2. Reason: as some plans were changed and to clarify which plans are approved.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

4. Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

5. Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no further development shall be carried out without the permission of the

Date: 11th October 2002

David Gworthy

Head of Planning and Transport

Reading BOROUGH COUNCIL

local planning authority. Reason: as unrestricted development or various minor operations to or around the curtilage of the dwelling could have a serious impact on adjoining properties and the area in general and should therefore be controlled.

7. Prior to the commencement of development hereby permitted, details of a shared surface material to be used in the construction of the driveway is required to be submitted to an approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details and maintained thereafter. Reason: In the interests of amenity and road safety.

8. Prior to the commencement of development hereby permitted, details showing the provision of a footway crossover at the junction of the driveway with Westwood Road is required to be submitted to an approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details. Reason: In the interests of amenity, road and pedestrian safety.

9. No dwelling shall be occupied until those parts of the service road and footpaths, which gives access to it, have been constructed in accordance with the approved plans. Reason: in the interests of amenity and road safety.

10. The visibility splay, shown on the approved drawings, shall be maintained free of all obstruction to visibility above a height of 0.6 metres, before any other development is commenced. Reason: in the interests of road safety.

11. Before any development is commenced details of facilities to be provided to prevent the deposition of mud and other matter derived from the development on to the public highway shall be submitted for written approval to the local planning authority. The approved facilities shall thereafter be maintained and used whenever operations likely to cause the disposition of mud etc are carried out. Reason: in the interests of protecting the appearance of the area and road safety.

12. Before the development is commenced, a Management Scheme in respect to future maintenance of the road within the housing development shall be submitted to and approved in writing by the Local Planning Authority. Reason: As no such details have been submitted and in the interests of the maintenance of the site.

13. Prior to any development, including demolition and clearance works begin, an Access Road Construction Method Statement and Tree Protection Method Statement and Plan outlining a logical framework and a reasonable sequence of events and supervisory procedures is to be submitted and approved in writing by the Local Planning Authority. The Method Statements are to include:

Details regarding engineering solutions to be applied to alleviate possible adverse consequences of the driveway construction on the Beech tree subject to a TPO. The engineering solutions should be in accordance with the recommendations made in the revised 'Arboricultural

Date: 11th October 2002

David Gworthy

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Implication Study and Tree Protection Strategy' by Michael Honey received by the Local Planning Authority on 11 April 2002.

A Tree Protective Plan detailing the specification and position of fencing or any other measures to be taken for the protection of all retained trees to British Standard 5837:1991 from damage before or during the course of development. All protective fencing should be erected around all retained trees at a distance no less than the outermost canopy spread of the tree in question. All protective fencing should be specified in detail for each tree and area. The Tree Protective Plan should also depict all areas designated for the storage of materials including catchment areas for toxic fluids and general access routes for utilities and services.

A schedule of the sequence of events to ensure all protective measures are adhered to.

All relevant construction and development personnel should be informed with respect to the Method Statements and their accompanying Protective Plan/s and the schedule should be made available to them. The agreed Access Road Construction Method Statement and Tree Protection Method Statement and accompanying plans shall be implemented prior to the commencement of development. Reason: to ensure that required tree protection measures are enforced and to ensure that proper protection is given to important trees that are to be retained on the site.

14. The tree protection as shown on the approved Tree Protection plan, as required by Condition 13 above, shall be erected around all retained trees before any equipment, machinery or materials are brought onto the site for the purposes of development, including demolition, and before any other works are started. The tree protection shall be retained throughout the entire period of construction and until all machinery and surplus materials have been removed from the site. High visibility tapes bearing the inscription "Tree Retention Area Keep Out" should identify such protection areas. Reason: To ensure that proper protection is given to important trees that are to be retained on the site.

15. No construction processes are to occur within the minimum protective distances to as required by Condition 13 above, without the prior written consent of the Local Planning Authority. Reason: To ensure that proper protection is given to important trees that are to be retained on the site.

16. No utilities, including their siting and location is to occur within the minimum protective distances as required by Condition 13 above, without the prior written consent of the Local Planning Authority. Reason: To ensure that proper protection is given to important trees that are to be retained on the site.

17. All materials, soil, rubbish and vehicles for demolition, clearance and construction purposes are to be stored outside of the enforced tree protection areas as required by Condition 13 above. No fires shall be lit, and no raising or lowering of ground levels shall take place under the canopy of any retained trees or within the enforced tree protection areas. No drains, pits, ditches or trenches shall be dug in or run across the area protected at any time before, during and after the development of the site, unless otherwise agreed in writing by

Date: 11th October 2002

David Gworthy

Head of Planning and Transport

the Local Planning Authority. Reason: To ensure that proper protection is given to important trees that are to be retained on the site.

18. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

19. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress. Reason: in the interests of protecting nearby occupants from unnecessary pollution caused by the development.

20. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

INFORMATIVES

0 INFORMATIVE - S106 AGREEMENT
A section 106 Agreement relates to this site.

Date: 11th October 2002

David Gworthy

Head of Planning and Transport

Burgess, Emma

From: Shean, Sam
Sent: 05 February 2003 15:47
To: Burgess, Emma
Subject: Development at 47-55 Westwood Rd

Hi Emma

Re - Discharge of Planning Condition 12

The supplied Private Road Maintenance Management Scheme document is acceptable. I think the condition is met.

Is this the private road bits off Albert Ilsley Close?

Regards
Sam
X 4092

DEPARTMENTAL MEMORANDUM

To: **Planning Manager** Your Ref: **EB**

From: **Transport Strategy** My Ref: **PH**
Ext: 2653

Date: 27 January 2003

Application No.	01/01551/FUL
Proposed Development	Demolition of one dwelling and construction of 5 new dwellings.
Development Address	47-55 Westwood Road, Tilehurst, Reading.

Discharge of conditions 8, 10 &11.

The enclosed drawings and details are satisfactory to permit the discharge of the above conditions in relation to this planning application.

Paul Hurdus
Development Control Advisor (Transport)

READING BOROUGH COUN

- 3 FEB 2003

ENVIRONMENTAL SERVICES

PLANNING AND TRANSPORT

Memo

From

To: Helen Bryant

From: Emma Burgess

Date: 23rd January 2003

Re: Conditions to be discharged

POLICY UNIT

24 JAN 2003

ACTION BY

.....

Application Number: 01/01551FUL

Address: 47-55 Westwood Road

For: Demolition of one dwelling and construction of five new dwellings

Condition 4 of the consent given for the above requires that the applicant submits details showing how the ground floor layout including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons. I have attached the plans submitted in order to discharge this condition (4 of the attached notice).

Please can you advise if these are acceptable. Comments need to be received by 31st January 2003.

Thank you

Emma

THIS IS FINE.

IN PLOT ONE, IT WOULD BE BETTER IF THE BATH SINK WAS NEARER TO THE LAVATORY.

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700
Email: Lynette.Baker@reading.gov.uk
Our Ref: 01/01551/FUL
Your Ref:

Direct: ☎0118 939 0413

Mr and Mrs Taplin
15 Lambourne Close
Tilehurst
Reading
Berks

Your contact is: Lynette Baker, Planning and Transport

Dear Mr and Mrs Taplin,

APPLICATION NO: 01/01551/FUL
ADDRESS: 47-55 WESTWOOD ROAD

I write with reference to your telephone calls to this office with regard to the unauthorised window in Plot 1 of the above development.

In its assessment of planning proposals, the Council refers to its Planning Guidance document 'Space around Dwellings'. These guidelines state that in order to safeguard residents' privacy, window to window distances should be 22 metres. In this case, the distance from the new window to your boundary is 24.5 metres. This exceeds the guideline, and so we cannot insist that the window is removed. However, I have written to ask the developer to obscure glaze the window; you will remember that the en-suite window in the approved elevation at first floor level was to have been obscure glazed. I will let you know of any progress in this matter.

I trust this is of assistance however should you require clarification of any of the above then please contact me on the number given.

Yours sincerely,

Lynette Baker
Team Leader, West Area.

Beacon Council 2001-2002 Town Centre Regeneration

Westwood Rd

- Plot 1 as approved: ARK WEST003/002
  no side windows @ 2nd storey level.
  Window (ensuite) og @ 1st "

GHs letter 13/11 --> discrepancies in wkg
dngs - 534302102 } elevs
101 } floorpls Plot 1.

These changes never approved in writing

- 24.5m to the boundary of 15 from Plot 1 elevn

27.5m back of garage to house.

Write Mrs Taplin:
Because of distance, not an issue. (L will
write to BDS requesting they og it.

- Write to BDS:
o.g. glaze window.
~~plant bndy (see SH)~~
plans not approved

-

landscape impact. The steeper slopes on the southern and eastern boundaries (part) will be planted with trees.

The landform has been designed such that, for the northern part of the site, the restored landform will allow the site to drain naturally into small ponds feeding into existing and newly created drainage ditches.

For the southern part of the site the contours will provide for drainage into two lagoon areas on the southern boundary which have been designed to accommodate a 1 in 10 year flood event.

Under drainage for the whole of the site will be provided if required as part of the 5 year aftercare regime.

PLANNING AND TRANSPORT

Memo

To: Sam Sheen

From: Emma Burgess

Date: 23rd January 2003

Re: Conditions to be discharged

Application Number: 01/01551FUL

Address: 47-55 Westwood Road

For: Demolition of one dwelling and construction of five new dwellings

The applicant has submitted information in order to discharge condition 12 of the consent given for the above development. Please can confirm whether or not what has been provided is sufficient to do so.

I have attached a copy of the decision notice.

Please let me have your comments by 31st January 2003.

Thank you

Emma

PLANNING AND TRANSPORT

Memo

To: Transport

From: Emma Burgess

Date: 23rd January 2003

Re: Conditions to be discharged

Application Number: 01/01551FUL

Address: 47-55 Westwood Road

For: Demolition of one dwelling and construction of five new dwellings

The applicant has submitted information in order to discharge conditions 8,10 and 11. Please can confirm whether or not what has been provided is sufficient to do so.

I have attached a copy of the decision notice.

Please let me have your comments by 31st January 2003.

Thank you

Emma

PLANNING AND TRANSPORT

Memo

To: Helen Bryant

From: Emma Burgess

Date: 23rd January 2003

Re: Conditions to be discharged

Full copy

Application Number: 01/01551FUL

Address: 47-55 Westwood Road

For: Demolition of one dwelling and construction of five new dwellings

Condition 4 of the consent given for the above requires that the applicant submits details showing how the ground floor layout including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons. I have attached the plans submitted in order to discharge this condition (4 of the attached notice).

Please can you advise if these are acceptable. Comments need to be received by 31st January 2003.

Thank you

Emma

Planning

Memo

E – f/w Westwood Rd

To: Lynette Baker

From: Richard Stimpson/Sarah Hanson

CC:

Date: 15/01/03

Re: Consultation on a Planning Application

Planning Application Number: 0101551/FUL

Address: 47-55 Westwood Road, Reading

With reference to Landscape plan No. 776-102A, I have the following comments:

The landscaping is generally acceptable, however, the following points need to be addressed:

- There are some plant labels on the plan that are not included in the key – CR, HGM, PR, PTH. The plan therefore need amending to include the correct labels.
- Grass strip to north of access road – further shrub planting should be incorporated in this area
- Shrub bed to south of Plot 1 drive – there is no indication of the proposed species in this area.
- Planting is proposed under the canopy of TPO beech tree at the rear of 47 Westwood Road. Extreme care needs to be taken when planting in this area to minimise the damage to the roots of the tree.
- Details on tree ties/stakes are required and mulching details.
- 5-year maintenance and replacement is indicated – who will be responsible for this?
- Fencing – why is there a mix of Close boarded and panel fencing. Continuous fencing of the same style, preferably CB, would be better. However, the panel fence to the rear of plots 3-5 has already been erected.

In relation to Mr & Mrs Hillcoats' concerns, the proposed Sorbus 'Sunshine' trees are small trees so should not be any more of a problem than those they have suggested as alternatives. With regard to the trellis, 500mm is acceptable as it is understood that Bewley are unwilling to place a trellis greater than 500mm on the fence.

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

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Direct: ☎ 0118 939 0413

03/01/03

Without Prejudice

Mr G Fish
Bewley Homes PLC
Inhurst House
Brimpton Road
Baughurst
Hants RG26 5JJ

Your contact is: Lynette Baker, Planning Services

Dear Gary Fish

47 – 55 Westwood Road, Tilehurst – Planning Permission No. 01/01551/FUL
Re: Method Statements for Remedial Works to Plot 5 and Removal of BT Duct

I am writing to confirm that the above method statements as attached to your letter of 18/12/02 (Revision C – 17th December 2002) are acceptable to the Local Planning Authority providing all works are carried out in strict accordance with these.

Please could you advise either myself, Claire Horsfield or Sarah Hanson as to the dates when these works will be carried out?

Thank you for your co-operation in this matter,

Yours sincerely

Lynette Baker
Planning Team Leader, West Area Planning Team
(cc Claire Horsfield – Planning Enforcement Officer
Sarah Hanson – Planning Technical Assistant)

Beacon Council 2001-2002 Town Centre Regeneration

READING BOROUGH COUNCIL

goes on Westwood Rd. cards file

-2 DEC 2002

ENVIRONMENTAL SERVICES

3 Albert Illsley Close
Tilehurst
READING
RG31 5PJ

30th November 2002

0118 941 7711

Reference: Bewley Homes Development 47-55 Westwood Road

Dear Ms Horsfield,

With reference to the above development and the recently-submitted plans for landscaping, we are grateful for the opportunity to comment on these, and to make some requests, which we hope you will pass on to Bewley Homes for their consideration.

In general we think the proposed landscaping of the site looks good and well thought-out. Naturally we are most concerned with the boundary between our garden and plots 3 and 4. We really just want minimal screening, to prevent our patio area from being overlooked from the upstairs windows of the new houses, but without blocking light and sun from our garden. The proposed 500mm trellis would help to achieve this, but we would prefer it to be a little higher, say 900mm, which we feel would give us appropriate screening. An important detail is how this trellis would be constructed, e.g. would it be added to our fence somehow using bracketing? An alternative would be for a 2.7m trellis fence to be erected immediately behind our fence. We would be happy to discuss these details with Bewley Homes.

Regarding the proposed tree planting, the tree in the corner of plot 3 will be very welcome to replace the many that have been removed. However the tree proposed for the corner of plot 4 has the potential to block a lot of sun from our garden if it grows tall, not to mention being very large for such a small garden in that plot. "Sorbus Sunshine" does not appear in our plant encyclopaedia, however there are various varieties of Sorbus which do not appear to grow too tall, e.g. S. insignis, S. prattii, S. vilnorinii, S. scalaris, and our preferred choice would be S. sargentiaana. Perhaps one of these varieties could be specifically chosen? We would also request that it be planted no less than a metre from our fence, to give it room for growth and also to reduce the impact on our newly-planted shrubs.

To summarise:

- A trellis fence of a total of 2.7m height would provide adequate screening
- A small variety of Sorbus to be planted a metre away from our fence

Thank you in advance for taking these points into consideration.

Adrian Hillcoat Kathrin Hillcoat.

Mr and Mrs A Hillcoat

Conditions Monitoring 47-55 Westwood Road (01/01551FUL)

Condition	Requires	Submitted	Approved
2	Amended plans to be submitted as development has not been built in accordance with approved plans	5343:02:502 REVD 5343:02:501 REVF 5343:02:002 REVE	Verbally approved
3	Materials samples		Approved 25/09/02
4	Ground floor layout fully accessable to disabled	8/10/02 ✓ To be sent to Helen Bryant (DAG)	
7	Shared surface materials for driveway	Y	Approved
8	Details showing provision of a footway crossover	8/10/02 5343:02:002 REVE ✓ 5343:02:006 REVA ✓ To go to Transport	
10	Details of Visibility Splays	5343:02:002 REVE ✓ To go to Transport	
11	Deposition of mud on highway	5343:02:002REV[illegible] ✓	— statement.
12	Management Scheme for road maintenance	Submitted 22/11/02 ✓ To go to Sam sheen	
13	Access Road Construction Method Statement And Tree Protection method statement and plan	Trees – 776-103a 776-102a 5434:02 - Access to go to Support and Transport	
15	Breach of condition as trenches incorrectly dug	Need to approve acceptability of 776-102REVA	
18	Hard and Soft Landscaping	776-102a ad 5343:02:006 REVC To go to Support	

No.	Condition	Complied with?	Comments
1	The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted.	Y	
2	This permission relates only to the application as detailed by drawings ARK/WEST/001E - Site Layout; ARK/WEST/002 - Elevations, Plot 1; ARK/WEST/003 - Floor Plans, Plot 1; ARK/WEST/004 - Elevations, Plot 2; ARK/WEST/005 - Floor Plans, Plot 2; ARK/WEST/006 rev B - Elevations, Plot 3; ARK/WEST/007 rev B - Floor Plans, Plot 3; ARK/WEST/008A - Elevations Plot 4; ARK/WEST/009A - Floor Plans, Plot 4; ARK/WEST/010 rev B - Elevations Plot 5; ARK/WEST/011 rev B - Floor Plans, Plot 5; ARK/WEST/012 - Garage Plans, Plot 1 & 2.	N	Plot 5 not in accordance with approved plans. Plots 4 and 3 are also too close to rear boundary by 1.2 metres max. Revised plans dwg nos. 5343:02:502 rev C and 5343:02:501 rev E submitted **please confirm acceptability as minor amendment to Bewley**
3	No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.	Y	Approved by LEB in letter of 25/09/02
4	Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details.	Details submitted	Submitted by BDS 08/10/02 - **NB many discrepancies on these plans, check layouts of plots against approved before discharging? Be careful what we approve!**
5	Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass.	n/a	
6	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no further development shall be carried out without the permission of the local planning authority.	n/a	
7	Prior to the commencement of development hereby permitted, details of a shared surface material to be used in the construction of the driveway is required to be submitted to an approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details and maintained thereafter.	Details submitted	Submitted by Bewley, see letter of 18/11/02 and sample submitted same date to CH Approved

- needs letter

- needs letter

8	Prior to the commencement of development hereby permitted, details showing the provision of a footway crossover at the junction of the driveway with Westwood Road is required to be submitted to an approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.	Details submitted	Submitted by BDS 08/10/02 - **NB many discrepancies on these plans, check layout against approved before discharging?**
9	No dwelling shall be occupied until those parts of the service road and footpaths, which gives access to it, have been constructed in accordance with the approved plans.	n/a	
10	The visibility splay, shown on the approved drawings, shall be maintained free of all obstruction to visibility above a height of 0.6 metres, before any other development is commenced.	Details submitted	Submitted by BDS 08/10/02 - **NB many discrepancies on these plans, check layout against approved before discharging?**
11	Before any development is commenced details of facilities to be provided to prevent the deposition of mud and other matter derived from the development on to the public highway shall be submitted for written approval to the local planning authority. The approved facilities shall thereafter be maintained and used whenever operations likely to cause the disposition of mud etc are carried out.	Details submitted	Details submitted by Bewley 14/11/02 and 22/11/02, **please confirm acceptability**
12	Before the development is commenced, a Management Scheme in respect to future maintenance of the road within the housing development shall be submitted to and approved in writing by the Local Planning Authority.	Details submitted	Details submitted by Bewley 14/11/02 and 22/11/02, **please confirm acceptability**
13	Prior to any development, including demolition and clearance works begin, an Access Road Construction Method Statement and Tree Protection Method Statement and Plan outlining a logical framework and a reasonable sequence of events and supervisory procedures is to be submitted and approved in writing by the Local Planning Authority. The Method Statements are to include:	Details submitted	Details submitted by Bewley 22/11/02, **please confirm acceptability**
	Details regarding engineering solutions to be applied to alleviate possible adverse consequences of the driveway construction on the Beech tree subject to a TPO. The engineering solutions should be in accordance with the recommendations made in the revised 'Arboricultural Implication Study and Tree Protection Strategy' by Michael Honey received by the Local Planning Authority on 11 April 2002.	"	Check included under the above

	A Tree Protective Plan detailing the specification and position of fencing or any other measures to be taken for the protection of all retained trees to British Standard 5837:1991 from damage before or during the course of development. All protective fencing should be erected around all retained trees at a distance no less than the outermost canopy spread of the tree in question. All protective fencing should be specified in detail for each tree and area. The Tree Protective Plan should also depict all areas designated for the storage of materials including catchment areas for toxic fluids and general access routes for utilities and services.	"	"
	A schedule of the sequence of events to ensure all protective measures are adhered to.	"	"
	All relevant construction and development personnel should be informed with respect to the Method Statements and their accompanying Protective Plan/s and the schedule should be made available to them. The agreed Access Road Construction Method Statement and Tree Protection Method Statement and accompanying plans shall be implemented prior to the commencement of development.	"	"
14	The tree protection as shown on the approved Tree Protection plan, as required by Condition 13 above, shall be erected around all retained trees before any equipment, machinery or materials are brought onto the site for the purposes of development, including demolition, and before any other works are started. The tree protection shall be retained throughout the entire period of construction and until all machinery and surplus materials have been removed from the site. High visibility tapes bearing the inscription "Tree Retention Area Keep Out" should identify such protection areas.	Tree Protection Erected	CH can confirm tree protection erected on site as per plan 103 rev A. Is this acceptable?
15	No construction processes are to occur within the minimum protective distances to as required by Condition 13 above, without the prior written consent of the Local Planning Authority.	N	Details submitted by Bewlet 22/11/02 re: back filling of trenches incorrectly dug for plot 5 on 776-102 rev A - are these acceptable?
16	No utilities, including their siting and location is to occur within the minimum protective distances as required by Condition 13 above, without the prior written consent of the Local Planning Authority.	Y	

17	All materials, soil, rubbish and vehicles for demolition, clearance and construction purposes are to be stored outside of the enforced tree protection areas as required by Condition 13 above. No fires shall be lit, and **no raising or lowering of ground levels** shall take place under the canopy of any retained trees or within the enforced tree protection areas. No drains, pits, **ditches or trenches** shall be dug in or run across the area protected at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.	N	Were storing materials under canopy on first s/v - now removed. See above re: plot 5 and TPO'd beech, can submissions be accepted to resolve breach?
18	No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the d	Details submitted	Details submitted by Bewley 22/11/02 - are these acceptable?
19	No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.	Y	
20	In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.	Y	Did receive complaints of working out of hours - assured no longer continuing. Residents monitoring

D 73

BEWLEY HOMES PLC

Info for discharge of conditions

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 ww

Our ref Westwood Road/032/BB
Your ref. 01/01551/FUL

18th November 2002

Ms Lynette Baker
Planning & Transport
Reading Borough Council
Civic Centre
Reading
Berkshire
RG1 7TD

18 NOV 2002

ENVIRONMENTAL SERVICES

Emma -
Could waiting on this one - can you ask RSH. He's happy with this pl. You'll need to file - Claire has it - can you do a table & cards etc? Ta.

Dear Ms Baker

Re: - Westwood Road, Tilehurst

I refer to our material submission and your letter of approval dated 25th September 2002.

We request your approval to our amended submission for hard landscaping materials, conditions 7 & 18. Due to surface water soakage and the vicinity of trees, we propose to introduce Formpave "Aquaflow ML" Red Brindle 80 mm block-paving setts to the development access road, to the front of the new properties, from plot 1 to the turning head. However, the development access road from Westwood Road up to plot 1 will remain as black tarmac.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

B. Bradshaw

Brian Bradshaw
Technical Manager
DDL 01189 708254
FAX 01189 708277
Email brianb@bewley.co.uk

Encl.

WESTWOOD ROAD, TILEHURST

APPROVED 25/09/02 - issued to RM/GK/NC/SY/SI/SITE
UPDATED 11/11/02
MATERIAL SCHEDULE
PLANNING SUBMISSION

PLOT No	MAIN BRICK including detached garages	MAIN ROOF	FEATURES
Plot 1	Baggeridge Tuscan Red facing brick including soldier course to window heads, low-level porch pier, chimney and snapped header course below tilehanging. Baggeridge Granite Blue dragwire single stretcher course brick at plinth and joist levels.	Marley Dark Red plain tiles with matching half-round concrete ridge	Marley Plain Dark Red vertical tilehanging to domers. White PVCu TGV cladding to porch soffit and shiplap boarding to porch end. Softwood stop chamfered porch post and braces - painted gloss white
Plot 2	Ibstock South Holmwood Surrey Red Multi main brick including low-level porch piers and swept arch / soldier course to window heads. Baggeridge Granite Blue dragwire single stretcher course brick at plinth level.	Marley Old English Dark Red plain tiles with matching concrete ridge	Marley Plain Old English Dark Red vertical tilehanging to domers, including feature diamond to front gable. White PVCu TGV cladding to porch soffit and shiplap boarding to porch end. Softwood stop chamfered porch post and braces - painted gloss white.
Plot 3	Baggeridge Tuscan Red facing brick including soldier course to window heads, snapped header course below tilehanging and three course projecting band at joist level. Baggeridge Granite Blue Dragwire to alternate header dentil course within projecting band at joist level	Marley Acorn Brown plain tiles main roof and matching concrete ridge	Marley Plain Acorn Brown vertical tilehanging including feature diamond to front gable. Decorative lead below window within tilehanging. White PVCu shiplap boarding to porch end. Lead front, sides and above windows to dormers.
Plot 4	Ibstock South Holmwood Surrey Red Multi main brick including soldier course to window heads. Baggeridge Granite Blue dragwire single stretcher course brick at plinth level.	Marley Old English Dark Red plain tiles with matching concrete ridge	White PVCu TGV cladding to porch soffit and shiplap boarding to porch end
Plot 5	Baggeridge Tuscan Red facing brick including soldier course to window heads, snapped header course below tilehanging and three course projecting band at joist level. Baggeridge Granite Blue Dragwire to alternate header dentil course within projecting band at joist level	Marley Dark Red plain tiles with matching concrete ridge	Marley Plain Mosborough Red vertical tilehanging including feature diamond to front gable. White PVCu TGV cladding to porch soffit and shiplap boarding to porch end. Softwood gallows brackets - painted gloss white.

Low maintenance PVCu windows with espagnolette locking system
Fascia & bargeboards to be white PVCu.
Front Entrance doors IG steel woodgrain, white pre-finished as follows:
Plots 1 & 3 - Shaftsbury style (IGSWG6) door : Plots 2 & 5 - Rothbury style (IGSWG5) door: Plots 4 - Lanseer style (IGSWG4) door.
Note: IG steel woodgrain "Shaftsbury" (IGSWG6) door with Caerphilly Minster glass panel
Utility/Garage Personnel doors white - Chedworth style (IGSWG6) door - all plots
Vehicular Garage doors to be "Wessex" steel doors - Plot 1, 3 & 4 "Suffolk" style - Plots 2 & 5 "Conway" style. All doors to be white powder coated
New highway cross-over to be black tarmac
Development access road from Westwood Road to plot 1 to be black tarmac
Development access road from plot 1 to turning head to be Formpave "Aquaflow ML" Red Brindle 80 mm block paving setts
Private driveways to be tarmac base with a concrete path edgings
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded and cleared and turfed
Fencing - 1.8m high timber closeboard fencing between properties or detached garage, where seen from the access road, with timber access gate.
Fencing - 1.8m high timber panel fencing between rear gardens
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

BDS **Chartered Surveyors & Property Consultants**
Architectural & Building Design Services
Structural Engineers

Windw
www.bd

Gary@bewley.co.uk

Tel: (0118) 988 4477 Fax: (0118) 988 5268
Email:mail@bds-surveyors.freeserve.co.uk

The Association of BUILDING ENGINEERS

Our ref TCG 5343-22

25th November 2002

ROUGH COUNCIL

OV 2002

ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
G & T U
Trees and Landscaping
26 NOV 2002

Dear Miss Horsfield

RE: LAND TO THE REAR OF 47-55 WESTWOOD ROAD, TILEHURST
APPLICATION NUMBER 01/01551/FUL

Further to your letter of 13th November 2002 and your subsequent meetings with Robert Miles and Gary Fish of Bewley Homes, please find enclosed herewith working drawings, floor plans and elevations of all plots along with the external works drawings for your information.

I note from your previous correspondence that you have identified discrepancies between the working drawings and approved planning drawings, and I would therefore be obliged if you can confirm whether the attached details can be accepted as a minor amendment to the existing consent.

I trust this meets with your approval and look forward to hearing from you.

Yours sincerely

T C GROVER

Encl

cc Gary Fish - Bewley Homes

Alan V. Sylvester BA(Hons) FRICS. F.B.Eng.
Jill M. Sylvester
Associate: Richard C. Coleman C.Eng.,M.I. Struct.E.
Senior Surveyor: Tony C. Grover Dip.Surv

BEWLEY
HOMES PLC

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Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

READING BOROUGH COUNCIL
22 NOV 2002
ENVIRONMENTAL SERVICES

Ref: GLF/jg/BH280/033
Date: 22 November 2002

Reading Borough Council
Civic Centre
Reading
Berkshire
RG1 7TD

Attention: Claire Horsefield

Dear Claire

Re: 47 Westwood Road, Tilehurst, Nr Reading
Ref: 01/01551/FUL

Further to our recent meetings regarding the above application, please find enclosed the following information for formal discharge of the imposed conditions.

