

Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

Wednesday 10th January 2024 at 6.30pm

**At Council Chamber, Council Offices, Market Street,
Newbury, RG14 5LD**

&

And via Zoom

[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*



West Berkshire
C O U N C I L

23/01552/REG3
Four Houses Corner Caravan Site
Reading Road
Ufton Nervet
Reading

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integrated sustainable design
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Notes

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Issue
01 28/06/23 New Location Plan

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
Gypsy & Traveller Site

LOCATION PLAN

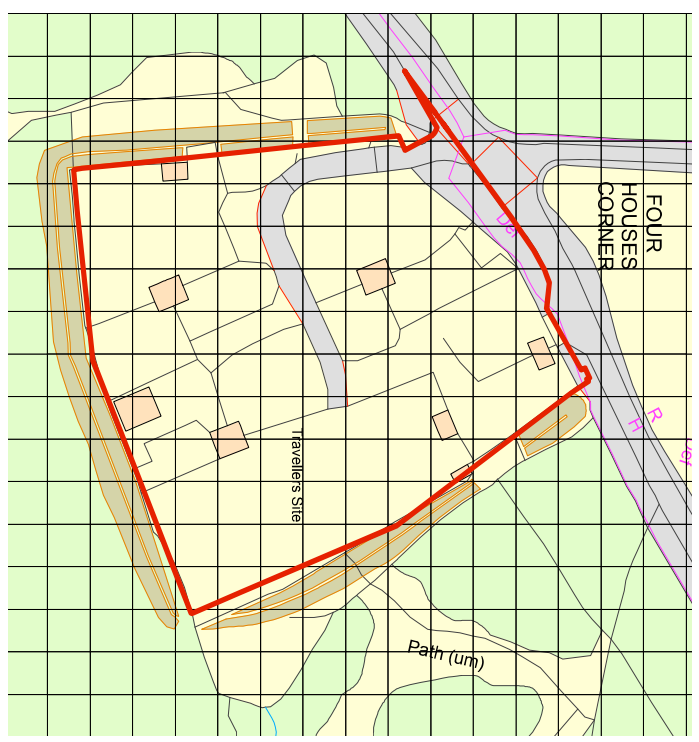
Drawn by:	LM	Scale:	1:1200 @A3
Checked by:	ET/11-GSA-XX-DR	Date:	June 2023
Drawing No:	A-000	Revision:	01

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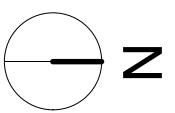
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RIBA
Chartered
Practice

Directors: D. Gale, T. Garner, L. Millward, J. Snowden



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3 x 3m x 2.5m high internal dimensions concrete blockwork endosse secure knots with stainless steel security door
Final design to SSE detail and specification

2 number 3 x 3m x 2.5m high internal dimensions concrete blockwork endosse secure knots with stainless steel security door
- adjacent 100A supply and meters
- water authority supply & meters
- detail and specification

Recycle store
Existing road access widened
Control flow entering access
Energy Visibility spray 2.5m improved

Traffic calming
Proposed location of Fire hydrant and a flow rate of 15 litres per minute. The hydrant is illustrated within 15m of all pitches. The hydrant is subject to the Fire Officer recommendations and approval.

Fire call point showing 45.00m clearance radius
2 number bollards to protect building corner, roof and gutters

Rear patio areas 2400 x 1600

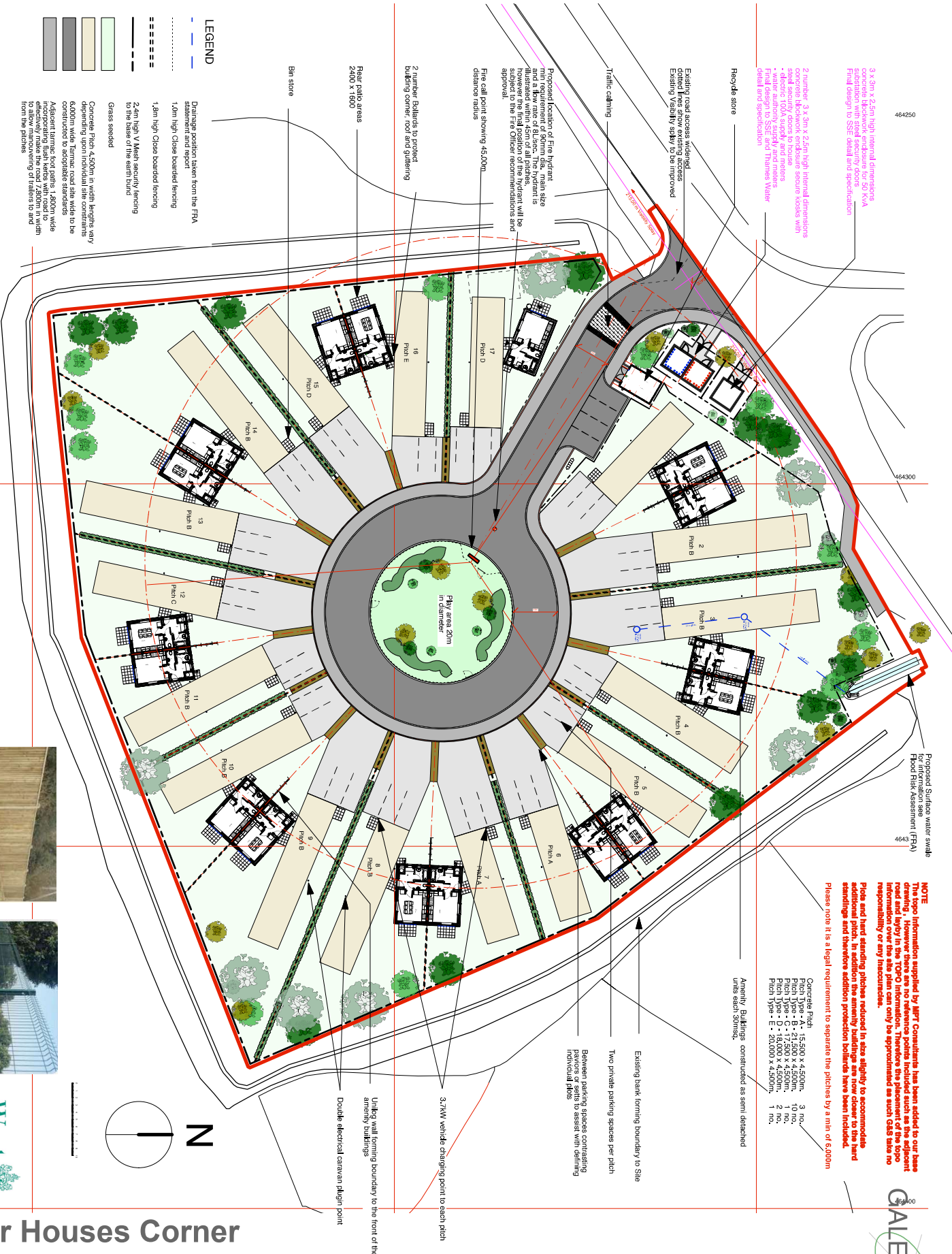
Bin store

LEGEND

- Drainage gully from the FPA statement and report
- 1.8m high close boarded fencing
- 2.4m high V Mesh security fencing to the base of the earth bund
- Grass seeded
- Concrete Pitch 4.500m in width lengths vary depending upon individual site constraints 6.000m wide Terrace; road site wide to be constructed to adaptable standards
- Adjacent terracing, hot paths 1.200m wide to allow manoeuvring of trailers to and from the pitches

Site Plan
Scale 1:500

For all SW and foul drainage proposals see SECC drawings and information



Proposed Surface water swale for Flood Risk Assessment (FRA)

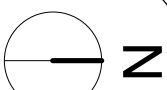
NOTE
The topographical information supplied by MPT Consultants has been added to our base drawing. However there are no reference points included such as the adjacent information over the site plan can only be approximated as such GDS who no responsibility or any inaccuracies.
Pits and hand standing pitches reduced in size slightly to accommodate the additional pitches and therefore additional protection bollards have been included. Please note it is a legal requirement to separate the pitches by a min of 6.000m

Concrete Pitch
Pitch Type - A - 15.500 x 4.500m, 3 no.
Pitch Type - B - 12.500 x 4.500m, 10 no.
Pitch Type - C - 17.500 x 4.500m, 1 no.
Pitch Type - D - 12.500 x 4.500m, 1 no.
Pitch Type - E - 20.000 x 4.500m, 1 no.

Annex buildings constructed as semi detached units each corner.

