© Copyright Dusek Design Associates Ltd

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.

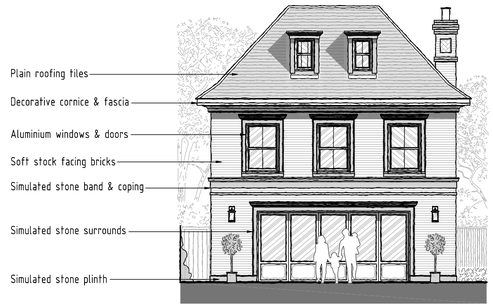
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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 CDM 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.

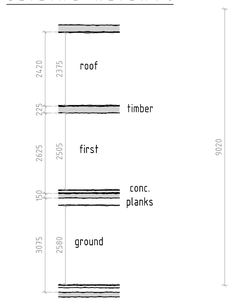
7. Footprint of buildings shown at 10m above ground level.

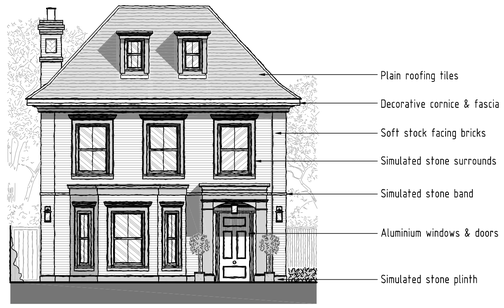


REAR ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100

CEILING HEIGHTS





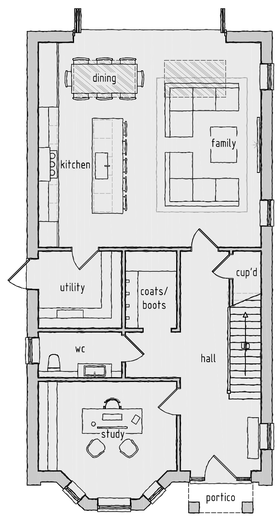
FRONT ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100

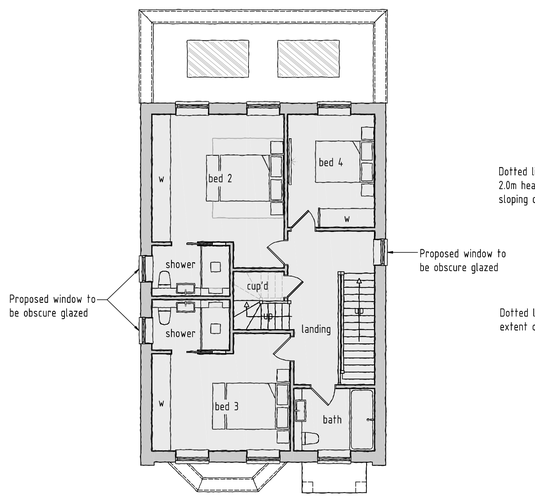
PLOT ONE

Ground Floor GIA - 1114 sq.ft
First Floor GIA - 855 sq.ft
Roof Area GIA - 550 sq.ft

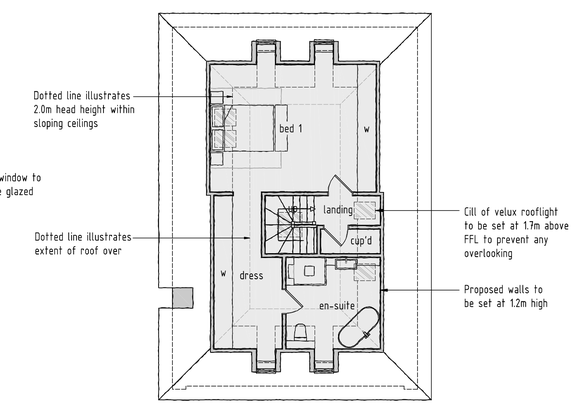
TOTAL GIA - 2519 sq.ft



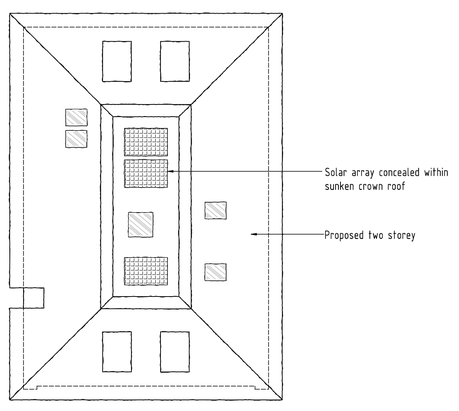
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF AREA PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description:	
scale:	1 : 100 A1	date:	20 / 03 / 2026
drawing no:	1493 / P2 / 2	drawn:	AF

drawing: PLANNING PROPOSALS
PLOT 1 FLOOR PLANS AND ELEVATIONS

project: LAND AT 58 BATH ROAD,
READING, RG30 2AY

client: MR N.PHILLIPS

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:18:19

C:\Users\AndrewFord\DDA1\Team - Documents\DUSEK\DWG 1493-1500\1493 58 BATH ROAD, CALCOT, READING\P1\1493-P-3 (FULL PLANS).dwg

© Copyright Dusek Design Associates Ltd

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.

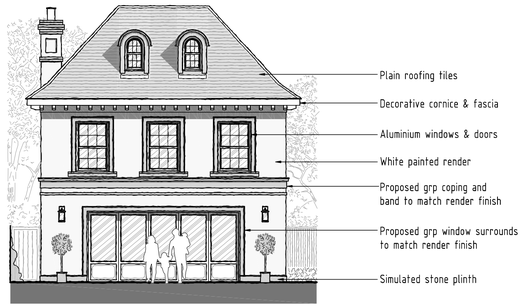
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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

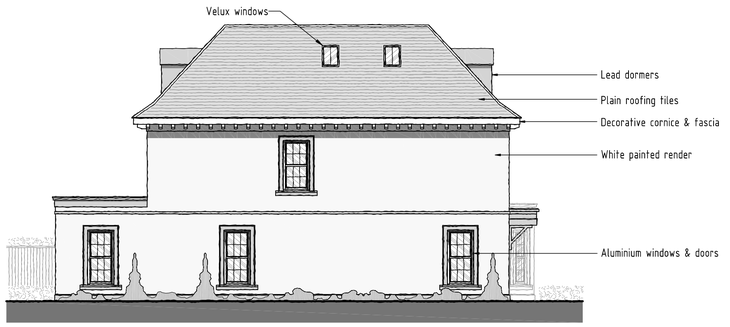
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance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

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at 10m above ground level.

