



SITE PLAN 1:500



LOCATION PLAN 1:1250

plot for proposed new build dwelling

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PLANNING

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DATE	MAY 2025	CLIENT:
DRAWN	GL	-
CHECKED	-	-
SCALE@A3	As Noted	

NEW BUILD HOUSE

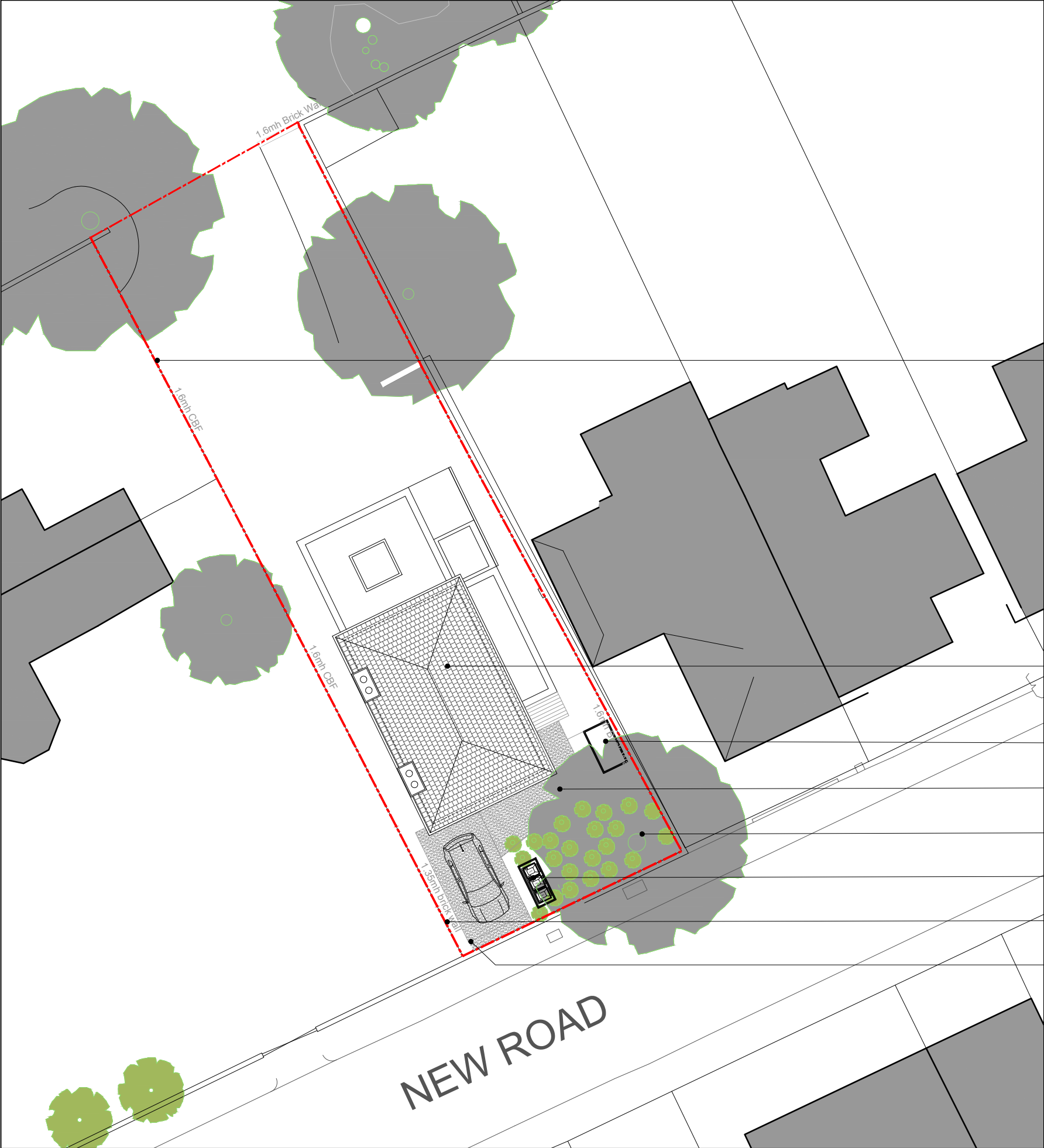
EXISTING
LOCATION PLAN

ADDRESS:

NEW ROAD PLOT
READING

JOB No	DRAWING NUMBER
1140	PL01

A3 Sheet



SITE PLAN 1:200

proposed 1.6mh Closeboard Fencing
with gaps at low level to allow
hedgehogs to move freely

