

NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.

2. All work is to comply with current Building Regulations and allied legislation.

3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

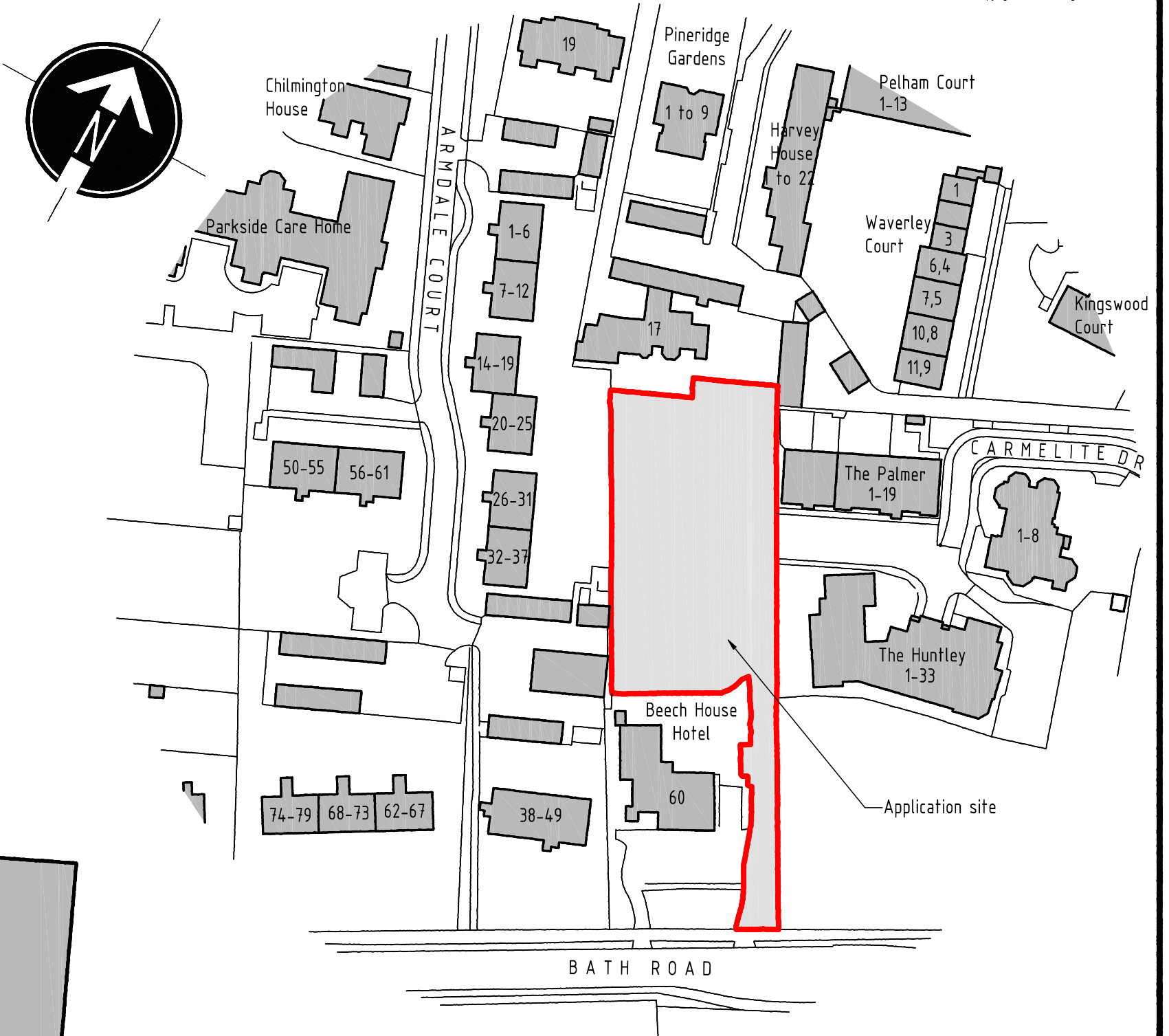
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CD Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at 0m above ground level.