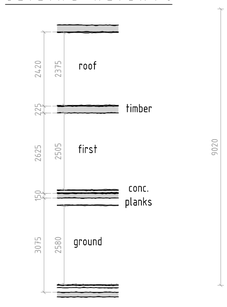


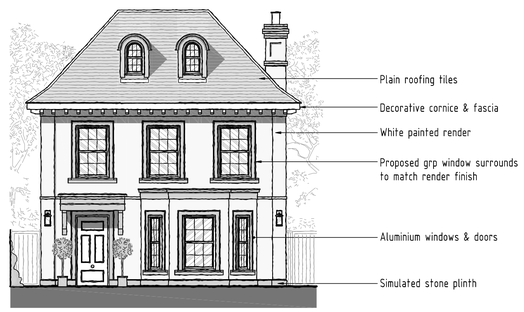
REAR ELEVATION
SCALE 1:100



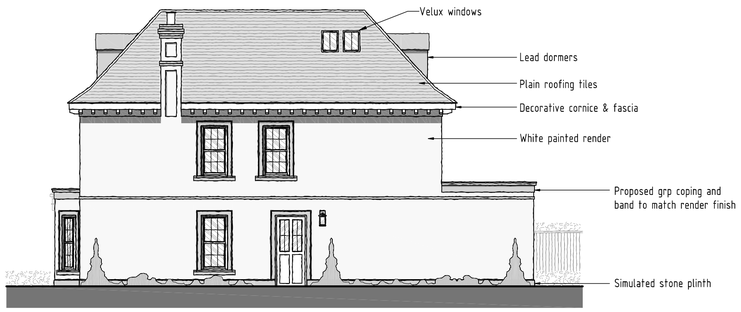
SIDE ELEVATION
SCALE 1:100

CEILING HEIGHTS





FRONT ELEVATION
SCALE 1:100

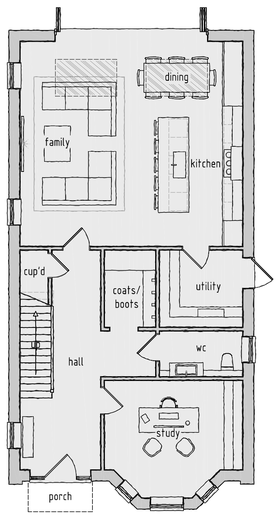


SIDE ELEVATION
SCALE 1:100

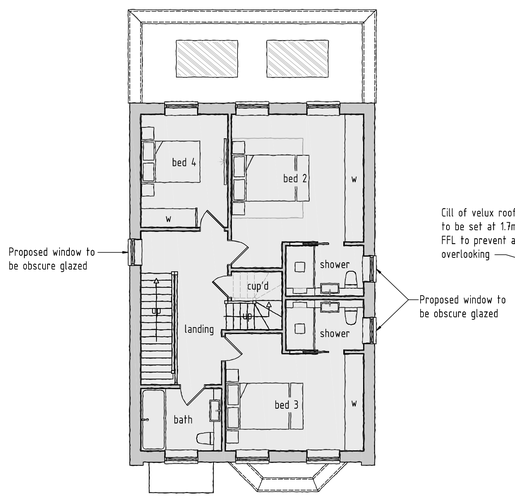
PLOT TWO

Ground Floor GIA - 1114 sq.ft
First Floor GIA - 855 sq.ft
Roof Area GIA - 550 sq.ft

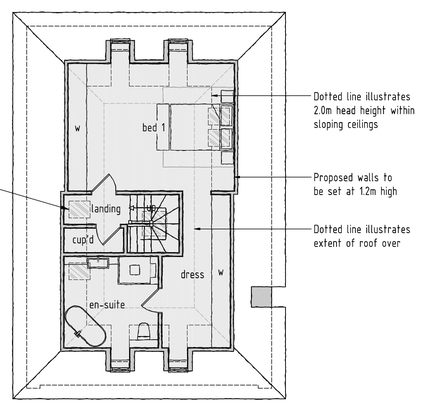
TOTAL GIA - 2519 sq.ft



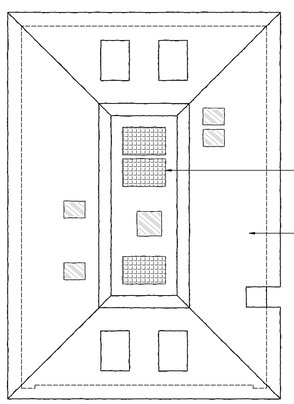
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF AREA PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description:
scale:	1 : 100 A1	date: 20 / 03 / 2026
drawing no:	1493 / P2 / 3	drawn: AF
drawing:	PLANNING PROPOSALS PLOT 2 FLOOR PLANS AND ELEVATIONS	
project:	LAND AT 58 BATH ROAD, READING, RG30 2AY	
client:	MR N.PHILLIPS	

DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:18:39

C:\Users\AndrewFord\DDA1Team - Documents\DUSEK\DWG 1493-1500\1493 58 BATH ROAD, CALCOT, READING\P2-1493-P-3 (FULL PLANS).dwg

© Copyright Dusek Design Associates Ltd

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.

