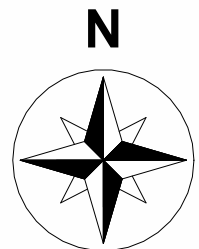


1 Planning Application

as shown

4 Upavon Drive, Coley Park, Reading RG1 6LP

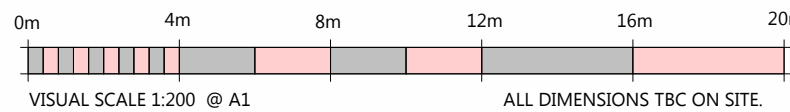


P1

Existing - North Facing



Proposed - North Facing

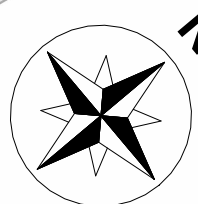
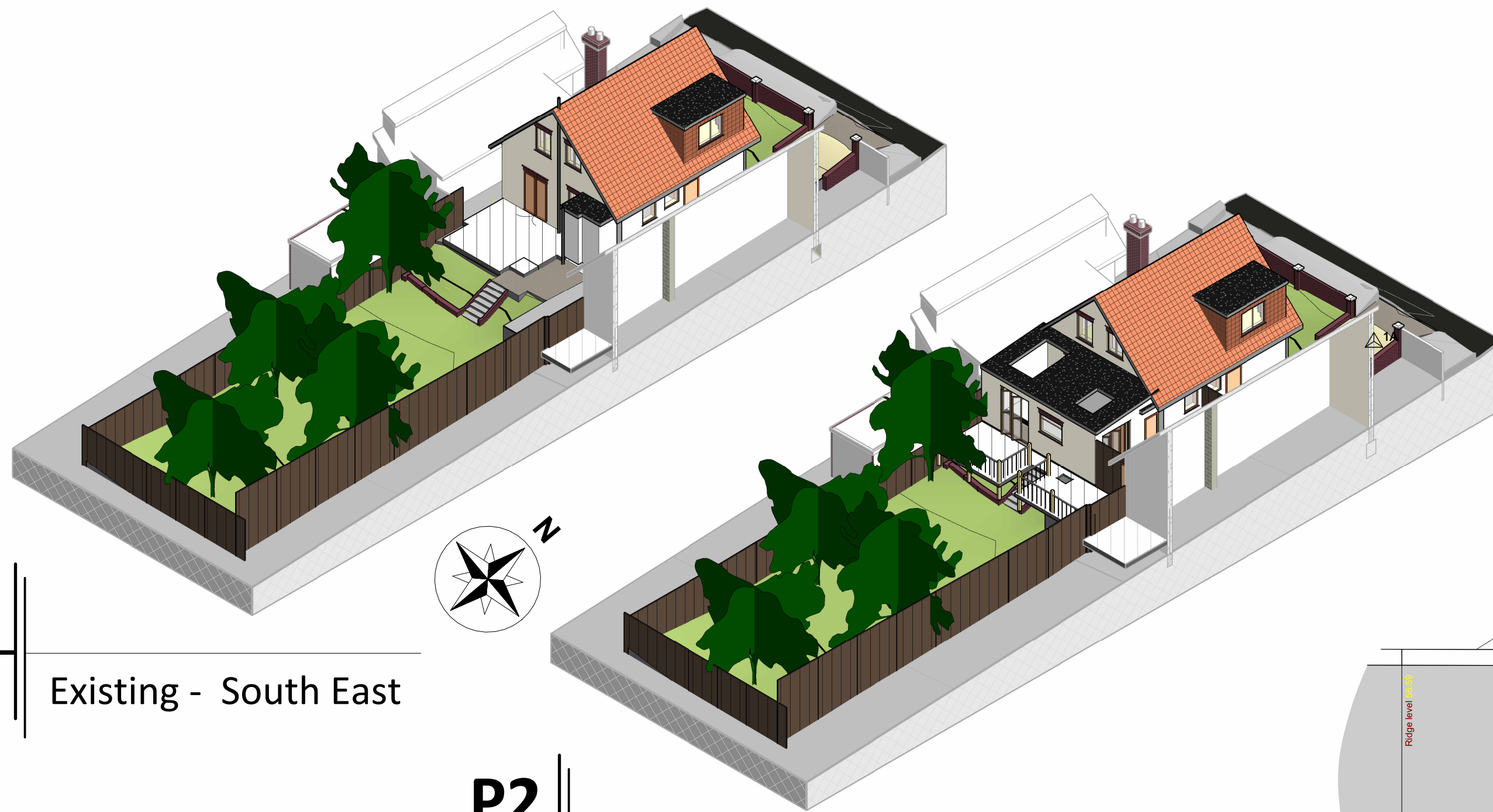