proposed new dwelling

cycle store

permeable paving laid over a tree
root protection system

1x bat box and 1x bird box to
existing tree

bin store

new 1.35mh boundary brick wall

new access to the site 3m wide

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SCALE@A3	As Noted	

NEW BUILD HOUSE

PROPOSED
SITE PLAN

ADDRESS:
NEW ROAD PLOT
READING

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1140	PL02



PLOT RATIOS NTS HIGHER PLOT RATIO = DENSER DEVELOPMENT

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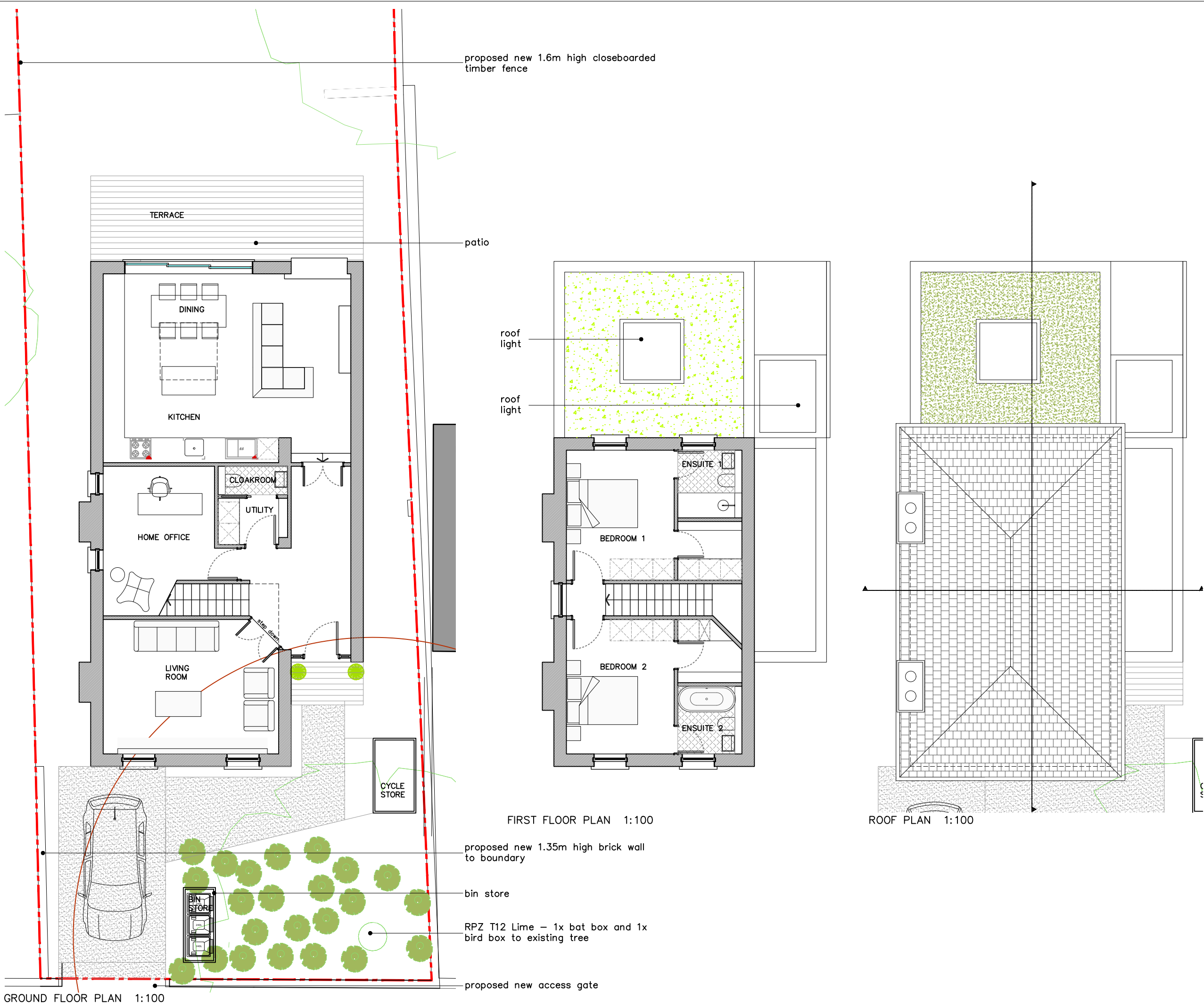
NEW BUILD HOUSE