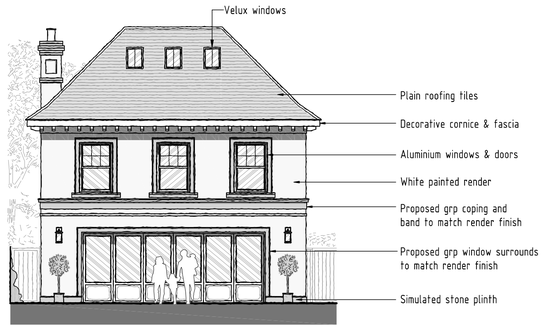
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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 CDM 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.

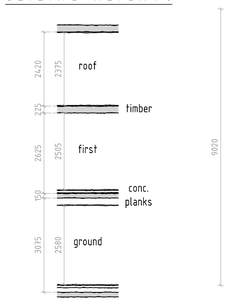
7. Footprint of buildings shown at 10m above ground level.

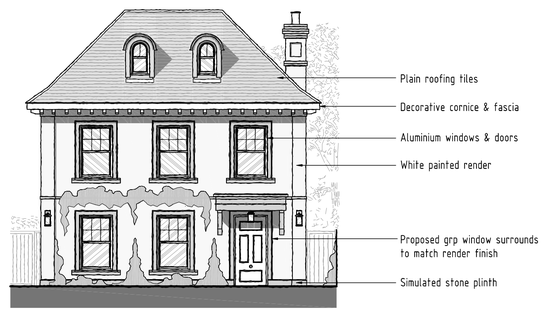


REAR ELEVATION
SCALE 1:100

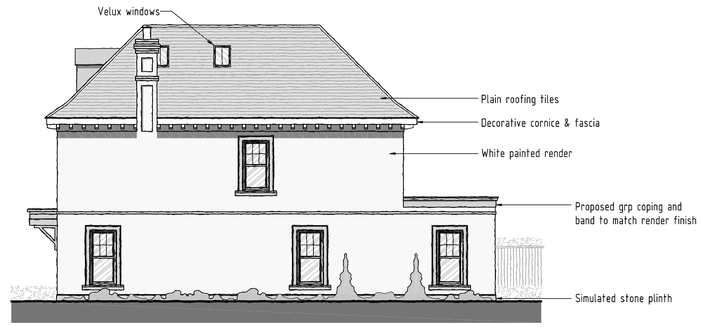
SIDE ELEVATION
SCALE 1:100

CEILING HEIGHTS





FRONT ELEVATION
SCALE 1:100

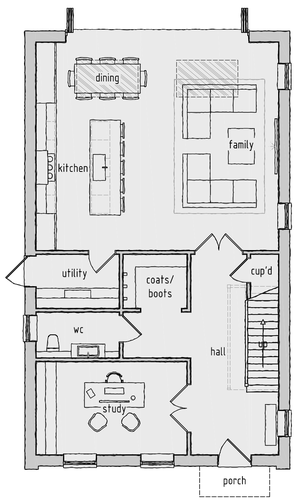


SIDE ELEVATION
SCALE 1:100

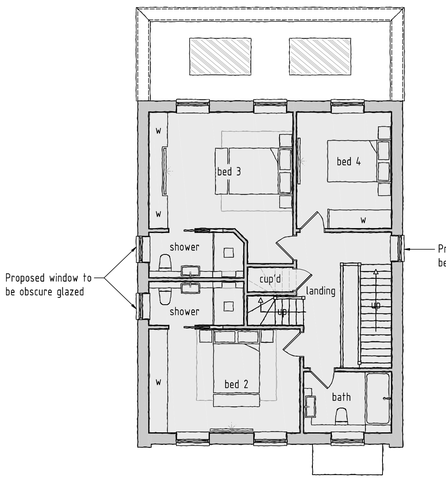
PLOT THREE

Ground Floor GIA - 1144 sq.ft
First Floor GIA - 893 sq.ft
Roof Area GIA - 570 sq.ft

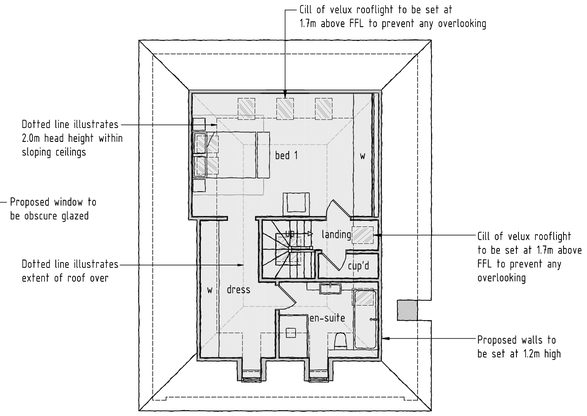
TOTAL GIA - 2607 sq.ft



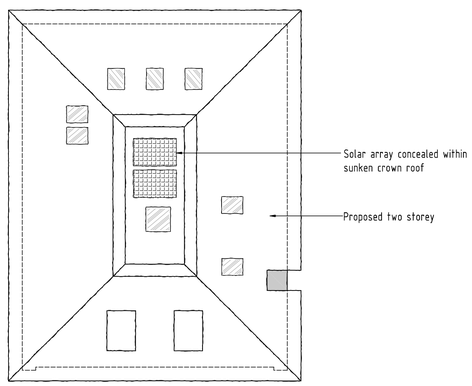
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF AREA PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description:	
scale:	1 : 100 A1	date:	20 / 03 / 2025
drawing no:	1493 / P2 / 4	drawn:	AF

drawing: PLANNING PROPOSALS
PLOT 3 FLOOR PLANS AND ELEVATIONS

project: LAND AT 58 BATH ROAD,
READING, RG30 2AY

client: MR N.PHILLIPS

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:19:00

C:\Users\AshleyFord\DDA\Team - Documents\1\1SDEK\DWG\1493-ROAD\A1\58 BATH ROAD, CALCOT, READING\P2\1493-P-3 (FULL PLANS).dwg

© Copyright Dusek Design Associates Ltd

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.