VISUAL SCALE 1:200 @ A1
ALL DIMENSIONS TBC ON SITE

2 GENERAL NOTES FOR PLANNING

General Notes for Planning Application Drawings

- General Information**
 - All dimensions are in millimetres (mm) unless stated otherwise.
 - Do not scale from this drawing; use figured dimensions only.
 - The contractor must verify all dimensions and conditions on site before commencing work.
- Planning & Building Regulations**
 - These drawings are for planning purposes only and are not for construction.
 - All works to comply with the Town and Country Planning Act 1990 and any relevant planning conditions.
 - All materials, finishes, and details to be confirmed and approved before work starts.
- Health & Safety / CDM Regulations**
 - The project must comply with the Construction (Design and Management) Regulations 2015 (CDM 2015).
 - The contractor is responsible for ensuring safe working practices and compliance with HSE regulations.
 - The contractor must verify all dimensions and conditions on site before commencing work.
- Structural & Services Considerations**
 - All dimensions are in millimetres (mm) unless stated otherwise.
 - Do not scale from this drawing; use figured dimensions only.
 - The contractor must verify all dimensions and conditions on site before commencing work.
- Environmental & Sustainability Considerations**
 - The development should comply with Part L of the Building Regulations (Energy Efficiency).
 - Any new glazing should meet the required U-values for energy efficiency.
 - Sustainable drainage (SuDS) strategies may be required, subject to local authority requirements.
- Heritage & Conservation (if applicable)**
 - Where applicable, proposals must comply with conservation area or listed building guidelines.
 - Materials and detailing should be sympathetic to the existing building and its surroundings.
- Party Wall & Boundary Agreements**
 - Any works affecting shared walls or boundaries may require compliance with the Party Wall etc. Act 1996.
 - The client is responsible for serving party wall notices where applicable.
- Access & Highways**
 - Any works affecting highways, pavements, or access routes must be approved by the Highways Authority.
 - Driveways and parking areas must comply with local authority standards for permeability and access.
- Tree Protection & Ecology**
 - Any trees affected by the proposal must be assessed following BS 5837:2012 (Trees in Relation to Design, Demolition, and Construction).
 - Any protected species present on-site require an ecological assessment before work begins.
- Client & Contractor Responsibilities**
 - The client is responsible for obtaining all necessary approvals before starting work.
 - The contractor must follow best practice guidelines and comply with all relevant legislation.