Existing bank forming boundary to Site
Two private parking spaces per pitch
Between parking spaces comprising paviers or setts to assist with defining individual plots

3.7Mw vehicle charging point to each pitch
Double electrical caravan plug-in point
Utility wall forming boundary to the front of the amenity buildings



1.8m high timber close boarded fencing



2.4m high V Mesh security fencing



Four Houses Corner

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Issue
05/22/08/23 Visibility signs amended and external plant room door added and fencing to childrens play area

PLANNING Application

RIBA Stage 4

GALE & SNOWDEN
ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
Gypsy & Traveller Site

PROPOSED SITE PLAN
GENERAL ARRANGEMENT

Drawn by: **LM** Scale: **1:500 @ A3**
Checked by: **EA** Date: **Sept 2022**
Drawing No: **E1811-GSA-XX-DR -A-052**
Revision: **05**

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RIBA Chartered Practice
Directors: D. GALE, J. Fitzsimmons, I. Snowden

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+12,510 Eaves

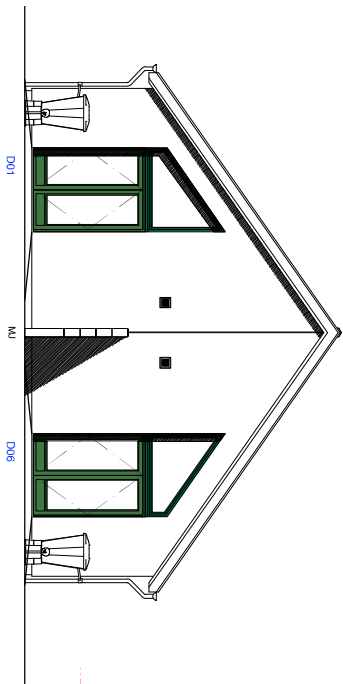
+10,000 GL.
Arbitrary Datum

External hooded light on FFR

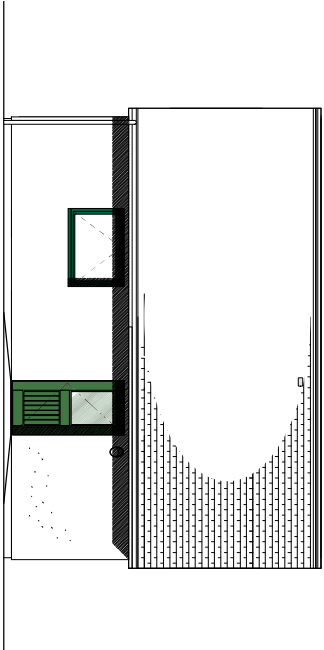
Extract terminals

External hooded light on FFR

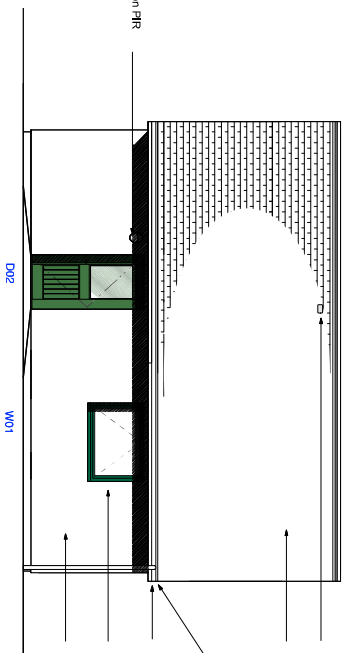
Front Elevation



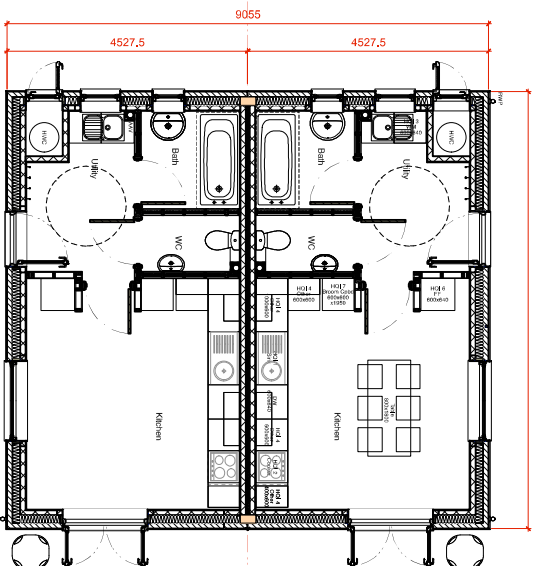
Rear Elevation



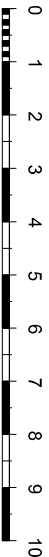
Side Elevation



Side Elevation



Ground floor plan



Through the slope terminals for ventilation
extracts and SVF.

Tile or slate roof with Universal ridge

Painted sw timber fascia

Galvanised steel gutters and downpipes
powder coated finish

Double glazed timber framed windows
and doors

Painted or Through colour rendered Blockwork

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Issue

- 01 16/09/22 Preliminary Issue
- 02 26/09/22 Preliminary Issue
- 03 26/09/22 External service upboard door added
- 04 22/09/23 External service upboard door added

PLANNING Application

RIBA Stage 4

GALE & SNOWDEN

ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ

Gypsy & Traveller Site

Semi-Detached Amenity Buildings

Elevations and Floor Plans

Drawn by: **LM** Scale: **1:100 @ A3**
Checked by: **LM** Date: **Sept 2022**
Drawing No: **E1611-GSA-XX-DR-A-100**
Revision: **04**

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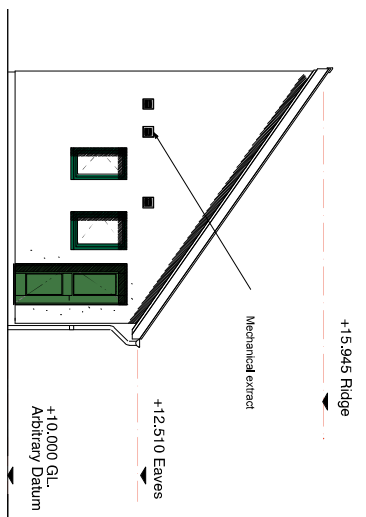
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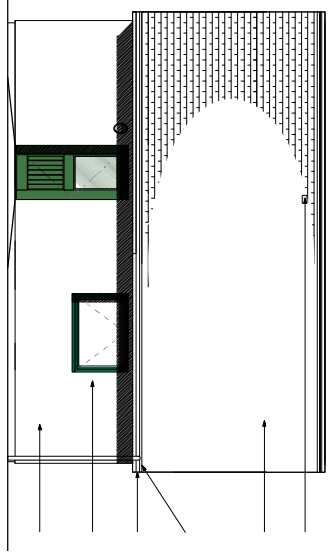
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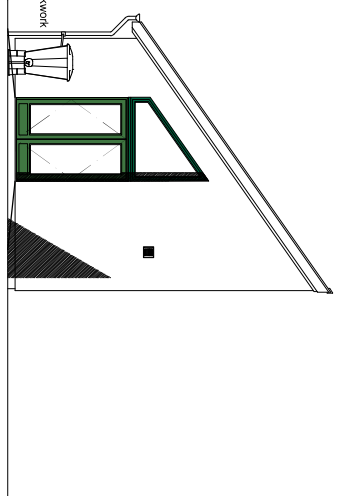


Front Elevation

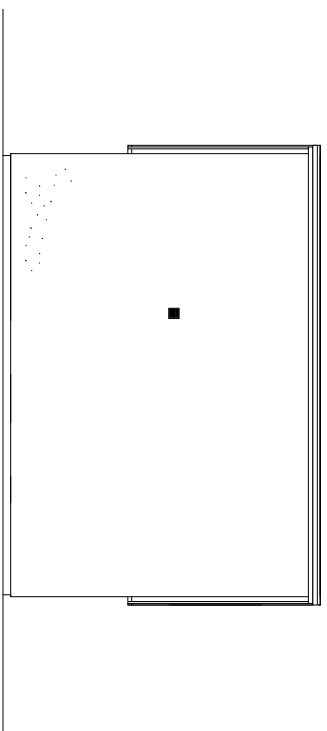


Side Elevation

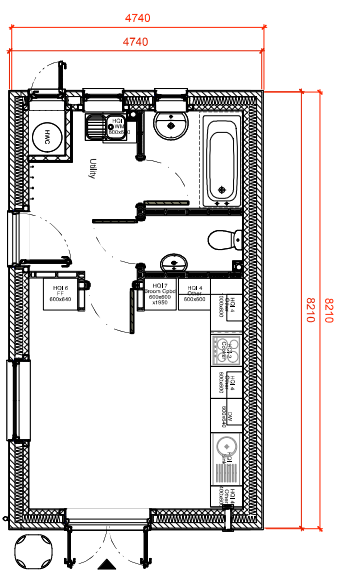
Through slate lerrick for ventilation extracts and SVP.
 Thin slate roof with Universal mono-ridge
 Painted sw timber fascia
 Chalkpainted steel gutters and downpipes powder coated finish
 Double glazed timber framed windows and doors
 Painted or Through colour rendered Blockwork



Rear Elevation



Back Elevation



Ground floor plan

Amenity Building
 Floor area 30m²sq.
 Kitchen/Utility Based on
 Housing Quality Indicators
 for 6-8 person