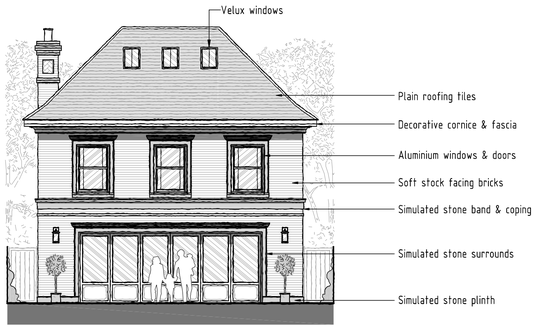
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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 CDM 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.

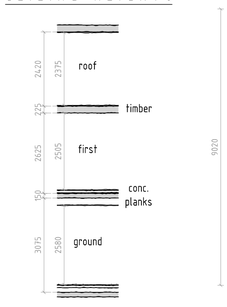
7. Footprint of buildings shown at 10m above ground level.

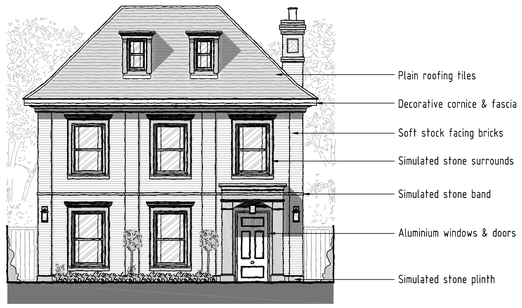


REAR ELEVATION
SCALE 1:100

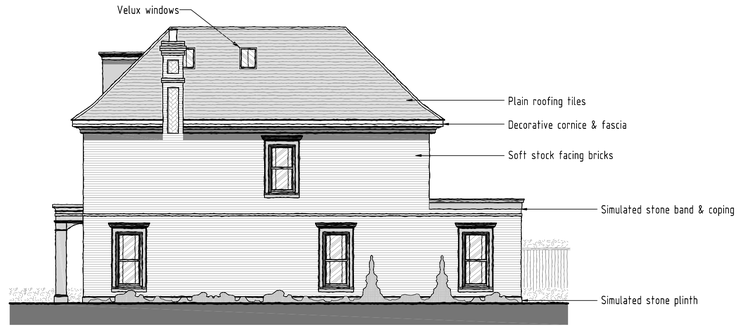
SIDE ELEVATION
SCALE 1:100

CEILING HEIGHTS





FRONT ELEVATION
SCALE 1:100

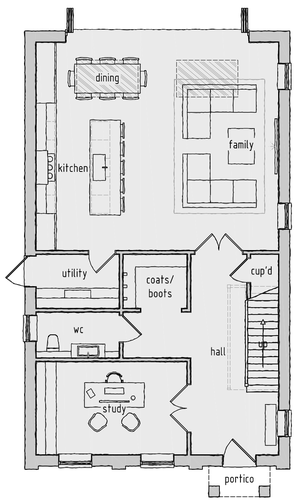


SIDE ELEVATION
SCALE 1:100

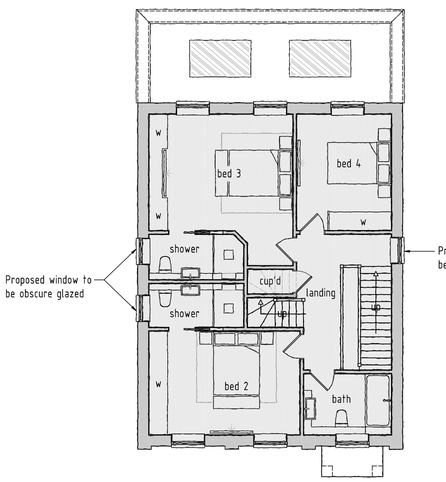
PLOT FOUR

Ground Floor GIA - 1144 sq.ft
First Floor GIA - 893 sq.ft
Roof Area GIA - 570 sq.ft

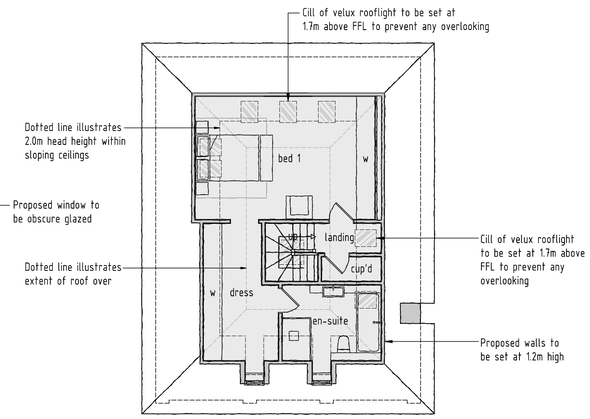
TOTAL GIA - 2607 sq.ft



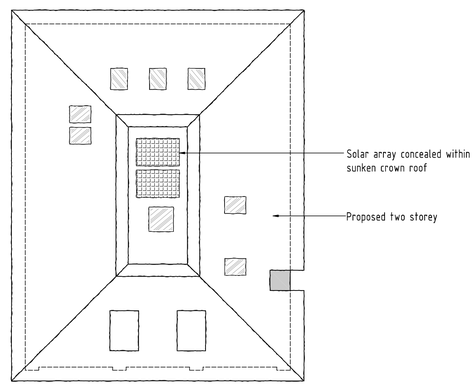
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF AREA PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description:	
scale:	1 : 100 A1	date:	20 / 03 / 2026
drawing no:	1493 / P2 / 5	drawn:	AF

drawing: PLANNING PROPOSALS
PLOT 4 FLOOR PLANS AND ELEVATIONS

project: LAND AT 58 BATH ROAD,
READING, RG30 2AY

client: MR N.PHILLIPS

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:19:23

C:\Users\AshleyFord\DDA1Team - Documents\DUSEK\DWG 1493-1500\1493 58 BATH ROAD, CALCOT, READING\P2-1493-P-3 (FULL PLANS).dwg

© Copyright Dusek Design Associates Ltd

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.

