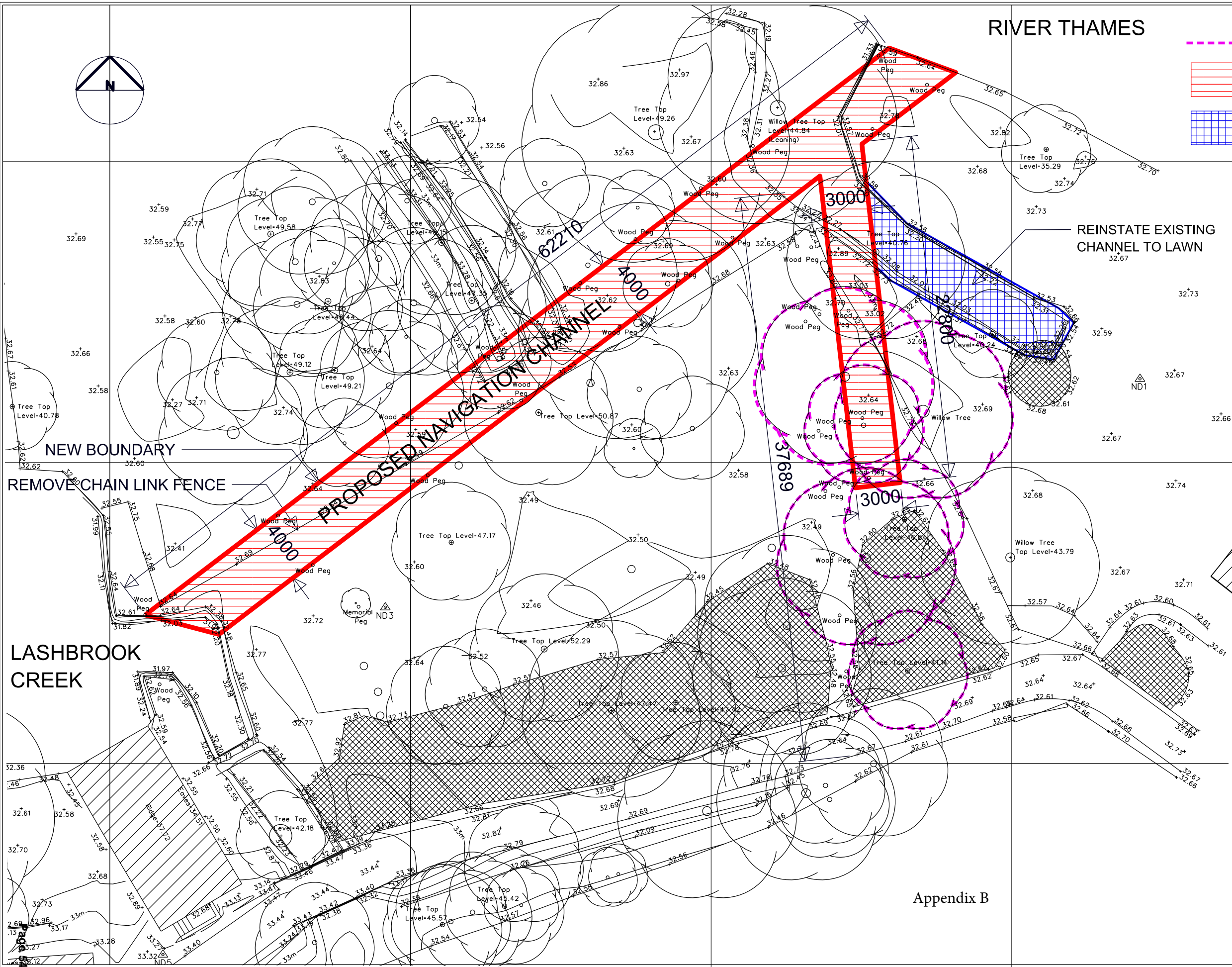
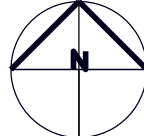