Four Houses Corner

PLANNING Application
RIBA Stage 4

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 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Detached Amenity Building
 Elevations and Floor Plans

Drawn by: **LM** Scale: **1:100 @ A3**
 Checked by: **LM** Date: **Sept 2022**
 Drawing No: **E1611-GSA-XX-DR-A-110**
 Revision: **03**

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 Directors: D.Gale, J.Firstmonsters, J.Snowden



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Issue

01 16/09/22 Preliminary Issue

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Recycle store
 Elevations and Floor Plans

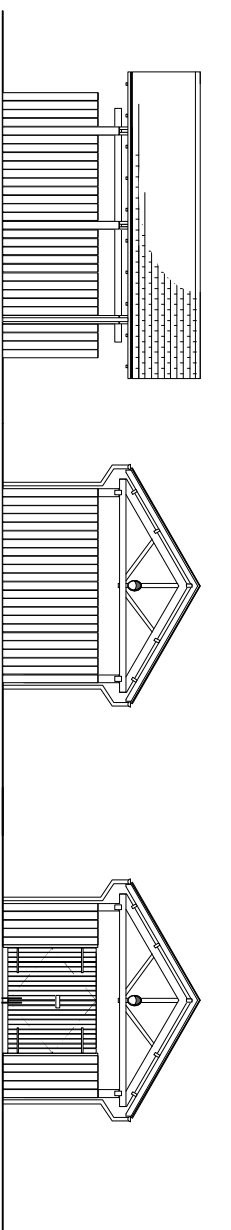
Drawn by: **LM** Scale: **1:100 @ A3**
 Checked by: **LM** Date: **Sept 2022**
 Drawing No: **E1611-GSA-XX-DR-A-120**
 Revision: **01**

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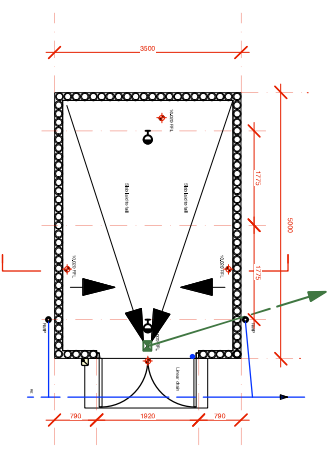
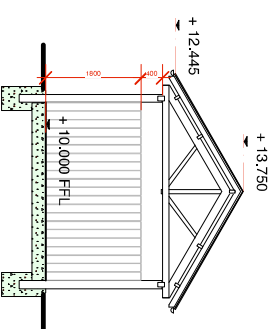
Directors: D GALE, T GARNER, L MILLYARD, I SNOWDEN



Side Elevation

Rear Elevation

Front Elevation



Ground floor plan

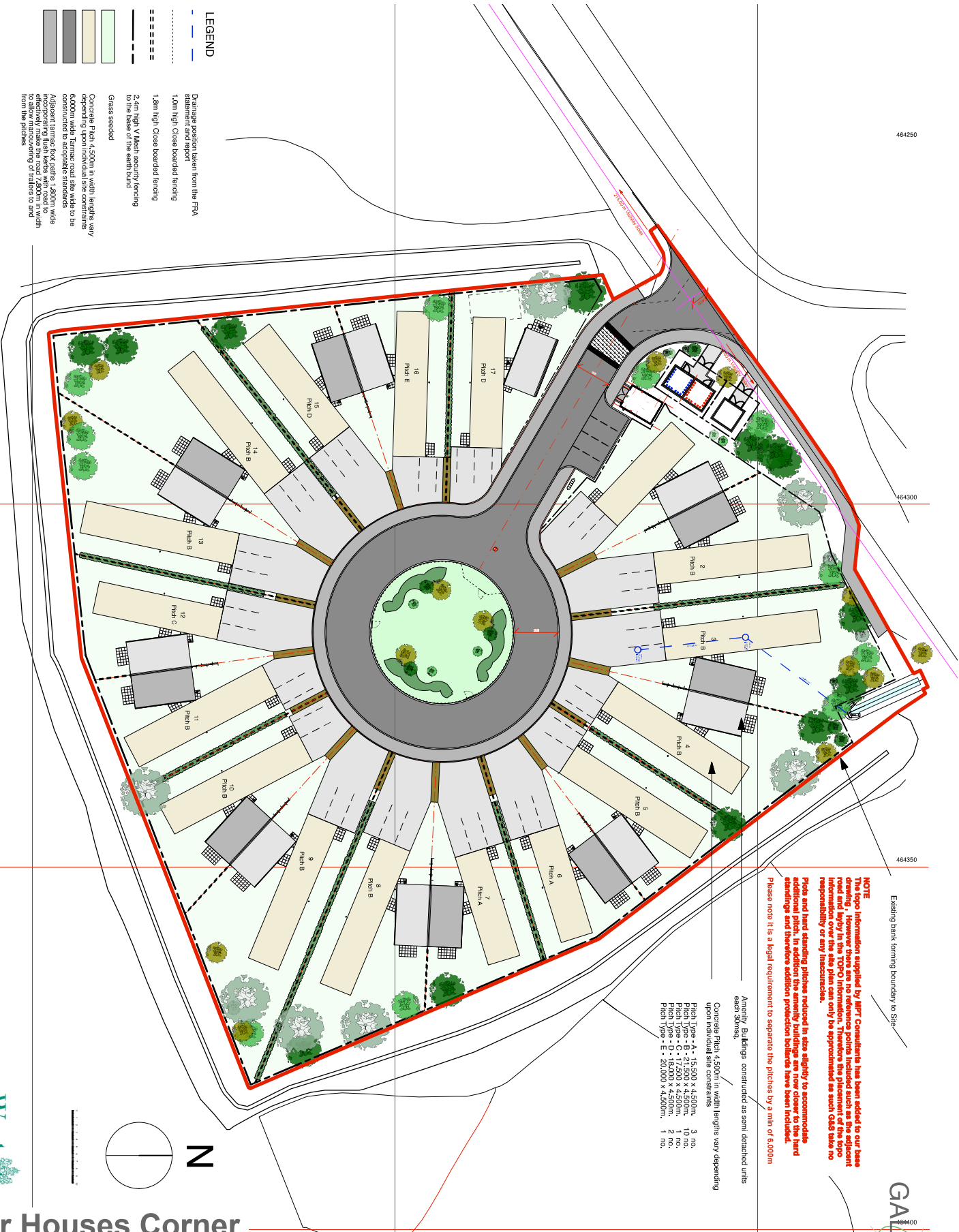
Recycle Store walls -
 constructed from Unilog Cast in concrete
 footings
 Man-made Slater/tiling on battens -
 Ratters and trusses.



Existing bank forming boundary to Site

NOTE
This topographic information supplied by MRT Consultants has been added to our base drawing. However there are no reference points included such as the adjacent road and level in the TPO information. Therefore the placement of the topographic information over the site plan can only be approximated as such GIS data no responsibility or any inaccuracies.
Pile and hard standing pitches reduced in size slightly to accommodate additional pitches. In addition the amenity buildings are now closer to the hard standing and therefore additional protection borders have been included.
Please note it is a legal requirement to separate the pitches by a min of 6.000m

Amenity Buildings constructed as semi detached units each 30m sq.
Concrete Pitches 4.500m in width lengths vary depending upon individual site constraints
Pitch Types - A - 15.000 x 4.500m, 3 no.
Pitch Types - B - 21.500 x 4.500m, 10 no.
Pitch Types - C - 17.000 x 4.500m, 1 no.
Pitch Types - D - 20.000 x 4.500m, 1 no.
Pitch Types - E - 20.000 x 4.500m, 1 no.