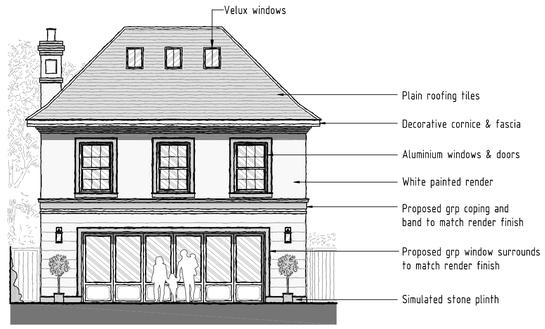
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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 CDM 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.

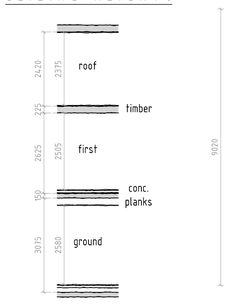
7. Footprint of buildings shown at 10m above ground level.

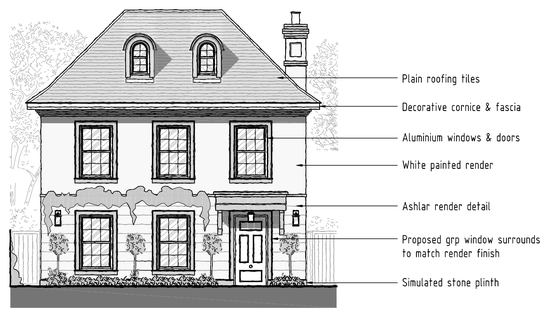


REAR ELEVATION
SCALE 1:100

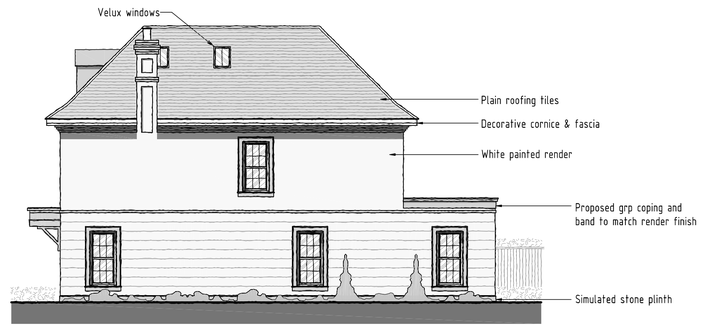
SIDE ELEVATION
SCALE 1:100

CEILING HEIGHTS





FRONT ELEVATION
SCALE 1:100

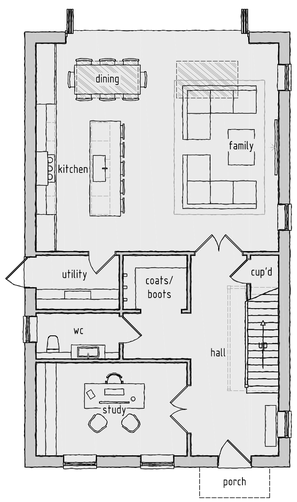


SIDE ELEVATION
SCALE 1:100

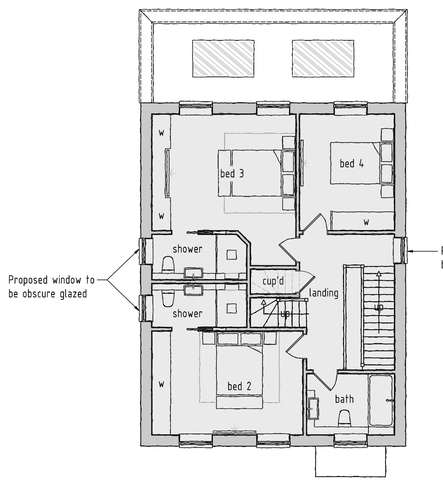
PLOT FIVE

Ground Floor GIA - 1144 sq.ft
First Floor GIA - 893 sq.ft
Roof Area GIA - 570 sq.ft

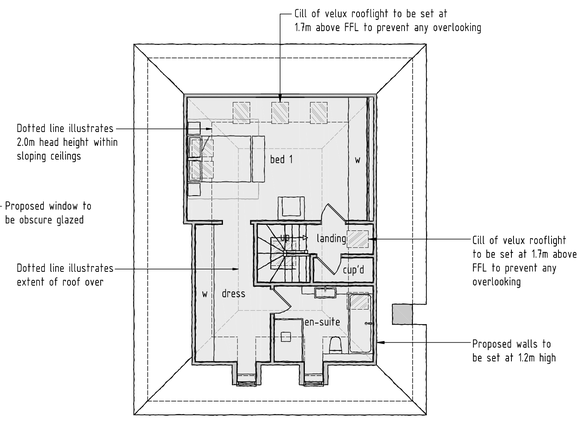
TOTAL GIA - 2607 sq.ft



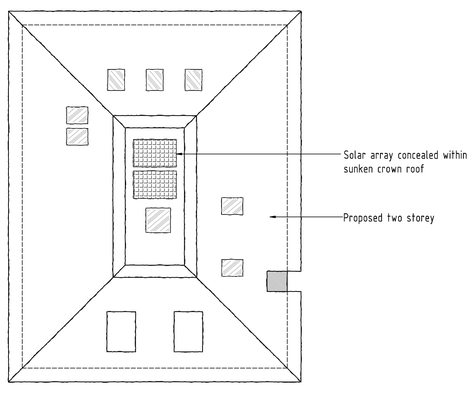
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF AREA PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description:	
scale:	1 : 100 A1	date:	20 / 03 / 2026
drawing no:	1493 / P2 / 6	drawn:	AF

drawing: PLANNING PROPOSALS
PLOT 5 FLOOR PLANS AND ELEVATIONS

project: LAND AT 58 BATH ROAD,
READING, RG30 2AY

client: MR N.PHILLIPS

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:19:45

C:\Users\AshleyFord\DDA1Team - Documents\DUSEK\DWG\1493-ROAD\A1\58 BATH ROAD, CALCOT, READING\P2\1493-P-3 (FULL PLANS).dwg

© Copyright Dusek Design Associates Ltd

SECTION A-A
SCALE 1:100

SECTION B-B
SCALE 1:100

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 CDM 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 1.0m above ground level.