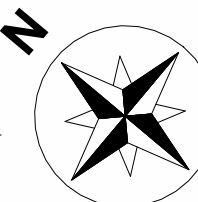
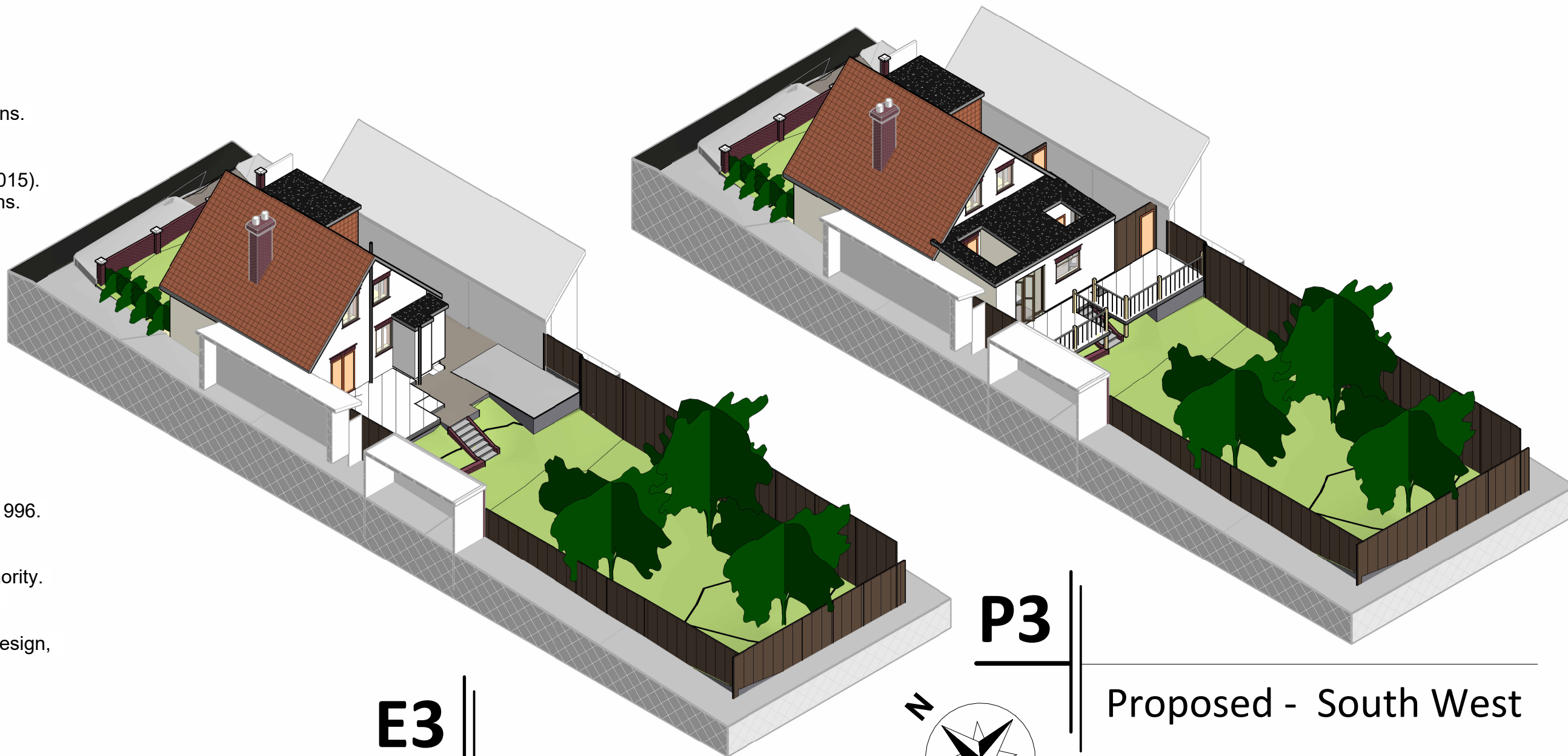