PLOT
RATIOS

ADDRESS:
NEW ROAD PLOT
READING

JOB No	DRAWING NUMBER
1140	PL03

A3 Sheet



NOTES

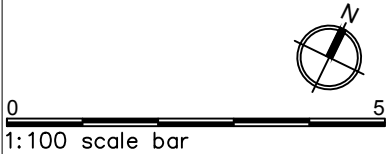
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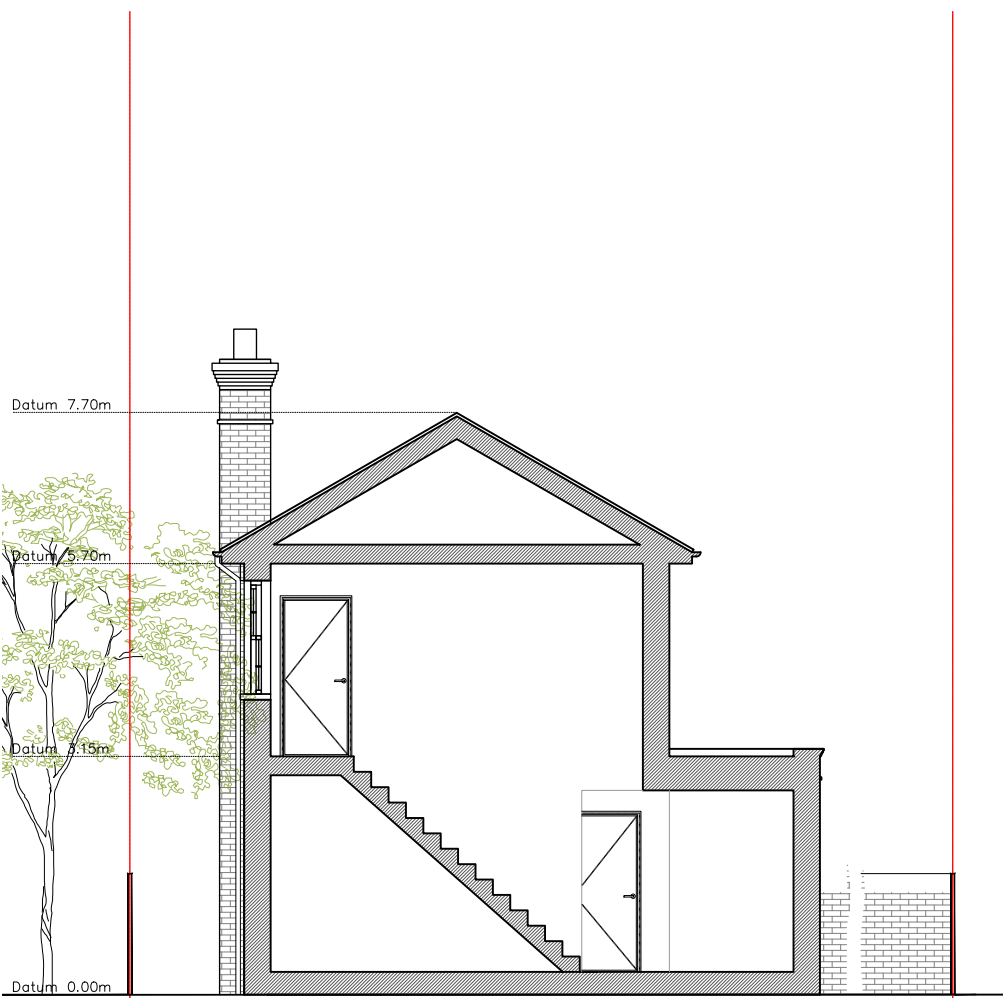
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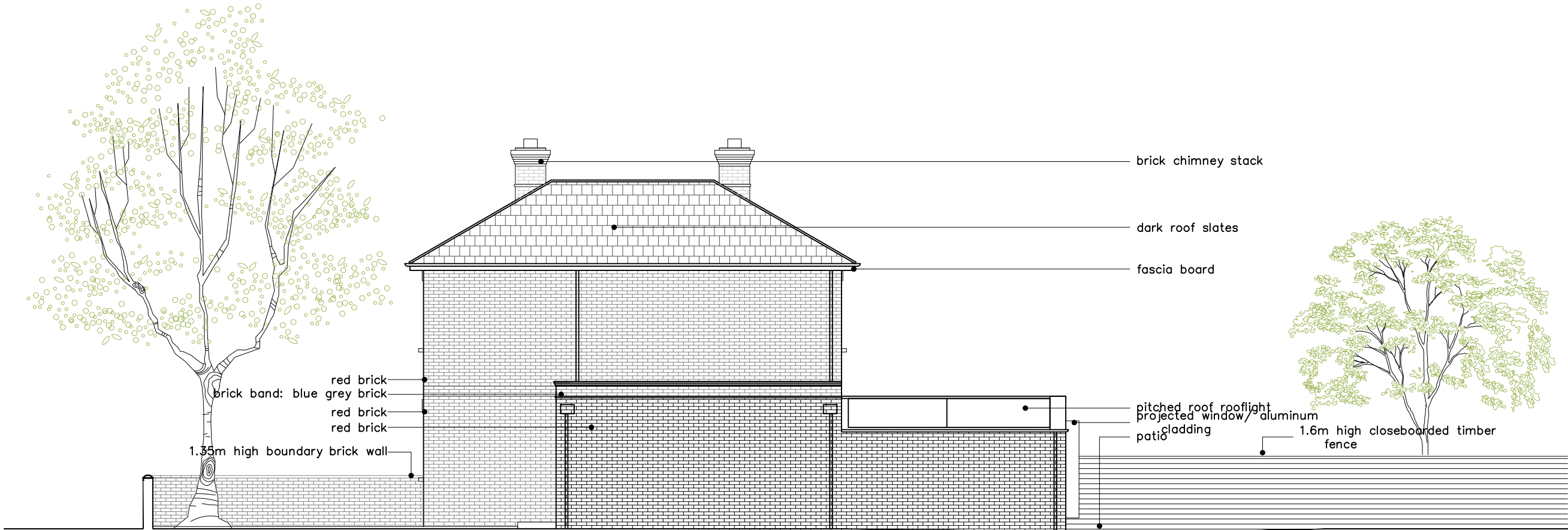
NEW BUILD HOUSE	
PROPOSED PLANS	
ADDRESS: NEW ROAD PLOT READING	
JOB No	DRAWING NUMBER
1140	PL04
A3 Sheet	