RIVER THAMES

-  TREES TO BE REMOVED
-  PROPOSED CHANNEL
-  FILL TO REINSTATE LAWN



REINSTATE EXISTING CHANNEL TO LAWN

NEW BOUNDARY

REMOVE CHAIN LINK FENCE

LASHBROOK CREEK

Appendix B

Revisions		
Scale Metres		
0 1 2 3 4 5 6 7 8 9 10 15		
Scale 1 : 250 @ A3	Date 06 JUNE 2014	Drm. by TD
Drawing		

CHANNEL ROUTE PLAN

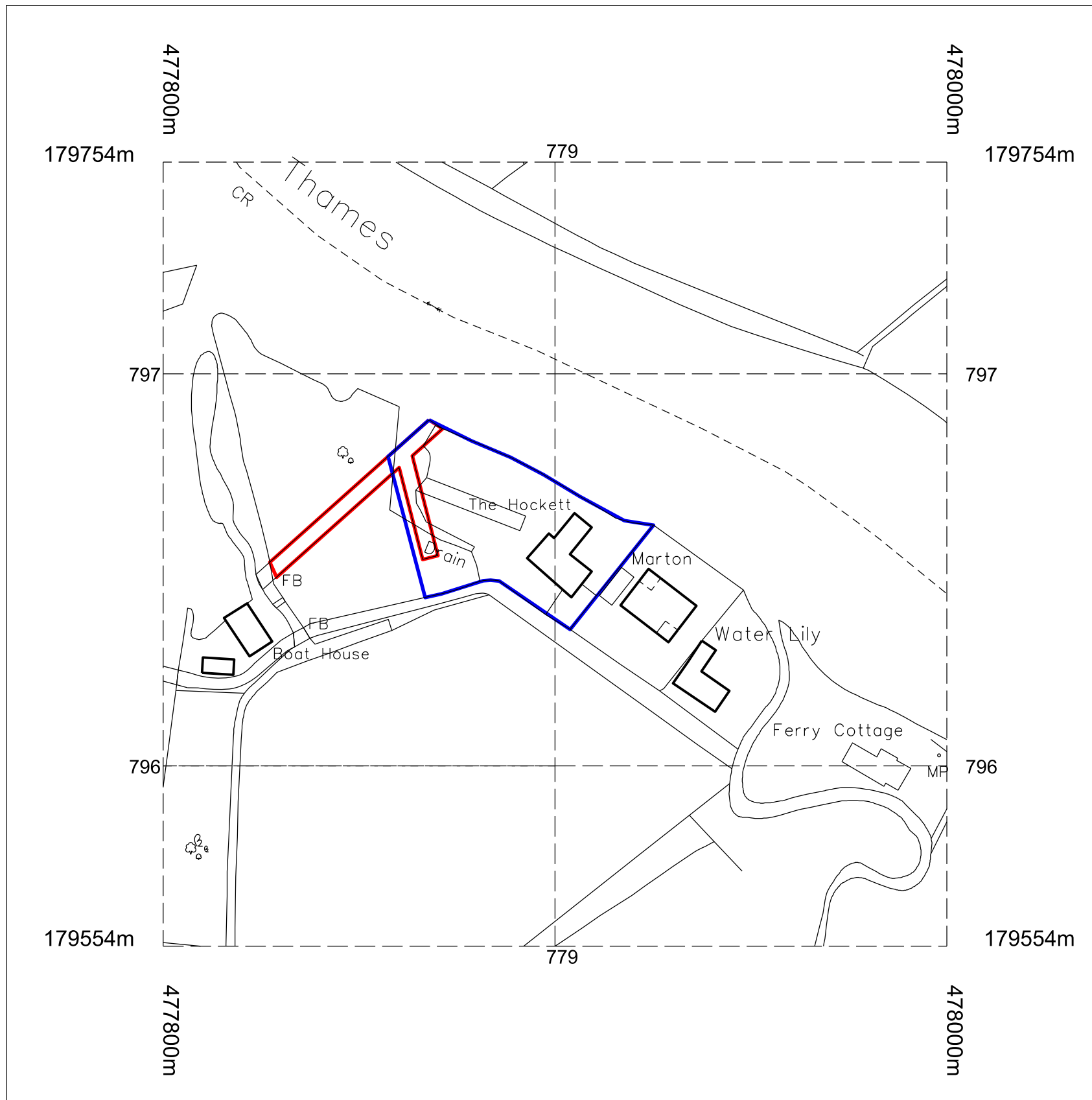
Project
PROPOSED NAVIGATION CHANNELS

Client
SARA LANGTON - THE HOCKETT,
Lashbrook, Shiplake, Henley-on-Thames, RG9 3NX