A) **CONDITION 2.** Working drawings for all Plots have now been submitted for approval as a minor amendment showing all variations to the approved details.

B) **CONDITION 7.** A paving sample for the shared surface area was submitted for approval at our meeting on Monday 18 November 2002.

C) **CONDITION 11.** Two copies of the site layout drawing no. 5343:02:002 Rev.D are enclosed for discharge of this Condition. Sent to Transport

D) **CONDITION 12.** Details specifying our proposed Management Scheme for the maintenance of the access road were submitted at our meeting on 14 November 2002. Two further copies are enclosed for your information. Sent to Sam Sheen

E) **CONDITION 13.** Two copies of the site layout drawing no. 5343:02 and Terra Firma's drawing no. 776-102 Rev.A are enclosed for discharge of this Condition, together with two copies of Terra Firma's Tree Protection drawing no. 103 Rev.A.

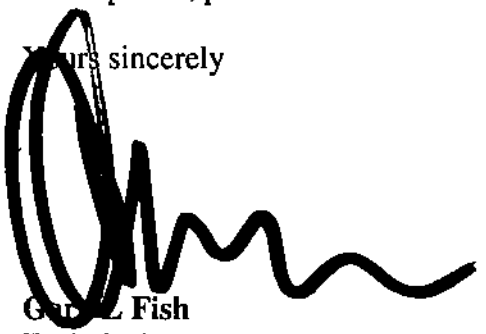
F) **CONDITION 14.** We confirm that this Condition has been implemented on site and will be monitored throughout the construction period.

G) **CONDITION 15.** Rectification of this non-compliance is being carried out upon receipt of our consultants revised construction details, which will be issued week commencing 25 November 2002. Backfilling of the redundant trenches is specified on Terra Firma's drawing no. 776-102 Rev.A.

H) **CONDITION 18.** Two copies of Terra Firma's landscape drawing no. 776-102 Rev.A are enclosed for discharge of this Condition together with BDS drawing no. 5343:02:006 Rev.C confirming fencing details, etc.

We trust this now completes all outstanding items required for discharge of all Conditions. If however you do require any further information or clarification on any matter relating to this development, please do not hesitate to contact us.

Yours sincerely



Gordon Fish
Technical Manager

Enc.

Copies: Site
P Marsh
S Yung
R Miles
BDS
Terra Firma

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)

Fax: 0118 958 9770
Minicom ℱ 0118 939 0700

Direct: ☎ 0118 939 0133

14/11/02

Without Prejudice

This Communication Affects Your Property

Mr Gary Fish
Bewley Homes PLC
Inhurst House
Brimpton Road
Baughurst
Hants RG26 5JJ

Your contact is: Claire Horsfield – Planning Enforcement Officer

Dear Gary Fish

Re: Planning Permission 01/01551/FUL, Demolition of one dwelling and construction of five new dwelling at 47 – 55 Westwood Road, Tilehurst, Reading

Further to our meeting today at the Civic Centre, Reading, I am writing to confirm the outcome.

We have agreed that the Local Planning Authority will place formal planning enforcement proceedings regarding the above site in suspension providing the following actions are carried out by yourselves within the given time period: -

- No further work will be carried out on plot 5 of the above development as it is currently laid out.
- Amended plans showing the agreed changes to the current layout of plot 5 will be submitted to the Local Planning Authority by Monday 18th November 2002.
- The details that are required to be submitted to the Local Planning Authority under conditions 7, 11, 13 and 18 of the above planning permission will arrive with us by Friday 22nd November 2002.

You have also agreed that details will be sent to us for our approval relating to the remedial work that will be carried out within the canopy of the Beech tree adjacent to plot 5 where the foundations for this plot have been incorrectly dug and poured.

You have submitted today the information required under condition 12. I will arrange for a response on the acceptability of these to be sent with you along with the details that were submitted in relation to conditions 4, 8 and 10 on 8th October 2002.

You have suggested that we meet again on the afternoon of Monday 18th November. I can confirm that I am available and would be happy to meet with you. Should you require planning enforcement proceedings in relation to plot 5 to remain in suspension following the submission of the revised details, a timescale for their implementation will need to be agreed at this meeting. Also, should you wish for formal planning enforcement actions in respect of the breaches in conditions to remain in suspension, a timescale for the implementation of the details submitted will need to be agreed once they have been approved.

Please be advised that should any new breaches in planning control in relation to this site be identified or should the above agreed actions not be carried out within the agreed time periods, that the Local Planning Authority fully reserves the right to commence formal planning enforcement action in respect of this.

I hope that this confirmation is of use to you, if in the meantime you have any further queries or if I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Claire Horsfield
Planning Enforcement Officer
(cc Sarah Hanson – RBC
Lynette Baker – RBC
Robyn Butcher – The Terra Firma Consultancy)

DRAFT

47-55 Westwood Road
Tilehurst
Reading

Private Road Maintenance Management Scheme

Bewley Homes Plc

DRAFT

1.0 INTRODUCTION

1.1 The residential housing development at 47-55 Westwood Road, Tilehurst has been designed to be accessed from a private road off Westwood Road.

1.2 The developer Bewley Homes have commissioned BDS to design the development. Although the road will be privately maintained it has been designed and constructed with the adoptable requirements and standards of Reading Borough Council.

1.3 A Management Company has been set up by Bewley Homes. The residents of the housing development will all become signed up members of this Management Company. The Management Company will be responsible for the maintenance of the grounds and private drives.

DRAFT

2.0 DEVELOPMENT PROPOSAL

2.1 The private access road serving the development off Westwood Road has been designed with a tarmac surface and concrete kerb edgings. The specification for the construction of this private road is indicated on BDS's Drawing No.5343:02:002 Rev.D.

2.2 Rumble strips have been installed along the private access road in order to lower the speed of vehicles. The specification for the design of these features is indicated on BDS's Drawing No.5343:02:006 Rev.C.

2.3 The private drives have been designed and constructed using 65mm concrete block paves. The specification for these drives is shown on BDS's Drawing No.5343:02:006 Rev.C.

2.4 The private access road and drives are not illuminated.

2.5 A grass verge laid on 150mm graded topsoil borders either side of the private access road.

DRAFT

3.0 MAINTENANCE REQUIREMENTS

3.1 The Management Company shall be wholly responsible for arranging, co-ordinating and financing the maintenance of the common external features to the site.

3.2 Table 3.1 identified the annual maintenance requirements.

AREA	NUMBER OF ANNUAL VISITS	DESCRIPTION OF WORKS
Private access road	3.	1. Clean the road using a mechanical road sweeper 2. Clean out each gully and remove all debris to facilitate unrestricted drainage
Private driver	3	1. Clean drives using mechanical road sweeper to remove grit, leaves and debris etc 2. Clean out each gully and remove all debris to facilitate unrestricted drainage
Grass verge	6.	Cut the grass, removal of weeds and leaves

3.3 The Management Company is responsible for the replacement of the bulbs for the lanterns illuminating the private access road and communal private drives Para 2.4 describes the type and specification of these bulbs

BDS **Chartered Surveyors & Property Consultants**
Architectural & Building Design Services
Building & Structural Engineers

The Association of BUILDING ENGINEERS

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Reading Borough Council
Planning Department
Civic Centre
Reading
RG1 7TD

Our ref TCG 5343-7

8th October 2002

READING BOROUGH COUNCIL
DATE
- 9 OCT 2002
ENVIRONMENTAL SERVICES

For the attention of Miss Lynette Baker

Dear Miss Baker

RE: RESIDENTIAL DEVELOPMENT TO THE REAR OF 47-55 WESTWOOD ROAD, TILEHURST, APPROVAL NUMBER 01/01551/FUL

With regard to the conditions attached to the above consent, please find enclosed herewith the following information for your consideration.

Condition No 4 - Floor plan drawings of all plots are enclosed, indicating the provision for cloakrooms at ground floor level. Also enclosed is section A-A of Plot 1, indicating a typical level threshold details to the entrance door.

Condition No 8 - External works plan 002 and External works detail drawing 006 are enclosed, indicating the proposed foot way crossover.

Condition No 10 - External works plan 002 indicates the visibility splays to the new access onto Westwood Road.

I trust this meets with your approval, and would be obliged if you could confirm whether the above mentioned conditions can be discharged.

I also enclose my floor plan and elevation drawings for all plots, and would be obliged if you could confirm that these are a satisfactory interpretation of the approval planning details.

I look forward to hearing from you.

Yours faithfully

T C GROVER

Encl

cc Gary Fish - Bewley Homes

Alan V. Sylvester BA(Hons) FRICS. F.B.Eng.
Jill M. Sylvester
Associate: Richard C. Coleman C.Eng.,M.I. Struct.E.
Senior Surveyor: Tony C. Grover Dip.Surv

PLEASE NOTE
THESE BUILDINGS ARE
SURVEYED BY THEODOLITE
INTERSECTION ONLY

PLEASE NOTE
APPROXIMATE POSITION AND
ORIENTATION OF BUILDING
No.2 ALBERT
ILLSLEY CLOSE

PLEASE NOTE
UNABLE TO INTERSECT
No. 1 ALBERT ILLSLEY
CLOSE

No.3 ALBERT
ILLSLEY CLOSE

PLEASE NOTE
APPROXIMATE POSITION AND
ORIENTATION OF BUILDING
GARAGE

No. 55
WESTWOOD ROAD
APPROXIMATE
BUILDING OUTLINE

No. 53
WESTWOOD ROAD

No. 51
WESTWOOD ROAD

No. 49
WESTWOOD ROAD

VICTORIA ROAD

WESTWOOD ROAD

New 1.8m high close boarded fence

1.8m panelled fence

1.8m cb fence

EXISTING REAR GARDEN FENCES
TO BE ADDED TO SURVEY IN ORDER
TO SET OUT NEW BOUNDARY FENCES
CURRENT POSITIONS SHOWN INDICATIVE ONLY

BEECH PROTECTED BY TREE
PRESERVATION ORDER
NUMBER 4/002 - TREE REF T2

EXISTING REAR GARDEN FENCES
TO BE ADDED TO SURVEY IN ORDER
TO SET OUT NEW BOUNDARY FENCES
CURRENT POSITIONS SHOWN INDICATIVE ONLY

BEECH PROTECTED BY TREE
PRESERVATION ORDER
NUMBER 4/002 - TREE REF T3

OAK PROTECTED BY TREE
PRESERVATION ORDER
NUMBER 4/002 - TREE REF T1

PLOT 1
SSL - 93.450

PLOT 2
SSL - 93.600

PLOT 3
SSL - 93.600

PLOT 4
SSL - 93.675

PLOT 5
SSL - 93.750

GARAGE
SSL - 93.425

GARAGE
SSL - 93.275

GARAGE
SSL - 93.275

New 2m high wall

Provide new drop kerb
Existing channel levels to be retained
New Crossover

15m services margin

Tarmac drive

Crossfall

Rumble strip

Block paving drive

Max 150mm level reduction beneath tree canopy to prevent root disturbance

ROOT LINE OF LAUREL HEDGE 3.0

PLEASE NOTE
UNABLE TO INTERSECT
No. 45 WESTWOOD ROAD
DASHED LINE SHOWS APPROX.
POSITION FROM BOUNDARY WALL,
UNABLE TO SHOW EXTENT OF
BUILDING

PLEASE NOTE
UNABLE TO SURVEY
THIS AREA DUE TO
TALL TREES AND
DENSE UNDERGROWTH

Provide 2 No. 5m high lights

OHL's

Im dia - 3.
Im " 4
@ west corner.
0.5m dia - 5
@ E'ly corner.

2 Copies

EXTERNAL WORKS NOTES

1. Shared and private drives to be surfaced with black tarmac with precast concrete edgings
   Provide drop kerb and crossover from Westwood Road as indicated
   Rumble strip to be surfaced with granite setts
2. Cross hatching denotes extent of 450 x 450mm riven concrete paving slabs
   See materials schedule for colour
   Patios generally 1800 x 2700mm
   Private paths to be 900mm wide
3. Prior to the commencement of site works all retained trees and hedges are to be protected in accordance with BS 5837:1991 by chestnut paling fencing erected min. 1m outside the spread of all trees.
4. Details of shared drive are to be approved by the Local Authority prior to works commencing
5. Side gates to be 0.9m wide and 1.8m high and formed as close boarded fencing. Gates hung off of 1no pair 200mm long tee hinges and fitted with black ring latch furniture
6. Street lighting to consist of 5m standard steel columns (140mm to 76mm) Lantern to incorporate 50 Watt SON gear and lamp, Photo Electric Cell and Pot Optic Reflector.
   Colour - BS 10 A11 (Grey)
7. Permanent traffic signs at the site entrance are to be provided, as directed by the Highway Authority. All signs shall comply with the requirements of BS 873, "The Traffic Signs Regulations and General Directions 1964", and, "Traffic Signs Manual 1965", including all subsequent amendments.

KEY

12.100	- Denotes proposed ground level (m)
11.83	- Denotes existing ground level (m)
SSL-12.025	- Denotes structural slab level (m)
o LP	- Denotes proposed street light

LOCAL AUTHORITY/STATUTORY UNDERTAKER APPROVAL TO BE OBTAINED FOR ALL HIGHWAY AND DRAINAGE WORKS PRIOR TO COMMENCING

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB
Tel: 0118 988 4477 website: www.bdsurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdsurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Approved 6/11/02

Drawing title
EXTERNAL WORKS PLAN

Client
BEWLEY HOMES PLC

Date	Scale	
09.09.02	1:200	
Drawn by	Drawing number	Rev
TCG	5343:02:002	E

General notes
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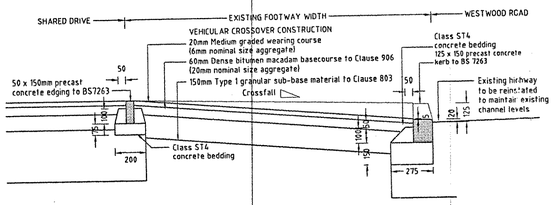
2. All dimensions in millimetres. (unless otherwise stated)
3. This drawing does not represent a full specification of works or materials
4. The drawing and design is copyright of this practice ©

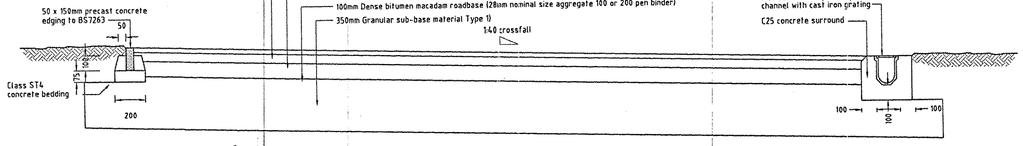
Revisions

Ref	Date	Description
A	16.10.02	Road levels revised, fences repositioned, plot 2 SSL raised 75mm
B	22.10.02	Radius kerbs omitted & crossover indicated
C	28.10.02	Setting out revisions & paving shown to plots 3 & 5 garage doors
D	29.10.02	Plot 5 relocated and side gate indicated
E	18.11.02	Plot 5 design and positioning revised

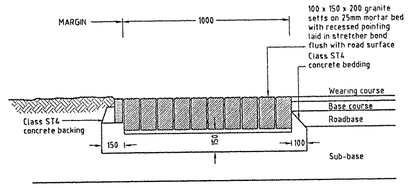
READING BOROUGH COUNCIL
18 NOV 2002
ENVIRONMENTAL SERVICES



SECTION THROUGH NEW CROSSOVER



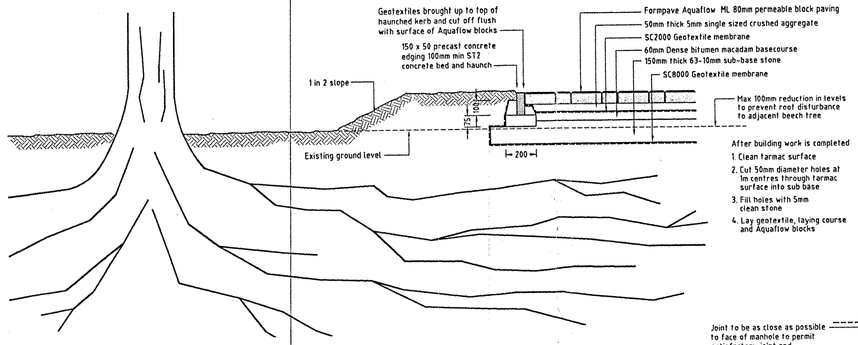
TYPICAL SECTION THROUGH SHARED DRIVE

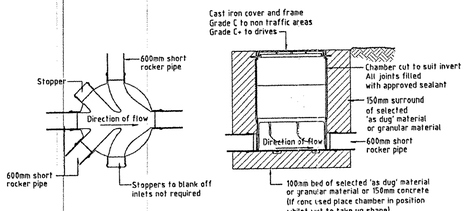


RUMBLE STRIP DETAIL

TYPICAL SECTION THROUGH SHARED DRIVE

Block paving wearing course

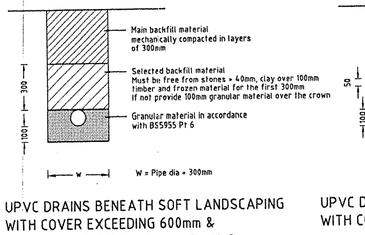




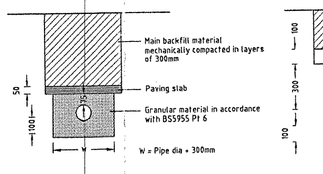
PLAN SECTION

TYPICAL UPVC INSPECTION CHAMBER DETAIL

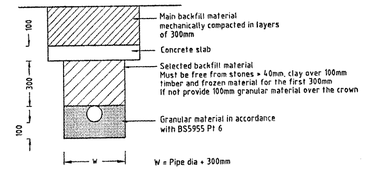
For invert depths up to 1000mm
Generally installation to manufacturers details



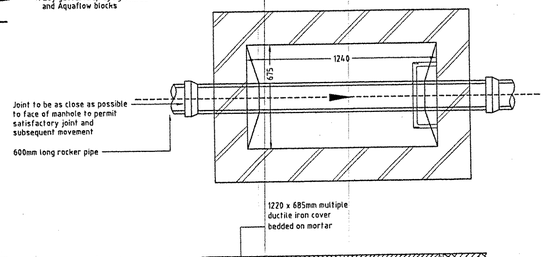
UPVC DRAINS BENEATH SOFT LANDSCAPING
WITH COVER EXCEEDING 600mm &
UPVC DRAINS BENEATH DRIVEWAYS
WITH COVER EXCEEDING 900mm

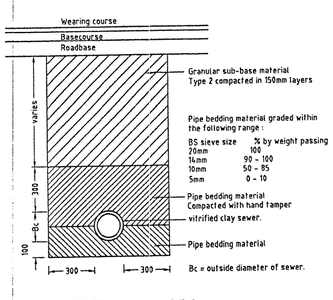


UPVC DRAINS BENEATH SOFT LANDSCAPING
WITH COVER OF 600mm OR LESS



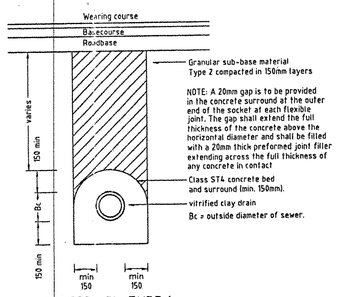
UPVC DRAINS BENEATH DRIVEWAYS
WITH COVER OF 900mm OR LESS





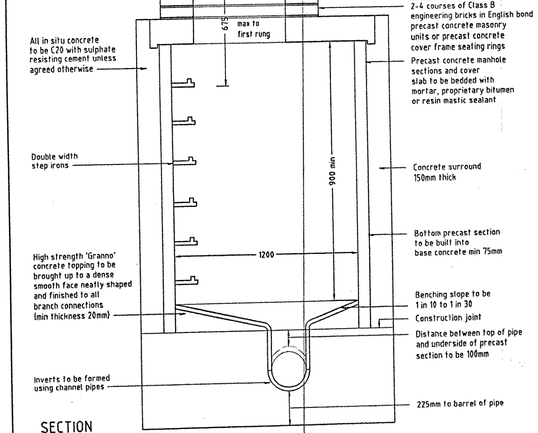
PIPE BEDDING - TYPE 2

Where cover to top of sewer > 1.2m

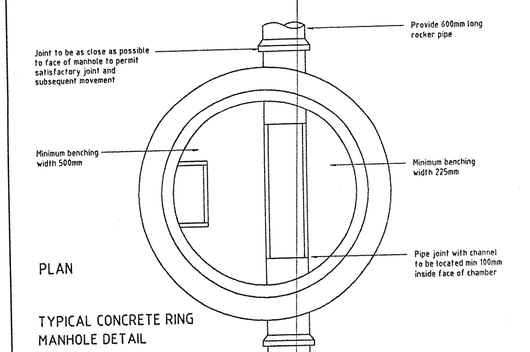


PIPE BEDDING - TYPE 1

Where cover to top of sewer < 1.2m

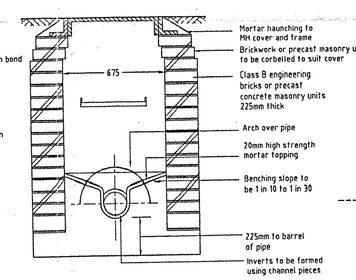


SECTION



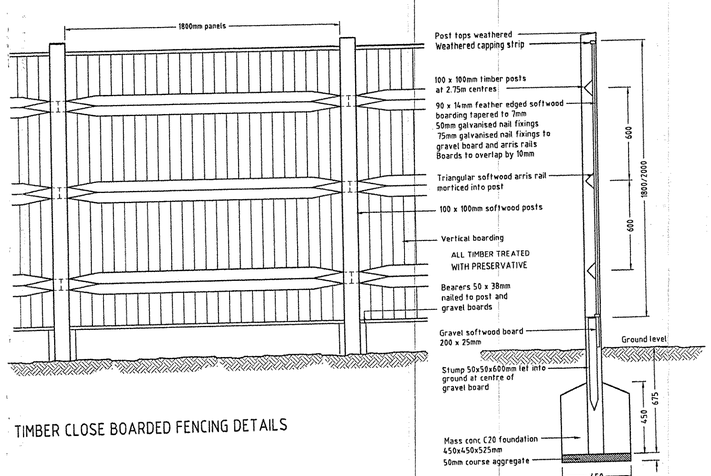
PLAN

TYPICAL CONCRETE RING
MANHOLE DETAIL

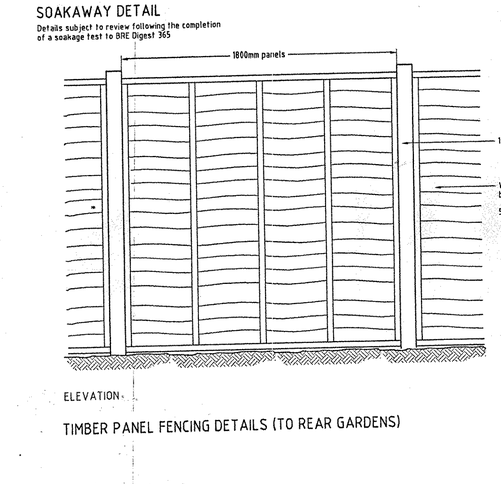


TYPICAL BRICK MANHOLE DETAIL

INVERT DEPTH UP TO 1450mm

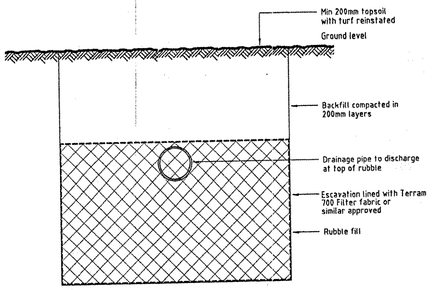


TIMBER CLOSE BOARDED FENCING DETAILS



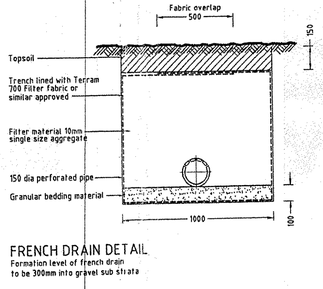
ELEVATION SECTION

TIMBER PANEL FENCING DETAILS (TO REAR GARDENS)



SOAKAWAY DETAIL

Details subject to review following the completion
of a soakage test to BRE Digest 365



FRENCH DRAIN DETAIL

Formation level of french drain
to be 300mm into gravel sub strata

ALL DETAILS ARE PRELIMINARY
ROAD CONSTRUCTION DETAILS TO BE REVIEWED IN CONJUNCTION
WITH THE RECOMMENDATIONS OF A GEOTECHNICAL REPORT

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB
Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5288 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
EXTERNAL WORKS DETAILS

Client
BEWLEY HOMES PLC

Date	Scale	
13.09.02	1:20	
Drawn by	Drawing number	Rev
TCG	5343:02:006	C

General notes
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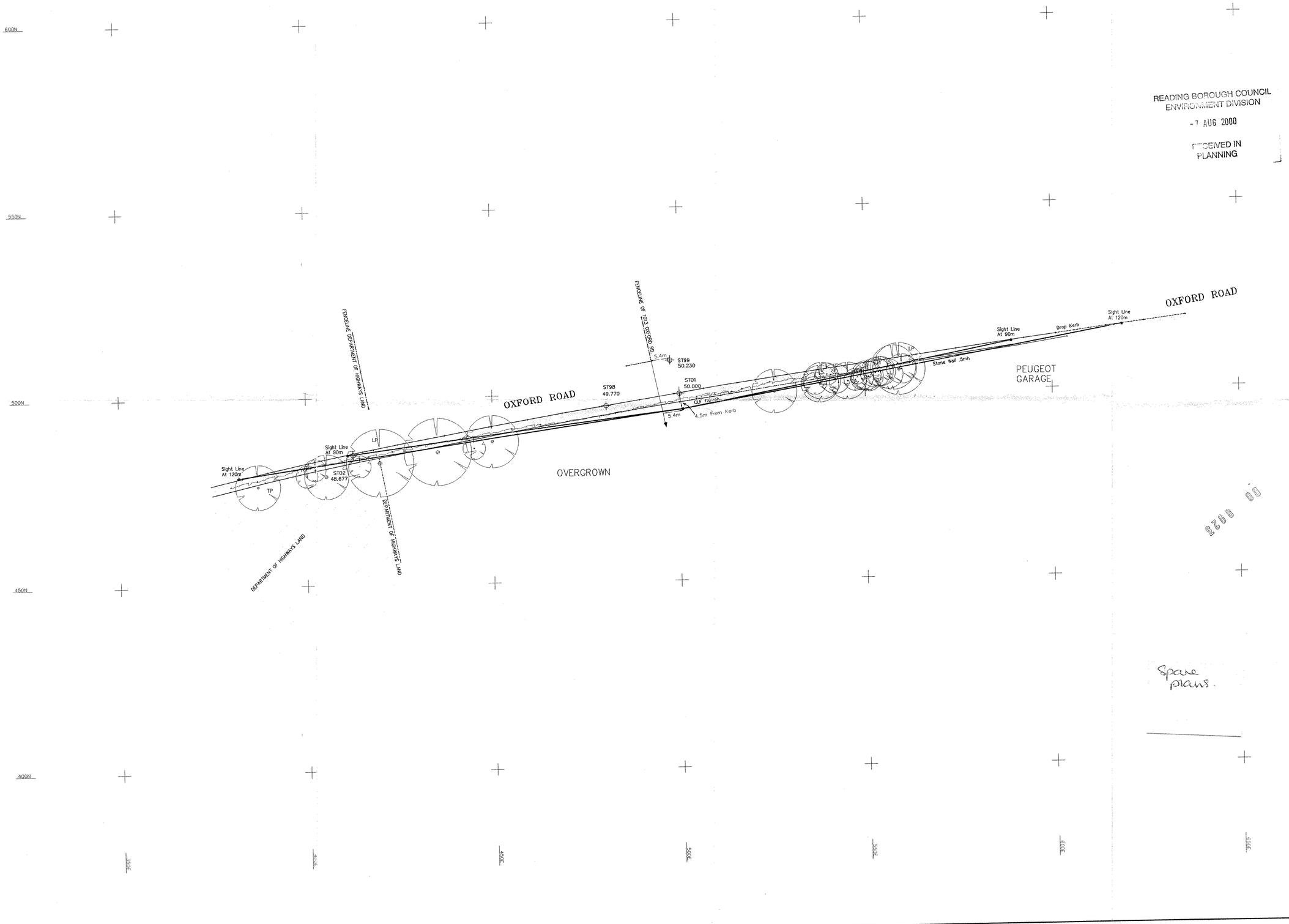
Revisions

Ref	Date	Description
A	08.10.02	Revisions to adopted manhole detail at Thames Water's request
B	16.10.02	Block paved drive detail added
C	22.10.02	Crossover construction details amended (RBC Highways request)



READING BOROUGH COUNCIL
ENVIRONMENT DIVISION
-7 AUG 2000
RECEIVED IN
PLANNING

NOTES :

1. Survey is based on arbitrary grid.
2. All levels are related to a site datum, located at ST01. Value 50.000m.
3. All levels on kerb lines are channel levels unless noted otherwise.
4. Sight line shown in red. Pavement shown in gray.

