

LANDSCAPING DETAIL 5:

- Existing Trees (T1 to T13) include, & Groups G1, G2, G3) see Design Light Associates Arboricultural Report for further details.
- T1 to T13 Existing trees all retained
- G1 Group of mixed trees to be retained
- G2 Group of alder trees to be retained
- G3 Group Leyland cypress to be killed
- Proposed Trees (N1, N2 & N3) and Hedging (H1)
- N1 New Malus John Downie (czech apple)
- N2 New Sorbus aucuparia (mountain ash)
- N3 New Prunus sibirica (wild cherry)
- H1 Mixed rural hedges to include Hawthorn, guelderrose, beech, dogrose, privet & holly

PLANTING NOTES

- New trees (N1, N2 & N3) to be 3.0-4.0m high heavy standard; girth 120-140mm & girth unimpregnated with steel cable between 3.0m and steel angle iron stakes driven to outer edge of rootball.
- New mixed rural hedging (H1) to be 600-800mm high specimens, planted in double staggered rows @ 400mm c/s & 400mm between species. Planted straight pole and wire fence retained other side by individual wires.
- Existing trees (T1-T13) protected during construction with a 2.4m high Hessian fence (F1) fixed below the outer canopy of the trees. All fence upright & designed with bracing, as either scaffold tubes or wooden posts braced to ground to withstand pressures of site work. No construction work, trees or reduction of trees to be undertaken within tree protection zone.
- Front and rear gardens to be watered or soaked.
- Provide planting pockets for prospective owners as required.
- Options to be provided to a minimum depth of 150mm for grass and 300mm for shrubs.
- One job excavations to 50mm layer all round from root spread & backfilled with topsoil/compost.
- Drainage and sewer network to be incorporated in all planting pockets.
- All planting pockets (H1) to be watered to a minimum depth of 50mm.
- All planting pockets (H1) to be watered to a minimum depth of 50mm.
- Any trees or plants which within the first 5 years from the date of planting are damaged, removed or diseased shall be replaced in the next planting season.

- Boundary Walls & Fencing**
- F1 Time protection - 2.4m high Hessian fence. See Planting Note 6 above.
- F2 1.8m close boarded fence
- F3 1.2m post and rail fence
- Hard Landscaping/Access**
- T Access off Thornford Road to be an existing private drive with turning head
- ps 450x450 paving slabs (only) to rear terrace and patios
- g Gravel drive to individual houses
- Paving to provide firm access from road to level threshold of entrance door
- Gradient of ramps up to 5mg/100 or 10mg/100. Max cross slope 1%.

Area of Site = 0.68ha

- 1/10 4 Bed House with integral garage D264 (Plot 1)
- 1/10 5 Bed House with detached garage D288 (Plot 2)
- 1/10 5 Bed House with detached garage D292 (Plot 3)

Total: 3no Detached Houses served by existing access.