LEGEND
Drainage profile taken from the FPA statement and report
1.0m high Close boarded fencing
1.8m high Close boarded fencing
2.4m high V Mesh security fencing to the base of the earth bund
Grass seeded
Concrete Pitches 4.500m in width lengths vary depending upon individual site constraints 6.000m wide Terrace; road site wide to be constructed to adaptable standards
Adjacent terrace, foot paths 1.200m wide to be constructed to adaptable standards to allow manoeuvring of trailers to and from the pitches

Scale 1:500



Four Houses Corner



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Issue
04/22/23 Visibility Stays amended

PLANNING Application

RIBA Stage 4

GALE & SNOWDEN
ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
Gypsy & Traveller Site

PROPOSED SITE PLAN ROOF PLAN
GENERAL ARRANGEMENT

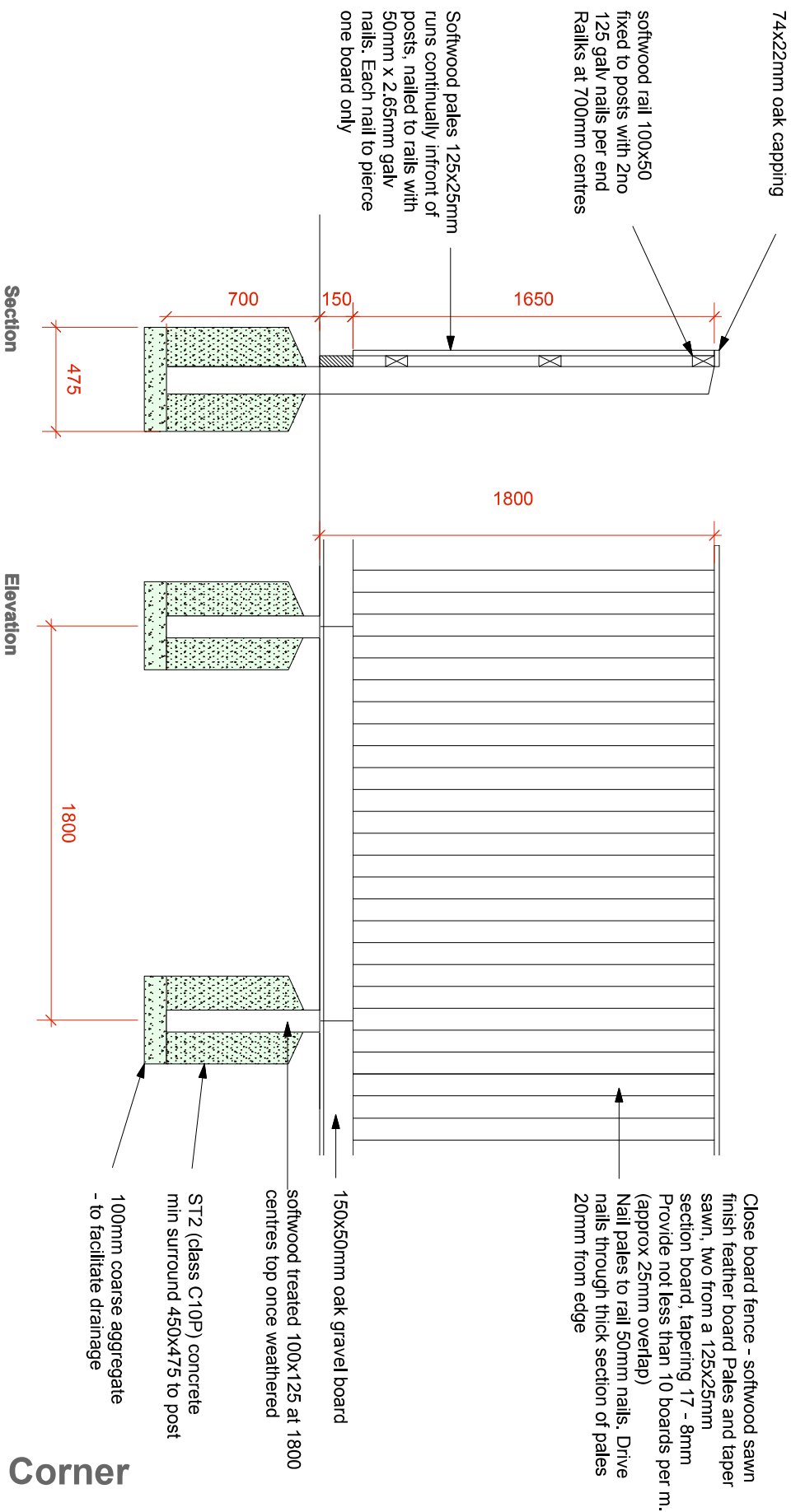
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Checked by: **E1611-GSA-XX-DR -A-053** Date: **Sept 2022**
Drawing No: **04** Revision: **04**

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RIBA Chartered Practice
Directors: D. Gale, J. Fitzsimmons, I. Snowden

1.8m Close board fence 125x25



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Issue
 01/28/06/23 New detail

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

1800 Close Boarded Fencing
 Details

Drawn by: **LM** Scale: **1:20 @ A3**
 Checked by: **ET** Date: **June 2023**
 Drawing No: **E1811-GSA-XX-DR -A-401**
 Revision: **01**

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 Practice



Directors: D. Galle, T. Garner, L. Millgard, J. Snowden

HEDGEHOG FRIENDLY OPENING IN FENCING

Within runs of fencing allow 1 hedgehog friendly opening, with a 4-inch dia hole or a small 5 inch gap. Allow additional support for gravel boards to allow openings

Close Boarded Fencing
 Scale 1:20



Four Houses Corner

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- 2.4m high V Mesh Fencing Specification
- Colour - Dark Green
- 6 clips per post
- 4 x V Bars
- Mesh pattern 200 x 50mm
- All wires 5mm dis.
- Post centres 3.015m
- Posts 60x60 x 3.0m
- Act panel height 2430mm
- Act panel width 3008mm

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Issue
01 28/06/23 New detail

PLANNING Application

RIBA Stage 3

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Four Houses Corner RG74QJ
Gypsy & Traveller Site

2400 high V Mesh fencing
Details

Drawn by:	LM	Scale:	1:20 @A3
Checked by:	ET/11-GSA-XX-DR	Date:	June 2023
Drawing No:	ET/11-GSA-XX-DR	Revision:	A-402
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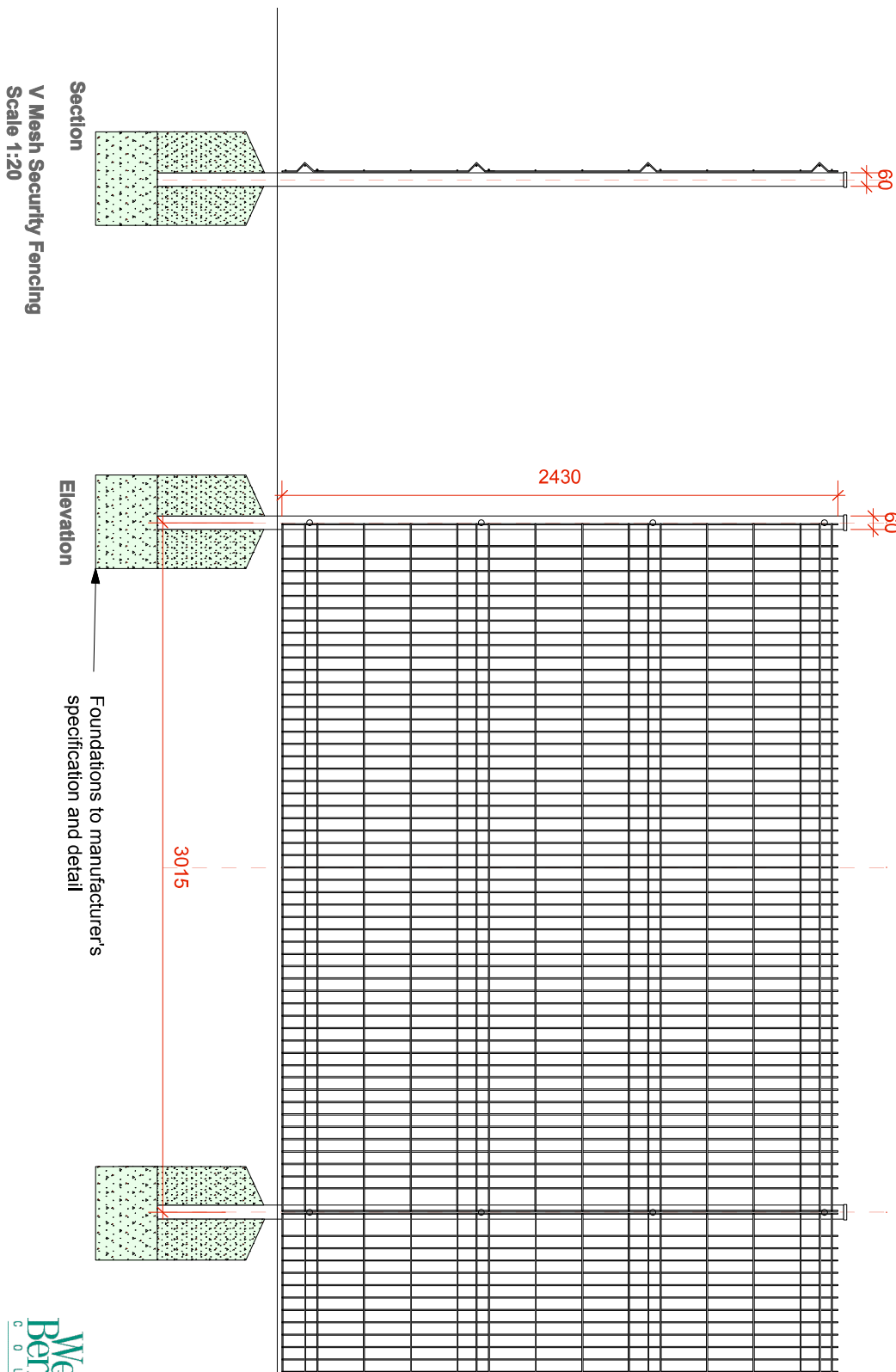
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Section
V Mesh Security Fencing
Scale 1:20