ABBREVIATIONS : (where applicable)

ACU	Air Conditioning Unit	IRS	Illuminated Road Sign
AL	Access Ladder	KO	Kerb Outlet
AR	Assumed Route	LB	Litter Bin
AV	Air Valve	LK	Low Kerb
BB	Belisha Beacon	LP	Lamp Post
BO	Bollard	MB	Multibole tree
BL	Basement Light	MC	Mercury IC
BP	Block Paving	MH	Manhole
BRW	Brick Retaining Wall	Mk	Marker Post
BS	Bus Stop	NB	Notice Board
BSh	Bus Shelter	NFI	No Further Information
BT	British telecom I.C	NP	Street Name Plate
BW	Brick wall	OHW	Overhead Wire
BWF	Barbed Wire Fence	OSBM	Ordnance Survey B.Mark
CB	Control Box	PO	Post
CBF	Close Board Fence	PB	Post Box
CL	Cover Level	PC	Pedestrian Crossing
CLSF	Chain Link Security Fence	P	Pillar
CLF	Chain Link Fence	PK	Portakabin
Co	Column	PI	Planter
Conc	Concrete	PL	Plinth
CPS	Concrete Paving Slabs	PM	Parking Meter
CP	Concrete Plinth	P&CF	Post & Chain Fence
CR	Cycle Rack	P&RF	Post & Rail Fence
CS	Cobblestones	P&WF	Post & Wire Fence
CT	Cable T.V I.C	RE	Rodding Eye
CW	Concrete Wall	RH	Road Hump
DC	Duct Covers	RS	Road Sign
DCh	Drainage Channel	RW	Retaining Wall
DK	Drop Kerb	SEP	Service Entry Point
DP	Down Pipe	SL	Soffit Level
Dr	Drain	SP	Stand Pipe
EIC	Electricity I.C	SV	Stop Valve
EP	Electricity Pole	SVP	Soil Vent Pipe
ER	Earthing Rod	SW	Stone Wall
FB	Flower Bed	SWMH	Surface Water Manhole
FL	Flood Light	TCB	Telephone Call Box
FH	Fire Hydrant	TL	Traffic Light
FP	Fuel Pump	TM	Ticket Machine
FWMH	Foul Water Manhole	TOW	Top of Wall
GU	Gully	TP	Telegraph Pole
GB	Grit Box	UNL	Unable To Lift
GC	Grasscrete	VP	Vent Pipe
GP	Gate Post	WB	Wheel Barrier
GR	Guard Rail	WL	Water Level
GV	Gas Valve	WM	Water Meter
IB	Illuminated Bollard	WO	Washout
IC	Inspection Cover	WP	Waste Pipe
IL	Invert Level	WV	Water Valve
IRF	Iron railing Fence	VSP	Vehicle Sensor Pad

STATION	EASTING	NORTHING	LEVEL	TYPE
ST01	500.000	500.000	50.000	Nail
ST02	412.642	484.596	48.677	Nail
ST98	480.449	496.803	49.770	Nail
ST99	497.643	509.014	50.230	Peg

Spare plans.

Rev.	Description	Date

Glanville Consultants
Corinthian Court
80 Milton Park, Abingdon
Oxfordshire OX14 4RY
Telephone (01235) 833002 Facsimile (01235) 835492
E-mail: engineers@milton.glanconsult.co.uk

- ☐ Civil and Structural Engineers
- ☐ Roofing and Cladding Specialists
- ☐ Subsidence Specialists
- ☒ Land Surveyors
- ☐ Building Surveyors
- ☐ Highway and Traffic Engineers

Client :
INFILL LAND

Project :
LAND NEAR
TILEHURST STATION

Title :
SIGHT LINE
SURVEY

Project Engineer : K.DUROW	Scale	1:500
Project Director : C.EDGE	Date	24/07/00
Drawing No. GS200365/101	Revision	

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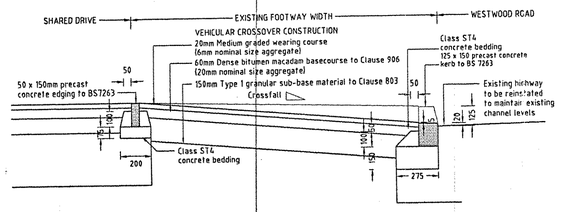
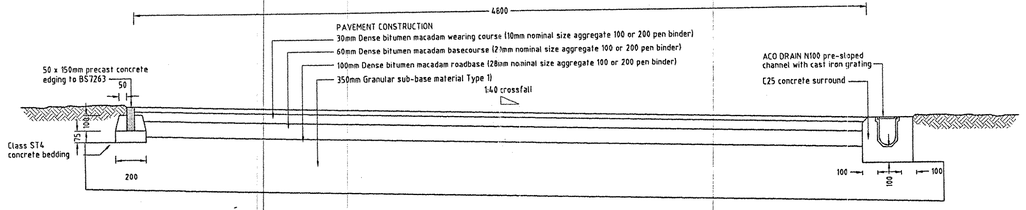
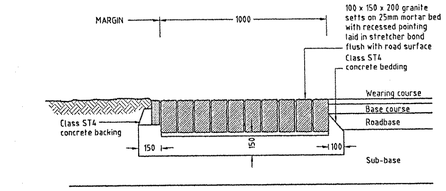


SECTION THROUGH NEW CROSSOVER



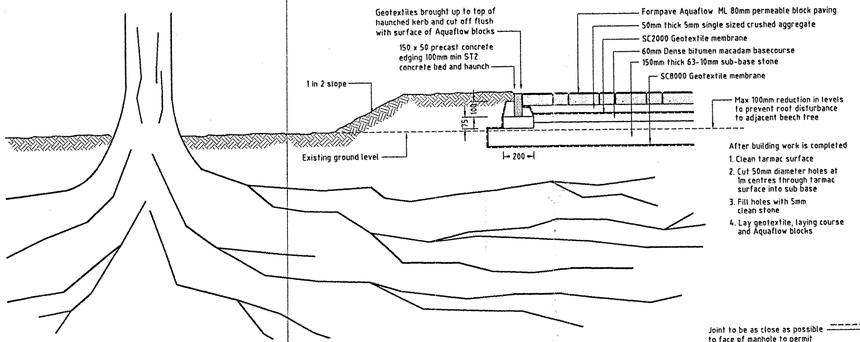
TYPICAL SECTION THROUGH SHARED DRIVE



RUMBLE STRIP DETAIL

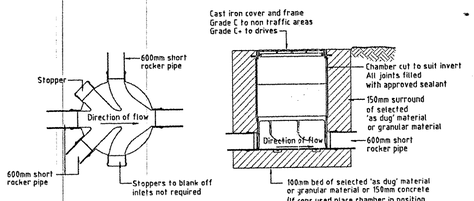
TYPICAL SECTION THROUGH SHARED DRIVE

Block paving wearing course



After building work is completed

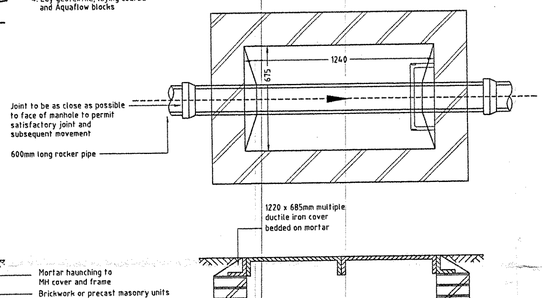
1. Clean tarmac surface
2. Cut 50mm diameter holes at 1m centres through tarmac surface into sub base
3. Fill holes with 5mm clean stone
4. Lay geotextile, laying course and Aquaflow blocks

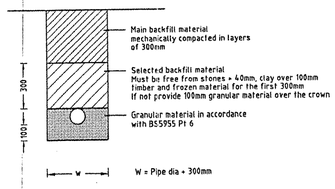


PLAN SECTION

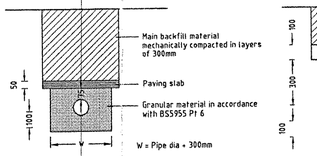
TYPICAL UPVC INSPECTION CHAMBER DETAIL

For invert depths up to 1000mm
Generally installation to manufacturers details

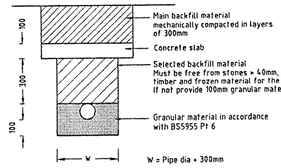




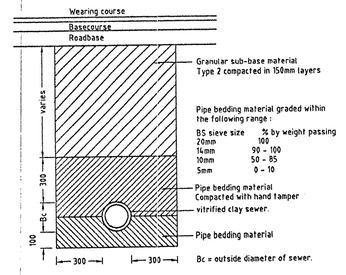
UPVC DRAINS BENEATH SOFT LANDSCAPING WITH COVER EXCEEDING 600mm & UPVC DRAINS BENEATH DRIVEWAYS WITH COVER EXCEEDING 900mm



UPVC DRAINS BENEATH SOFT LANDSCAPING WITH COVER OF 600mm OR LESS

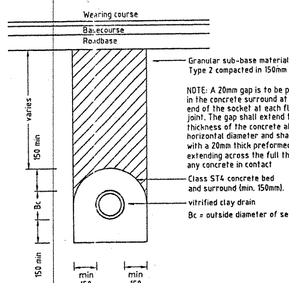


UPVC DRAINS BENEATH DRIVEWAYS WITH COVER OF 900mm OR LESS



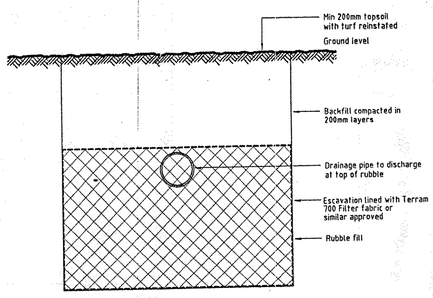
PIPE BEDDING - TYPE 2

Where cover to top of sewer > 1.2m



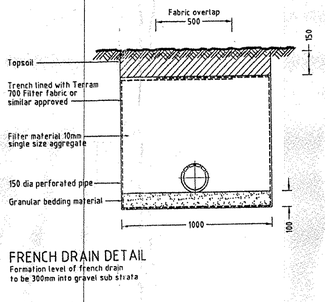
PIPE BEDDING - TYPE 1

Where cover to top of sewer < 1.2m



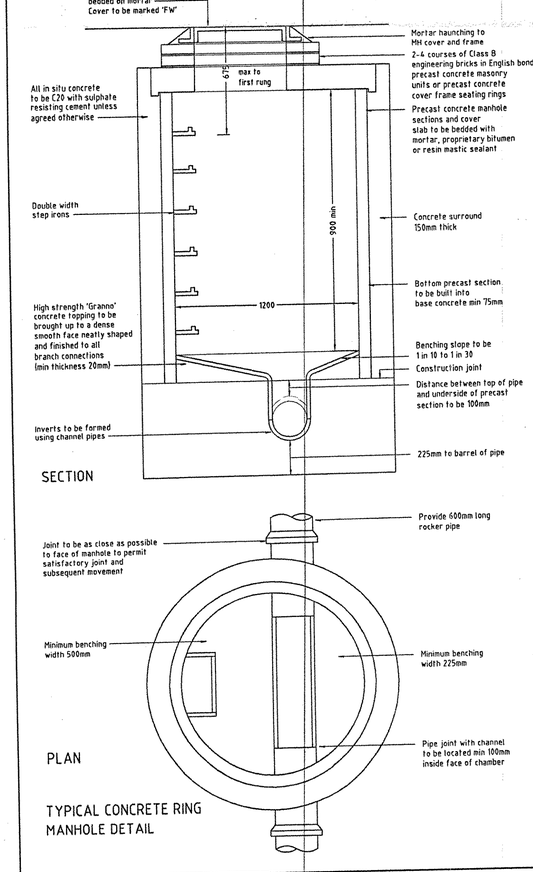
SOAKAWAY DETAIL

Details subject to review following the completion of a soakage test to BRE Digest 365



FRENCH DRAIN DETAIL

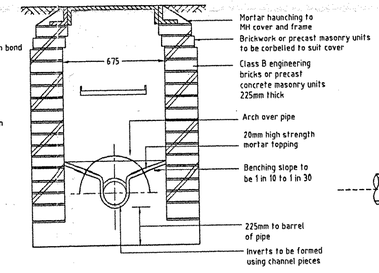
Formation level of french drain to be 300mm into gravel sub strata



SECTION

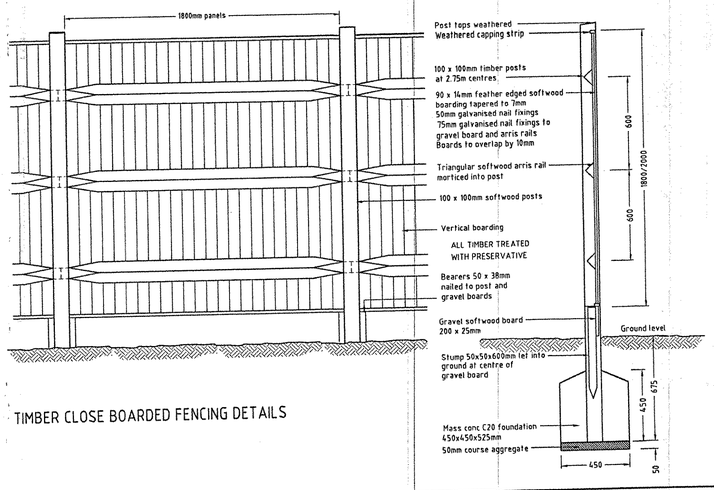
PLAN

TYPICAL CONCRETE RING MANHOLE DETAIL

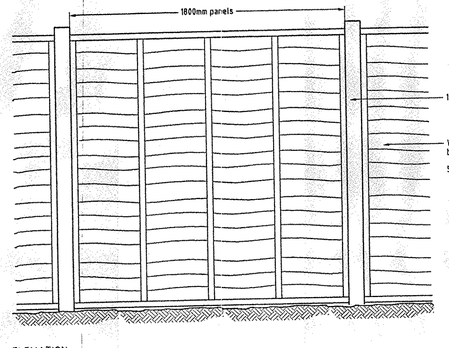


TYPICAL BRICK MANHOLE DETAIL

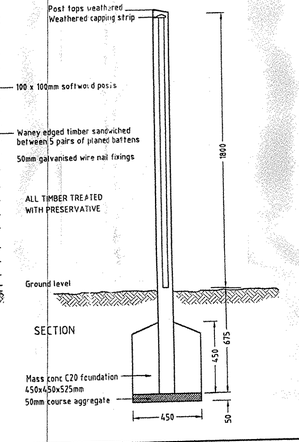
INVERT DEPTH UP TO 1450mm



TIMBER CLOSE BOARDED FENCING DETAILS



ELEVATION



SECTION

TIMBER PANEL FENCING DETAILS (TO REAR GARDENS)

ALL DETAILS ARE PRELIMINARY
ROAD CONSTRUCTION DETAILS TO BE REVIEWED IN CONJUNCTION WITH THE RECOMMENDATIONS OF A GEOTECHNICAL REPORT

BDS
RICS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB
Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
EXTERNAL WORKS DETAILS

Client
BEWLEY HOMES PLC

Date	Scale
13.09.02	1:20

Drawn by	Drawing number	Rev
TCG	5343:02:006	C

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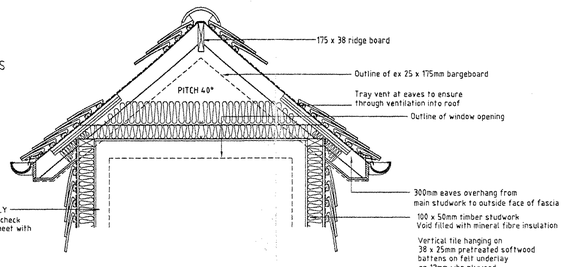
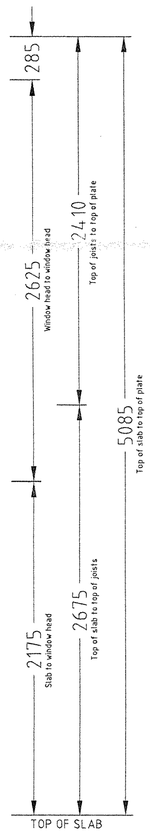
READING BOROUGH COUNCIL
2 2 NOV 2002
ENVIRONMENTAL SERVICES

ATTIC TRUSSED RAFTERS AT NOMINAL 600mm CENTRES
TO BE DESIGNED BY MANUFACTURERS
PROFILE SHOWN INDICATIVE ONLY
ATTIC TRUSS DETAIL ASSUMES
200 x 50 FLOOR JOISTS &
150 x 50 RAFTERS



SECTION THROUGH DORMER

SECTION A-A



READING BOROUGH COUNCIL
DATE
- 9 OCT 2002
ENVIRONMENTAL SERVICES

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Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 1 - SECTION A-A

Client
BEWLEY HOMES PLC

Date	Scale	
19.08.02	1:20	
Drawn by	Drawing number	Rev
TCG	5343:02:104	

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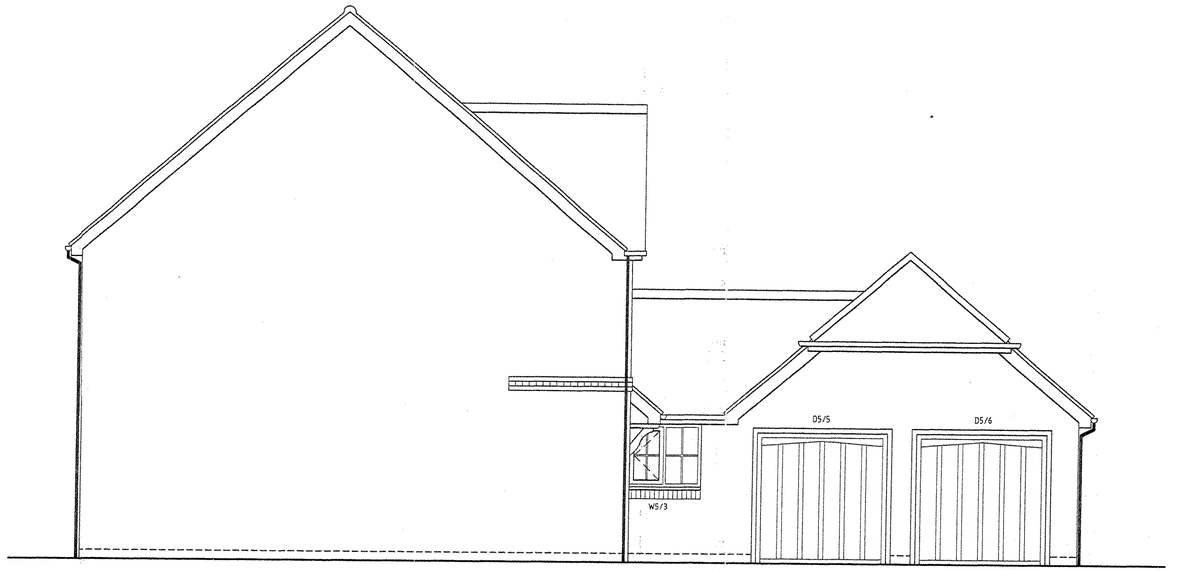
Revisions

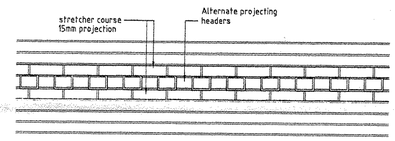
Ref	Date	Description



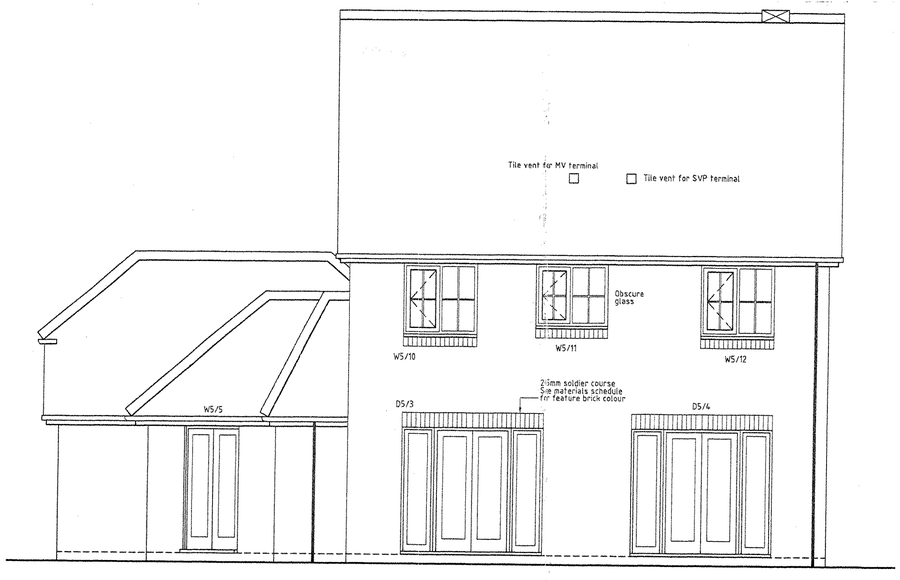
FRONT ELEVATION



SIDE ELEVATION



BAND COURSE DETAIL
Scale 1:20



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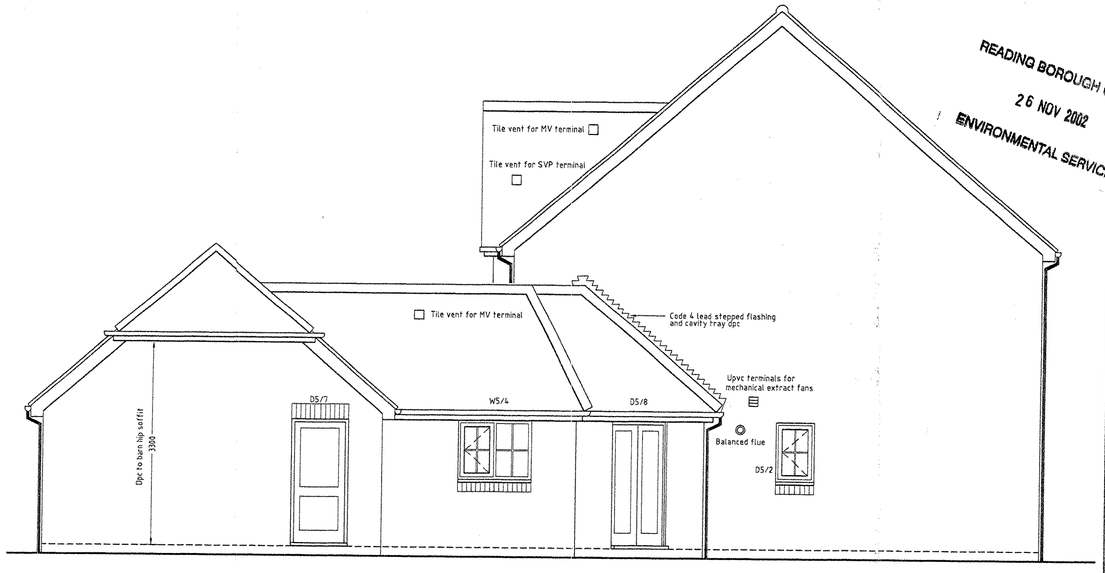

SIDE ELEVATION

READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

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Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 5 - ELEVATIONS

Client
BEWLEY HOMES PLC

Date	Scale	
19.08.02	1:50	
Drawn by	Drawing number	Rev
MES	5343:02:502	D

General notes
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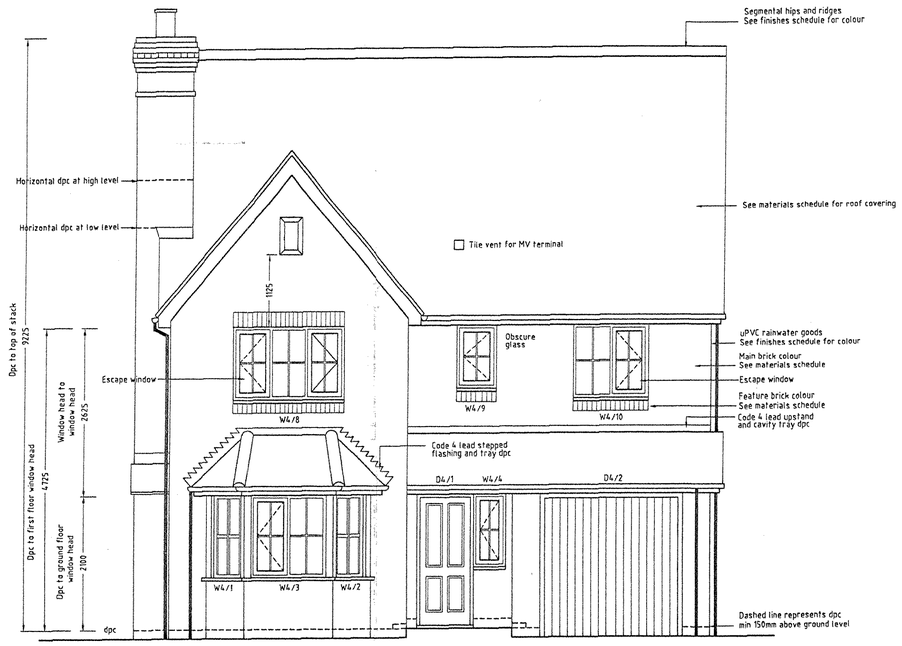
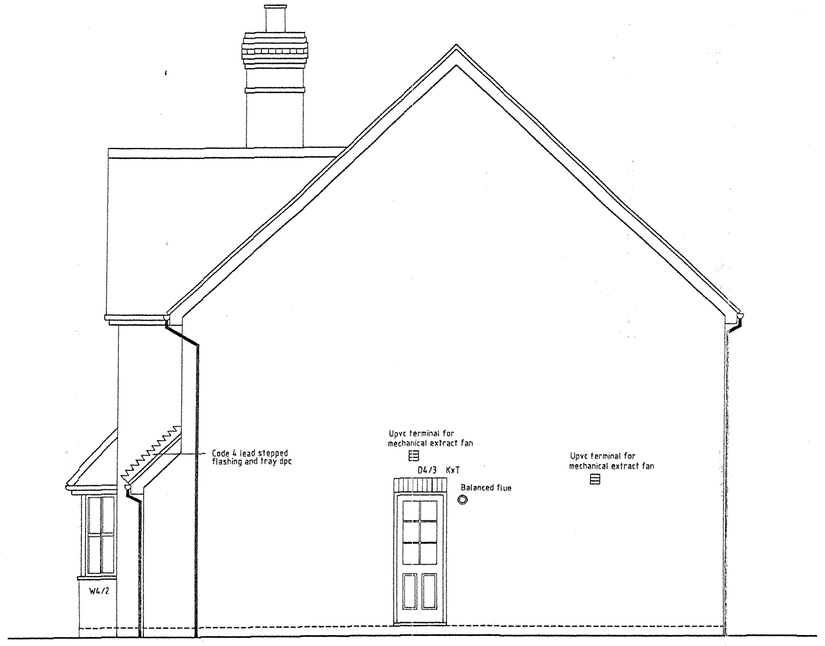
Revisions

Ref	Date	Description
A	28.10.02	Kitchen width reduced, lounge window omit & garage door added
B	05.11.02	Amendments to clients request
C	18.11.02	House design revised
D	22.11.02	Building Regulation notes added



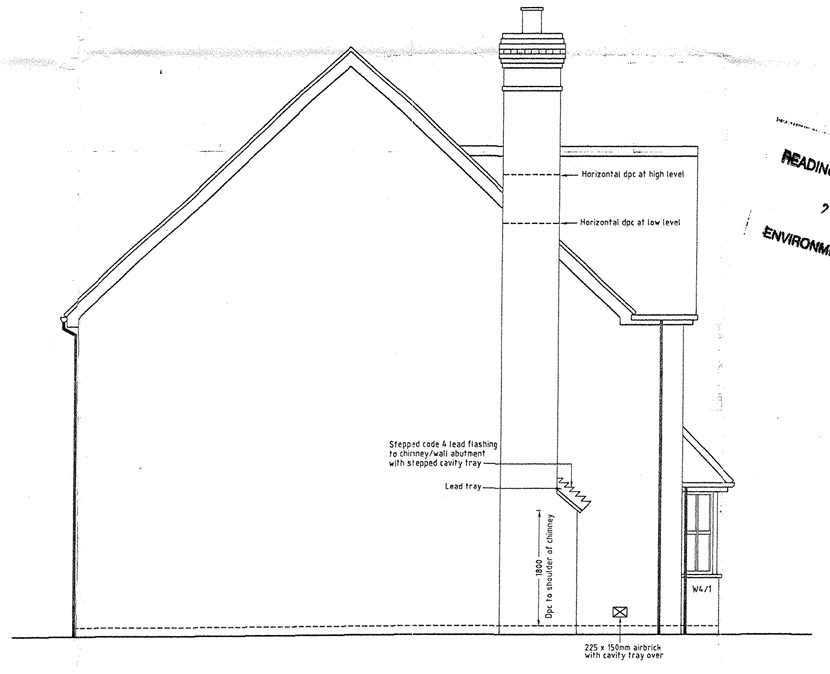
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Project
Residential development to rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 4 - ELEVATIONS

