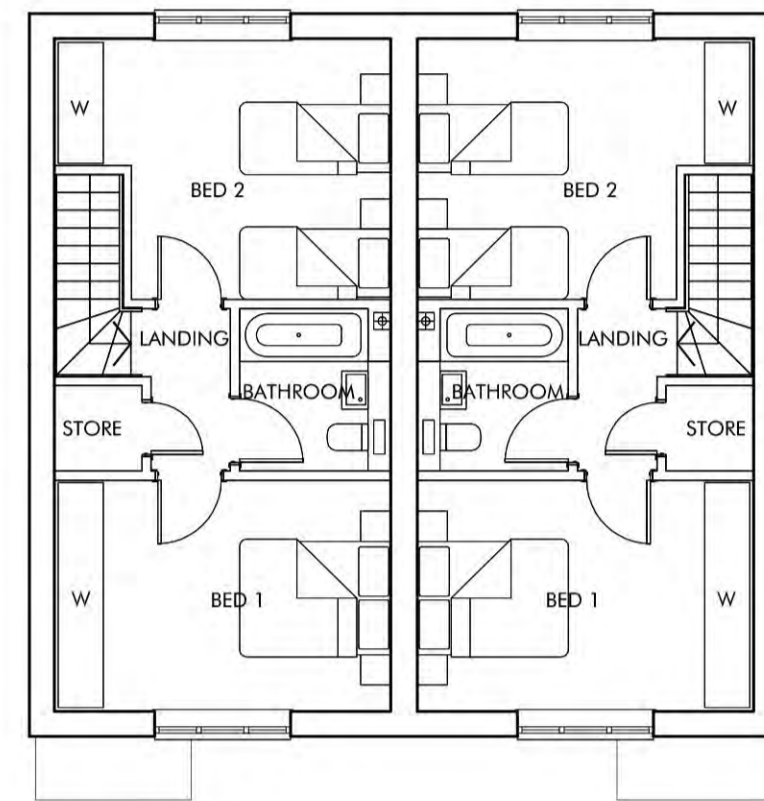


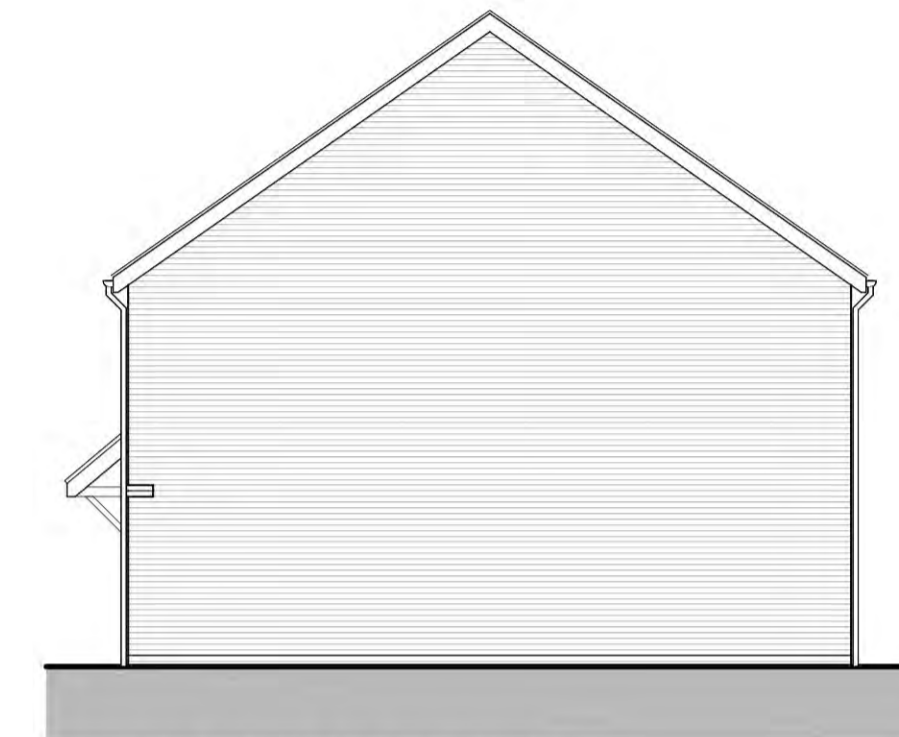
REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.02.19	FIRST ISSUE	AC	PW	PLANNING
B	20.02.19	PLOTS NUMBER REVISED	AC	PW	PLANNING
C	12.03.19	CLIENT COMMENTS	AC	PW	PLANNING



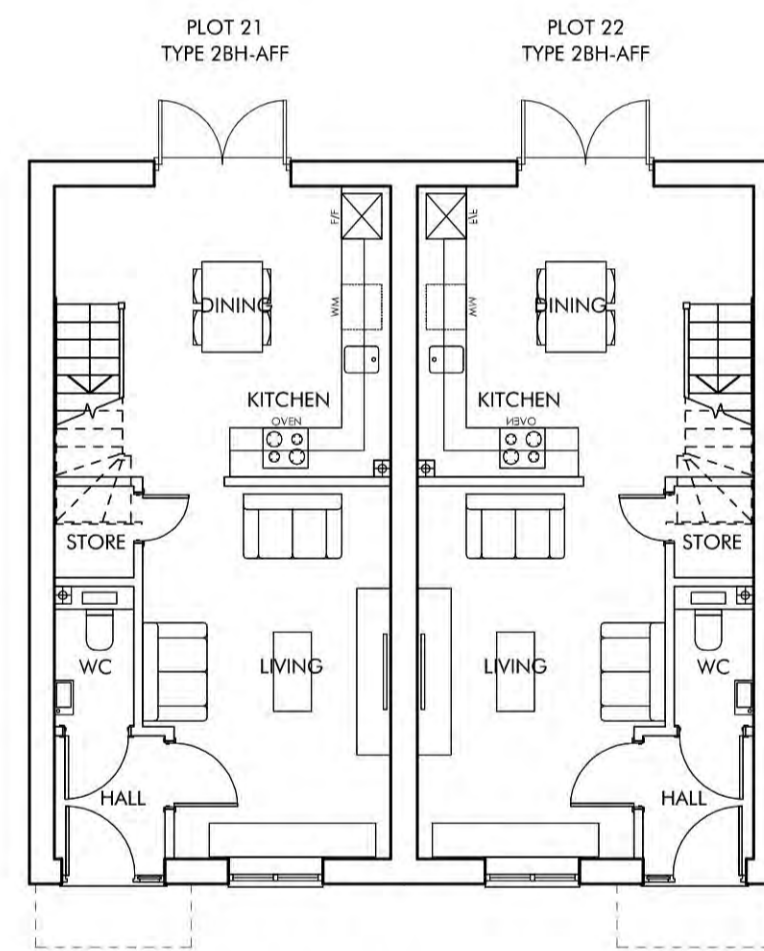
FIRST FLOOR



FRONT ELEVATION - A



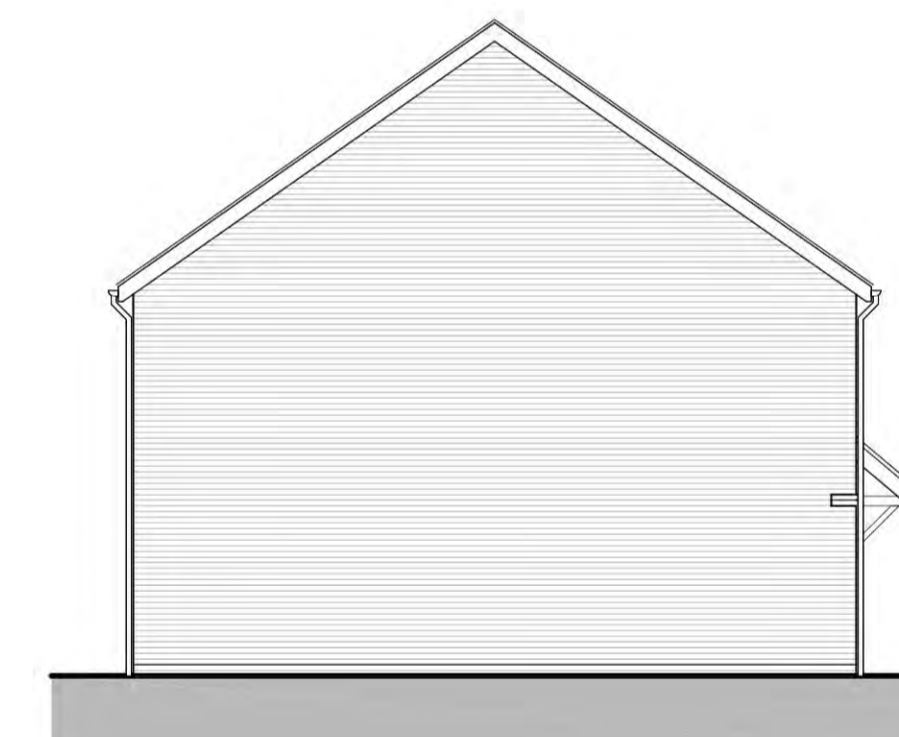
SIDE ELEVATION - B



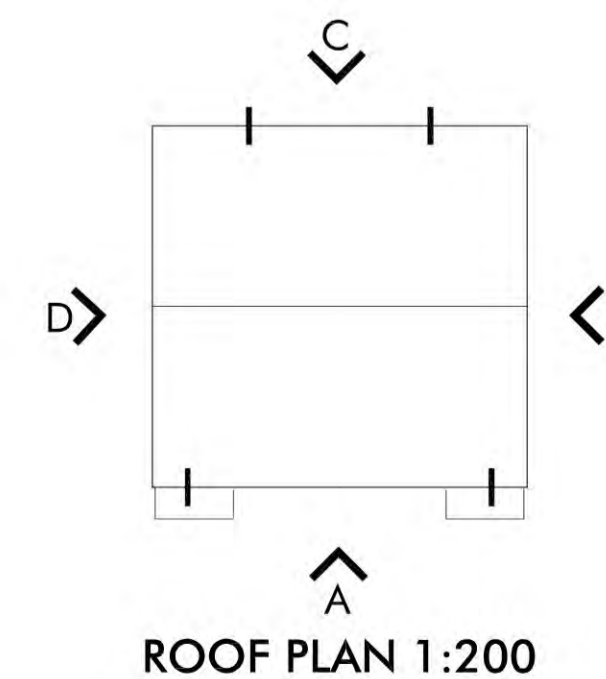
GROUND FLOOR



REAR ELEVATION - C



SIDE ELEVATION - D



ROOF PLAN 1:200

2 BEDROOM HOUSE\_4 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (79m <sup>2</sup> )	✓
Double bedroom min. 11.5m <sup>2</sup>	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m <sup>2</sup>	N/A
Min. width 2.15m	N/A
Minimum storage 2.0m <sup>2</sup>	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
21, 22	2BH-AFF (2B4P)	79.20	852

NOTES:  
AREA MEASURED TO FINISHED FACE OF INTERNAL PERIMETER

OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client:  
CREST NICHOLSON SOUTH

project:  
READING ROAD,  
BURGHFIELD COMMON

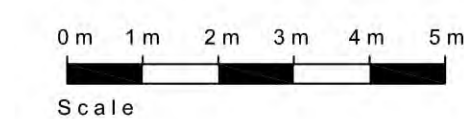
description:  
PLOTS 21 & 22  
2BH-AFF x 2  
FLOOR PLANS & ELEVATIONS

project number: 2610.1  
drawing number: C-3025  
revision: C

scale:  
1:100 @ A1  
1:200 @ A3  
date:  
FEB 2019

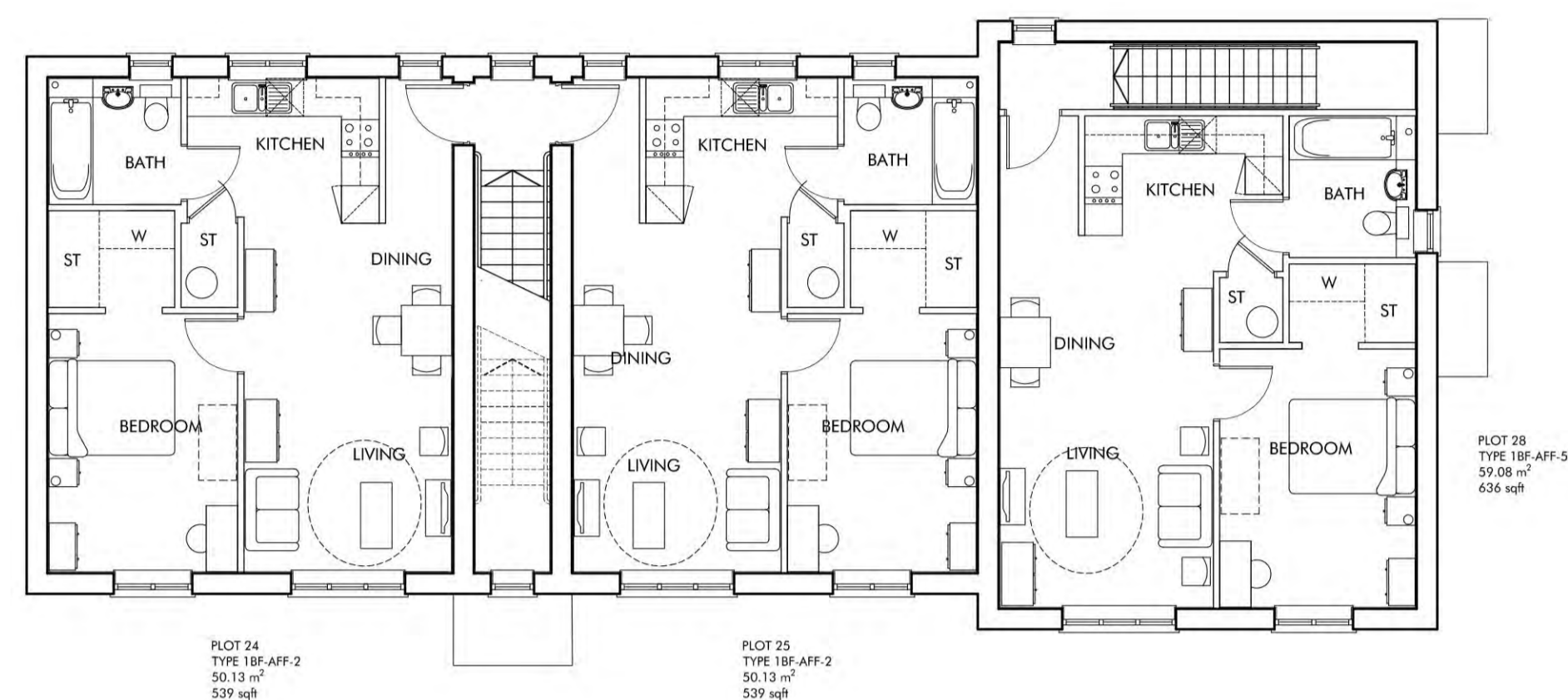
status:  
PLANNING

2610.1-C-3025-C





REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.02.19	FIRST ISSUE	PW	JH	PLANNING
B	20.02.19	PLOT NUMBERS & ELEVATIONS REVISED	AC	PW	PLANNING
C	12.03.19	CLIENT COMMENTS	PW	JH	PLANNING
D	03.06.19	3 CYCLES ADDED TO CYCLE STORE	PW	JH	PLANNING
E	27.06.19	NEW DESIGN	PW	JH	COMMENT
F	01.07.19	DETAILED DEVELOPMENT	PW	JH	PLANNING
G	03.07.19	GROUND LEVELS REVISED, REFUSE & CYCLE STORE ADDED	PW	JH	PLANNING
H	03.07.19	REFUSE & CYCLE STORES REVISED	PW	JH	PLANNING



FIRST FLOOR



FRONT ELEVATION - A



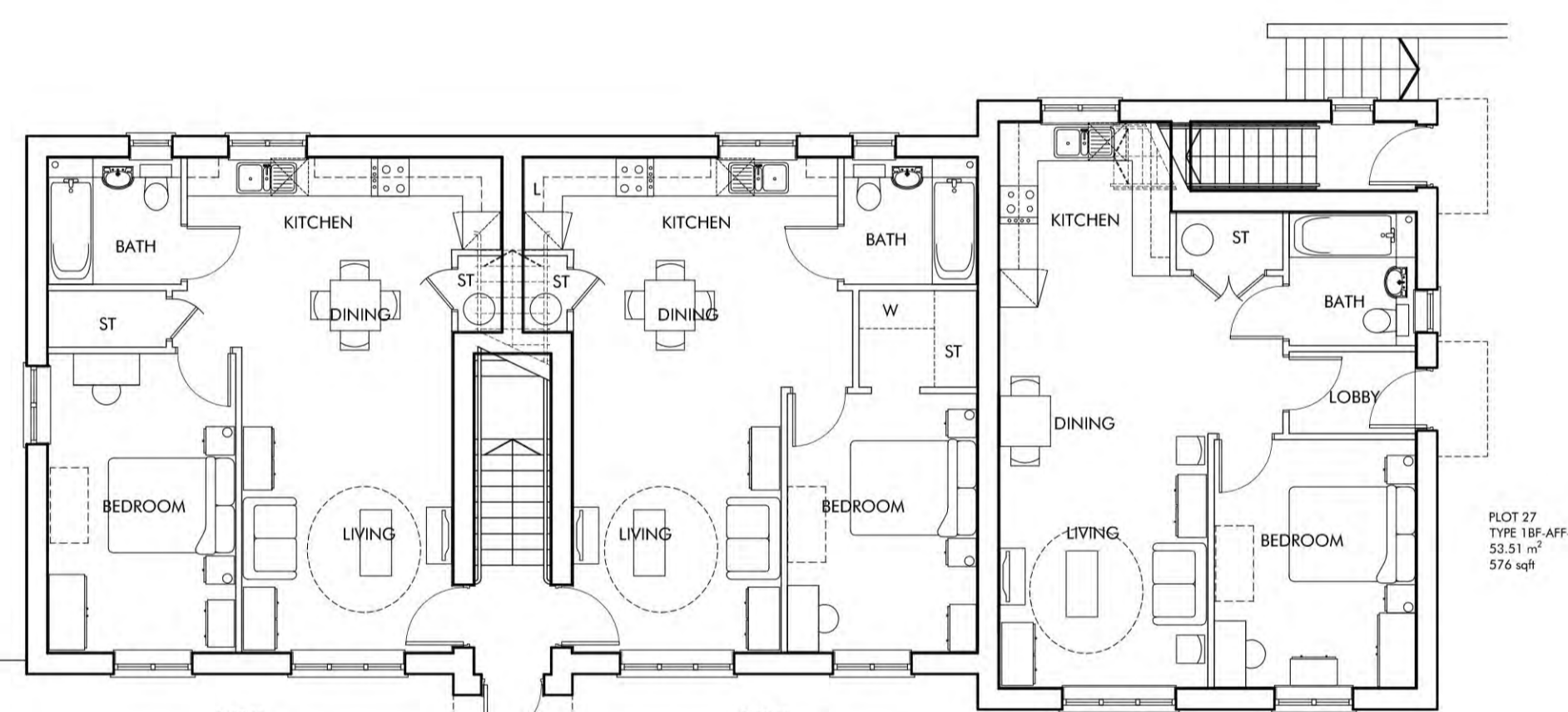
SIDE ELEVATION - B



REAR ELEVATION - C



SIDE ELEVATION - D

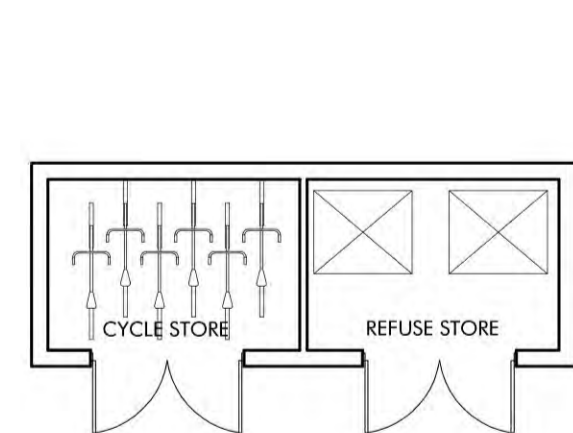


GROUND FLOOR

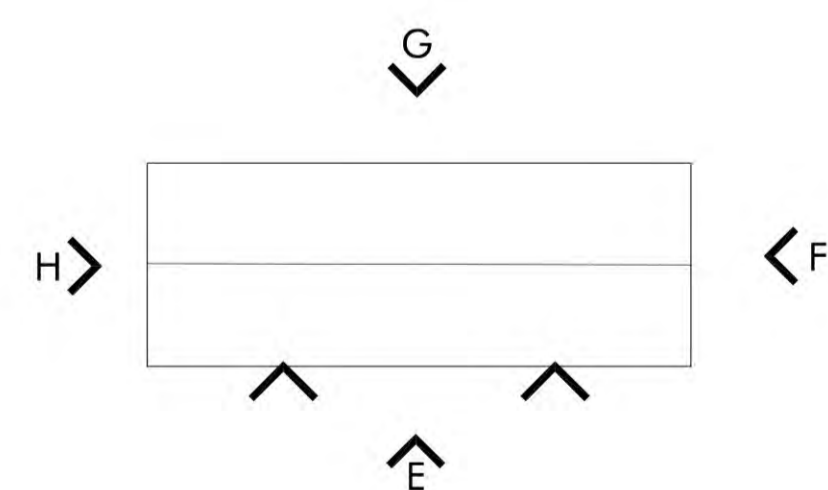
1 BEDROOM FLAT\_2 PERSONS  
(1 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (50m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 1.5m²	✓

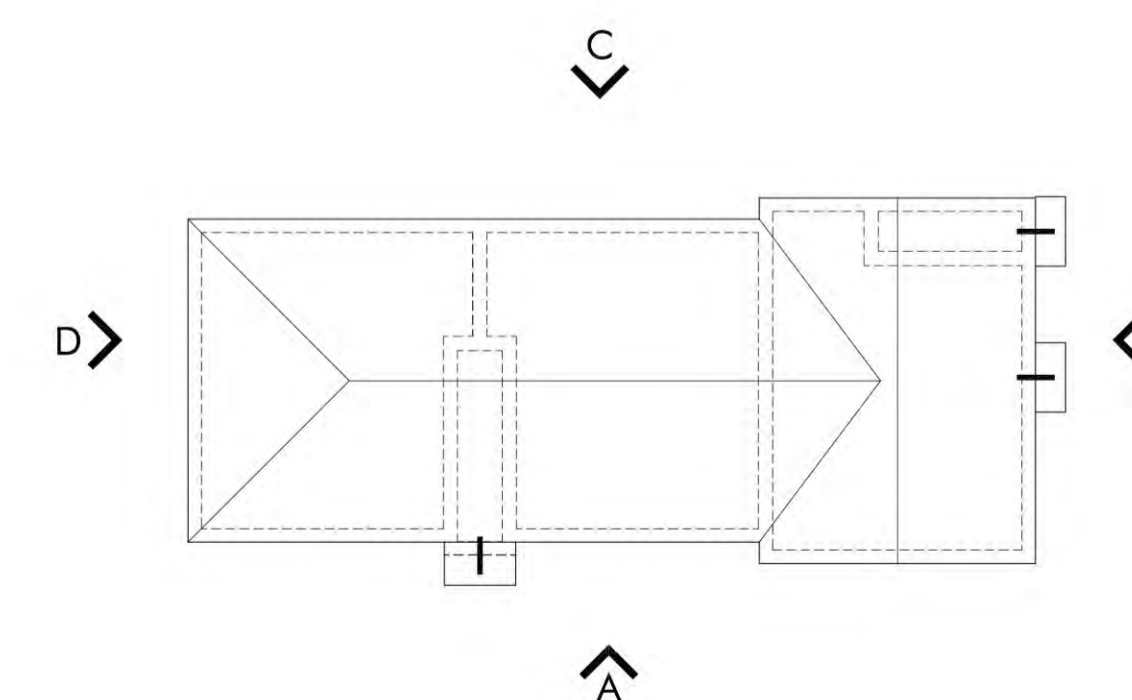
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
23	1BF-AFF-1 (1B2P)	52.27	562
24, 25	1BF-AFF-2 (1B2P)	50.13	539
26	1BF-AFF-3 (1B2P)	52.27	562
27	1BF-AFF-4 (1B2P)	53.51	576
28	1BF-AFF-5 (1B2P)	59.08	636



