

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

Wednesday 8th October 2025 at 6.30pm

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

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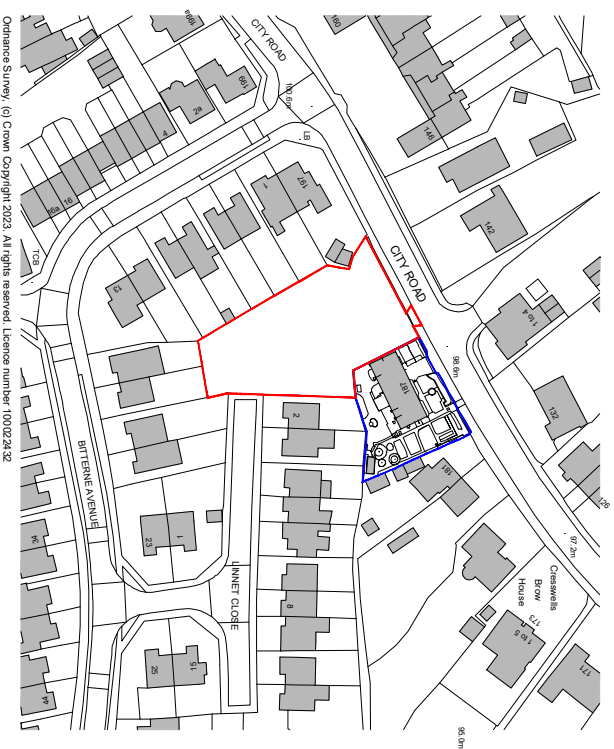
And via Zoom

[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*

25/00140/FUL
Land Adjacent To Linnet Close
Linnet Close
Tilehurst
Reading



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Application Site Boundary

Ownership Site Boundary

© ECE Arch Ltd. No dimensions to be scaled from drawing except for the purposes of Building Applications. The contractor should check all dimensions on site. It is the contractor's responsibility to ensure compliance with Building Regulations.

Client's Name
Mr James Cooper

Drawing Title
Location Plan

Job Title _____
Land off City Road, Tilehurst

1:1250 @ A3

Drawing	Check/lead	Date
KP	DT	10.10.24
Job No	Drawing No	Rev
7502	PL01	D

Drawing	Check/lead	Date
KP	DT	10.10.24
Job No	Drawing No	Rev
7502	PL01	D

APPROVAL



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Subtext:

Bristol:

ECE Architecture

CARDINAL DE SORDANI, PAAS



Application Site Boundary
Ownership Site Boundary

Client Name
Mr James Cooper

Block Plan

Land off City Road, Trehurst

Scale
1:500 @ A3



APPROVAL

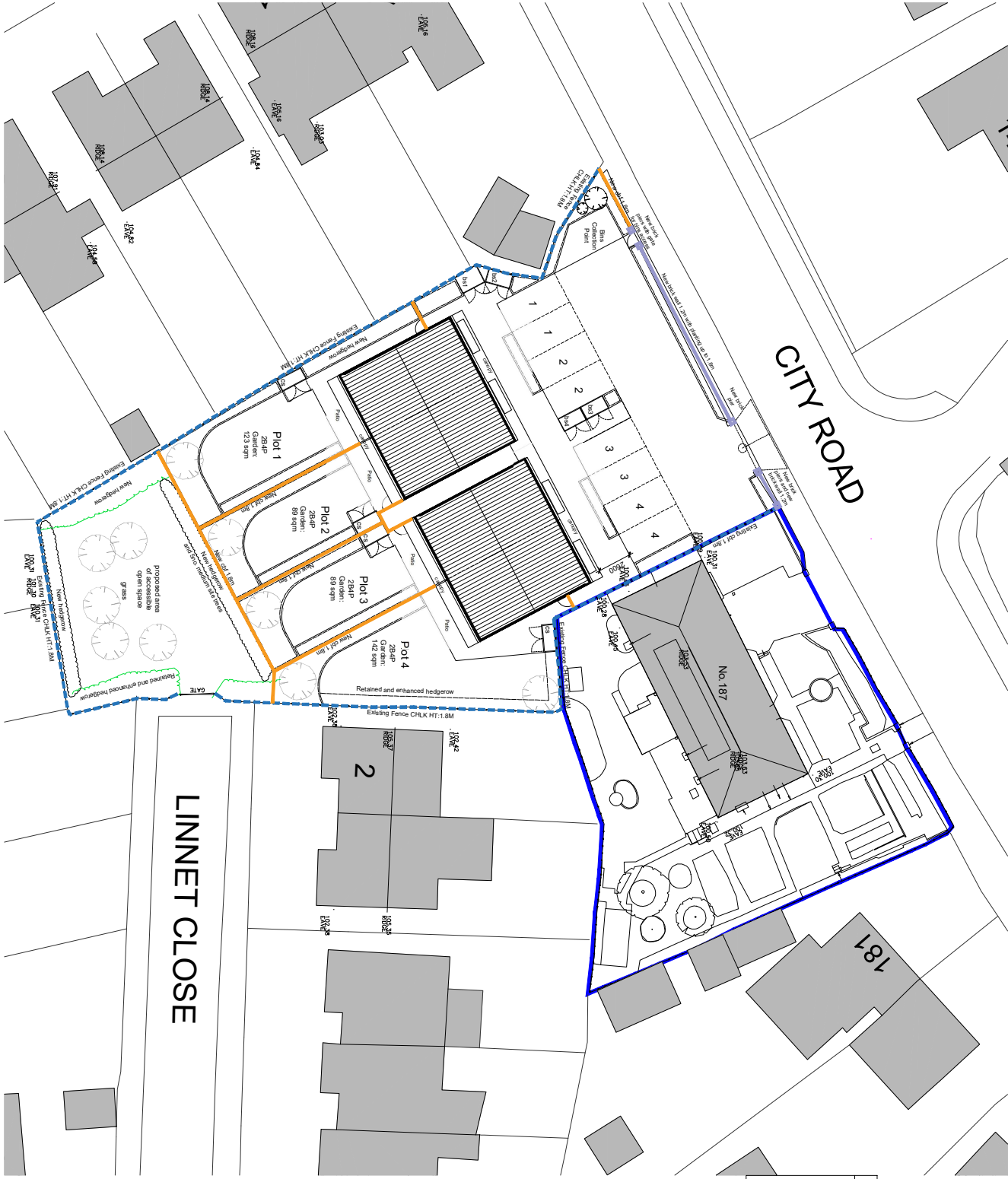
Drawn	Checked	Date	Rev
KP	DT	04.11.24	1
7502	PL02		D

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Boundary Treatment Key

- 1200mm High Proposed Brick wall (Back to match house)
- 1200mm High Proposed Brick Piers
- 1800mm High Proposed Timber fencing/gates
- Existing boundary fence
- New medium sized trees



Rev	Date	Revision Details	Dr	Ch
C	24.03.25	Drawing amended following Highway Comments	KP	DT
B	10.01.25	Tree updated after comments	KP	DT
A	08.01.25	Trees and hedge/grow added to improve BNG	KP	DT

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Client Name
Mr James Cooper

Job Title
Land off Linnet Close, Reading

Drawing Title
Boundary Plan

Scale
1:200 @ A2
0 5 10 15 20
metres














Drawn	Checked	Date
HW	DT	04.11.24
Job No	Drawing No	Rev
7321	PL06	C

APPROVAL

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Detail Site Layout Key	
	Site Boundary
	Ownership boundary
	Cycle stre
	Bin store
	Recycling Storage
	Refuse Storage
	Food Waste Storage
	Refuse Collection Point
	Residents planting Distance
	Proposed planting and Trees
	Existing Hedge on Site
	Proposed Hedgip to be added on Site
	New medium sized Trees

Rev	Date	Revision Details	Dr	Chk
D	02.06.25	Drawing amended following Highway Comments to No.187	KP	DT
C	24.03.25	Drawing amended following Highway Comments	KP	DT
B	10.01.25	Text updated after comments	KP	DT
A	08.01.25	Trees and hedgerow added to improve BNG	KP	DT



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Client's Name
Mr James Cooper