Drg. No.
1766-P-10

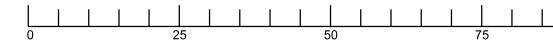
TDArch
TERENCE DACOMBE ARCHITECT CHARTERED ARCHITECT
Of East London

UNIT 306 MARE STREET STUDIOS, 203-213 MARE STREET
LONDON, E8 3QE
Tel: +44 (0) 20 8510 3672 Email: info@tdarch.co.uk



C 12 AUG 2013 BLUE LINE LAND IN APPLICANT'S OWNERSHIP
 B 12 AUG 2013 OUTLINE SITE OF ENGINEERING WORKS IN RED
 A 17 JUN 2013 ADD OWNERSHIP AREAS

Revisions
 Scale Metres



Scale	1 : 1250 @ A3	Date	11 MAR 2013	Drn. by	TD
-------	---------------	------	-------------	---------	----

Drawing

LOCATION PLAN

Project

PROPOSED NAVIGATION CHANNELS

Client

SARA LANGTON - THE HOCKETT,
 Lashbrook, Shiplake, Henley-on-Thames, RG9 3NX

Dwg. No.

1766-P-01 C

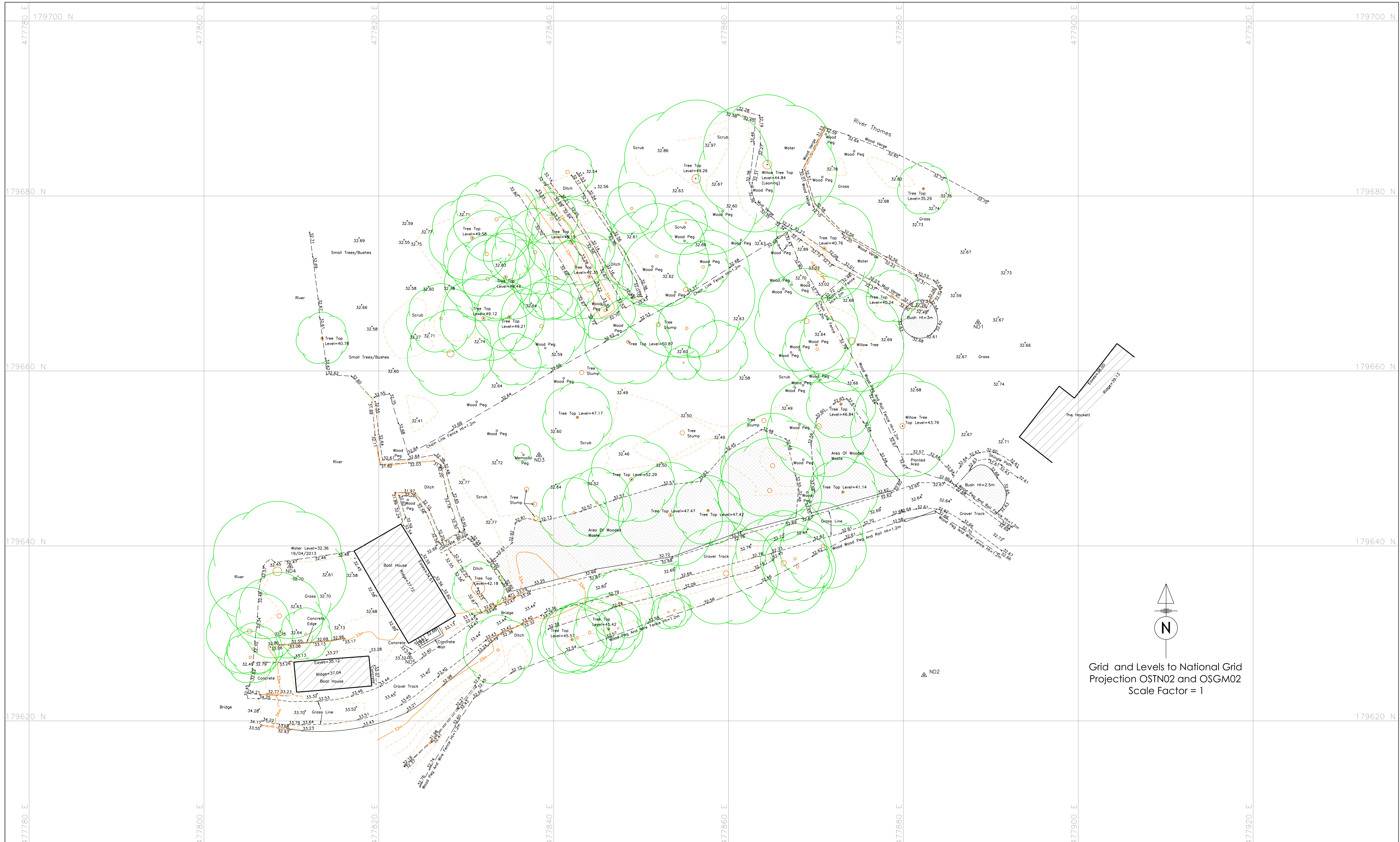
TDArch

TERENCE DACOMBE ARCHITECT

CHARTERED ARCHITECT

UNIT 306 MARE STREET STUDIOS, 203-213 MARE STREET
 LONDON, E8 3QE

Tel: +44 (0) 20 8510 3672 Email: info@tdarch.co.uk



Grid and Levels to National Grid Projection OSTN02 and OSGM02
Scale Factor = 1

SURVEY STATIONS				
Name	Easting	Northing	Height	Remark
ND1	477880.531	179665.573	32.688	Peg
ND2	477882.368	179655.231	32.702	Peg
ND3	477838.328	179650.384	32.707	Peg
ND4	477820.876	179617.013	32.570	Peg
ND5	477823.531	179627.301	33.331	Peg