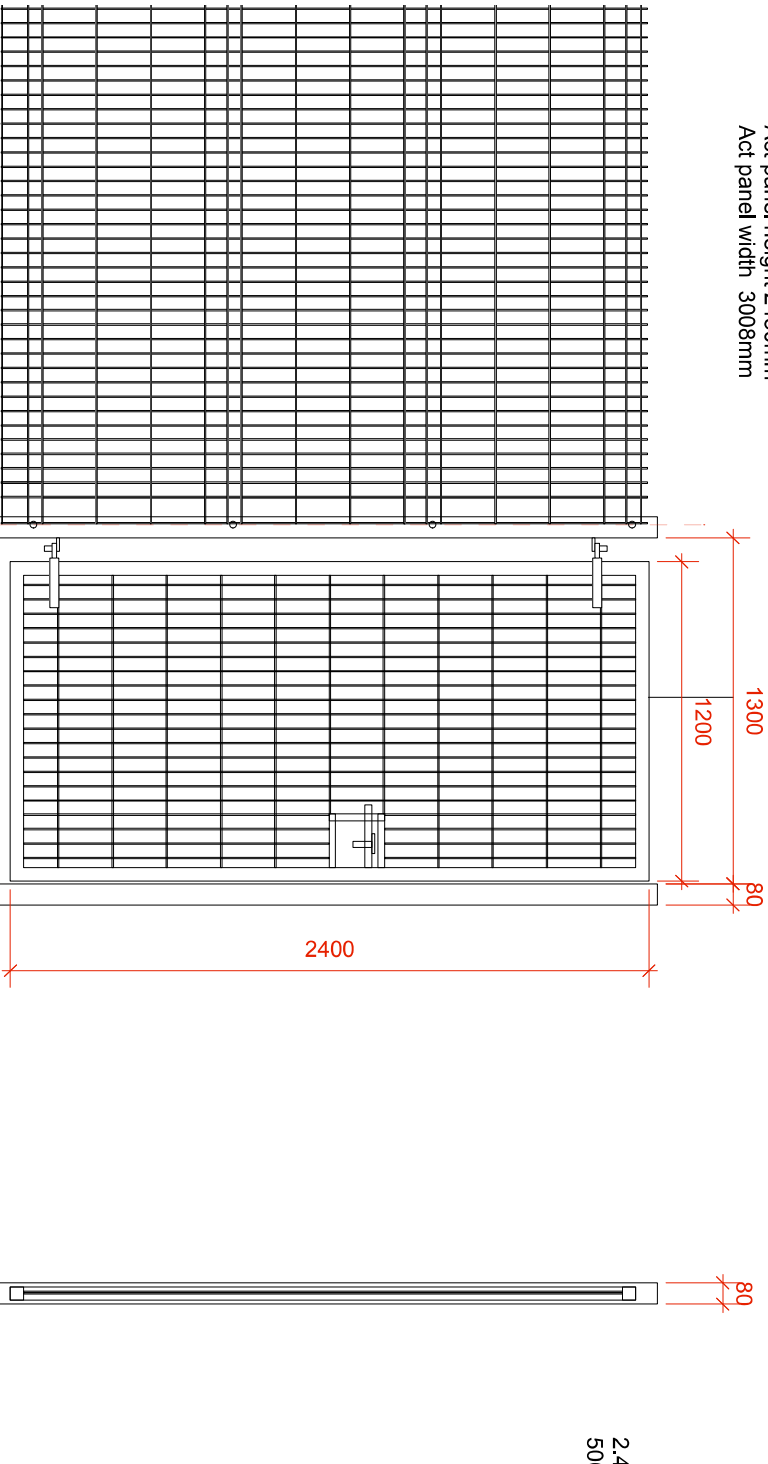
Elevation
Foundations to manufacturer's
specification and detail

2.4m high V Mesh Fencing Specification

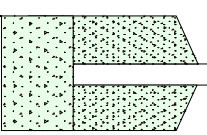
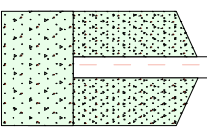
- Colour - Dark Green
- 6 clips per post
- 4 x V Bars
- Mesh pattern 200 x 50mm
- All wires 5mm dia.
- Post centres 3.015m
- Posts 60x60 x 3.0m
- Act panel height 2430mm
- Act panel width 3008mm

2.4m high V Mesh Gate Specification

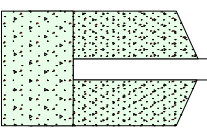
- Colour - Dark Green
- Gate height 2.4m
- Gate width 1.2m
- Gate leafs clad with 656 twinwire mesh welded to the frame.
- Gate frame 50x50mm RHS
- Gate Posts 80x80mm RHS



Elevation



Section



Foundations to manufacturer's specification and detail

2.4 V Mesh fencing and gate to 500VA electric kiosks

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Notes

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Issue
 01/28/06/23 New detail

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ

Gypsy & Traveller Site

2400 high V Mesh Gate

Details

Drawn by:	LM	Scale:	1:20 @ A3
Checked by:	ET/11-GSA-XX-DR	Date:	June 2023
Drawing No:	A-403	Revision:	01

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Directors: D. Gale, T. Garner, L. Millward, J. Snowden

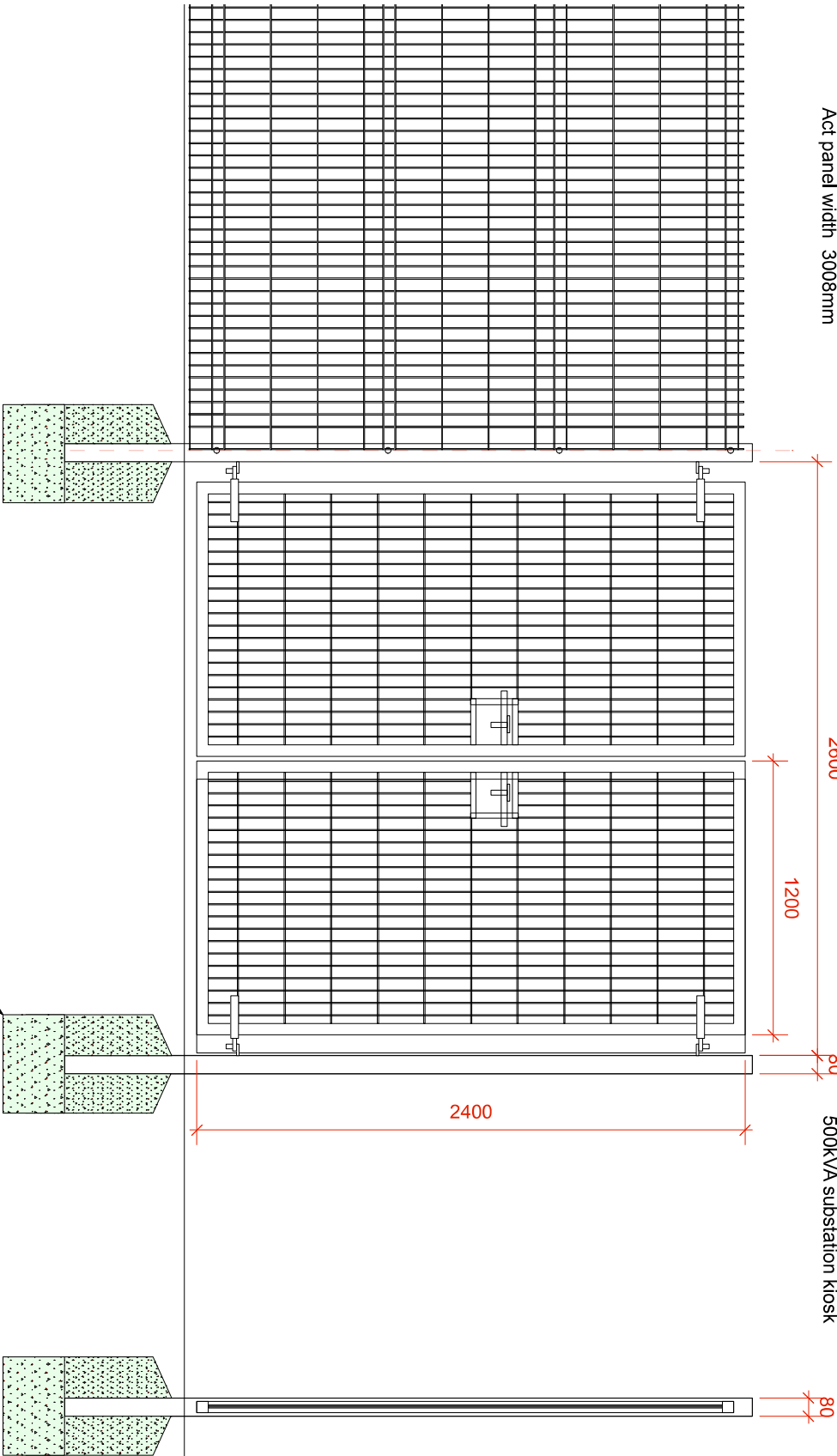
2.4m high V Mesh Fencing Specification

- Colour - Dark Green
- 6 clips per post
- 4 x V Bars
- Mesh pattern 200 x 50mm
- All wires 5mm dis.
- Post centres 3.015m
- Posts 60x60 x 3.0m
- Act panel height 2430mm
- Act panel width 3008mm