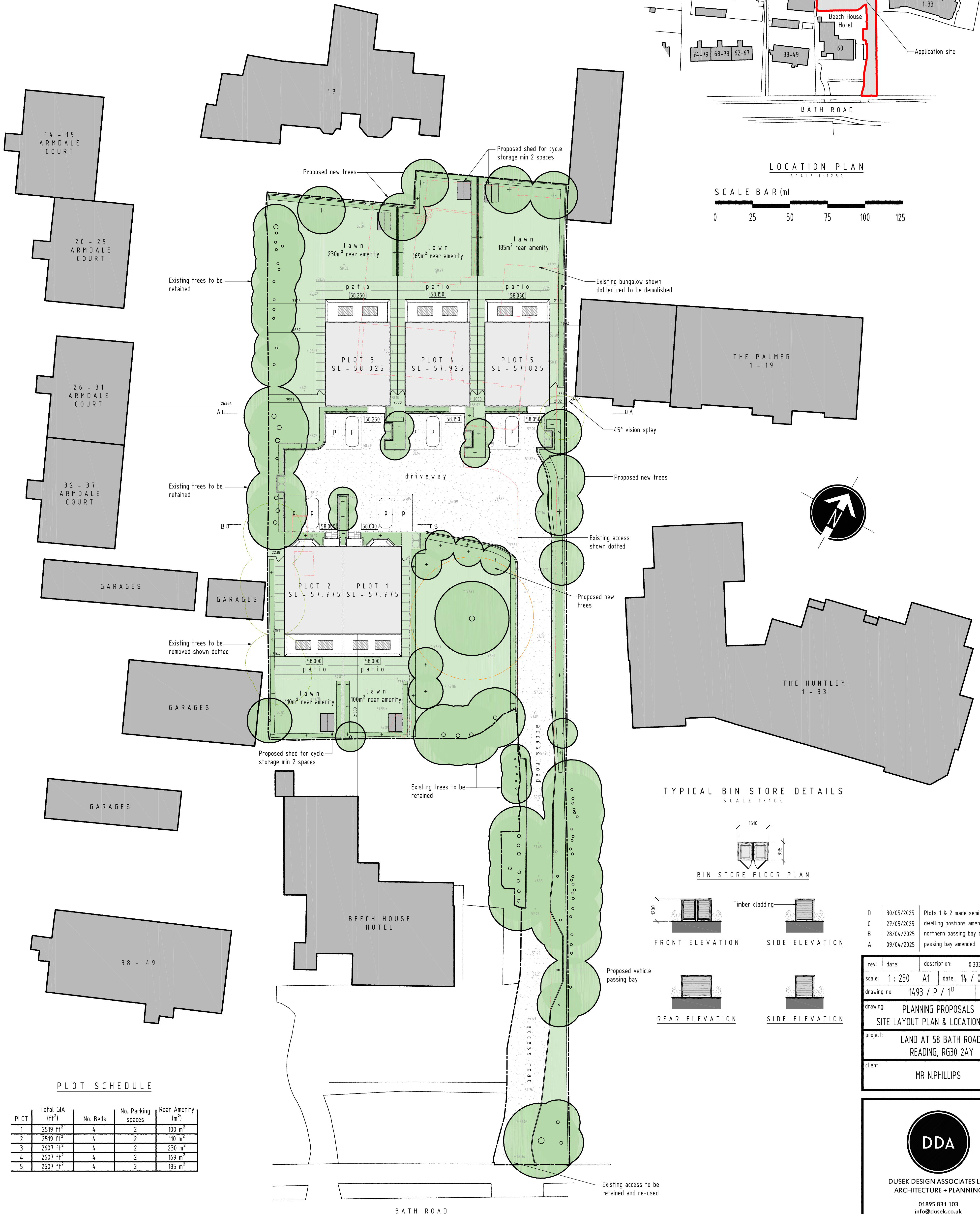
LEGEND

Proposed two storey		Existing trees to be removed		Refuse and recycling storage & collection points	
Proposed single storey		Permeable patio		Proposed structural ground floor slab level	SL 71.375
Existing structures to be demolished		Grassed areas		Proposed Levels	71.600
Proposed new planting		Existing trees & planting to remain		Existing Levels	+71.93
Root protection area (RPA)		Proposed shed for cycle storage min 2 spaces		Section Lines	A 0 — 0 A