GROUND PLAN



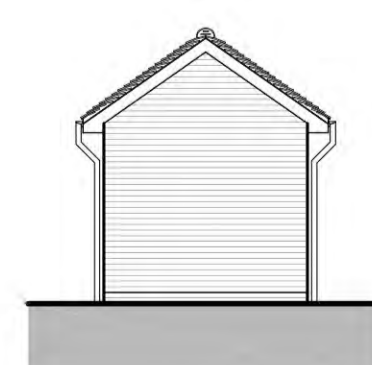
ROOF PLAN



ROOF PLAN 1:200



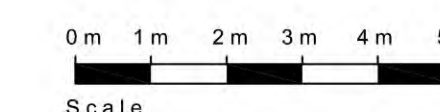
ELEVATION E



ELEVATIONS F & H



ELEVATION G



OMEGA PARTNERSHIP

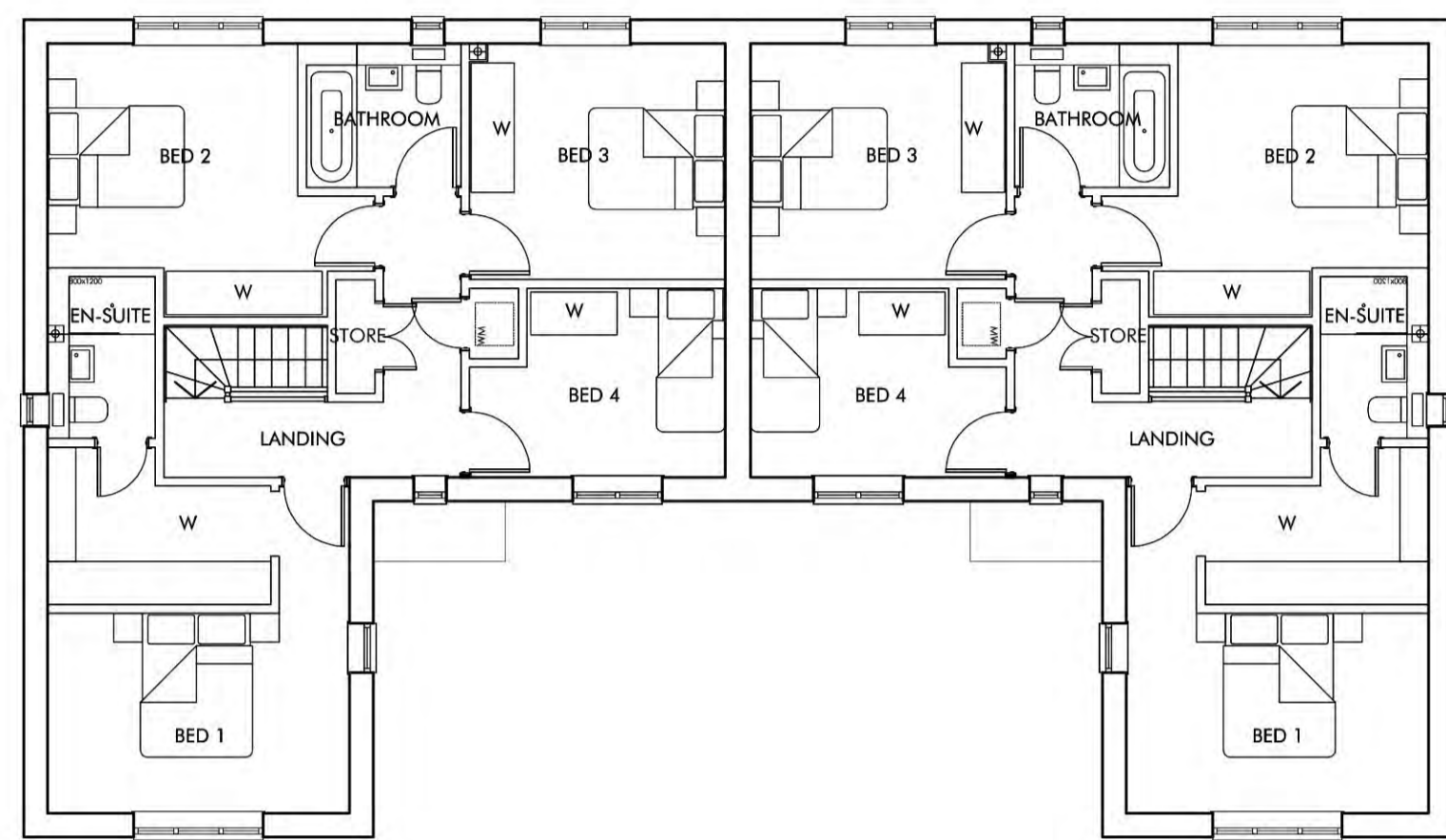
Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT17 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client: CREST NICHOLSON  
project: READING ROAD, BURGHFIELD COMMON  
description: PLOTS 23-28  
6x1BF-AFF  
FLOOR PLANS AND ELEVATIONS  
project number: 2610.1 drawing number: C-3030 revision: H  
scale: 1:100 @ A1 1:200 @ A3 date: FEB 2019  
status: PLANNING

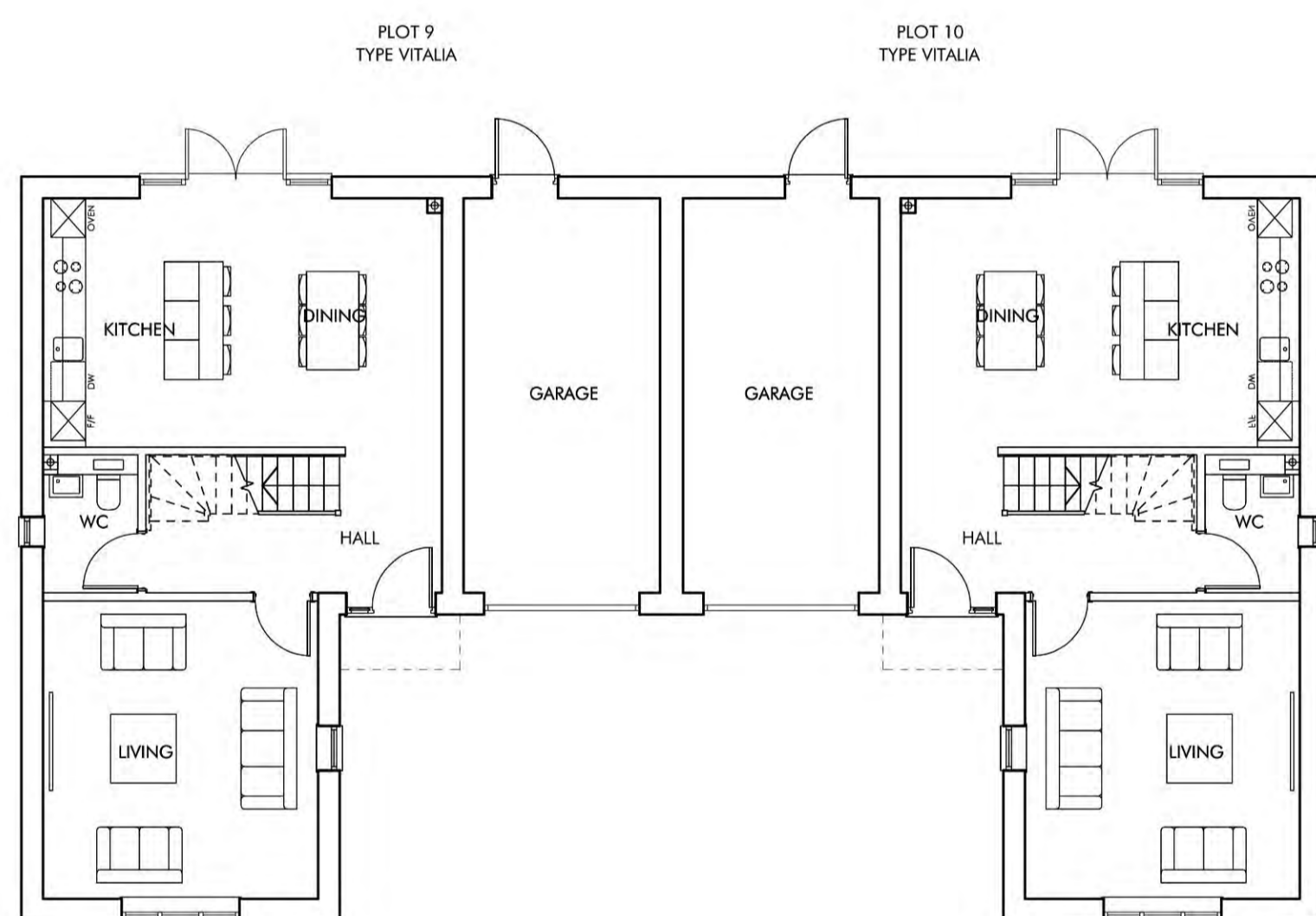
2610.1-C-3030-H



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.02.19	FIRST ISSUE	AC	PW	PLANNING
B	20.02.19	PLOTS NUMBER REVISED	AC	PW	PLANNING
C	12.03.19	CLIENT COMMENTS	AC	PW	PLANNING



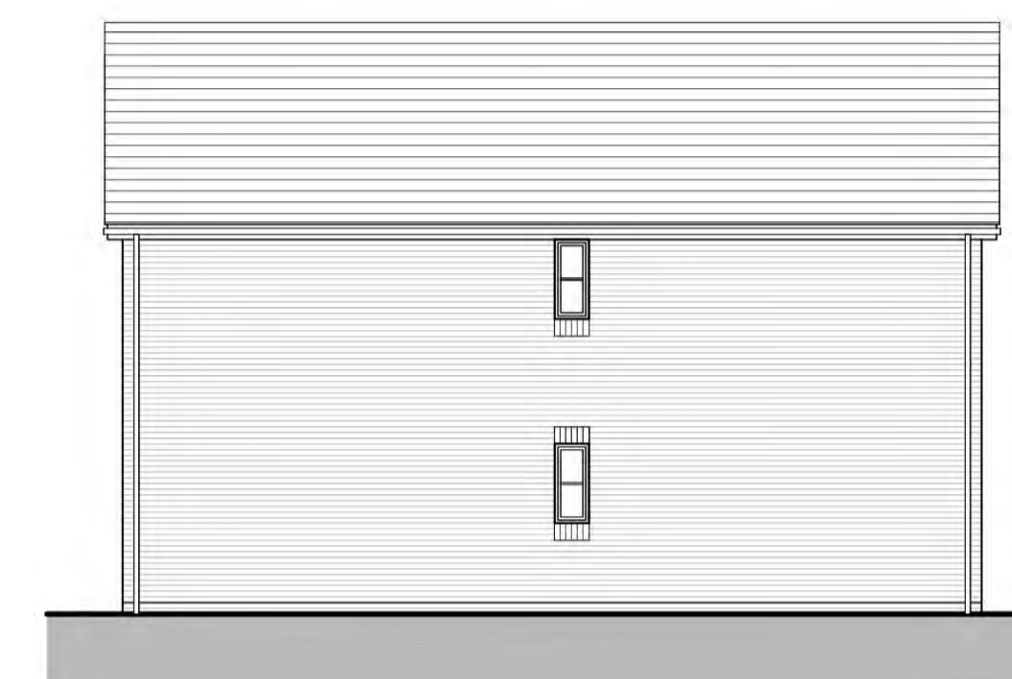
FIRST FLOOR



GROUND FLOOR



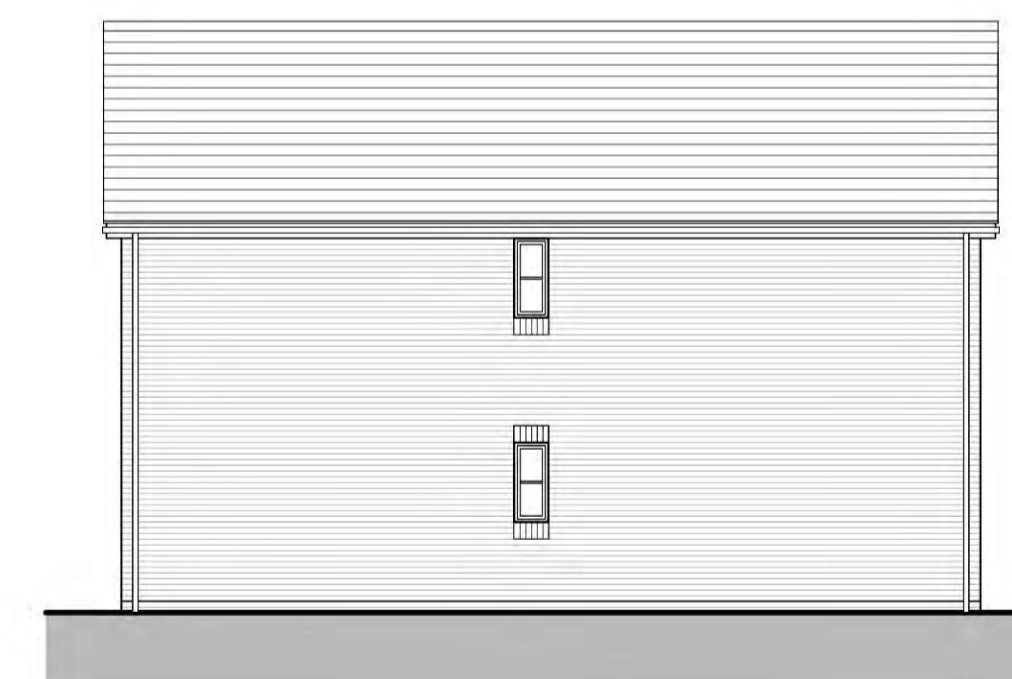
FRONT ELEVATION A



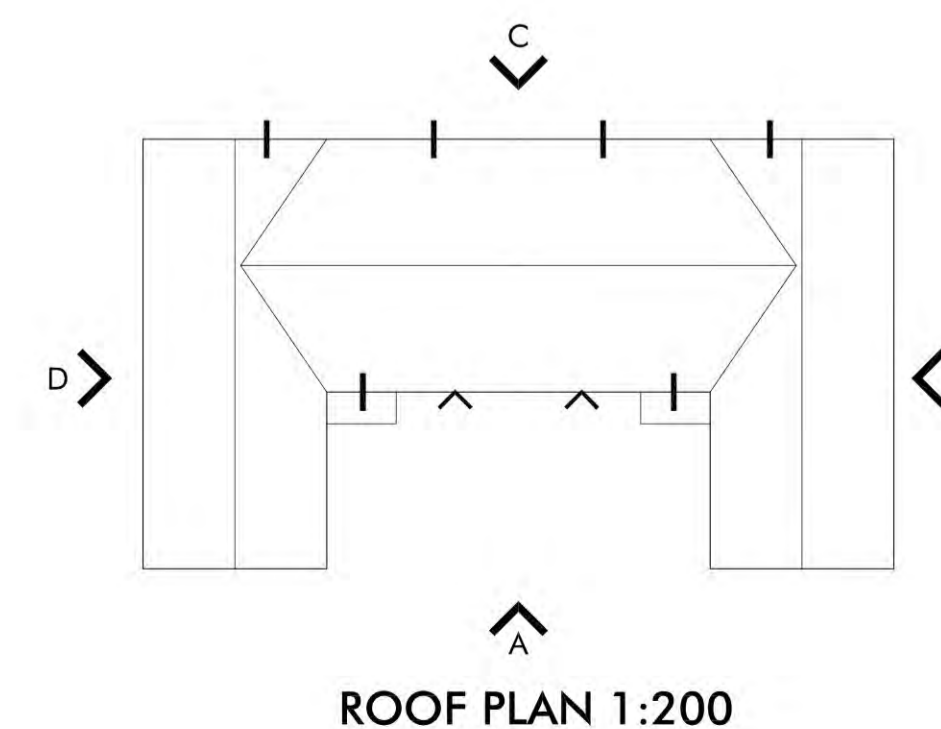
SIDE ELEVATION B



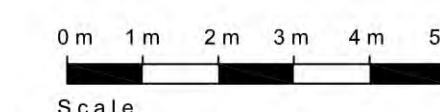
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
9, 10	VITALIA (4B7P)	132.80	1429

NOTES:  
AREA MEASURED TO FINISHED FACE OF INTERNAL PERIMETER

## OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT17 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client:  
**CREST NICHOLSON SOUTH**

project:  
**READING ROAD,  
BURGHFIELD COMMON**

description:  
**PLOTS 9 & 10  
VITALIA x 2  
PLANS AND ELEVATIONS**

project number	drawing number	revision
2610.1	C-3035	C

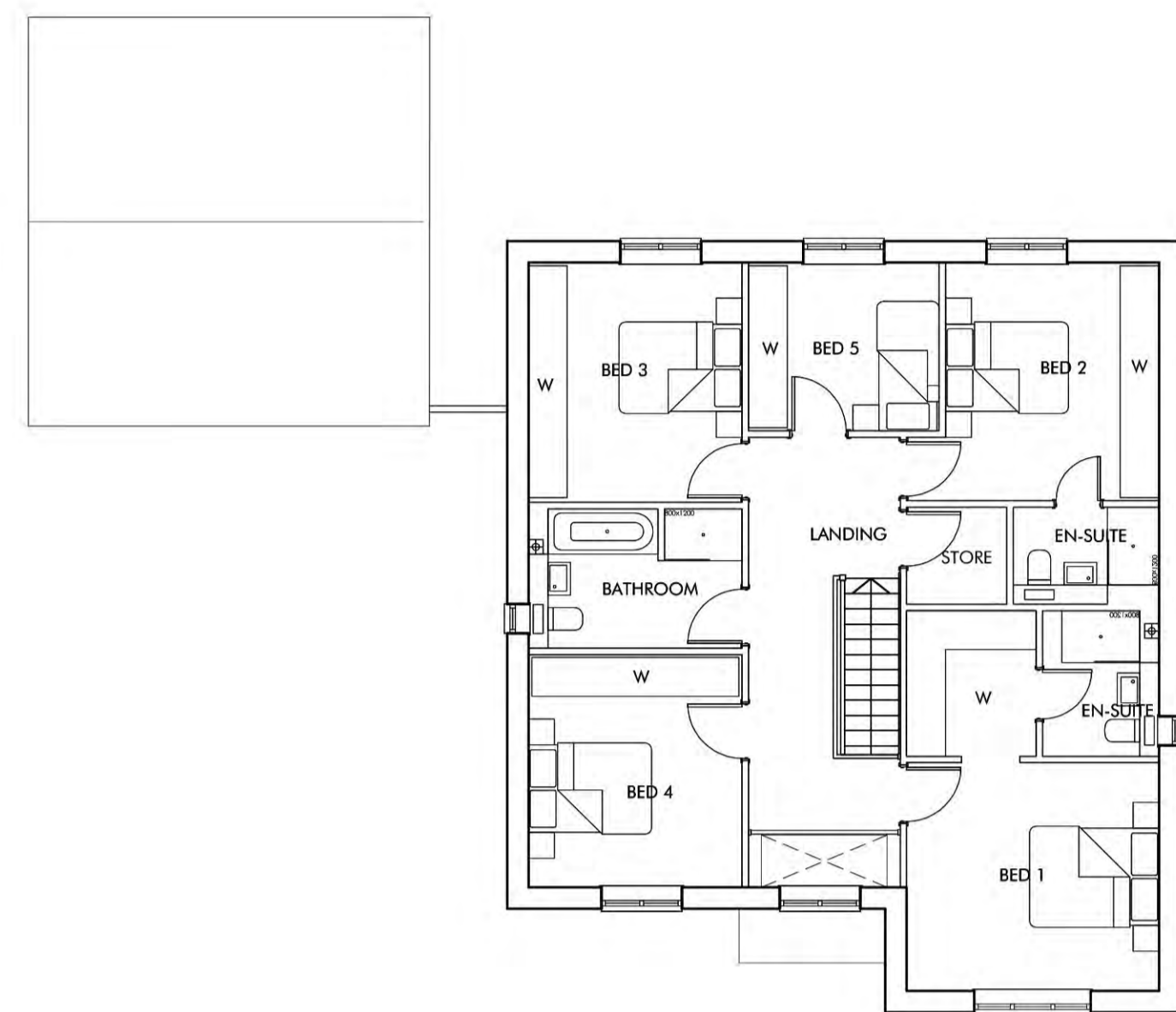
scale	date
1:100 @ A1 1:200 @ A3	FEB 2019

status:  
**PLANNING**

**2610.1-C-3035-C**



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.02.19	FIRST ISSUE	AC	PW	PLANNING
B	20.02.19	GARAGE ADDED AND PLOT NUMBER REVISED	AC	PW	PLANNING
C	12.03.19	CLIENT COMMENTS	PW	JH	PLANNING