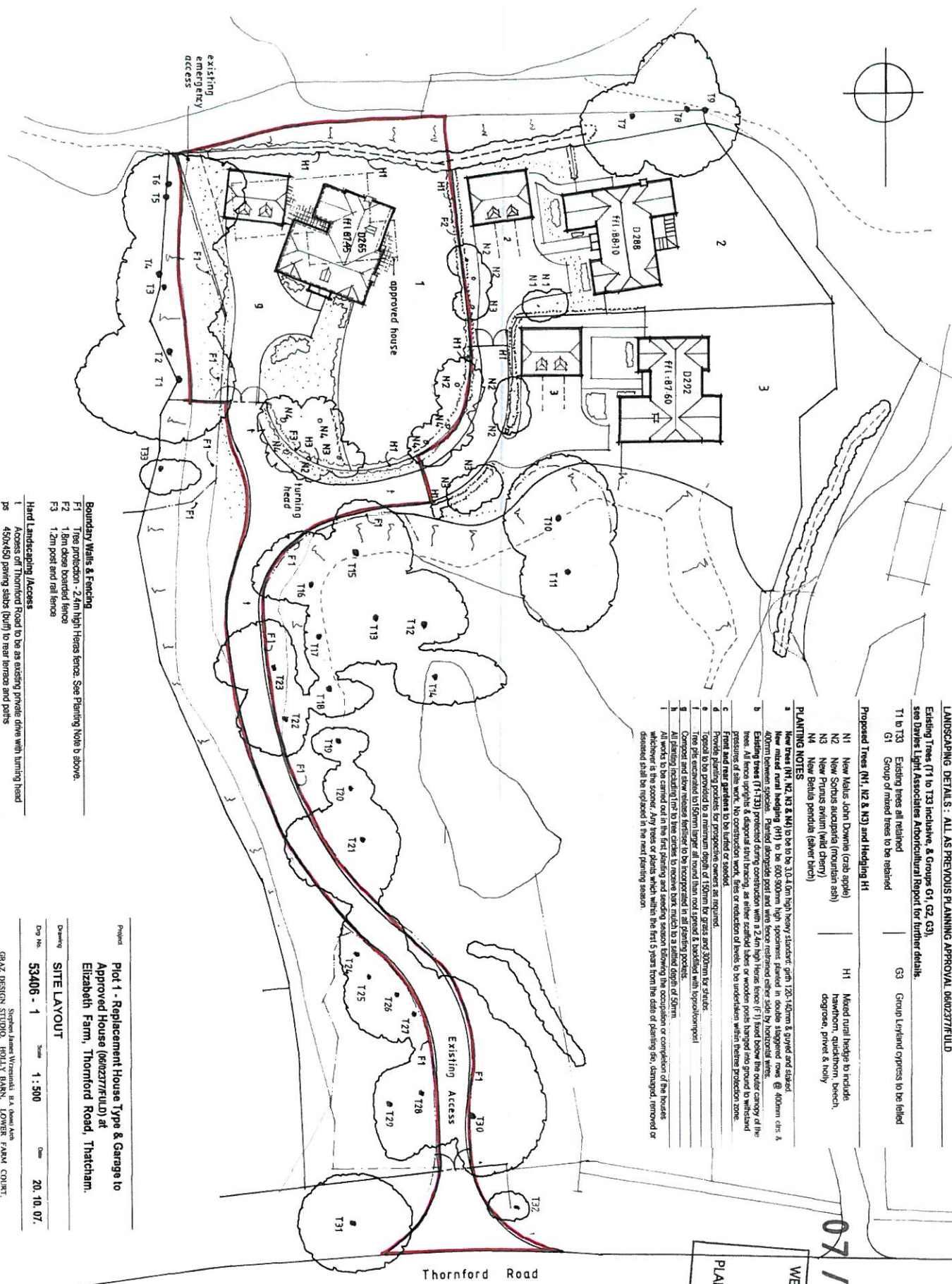
Project Elizabeth Farm, Thornford Road, Thatcham.

Drawing SITE LAYOUT FOR 3NO. HOUSES

Day No. 53404 - 1 Scale 1:500 Date 06.10.06

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WEST BERKSHIRE DISTRICT COUNCIL  
 16 OCT 2006  
 PLANNING AND TRANSPOR STRATEGY



LANDSCAPING DETAILS : ALL AS PREVIOUS PLANNING APPROVAL 06022377E/UD

Existing Trees (T1 to T33 inclusive, & Groups G1, G2, G3), see Davies Light Associates Arboricultural Report for further details.

T1 to T33 Existing trees all retained  
G1 Group of mixed trees to be retained  
G3 Group Leyland cypress to be killed

Proposed Trees (N1, N2 & N3) and Hedging H1

N1 New Male John Downie (cobb apple)  
N2 New Sorbus aucuparia (mountain ash)  
N3 New Prunus avium (wild cherry)  
N4 New Betula pendula (silver birch)  
H1 Mixed rural hedge to include Hawthorn, quickhorn, birch, dogrose, privet & holly

**PLANTING NOTES**

- a New trees (N1, N2, N3 & N4) to be to be 3.0-4.0m high heavy standard; girth 120-140mm & girth and spread New mixed rural hedging (H1) to be 800-900mm high specimens planted in double staggered rows @ 400mm c/s; a 400mm between species. Planted alongside post and wire fence restrained either side by horizontal wire.
- b Existing trees (T1-T33) protected during construction with a 2.4m high Heras fence (F1) fixed below the outer canopy of the trees. All fence uprights & diagonal stilt bracing, as either scaffold tubes or wooden posts, lagged into ground to withstand pressures of site work. No construction work, lifts or reduction of levels to be undertaken within the fence protection zone.
- c Front and rear gardens to be turned or sodded.
- d Front planting pockets for prospective owners as required.
- e Front and rear planting pockets to be 100mm x 100mm x 100mm (300mm x 300mm for driveways).
- f Trees to be planted in 100mm x 100mm x 100mm (300mm x 300mm for driveways) holes & backfill with topsoil/compost.
- g Compost and slow release fertilizer to be incorporated in all planting pockets.
- h All planting including turf to have clothes to ensure bark mulch to a stated depth of 40mm.
- i All works to be carried out in the first planting and seeding season following the occupation or completion of the houses whichever is the sooner. Any trees or plants which within the first 5 years from the date of planting, die, damaged, removed or diseased shall be replaced in the next planting season.