Job Title
Land off City Road, Tilehurst

Drawing Title
Proposed Detail and Boundary
Site Layout

LINNET CLOSE

1:200 @ A2

Job No	Drawing No	Rev
7502	PL08	D

Status

APPROVAL

CAD Plot date: 2/06/2025 - 11:46:54 7502 - site layout.dwg

75602 - site buyout day

CDM 2015 Health & Safety Information

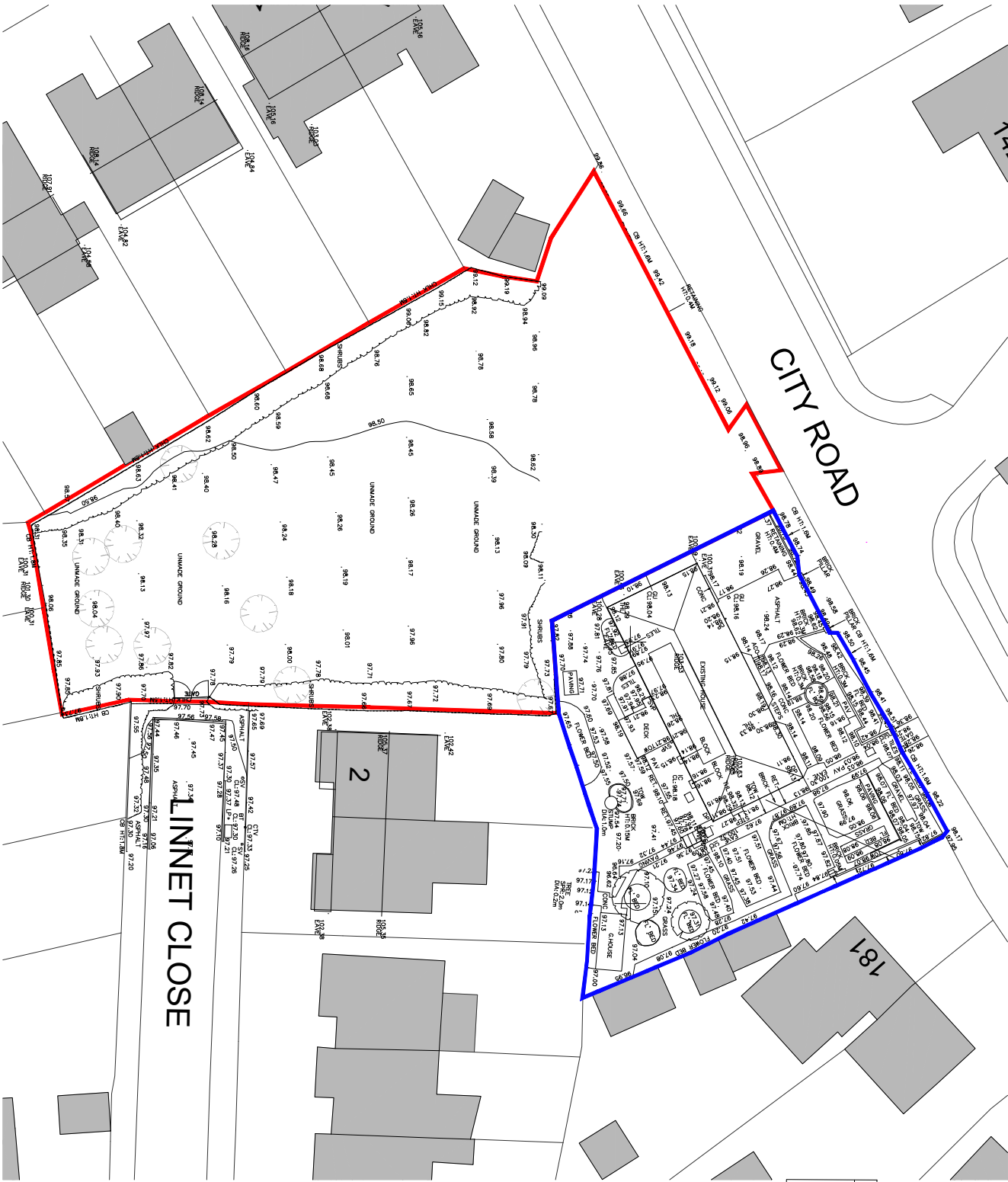
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Site Layout Key