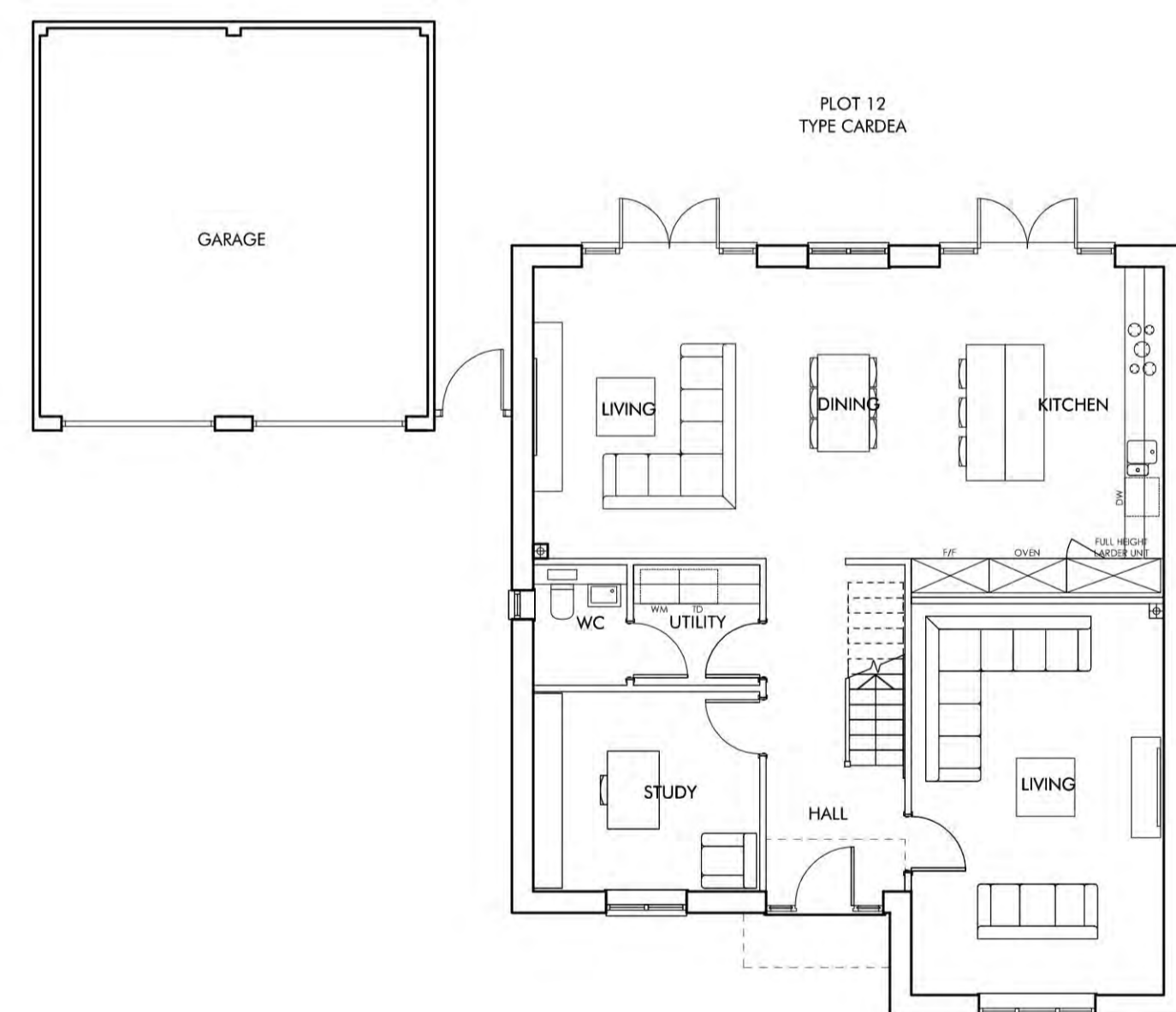
FIRST FLOOR



FRONT ELEVATION A



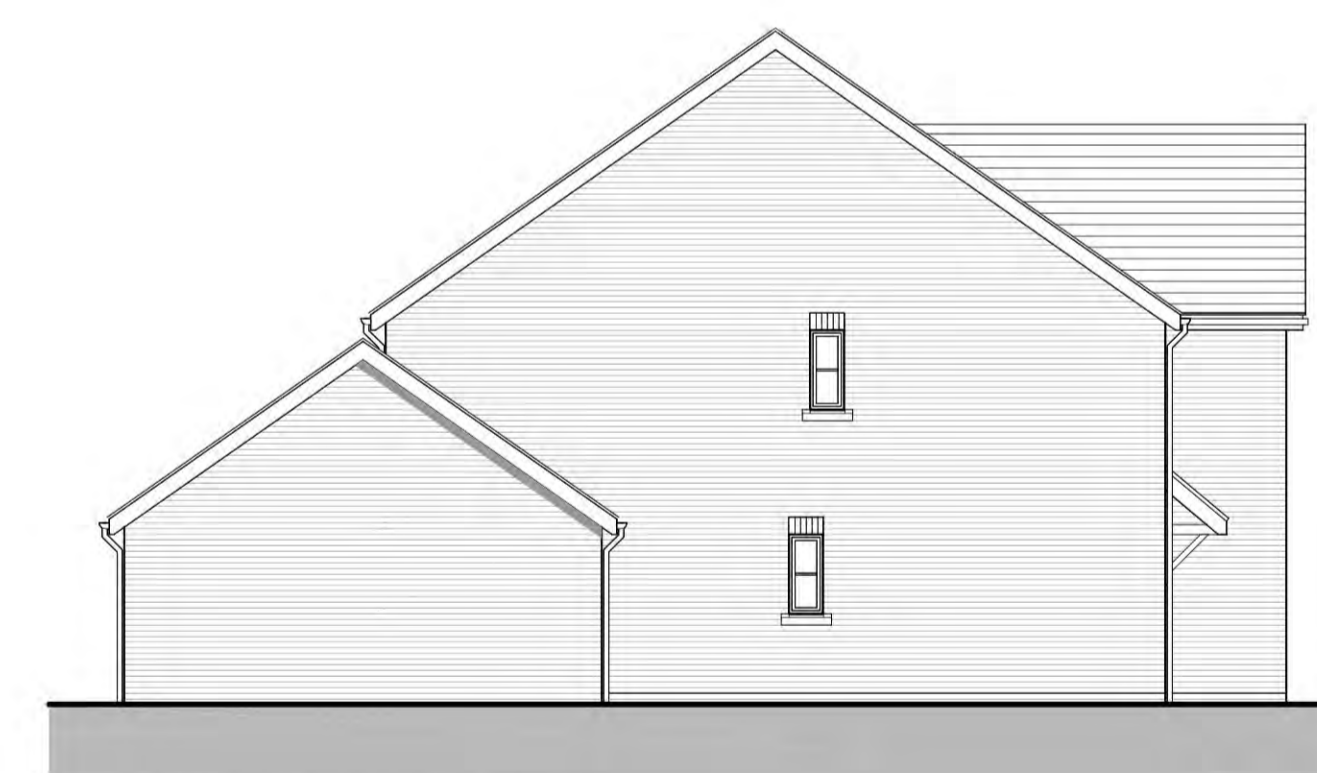
SIDE ELEVATION B



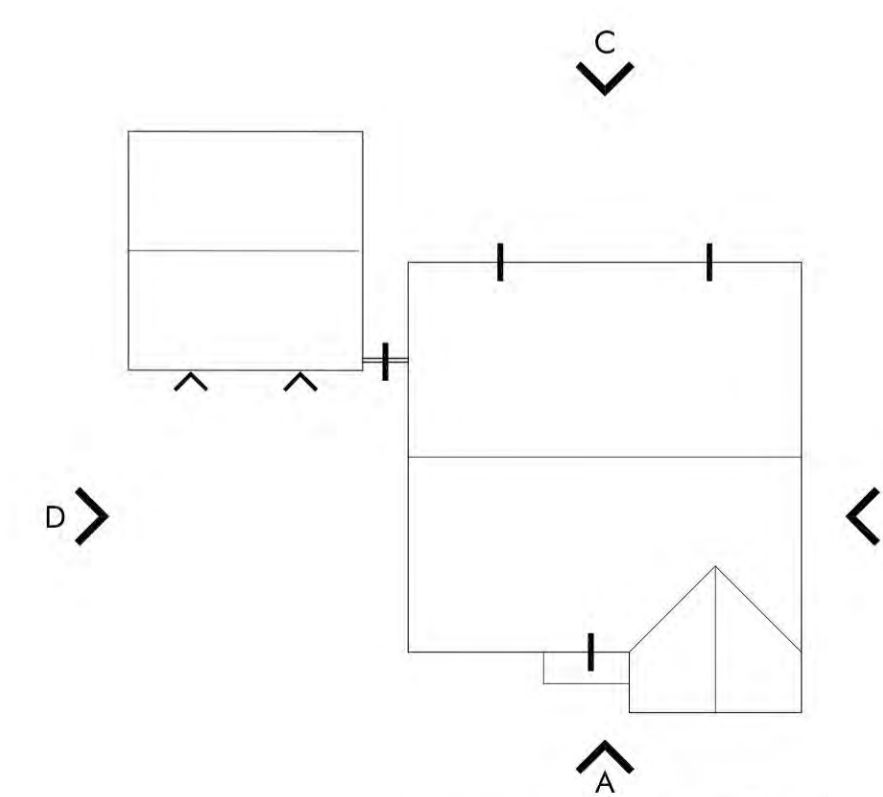
GROUND FLOOR



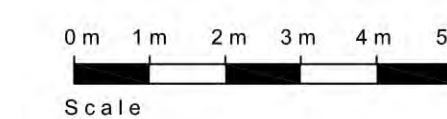
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
12	CARDEA (5B9P)	200.50	2158

NOTES:  
AREA MEASURED TO FINISHED FACE OF INTERNAL PERIMETER

## OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT17 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client:  
**CREST NICHOLSON SOUTH**

project:  
**READING ROAD,  
BURGHFIELD COMMON**

description:  
**PLOT 12  
CARDEA  
PLANS AND ELEVATIONS**

project number	drawing number	revision
2610.1	C-3040	C

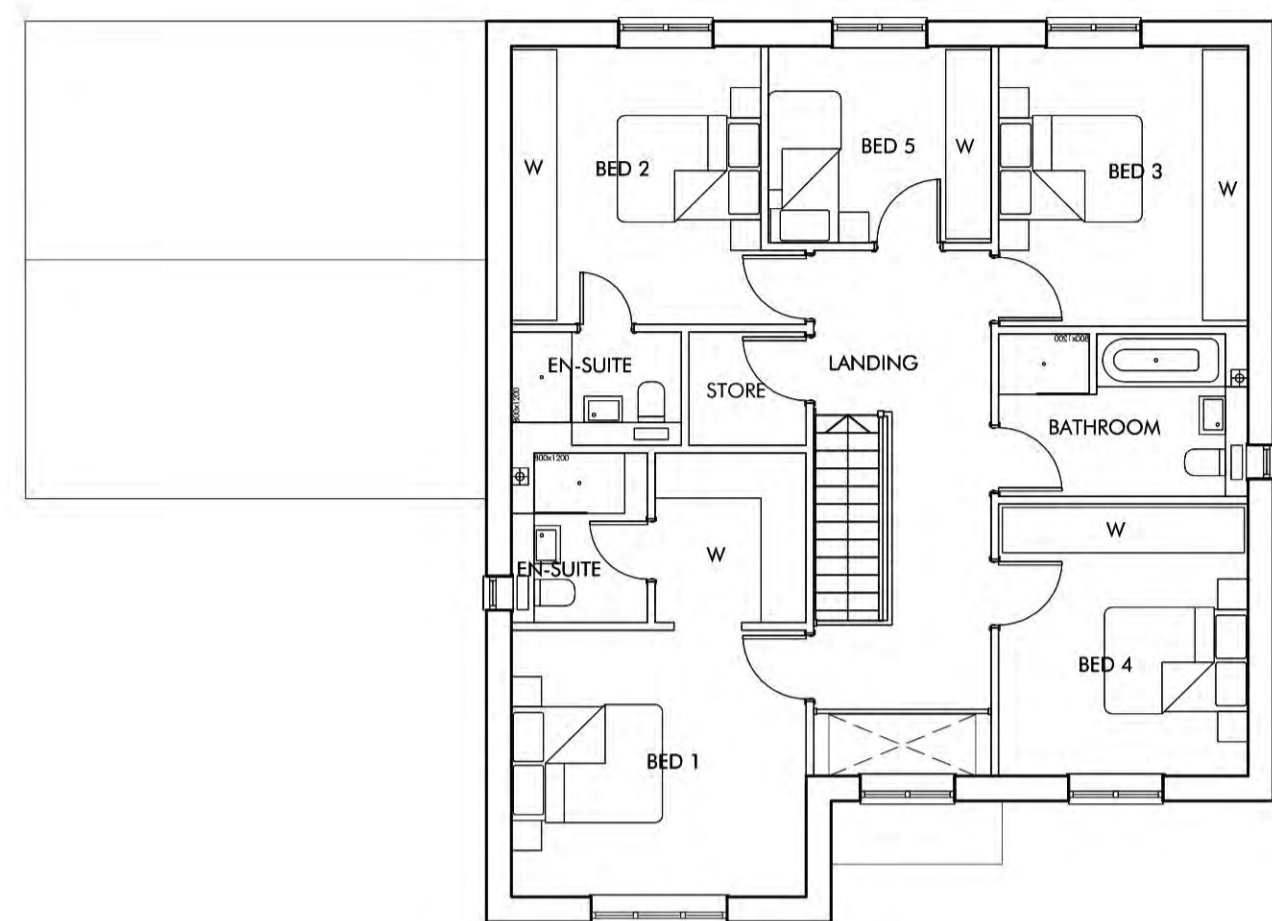
scale	date
1:100 @ A1 1:200 @ A3	FEB 2019

status:  
**PLANNING**

**2610.1-C-3040-C**



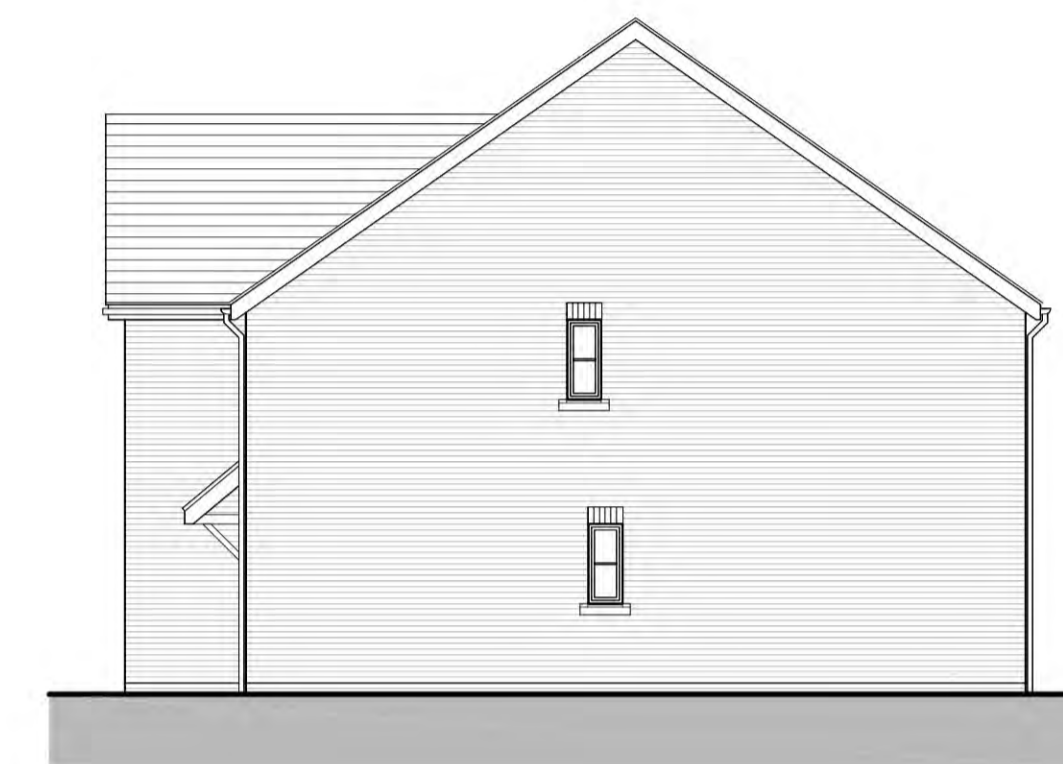
REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.02.19	FIRST ISSUE	AC	PW	PLANNING
B	20.02.19	PLOT NUMBER REVISED	AC	PW	PLANNING
C	12.03.19	CLIENT COMMENTS	PW	JH	PLANNING



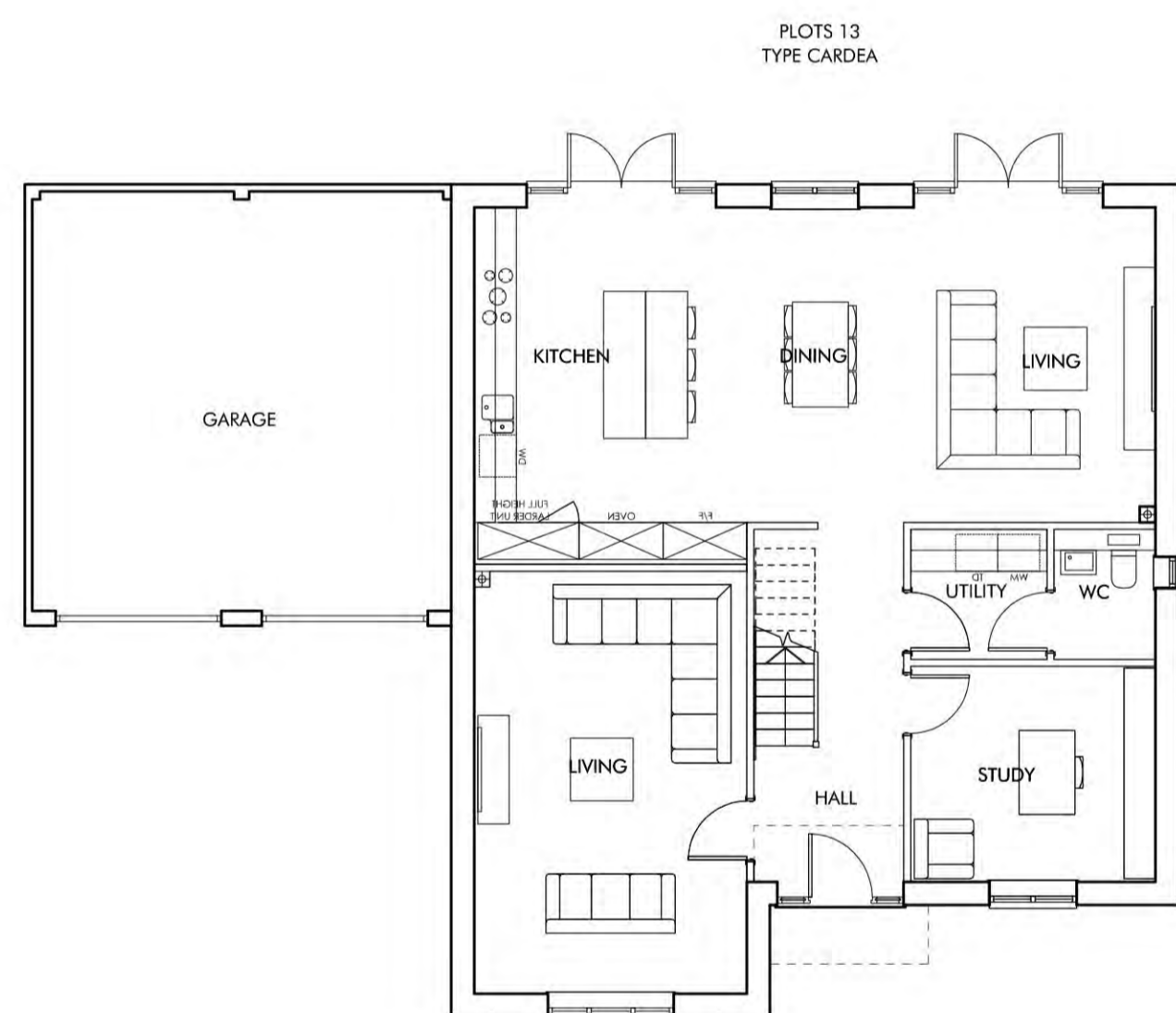
FIRST FLOOR



FRONT ELEVATION A



SIDE ELEVATION B



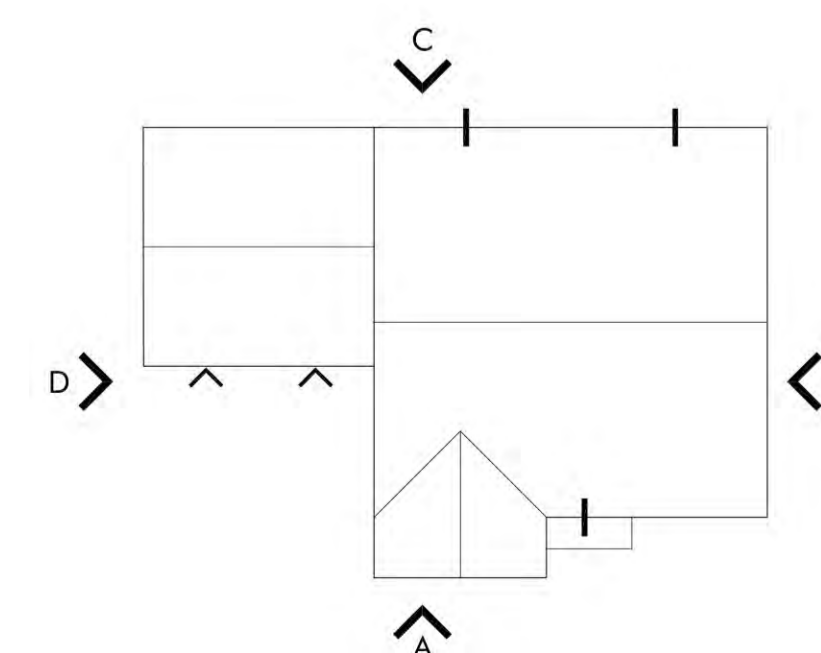
GROUND FLOOR



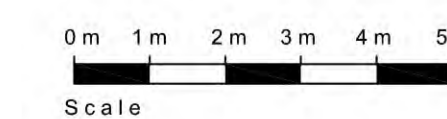
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
13	CARDEA (5B9P)	200.50	2158

NOTES:  
AREA MEASURED TO FINISHED FACE OF INTERNAL PERIMETER

## OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT17 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client:  
**CREST NICHOLSON SOUTH**

project:  
**READING ROAD,  
BURGHFIELD COMMON**

description:  
**PLOT 13  
CARDEA  
PLANS AND ELEVATIONS**

project number	drawing number	revision
2610.1	C-3041	C

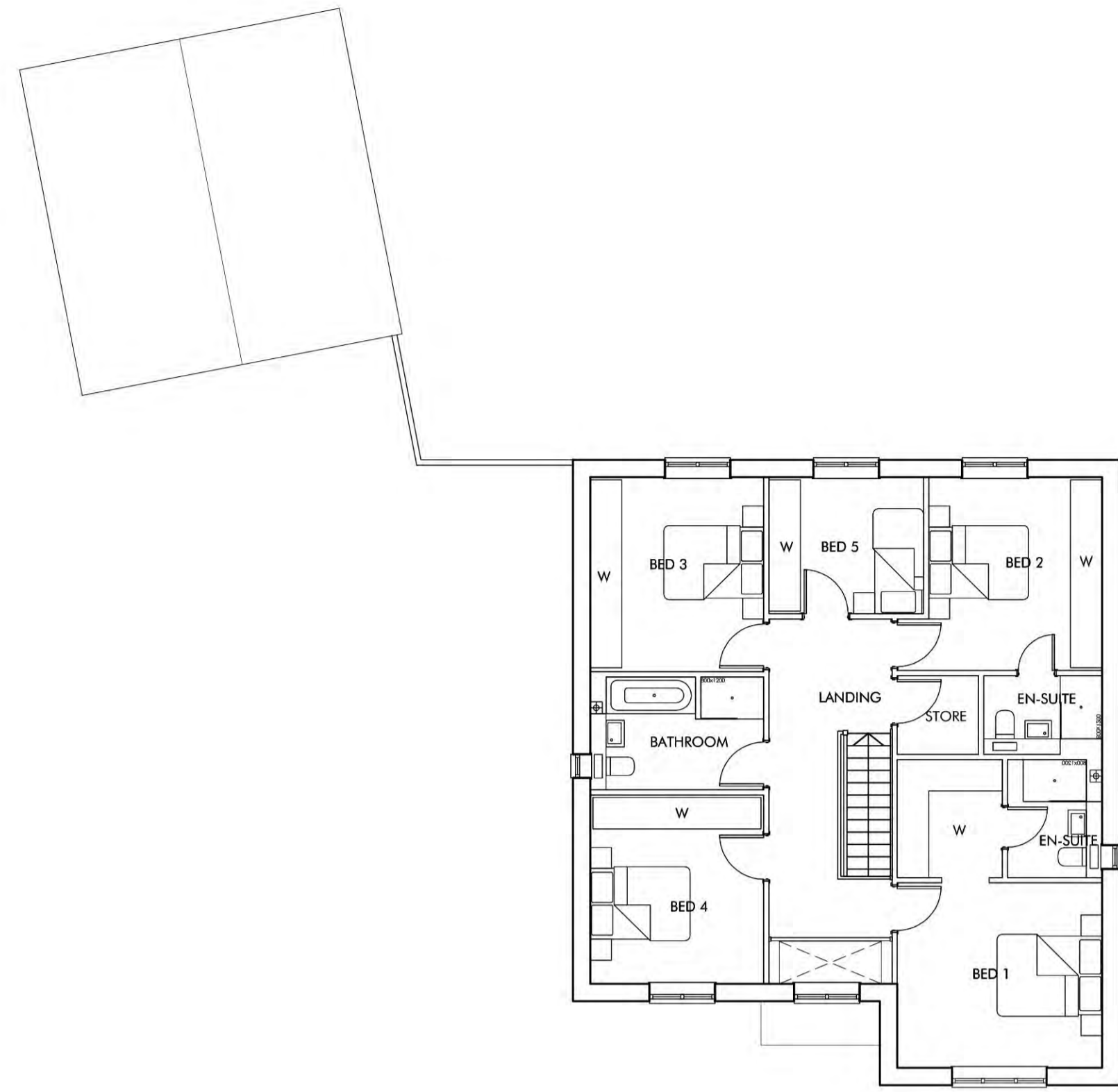
scale	date
1:100 @ A1	FEB 2019
1:200 @ A3	

status:  
**PLANNING**

**2610.1-C-3041-C**



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
B	20.02.19	FIRST ISSUE	AC	PW	PLANNING
C	12.03.19	CLIENT COMMENTS	PW	JH	PLANNING