2.4m high V Mesh Gate Specification

- Colour - Dark Green
- Gate height 2.4m
- Gate width 1.2m
- Gate leafs clad with 656 twinwire mesh welded to the frame.
- Gate frame 50x50mm RHS
- Gate Posts 80x80mm RHS

2.4 V Mesh fencing and gate to 500KVA substation kiosk



Elevation

Foundations to manufacturer's specification and detail

Section

V Mesh Security Fencing Gate
Scale 1:20

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Notes

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Issue
01 28/06/23 New detail

PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ

Gypsy & Traveller Site

2400 high V Mesh Double Gate

Details

Drawn by:	LM	Scale:	1:20 @A3
Checked by:	ET/HT-GSA-XX-DR	Date:	June 2023
Drawing No:	A-404	Revision:	01

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PLANNING Application

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Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Semi-Detached Amenity Buildings

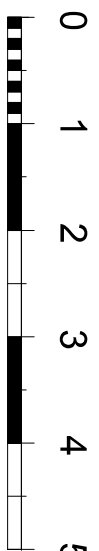
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Drawing No:	E1611-GSA-XX-DR-A-102	Revision:	01

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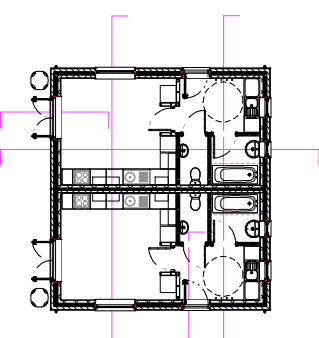
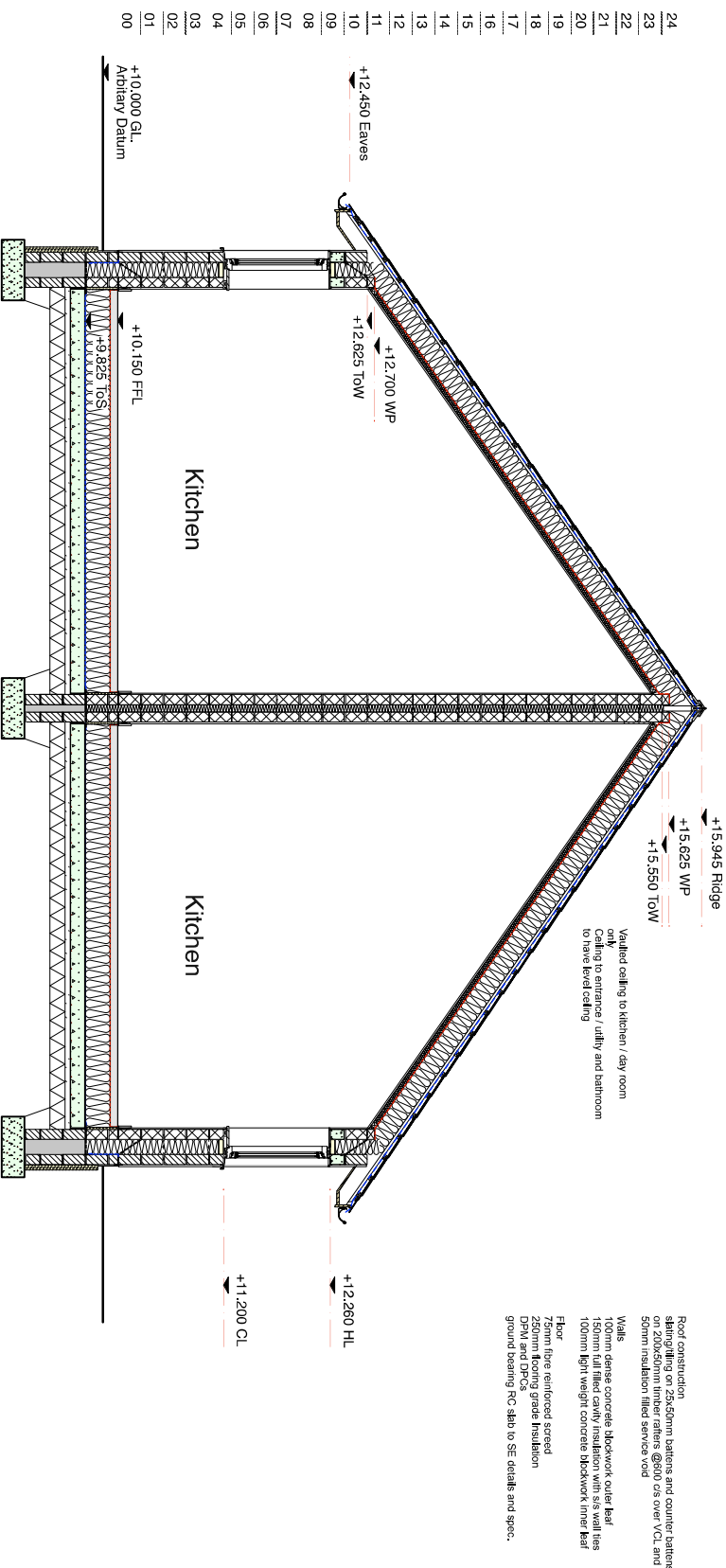
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Section A-A



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Notes

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Issue

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PLANNING Application

RIBA Stage 3

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Semi-Detached Amenity Buildings

Section B-B

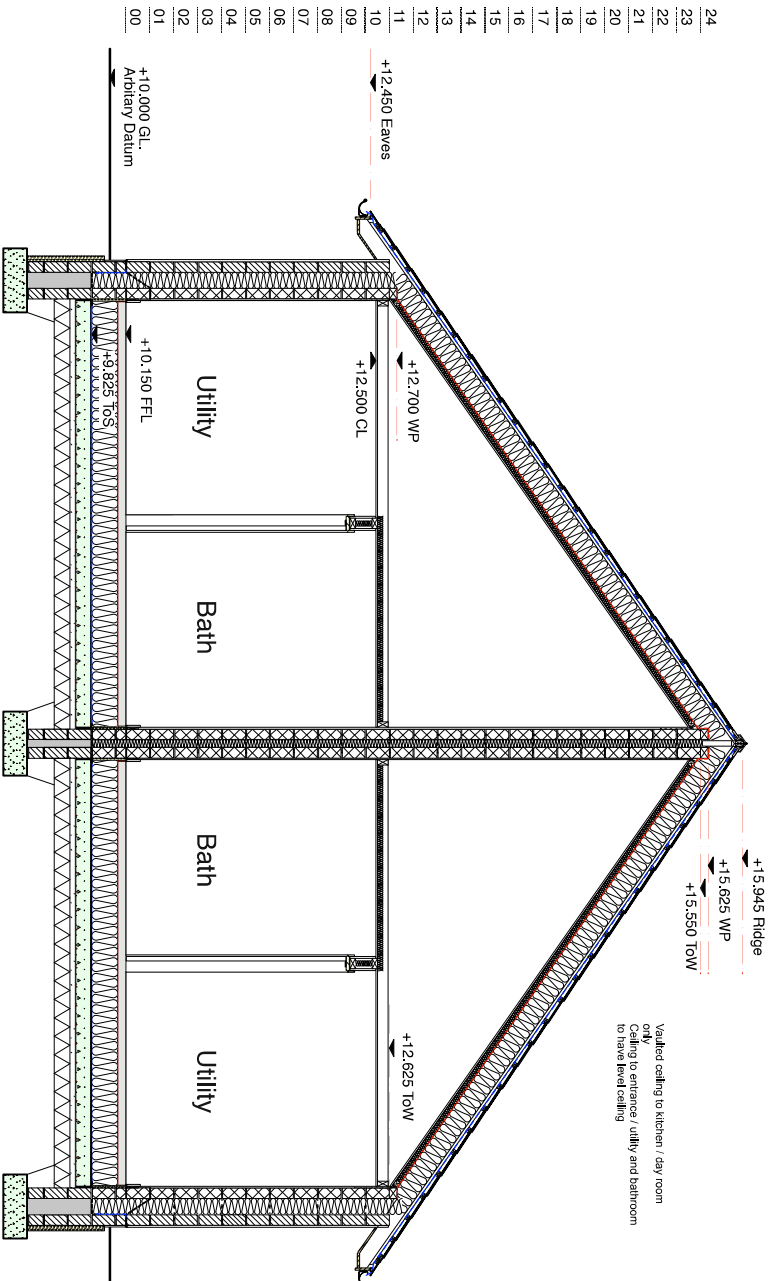
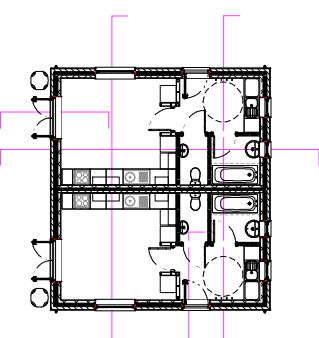
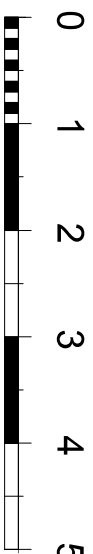
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 Checked by: **LM** Date: **Sept 2022**
 Drawing No: **E1611-05A-XX-DR-A-103**
 Revision: **01**