UTILITIES LEGEND	
	STORM WATER SEWER (SWS)
	FOUL WATER SEWER (FWS)
	COMBINED SEWER (CWS)
	ELECTRIC CABLE
	H.V. HIGH VOLTAGE CABLE
	L.V. LOW VOLTAGE CABLE
	TELECOMS CABLE
	CABLE TELEVISION
	TRAFFIC LIGHT SIGNAL CABLE
	WATER
	GAS
	GAS MEDIUM PRESSURE
	GAS INTERMEDIATE PRESSURE
	GAS HIGH PRESSURE
	HEATING PIPES
	M.S.R. MULTIPLE SERVICE ROUTE
	UNK - M UNKNOWN SERVICE METALLIC
	UNK - C.P.R. UNKNOWN SERVICE CABLE WITH GPR
	UNK - CABLE UNKNOWN SERVICE CABLE
	E.D. EMPTY DUCT

NOTES:
This survey has been carried out to the standard, as described by The Survey Association (ISA), for a Level 4 Survey. Utilities on this drawing have been detected using non-invasive technologies. The performance of these technologies can be adversely affected by ground conditions which are out of the control of Brunel Surveys. Consequently some utilities may be undetectable and therefore, whilst Brunel Surveys uses best endeavours to detect all utilities we cannot guarantee that 100% detection can always be achieved. Irrespective of the information provided by a utility survey and statutory plans, any groundworks should be undertaken with extreme caution and in accordance with health and safety executive guidelines HSG 47 AVOIDING DANGER FROM UNDERGROUND SERVICES