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description:
scale: 1 : 100 A2		date: 20 / 03 / 2026
drawing no: 1493 / P2 / 7		drawn: AF

drawing: PLANNING PROPOSALS
PROPOSED SITE SECTIONS

project: LAND AT 58 BATH ROAD,
READING, RG30 2AY

client: MR N.PHILLIPS

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:20:10

C:\Users\ArchieFord\DDA\Team - Documents\DUSEK\DWG 1451-1500\1493 58 BATH ROAD, CALCOT, READING\P\1493-P-7 (FULL PL...451.dwg

© Copyright Dusek Design Associates Ltd

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.

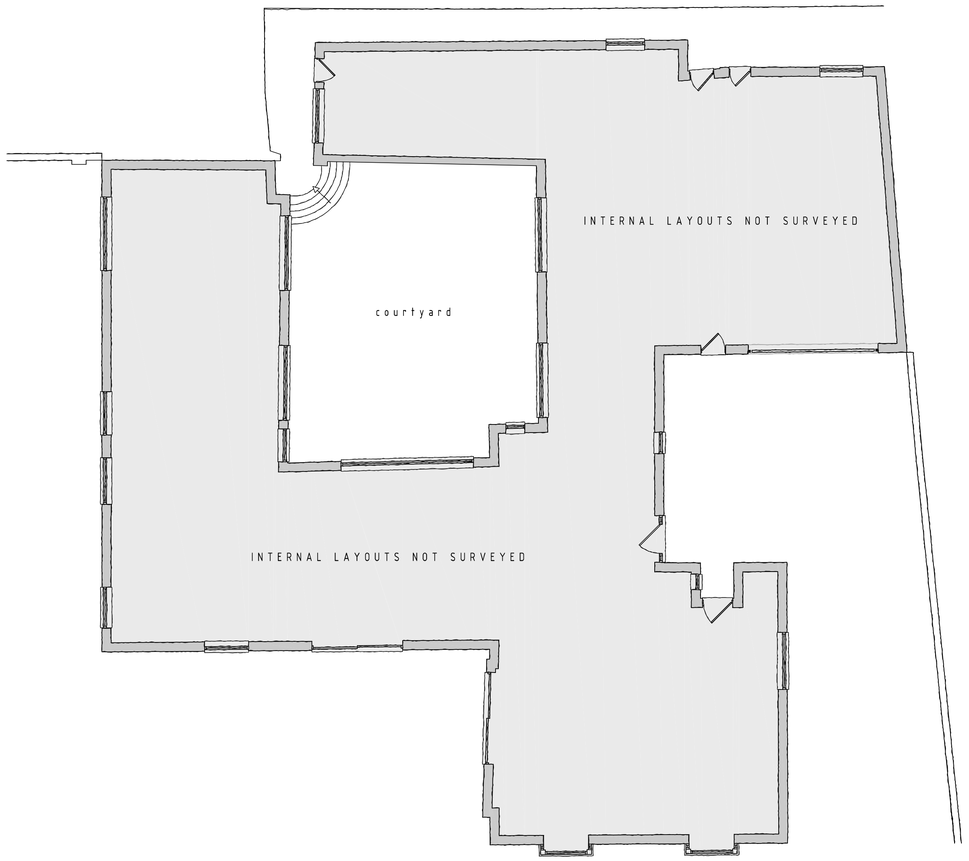
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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

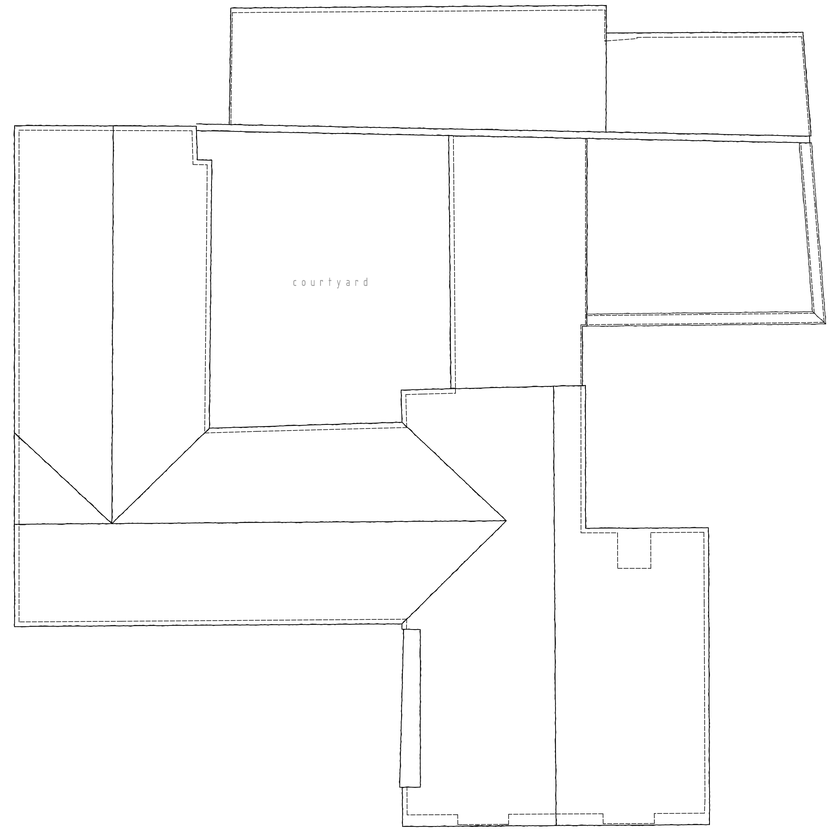
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance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

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at 10m above ground level.



EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING ROOF PLAN
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description: Existing GIA - 362m²
scale:	1 : 100 A1	date: 20 / 03 / 2026
drawing no:	1493 / P2 / 8	drawn: AF

drawing: PLANNING PROPOSALS
EXISTING FLOOR PLANS

project: LAND AT 58 BATH ROAD,
READING, RG30 2AY

client: MR N.PHILLIPS

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:20:32

C:\Users\ArchieFord\DDA1Team - Documents\DUSEK\DWG\1493-1500\1493 58 BATH ROAD, CALCOT, READING\P1\1493-P-1 (FULL PLANS).dwg

© Copyright Dusek Design Associates Ltd

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.

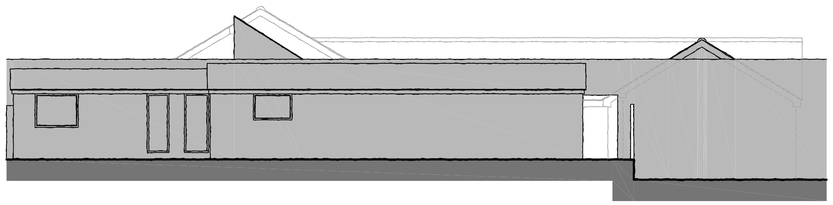
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

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

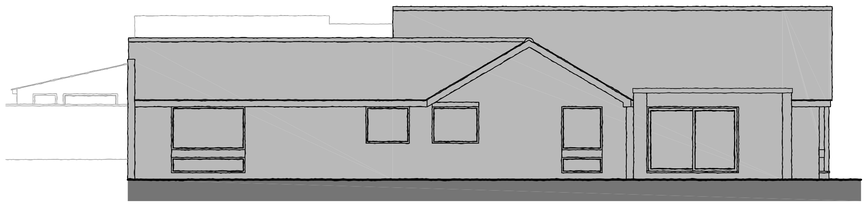
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance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

6. All dimensions shown in millimetres.

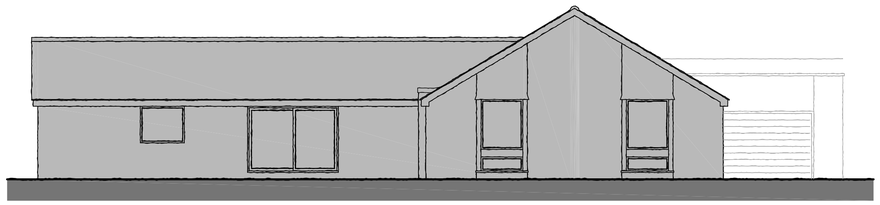
7. Footprint of buildings shown at 10m above ground level.



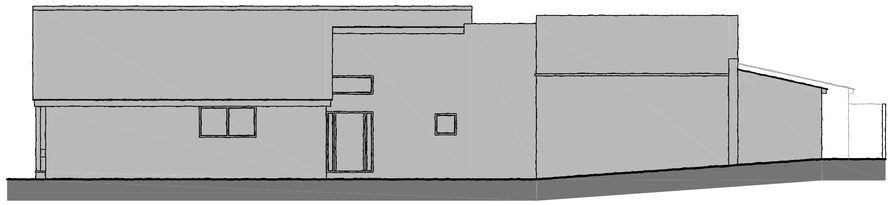
EXISTING REAR ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

rev:	date:	description:	
scale:	1 : 100 A1	date:	20 / 03 / 2026
drawing no:	1493 / P2 / 9	drawn:	AF

drawing: PLANNING PROPOSALS
EXISTING ELEVATIONS

project: LAND AT 58 BATH ROAD,
READING, RG30 2AY

client: MR N.PHILLIPS

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:20:51

C:\Users\AmyHanford\DDA Team - Documents\DUSEK\DWG 1493-1500\1493 58 BATH ROAD, CALCOT, READING\P1\1493-P-1 (FULL PLANS).dwg

©Copyright Dusek Design Associates Ltd

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.

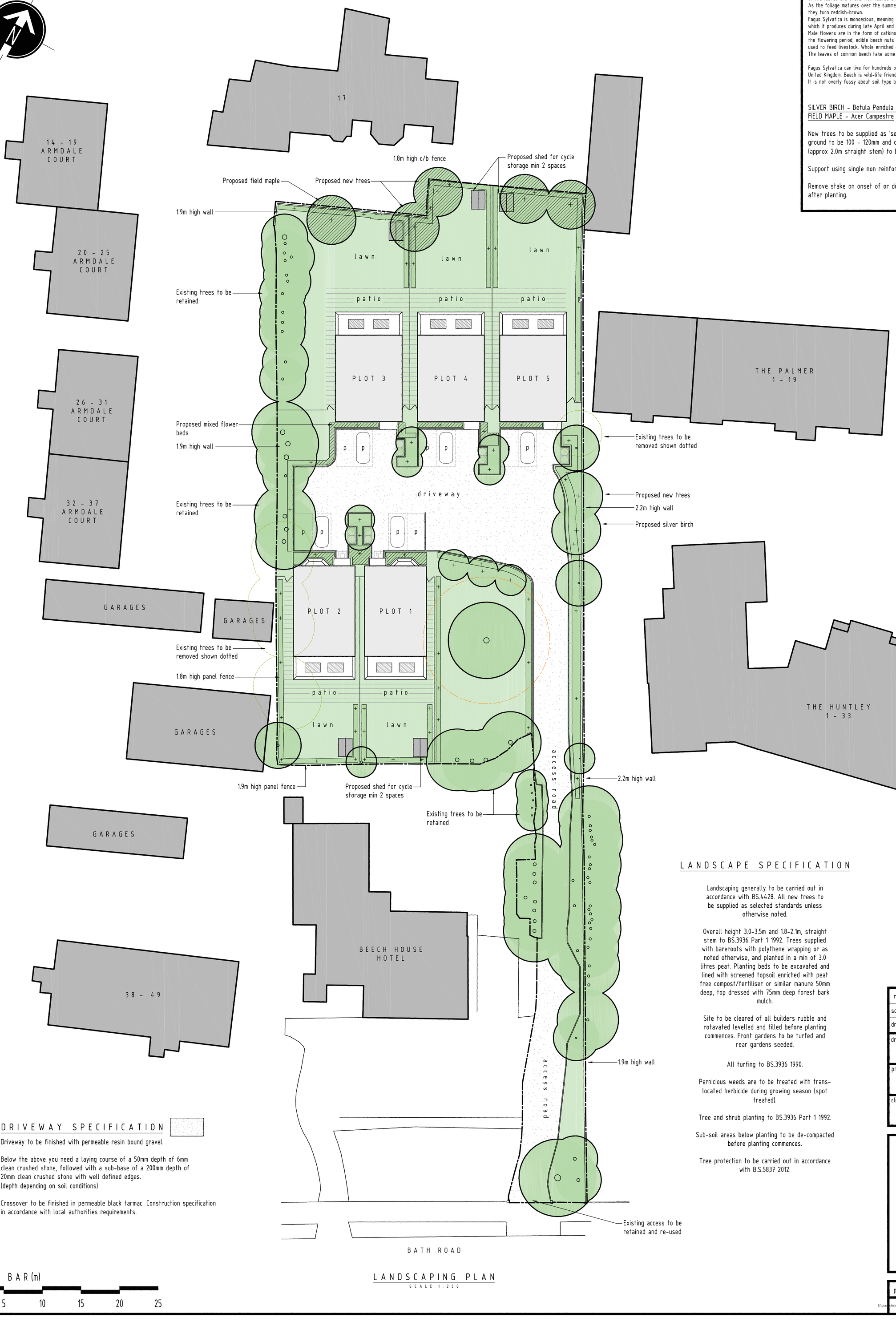
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance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