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Valided ceiling to kitchen / day room only
 Ceiling to entrance / utility and bathroom to have level ceiling

Floor construction
 slating on 25x50mm battens and counter battens on 200x50mm timber rafters @960 C/S over V.C.L and 50mm insulation filled service void

Walls
 100mm dense concrete blockwork outer leaf
 150mm full filled cavity insulation with s/s wall ties
 100mm light weight concrete blockwork inner leaf

Floor
 Form blue reinforced screed
 250mm flooring grade insulation
 DPM and DPCs
 ground bearing RC slab to SF details and spec.

Section B-B

Valued ceiling to kitchen / day room
 Ceiling to entrance / utility and bathroom
 to have level ceiling

Roof construction
 slabting / riling on 2565mm battens and counter battens
 25x35mm mer ralers @900 cs over VCL and
 50mm insulation filled service void

Walls
 100mm dense concrete blockwork outer leaf/
 100mm hollow core masonry insulpan with 50mm leaf
 100mm light weight concrete blockwork inner leaf

Floor
 75mm fibre reinforced screed
 25mm flooring grade insulation
 ground bearing R/C slab to SE details and spec.

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Notes

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GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Semi-Detached Amenity Buildings

Section C-C

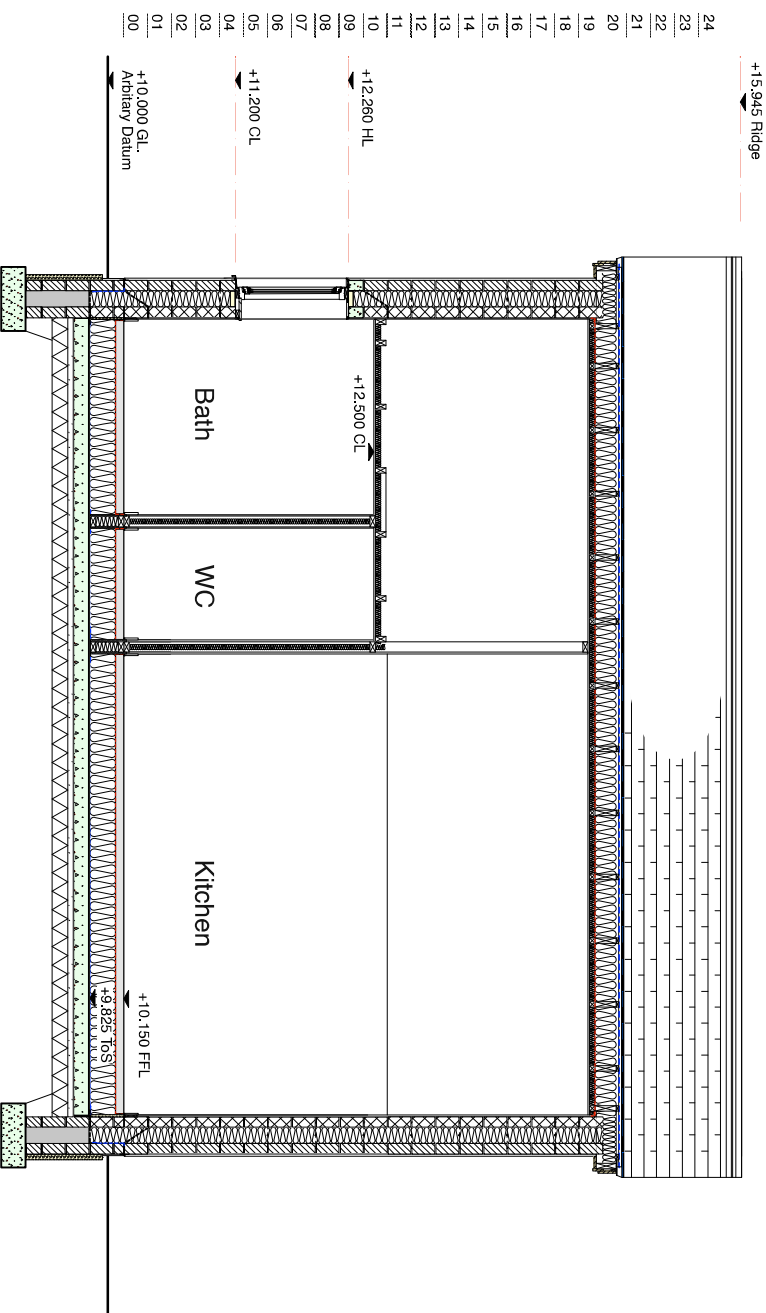
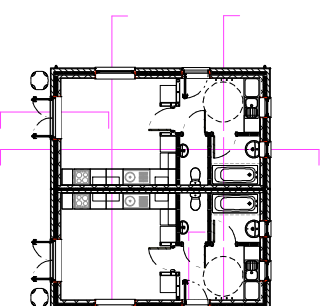
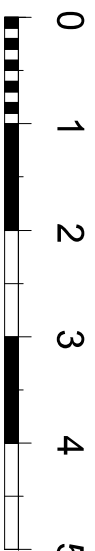
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 Checked by: **LM** Date: **Sept 2022**
 Drawing No: **E1611-GSA-XX-DR-A-104**
 Revision: **01**

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Directors: D Gable, T Garner, L Millward, I Snowden



Section C-C

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Issue	Date
01	16/09/22 Preliminary Issue

PLANNING Application

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 ARCHITECTS & MECHANICAL ENGINEERS

Four Houses Corner RG74QJ
 Gypsy & Traveller Site

Semi-Detached Amenity Buildings

Section D-D and E-E

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Checked by:		Date:	Sept 2022
Drawing No.:	E1611-GSA-XX-DR-A-105	Revision:	01

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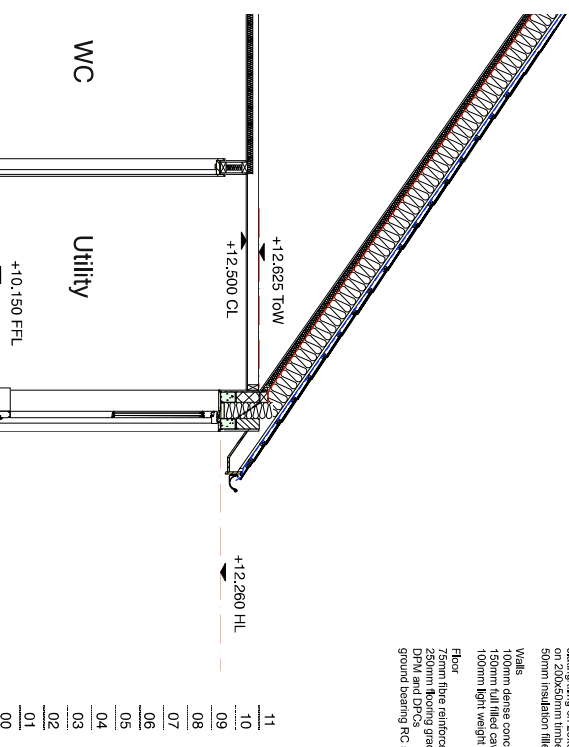


Directors: D. Gale, T. Garner, L. Millyard, I. Snowden

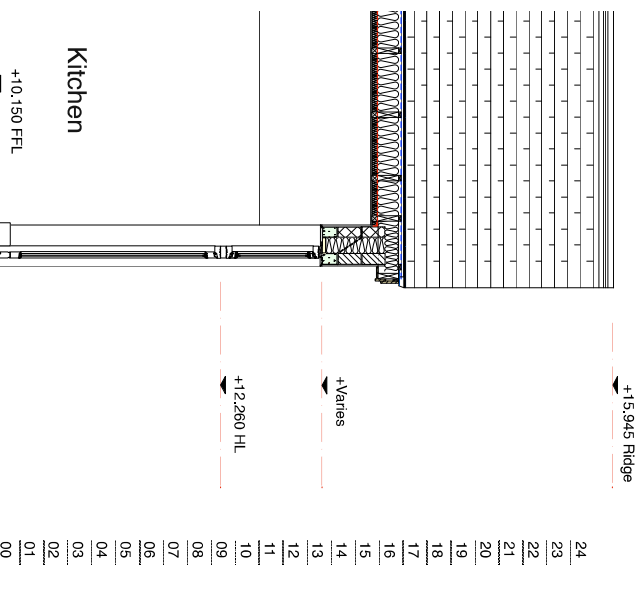
Valued ceiling to kitchen / day room
 only extending to entrance / utility and bathroom
 to have level ceiling