Client
BEWLEY HOMES PLC

Date	Scale	
12.09.02	1:50	
Drawn by	Drawing number	Rev
MES	5343:02:402	B

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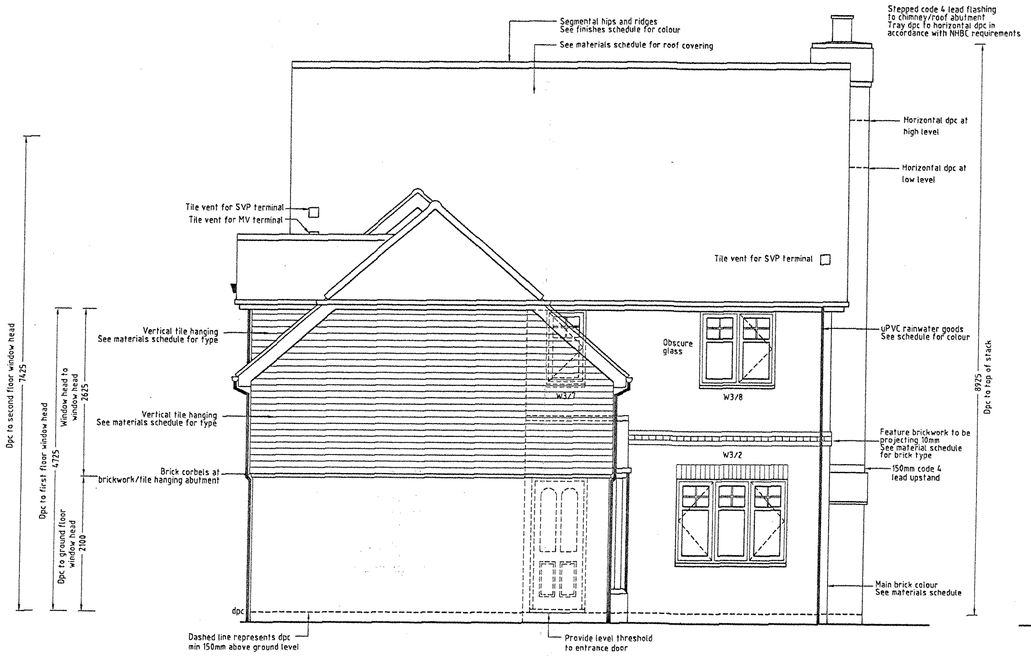
Revisions

Ref	Date	Description
A	29.10.02	Garage door opening reference corrected
B	05.11.02	Amendments to clients request



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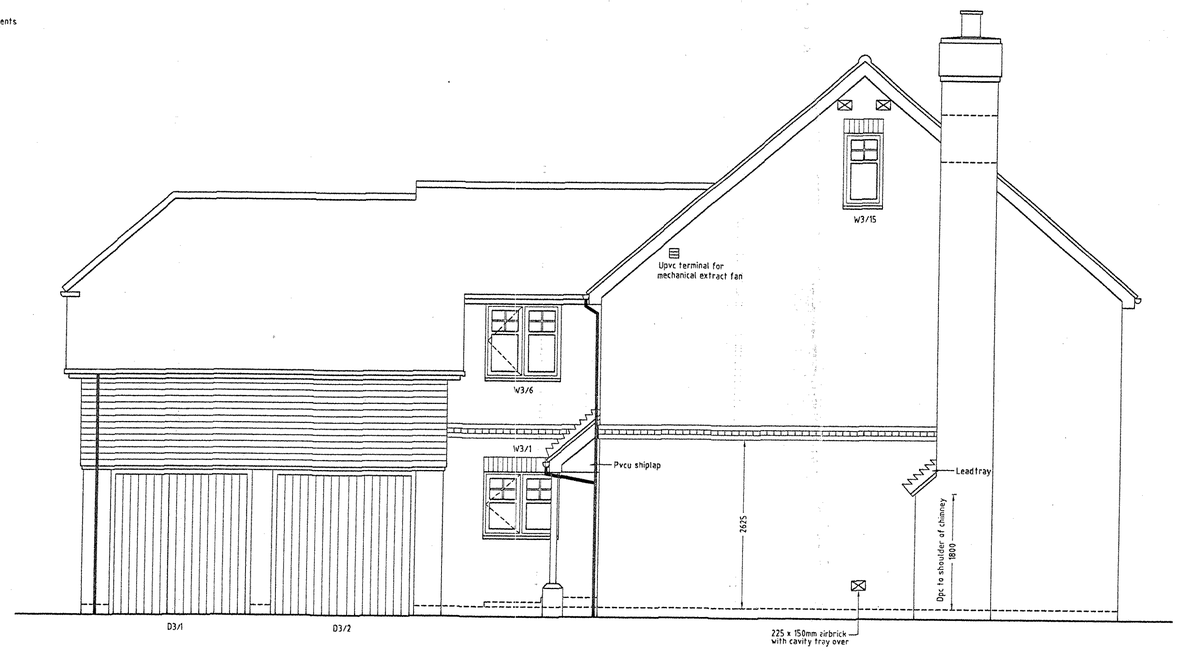

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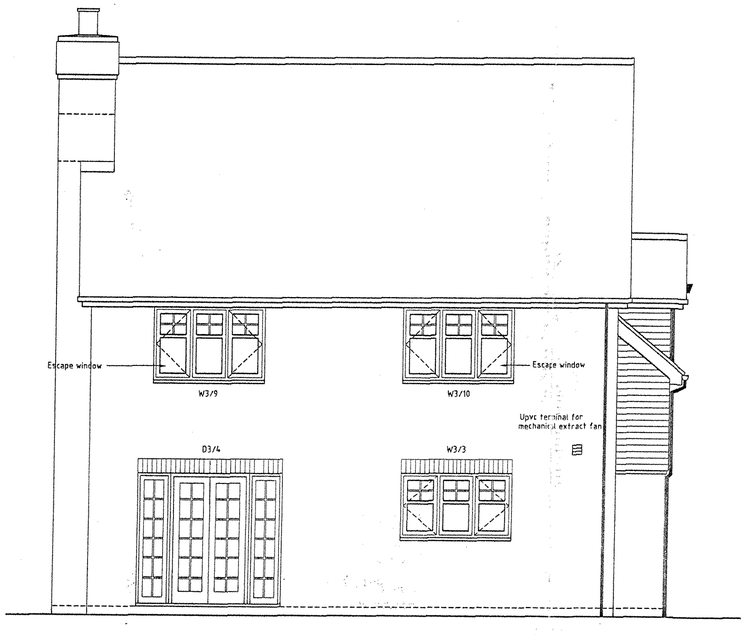

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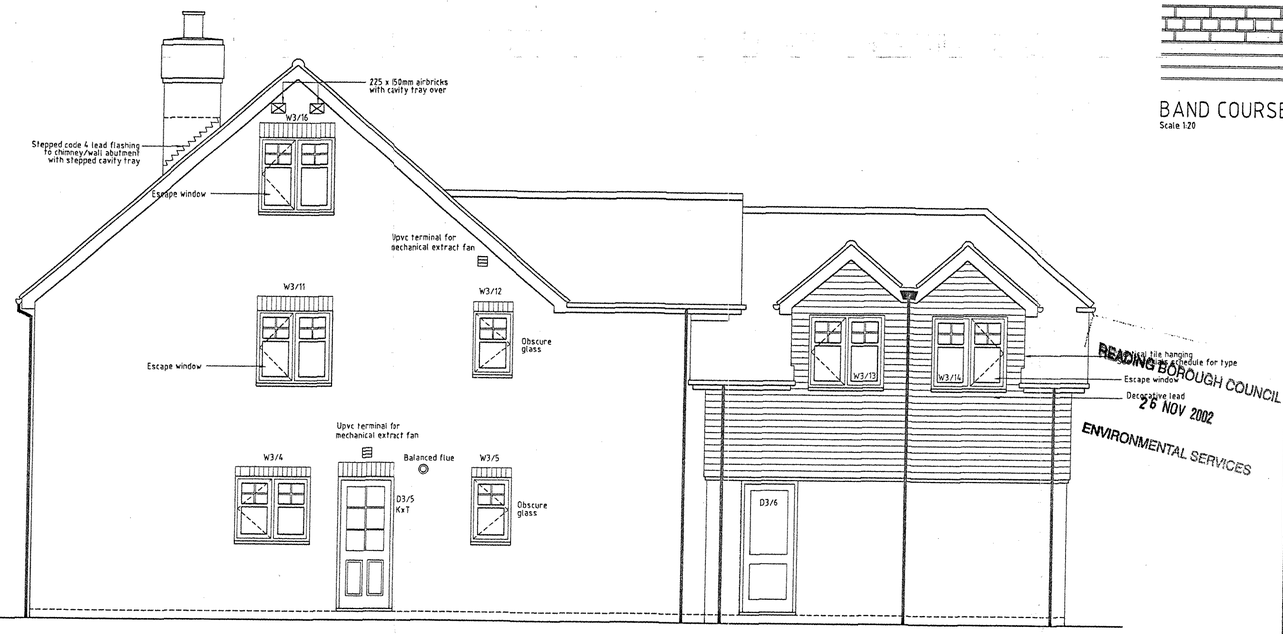
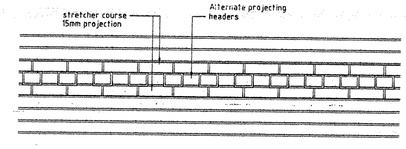


SIDE ELEVATION



BAND COURSE DETAIL
Scale 1:20

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26 NOV 2002
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Project
Residential development to the rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 3 - ELEVATIONS

Client
BEWLEY HOMES PLC

Date	Scale
19.08.02	1:50

Drawn by	Drawing number	Rev
MES	5343:02:302	B

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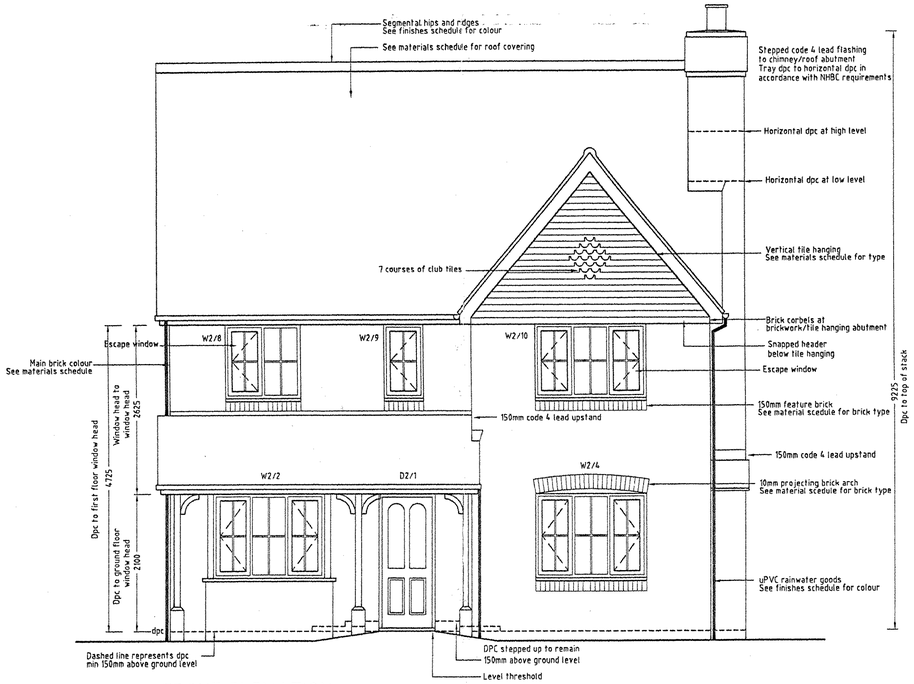
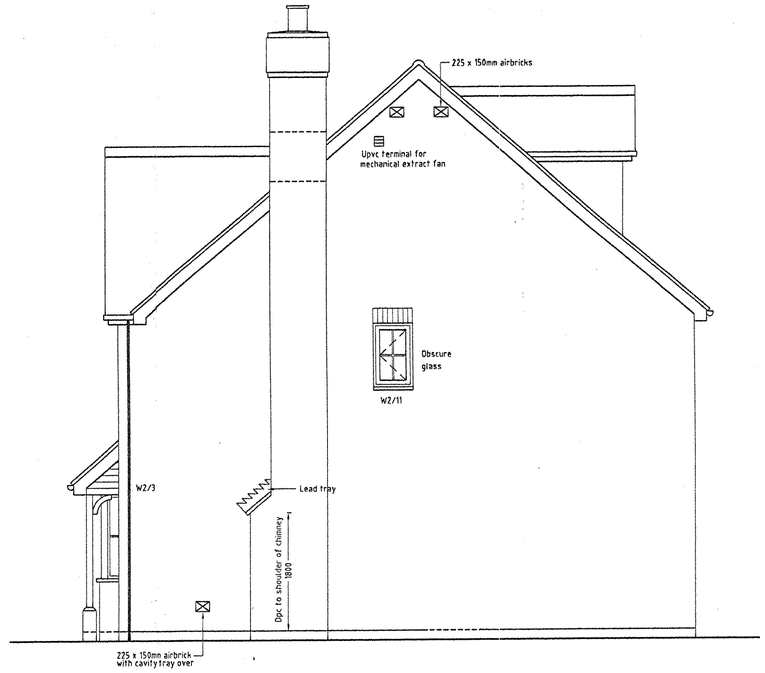
Revisions

Ref	Date	Description
A	28.10.02	Rear garage door added & landing window width reduced
B	05.11.02	Amendments to clients request



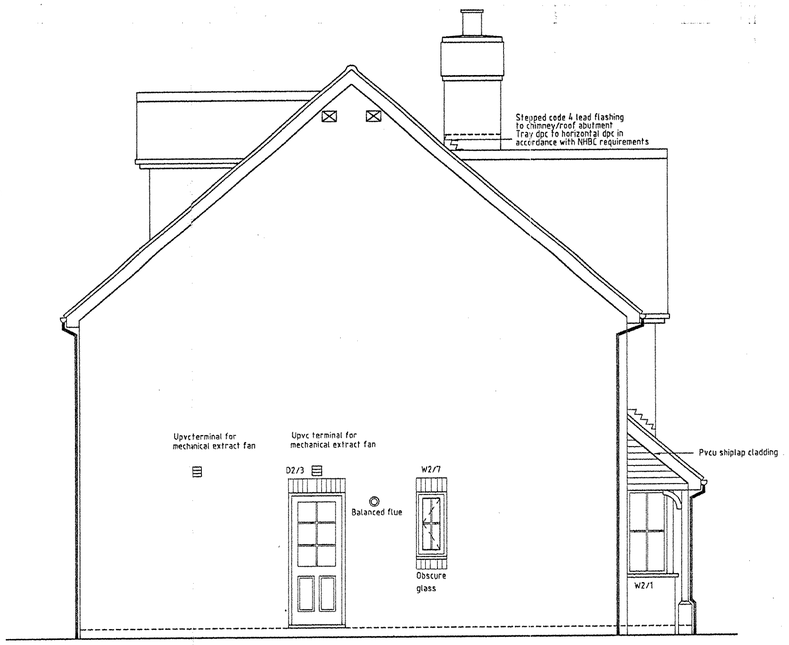
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Project
Residential development to the rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 2 - ELEVATIONS

Client
BEWLEY HOMES PLC

Date	Scale	
19.08.02	1:50	
Drawn by	Drawing number	Rev
MES	5343:02:202	A

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Revisions

Rel	Date	Description
A	05.11.02	Amendments to clients request



EXTERNAL WORKS NOTES

1. Shared and private drives to be surfaced with black tarmac with precast concrete edgings
   Provide drop kerb and crossover from Westwood Road as indicated
   Rumble strip to be surfaced with granite setts
2. Cross hatching denotes extent of 450 x 450mm riven concrete paving slabs
   See materials schedule for colour
   Patios generally 1800 x 2700mm
   Private paths to be 900mm wide
3. Prior to the commencement of site works all retained trees and hedges are to be protected in accordance with BS 5837:1991 by chestnut paling fencing erected min. 1m outside the spread of all trees.
4. Details of shared drive are to be approved by the Local Authority prior to works commencing
5. Side gates to be 0.9m wide and 1.8m high and formed as close boarded fencing. Gates hung off of 1no pair 200mm long tee hinges and fitted with black ring latch furniture
6. Street lighting to consist of 5m standard steel columns (140mm to 76mm) Lantern to incorporate 50 Watt SON gear and lamp, Photo Electric Cell and Pot Optic Reflector.
   Colour - BS 10 A11 (Grey)
7. Permanent traffic signs at the site entrance are to be provided, as directed by the Highway Authority. All signs shall comply with the requirements of BS 873, "The Traffic Signs Regulations and General Directions 1964", and, "Traffic Signs Manual 1965", including all subsequent amendments.

KEY

12.100	- Denotes proposed ground level (m)
11.83	- Denotes existing ground level (m)
SSL-12.025	- Denotes structural slab level (m)
o LP	- Denotes proposed street light

LOCAL AUTHORITY/STATUTORY UNDERTAKER APPROVAL TO BE OBTAINED FOR ALL HIGHWAY AND DRAINAGE WORKS PRIOR TO COMMENCING

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26 NOV 2002
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Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
EXTERNAL WORKS PLAN

Client
BEWLEY HOMES PLC

Date	Scale	
09.09.02	1:200	
Drawn by	Drawing number	Rev
TCG	5343:02:002	E

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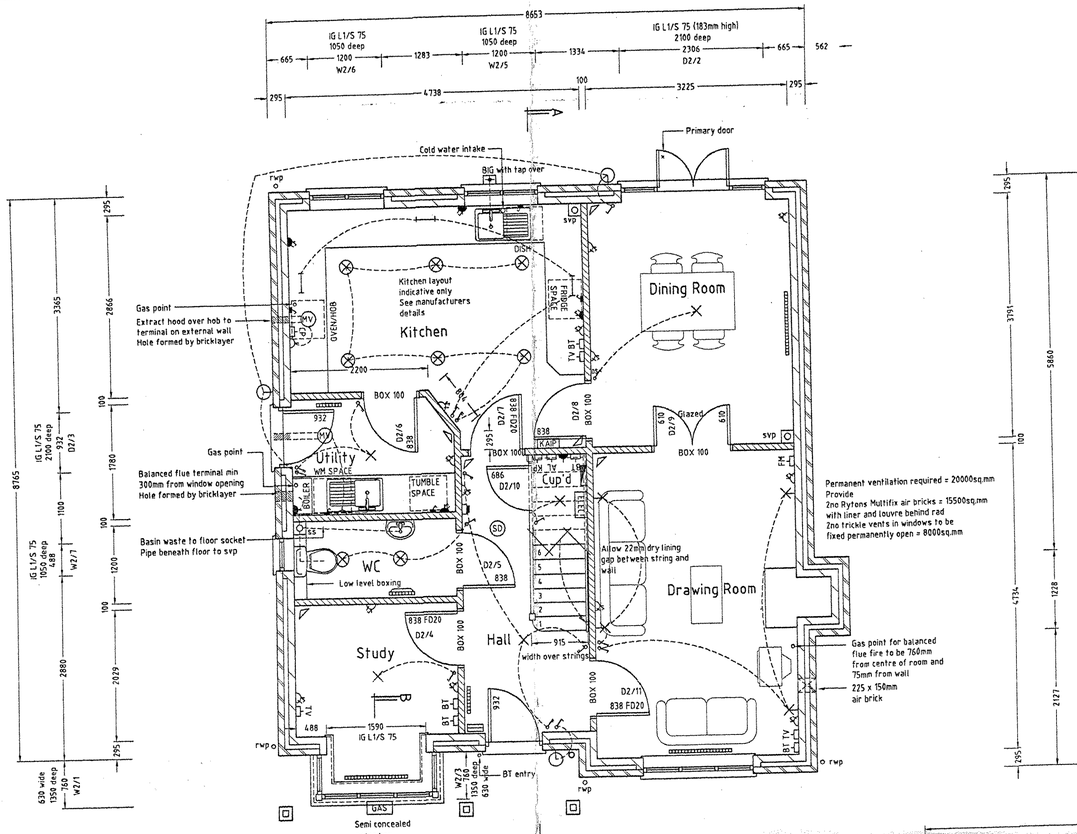
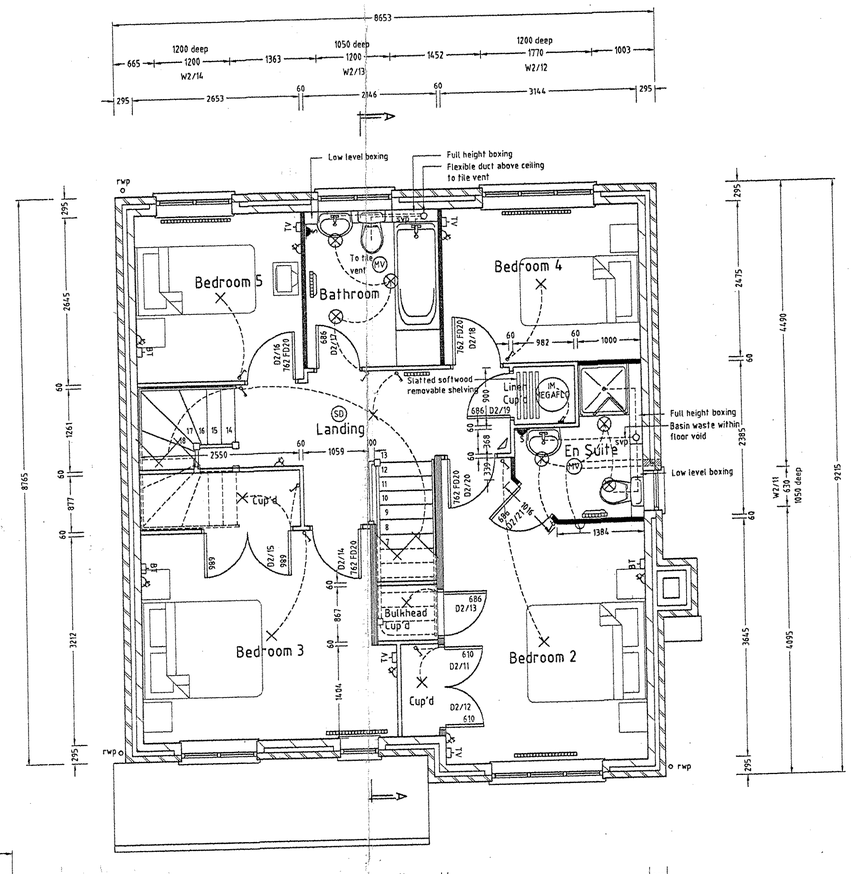
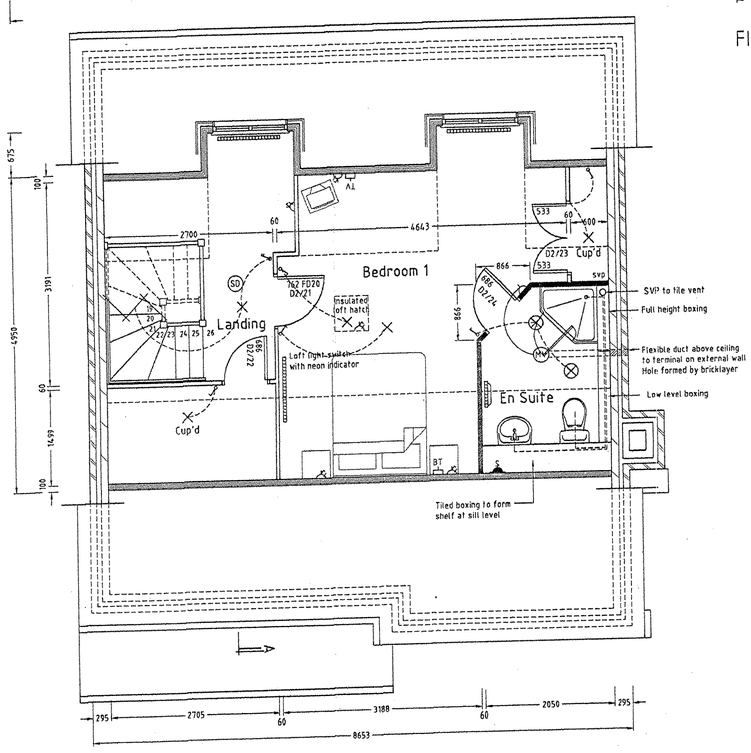
Revisions

Ref	Date	Description
A	16.10.02	Road levels revised, fences repositioned, plot 2 SSL raised 75mm
B	22.10.02	Radius kerbs omitted & crossover indicated
C	28.10.02	Setting out revisions & paving shown to plots 3 & 5 garage doors
D	29.10.02	Plot 5 relocated and side gate indicated
E	18.11.02	Plot 5 design and positioning revised







LEGEND

- EL Emergency light
- MD External light movement detector control
- PE External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- H Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- TS Timer switch
- DS Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- S.L Combined shaver socket and light
- MV Mechanical vent
- Radiator
- Heated towel rail
- KIAP Kitchen appliance isolation panel

- ISDN Data point
- TV TV point
- FM FM point
- TV/FM Combined TV and FM point
- BT Telephone point
- CP Cooker point with neon indicator & single socket outlet
- SD Smoke alarm
- IM 3kW immersion heater
- Consumer Unit
- ELEC Electricity meter box
- GAS Gas meter box
- Door chime
- DE Door entry system
- Bell push
- E Electric garage door opener
- Push button operator for garage door opener
- AL Alarm panel
- KP Alarm keypad
- PB Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- FR Frostat
- rwp Rainwater pipe
- ss Stub stack
- svp Soil and vent pipe
- big Back inlet gully

- Face brickwork
- Durox Supabloc (3.5N/sq.mm)
- Durox Supabloc 4 (4N/sq.mm)
- Durox Supabloc 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition

READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

GROSS INTERNAL AREA - 171.82sq.m

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Project
Residential development to the rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 2 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale	
19.08.02	1:50	
Drawn by: MES	Drawing number: 5343:02:201	Rev: D