E2

Existing - South East

P2

Proposed - South East



E3

Existing - South West

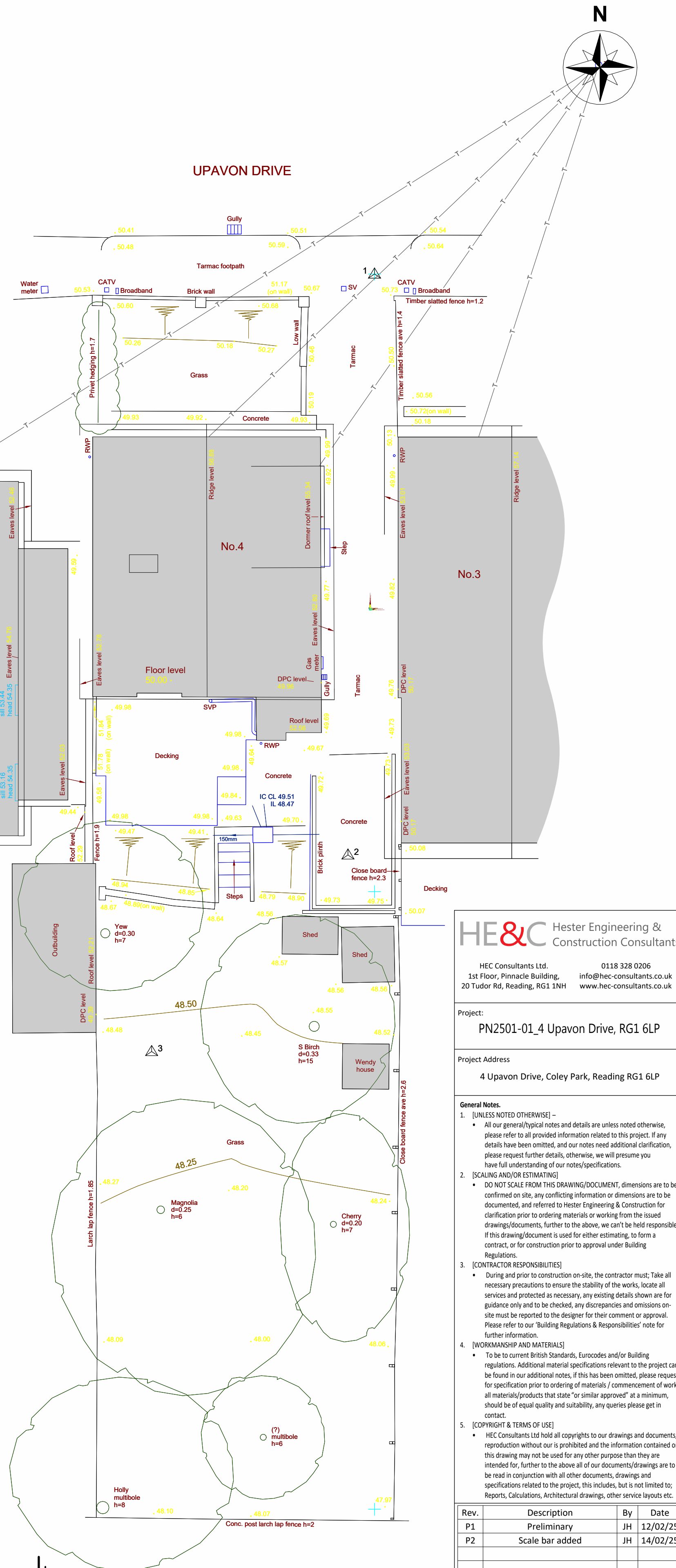
P3

Proposed - South West

3 ADDITIONAL NOTES

Additional Notes – Care & Accessibility Considerations

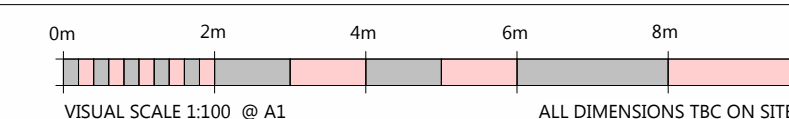
- Purpose of the Extension**
 - The proposed extension is designed to provide suitable accommodation for the property owner's mother, whose health is declining.
 - The layout ensures privacy and independence while also allowing for direct access to facilitate care and support as needed.
- Accessibility & Mobility Considerations**
 - The design will incorporate step-free access to the new living space to accommodate future mobility needs.
 - Door widths will be suitable for wheelchair access or potential future adaptations if required.
 - Internal circulation spaces must allow ease of movement for caregiver assistance.
- Bathroom & Care Facilities**
 - The extension will include a fully accessible bathroom to accommodate potential mobility aids or caregiver support.
 - Fixtures such as grab rails, level-access showers, and non-slip flooring will be considered for future adaptability.
- Connectivity with Main House**
 - The layout will maintain ease of access between the new accommodation and the main house, allowing the homeowner to provide care and support.
 - An internal doorway or suitable link space will ensure safe and convenient movement between living areas.
- Natural Light & Well-Being**
 - The design will prioritise natural light and ventilation, creating a comfortable and calming environment.
 - Windows will be positioned to provide good external views while maintaining privacy.
- Soundproofing & Comfort**
 - The extension will incorporate acoustic insulation to balance privacy while allowing easy communication and assistance.
 - Consideration will be given to thermal comfort, ensuring the space remains warm in winter and well-ventilated in summer.
- Safety & Emergency Access**
 - The design will ensure safe and unobstructed access in an emergency, with direct routes to exits.
 - Appropriate fire safety measures will be incorporated where required, including interlinked smoke alarms and suitable egress points.
- Future Adaptability**
 - The space will be designed with future-proofing in mind, allowing for adjustments as care needs change.
 - The occupant should consider provision for hoist tracks, wider doorways, or smart home features for ease of long-term care.
- Compliance with Regulations**
 - Where applicable, the proposal will comply with Part M of the Building Regulations (Access to and Use of Buildings).
 - Consideration will be given to local authorities for guidance on care and assisted living arrangements.



ST

Existing Plans - Site Topography

1 : 100



VISUAL SCALE 1:100 @ A1
ALL DIMENSIONS TBC ON SITE

Site Topography provided to HEC CONSULTANTS LTD, and was not conducted by us.