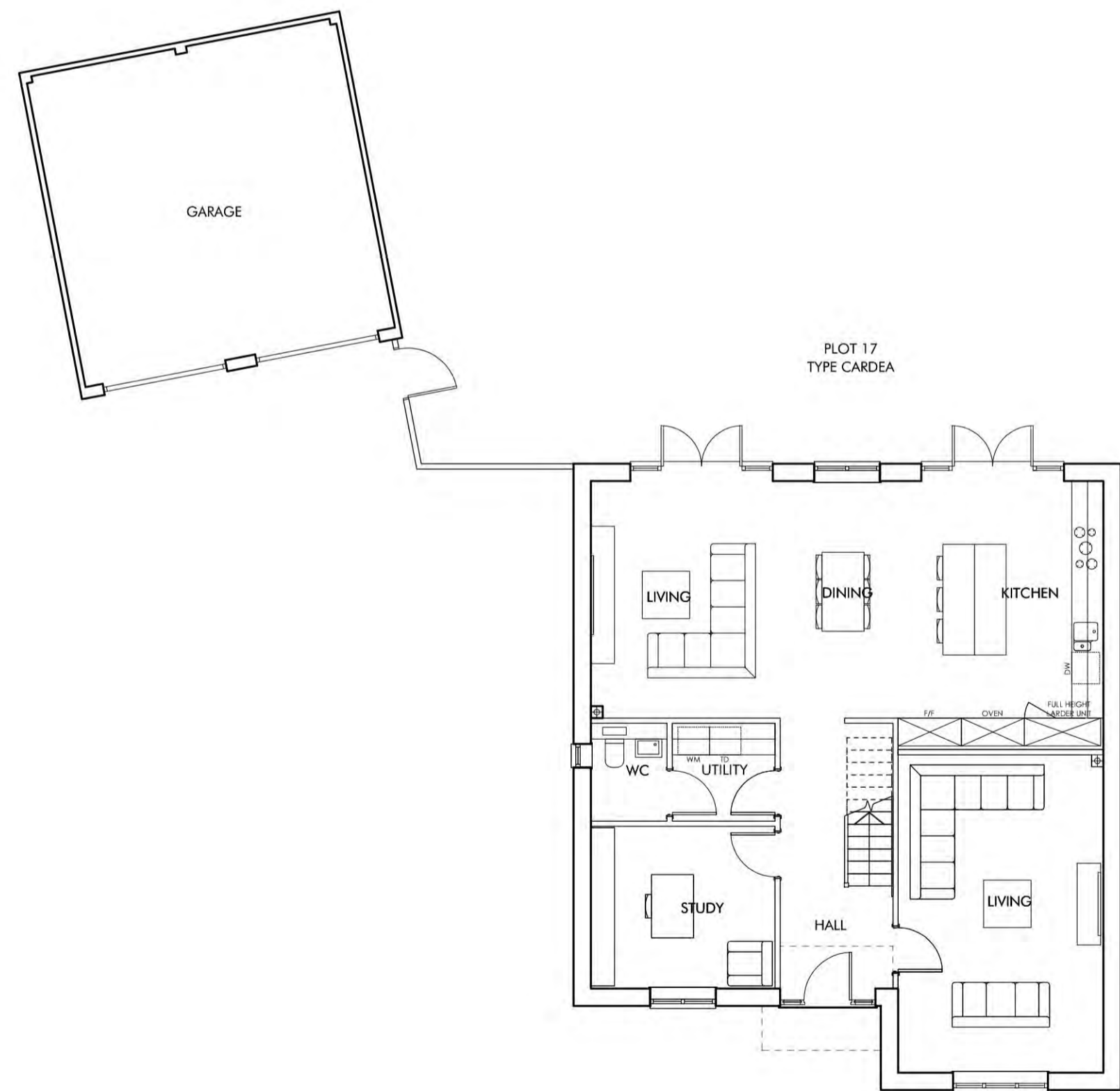
FIRST FLOOR



FRONT ELEVATION A



SIDE ELEVATION B



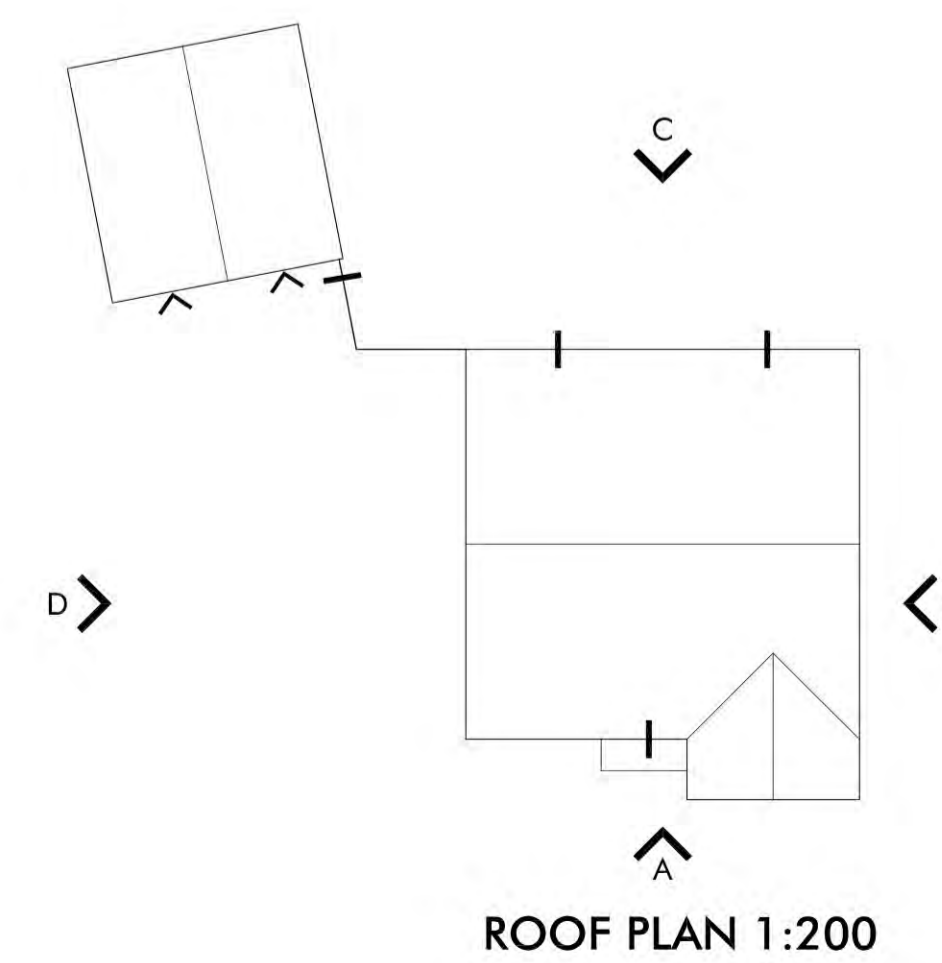
GROUND FLOOR



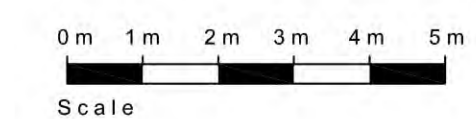
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
17	CARDEA (5B9P)	200.50	2158

NOTES:  
AREA MEASURED TO FINISHED FACE OF INTERNAL PERIMETER

## OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT17 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client:  
**CREST NICHOLSON SOUTH**

project:  
**READING ROAD,  
BURGHFIELD COMMON**

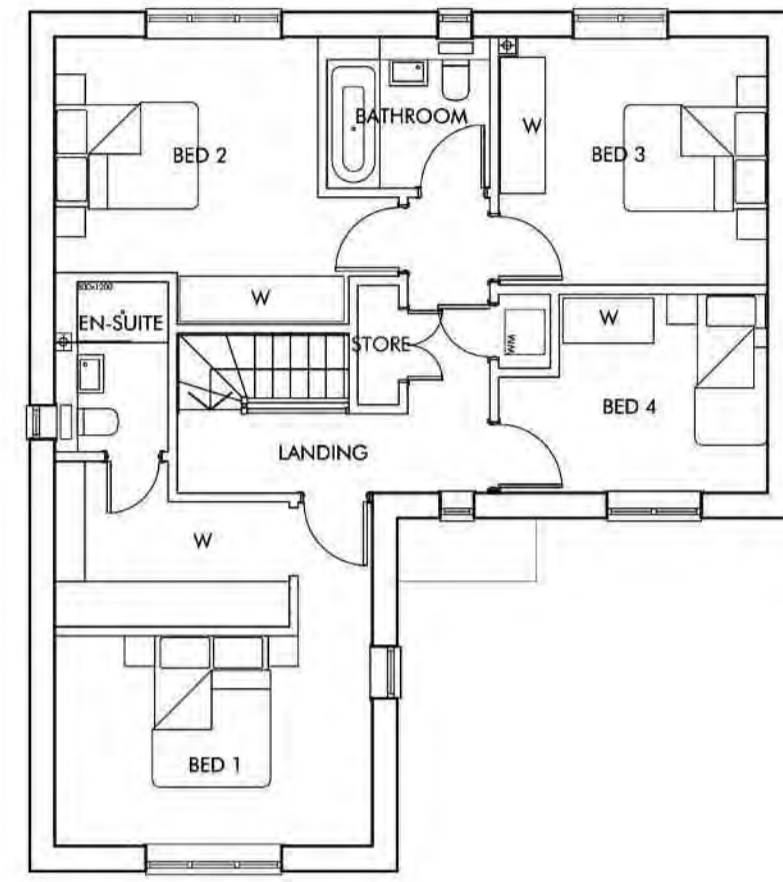
description:  
**PLOT 17  
CARDEA  
PLANS AND ELEVATIONS**

project number	drawing number	revision
2610.1	C-3042	C
scale	date	
1:100 @ A1	FEB 2019	
1:200 @ A3		
status		
PLANNING		

**2610.1-C-3042-C**



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.02.19	FIRST ISSUE	AC	PW	PLANNING
B	20.02.19	PLOT NUMBER REVISED	AC	PW	PLANNING
C	12.03.19	CLIENT COMMENTS	PW	JH	PLANNING
D	01.04.19	ELEVATION C HANDED	AC	PW	PLANNING



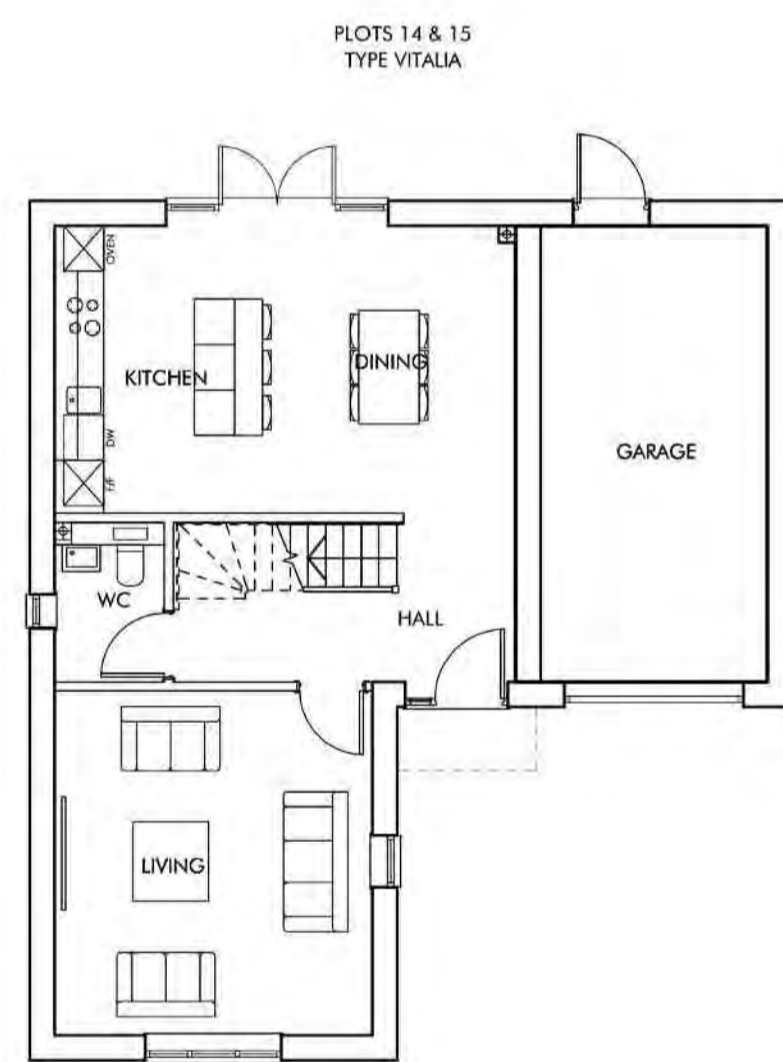
FIRST FLOOR



FRONT ELEVATION A



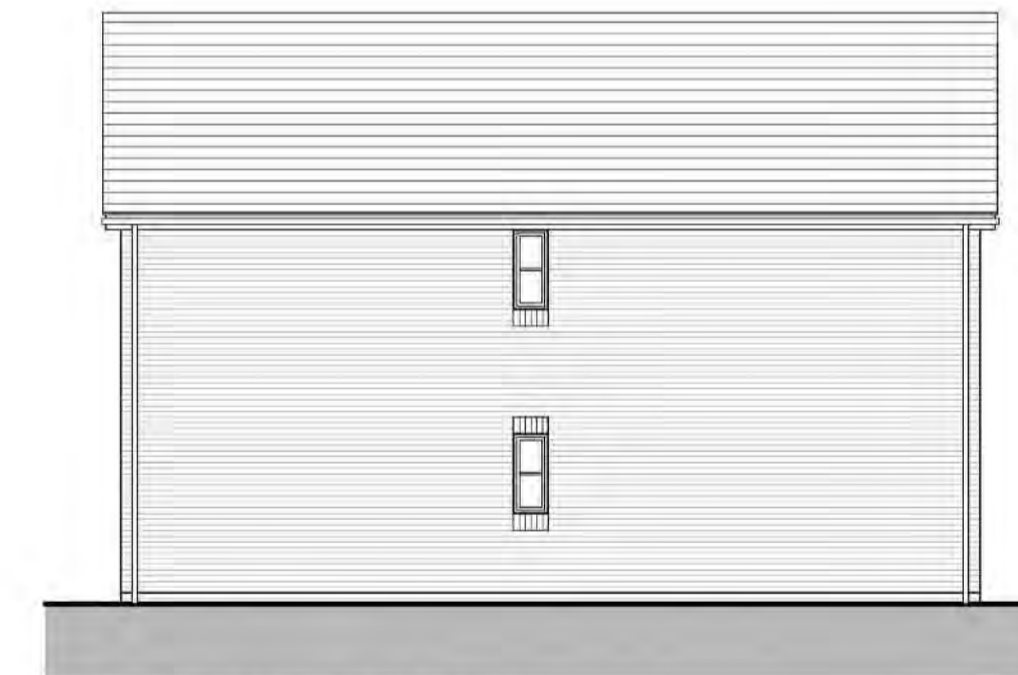
SIDE ELEVATION B



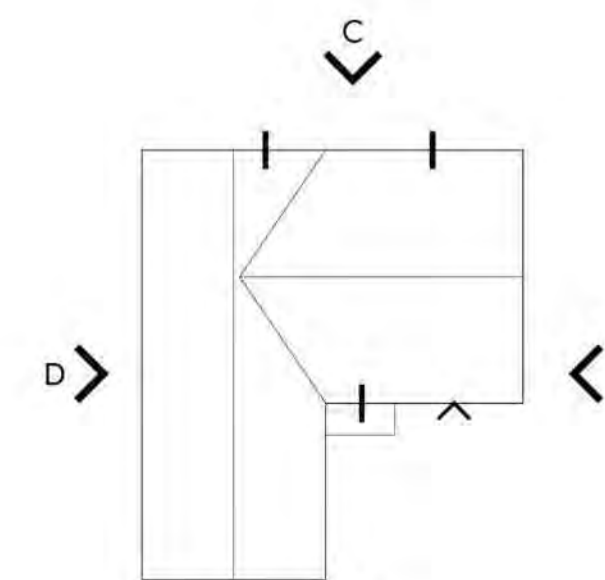
GROUND FLOOR



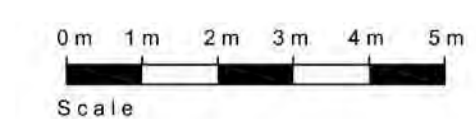
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
14 & 15	VITALIA (4B7P)	132.80	1429

NOTES:  
AREA MEASURED TO FINISHED FACE OF INTERNAL PERIMETER

## OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT17 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client  
**CREST NICHOLSON SOUTH**

project  
**READING ROAD,  
BURGHFIELD COMMON**

description  
**PLOTS 14 & 15  
VITALIA  
PLANS AND ELEVATIONS**

project number	drawing number	revision
2610.1	C-3045	D
scale	date	
1:100 @ A1	FEB 2019	
1:200 @ A3		

status  
**PLANNING**

**2610.1-C-3045-D**



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.02.19	FIRST ISSUE	AC	PW	PLANNING
B	20.02.19	GARAGE ADDED AND PLOT NUMBER REVERSED	AC	PW	PLANNING
C	12.03.19	CLIENT COMMENTS	PW	JH	PLANNING

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
16	CARDEA + BAY (5B9P)	201.85	2172