General notes
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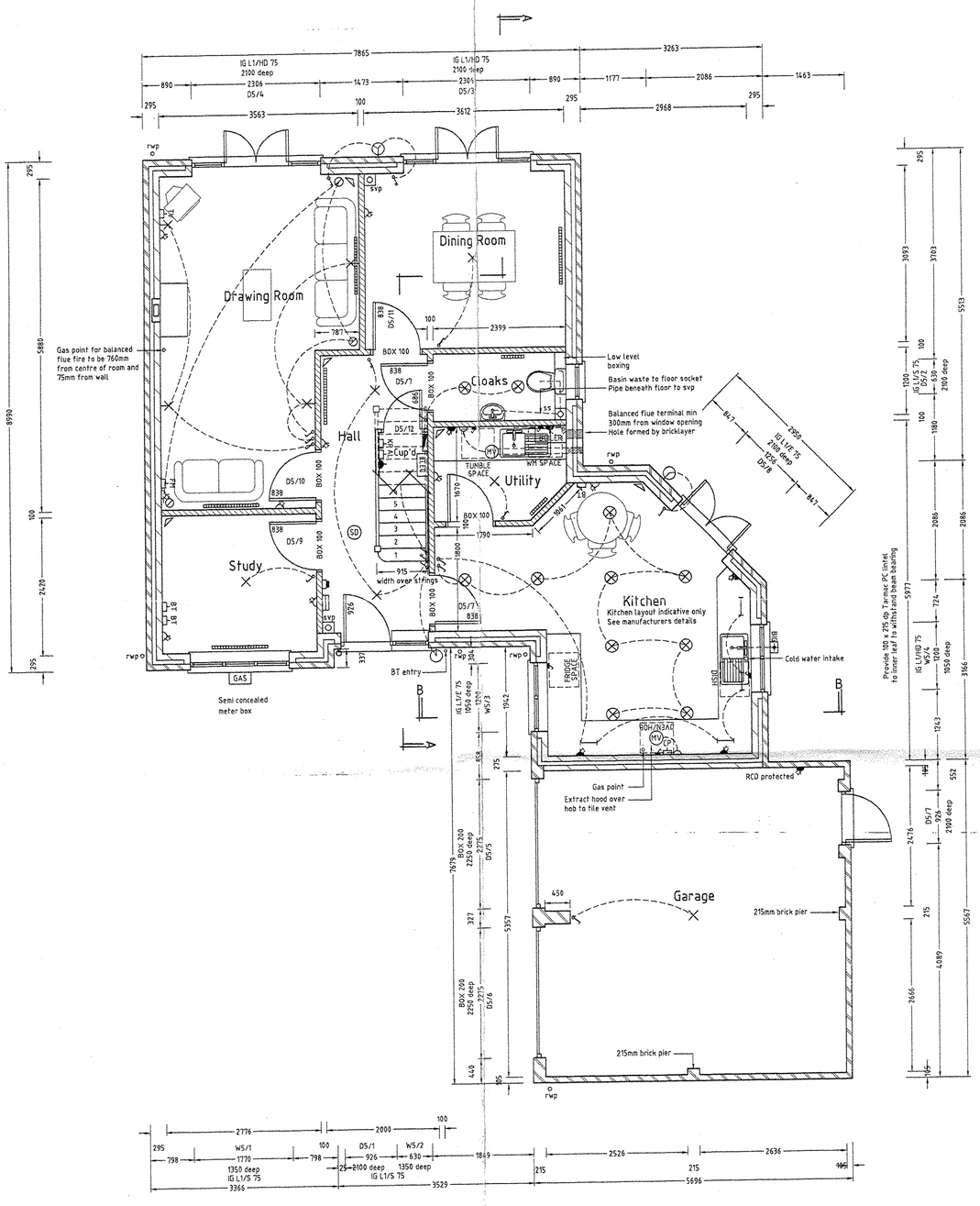
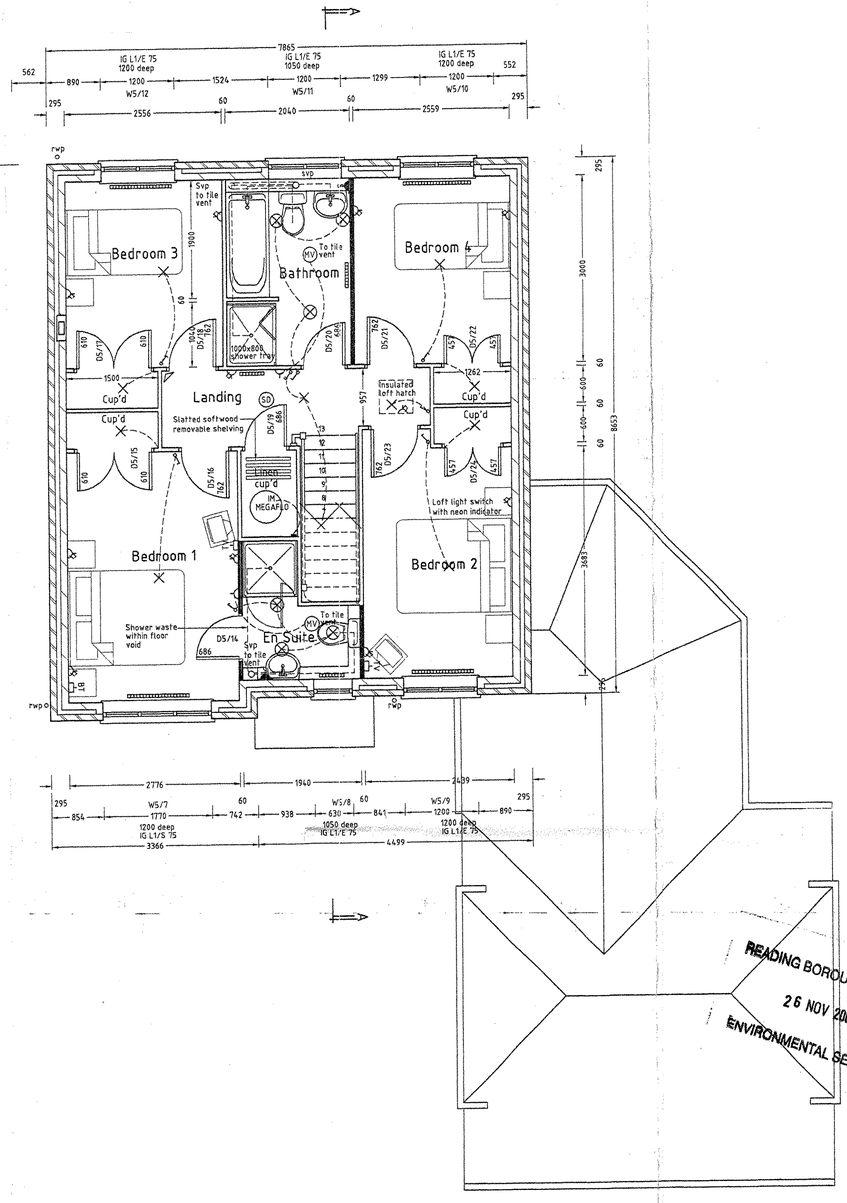
Revisions

Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	28.10.02	Lintel references added
D	05.11.02	Amendments to clients request





GROSS INTERNAL AREA - 133.82sq.m

LEGEND

- EL — Emergency light
- MD — External light movement detector control
- PE — External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- H — Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- TS — Timer switch
- DS — Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- SL — Combined shaver socket and light
- MV — Mechanical vent
- Radiator
- Heated towel rail
- KIAP — Kitchen appliance isolation panel
- ISDN — Data point
- TV — TV point
- FM — FM point
- TV/FM — Combined TV and FM point
- BT — Telephone point
- CP — Cooker point with neon indicator & single socket outlet
- SD — Smoke alarm
- IM — 3kW immersion heater
- Consumer Unit
- ELEC — Electricity meter box
- GAS — Gas meter box
- Door chime
- DE — Door entry system
- Bell push
- E — Electric garage door opener
- Push button operator for garage door opener
- AL — Alarm panel
- KP — Alarm keypad
- PB — Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- FS — Froststat
- rwp — Rainwater pipe
- ss — Stub stack
- svp — Soil and vent pipe
- big — Back inlet gully

- Face brickwork
- Durox Supabloc (3.5N/sq.mm)
- Durox Supabloc 4 (4N/sq.mm)
- Durox Supabloc 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition
- Insulated metal stud partition

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Project
Residential development to the rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 5 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale	
19.08.02	1:50	
Drawn by	Drawing number	Rev
MES	5343:02:501	F

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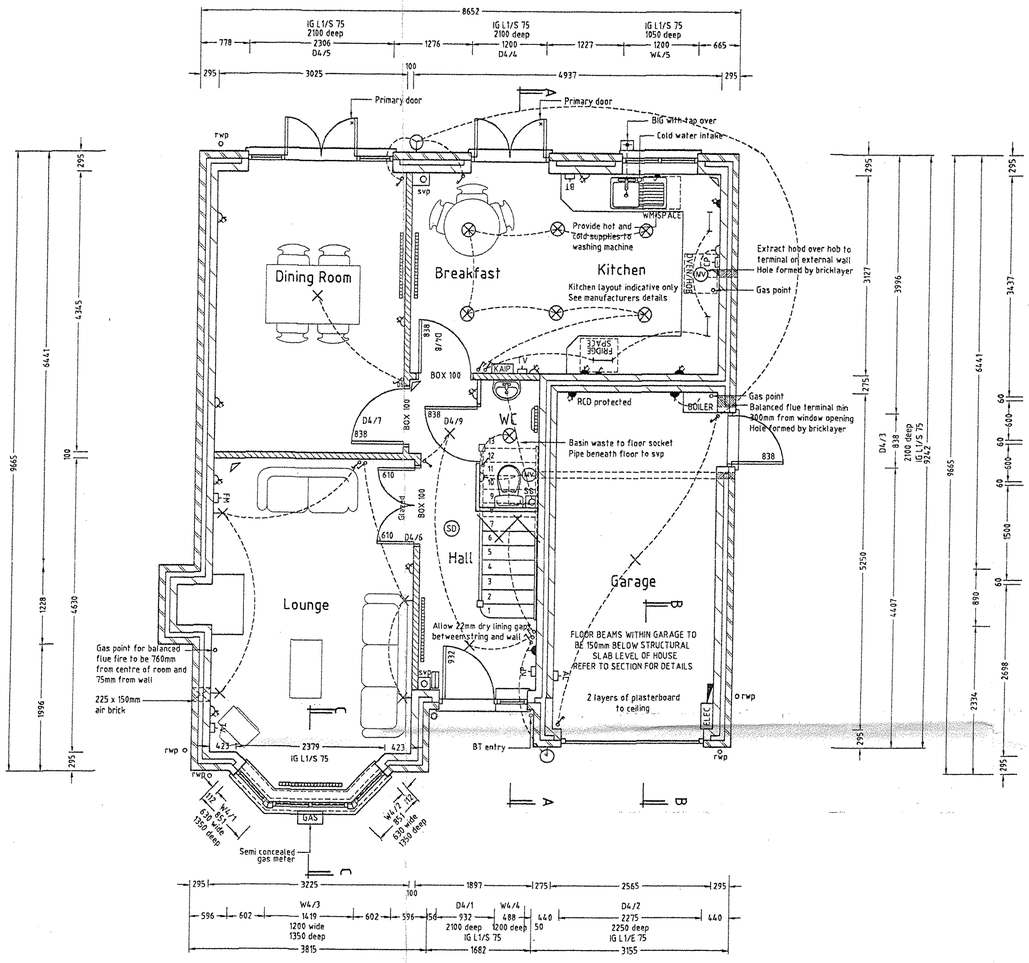
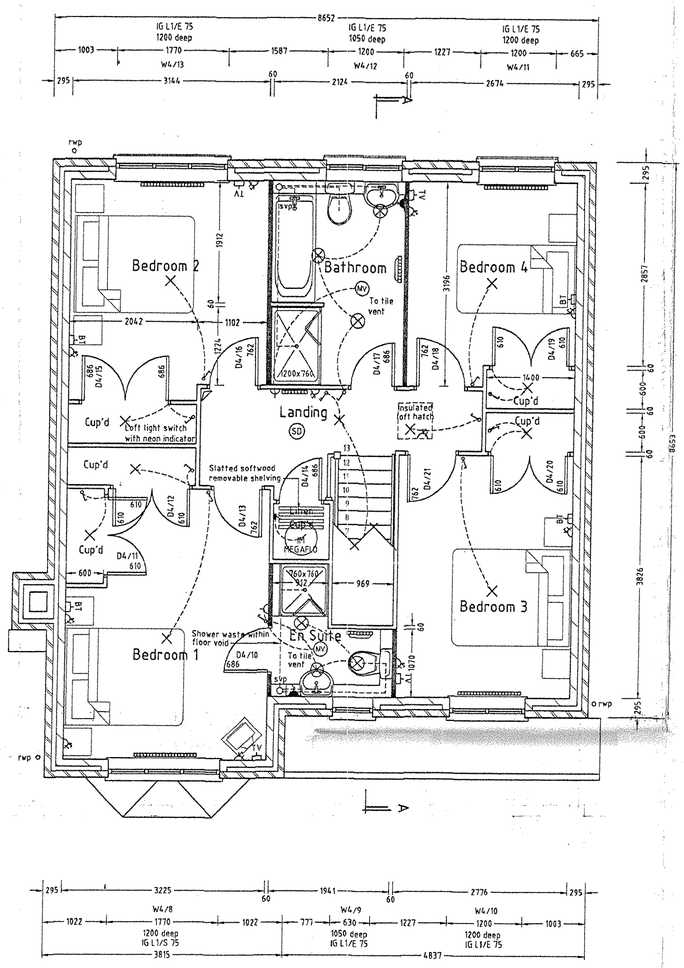
Revisions

Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	28.10.02	Kitchen width reduced, lounge window omit. & garage door added
D	05.11.02	Amendments to clients request
E	18.11.02	House width reduced and kitchen/utility layout revised
F	22.11.02	Building Regulation details added







GROSS INTERNAL AREA - 125.59 sq.m

LEGEND

- Emergency light
- External light movement detector control
- External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Peimet light
- Bathroom combined peimet light and heated mirror
- Peimet downlighter
- Light switch
- 2 way light switch
- Timer switch
- Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- Combined shaver socket and light
- Mechanical vent
- Radiator
- Heated towel rail
- Kitchen appliance isolation panel
- Data point
- TV point
- FM point
- Combined TV and FM point
- Telephone point
- Cooker point with neon indicator & single socket outlet
- Smoke alarm
- 3kW immersion heater
- Consumer Unit
- Electricity meter box
- Gas meter box
- Door chime
- Door entry system
- Bell push
- Electric garage door opener
- Push button operator for garage door opener
- Alarm panel
- Alarm keypad
- Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- Frostat
- Rainwater pipe
- Stub stack
- Soil and vent pipe
- Back inlet gully

- Face brickwork
- Durox Supabloc (3.5N/sq.mm)
- Durox Supabloc 4 (4N/sq.mm)
- Durox Supabloc 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition
- Insulated metal stud partition

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Project
Residential development to rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 4 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale
19.08.02	1:50

Drawn by	Drawing number	Rev
MES	5343:02:401	D

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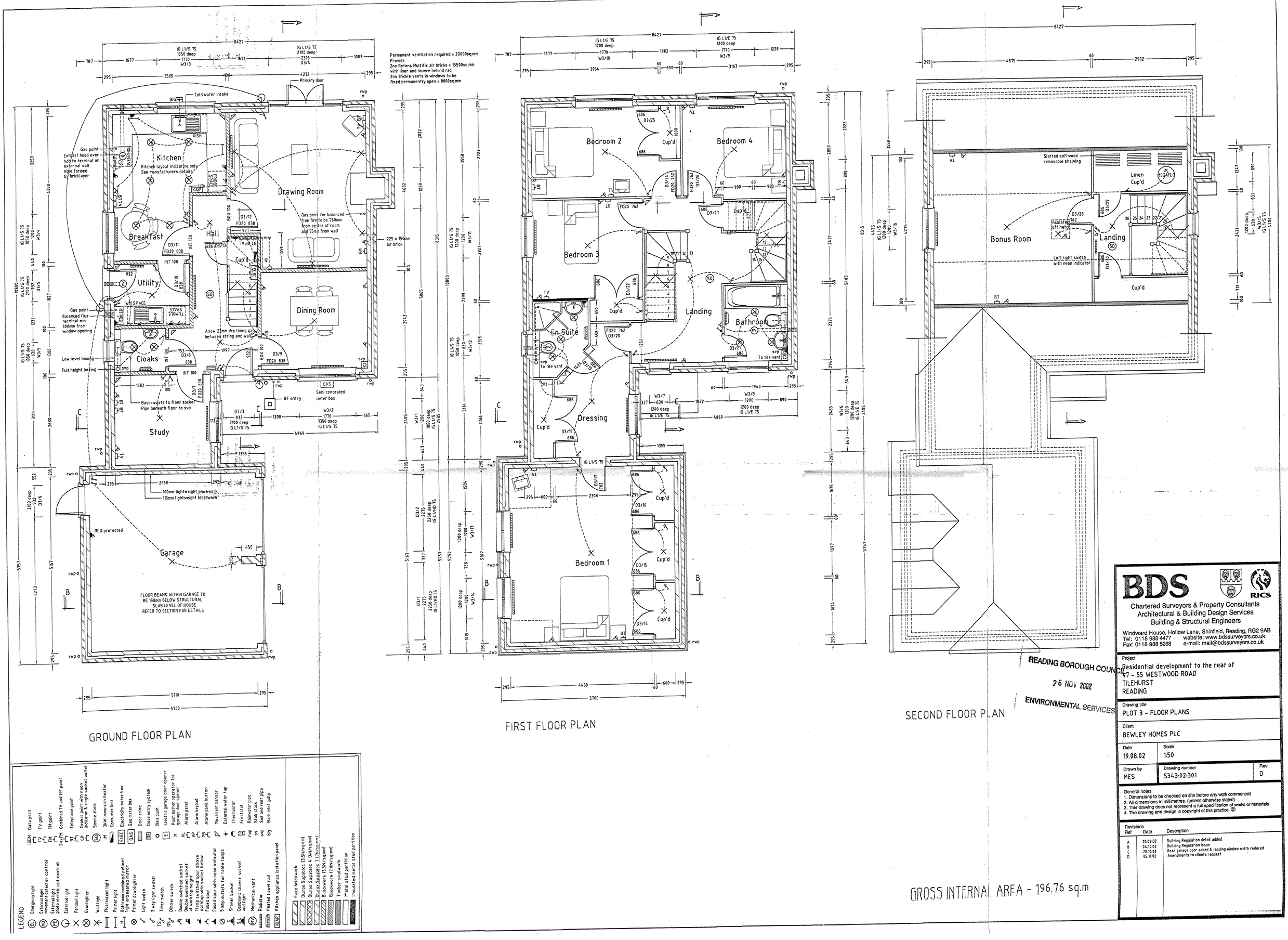
Revisions

Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	28.10.02	Lintel references added & window references W6 & 7 omitted
D	05.11.02	Amendments to clients request



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

GROSS INTERNAL AREA - 196,76 sq.m

LEGEND

EL	Emergency light	ISDN	Data point
MD	External light movement detector control	TV	TV point
PE	External light photo electric cell control	FM	FM point
	External light	TV/FM	Combined TV and FM point
	Pendant light	BT	Telephone point
	Downlighter	CP	Cooker point with neon indicator & single socket outlet
	Wall light	SD	Smoke alarm
	Fluorescent light	IM	3kW immersion heater
	Pelmet light		Consumer Unit
	Bathroom combined pelmet light and heated mirror	ELEC	Electricity meter box
	Pelmet downlighter	GAS	Gas meter box
	Light switch		Door chime
	2 way light switch	DE	Door entry system
TS	Timer switch		Bell push
DS	Dimmer switch	E	Electric garage door opener
	Double switched socket		Push button operator for garage door opener
	Double switched socket at worktop height	AL	Alarm panel
	Stamp switched spur above worktop with socket below	KP	Alarm keypad
	Fused spur	PB	Alarm panic button
	Fused spur with neon indicator		Movement sensor
	5 amp outlets for table lamps		External water tap
	Shaver socket		Thermostat
SL	Combined shaver socket and light	FR	Froststat
MV	Mechanical vent	rwp	Rainwater pipe
	Radiator	ss	Stub stack
	Heated towel rail	svp	Soil and vent pipe
KIAP	Kitchen appliance isolation panel	big	Back inlet gully

Face brickwork
Durox Supabloc (3.5N/sq.mm)
Durox Supabloc 4 (4N/sq.mm)
Durox Supabloc 7 (7N/sq.mm)
Blockwork (3.5N/sq.mm)
Blockwork (7.0N/sq.mm)
Timber studwork
Metal stud partition
Insulated metal stud partition

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Project
Residential development to the rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 3 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale	
19.08.02	1:50	
Drawn by	Drawing number	Rev
MES	5343:02:301	D

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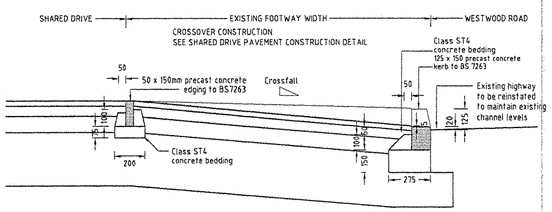
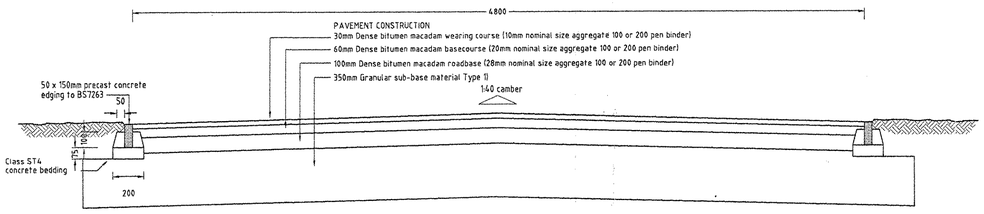
Revisions

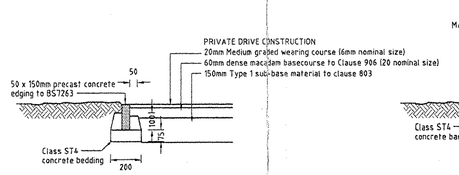
Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	28.10.02	Rear garage door added & landing window width reduced
D	05.11.02	Amendments to clients request



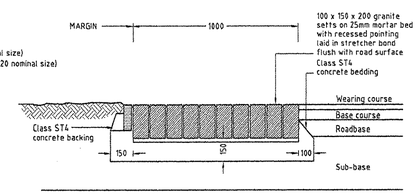
SECTION THROUGH NEW CROSSOVER



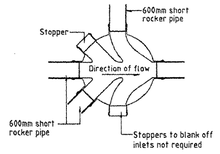
TYPICAL SECTION THROUGH CARRIAGEWAY



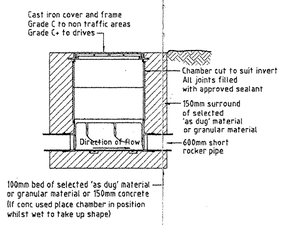
PRIVATE DRIVE EDGING DETAIL



RUMBLE STRIP DETAIL



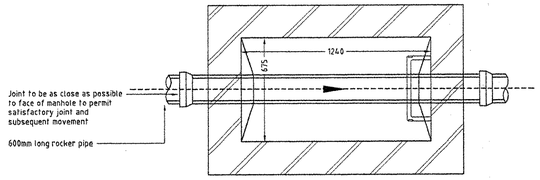
PLAN

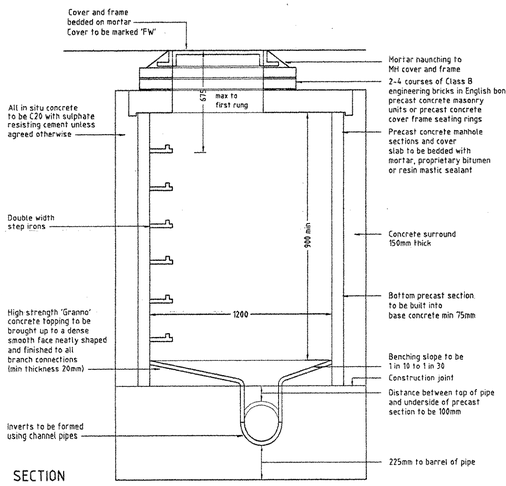


SECTION

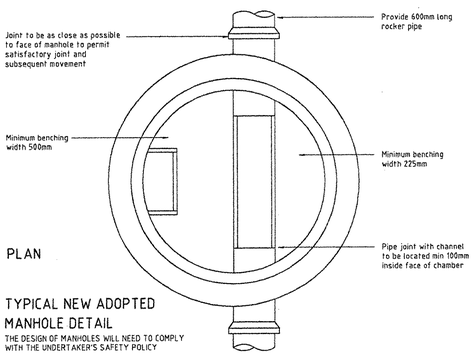
TYPICAL UPVC INSPECTION CHAMBER DETAIL

For invert depths up to 1000mm
Generally installation to manufacturers details





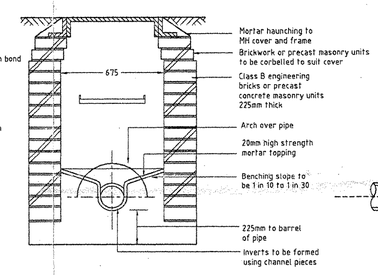
SECTION



PLAN

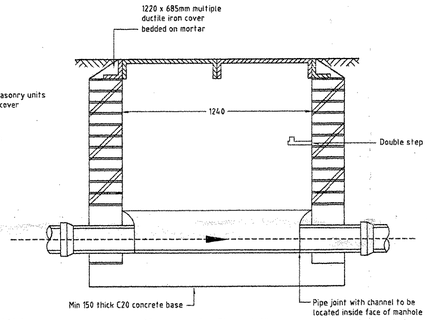
TYPICAL NEW ADOPTED MANHOLE DETAIL

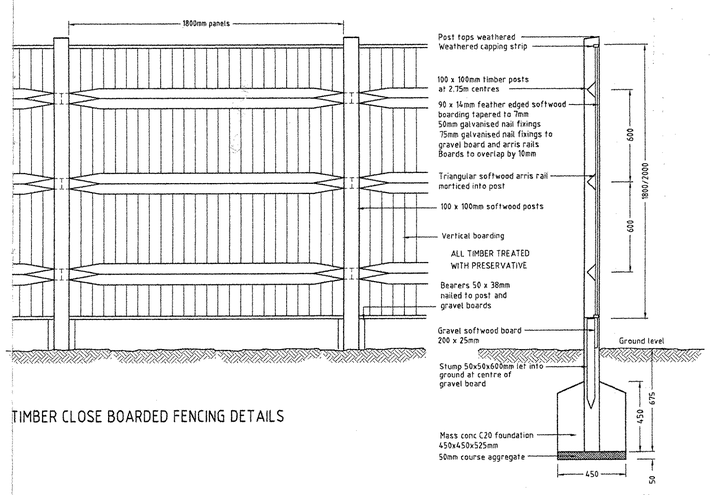
THE DESIGN OF MANHOLES WILL NEED TO COMPLY WITH THE UNDERTAKER'S SAFETY POLICY



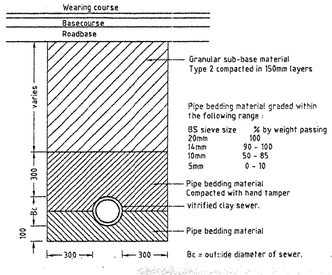
TYPICAL BRICK MANHOLE DETAIL

INVERT DEPTH UP TO 1450mm



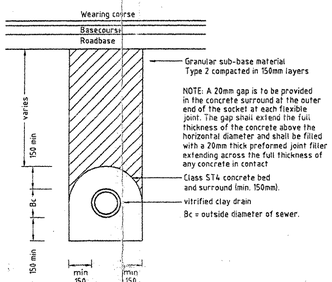


TIMBER CLOSE BOARDED FENCING DETAILS



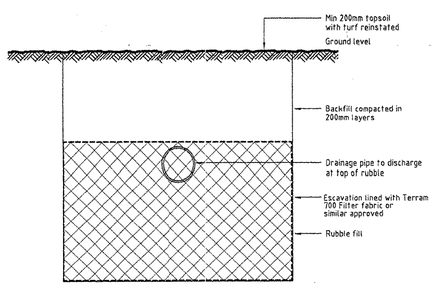
PIPE BEDDING - TYPE 2

Where cover to top of sewer > 1.2m



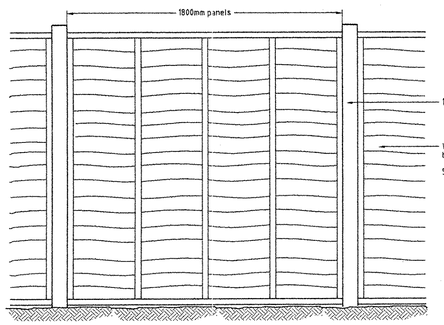
PIPE BEDDING - TYPE 1

Where cover to top of sewer < 1.2m

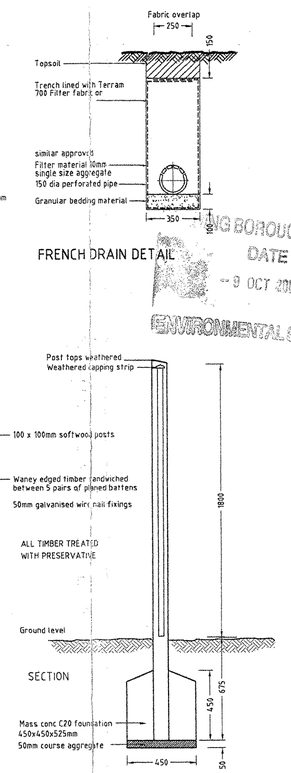


SOAKAWAY DETAIL

Details subject to review following the completion of a soakage test to BRE Digest 365



ELEVATION



TIMBER PANEL FENCING DETAILS (TO REAR GARDENS)

FRENCH DRAIN DETAIL

READING BOROUGH COUNCIL
DATE
- 9 OCT 2002
ENVIRONMENTAL SERVICES

ALL DETAILS ARE PRELIMINARY
ROAD CONSTRUCTION DETAILS TO BE REVIEWED IN CONJUNCTION WITH THE RECOMMENDATIONS OF A GEOTECHNICAL REPORT

BDS
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Chartered Surveyors & Property Consultants
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Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
EXTERNAL WORKS DETAILS

Client
BEWLEY HOMES PLC

Date	Scale	
13.09.02	1:20	
Drawn by	Drawing number	Rev
TCG	5343:02:006	A

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Revisions

Ref	Date	Description
A	08.10.02	Revisions to adopted manhole detail at Thames Water's request

Sorbus: Whitebeam Mt Ash
3-4'
Trees less than
Need shrubs
Laurel, buddleia,
Eriostemon
Yew/holly.