LOCATION PLAN
SCALE 1:1250

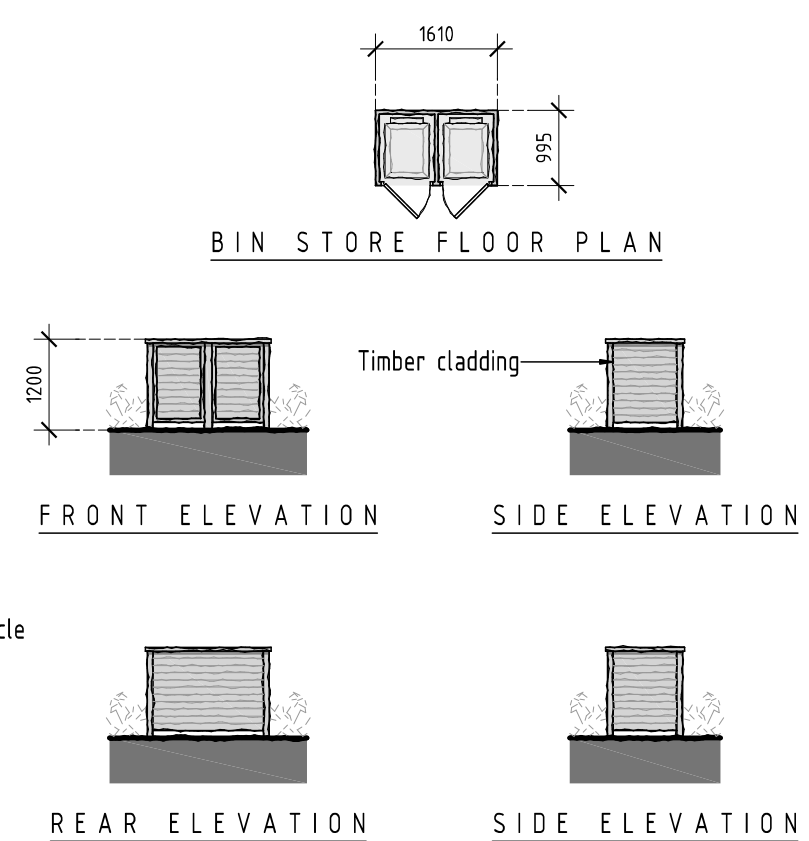
SCALE BAR (m)

0 25 50 75 100 125



PLOT SCHEDULE

PLOT	Total GIA (ft ²)	No. Beds	No. Parking spaces	Rear Amenity (m ²)
1	2519 ft ²	4	2	100 m ²
2	2519 ft ²	4	2	110 m ²
3	2607 ft ²	4	2	230 m ²
4	2607 ft ²	4	2	169 m ²
5	2607 ft ²	4	2	185 m ²

TYPICAL BIN STORE DETAILS
SCALE 1:100

D	30/05/2025	Plots 1 & 2 made semi-detached
C	27/05/2025	dwelling positions amended
B	28/04/2025	northern passing bay omitted
A	09/04/2025	passing bay amended

rev:	date:	description:	0.333 ha
scale:	1:250	A1	date: 14 / 02 / 2025
drawing no:	1493 / P / 1 ^D		drawn: AF

drawing:	PLANNING PROPOSALS
project:	SITE LAYOUT PLAN & LOCATION PLAN

project:	LAND AT 58 BATH ROAD, READING, RG30 2AY
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client:	MR N.PHILLIPS
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SCALE BAR (m)
0 5 10 15 20 25SITE LAYOUT PLAN
SCALE 1:250