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at1.0m above ground level.

LEGEND

- Proposed two storey
- Proposed single storey
- Proposed hedgerows
- Proposed mixed flower beds
- Proposed Silver Birch
- Proposed Field Maple
- Root protection area (RPA)
- Existing trees to be removed
- Existing trees & planting to remain
- Permeable patio
- Grassed areas
- Proposed shed for cycle storage min 2 spaces
- Proposed driveway
- Refuse and recycling storage & collection points



LANDSCAPING PLAN
SCALE 1:250

SCHEDULE OF IMPLEMENTATION

Please note ALL new planting is to be implemented between the months of November to March in the first planting season following the completion of works

PROPOSED PLANTING LEGEND

Fagus Sylvatica - Common Beech Hedging

Planted in double rows at 600mm c/c and staggered, height 500-750mm, pot size 4 litres.

Fagus Sylvatica (also known as the Common Beech or European Beech) is native to South Wales and the southern United Kingdom and belongs to the family of Fagaceae. This is a popular hedging variety of Fagus Sylvatica, which although deciduous, gets its new leaves early every year. In the autumn, its old leaves drop off very slowly, often remaining on the plant throughout the winter. These features make it suitable for hedging. In fact, beech is one of the most popular deciduous hedging plants in the UK. In the winter season we also have this plant available in bare root form.

Fagus Sylvatica produces new foliage between March and April each year. The shape of the leaves are ovate. New leaves emerge in spring in hues of beautiful green-yellow. As the foliage matures over the summer, the leaves become a deeper green. In autumn, they turn reddish-brown.
Fagus Sylvatica is monoecious, meaning it produces both male and female flowers, which it produces during late April and May. Female flowers grow in pairs and are green. Male flowers are in the form of catkins and drape elegantly from long stalks. After the flowering period, edible beech nuts are produced, which these days, are mainly used to feed livestock. Whole enriched oil-nuts start forming in autumn, around September. The leaves of common beech take some time to decay completely.

Fagus Sylvatica can live for hundreds of years and is UK hardy for all regions of United Kingdom. Beech is wild-life friendly providing shelter and food for many species. It is not overly fussy about soil type but thrives in limestone or chalky soils.

SILVER BIRCH - Betula Pendula &
FIELD MAPLE - Acer Campestre

New trees to be supplied as 'selected standard', girth 1m above ground to be 100 - 120mm and overall height to be 3.0-3.5m (approx 2.0m straight stem) to BS.3936 Part 1 1992.

Support using single non reinforced tie 75mm from top of stake.

Remove stake on onset of or during the second growing season after planting.

DRIVEWAY SPECIFICATION

Driveway to be finished with permeable resin bound gravel.

Below the above you need a laying course of a 50mm depth of 6mm clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges.
(depth depending on soil conditions)

Crossover to be finished in permeable black tarmac. Construction specification in accordance with local authorities requirements.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS.4428. All new trees to be supplied as selected standards unless otherwise noted.

Overall height 3.0-3.5m and 1.8-2.1m, straight stem to BS.3936 Part 1 1992. Trees supplied with bareroots with polythene wrapping or as noted otherwise, and planted in a min of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar manure 50mm deep, top dressed with 75mm deep forest bark mulch.

Site to be cleared of all builders rubble and rotavated levelled and tilled before planting commences. Front gardens to be turfed and rear gardens seeded.

All turfing to BS.3936 1990.

Pernicious weeds are to be treated with trans-located herbicide during growing season (spot treated).

Tree and shrub planting to BS.3936 Part 1 1992.

Sub-soil areas below planting to be de-compacted before planting commences.

Tree protection to be carried out in accordance with B.S.5837 2012.

SCALE BAR (m)

0 5 10 15 20 25

rev:	date:	description:
scale: 1 : 250 A1		date: 20 / 03 / 2026
drawing no: 1493 / P2 / 11		drawn: AF

drawing: PLANNING PROPOSALS
LANDSCAPING PLAN

project: LAND AT 58 BATH ROAD,
READING, RG30 2AY

client: MR N.PHILLIPS

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
info@dusek.co.uk
www.dusek.co.uk

print history: Friday, 20 March, 2026 15:21:32

C:\Users\ArcheFord\DDA Team - Documents\DUSEK\DWG 1651-1500\1493 58 BATH ROAD, CALCOT, READING\P\1493-P-7 (FULL PLANS).dwg