North

PLEASE NOTE
THESE BUILDINGS ARE
SURVEYED BY THEODOLITE
INTERSECTION ONLY

PLEASE NOTE
APPROXIMATE POSITION AND
ORIENTATION OF BUILDING
No.7 ALBERT
ILSLEY CLOSE

PLEASE NOTE
UNABLE TO INTERSECT
No. 1 ALBERT ILSLEY
CLOSE

PLEASE NOTE
APPROXIMATE POSITION AND
ORIENTATION OF BUILDING
No.3 ALBERT
ILSLEY CLOSE
GARAGE

No. 55
WESTWOOD ROAD
APPROXIMATE
BUILDING OUTLINE

No. 53
WESTWOOD ROAD

No. 51
WESTWOOD ROAD

No. 49
WESTWOOD ROAD

VICTORIA ROAD
WESTWOOD ROAD

EXISTING REAR GARDEN FENCES
TO BE ADDED TO SURVEY IN ORDER
TO SET OUT NEW BOUNDARY FENCES
CURRENT POSITIONS SHOWN INDICATIVE ONLY

Plot 3 and 4 to have 500mm ht. timber trellis to top of fence

1no. SS

VEGETATION TO BE REMOVED

BEECH PROTECTED BY TREE PRESERVATION ORDER NUMBER 4/002 - TREE REF T2

PLOT 5
PLOT 4
PLOT 3
PLOT 2
PLOT 1

12no. BT
7no. CR
12no. HS
2no. MH
2no. CP
8no. HS
13no. LS
3no. HS
15no. LS
4no. PL
18no. LS
15no. BT
7no. PL
6 no. PR
9no. PTH
2no. PT
8no. CR
13no. HS
5 no. PR
2 no. PR

Climbing plants: 2 HGM 1 PH

cb 1.8m
cb 2.0m
pl 1.8m

GRASS
GARAGE
LAUREL HEDGE 3.0
EXISTING BRICK WALL 0.5
New 2m high wall
New 2m high fence
Provide new drop kerb
Existing channel levels to be retained
New crossover

HOLLY 6mH
APPLE 4mH
BEECH 20mH
WILLOW 12mH
OAK 14mH
HAZEL
CPS
BEECH
LAUREL
APPLE
CONIFER
SILVER BIRCH
UNIDENTIFIED

BRICK PST
BRICK WALL 1.8
BIRCH WALL 0.5
SETTS
TARMAC
TERRACE
VEGETATION
OHL's
TP
CAT
SV
IM
LP
ATV
SYCAMORE

PLEASE NOTE
UNABLE TO SURVEY
THIS AREA DUE TO
TALL TREES AND
DENSE UNDERGROWTH

Specification notes:

1. Topsoil to be handled (ie excavated and/ or imported, stored, spread, cultivated) in accordance with method agreed in writing with contract manager prior to work commencing. Amelioration to be as determined by analysis. Topsoil to be 150mm minimum depth in all grass areas and 300mm depth in planting areas. Size of tree and specimen shrub pits to be as indicated in schedule.
2. General plant stock to conform to BS3936, advanced nursery stock to BS4043 and planting to BS4428. If planting takes place outside usual planting season then all stock to be containerised.
3. Establishment maintenance for all planting for 5 years from planting date to include weed control, watering and replacement of failures to original specification in the planting season following failure.

Landscaping

PLANTING SCHEDULE:

Boundaries/frontages planted by developer; rear by owner/occupier (with exception of 2no. trees to be planted by developer)

TREES

MH	Malus hupehensis	12-14cm girth 3.5-4.25m ht.	2
PA	Prunus 'Tai Haku'	14-16cm girth 4.5-6m ht.	9
SS	Sorbus 'Sunshine'	12-14cm girth 3.5-4.25m ht.	2

SPECIMEN SHRUBS

CG	Colinus coggygria 'Royal Purple'	60-80cm 10L CG	2
PL	Prunus laurocerasus 'Rotundifolia'	80-100cm 10L CG	13
PT	Phormium tenax 'Purpureum'	10L CG Triple Crown	2

ORNAMENTAL SHRUB BORDERS

BT	Berberis thunbergii 'Atropurpurea Nana'	20-30cm 5L CG	26	4/m2
CT	Ceanothus thyrsiflorus 'Repens'	30-40D 5L CG	15	4/m2
HS	Hebe sutherlandii	40-60cm 10L CG	31	3/m2
LS	Lavandula stoechas	30-40cm 5L CG	42	6/m2
PL	Prunus lusitanica	80-10cm 10L CG	11	2/m2

CLIMBERS

HCG	Hedera caneriensis 'Gloire de Marengo'	1-1.5m 10L CG	15
PH	Parthenocissus henryana	1-1.5m 10L CG	8

Climbing plants to be tied in as necessary

GRASS

Areas of grass to be a general approved landscape grade turf or equivalent approved seed mix.

KEY

- cb 2.0m — Proposed 2m high close boarded fenc
- cb 1.8m — Proposed 1.8m high close boarded fer
- pl 1.8m — Proposed 1.8m high panel fence
- Existing trees/ vegetation to be retai
- Proposed tree planting
- Proposed specimen shrub planting
- Proposed shrub / groundcover plantin
- Proposed position of climbing plant
- Proposed turf area
- Proposed bitmac surfacing with precast concrete edgings
- Proposed formpave surfacing
- Proposed gravel to rear of planting beds under roof overhang

NOTES

1. All symbols indicative only and do not represent actual size or laying pattern of paving.
2. Rear gardens are to be cleared, topsoiled and regraded to existing levels.
3. 1.5m service margin along edge of access road to be grassed or planted with low groundcover plants.
4. For details of hard materials (fencing and surfacing) see BDS drawing no. 5343:02:002.

READING BOROUGH COUNCIL
22 NOV 2002
ENVIRONMENTAL SERVICES

Rev. A 20 November 2002
Amendments to Plot 5 layout

Project:
WESTWOOD ROAD, TILEHURST

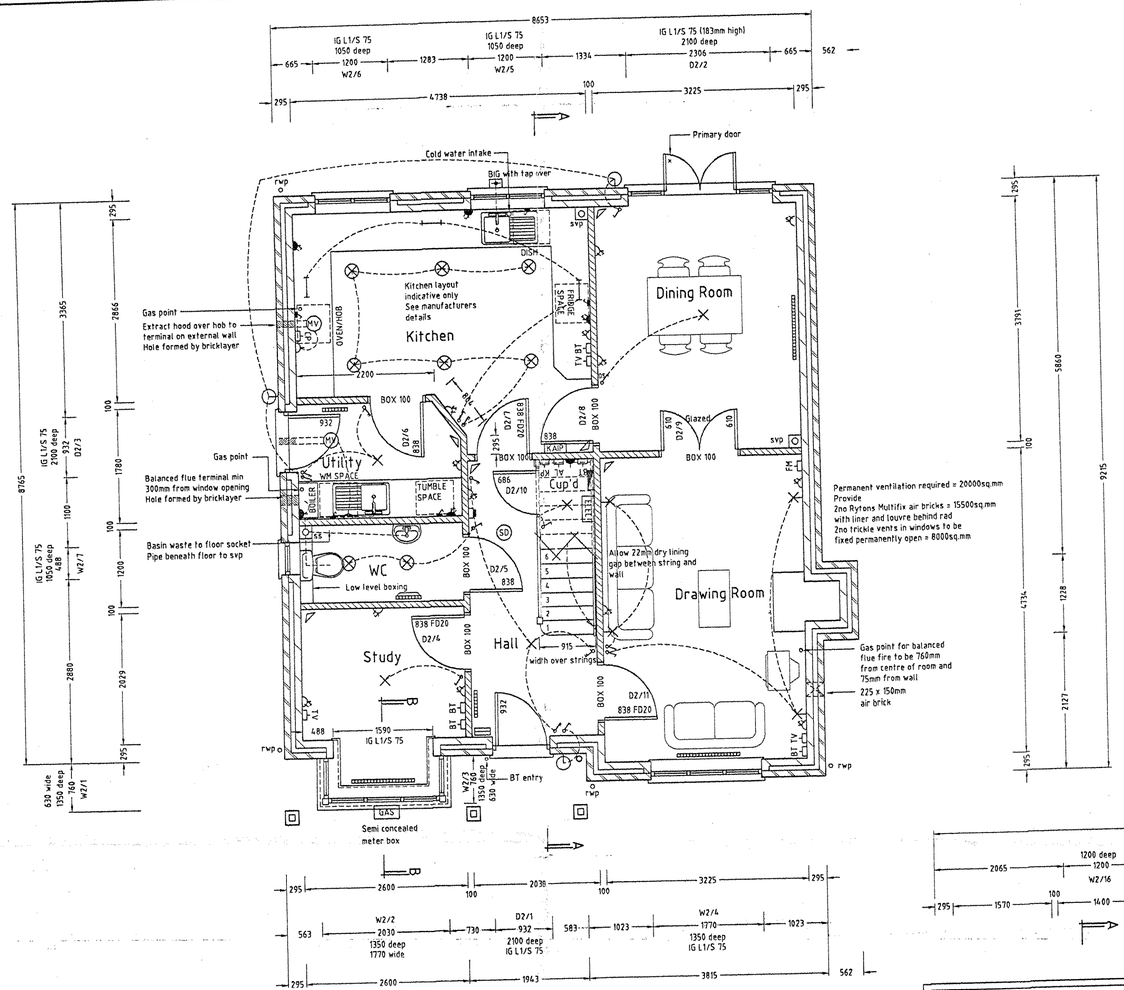
Drawing:
HARD AND SOFT LANDSCAPE PLAN

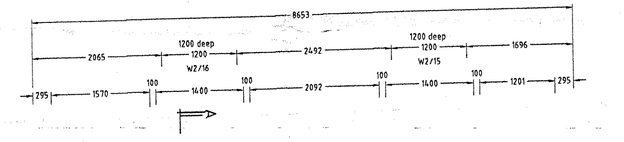
Drawing No. BDS Drawing 5343:02:002 with amendments further to client comments received 21 NOV 2002

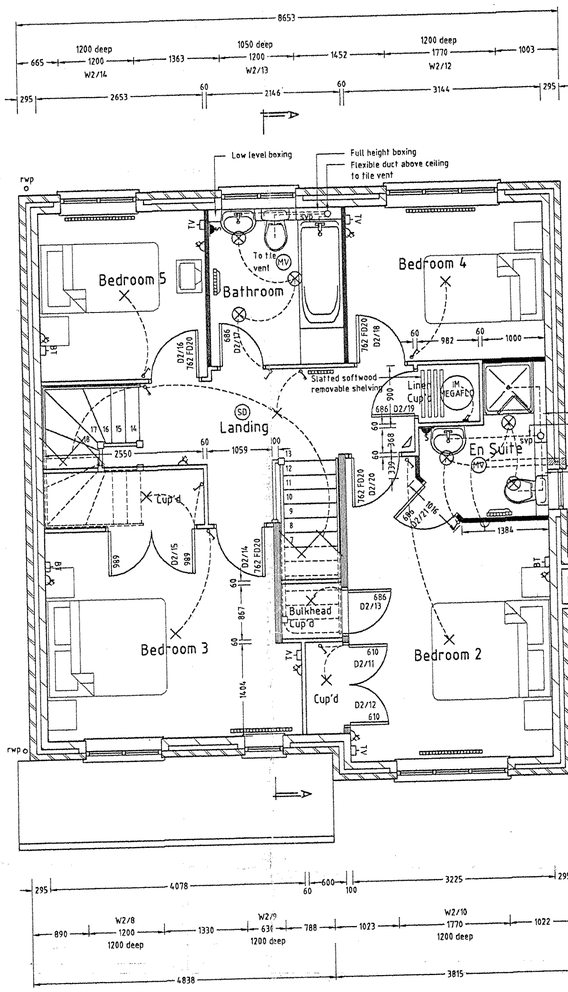
Date: 21 NOV 2002
Drawn by: RB/AC
Checked by:
Scale 1 : 200 @ A1

776 – 102A

Ward Associates
CONSULTANCY
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040







GROUND FLOOR PLAN

FIRST FLOOR PLAN

READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

GROSS INTERNAL AREA - 171.82sq.m

LEGEND

- EL Emergency light
- MD External light movement detector control
- PE External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- H Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- TS Timer switch
- DS Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- S Shaver socket
- S.L Combined shaver socket and light
- MV Mechanical vent
- Radiator
- Heated towel rail
- KIAP Kitchen appliance isolation panel
- ISDN Data point
- TV TV point
- FM FM point
- TV/FM Combined TV and FM point
- BT Telephone point
- CP Cooker point with neon indicator & single socket outlet
- SD Smoke alarm
- IM 3kW immersion heater
- Consumer Unit
- ELEC Electricity meter box
- GAS Gas meter box
- Door chime
- DE Door entry system
- Bell push
- E Electric garage door opener
- Push button operator for garage door opener
- AL Alarm panel
- KP Alarm keypad
- PB Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- FR Froststat
- rwp Rainwater pipe
- ss Stub stack
- svp Soil and vent pipe
- big Back inlet gully

- Face brickwork
- Durox Supabloc (3.5N/sq.mm)
- Durox Supabloc 4 (4N/sq.mm)
- Durox Supabloc 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition
- Insulated metal stud partition

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PLOT 2 - FLOOR PLANS

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BEWLEY HOMES PLC

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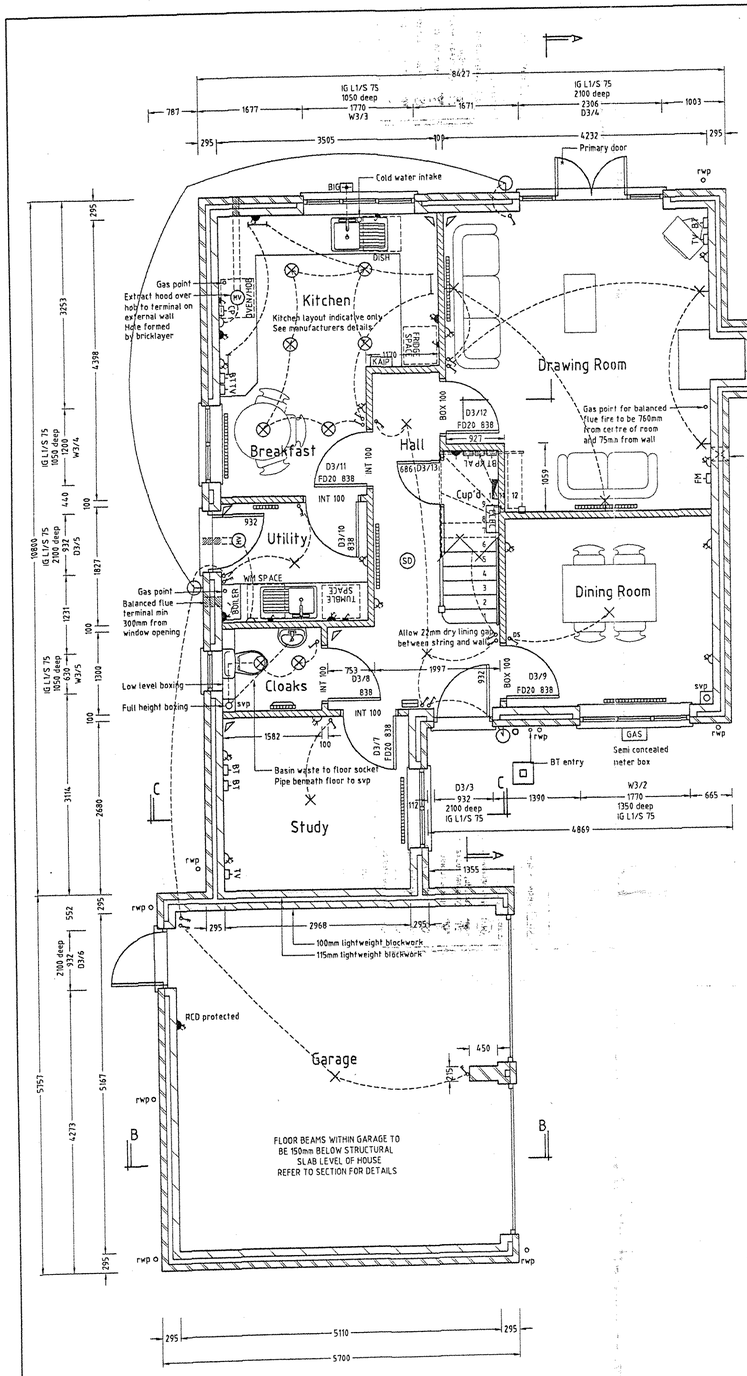

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

LEGEND

- Emergency light
- External light movement detector control
- External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- Bathroom combined pelmet light & shaver point
- Pelmet downlighter
- Light switch
- 2 way light switch
- Timer switch
- Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- Combined shaver socket and light
- Mechanical vent
- Radiator
- Heated towel rail
- Kitchen appliance isolation panel
- ISDN Data point
- TV point
- FM point
- Combined TV and FM point
- Telephone point
- Cooker point with neon indicator & single socket outlet
- Smoke alarm
- 3kw immersion heater
- Consumer unit
- Electricity meter box
- Gas meter box
- Door chime
- Door entry system
- Bell push
- Electric garage door opener
- Push button operator for sectional door opener
- Alarm panel
- Alarm keypad
- Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- Froststat
- Rainwater pipe
- Stub stack
- Soil and vent pipe
- Back inlet gully

- Face brickwork
- Durox Supablock (3.5N/sq.mm)
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- Durox Supablock 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition
- Insulated metal stud partition

READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

GROSS INTERNAL AREA - 196.76 sq.m

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Project
Residential development to the rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 3 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale
19.08.02	1:50
Drawn by: MES	Drawing number: 5343:02:301
	Rev: D

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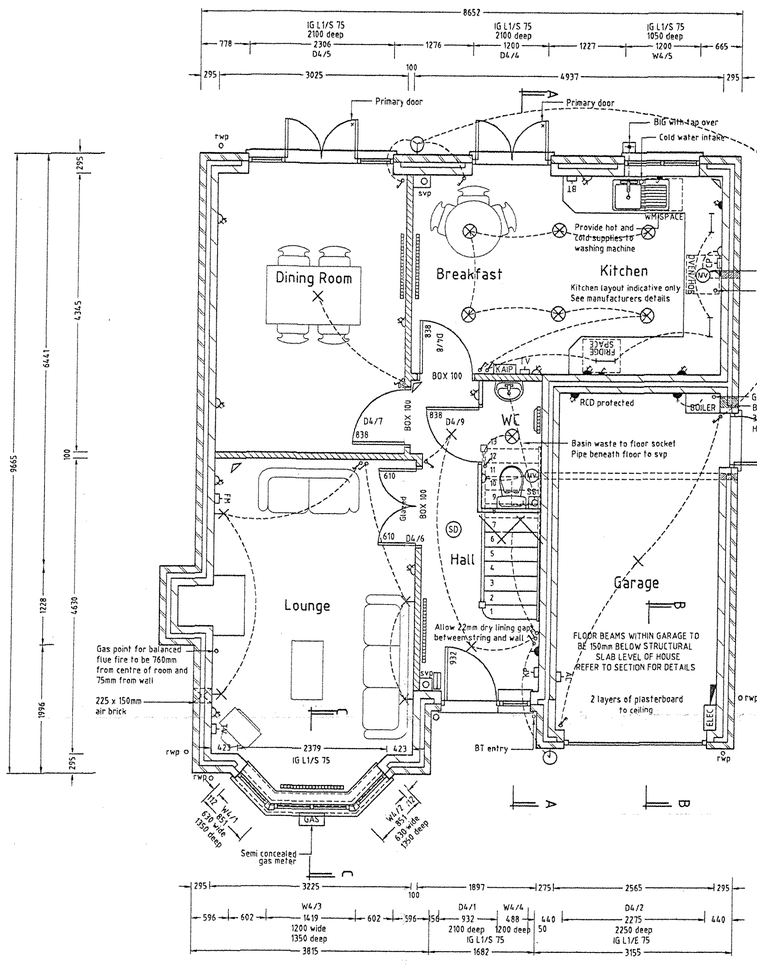
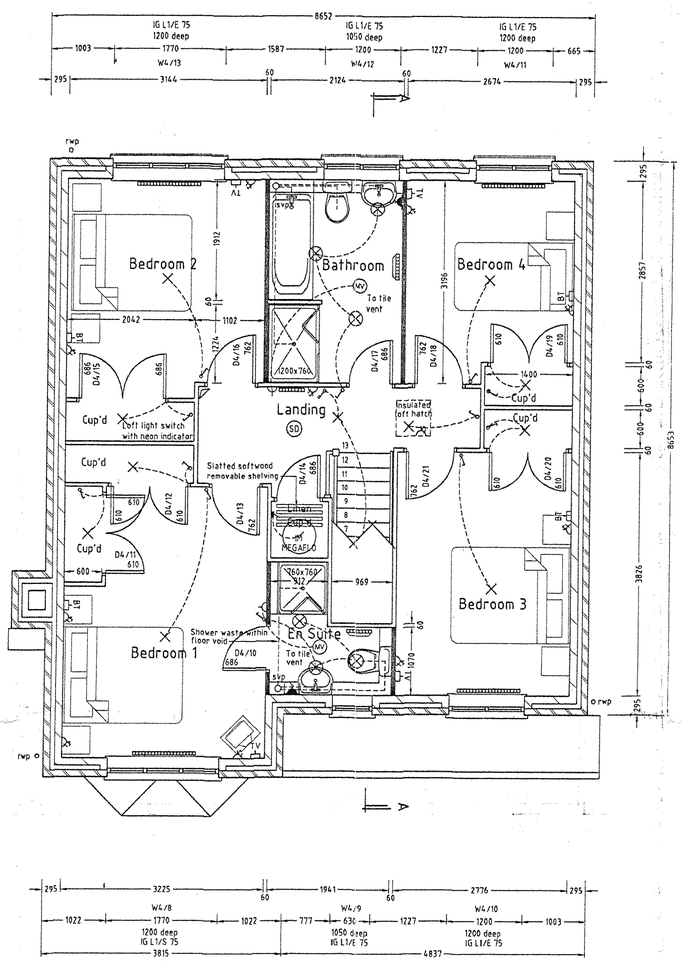
Revisions

Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	28.10.02	Rear garage door added & landing window width reduced
D	05.11.02	Amendments to clients request



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROSS INTERNAL AREA - 125.59 sq.m

LEGEND

- EL Emergency light
- MD External light movement detector control
- PE External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- TS Timer switch
- DS Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- SL Combined shaver socket and light
- MV Mechanical vent
- Radiator
- Heated towel rail
- KIAP Kitchen appliance isolation panel
- ISDN Data point
- TV TV point
- FM FM point
- TV/FM Combined TV and FM point
- BT Telephone point
- CP Cooker point with neon indicator & single socket outlet
- SD Smoke alarm
- IM 3kW immersion heater
- Consumer Unit
- ELEC Electricity meter box
- GAS Gas meter box
- Door chime
- DE Door entry system
- Bell push
- E Electric garage door opener
- Push button operator for garage door opener
- AL Alarm panel
- KP Alarm keypad
- PB Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- FS Frostat
- rwp Rainwater pipe
- ss Stub stack
- svp Soil and vent pipe
- big Back inlet gully

- Face brickwork
- Durox Supabloc (3.5N/sq.mm)
- Durox Supabloc 4 (4N/sq.mm)
- Durox Supabloc 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition
- Insulated metal stud partition

READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

BDS
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Architectural & Building Design Services
Building & Structural Engineers
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Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 4 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale	
19.08.02	1:50	
Drawn by	Drawing number	Rev
MES	5343:02:401	D

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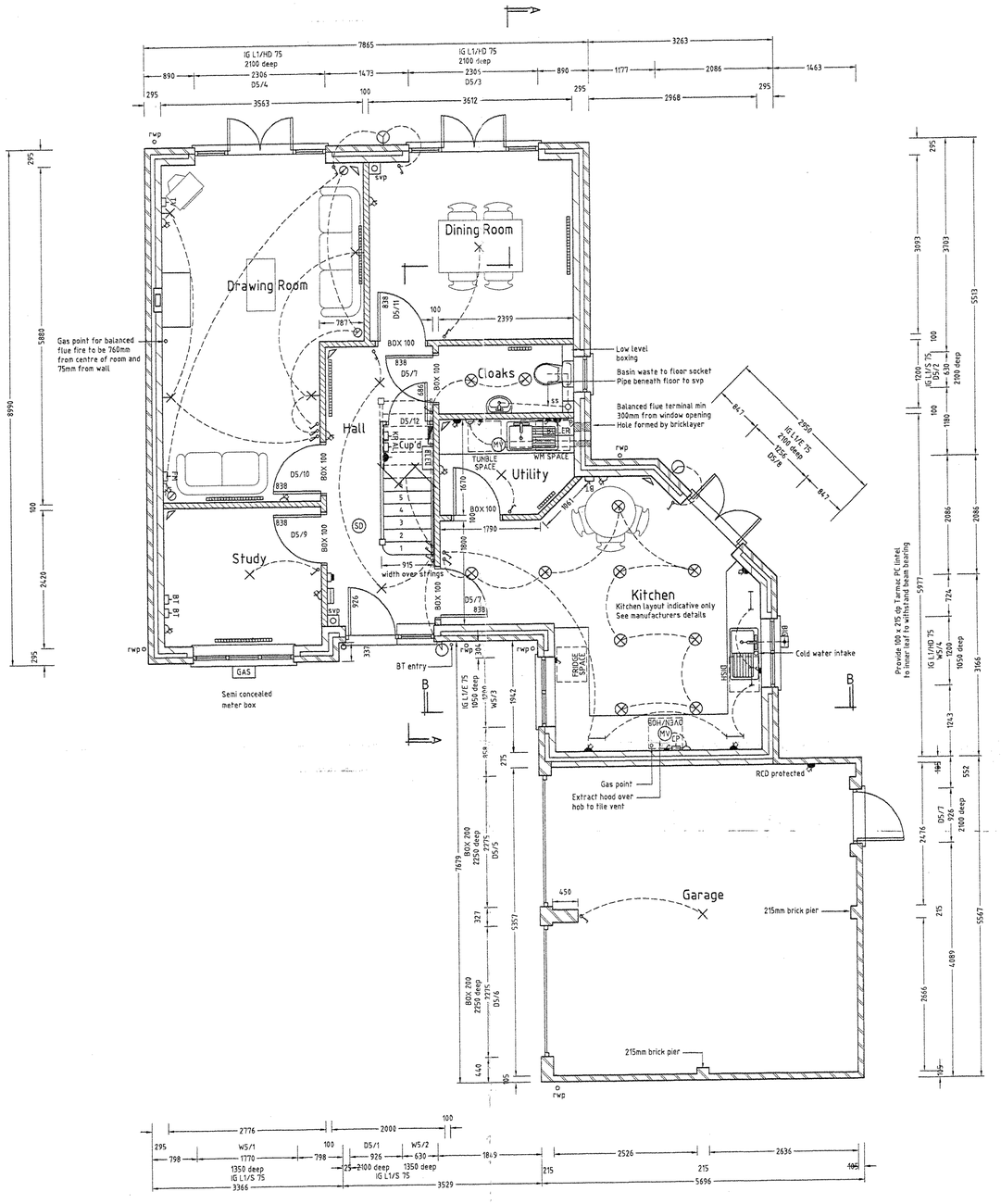
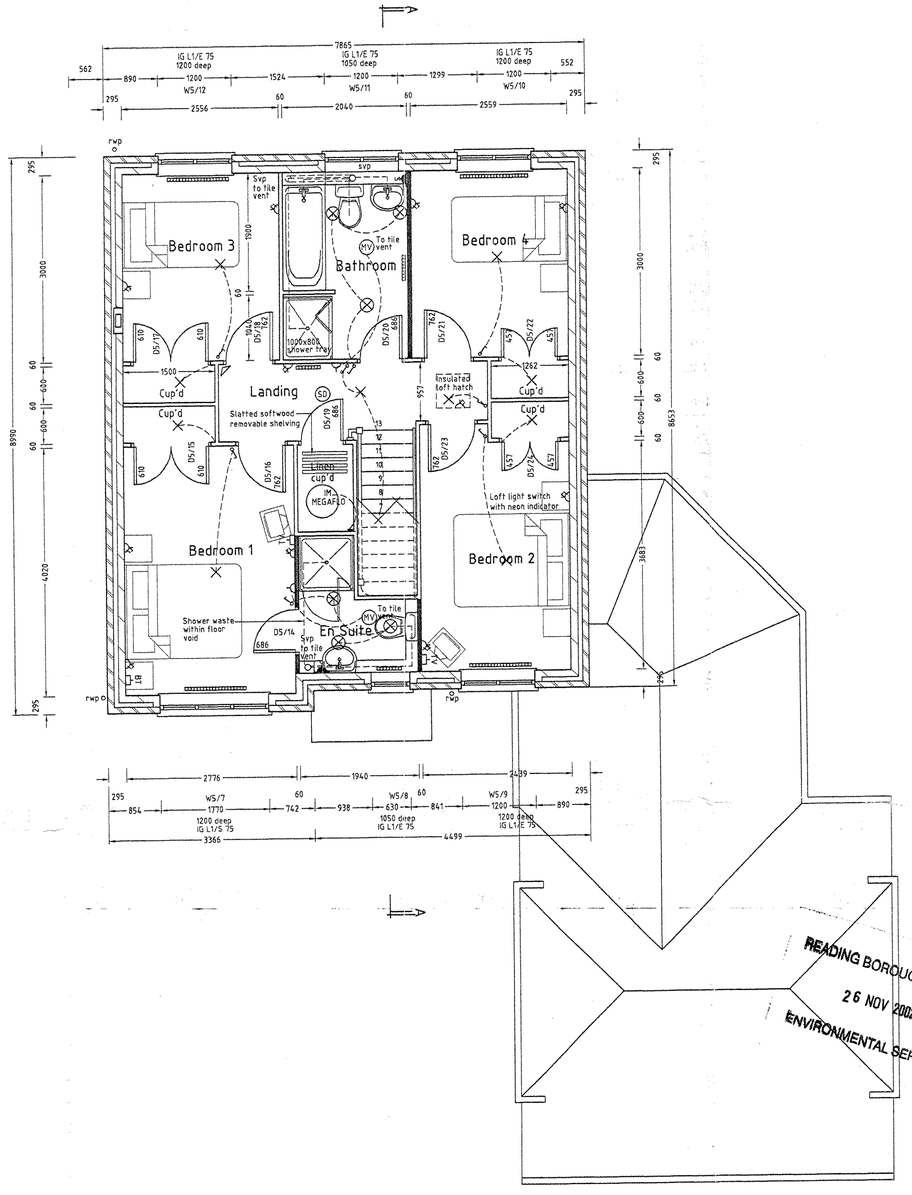
Revisions

Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	28.10.02	Lintel references added & window references W6 & 7 omitted
D	05.11.02	Amendments to clients request





READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

GROSS INTERNAL AREA - 133.82sq.m

LEGEND

- EL Emergency light
- MD External light movement detector control
- PE External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- TS Timer switch
- DS Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- S.S. Combined shaver socket and light
- MV Mechanical vent
- Radiator
- Heated towel rail
- KIAP Kitchen appliance isolation panel
- ISDN Data point
- TV TV point
- FM FM point
- TV/FM Combined TV and FM point
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- SD Smoke alarm
- IM 3kW immersion heater
- Consumer Unit
- ELEC Electricity meter box
- GAS Gas meter box
- Door chime
- DE Door entry system
- Bell push
- E Electric garage door opener
- Push button operator for garage door opener
- AL Alarm panel
- KP Alarm keypad
- PB Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- FR Frostat
- rwp Rainwater pipe
- ss Stub stack
- svp Soil and vent pipe
- big Back inlet gully

- Face brickwork
- Durox Supablock (3.5N/sq.mm)
- Durox Supablock 4 (4N/sq.mm)
- Durox Supablock 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition
- Insulated metal stud partition

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Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47 - 55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 5 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale
19.08.02	1:50

Drawn by	Drawing number	Rev
MES	5343:02:501	F

General notes
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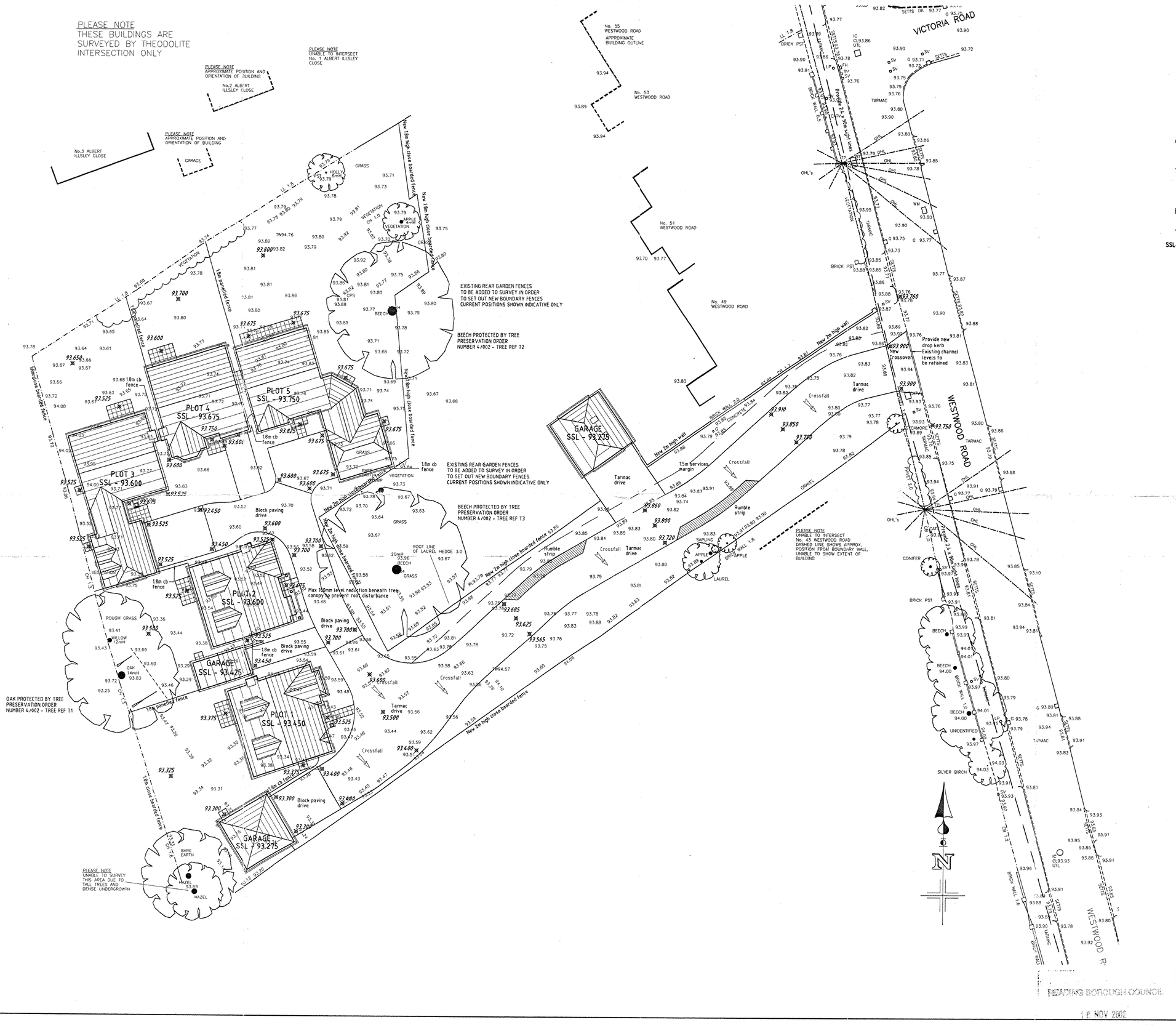
Revisions

Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	28.10.02	Kitchen width reduced, lounge window omit. & garage door added
D	05.11.02	Amendments to clients request
E	18.11.02	House width reduced and kitchen/utility layout revised
F	22.11.02	Building Regulation details added



1m out - 3.
1m " 4
@ West cover.
0.5m out - 5
@ E'n cover.

EXTERNAL WORKS NOTES

1. Shared and private drives to be surfaced with black tarmac with precast concrete edgings
   Provide drop kerb and crossover from Westwood Road as indicated
   Rumble strip to be surfaced with granite setts
2. Cross hatching denotes extent of 450 x 450mm riven concrete paving slabs
   See materials schedule for colour
   Patios generally 1800 x 2700mm
   Private paths to be 900mm wide
3. Prior to the commencement of site works all retained trees and hedges are to be protected in accordance with BS 5837:1991 by chestnut paling fencing erected min. 1m outside the spread of all trees.
4. Details of shared drive are to be approved by the Local Authority prior to works commencing
5. Side gates to be 0.9m wide and 1.8m high and formed as close boarded fencing. Gates hung off of 1no pair 200mm long tee hinges and fitted with black ring latch furniture
6. Street lighting to consist of 5m standard steel columns (140mm to 76mm) Lantern to incorporate 50 Watt SON gear and lamp, Photo Electric Cell and Pot Optic Reflector.
   Colour - BS 10 A11 (Grey)
7. Permanent traffic signs at the site entrance are to be provided, as directed by the Highway Authority. All signs shall comply with the requirements of BS 873, "The Traffic Signs Regulations and General Directions 1964", and, "Traffic Signs Manual 1965", including all subsequent amendments.

KEY

12.100	- Denotes proposed ground level (m)
11.83	- Denotes existing ground level (m)
SSL-12.025	- Denotes structural slab level (m)
o LP	- Denotes proposed street light

2 Copies

LOCAL AUTHORITY/STATUTORY UNDERTAKER APPROVAL TO BE OBTAINED FOR ALL HIGHWAY AND DRAINAGE WORKS PRIOR TO COMMENCING

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Building & Structural Engineers
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Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Amended 8/10/02

Drawing title
EXTERNAL WORKS PLAN

Client
BEWLEY HOMES PLC

Date	Scale	
09.09.02	1:200	
Drawn by	Drawing number	Rev
TCG	5343:02:002	E

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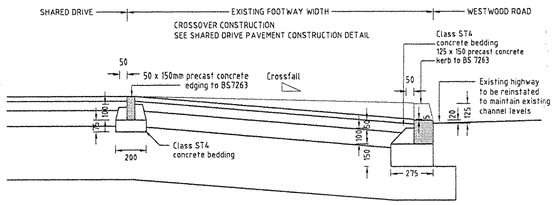
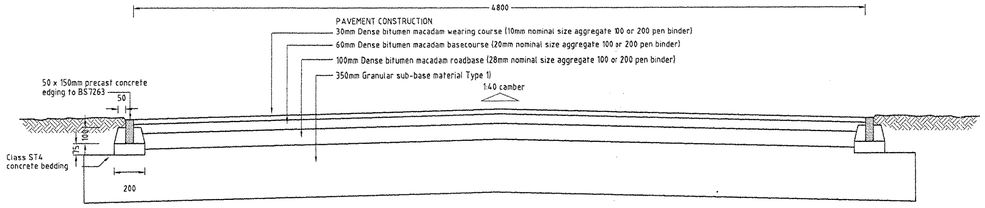
Revisions

Ref	Date	Description
A	16.10.02	Road levels revised, fences repositioned, plot 2 SSL raised 75mm
B	22.10.02	Radius kerbs omitted & crossover indicated
C	28.10.02	Setting out revisions & paving shown to plots 3 & 5 garage doors
D	29.10.02	Plot 5 relocated and side gate indicated
E	18.11.02	Plot 5 design and positioning revised

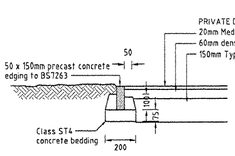
READING BOROUGH COUNCIL
18 NOV 2002
ENVIRONMENTAL SERVICES



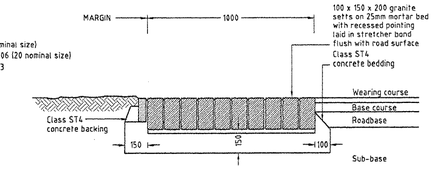
SECTION THROUGH NEW CROSSOVER



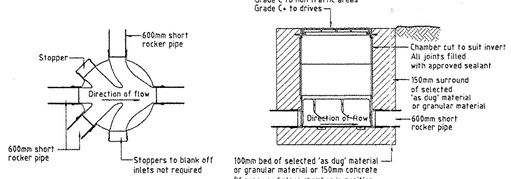
TYPICAL SECTION THROUGH CARRIAGEWAY



PRIVATE DRIVE EDGING DETAIL



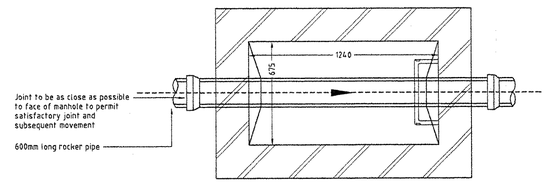
RUMBLE STRIP DETAIL

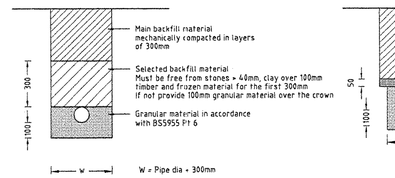


PLAN SECTION

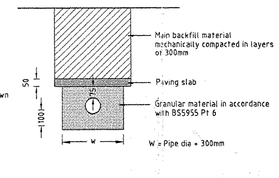
TYPICAL UPVC INSPECTION CHAMBER DETAIL

For invert depths up to 1000mm
Generally installation to manufacturers details

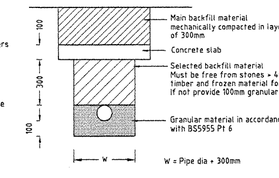




UPVC DRAINS BENEATH SOFT LANDSCAPING WITH COVER EXCEEDING 600mm & UPVC DRAINS BENEATH DRIVEWAYS WITH COVER EXCEEDING 900mm

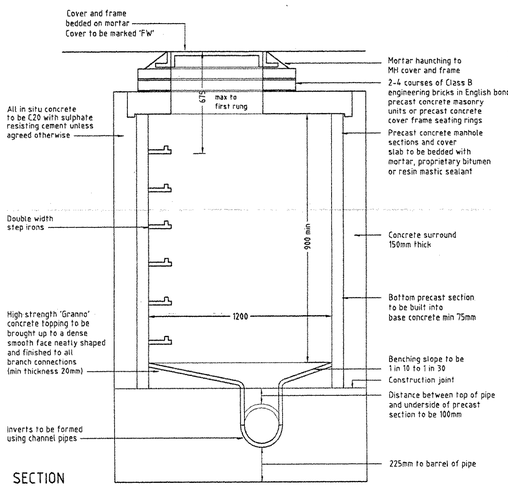


UPVC DRAINS BENEATH SOFT LANDSCAPING WITH COVER OF 600mm OR LESS

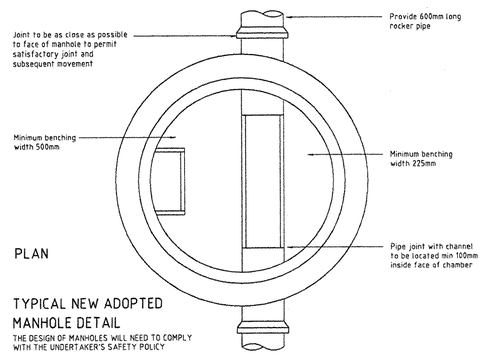


UPVC DRAINS BENEATH DRIVEWAYS WITH COVER OF 900mm OR LESS

file copies.



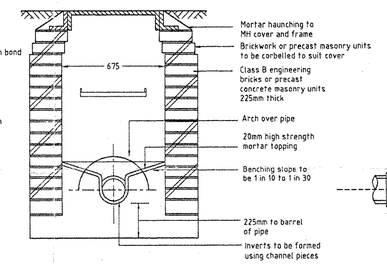
SECTION



PLAN

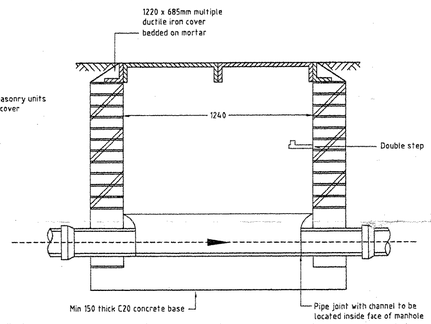
TYPICAL NEW ADOPTED MANHOLE DETAIL

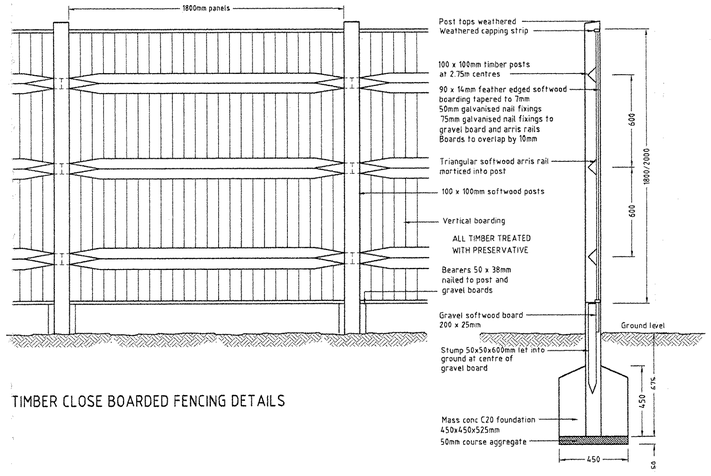
THE DESIGN OF MANHOLES WILL NEED TO COMPLY WITH THE UNDERTAKER'S SAFETY POLICY



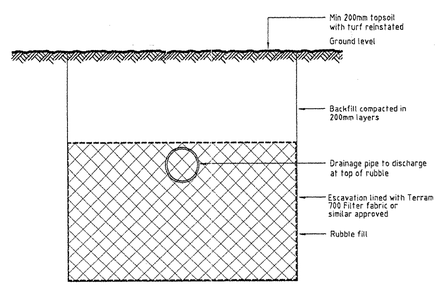
TYPICAL BRICK MANHOLE DETAIL

INVERT DEPTH UP TO 1450mm



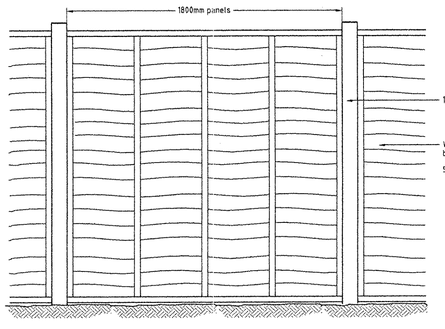


TIMBER CLOSE BOARDED FENCING DETAILS



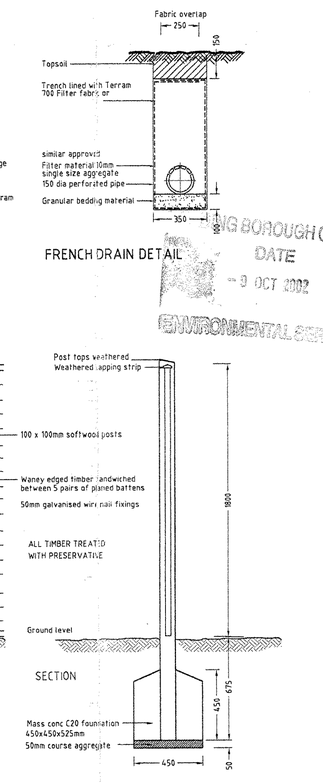
SOAKAWAY DETAIL

Details subject to review following the completion of a soakage test to BRE Digest 365



ELEVATION

TIMBER PANEL FENCING DETAILS (TO REAR GARDENS)



FRENCH DRAIN DETAIL

ING BOROUGH COUNCIL
DATE
- 9 OCT 2002
ENVIRONMENTAL SERV

ALL DETAILS ARE PRELIMINARY
ROAD CONSTRUCTION DETAILS TO BE REVIEWED IN CONJUNCTION WITH THE RECOMMENDATIONS OF A GEOTECHNICAL REPORT

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Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
EXTERNAL WORKS DETAILS

Client
BEWLEY HOMES PLC

Date	Scale	
13.09.02	1:20	
Drawn by	Drawing number	Rev
TCG	5343:02:006	A

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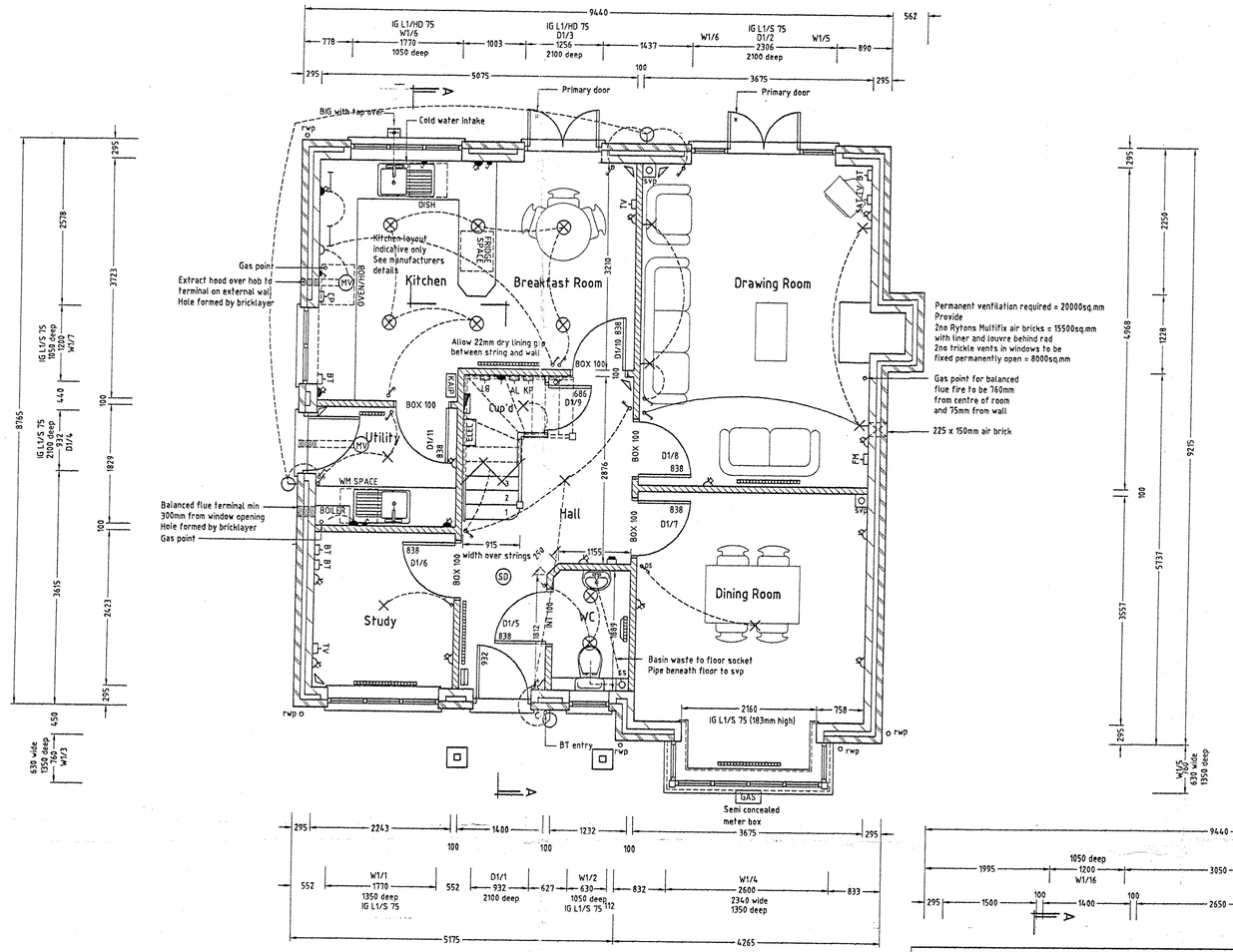
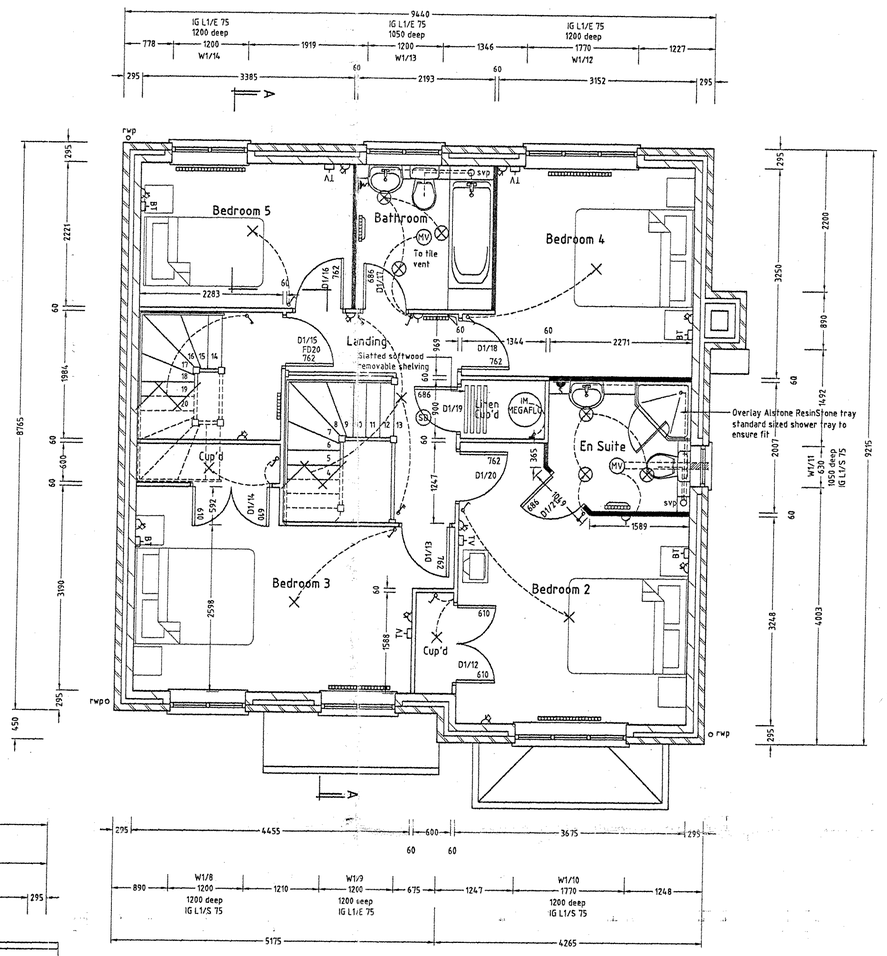
Revisions

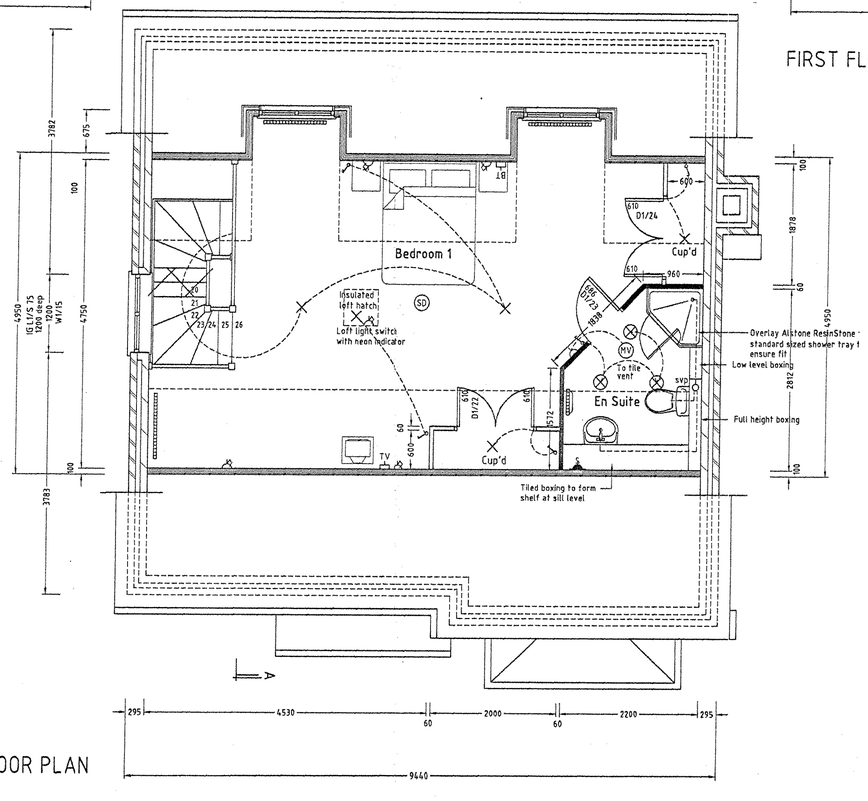
Ref	Date	Description
A	08.10.02	Revisions to adopted manhole detail at Thames Water's request



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- Emergency light
- External light movement detector control
- External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- Timer switch
- Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- Shaver socket
- Combined shaver socket and light
- Mechanical vent
- Radiator
- Heated towel rail
- Kitchen appliance isolation panel
- Data point
- TV point
- FM point
- Combined TV and FM point
- Telephone point
- Cooker point with neon indicator & single socket outlet
- Smoke alarm
- 3kW immersion heater
- Consumer Unit
- Electricity meter box
- Gas meter box
- Door chime
- Door entry system
- Bell push
- Electric garage door opener
- Push button operator for garage door opener
- Alarm panel
- Alarm keypad
- Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- Froststat
- Rainwater pipe
- Stub stack
- Soil and vent pipe
- Back inlet gully

- Face brickwork
- Durox Supabloc (3.5N/sq.mm)
- Durox Supabloc 4 (4N/sq.mm)
- Durox Supabloc 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition
- Insulated metal stud partition

GROSS INTERNAL AREA - 188.74sq.m

READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

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Architectural & Building Design Services
Building & Structural Engineers
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Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 1 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale
19.08.02	1:50

Drawn by	Drawing number	Rev
MES	5343:02:101	D

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Revisions

Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	29.10.02	Lintel references added
D	05.11.02	Amendments to clients request

North

METHOD STATEMENT FOR REMEDIAL TREE WORKS AROUND TPO BEECH TREE ADJACENT TO PLOT 5.

