

# Appendix A

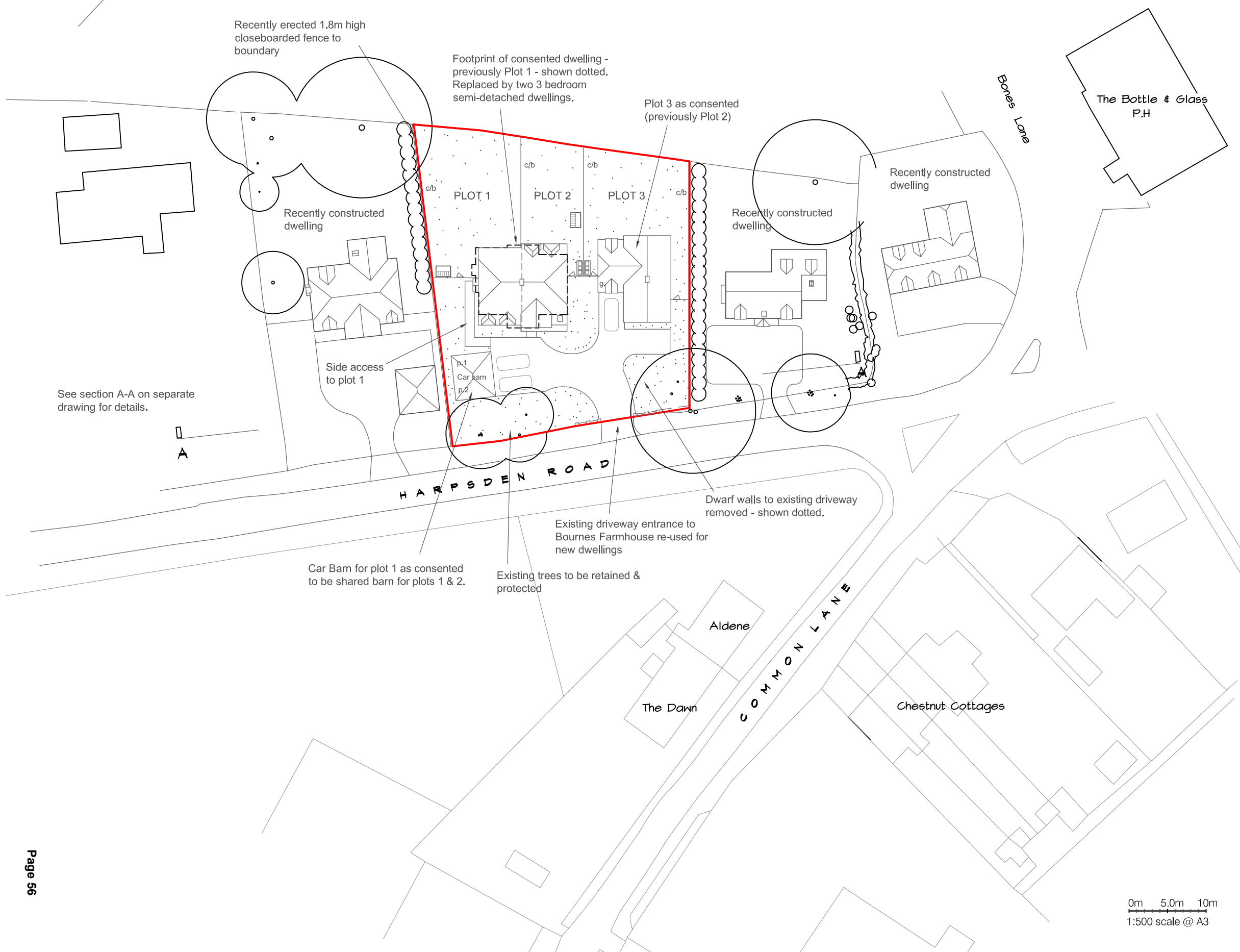
P22/S4374/FUL Item 10

scale 1:1241



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# Appendix B



**SCHEDULE OF UNITS - 3 Total**

**LEGEND :**

- DIGITAL / ORDNANCE SURVEY APPLICATION SITE BOUNDARY
- INDICATES INDIVIDUAL BIN STORE FOR 3 BINS IN EACH PRIVATE GARDEN.
- NOTE : ALL GARAGES TO MEASURE A MINIMUM OF 6x3m INTERNALLY. CYCLE STORAGE TO REAR OF EACH GARAGE.
- c/b INDICATES 1.8m HIGH CLOSEBOARDED FENCE
- g. INDICATES GARAGE
- p. INDICATES COVERED PARKING
- INDICATES GATE ACCESS TO REAR GARDEN
- INDICATES CYCLE STORE FOR 2NO. CYCLES TO DWELLING WITHOUT A GARAGE.