SOUTH EAST FRONT ELEVATION 1:100



SECTION AA



NORTH EAST SIDE ELEVATION 1:100

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05

1:100 scale bar

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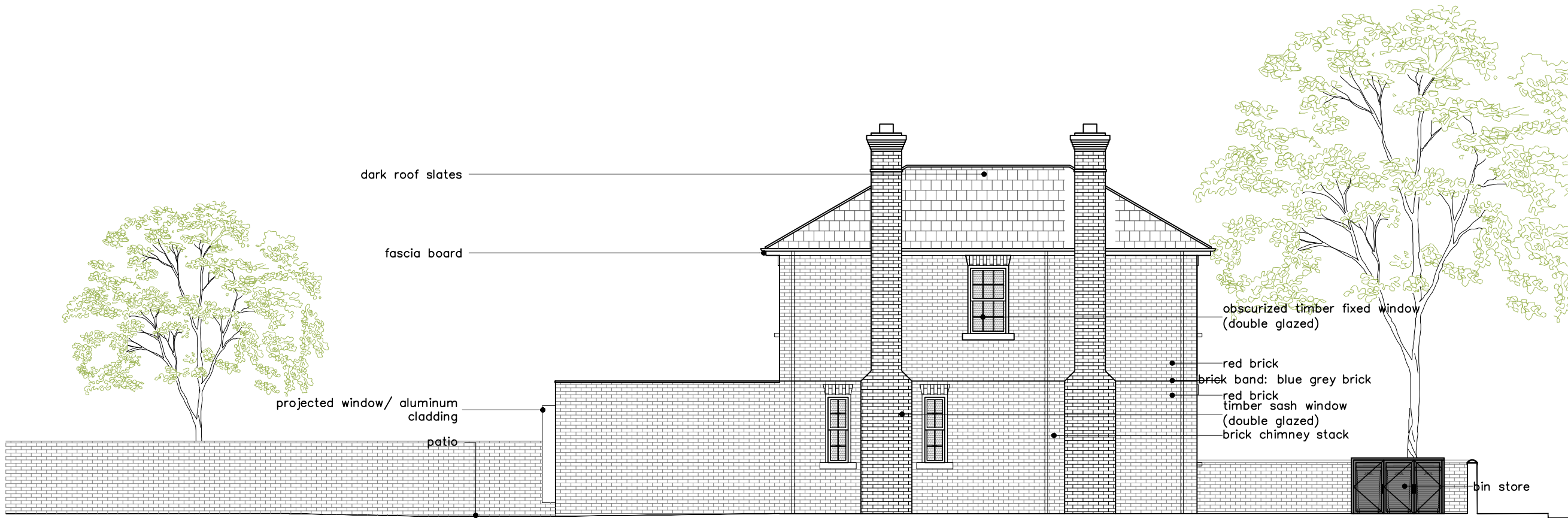
NEW BUILD HOUSE

PROPOSED ELEVATIONS & SECTION AA

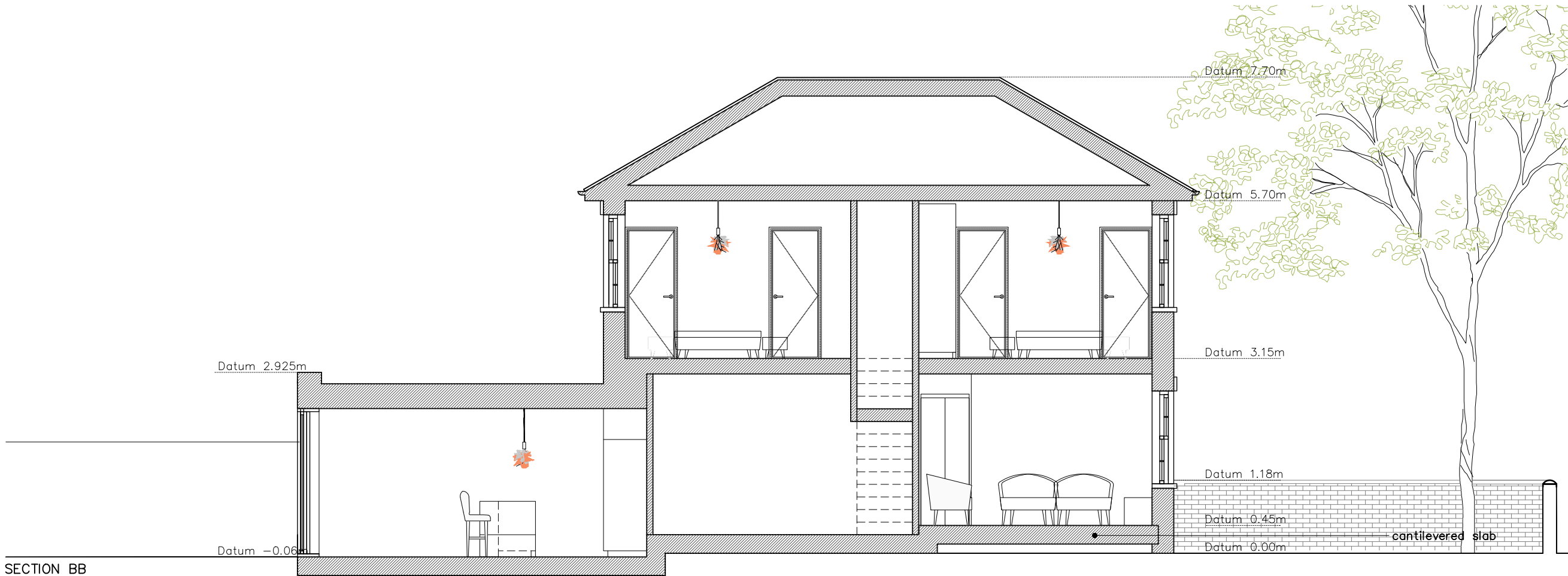
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READING