- Site Boundary
- Ownership Boundary

*This topographical survey was produced by WARNER SURVEYS



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Client Name
Mr James Cooper

Job Title
Land off City Road, Tilehurst

Drawing Title
Topographical Survey

Scale
1:200 @ A2
metres 0 12 18 24

Drawn
KP DT 10.10.24
Checked
DT
Job No
7502 PLO7
Drawing No
A

APPROVAL

CDM 2015 Health & Safety Information
2024-10-24

CDM 2015 Health & Safety Information

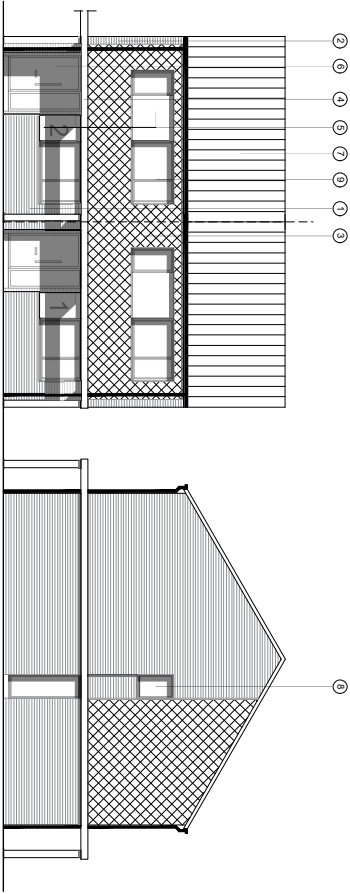
This information relates only to Significant Hazards identified on this drawing and is to be used in conjunction with the Designer's Hazard Register.

Building Regulation M2(3) Checklist:

- a. Circulation areas & internal doorways to comply with Part M.
- b. Min. 350mm is provided to the leading edge.
- c. A 1200 mm min. clear space is provided in front of and to the side of the door.
- d. Glazing to the principal living room window sits a max. of 900 mm above floor level.
- e. Bedroom provide a clear access route of 750mm wide from the entrance to the bedroom.
- f. At least one double bedroom can provide a clear access zone a min. 750mm to both sides and the foot of the bed.
- g. All single and twin bedrooms can provide a clear access zone a min. 750mm to both sides and the foot of the bed.
- h. Dwelling has a bathroom in line with diagram 2.7 that is located on the same floor as the double bedroom.
- i. The bathroom is accessible by all to a max. of 450 and 1200mm from the floor).
- j. Where the parking is communal at least one space should be provided for disabled persons to be widened to 3.5m which will be shown on the site plan.

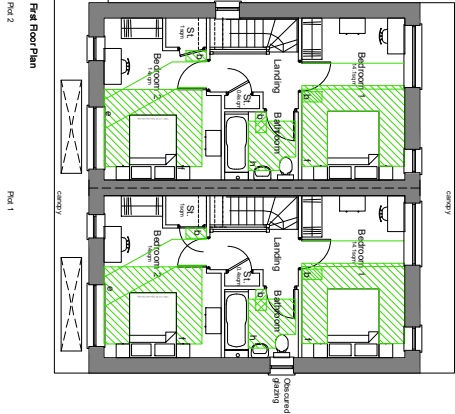
Material Key

- 1. Greyhord multi block
- 2. Greyhord brick detail
- 3. Timber cladding
- 4. Metal pvc canopy to front and rear elevations with flush detail to finish elevations
- 5. Double colour (light grey)RAL 7038
- 6. Door with painted finish - colours vary to match the plot
- 7. Zinc roof - colour TBC
- 8. Metal frame balcony windows
- 9. Metal frame balcony windows
- 10. Rainwater goods - dark grey colour