1. Protection fencing to be 'Heras' fencing fixed through
concrete bases with scaffold poles.

2. Phased positions of fencing are to be used to allow quick
construction, whilst Beech tree remains protected.

3. Work in vicinity of Beech to be carried out with minimum
distrubance to the root system. Service trenches are to be
located away from the tree. Hard surfacing within tree canopy
permeable paving as produced by Formpave.

4. On the removal of the foundations to Plot 5 the trench is to
be cleaned of any construction materials and a root barrier to
be laid on the building side of the trench. The trench is then
to be backfilled with good quality clean topsoil with organic
matter and compost mix to encourage fibrous root growth.

5. All work to be explained on site and setting out checked by
Terra Firma.

NOTES

All work is to be to BS5837 Trees in relation to construction at all times

Protective fencing erected before work commences on site.

Fencing checked on a weekly basis and repaired as required.

Protected areas are to be clearly identified with signs on temporary
fencing stating 'No operations are to be carried out within protected areas

No oil, bitumen, cement or other material likely to be injurious to a tree
is to be stacked or discharged within 10m of the trunk of any tree.
Allowance should be made for sloping ground.

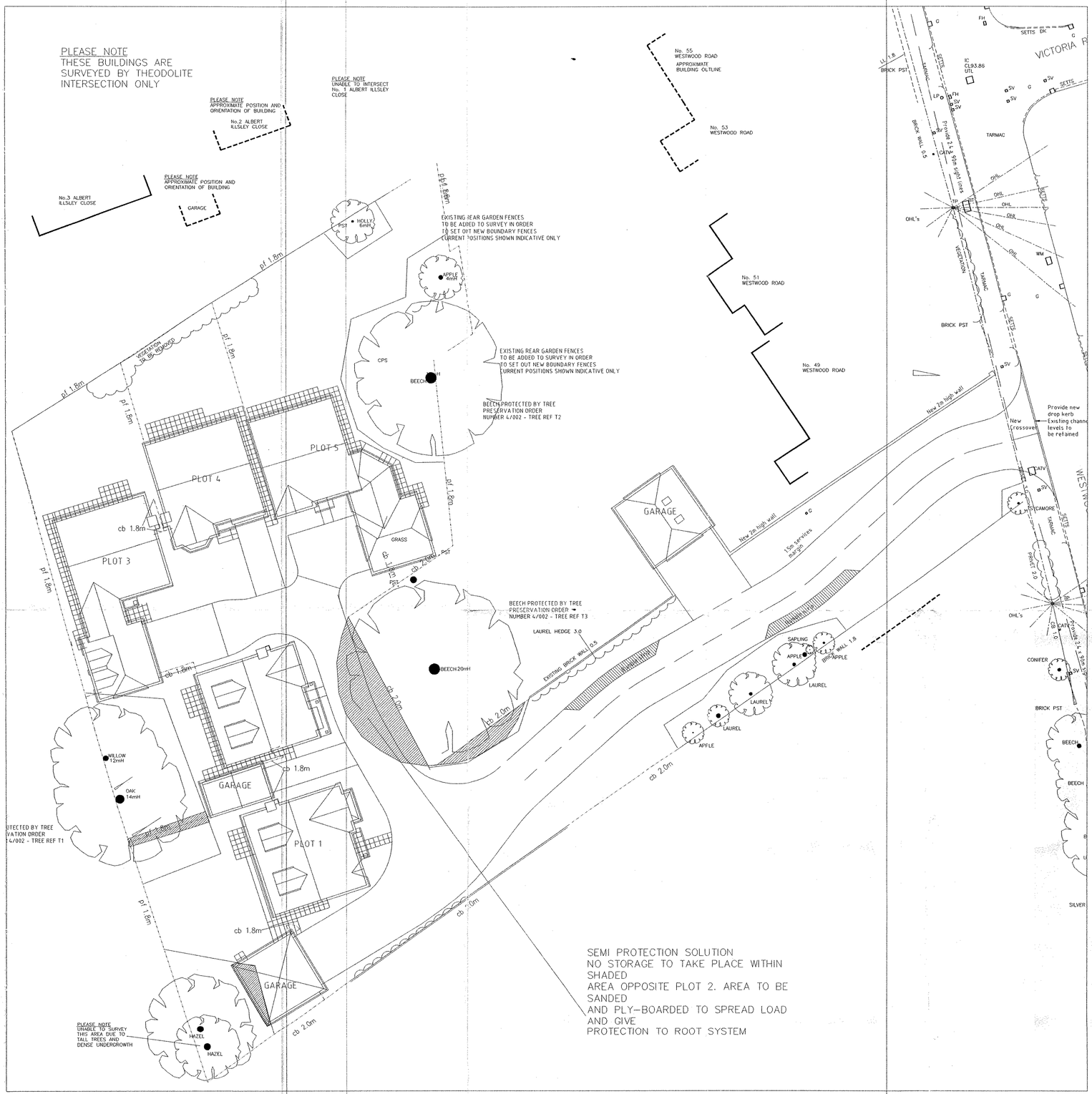
No materials, machinery, rubble or rubbish to be stored or dumped within
areas protected by fencing. Generally no material to be stored within 5m of bole of tree.

No concrete mixing operations are to be carried out within 10m of the trunk of any tree.
Fires are not to be lit beneath or in close proximity to the canopy of any tree.

No part of any tree shall be used for an anchorage for equipment, notice boards,
cables or services.

Trees to be removed adjacent to, or within, a contiuous canopy of a tree or trees
to be retained shall be removed with particular care, and in sections if necessary
to avoid damage.

Fencing to remain in position until completion of construction although
some sections may require to be temporarily taken down as noted on
the plan to allow for construction.



KEY

Line of 1.2m minimum height chestnut paling to BS.1722 Part 4 securely mounted on 1.2m minimum height timber posts

Existing trees/ vegetation to be removed. Fence may be temporarily moved to allow for construction

Existing trees/ vegetation to be retained

Area of hand digging only.

Sarah was a copy is/ d'scpg to be carried out before is/ occupation. Nonpetrin bleach re herbs

Rev. A 20th November 2002
Canopy of Beech tree to Plot 5 amended.
Method statement for works adjacent to
beech tree in Plot 5 added.
Plot 5 layout amended

Project:
WESTWOOD ROAD,
TILEHURST

Drawing:
TREE PROTECTION PLAN

Based on BDS Drawing no. 5343:02:002

READING BOROUGH COUNCIL
22 NOV 2002
ENVIRONMENTAL SERVICES

Date:
November 2002
Drawn by: RB/AG
Checked by:
Scale 1 : 200 @ A1

776 – 103A

Ultimate Consultancy
28, The Spain, Petersfield, Hants. GU32 3LA 01730 263040

North

METHOD STATEMENT FOR REMEDIAL TREE WORKS AROUND TPO BEECH TREE ADJACENT TO PLOT 5.

1. Protection fencing to be 'Heras' fencing fixed through
concrete bases with scaffold poles.

2. Phased positions of fencing are to be used to allow quick
construction, whilst Beech tree remains protected.

3. Work in vicinity of Beech to be carried out with minimum
distrubance to the root system. Service trenches are to be
located away from the tree. Hard surfacing within tree canopy
permeable paving as produced by Formpave.

4. On the removal of the foundations to Plot 5 the trench is to
be cleaned of any construction materials and a root barrier to
be laid on the building side of the trench. The trench is then
to be backfilled with good quality clean topsoil with organic
matter and compost mix to encourage fibrous root growth.

5. All work to be explained on site and setting out checked by
Terra Firma.

NOTES

All work is to be to BS5837 Trees in relation to construction at all times

Protective fencing erected before work commences on site.

Fencing checked on a weekly basis and repaired as required.

Protected areas are to be clearly identified with signs on temporary
fencing stating 'No operations are to be carried out within protected areas

No oil, bitumen, cement or other material likely to be injurious to a tree
is to be stacked or discharged within 10m of the trunk of any tree.
Allowance should be made for sloping ground.

2. No materials, machinery, rubble or rubbish to be stored or dumped within
areas protected by fencing. Generally no material to be stored within 5m of bole of tree.

No concrete mixing operations are to be carried out within 10m of the trunk of any tree.
Fires are not to be lit beneath or in close proximity to the canopy of any tree.

6. No part of any tree shall be used for an anchorage for equipment, notice boards,
cables or services.

7. Trees to be removed adjacent to, or within, a contiuous canopy of a tree or trees
to be retained shall be removed with particular care, and in sections if necessary
to avoid damage.

9. Fencing to remain in position until completion of construction although
some sections may require to be temporarily taken down as noted on
the plan to allow for construction.

PLEASE NOTE
THESE BUILDINGS ARE SURVEYED BY THEODOLITE INTERSECTION ONLY

PLEASE NOTE UNABLE TO INTERSECT No. 1 ALBERT ILLSLEY CLOSE

PLEASE NOTE APPROXIMATE POSITION AND ORIENTATION OF BUILDING
No.2 ALBERT ILLSLEY CLOSE

No.3 ALBERT ILLSLEY CLOSE

PLEASE NOTE APPROXIMATE POSITION AND ORIENTATION OF BUILDING
GARAGE

No. 55 WESTWOOD ROAD
APPROXIMATE BUILDING OUTLINE

No. 53 WESTWOOD ROAD

No. 51 WESTWOOD ROAD

No. 49 WESTWOOD ROAD

EXISTING REAR GARDEN FENCES TO BE ADDED TO SURVEY IN ORDER TO SET OUT NEW BOUNDARY FENCES CURRENT POSITIONS SHOWN INDICATIVE ONLY

EXISTING REAR GARDEN FENCES TO BE ADDED TO SURVEY IN ORDER TO SET OUT NEW BOUNDARY FENCES CURRENT POSITIONS SHOWN INDICATIVE ONLY

BEECH PROTECTED BY TREE PRESERVATION ORDER NUMBER 4/002 - TREE REF T2

BEECH PROTECTED BY TREE PRESERVATION ORDER NUMBER 4/002 - TREE REF T3

BEECH PROTECTED BY TREE PRESERVATION ORDER NUMBER 4/002 - TREE REF T1

PST
HOLLY 6mH
APPLE 4mH
CPS
BEECH 11m
BEECH 20mH
LAUREL HEDGE 3.0
EXISTING BRICK WALL 0.5
WILLOW 12mH
OAK 14mH
HAZEL
HAZEL
SAPLING
APPLE
BRICK WALL 1.8
LAUREL
LAUREL
APPLE

PLOT 1
PLOT 3
PLOT 4
PLOT 5
GARAGE
GARAGE
GARAGE
GRASS

pl 1.8m
cb 1.8m
cb 2.0m

VEGETATION TO BE REMOVED

New 2m high wall
1.5x services min 0.6m

PLEASE NOTE UNABLE TO SURVEY THIS AREA DUE TO TALL TREES AND DENSE UNDERGROWTH

SEMI PROTECTION SOLUTION
NO STORAGE TO TAKE PLACE WITHIN SHADED
AREA OPPOSITE PLOT 2. AREA TO BE SANDED
AND PLY-BOARDED TO SPREAD LOAD AND GIVE
PROTECTION TO ROOT SYSTEM

VICTORIA R
SETTS DK
IC C.93.86 U/L
BRICK PST
TARMAC
SETTS
LP
FH
SV
Provide 2 no 90m pvgl lines
BRICK WALL 0.5
TP
OHL's
OHL
VEGETATION
WM
BRICK PST
New 2m high wall
New Crossover
Provide new drop kerb
Existing channe levels to be retained
ATV
CAMORE
PRIVET 2.0
CONIFER
BRICK PST
BEECH
BEECH
SILVER
WESTWO

There is a later landscaping plan 102 A & Sarah has it (not approved)

KEY

Line of 1.2m minimum height chestnut paling to BS.1722 Part 4 securely mounted on 1.2m minimum height timber posts
Existing trees/ vegetation to be remo
Fence may be temporarily moved to allow for construction
Existing trees/ vegetation to be retai

Area of hand digging only.

Rev. A 20th November 2002
Canopy of Beech tree to Plot 5 amended.
Method statement for works adjacent to beech tree in Plot 5 added.
Plot 5 layout amended

Project:
WESTWOOD ROAD, TILEHURST

Drawing:
TREE PROTECTION PLAN

Based on BDS Drawing no. 5343:02:002

Date: November 2002
Drawn by: RB/AG Checked by:
Scale 1 : 200 @ A1

776 – 103A

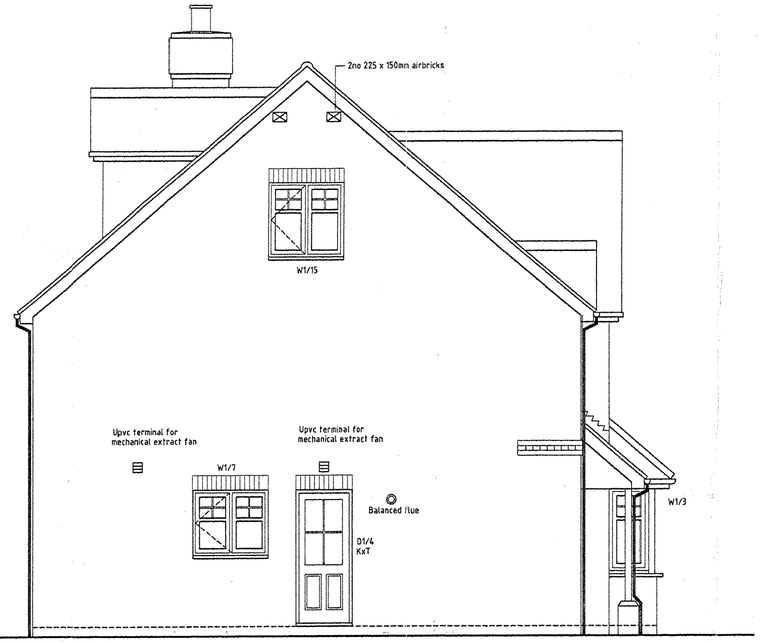
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040

READING BOROUGH COUNCIL
PLANNING APPLICATION NO.
APPROVED PLAN NO.

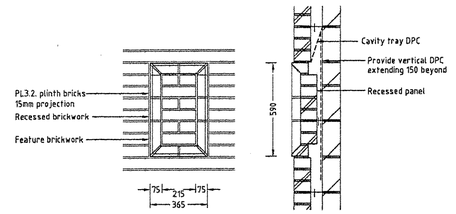
CONSULTANCY



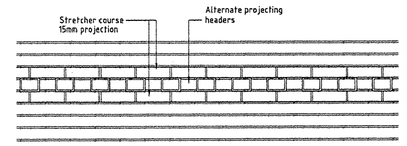
FRONT ELEVATION



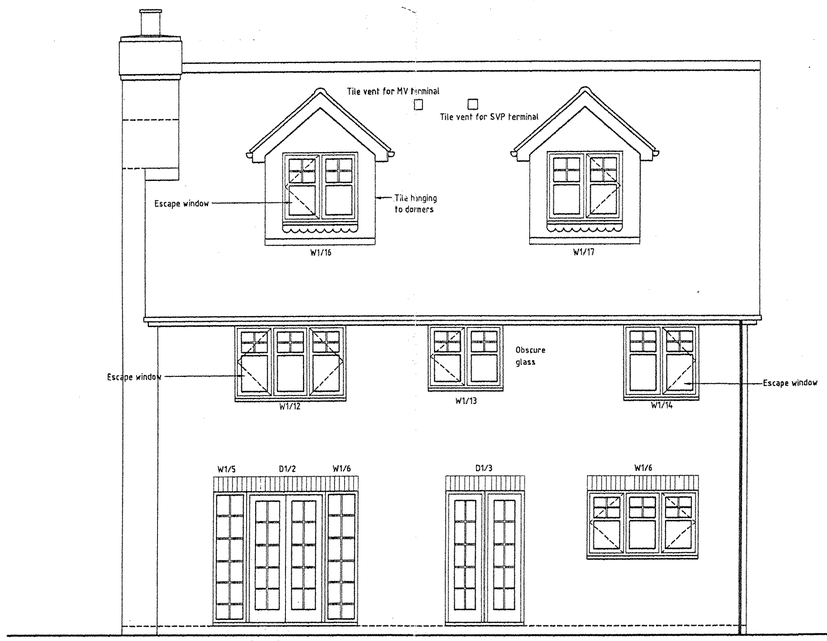
SIDE ELEVATION



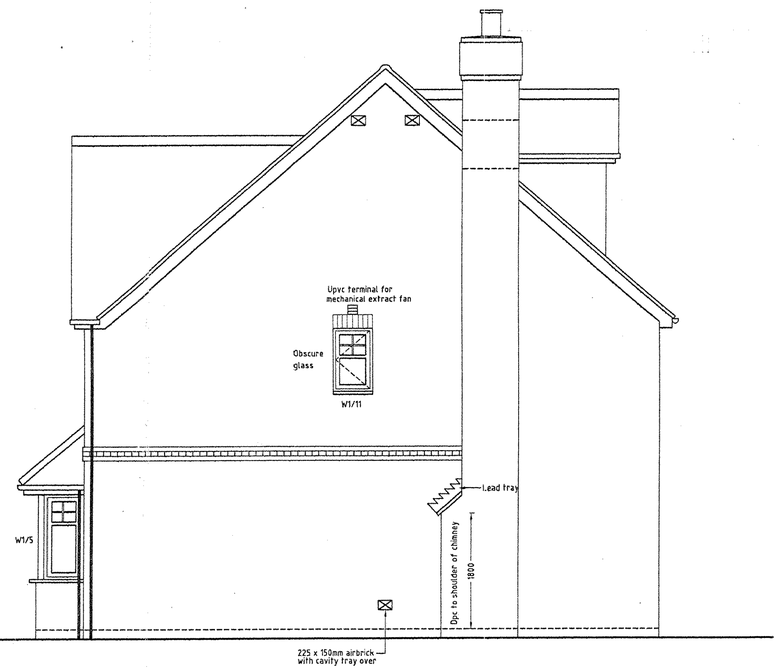
GABLE BRICKWORK DETAIL
Scale 1:20



BAND COURSE DETAIL
Scale 1:20



REAR ELEVATION



SIDE ELEVATION

READING BOROUGH COUNCIL
26 NOV 2002
ENVIRONMENTAL SERVICES

BDS
RICS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB
Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5288 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 1 - ELEVATIONS

Client
BEWLEY HOMES PLC

Date	Scale	
19.08.02	1:50	
Drawn by	Drawing number	Rev
MES	5343:02:102	B

General notes
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2. All dimensions in millimetres. (unless otherwise stated)
3. This drawing does not represent a full specification of works or materials
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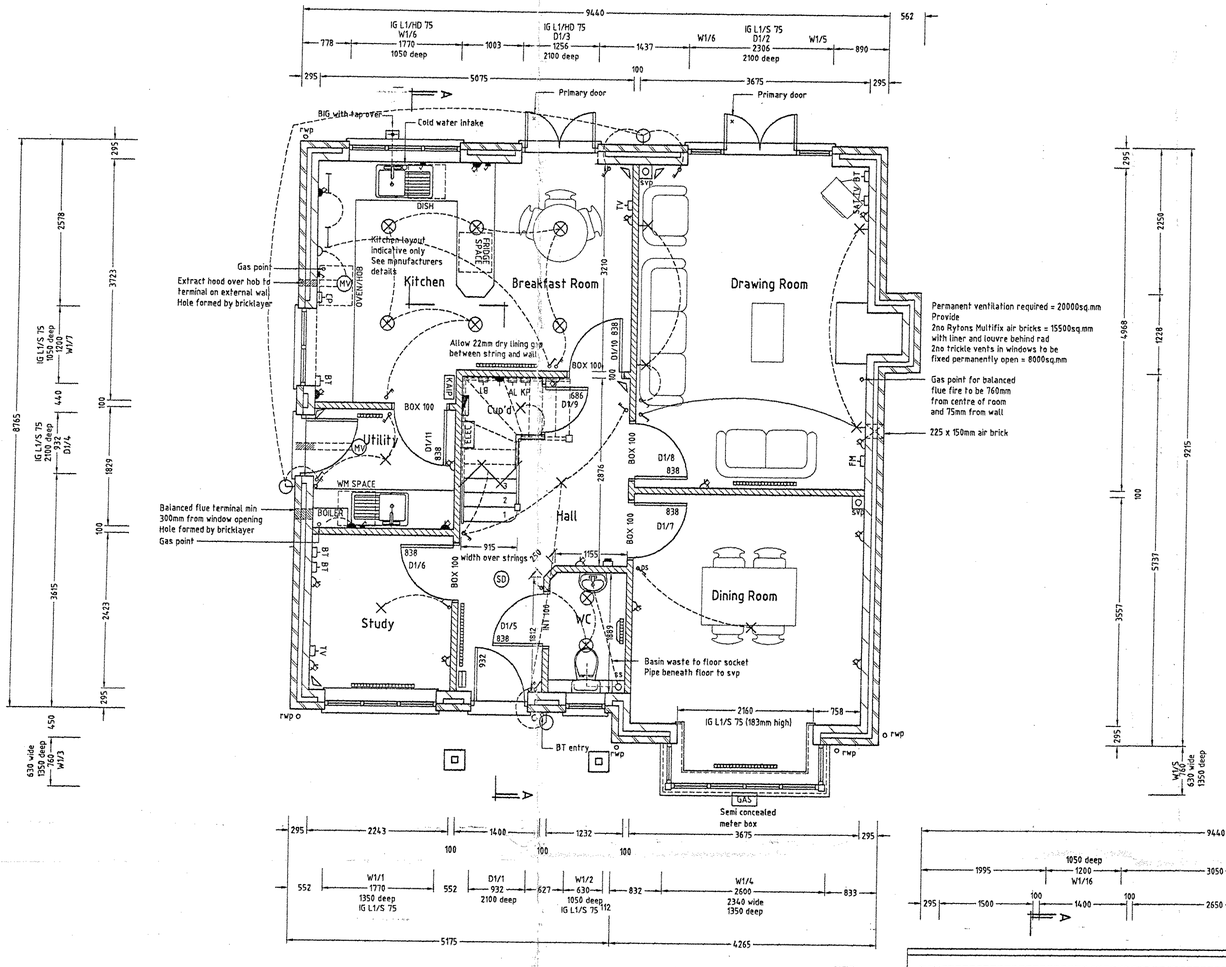
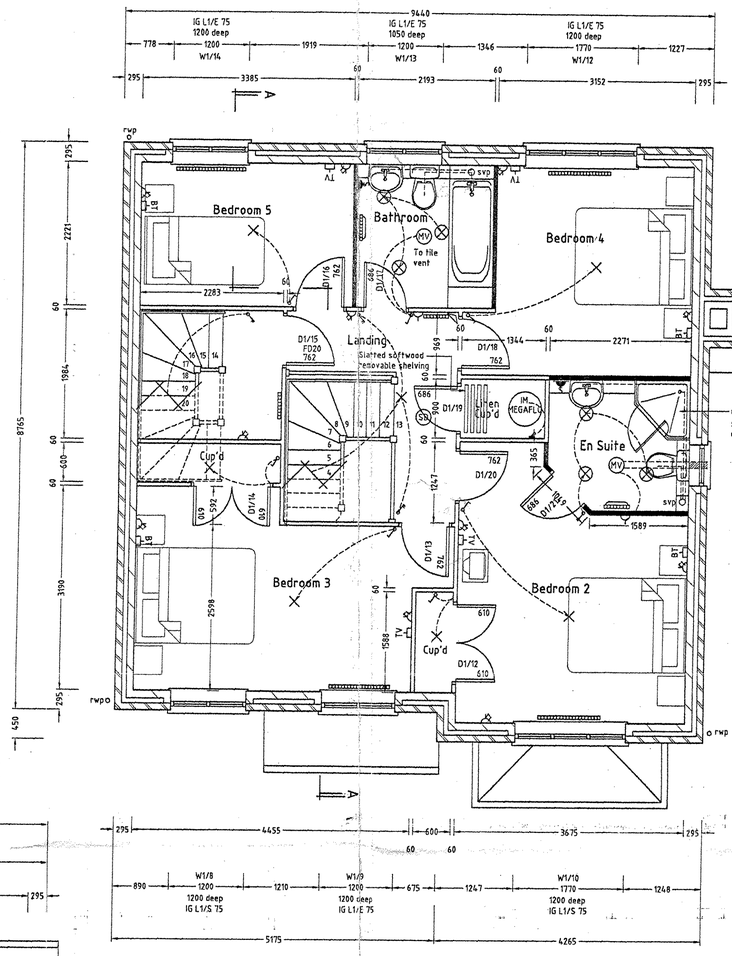
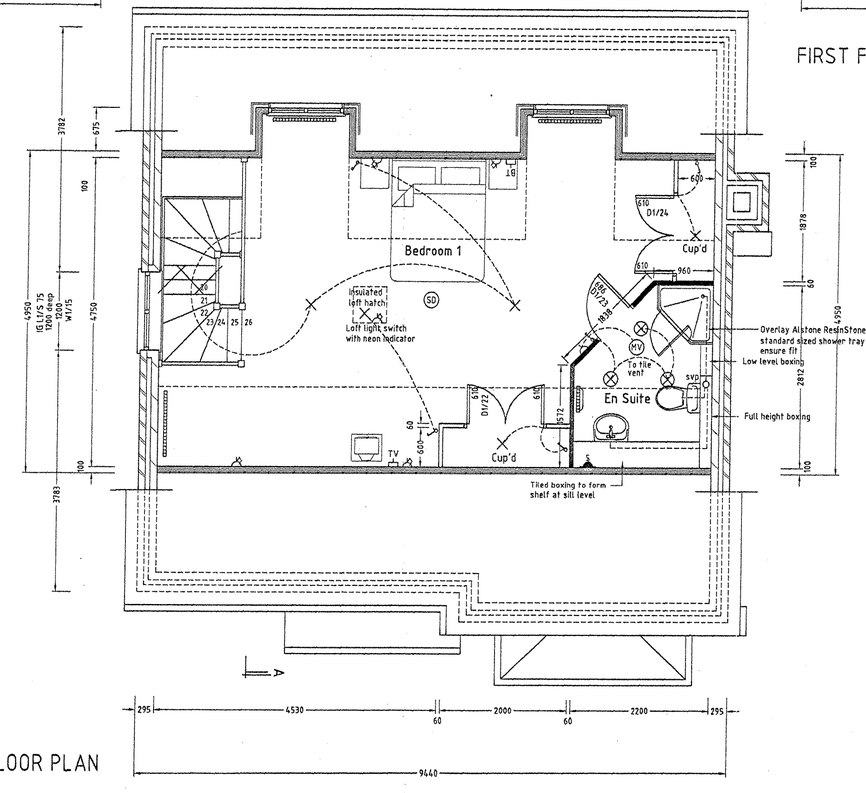
Revisions

Ref	Date	Description
A	28.10.02	Window opening reference corrected
B	05.11.02	Amendments to clients request







LEGEND

- EL Emergency light
- MD External light movement detector control
- PE External light photo electric cell control
- External light
- Pendant light
- Downlighter
- Wall light
- Fluorescent light
- Pelmet light
- H Bathroom combined pelmet light and heated mirror
- Pelmet downlighter
- Light switch
- 2 way light switch
- TS Timer switch
- DS Dimmer switch
- Double switched socket
- Double switched socket at worktop height
- 13amp switched spur above worktop with socket below
- Fused spur
- Fused spur with neon indicator
- 5 amp outlets for table lamps
- S Shaver socket
- S/L Combined shaver socket and light
- MV Mechanical vent
- Radiator
- Heated towel rail
- KIAP Kitchen appliance isolation panel
- ISDN Data point
- TV TV point
- FM FM point
- TV/FM Combined TV and FM point
- BT Telephone point
- CP Cooker point with neon indicator & single socket outlet
- SD Smoke alarm
- IM 3kW immersion heater
- Consumer Unit
- ELEC Electricity meter box
- GAS Gas meter box
- Door chime
- DE Door entry system
- Bell push
- E Electric garage door opener
- Push button operator for garage door opener
- AL Alarm panel
- KP Alarm keypad
- PB Alarm panic button
- Movement sensor
- External water tap
- Thermostat
- FS Frostat
- rwp Rainwater pipe
- ss Stub stack
- svp Soil and vent pipe
- big Back inlet gully

- Face brickwork
- Durox Supabloc (3.5N/sq.mm)
- Durox Supabloc 4 (4N/sq.mm)
- Durox Supabloc 7 (7N/sq.mm)
- Blockwork (3.5N/sq.mm)
- Blockwork (7.0N/sq.mm)
- Timber studwork
- Metal stud partition
- Insulated metal stud partition

READING BOROUGH COUNCIL
20 NOV 2002
ENVIRONMENTAL SERVICES

GROSS INTERNAL AREA - 188.74sq.m

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB
Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Residential development to the rear of
47-55 WESTWOOD ROAD
TILEHURST
READING

Drawing title
PLOT 1 - FLOOR PLANS

Client
BEWLEY HOMES PLC

Date	Scale
19.08.02	1:50

Drawn by	Drawing number	Rev
MES	5343:02:101	D

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Revisions

Ref	Date	Description
A	20.09.02	Building Regulation detail added
B	04.10.02	Building Regulation issue
C	29.10.02	Lintel references added
D	05.11.02	Amendments to clients request