HE&C Hester Engineering & Construction Consultants
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20 Tudor Rd, Reading, RG1 3NH
info@hec-consultants.co.uk
0118 328 0206
www.hec-consultants.co.uk

Project:
PN2501-01_4 Upavon Drive, RG1 6LP

Project Address
4 Upavon Drive, Coley Park, Reading RG1 6LP

- General Notes:**
- [UNLESS NOTED OTHERWISE] -
 - All our general/typical notes and details are unless noted otherwise, please refer to all provided information related to this project. If any details have been omitted, and our notes need additional clarification, please request further details, otherwise, we will presume you have full understanding of our notes/specifications.
 - [SCALING AND/OR ESTIMATING] -
 - DO NOT SCALE FROM THIS DRAWING/DOCUMENT, dimensions are to be confirmed on site, any conflicting information or dimensions are to be documented, and referred to Hester Engineering & Construction for clarification prior to ordering materials or working from the issued drawings/documents, further to the above, we can't be held responsible if this drawing/document is used for either estimating, to form a contract, or for construction prior to approval under Building Regulations.
 - [CONTRACTOR RESPONSIBILITIES] -
 - During and prior to construction on-site, the contractor must, take all necessary precautions to ensure the stability of the works, locate all services and protect as necessary, any existing details shown are for guidance only and to be checked, any discrepancies and omissions on-site must be reported to the designer for their comment or approval. Please refer to our 'Building Regulations & Responsibilities' note for further information.
 - [WORKMANSHIP AND MATERIALS] -
 - To be to current British Standards, Eurocodes and/or Building Regulations. Additional material specifications relevant to the project can be found in our additional notes, if this has been omitted, please request for specification prior to ordering of materials / commencement of work, all materials/products that state "or similar approved" at a minimum, should be of equal quality and suitability, any queries please get in contact.
 - [COPYRIGHT & TERMS OF USE] -
 - HEC Consultants Ltd hold all copyrights to our drawings and documents, reproduction without our is prohibited and the information contained on this drawing may not be used for any other purpose than they are intended for, further to the above all of our documents/drawings are to be read in conjunction with all other documents, drawings and specifications related to the project, this includes, but is not limited to: Reports, Calculations, Architectural drawings, other service layouts etc.

Rev.	Description	By	Date
P1	Preliminary	JH	12/02/25
P2	Scale bar added	JH	14/02/25

Drawing Title

Project Cover Page

Sheet No.	AP-000	Revision	P2
Paper Size	A1	Scale	As indicated
Designed by	JH	Drawn by	JH
Approved by	JH	Issued on	14/02/25