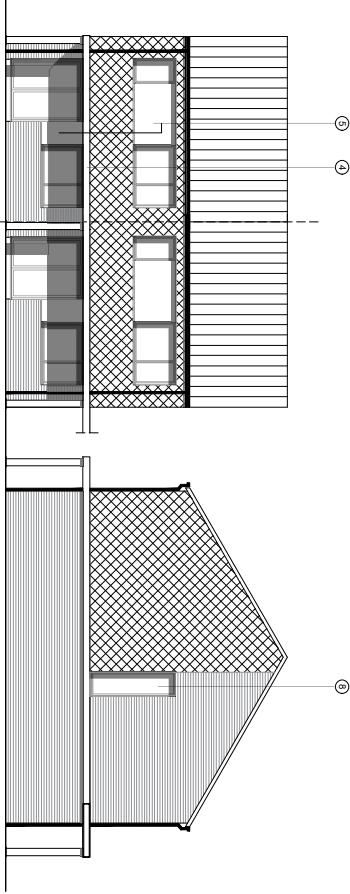


Front Elevation
Type - 2B4P semi detached
Plot 1
Plot 2

Side Elevation
Plot 1
Plot 2

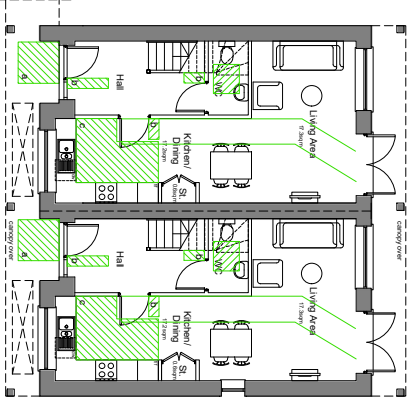


First Floor Plan
Plot 1
Plot 2



Rear Elevation
Type - 2B4P semi detached - right
Plot 1
Plot 2

Side Elevation
Plot 1
Plot 2



Ground Floor Plan
Type - 2B4P semi detached - right
Plot 1
Plot 2



Mr James Cooper

Land off City Road, Tilehurst

Drawing Title
HouseType Plans and Elevations
2B4P semi detached Plots 1-2

Scale
1:200 @ A2

minutes 4 8 12 16 20

Drawn DT 04.11.24

Job No 7502

Approval

CDM/Health & Safety 27/11/2024 12:30:07

CDM 2015 Health & Safety Information

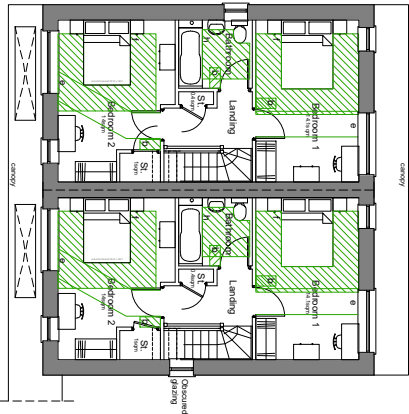
This information relates only to 'Significant Hazards' identified on this drawing and is to be used in conjunction with the Designer's Hazard Register.

Building Regulation M2(3) Checklist:

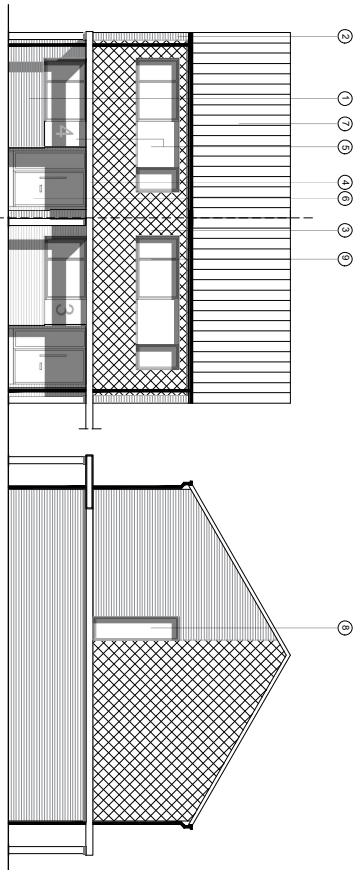
- a. Circulation areas & internal doorways to comply with Part B.
b. Min. 350mm is provided to the leading edge.
c. A 1200 mm min. clear space is provided in front of and
d. Glazing to the principal living room window sits a max. of
850 mm above floor level.
e. Bedroom provide a clear access route of 750mm wide from
f. At least one double bedroom can provide a clear access
zone a min. 750mm to both sides and the foot of the bed.
g. All single and twin bedrooms can provide a clear access
h. Dwelling has a bathroom in line with diagram 2.7 that is
located on the same floor as the double bedroom.
i. The bathroom is accessible by all to who are 500 and 1200mm
from the floor).
j. Where the parking is communal at least one space should
which will be shown on the site plan.

Material Key:

1. Greyhurl multi brick
2. Greyhurl brick detail
3. Timber cladding
4. Metal PPG canopy to front and rear elevations with
flush detail to flank elevations
5. Double colour (light grey) PGL 7038
6. Door with painted finish - colours vary to match the
7. Zinc roof - colour TBC
8. Metal frame balcony windows
9. colour (light grey) PGL 7038
10. Rainwater goods - dark grey colour