NOTES:  
AREA MEASURED TO FINISHED FACE OF INTERNAL PERIMETER

## OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT17 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

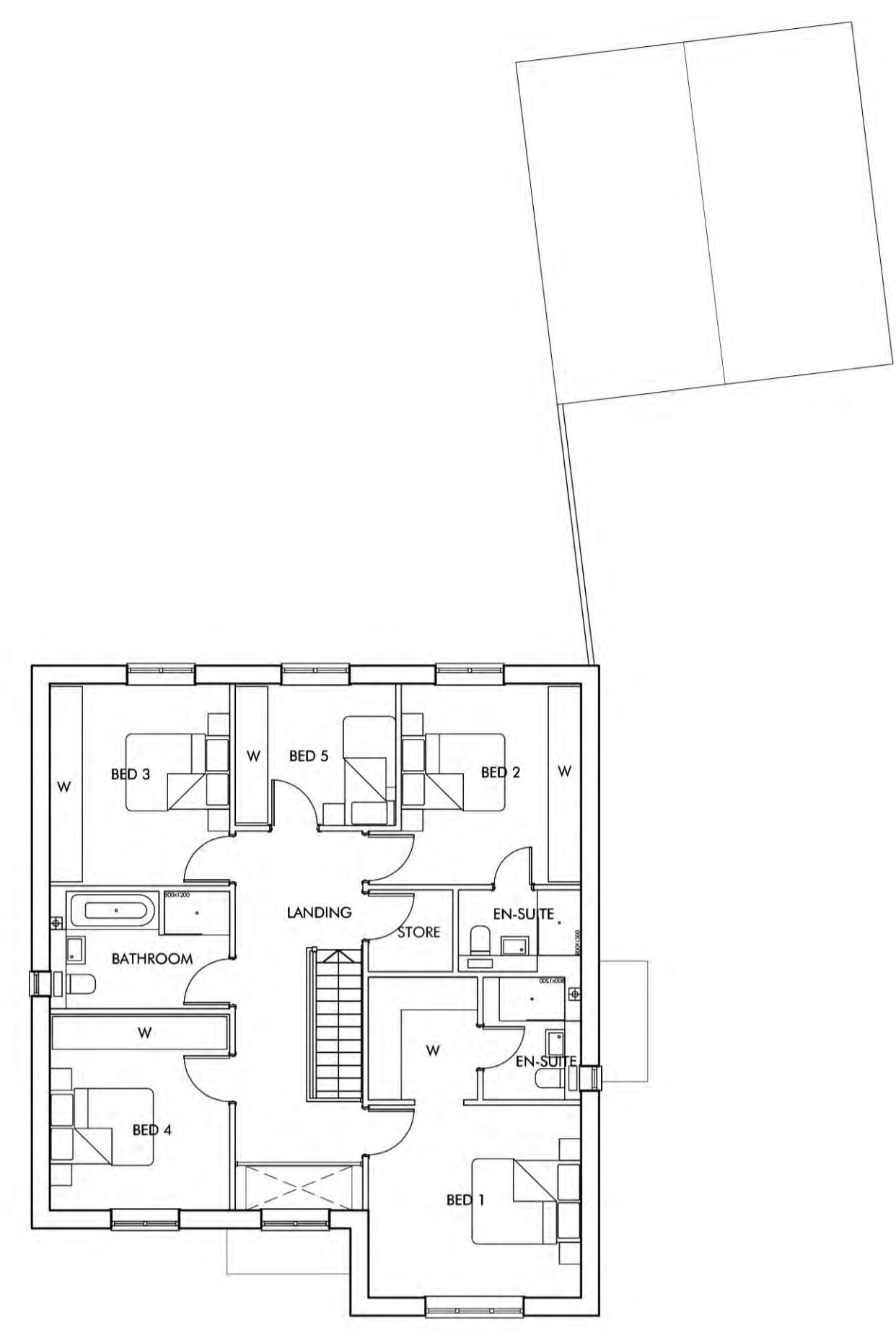
client:  
**CREST NICHOLSON SOUTH**

project:  
**READING ROAD, BURGHFIELD COMMON**

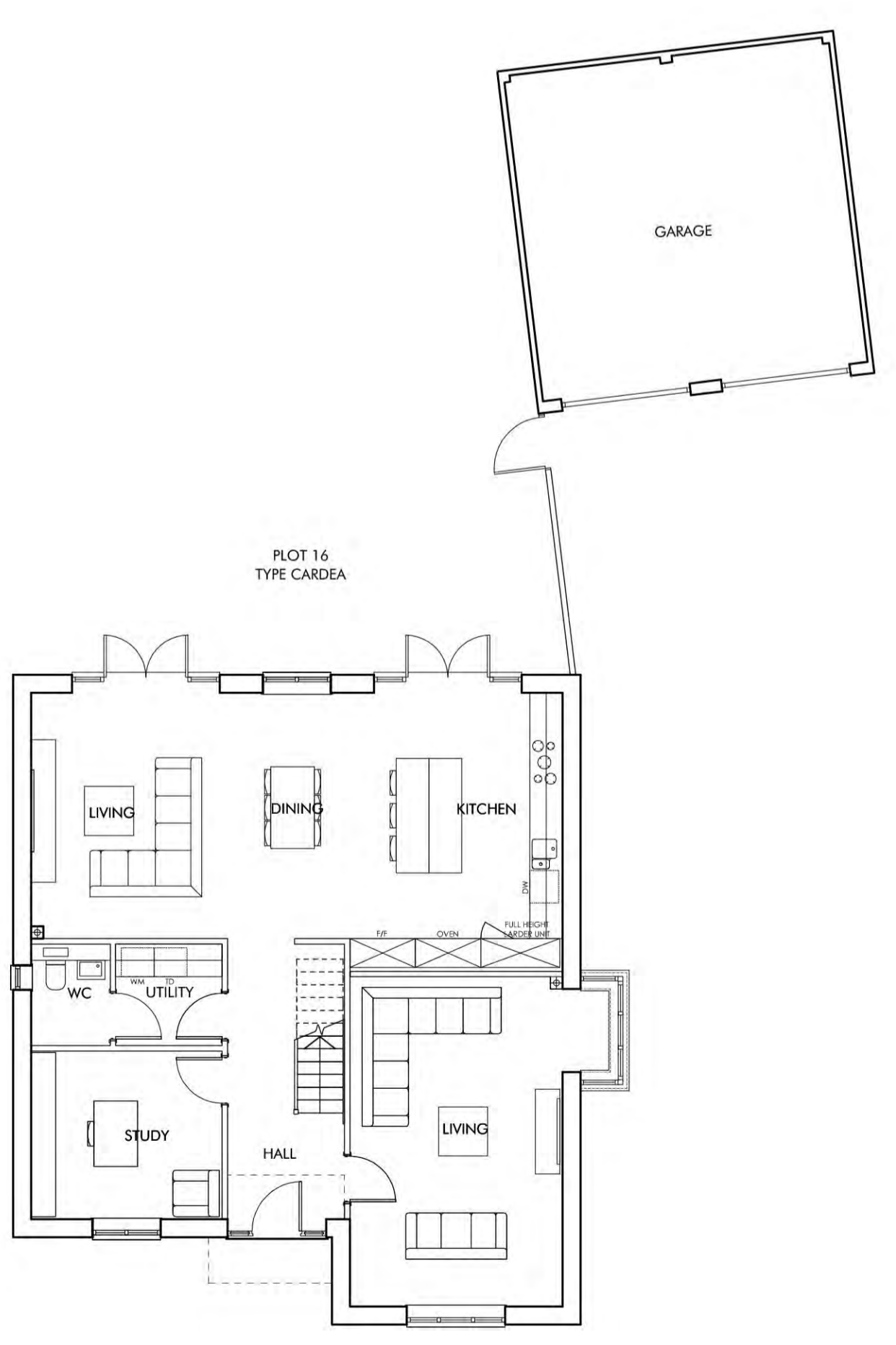
description:  
**PLOT 16  
CARDEA + BAY  
PLANS AND ELEVATIONS**

project number	drawing number	revision
2610.1	C-3050	C
scale	date	
1:100 @ A1 1:200 @ A3	FEB 2019	
status	<b>PLANNING</b>	

**2610.1-C-3050-C**



FIRST FLOOR



GROUND FLOOR



FRONT ELEVATION A



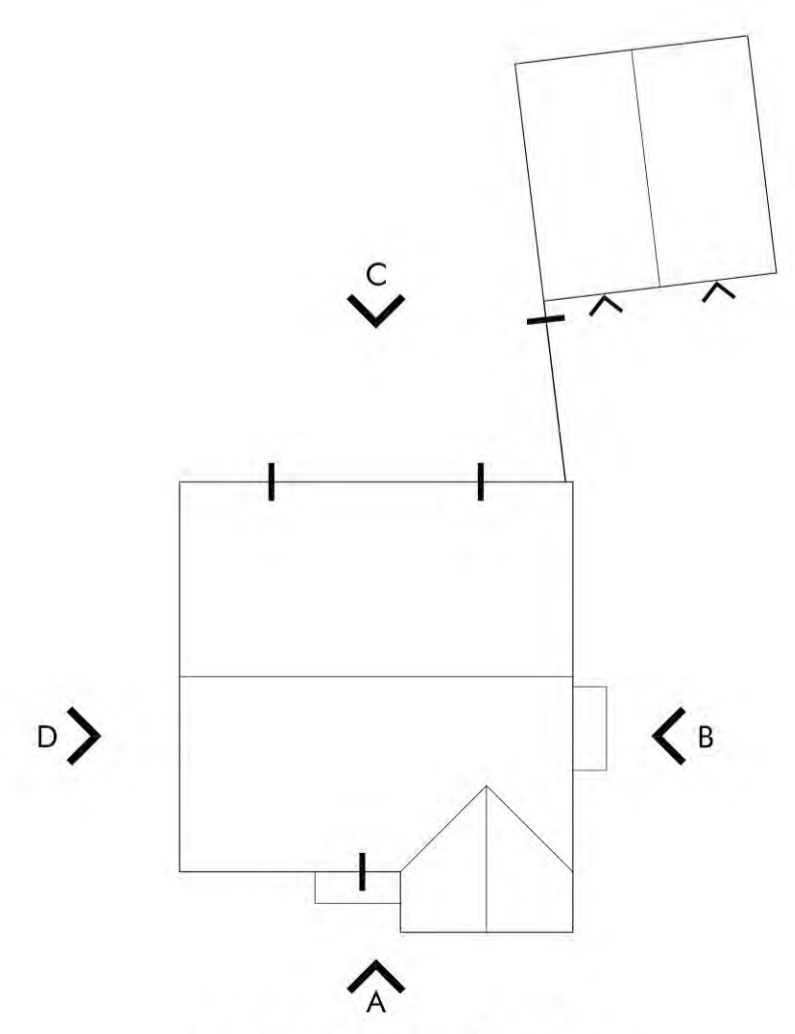
SIDE ELEVATION B



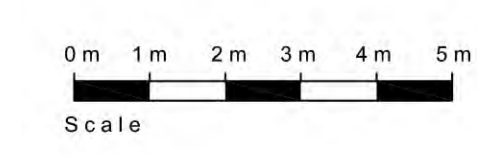
REAR ELEVATION C



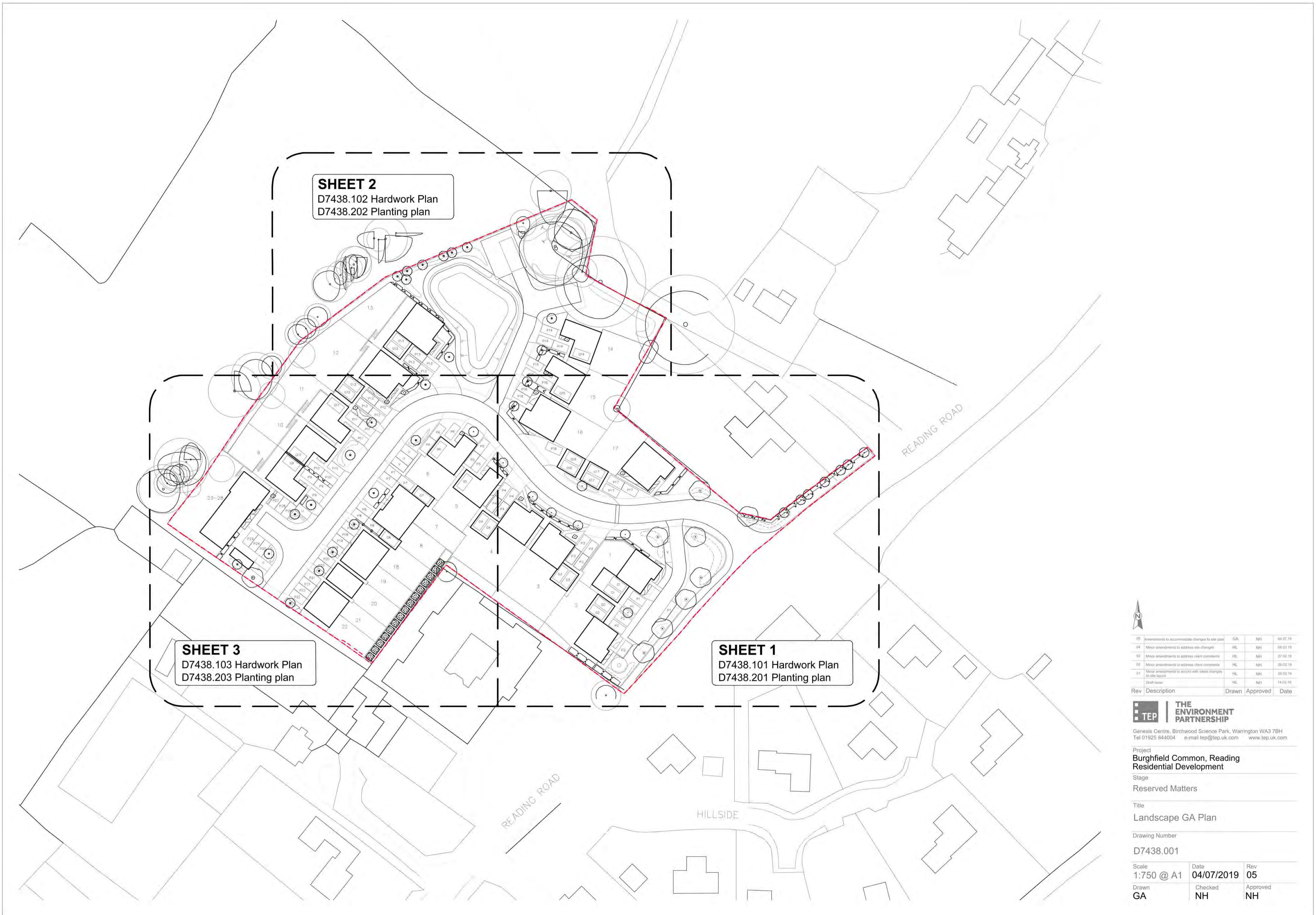
SIDE ELEVATION D



ROOF PLAN 1:200







**SHEET 2**  
 D7438.102 Hardwork Plan  
 D7438.202 Planting plan

**SHEET 3**  
 D7438.103 Hardwork Plan  
 D7438.203 Planting plan

**SHEET 1**  
 D7438.101 Hardwork Plan  
 D7438.201 Planting plan



05	Amendments to accommodate changes to site plan	GA	NH	04.07.19
04	Minor amendments to address client changes	HL	NH	08.02.19
03	Minor amendments to address client comments	HL	NH	27.02.19
02	Minor amendments to address client comments	HL	NH	26.02.19
01	Minor amendments to accord with latest changes to site layout	HL	NH	25.02.19
	Draft Issue	HL	NH	14.02.19
Rev	Description	Drawn	Approved	Date

**TEP** | **THE ENVIRONMENT PARTNERSHIP**  
 Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
**Burghfield Common, Reading Residential Development**

Stage  
 Reserved Matters

Title  
 Landscape GA Plan

Drawing Number  
 D7438.001

Scale	Date	Rev
1:750 @ A1	04/07/2019	05
Drawn	Checked	Approved
GA	NH	NH





- Application boundary
- 1.8m high Brick Wall
- 1.8m high Timber closeboard fence
- 1.2m high Timber post and rail fence
- Railing to Substation
- Hedging

NOTES:

1. Pleached trees provide additional high level screening to the west boundary of the Hollies House



Rev	Description	Drawn	Approved	Date
04	Amendments to fence lines	AM	NH	22.07.19
03	Amendments to fence lines	GA	NH	08.07.19
02	Amendments to fence lines	GA	NH	04.07.19
01	Amendments to accommodate changes to site plan	GA	NH	04.07.19

**TEP** | **THE ENVIRONMENT PARTNERSHIP**  
 Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
**Burghfield Common, Reading Residential Development**

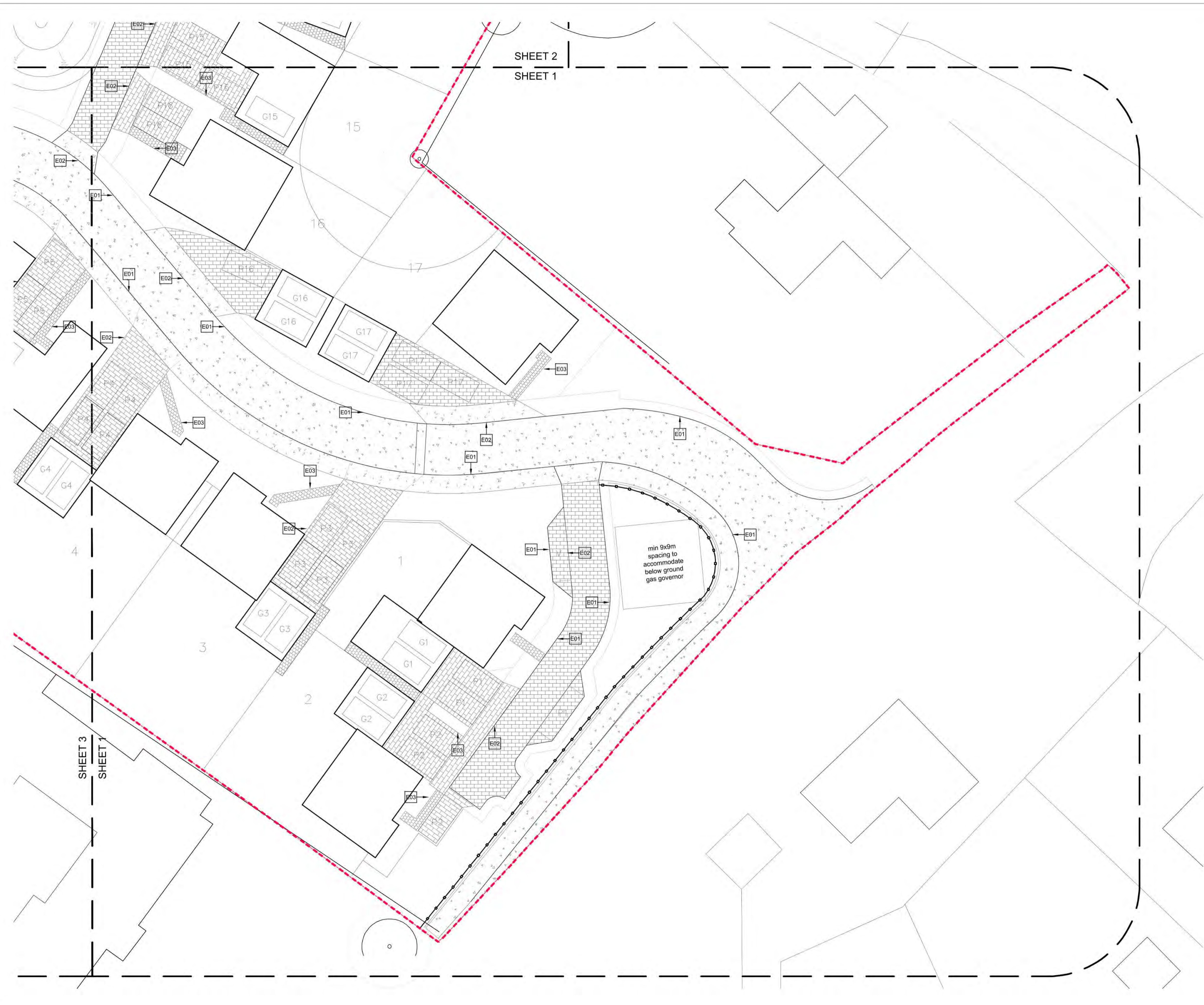
Stage  
 Revolved Matters

Title  
 Boundary Treatments

Drawing Number  
 D7438.003

Scale	Date	Rev
1:350 @ A1	05/07/2019	04
Drawn	Checked	Approved
GA	NH	NH





SHEET 2  
SHEET 1

- Application boundary
- Bitumen
- Concrete block paving  
Tegula style tumbled block - 80mm thick  
140mm gauge x 105,140,210  
Colour: Burnt Oak or similar approved
- Permeable concrete block paving  
Tegula style tumbled block - 80mm thick  
140mm gauge, Sizes 105,140,210  
Colour: Burnt oak or similar approved
- Concrete setts  
Tegula style tumbled sett - 60mm thick  
Size: 105x140mm  
Colour: Natural or similar approved
- Concrete block paving  
Tegula style tumbled block - 80mm thick  
140mm gauge x 105,140,210  
Colour: Slate or Charcoal or similar approved
- Reinforced grass system to accommodate vehicular access to pumping station
- Retaining walls and steps  
Refer to engineers drawings for details
- Timberpost and rail

**Paving notes:**  
All service / utility covers to be paved in covers matching adjacent paving material and aligned with coursing.  
Parking bays within shared surfaces and car parking areas to be delineated with conservation setts or similar approved.

- Concrete kerb, raised, silver grey (or similar approved) with dropped kerb to private driveways
- Concrete kerb, flush, silver grey (or similar approved)
- Concrete edge, flush, conservation edge (or similar approved)

min 9x9m spacing to accommodate below ground gas governor



Rev	Description	Drawn	Approved	Date
06	Amendments to accommodate changes to site plan	GA	NH	04.07.19
05	Minor amendments to address client comments	GA	NH	30.05.19
04	Minor amendments to address site changes	HL	NH	08.03.19
03	Minor amendments to address client comments	HL	NH	27.02.19
02	Minor amendments to address client comments	HL	NH	26.02.19
01	Minor amendments to accord with latest changes to site layout	HL	NH	25.02.19
	Draft issue	HL	NH	14.02.19

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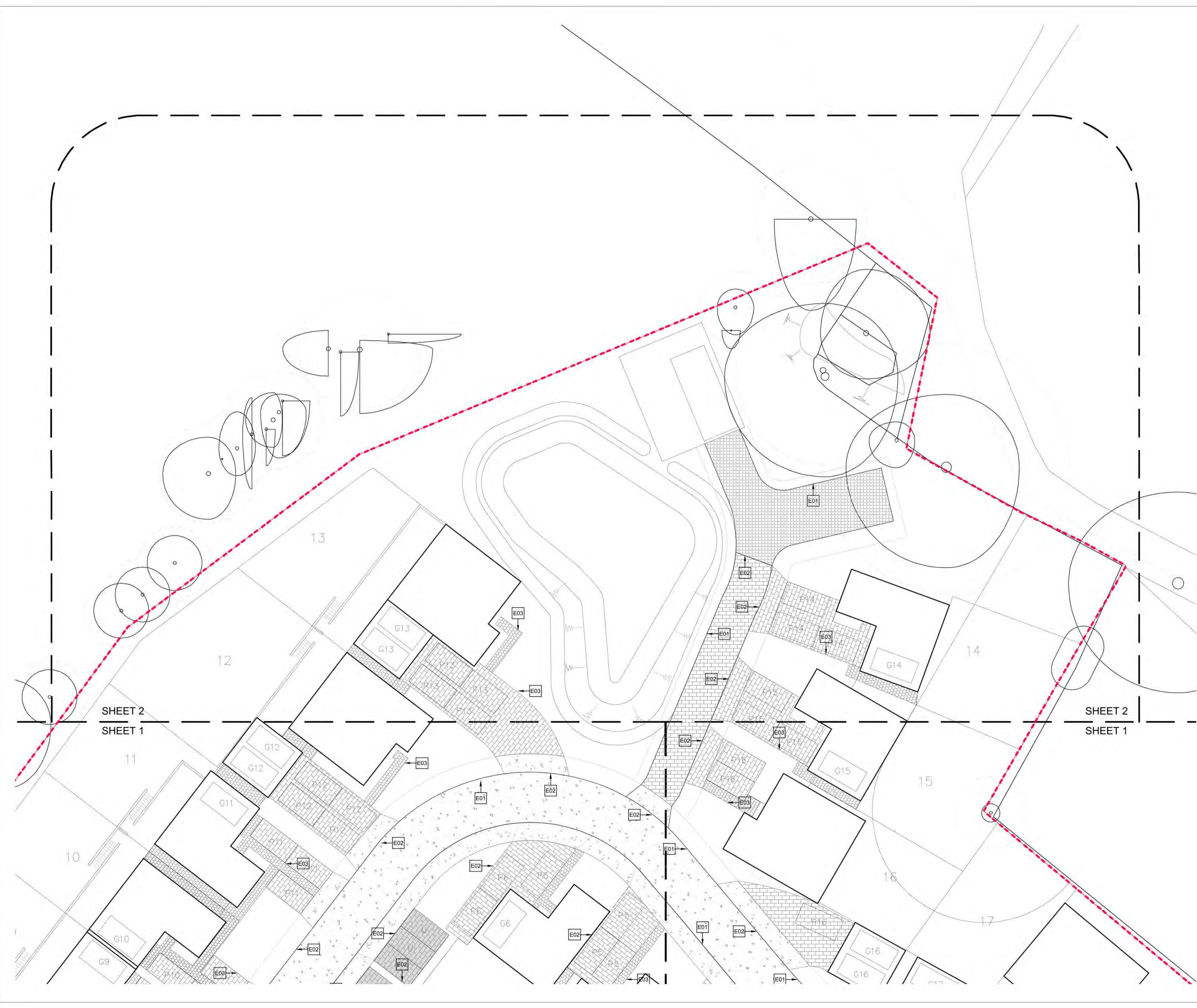
Stage  
Revised Matters


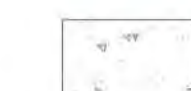
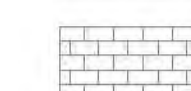




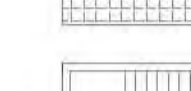
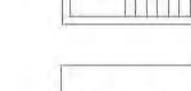
Title  
Hardworks Plan - Sheet 1

Drawing Number  
D7438.101

Scale	Date	Rev
1:200 @ A1	04/07/2019	06
Drawn	Checked	Approved
GA	NH	NH





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-  E01 Concrete kerb, raised, silver grey (or similar approved) with dropped kerb to private driveways
-  E02 Concrete kerb, flush, silver grey (or similar approved)
-  E03 Concrete edge, flush, conservation edge (or similar approved)



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Rev	Description	Drawn	Approved	Date