JOB No	DRAWING NUMBER
1140	PL05

A3 Sheet



SOUTH WEST SIDE ELEVATION 1:100



SECTION BB

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0 5
1:100 scale bar

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SCALE@A3	As Noted	

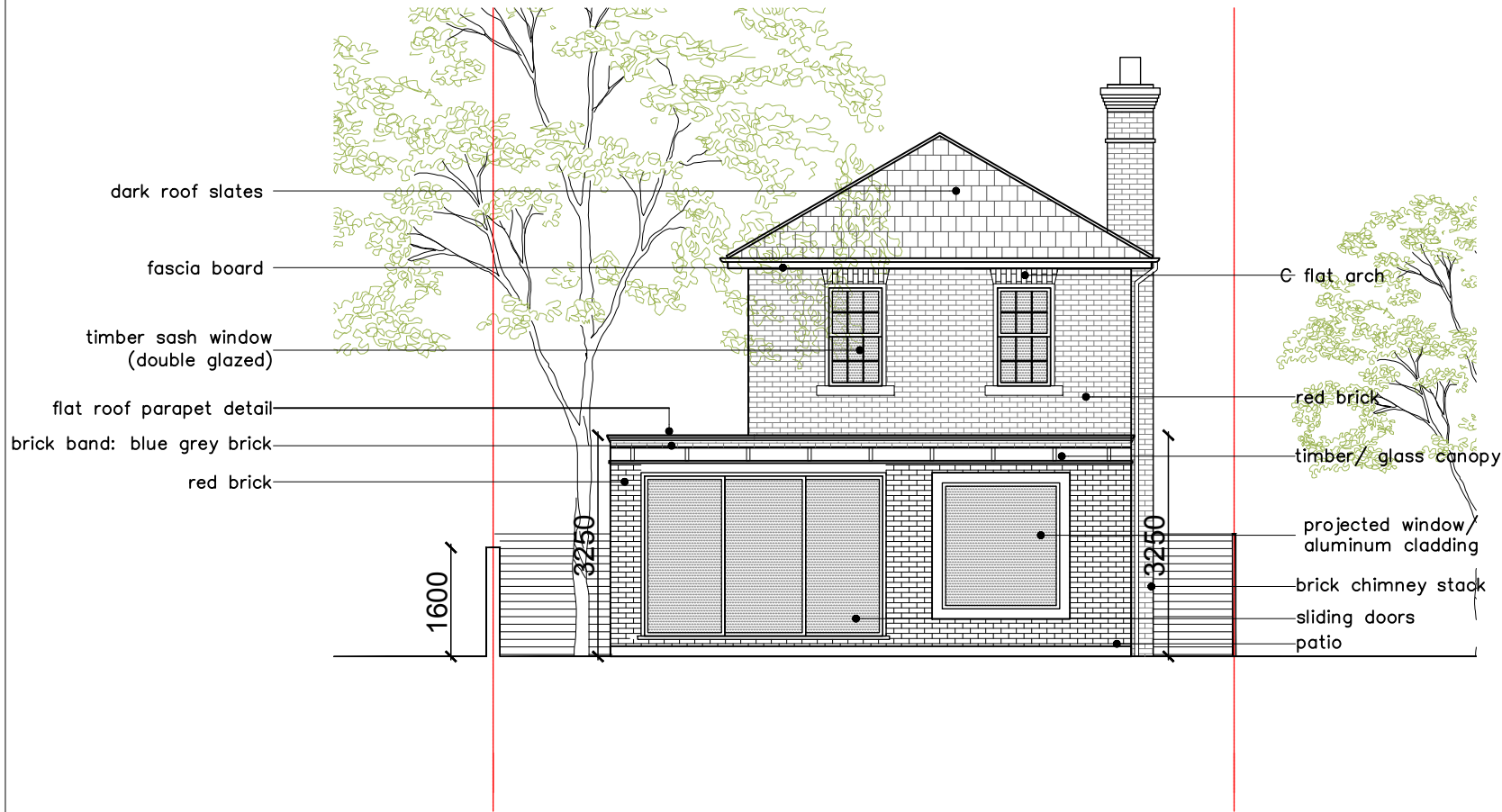
NEW BUILD HOUSE

PROPOSED
ELEVATIONS & SECTION BB

ADDRESS:
NEW ROAD PLOT
READING

JOB No	DRAWING NUMBER
1140	PL06

A3 Sheet



NORTH WEST REAR ELEVATION PRE APP 1:100



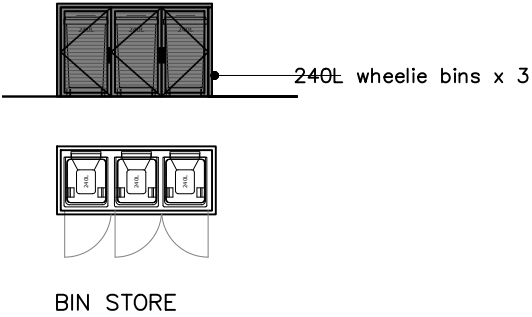
NORTH WEST REAR ELEVATION PROPOSAL PLANNING 1:100