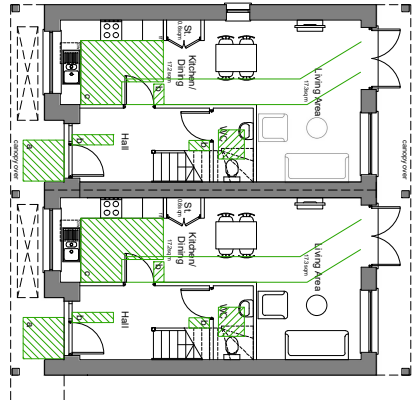


First Floor Plan
Plot 3
Plot 4

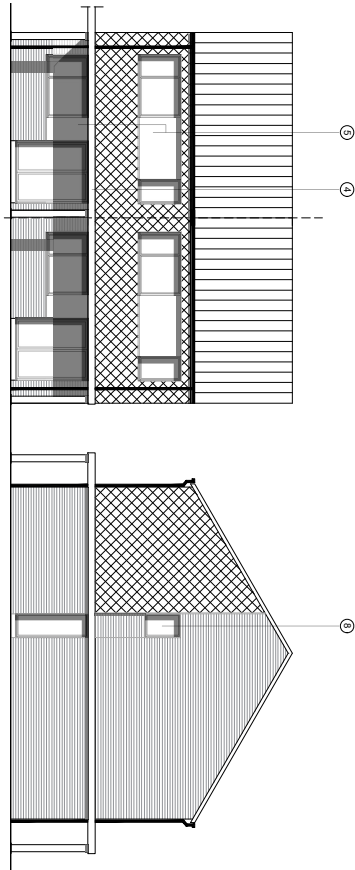


Front Elevation
Type - 2B4P semi detached
Plot 3
Plot 4

Side Elevation
Plot 3



Ground Floor Plan
Type - 2B4P semi detached - right
Plot 3
Plot 4



Rear Elevation
Plot 3
Plot 4

Side Elevation
Plot 4

Rev	Date	Revision Details	Dr	Ch
A	24.01.25	Drawing amended following Planners comments	KP	DT

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Client Name
Mr James Cooper

Job Title
Land off City Road, Tlilhurst

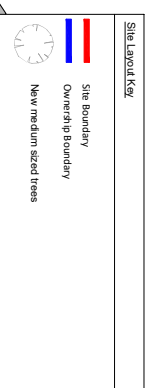
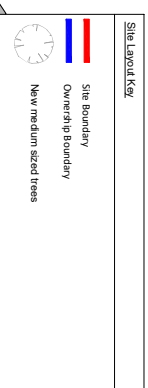
Drawing Title
HouseType Plans and Elevations
2B4P semi detached Plots 3-4

Scale
1:200 @ A2
0 12 18 24
metres

Drawn	Checked	Date
KP	DT	04.11.24
Job No	Drawing No	Rev
7502	PL10	A

APPROVAL

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Job Title
Land off City Road, Tilehurst