Roof construction:
 sloping on 25x50mm battens and counter battens
 on 200x50mm timber rafters @600 c/c over VCL and
 50mm insulation filled service void

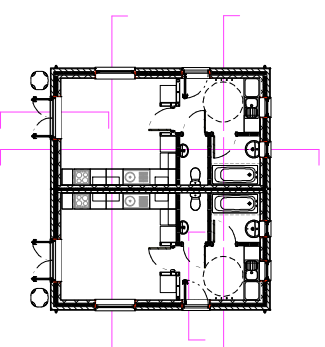
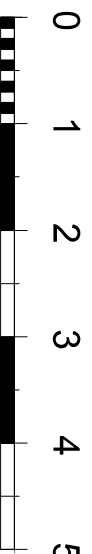
Walls:
 100mm dense concrete blockwork outer leaf
 150mm full filled cavity insulation with six wall ties
 100mm light weight concrete blockwork inner leaf
 250mm flooring grade insulation
 DPM and DPCs
 Floor:
 fibre reinforced screed
 250mm floor joists
 250mm floor joists
 DPM and DPCs
 ground bearing RC slab to SE details and spec.

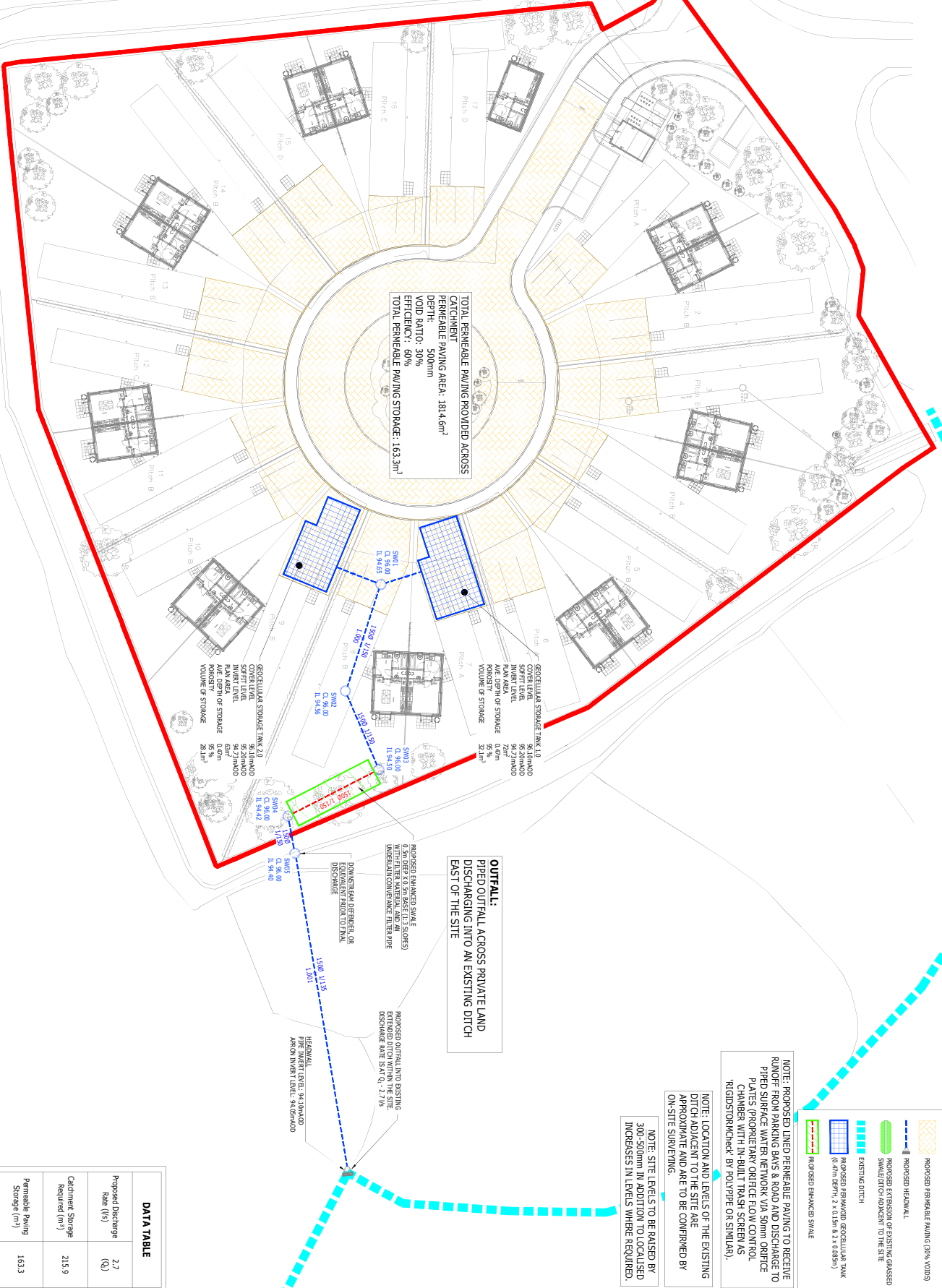


Section E-E



Section D-D





TOTAL PERMEABLE PAVING PROVIDED ACROSS CATCHMENT
PERMEABLE PAVING AREA: 181.46m²
DEPTH: 300mm
EFFICIENCY: 60%
TOTAL PERMEABLE PAVING STORAGE: 163.3m³

OUTFALL:
PIPED OUTFALL ACROSS PRIVATE LAND DISCHARGING INTO AN EXISTING DITCH EAST OF THE SITE

NOTE: PROPOSED LINED PERMEABLE PAVING TO RECEIVE RUNOFF FROM PARKING BAYS & ROAD AND DISCHARGE TO PAVED SURFACE WATER WORKS VIA 300mm DRAINAGE PIPES THROUGH AN OUTLET FLOW CONTROL CHAMBER WITH IN-BUILT TRASH SCREEN AS (RIGID)STONKHECK BY POLYPIPE (OR SIMILAR).

NOTE: LOCATION AND LEVELS OF THE EXISTING DITCH ADJACENT TO THE SITE ARE APPROXIMATE AND ARE TO BE CONFIRMED BY ON-SITE SURVEYING.

NOTE: SITE LEVELS TO BE RAISED BY 300-500mm IN ADDITION TO LOCALISED INCREASES IN LEVELS WHERE REQUIRED.

- LEGEND**
- Red line: SITE BOUNDARY
 - Blue dashed line: PROPOSED SURFACE WATER SINKER & MANHOLE (WITH MANHOLE REF NO.)
 - Green dashed line: COVER LEVEL
 - Yellow dashed line: PROPOSED PERMEABLE PAVING (30% Voids)
 - Blue dashed line: PROPOSED HEADWALL
 - Blue dashed line: PROPOSED DRAINAGE OF EXISTING UNASSSESSED SWALE(S) ADJACENT TO THE SITE
 - Blue dashed line: PROPOSED PERMEABLE GEOTEXTILE TANK (400mm DEPTH x 0.3m DIA x 0.3m DIA)
 - Blue dashed line: PROPOSED ENHANCED SWALE

CATCHMENT
DEVELOPMENT AREA: 0.919 ha
PERCENTAGE IMPERMEABLE: 50%
MEASURED IMPERMEABLE AREA: 0.455 ha

DATA TABLE

Proposed Discharge Rate (l/s)	(Q)
2.7	

Catchment Storage Required (m ³)	215.9
Permeable Paving Storage (m ³)	163.3
Tank Storage (m ³)	60.2
Total Storage Provided (m ³)	223.5

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WEST BERKSHIRE COUNCIL
FOUR HOUSES CORNER
CARAVAN SITE

PROPOSED DRAINAGE STRATEGY

Drawn By	Checked By	Approved By	Date
JL	CC	BC	NOV 2022

Drawing Number: 2260380-001

Scale: 1:250 @ A1

PRELIMINARY

0m 2m 4m 6m 8m 10m

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELEVANT DOCUMENTS ISSUED BY THE ENGINEER.
 - THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE LOCAL AREA AND ALL UTILITIES AND SERVICES TO BE DELETED OR REDUCED TO THE LEVELS SHOWN ON THIS DRAWING.
 - ALL DIMENSIONS SHOWN ON THE DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
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CONTRACTOR'S NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE LOCAL AREA AND ALL UTILITIES AND SERVICES TO BE DELETED OR REDUCED TO THE LEVELS SHOWN ON THIS DRAWING.

2. ALL DIMENSIONS SHOWN ON THE DRAWING ARE IN METRES UNLESS OTHERWISE STATED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

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18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

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