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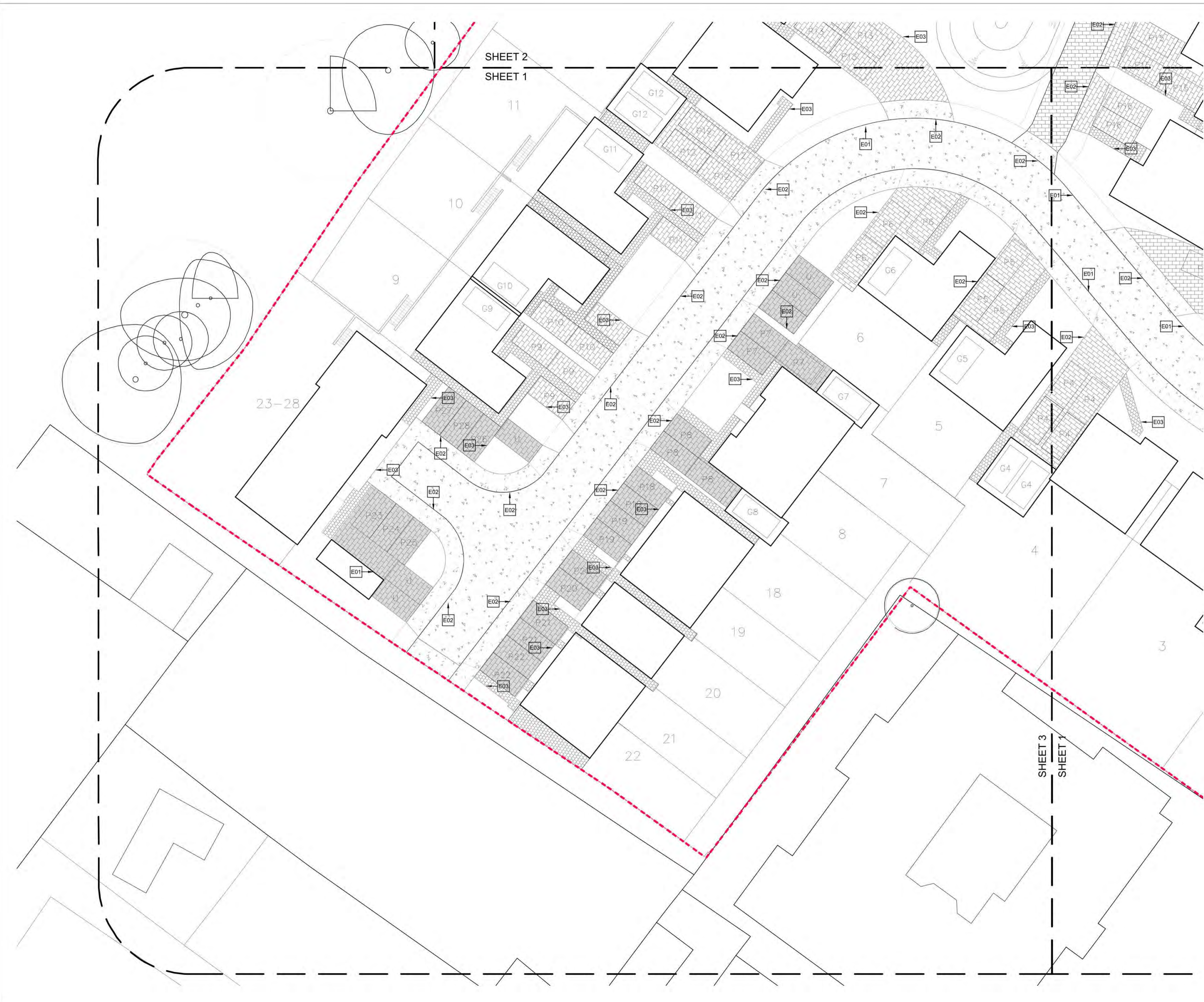
Stage  
 Reserved Matters


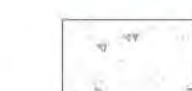
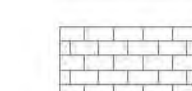

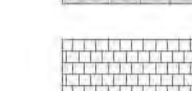


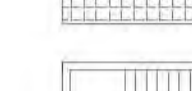
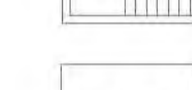
Title  
 Hardworks Plan - Sheet 2

Drawing Number  
 D7438.102

Scale	Date	Rev
1:200 @ A1	04/07/2019	06
Drawn	Checked	Approved
GA	NH	NH



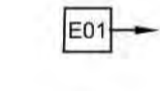
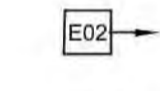
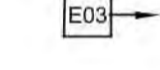


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Project  
**Burghfield Common, Reading Residential Development**

Stage  
 Reserved Matters

Title  
 Hardworks Plan - Sheet 3

Drawing Number  
 D7438.103

Scale	Date	Rev
1:200 @ A1	04/07/2019	06
Drawn	Checked	Approved
GA	NH	NH



TREES

SPECIES	CONDITION	NO. TIMES TRANSPLANTED	GIRTH IN CM	HEIGHT IN CM	POT SIZE /FORM	SPECIFICATION	BREAKS	QUANTITY
Acer campestre	Extra Heavy Standard	3x	14-18	400-450	RB	min 200cm clear stem	min 5 breaks	4
Amelanchier arborea 'Robin Hill'	Extra Heavy Standard	3x	16-18	450-825	RB	min 200cm clear stem	min 5 breaks	1
Betula pendula	Heavy Standard	3x	12-14	350-425	RB	min 175-200cm clear stem	min 5 breaks	2
Crataegus monogyna	Heavy Standard	3x	12-14	350-425	RB	min 175-200cm clear stem	min 5 breaks	7
Malus 'Everest'	Extra Heavy Standard	3x	16-18	400-450	RB	min 200cm clear stem	NA	5
Prunus padus 'Albertain'	Extra Heavy Standard	3x	16-18	400-450	RB	min 200cm clear stem	NA	4
Prunus serotina 'Kanzari'	Extra Heavy Standard	3x	14-16	300-350	RB	min 175-200cm clear stem	NA	5
Prunus cerasifera Nigra	Extra Heavy Standard	3x	16-18	400-450	RB	min 200cm clear stem	NA	3
Betula pubescens	Heavy Standard Pleached	3x	12-14	300-350	RB	min 180cm clear stem	NA	7
Robinia pseudacacia 'Bessoniana'	Heavy Standard Pleached	3x	12-14	300-350	RB	min 180cm clear stem	NA	6

LARGE SPECIMEN TREES

SPECIES	CONDITION	NO. TIMES	GIRTH IN	HEIGHT IN CM	POT SIZE	SPECIFICATION	BREAKS	QUANTITY
Amelanchier lamarckii 'Ballarina'	Semi-mature	3x	NA	400 min	RB	Multi-stem	min 3 breaks	6
Prunus avium 'Plena'	Semi-mature	3x	20-25	500-550	RB	min 200cm clear stem	NA	5
Quercus rubra	Semi-mature	3x	20-25	500-550	RB	min 200cm clear stem	NA	5

FEATURE SHRUBS FOR FRONT GARDENS

SPECIES	HEIGHT IN CM	HABIT	ROOT CONDITION / POT SIZE	BREAKS	SPACING CENTRES	QUANTITY
Hydrangea arborescens 'Anabelle'	60-80	Branched	C 10 L	7	As shown	5
Syringa vulgaris 'Katherine Havemeyer'	80-100	Branched	C 15 L	6	As shown	2
Syringa vulgaris 'Mme Lemone'	80-100	Branched	C 15 L	6	As shown	3
Viburnum opulus 'Roseum'	60-80	Branched	C 10 L	5	As shown	1

NATIVE UNDERSTOREY PLANTING TO NORTHERN BOUNDARY

SPECIES	HEIGHT IN CM	ROOT CONDITION	ROOT CONDITION / POT SIZE	% MIX	SPACING CENTRES	QUANTITY
Corylus avellana	60-80	B	1+2: Transplant - min 4 breaks	50	1 m	20
Crataegus monogyna	60-80	B	1+2: Transplant - min 4 breaks	50	1 m	20

HM1 - FORMAL NATIVE HEDGE MIX FOR FRONT GARDENS

SPECIES	OVERALL HT/SPREAD	ROOT CONDITION	SPECIFICATION	% MIX	TOTAL LENGTH
Carpinus betulus	60-80	B	1+2: Transplant - min 4 breaks	40	168.4 lin m
Crataegus monogyna	60-80	B	1+2: Transplant - min 4 breaks	50	
Ilex aquifolium	60-80	C3L	Leader and laterals	5	
Rosa canina	60-80	B	Branched-5 breaks	5	

HM2 - FORMAL NATIVE HEDGE MIX FOR SITE BOUNDARY

SPECIES	OVERALL HT/SPREAD	ROOT CONDITION	SPECIFICATION	% MIX	TOTAL LENGTH
Acer campestre	60-80	B	1+2 Transplant - min 3 breaks	5	81.1 lin m
Corylus avellana	60-80	B	1+2: Transplant - min 3 breaks	12.5	
Crataegus monogyna	60-80	B	1+2: Transplant - min 4 breaks	62.5	
Prunus spinosa	60-80	B		12.5	
Rosa canina	60-80	B	Branched-5 breaks	7.5	

ORNAMENTAL SHRUBS AND HERBACEOUS PLANTING

SPECIES	SIZE cm	HABIT	ROOT	NUMBER OF	SPACING	PLANT TYPE	QUANTITY
Alchemilla mollis	NA	Full pot	3L	NA	4	Herbaceous	34
Ajuga reptans 'Autopurpurea'	NA	Full pot	2L	NA	6	Herbaceous	108
Anemone hepatica 'September Charm'	NA	Full pot	5L	NA	3	Herbaceous	133
Dryopteris filix-mas	NA	Full pot	7.5L	NA	2	Fern	50
Erysimum 'Bowles Mauve'	NA	Full pot	3L	NA	5	Herbaceous	62
Hebe pinguifolia 'Page'	20-30	Bushy	3L	5	3	Shrub	18
Hebe White Gem	30-40	Bushy	5-7.5L	7	3	Shrub	34
Hebe x franciscana 'Blue Gem'	30-40	Bushy	3L	5	3	Shrub	20
Hemerocallis 'Pink Damask'	NA	Full pot	5-7.5L	NA	3	Herbaceous	39
Hydrangea macrophylla 'Dark Angel'	40-60	Branched	5L	5	2	Shrub	18
Hydrangea macrophylla 'Ruby Tuesday'	40-60	Branched	5L	5	2	Shrub	12
Lavandula angustifolia 'Hidcote'	30-40	Bushy	5L	7	4	Shrub	67
Salvia nemorosa 'Ostfriesland'	NA	Full pot	5L	NA	4	Herbaceous	42
Sedum herbsthreude 'Autumn Joy'	NA	Full pot	3L	NA	3	Herbaceous	71
Stachys byzantina 'Silver Carpet'	NA	Full pot	3L	NA	5	Herbaceous	19
Thymus vulgaris	NA	Full pot	2L	NA	5	Herbaceous	4
Vinca minor Autopurpurea	20-30	Several shoots	2L	3	5	Shrub	10

GRASS TYPES

GRASS TYPE	SPECIFICATION	SOWING RATE	QUANTITY
Amenity - for front gardens and public open space areas (seed mix)	Turf Growers Association (TGA) Seed mixture: 25% Chewings fescue, 35% Slender red fescue, 20% Smooth stalked meadowgrass, 10% Brown top bent, or equivalent	To supplier recommended rate	as shown
Amenity - for rear gardens (pre-grown turf)	Turf Growers Association (TGA) Seed mixture: 35% Chewings fescue, 35% Slender red fescue, 20% Smooth stalked meadowgrass, 10% Brown top bent, or equivalent	N/A	as shown
Wildflower Meadow - woodland edge (seed mix)	Emorsgate EW1F Seed mixture: Wild flowers for woodland. Seed mix to manufacturer's specification	To supplier recommended rate	as shown
Wildflower Meadow - north corner of the site (Wildflower Earth)	Emorsgate EM4 Seed mixture: Wild flowers for woodland. Seed mix to manufacturer's specification	To supplier recommended rate	as shown
Wildflower Swards Turf (pre-grown turf)	WF1-SUD-37, species mix to manufacturer's specification	N/A	as shown

BULBS - PUBLIC OPEN SPACE AREAS

SPECIES	GRADE	SPACING (per m2)	QUANTITY
Galanthus nivalis	6/+ Topsize	20/m2	240
Hyacinthoides non-scripta	7 to 8	20/m2	2300
Narcissus pseudonarcissus	5 to 6	20/m2	3830

C: Container Grown  
RB: Root balled  
B: Bare root

Hedging:  
Based on double staggered rows (depending on required thicknesses of individual hedges) at 300mm centres, 450mm between rows  
Grow to approx height of between 800-1.2m - Clipped and maintained at required height and width

Planting Schedule to be read in conjunction with planting plans, drawing no. D7438.201-203.

All material and workmanship to comply with latest British Standards and codes of best practice.

All proposed planting areas are subject to the location of services and below ground structures. Verification of service lines and below ground structures are the responsibility of the appointed contractor prior to commencement of works.

Setting out

Planting shall be set out as indicated on the drawing unless otherwise instructed due to site constraints or level variations during construction. All plants to be planted in singular species groups unless otherwise indicated.

Ground preparation

Works should be carried out to existing topsoil to ensure it conforms to BS 3882:2015. Topsoil should be free from rocks larger than 50mm in diameter, concrete, wire, brick, all roots and less than 20% clay and prepared accordingly ready to receive tree and plant stock. All soil levels for shrub beds and grass areas should have any compacted sub-grade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work as the beds will become waterlogged in wet weather and the plants and turf will die. Topsoil depths to be as shown on the DWG D7438.111 to 113.

Tree Planting

Individual Trees -

Planted to BS 5837:2012

Maintained to BS Standard 7370-4 and BS 3998:2010

Individual tree pits should be dug to accommodate the specific size of each individual tree rootball. Pit dimensions should allow for a min 150-300mm to a max 600-900mm greater than the diameter of the rootball for healthy internal root growth and to allow adequate clearance between the perimeter of the root-ball and the side of the pit. Top of the rootball should sit just under the surface to accommodate a 75mm layer of Melcourt Spruce Ornamental Bark mulch or equally approved.

Underground guying - Platipus rootball fixing system including PlatiMat or equally approved should be applied to larger trees or trees where timber stakes may not be required for aesthetic reasons such as on feature trees or multi-stems.

Trees should be located min 3m from any building unless indicated or agreed by client / landscape architect. Trees should be planted in areas previously cleared of all weeds, grass and vegetation. The trees are to be various sizes as stated in the proposed planting schedules and should be rootballed or container grown and healthy and vigorous. Trees should be planted in planting holes appropriate to the size of the individual rootball, with the topsoil mixed with suitable tree planting compost and replaced carefully around the roots and lightly compacted every 150mm layer. It is recommended that an area at the base of each tree of min 0.6 metre diameter in area is maintained weed free for an agreed period of years following planting.

Timber stakes

Timber stakes - peeled chestnut or larch, free from projections, machine rounded, pointed and tannalised / preserved to resist rot for their intended lifespan, and strong enough to take nails without splitting. Stakes should not be more than one third of the tree height. Drive in the stakes so that they are a minimum of 300mm below the bottom of the pit. Double stakes with crossbar maybe used where larger rootballs occur to ensure greater stability. Use of adjustable rubber ties are recommended and installed in accordance with manufacturers specifications.

Rubber ties to be inspected first few years of establishment and loosened appropriately to accommodate trunk expansion.

All bare root and rootballed planting should be carried out during the planting season between October to March. **Should the programme for planting fall outside of the planting season months, the plant stock should be specified as container grown stock only.**

All planting to be carried out within the appropriate planting season as listed below:

- Deciduous trees and shrubs: Late October to Late March
- Conifers and evergreens: September/October or April/May
- Herbaceous plants, including marginal: September/October or March/April
- Dried bulbs, corms or tubers: September/October
- Green bulbs: After flowering
- Aquatic plants: May/June or September/October
- Container grown trees and shrubs: At any time if ground and weather conditions are favourable

All trees and planting to be watered in with 20 litres per square meter. Trees shall be watered in with 25 litres per tree position. Trees to include irrigation pipes. Any trees in close proximity to hard surfaces / services and footpaths or building foundations should have a green leaf eroot600 root barriers or a similar approved root barrier system installed.

**All trees and shrubs to be UK grown and sourced from reputable tree and plant nurseries local to the area where possible. Imported trees should be avoided to reduce risk of spreading tree related diseases.**

Hedges

Hedges located within front garden boundaries to be grown to established heights of between 800-1200mm. Based on single staggered rows (depending on thickness required thickness for individual hedges) at 450mm between rows.

Hedges located around the wider site boundary should be grown to established heights of between 1000-1500mm. Based on double staggered rows (depending on thickness required for individual hedges) at 450mm between rows.

If planting is to be done during the growing season plants specified as 'Bare Root' (B) to be supplied containerised or rootballed.

All hedges should have temporary post an wire supports which can be removed once established.

**Hedges should not be cut during the breeding bird season between 31st March and 31st of July.**

During the first few years of establishment the hedge should be encouraged to grow freely to reach the required heights. Close clipping approx twice a year will help to maintain a formal appearance and provide protective habitat for smaller birds such as sparrows.

Understorey planting

Understorey planting to be secured with spiral rabbit guards and temporary chespaie fencing during establishment.

Turf

To be grade cultivated turf laid on a pre-prepared surface which has been leveled and raked to a fine tilth with an appropriate turf bedding layer applied. Turves to be laid by a professional landscape / turf contractor. Watered and maintained accordingly. Not to be mown until fully established with a healthy green sward (refer to Planting Schedules for species details).

Mulch

Once trees and shrubs have been planted, apply 75mm of Melcourt Ornamental bark mulch or equally approved to all planted areas. Finished mulch levels no higher than 15mm below grass or pavement levels to avoid any spillage onto pavements or lawns.

Bulbs

All bulbs to be planted 'as they fall', allowing a 1m mowing strip to either side.



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Stage  
Reversed Matters






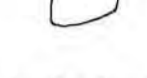
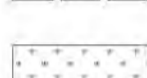
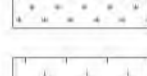
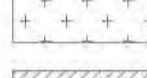




Title  
Planting Schedule

Drawing Number  
D7438.200

Scale	Date	Rev
N/A @ A1	04/07/2019	05
Drawn GA	Checked NH	Approved NH



SHEET 2  
SHEET 1

-  Application Boundary
-  Existing trees retained and protected during construction
-  Proposed tree planting
-  Proposed semi-mature tree
-  Proposed small ornamental shrub
-  Proposed hedge planting
-  Amenity grass
-  Wildflower landscape turf
-  Wildflower SuDS turf
-  Ornamental planting
-  Existing vegetation to be retained
-  Understorey planting
-  Existing hedgerow



Rev	Description	Drawn	Approved	Date
05	Amendments to accommodate changes to site plan	GA	NH	04/07/19
04	Minor amendments to address site changes	HL	NH	08/03/19
03	Minor amendments to address client comments	HL	NH	27/02/19
02	Minor amendments to address client comments	HL	NH	26/02/19
01	Minor amendments to address client comments	HL	NH	25/02/19
	Draft Issue	HL	NH	14/02/19

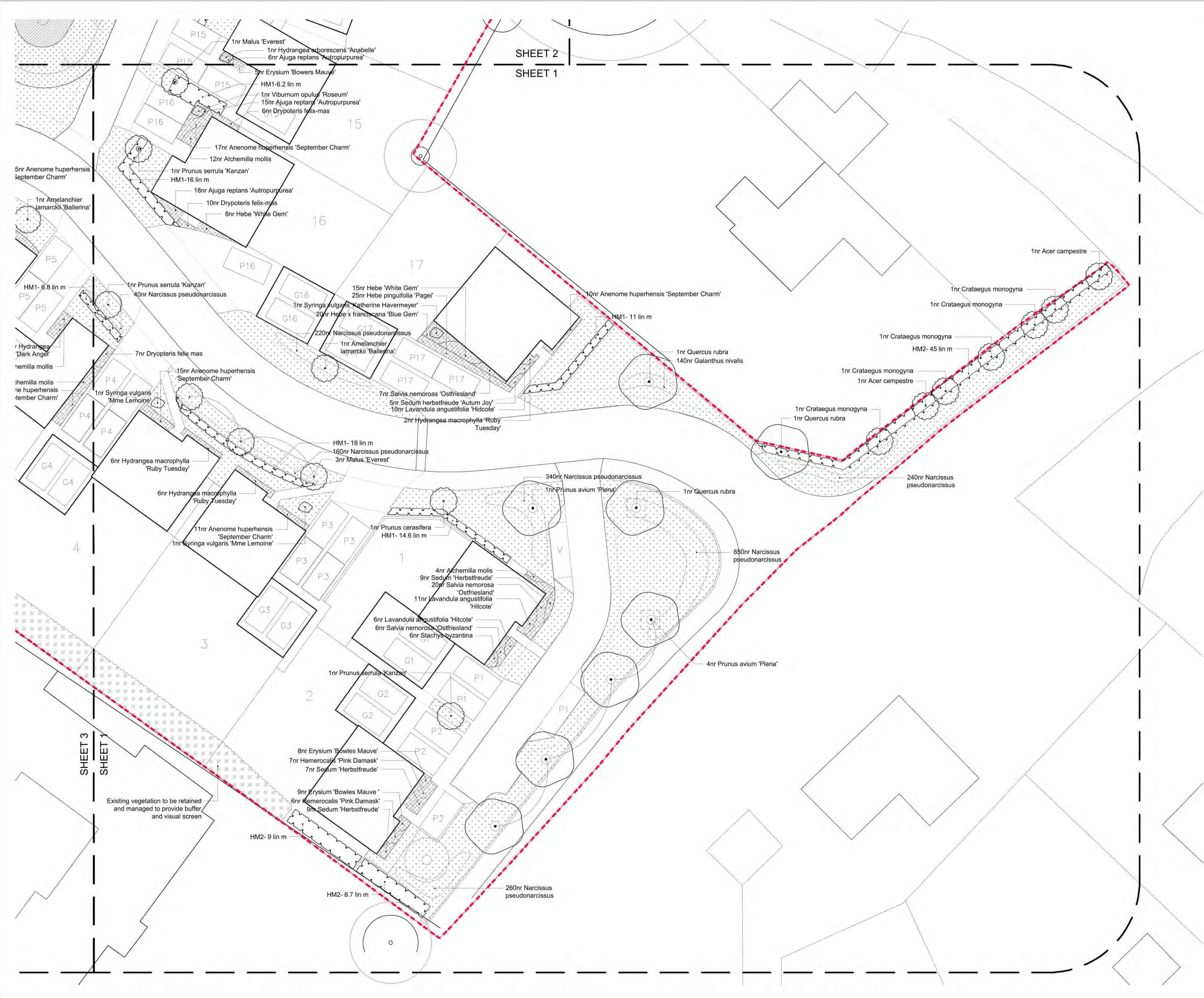
**TEP THE ENVIRONMENT PARTNERSHIP**  
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project: **Burghfield Common, Reading Residential Development**  
Stage: **Revised Matters**