- Boundary Walls & Fencing**
- F1 Tree protection - 2.4m high Heras fence. See Planting Note to above.
  - F2 1.8m close boarded fence
  - F3 1.2m post and rail fence
- Hard Landscaping /Accesses**
- 1 Access off Thornford Road to be as existing private drive with turning head
  - ps 450x450 paving slabs (buff) to rear terrace and paths
  - g Gravel drive to individual houses
  - 9 Paving to provide firm access from road to level threshold of entrance door
- Gradient of ramps up to 5m@1:12 or 10m@1:15. Max cross falls 1:40

Project  
**PLOT 1 - REPLACEMENT HOUSE TYPE & GARAGE TO APPROVED HOUSE (06022377E/UD) at Elizabeth Farm, Thornford Road, Thatcham.**

Drawing  
**SITE LAYOUT**

Day No. **53406 - 1** Scale **1:500** Date **20.10.07.**

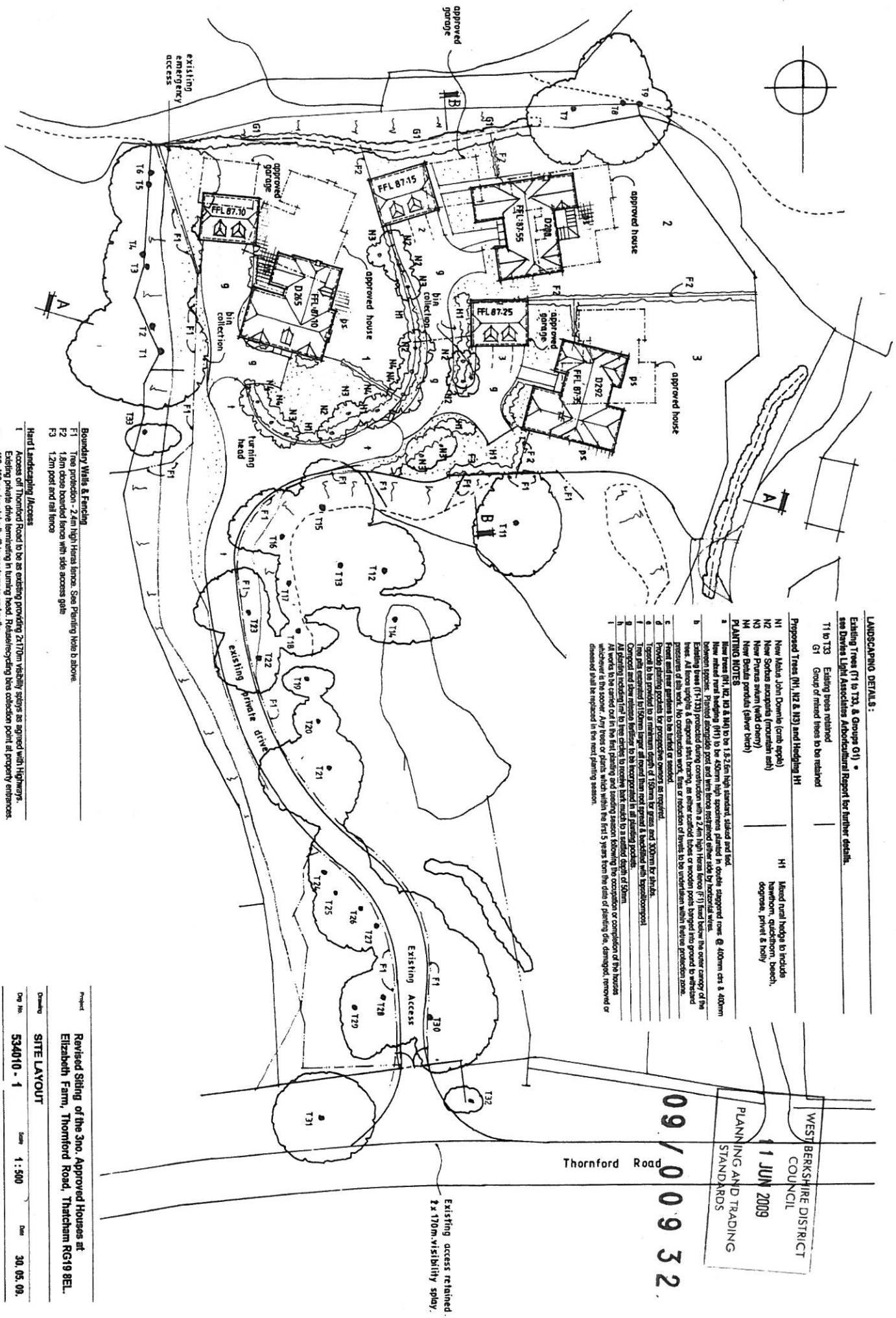
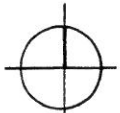
Shepherd James/Woodwards, S.A. Design Team  
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WEST BERKSHIRE DISTRICT COUNCIL  
19 NOV 2007  
PLANNING AND TRADING STANDARDS