REAR VIEW PRE APP 1:100



REAR VIEW PROPOSAL PLANNING 1:100



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1:100 scale bar

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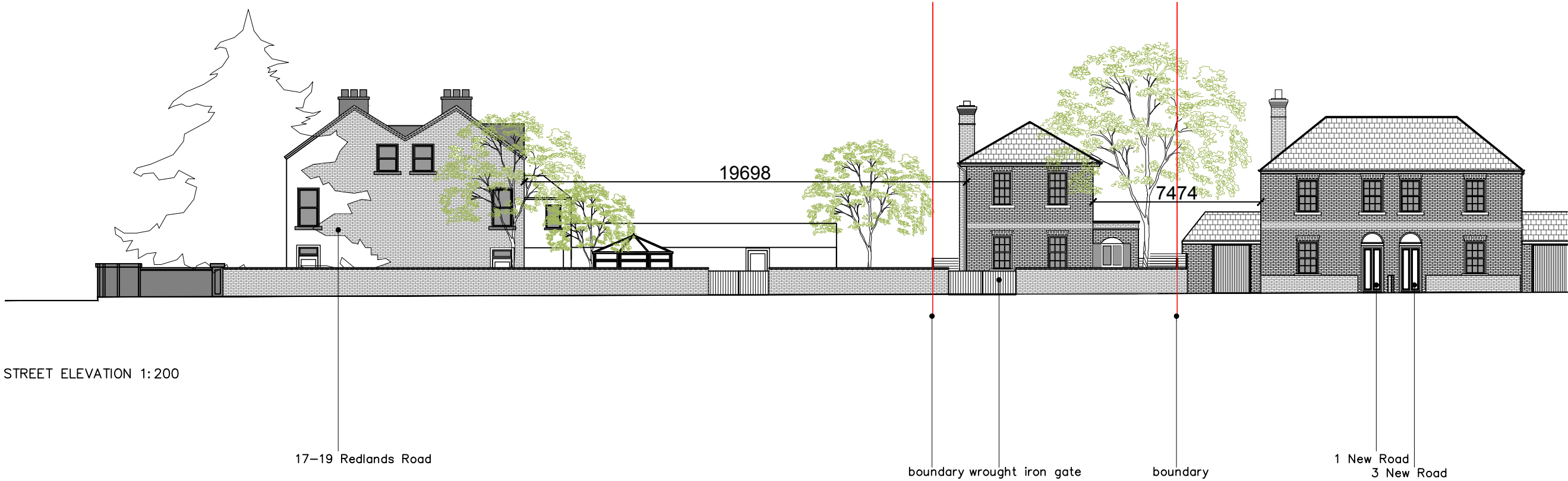
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SCALE@A3	As Noted	

NEW BUILD HOUSE

PROPOSED
ELEVATIONS & BIN STORE

ADDRESS:
NEW ROAD PLOT
READING

JOB No	DRAWING NUMBER
1140	PL07



STREET ELEVATION 1:200

NOTES

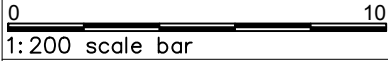
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NEW BUILD HOUSE