Title: **Planting Plan - Sheet 1**

Drawing Number: **D7438.201**

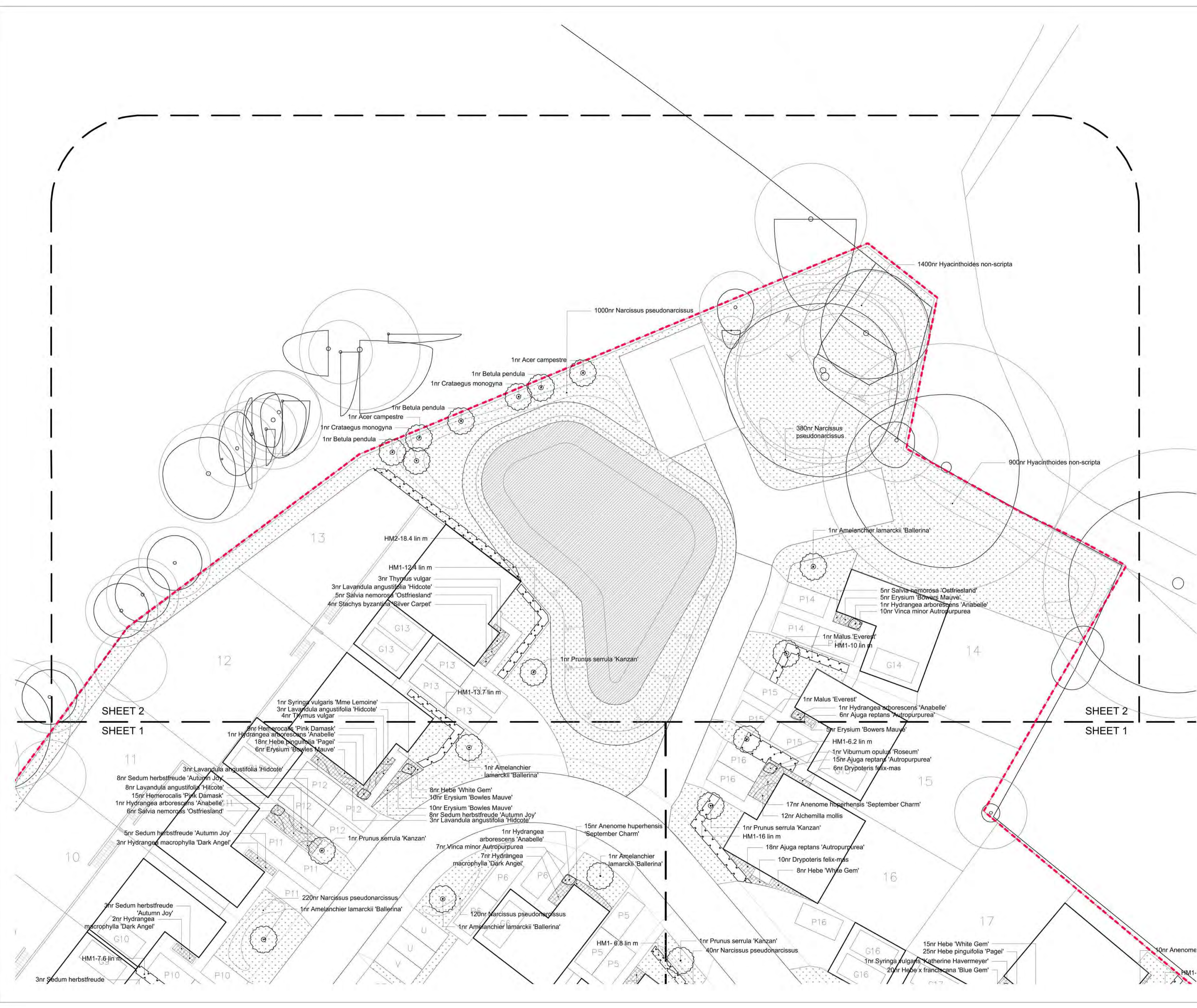
Scale	Date	Rev
1:200 @ A1	04/07/2019	05
Drawn	Checked	Approved
GA	NH	NH



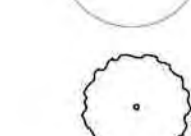

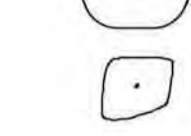
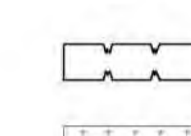

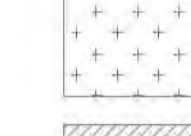







SHEET 3  
SHEET 1

Existing vegetation to be retained and managed to provide buffer and visual screen





-  Application Boundary
-  Existing trees retained and protected during construction
-  Proposed tree planting
-  Proposed semi-mature tree
-  Proposed small ornamental shrub
-  Proposed hedge planting
-  Amenity grass
-  Wildflower landscape turf
-  Wildflower SuDS turf
-  Ornamental planting
-  Existing vegetation to be retained
-  Understorey planting
-  Existing hedgerow



Rev	Description	Drawn	Approved	Date
05	Amendments to accommodate changes to site plan	GA	NH	04.07.19
04	Minor amendments to address client changes	HL	NH	08.03.19
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01	Minor amendments to address client comments	HL	NH	25.02.19
	Draft Issue	HL	NH	14.02.19

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 Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
**Burghfield Common, Reading Residential Development**

Stage  
 Reserved Matters

Title  
 Planting Plan - Sheet 2

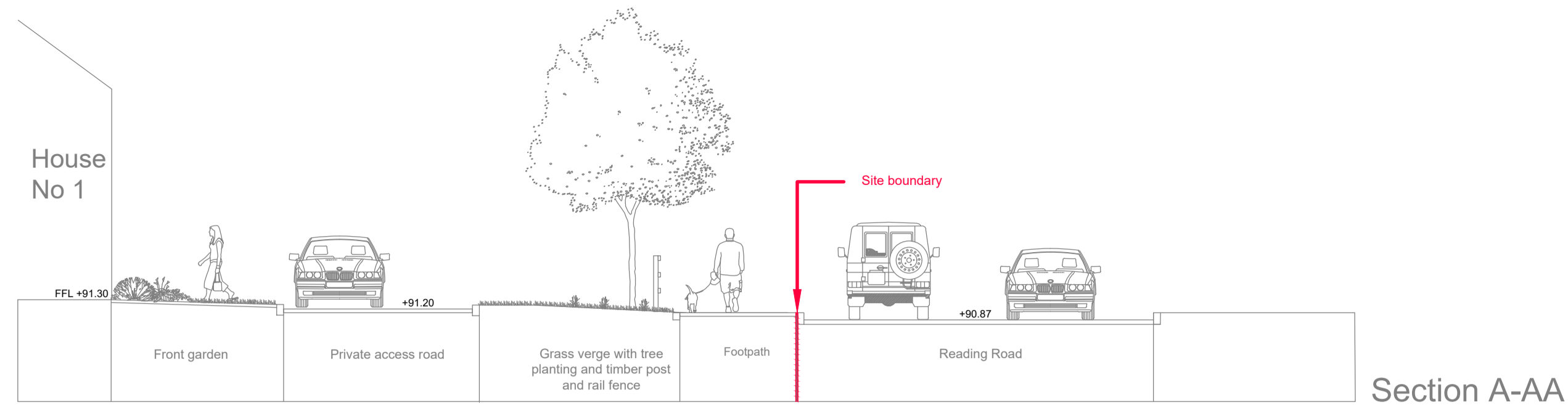
Drawing Number  
 D7438.202

Scale	Date	Rev
1:202 @ A1	04/07/2019	05
Drawn	Checked	Approved
GA	NH	NH

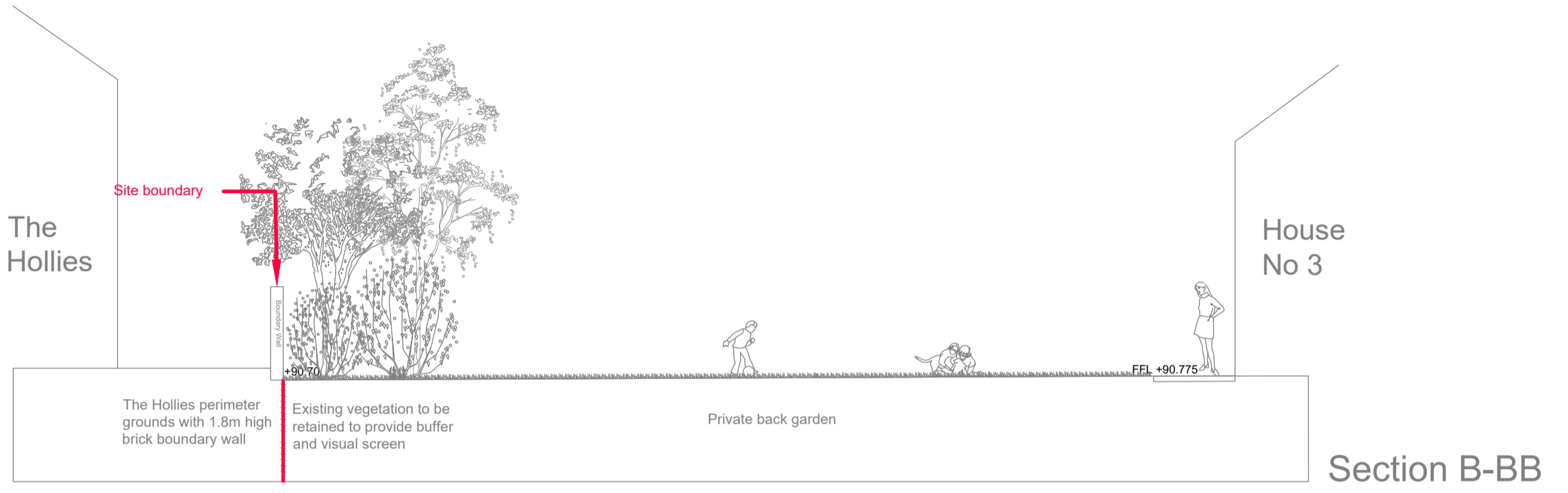




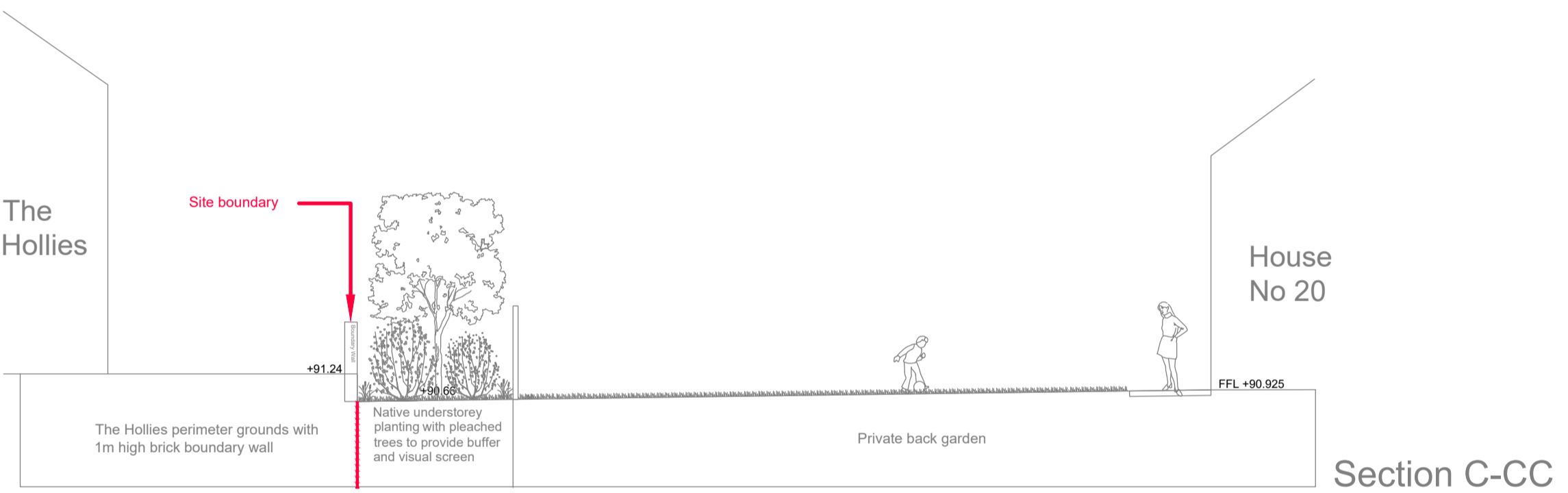




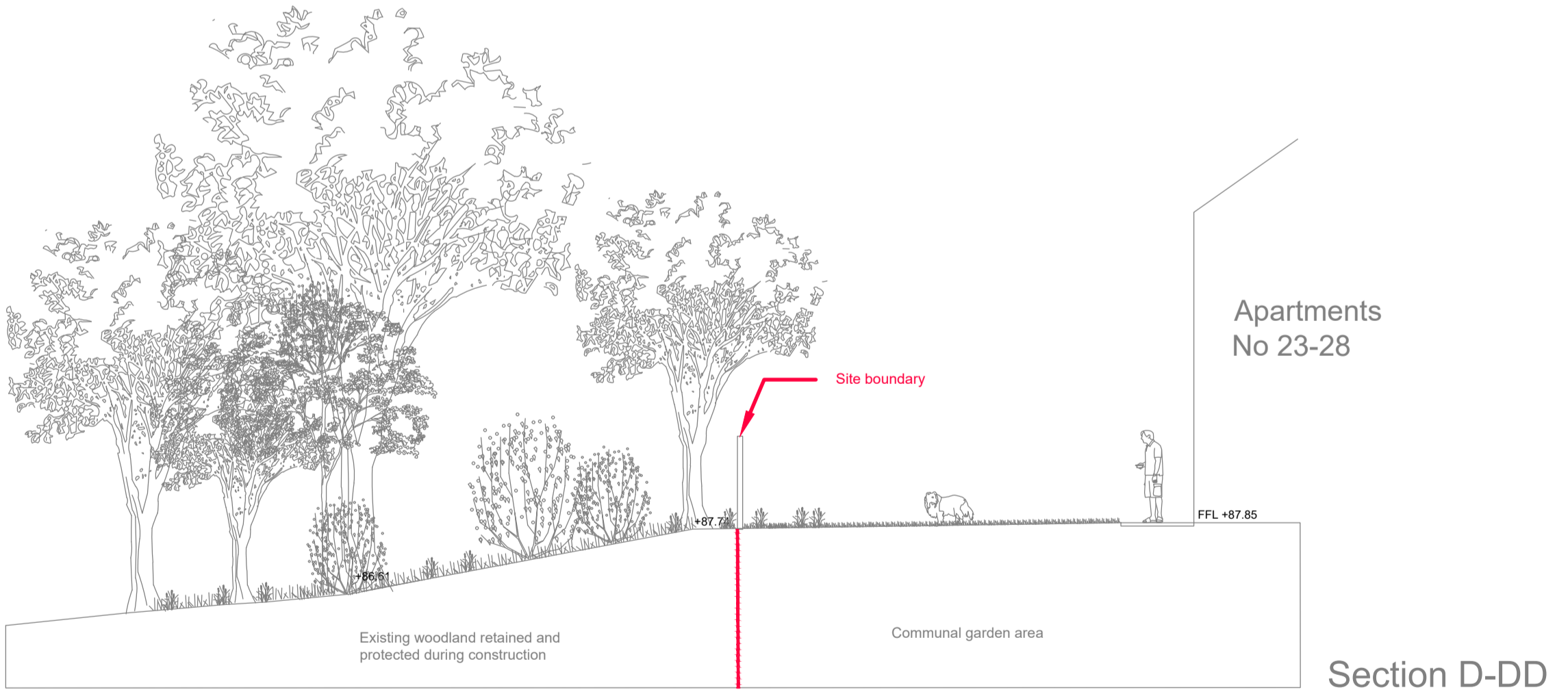
Section A-AA



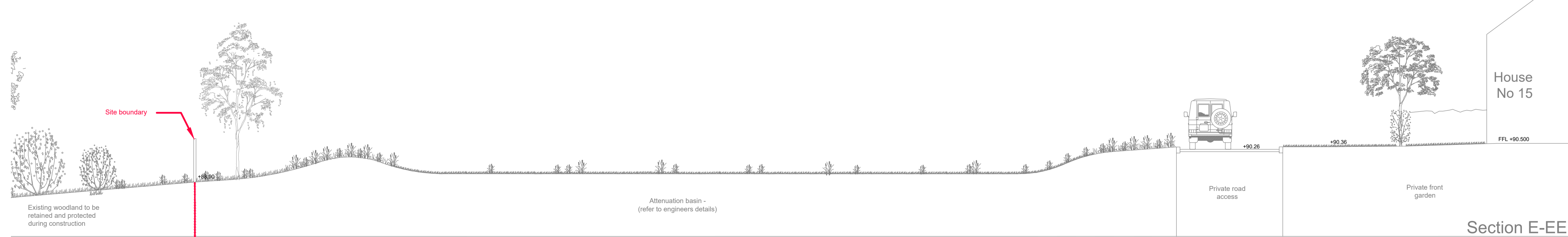
Section B-BB



Section C-CC

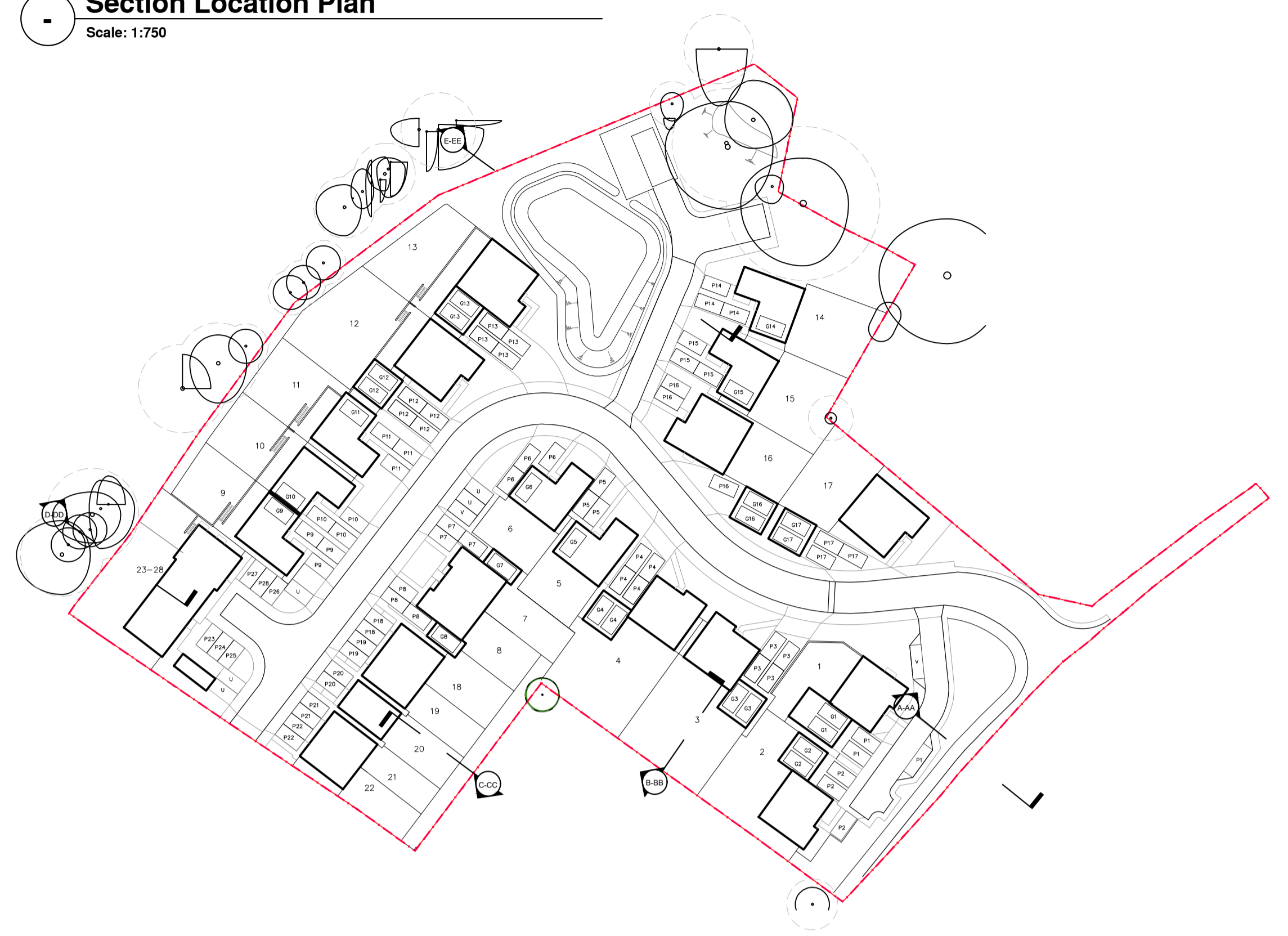


Section D-DD



Section E-EE

**Section Location Plan**  
Scale: 1:750



Rev	Description	Drawn	Approved	Date
05	Amendments to accommodate changes to site plan	GA	NH	04.07.19
04	Minor amendments to address site changes	HL	NH	08.03.19
03	Minor amendments to address client comments	HL	NH	27.02.19
02	Minor amendments to address client comments	HL	NH	26.02.19
01	Minor amendments to address client comments	HL	NH	25.02.19
-	Draft issue	HL	NH	14.02.19

**TEP THE ENVIRONMENT PARTNERSHIP**  
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
**Burghfield Common, Reading Residential Development**