Scale
1:200 @ A2

APPROVAL

7502 - also by out door

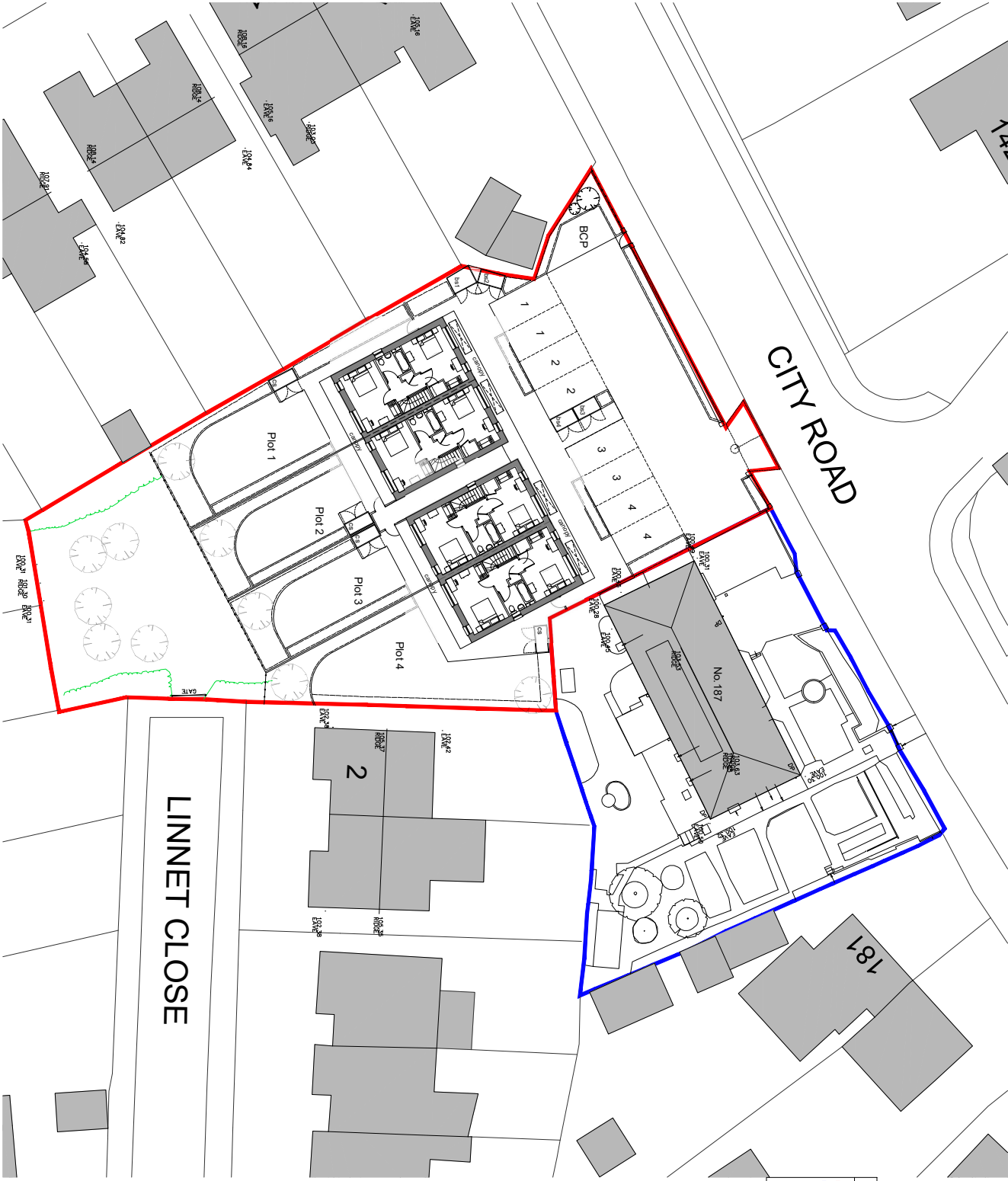
CDM 2015 Health & Safety Information

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Site Layout Key

- Site Boundary
- Ownership Boundary
- New medium sized trees



24.03.25	Drawing approved for layout, Highway Comments	KP	DT
10.01.25	Trees updated after comments	KP	DT
08.01.25	Trees and landscape added to improve BNG	KP	DT

Rev. Date Revision Details

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ECE Architecture

Client Name

Mr James Cooper

Job Title

Land off City Road, Tilehurst

Drawing Title

Proposed Site Layout - First Floor

Scale

1:200 @ A2



Drawn KP DT 04.11.24

Job No. 7502 Drawing No. PL04 Rev. C

Status

APPROVAL

CDM/Health & Safety 24/03/2025 15:37:44 7502 - Mr James Cooper



Site Layout Key	
—	Site Boundary Gross Site Area 0.13 Hectares
—	Ownership Boundary

Schedule of Accommodation	
Plot 1 G/A, 81.55 sqm	KP DT
Plot 2 G/A, 81.55 sqm	KP DT
Plot 3 G/A, 81.55 sqm	KP DT
Plot 4 G/A, 81.55 sqm	KP DT
Total: 4no. Dwellings	
Car Parking	2 spaces per House
Cycle Parking	2 spaces per House in rear garden stores

New medium sized trees

Rev	Date	Revision Details	Dr	Ch
D	24.03.25	Drawing amended following Highway Comments	KP	DT
C	10.01.25	Text updated after comments	KP	DT
B	03.07.24	Updated after comments	KP	DT
A	27.11.24	Schedule of accommodation added	KP	DT

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Client Name
Mr James Cooper

Job Title
Land off City Road, Tilehurst

Drawing Title
Proposed Site Layout - Roof Plan

Scale
1:200 @ A2
0 5 10 15 20
metres

Drawn	Checked	Date
KP	DT	04.11.24
Job No	Drawing No	Rev
7502	PL05	D

APPROVAL

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T 0117 214 1101 E bristol@eceaarchitecture.com

ECE Architecture

Job Title
Land off City Road, Tilehurst

metres

4 8 12 16 20

Job No	Drawing No	Rev
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Status

7502 - site layout.dwg