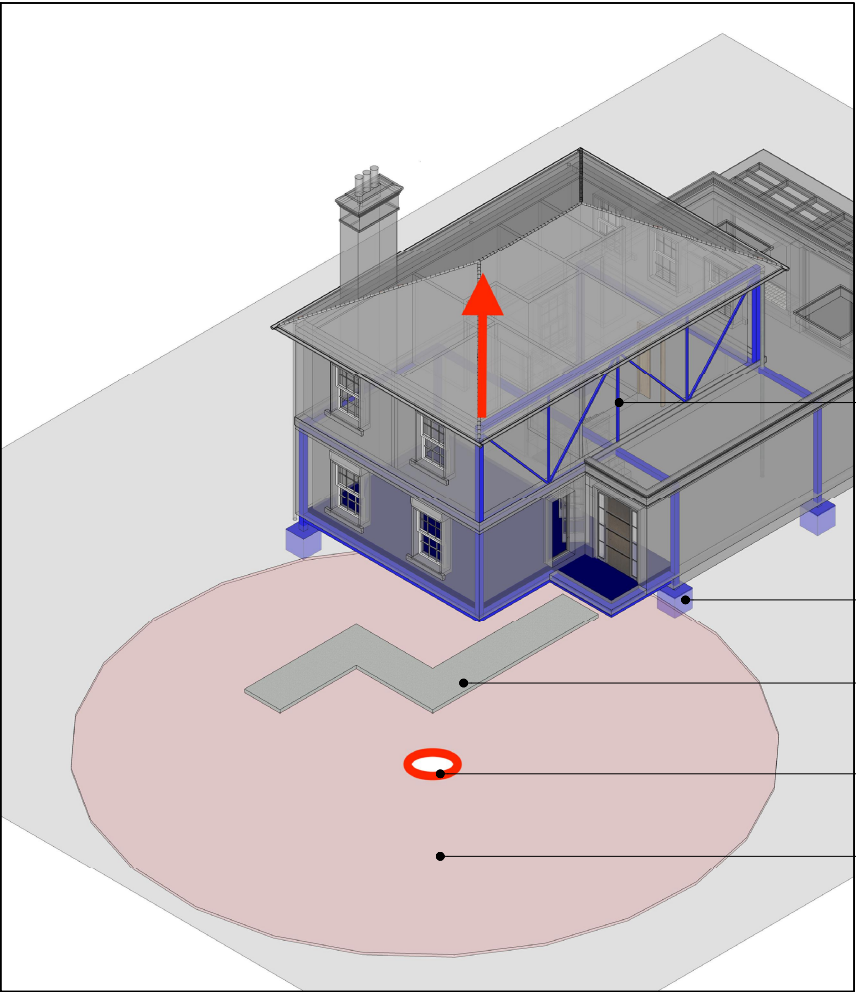
PROPOSED
STREET ELEVATION

ADDRESS:

NEW ROAD PLOT
READING

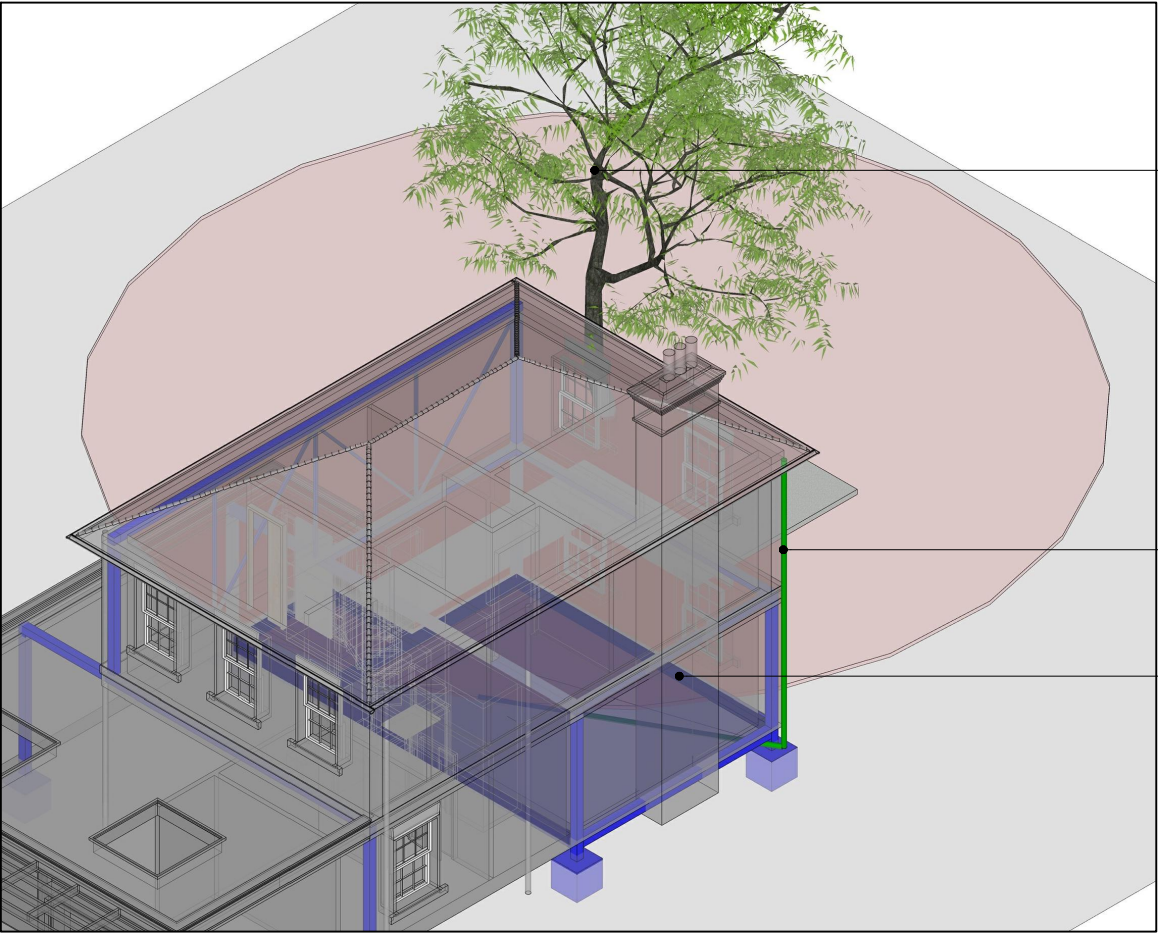
JOB No	DRAWING NUMBER
1140	PL08

A3 Sheet



- Steel framework to support cantilvered slab over RPZ
- Concrete pad foundations outside of rpz zone
- No Dig path construction.
- Soft Planting within RPZ only
- T12 Lime root protection zone

Diagram 01 illustrating cantilevered slab floating over RPZ for T12 Lime and associated structural support.



- T12 Lime
- Downpipe distributing rainwater under the house via 110mmleaky pipe to provide water to root system.
- cantilevered metal frame slab (dark blue) raised 150mm above ground level supported cantilevered steel. No foundations within RPZ.