Stage  
Reverved Matters

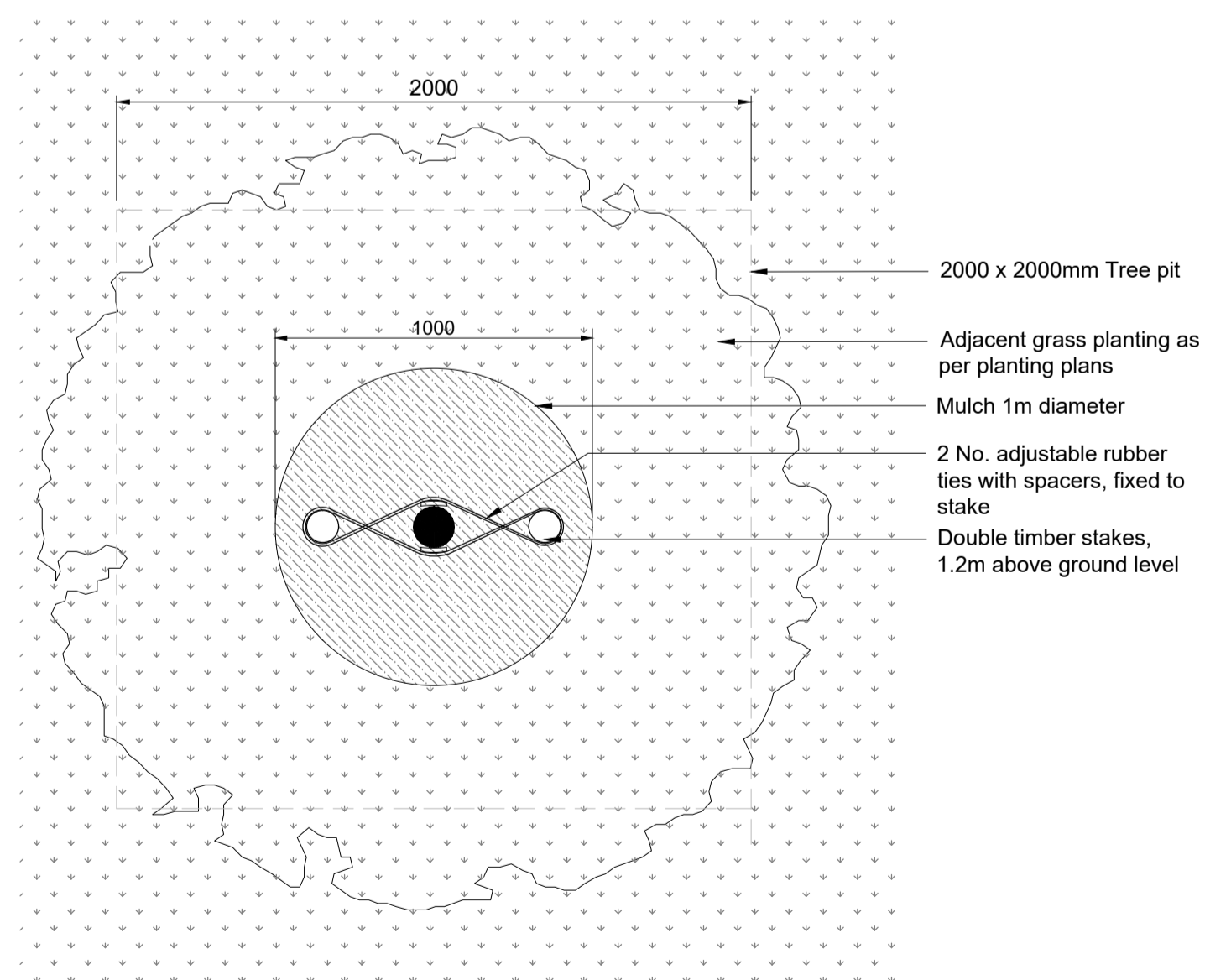
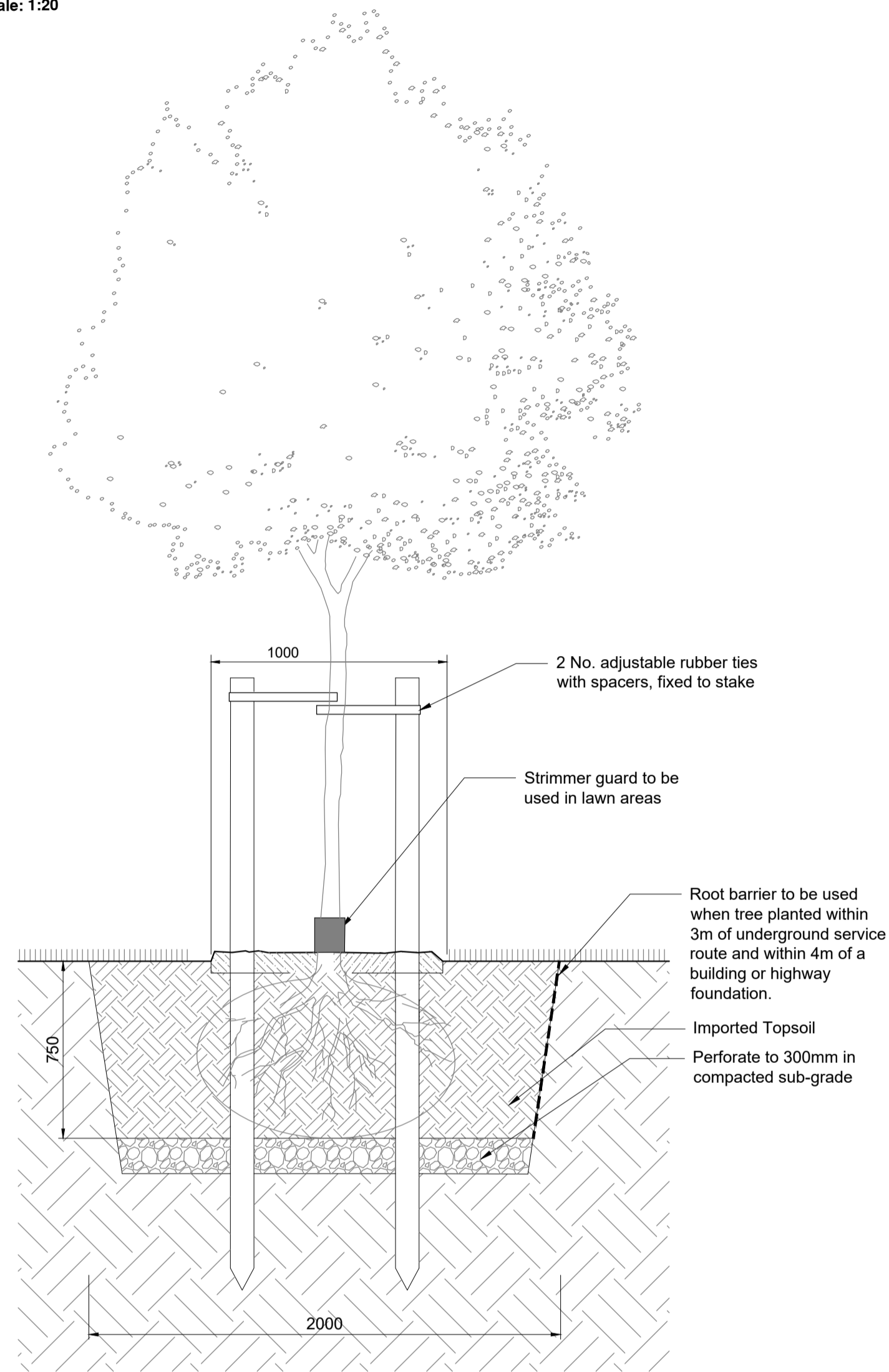
Title  
Landscape sections

Drawing Number  
D7438.301

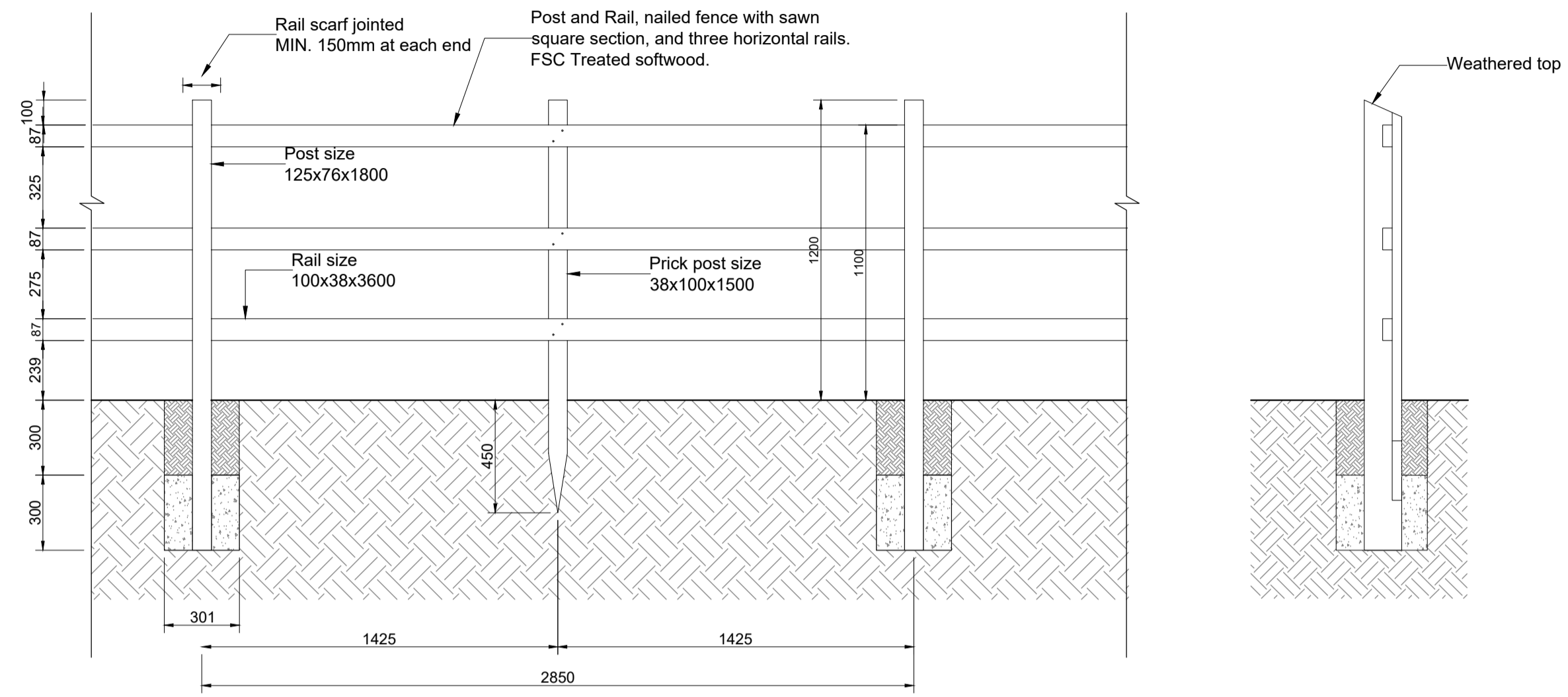
Scale	Date	Rev
1:100 @ A1	04/07/2019	05
Drawn	Checked	Approved
GA	NH	NH



**1 Tree Pit in Soft Landscape**  
Scale: 1:20



**2 Timber Post and Rail Fence**  
Scale: 1:20



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Rev	Description	Drawn	Approved	Date
00	First Issue	HL	NH	26.02.2019

**THE ENVIRONMENT PARTNERSHIP**  
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
**Burghfield Common, Reading Residential Development**

Title  
**Typical Details**

Project Stage  
**Reserved Matters**

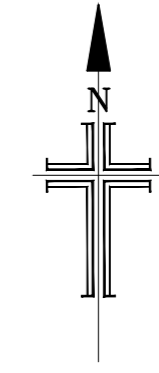
Drawing Number  
**D7438.400**

Scale	Date
As shown@A1	26.02.2019
Drawn	Checked
HL	NH
	Approved
	NH



TABLE A: COLUMN LOCATIONS AND TELENZA REFERENCES			
UNIT NO.	EASTING	NORTHING	TELENZA TELECELL ID LABEL
1	466184.09	167543.15	
2	466148.59	167554.89	
3	466123.14	167577.88	
4	466083.84	167574.78	
5	466063.91	167534.82	
6	466057.27	167546.71	

- Notes Continued:
- All street lighting to be in accordance with West Berkshire Councils requirements for adoptable equipment.
  - Internal cables between fuse cut-out and lantern shall be 2.5mm<sup>2</sup> flexible PVC sheathed.
  - All columns shall be erected in accordance with 'Code of Practice for the installation of Street Lighting Equipment' and shall be identified as agreed by using black paint and a 75mm stencil. All numbers shall face on-coming traffic at an angle of 45 degrees.
  - This drawing is to be read in conjunction with all other relevant Engineers, Architects and Specialist Design Drawings and details.
  - All electrical works to be in accordance with BS7671 IEE Wiring Regulations - Requirements for Electrical Installations.
  - All electrical works to be in accordance with BS7671 IEE Wiring Regulations - Requirements for Electrical Installations.
  - Construction should not be started until Technical Approval has been granted by West Berkshire Council or their Agent. Any works taking place prior to approval shall be at the developers risk.
  - Contractor is to confirm position of statutory undertakers prior to works commencement on site.
  - Adoptable Electrical Test Certificates to be provided to West Berkshire Council prior to adoption.
  - Non-adoptable Electrical Test Certificates to be to estate management company.
  - Traffic Management to be in accordance with Chapter 8 of the traffic signs manual.
  - Lighting column doors are to face away from the direction of traffic traveling in the adjacent carriageway.
  - 4mm<sup>2</sup> flexible earth bonding with crimped lugs shall apply to all external metal work, including lantern and door and shall be taken to the bottom of the base compartment of each column where a minimum length of 300mm of conductor shall be left free to enable final earth connection to be made.
  - A 4A HBC fuse cartridge shall be fitted at the main isolator.



Notes:

**ADOPTABLE EQUIPMENT:**

Symbol # Description

6 **Proposed new column and lantern**  
**Column:**  
Proposed Aluminium Lighting Co Ltd. (01639 852502) 6m aluminium lighting column type 300-80436. Manufactured from a 6000 series aluminium alloy (ALMgSi 0.5 F22) with locking flush mounted door opening strengthening tube, complete with thermoplastic root protection.  
**Supply:**  
New DNO service required.  
**Lantern:**  
Post top mounted Thorn R2L2 4000K Small - 12 LED Neutral White 1.53klm output (RS12L35EWS4KG32\_DC) with DALI enabled dimmable driver. Lantern to come complete with 5 pin NEMA socket. Factory finished grey as supplied by Thorn Lighting (01388 420042).  
**Switch Control:**  
Telensa Ltd. (01799 533201) T2E1N-G-3 one part 5 pin Telec cell with integrated DALI dimming module configured for use on the West Berkshire Council Telensa PLANet system.  
**Isolator:**  
Isolators shall be fitted to columns as per standard detail SD/1300/4&5 to suit termination type required and shall be Luzu Zodian (S/IF/L/12021).

**Telensa Central Management System: Adoptable Assets Only**

For each Telensa Telec cell Node the contractor must provide waterproof node number labels as follows:

- 1no is to be installed in a clearly visible position inside the base compartment on isolator.
2. 1no is to be fitted within the lanterns canopy.
3. A full size scaled paper plan is to be provided to the West Berkshire engineer with node number labels stuck next to the corresponding lighting column within Table A.

**NON-ADOPTABLE EQUIPMENT:**

3 **Proposed new column and lantern**  
**Column:**  
Proposed Aluminium Lighting Co Ltd. (01639 852502) 6m aluminium lighting column type 300-80436. Manufactured from a 6000 series aluminium alloy (ALMgSi 0.5 F22) with locking flush mounted door opening strengthening tube, complete with thermoplastic root protection.  
**Supply:**  
To be confirmed by others.  
**Lantern:**  
Post top mounted Thorn R2L2 4000K Small - 12 LED Neutral White 1.53klm output (RS12L35EWS4KG32\_DC) with DALI enabled dimmable driver. Lantern to come complete with 5 pin NEMA socket. Factory finished grey as supplied by Thorn Lighting (01388 420042).  
**Switch Control:**  
Lucy Zodian one part 3 pin photocell set at 35/18 switch ratio.  
**Isolator:**  
Isolators shall be fitted to columns as per standard detail SD/1300/4&5 to suit termination type required and shall be Luzu Zodian (S/IF/L/12021).

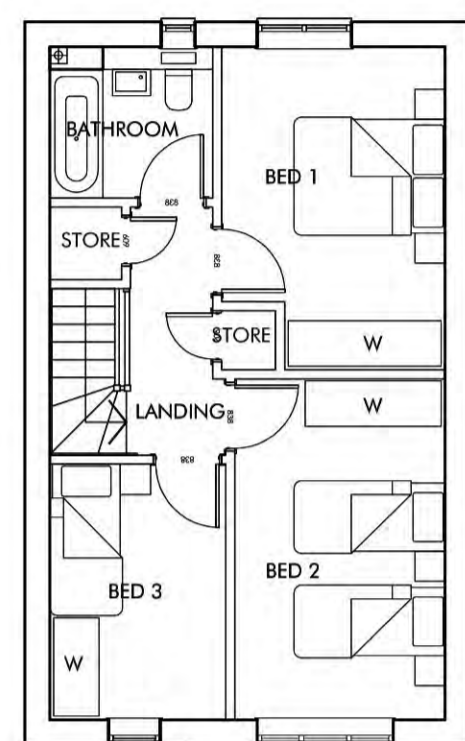
A	Private units added.	PW	19/02/19
REV:	DESCRIPTION:	BY:	DATE:
STATUS: <b>FOR APPROVAL</b>			

**Williams Lighting Consultants Ltd.**  
info@wclighting.co.uk  
www.wclighting.co.uk

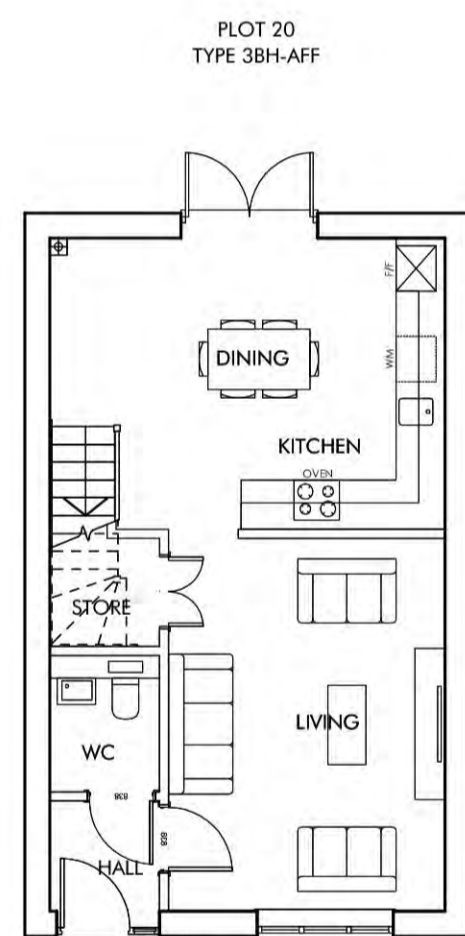
CLIENT:  
**ARDENT - CONSULTING ENGINEERS**  
THIRD FLOOR, THE HALLMARK BUILDING  
52-56 LEADENHALL STREET, LONDON  
EC3M 5JE

SITE: <b>READING ROAD BURGFIELD COMMON</b>			
TITLE: <b>PROPOSED STREET LIGHTING LAYOUT</b>			
SCALE AT A2: 1:500	DATE: 14/02/19	DRAWN: PW	CHECKED: LD
PROJECT NO: WLC194	DRAWING NO: WLC194-1300-001	REVISION: A	





FIRST FLOOR

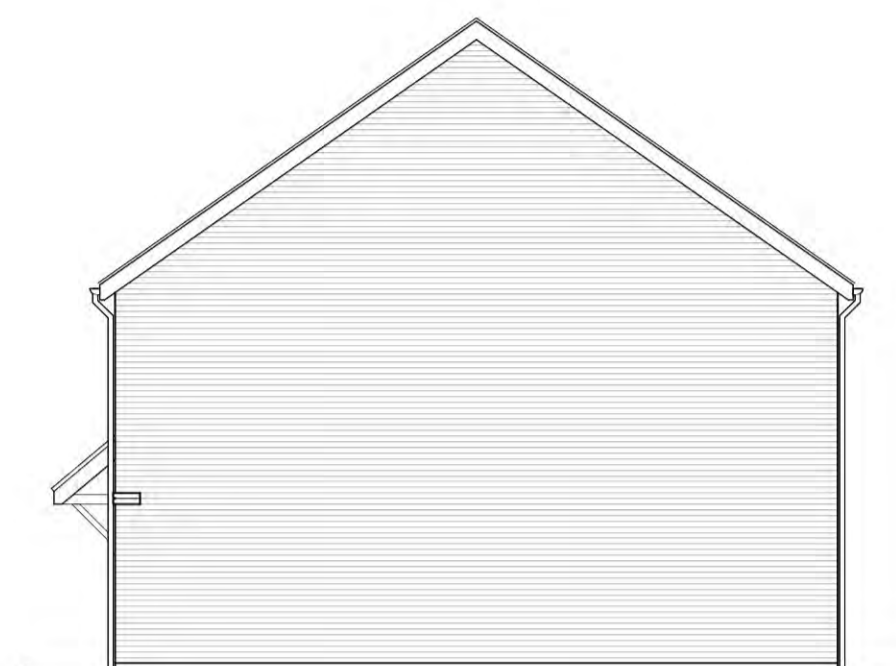


GROUND FLOOR

PLOT 20  
TYPE 3BH-AFF



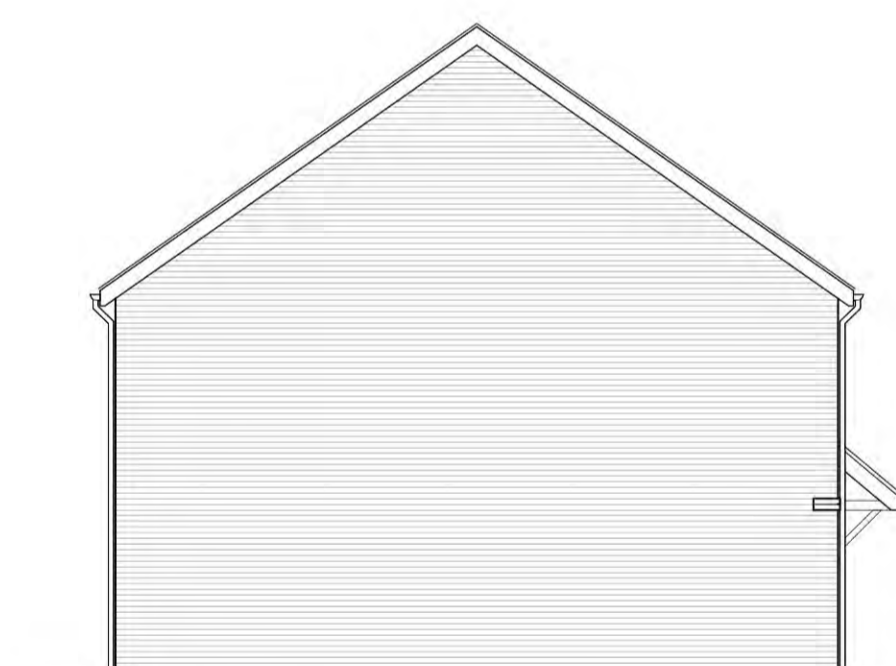
FRONT ELEVATION - A



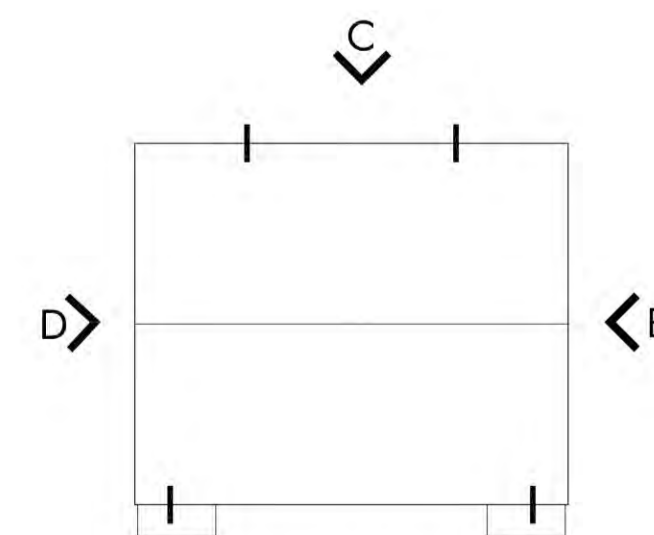
SIDE ELEVATION - B



REAR ELEVATION - C



SIDE ELEVATION - D



ROOF PLAN 1:200

3 BEDROOM HOUSE\_5 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (93m <sup>2</sup> )	✓
Double bedroom min. 11.5m <sup>2</sup>	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m <sup>2</sup>	✓
Min. width 2.15m	✓
Minimum storage 2.5m <sup>2</sup>	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
20	3BH-AFF (385P)	93.0	1001

NOTES:  
AREA MEASURED TO FINISHED FACE OF INTERNAL PERIMETER

OMEGA  
PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client  
**CREST NICHOLSON SOUTH**

project  
**READING ROAD,  
BURGHFIELD COMMON**

description  
**PLOT 20  
3BH-AFF  
PLANS AND ELEVATIONS**

project number	drawing number	revision
2610.1	C-3021	A

scale	date
1:100 @ A1	FEB 2019
1:200 @ A3	

status  
**PLANNING**

2610.1-C-3021-A