LEGEND					
AV	Air Valve	IL	Invert Level	SV	Stop Valve (Water)
BB	Belted Beacon	KL	Kerf Inlet	THL	Threshold Level
BH	Bore Hole	LC	Lamp Column	TL	Traffic Light
BL	Bollard	LH	Litter Bin	TL CAB	Traffic Light Cabinet
BT	Bus Stop	LP	Lamp Post	TP	Telegraph Pole
BT	Telecom Cabinet	MK	Marker Post	TS	Traffic Sign
BT	Telecom Cover	MK-BT	Marker Post (Telecoms)	TWC	Cable TV Inspection Cover
BT	CAB Telecom Cabinet	MK-FH	Marker Post (Fire Hydrant)	UTL	Unable to Lift
CATV	Cable TV Cover	MK-GV	Marker Post (Gas Valve)	UTS	Unable to Survey
CL	Cover Level	MK-SV	Marker Post (Stop Valve)	UIT	Unable to Trace
CP	Catch Pit	MK-WM	Marker Post (Water Meter)	VP	Vent Pipe
CR	Cable Riser	MS	Manhole	WL	Water Level
D	Depth in Meters	MW	Monitoring Well	WM	Water Meter
DP	Down Pipe	MWIC	Mercury Telecoms IC	WD	Wash Out
EB	Electricity Box	NPV	No Pipe Visible		
ECAB	Electrical Cabinet	OHC	Overhead Cable		
EIC	Electrical Inspection Cover	PO	Post		
EOI	End of Trace	RE	Rodding Eye		
EP	Electricity Pole	RNP	Road Name Plate		
ER	Earth Road	RP	Reflector Post		
EY	Electricity Cover	RS	Road Sign		
FFL	Finished Floor Level	SA	Soak Away		
FH	Fire Hydrant	SC	Stop Cock (Water)		
FP	Fence Post	SD	Sump Depth		
GP	Gate Post	SIH	Silt Level		
GPR	Ground Penetrating Radar	SL	Softfit Level		
GV	Gas Valve	SP	Sign Post		
GY	Gully				
HT	Height				

Brunel Surveys Ltd

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Email: admin@brunelsurveys.com

Land and Measured Building Surveyors
Photogrammetry, 3D Visualisations and
Underground Utility Surveyors

CLIENT

Terence Dacombe

TDArch
Unit 306 Mare Street Studios
203-213 Mare Street
London
E8 3QE

JOB TITLE

Topographical Survey

The Hockett
Lashbrook
Shiplake
Henley-on-Thames
RG9 3NX

REVISIONS	
SCALE	A1 Sheet @ 1 to 200
DATE	April 2013
DRAWN BY	ND
CHECKED BY	SJNG
DRAWING No. 12668-200-001	

Tom Wyatt Esq.,
Team Leader Development Management (East)
South Oxfordshire District Council

11th August 2015

Dear Mr Wyatt, Re: **The Hockett P14/S1852/FUL**

Thank you for your email today. In reply I refer to the proposed Environment Agency conditions that it wishes to have attached to any approval.

There are two conditions required by the EA.

The first condition requires that an area is provided for transplanting the lily bulbs and an undertaking to manage it appropriately in the long term. The applicant is happy to do this (having managed all the land appropriately for many years, including having planted some of the bulbs) and can confirm that an area has been identified for the transplantation that will not obstruct or hinder the access route across the property for the right of way and will also not have river frontage so that it would not affect mooring rights.

It should be understood that the largest area of the bulbs would not be affected in any way by this application because these reside in the north east corner away from the area of any intended operations and away from any point of access for the right of way or mooring rights. Only a smaller portion of bulbs is required to be transplanted and these have been identified on the site from where they would need to be relocated by a suitably qualified bio-diversity surveyor who would also oversee the relocation.

The second condition requires a flood risk plan. This will require all excavated spoil to be removed from the site. Needless to say this would have to be done in any event and the application refers to this, and a method statement included to that effect. The removal of the excavated material will improve the volume of flood storage which is in everyone's best interests. It will not affect the right of way.

The excavation work is anticipated to take approximately one week to complete. During that and at all times access will be fully maintained. Comprehensive signage to indicate safe routes will be provided and during the work the applicant anticipates that the owner will be on site at all times to escort those with a right of way safely to and from their moorings. Although it is understood that rights of way are not a matter for the local planning authority upon completion of the works a safe secure long term access over the right of way will be available as it is at present.

I trust that the assurances given above, that the conditions to be imposed will not impact adversely on any rights of way either during or after the work is completed, are accepted.

Yours sincerely,

Terence Dacombe

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