Extract from BS5837:2012

7.5.4 Slabs for larger structures (e.g. dwellings) should be constructed with a ventilated air space between the underside of the slab and the existing soil surface (to enable gas exchange and venting through the soil surface). In such cases, a specialist irrigation system should also be employed (e.g. roof run-off redirected under the slab). The design of the foundation should take account of any effect on the load-bearing properties of underlaying soil from the redirected roof run off. Approval in principle for a foundation that relies on topsoil retention and roof run-off under the slab should be sought from the building control authority prior to this approach being relied on.

Diagram 02 illustrating cantilevered slab floating over RPZ for T12 Lime and associated structural support.

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SCALE@A3	As Noted	

NEW BUILD HOUSE

PROPOSED
RPZ proposal for T12 Lime tree (diagrams 01 & 02)

ADDRESS:

NEW ROAD PLOT
READING

JOB No	DRAWING NUMBER
1140	PL09
A3 Sheet	

[illegible]

--- proposal 2019
Two storey detached house



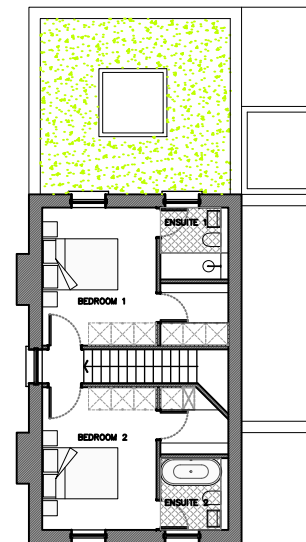
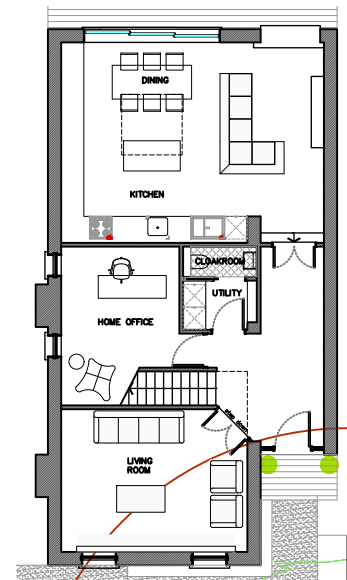
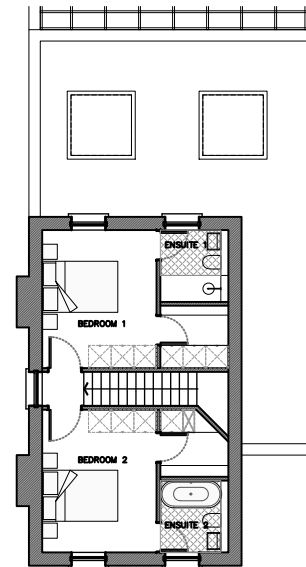
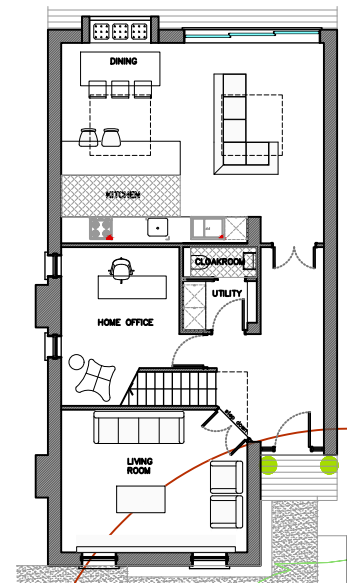
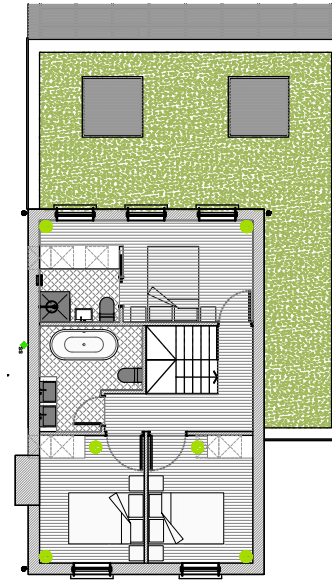
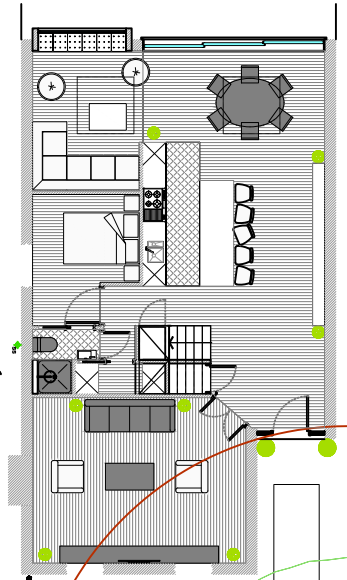
- identification of the street character, rhythm and alignments
- proposed massing partial to emulate neighboring properties with a main two storey element a single storey volume



- reduced size from 4 bedrooms to 2 bedrooms



- reduced height of the single storey element including a lower area to minimize impact to the neighbor amenities



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PROPOSED
Proposal evolution

NEW ROAD PLOT
READING

JOB No	DRAWING NUMBER
1140	PL10

A3 Sheet