07/102497

Thornford Road

Existing access



**LANDSCAPING DETAILS:**

Existing Trees (T1 to T33, & Group G1) •  
see Davies Light Associates Arboricultural Report for further details.

T1 to T33 Existing trees retained  
G1 Group of mixed trees to be retained

Proposed Trees (N1, N2 & N3) and Hedging H1

- N1 New Malva John Downie (crab apple)
- N2 New Sorbus aucuparia (mountain ash)
- N3 New Prunus spinosa (wild cherry)
- N4 New Betula pendula (silver birch)
- H1 Mixed rural hedge to include Hawthorn, guelder rose, dogrose, privet & holly

**PLANTING NOTES**

- 1 New trees (N1, N2, N3 & H1) to be 1.3-2.0m high standard, staked and tied.
- 2 New mixed rural hedging (H1) to be 450mm high specimen planted in double staggered rows @ 400mm c/s & 400mm between species. Planted at double point and two trees respectively either side by horizontal line. The outer canopy of the trees. All trees upright & dispose their branches, as they grow, so that they do not shade the ground to which they are planted. No costumed or staked.
- 3 Pruned and prepared for immediate planting.
- 4 Trees to be planted to a minimum depth of 150mm for grass and 300mm for shrubs.
- 5 Trees to be planted to a minimum depth of 150mm for grass and 300mm for shrubs.
- 6 Trees to be planted to a minimum depth of 150mm for grass and 300mm for shrubs.
- 7 Trees to be planted to a minimum depth of 150mm for grass and 300mm for shrubs.
- 8 Compost and slow release fertiliser to be incorporated in all planting pockets.
- 9 All planting including turf to be done within 14 days of the occupation or completion of the houses.
- 10 All works to be carried out in the first planting and seeding season following the occupation or completion of the houses whichever is the sooner. Any trees or plants which within the first 5 years from the date of planting die, damage, removed or diseased shall be replaced in the next planting season.

- Boundary Walls & Fencing**
- F1 Tree protection - 2.4m high hard fence. See Planting Note 1 above.
  - F2 1.8m close boarded fence with side access gate
  - F3 1.2m post and rail fence
- Hard Landscaping/Accesses**
- 1 Access off Thornford Road to be as existing providing 2x170m visibility splay as signed with highways.
  - 2 Existing private drive terminating in turning head. Relocating the collection point at property entrance.
  - 3 450x450 paving slabs (curb) to rear terraces and paths
  - 4 Gravel drives to individual houses
  - 5 Paving to provide firm access from road to level threshold of entrance door.
  - 6 Gradient of ramp up to 5mg (1:2 or 1mg@1:5. Max cross fall 1:9)

WEST BERKSHIRE DISTRICT COUNCIL  
1 JUN 2009  
PLANNING AND TRADING STANDARDS

09/00932

Thornford Road

Existing access retained.  
2x 170m visibility splay.

Project: Revised Siting of the 3no. Approved Houses at Elizabeth Farm, Thornford Road, Thatcham RG19 8EL.

Drawing: SITE LAYOUT

Scale: 1:500

Date: 30.05.09.

Drawn by: 534010 - 1

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