See section A-A on separate drawing for details.

B Chimneys added to roof plans JUNE 23  
 A 3 unit scheme revised following planners comments FEB. 23



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client  
**MR & MRS J COCKS**

project  
**NEW DWELLINGS  
 BOURNES FARMHOUSE  
 BINFIELD HEATH, HENLEY ON THAMES  
 OXFORDSHIRE. RG9 4JT.**

drawing

**SITE PLAN**

scale	date	job no:	dwg no.	rev.
1:500 @A3	FEB. 23	2211	2.20	B

0m 5.0m 10m  
 1:500 scale @ A3

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Plot 1

Plot 2

Detached car barn in foreground shown dotted - see separate drawing for details

FRONT ELEVATION - South/East



Plot 1

SIDE ELEVATION - South/West



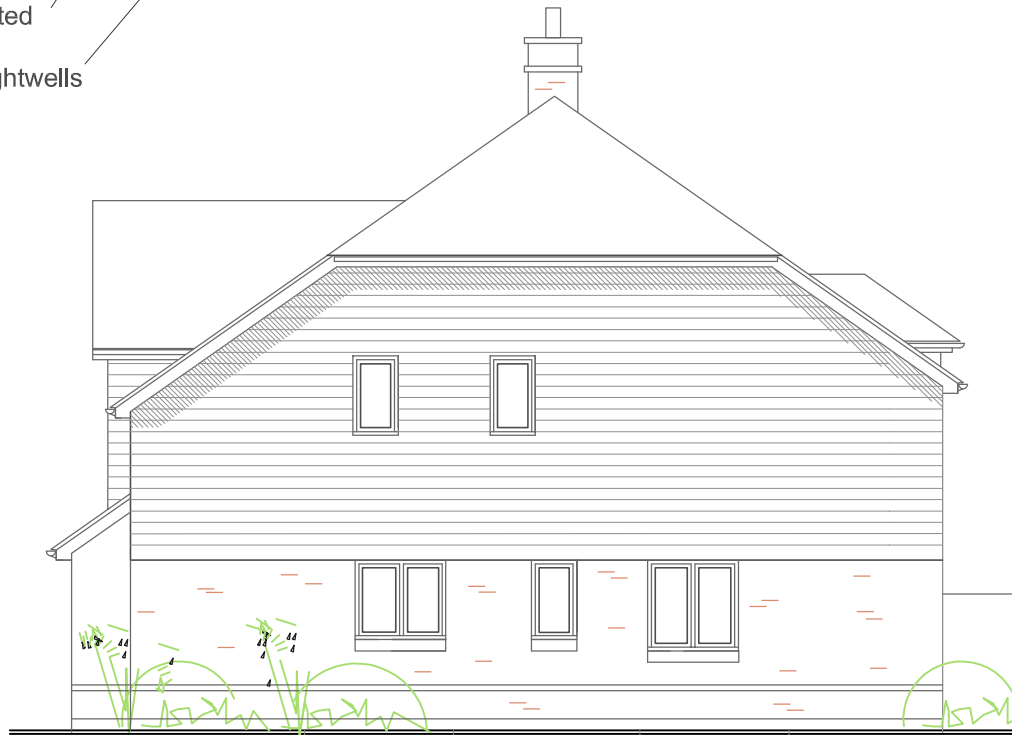
Plot 2

Plot 1

Detached car barn beyond shown dotted - see separate drawing for details

Outline of basement shown dotted

FRONT ELEVATION - North/West



Plot 2

SIDE ELEVATION - North/East

Windows to basement set in lightwells

MATERIALS SCHEDULE :

- Roof:  
Plain tiles at 35 degrees generally with feature gable at 40 degrees with matching ridge tiles.  
White finished fascia & barge boards.
- Dormers:  
Hipped roofdormers with plain tiles at 35 degrees with matching ridge tiles. Lead cladding to dormer cheeks.
- Walls:  
Facing brickwork to ground floor with stained timber weather boarding to first floor.  
Single red plinth brick course all elevations.  
Two course red cut soldier brick cills to ground floor windows.
- Windows:  
Flush Sash UPVC double glazed casement windows, light grey grained finish externally, white smooth finish internally. All Bathrooms, Shower Rooms & W.C.'s to have obscured glazing.
- Double Doors:  
Double glazed double doors & sidelights to match windows.
- Front Doors:  
Vertically boarded composite door.
- Rainwater Goods:  
Half round guttering & downpipes to match fascia.

- C Chimney added. JUNE 23
- B First floor cladding changed to stained timber weather boarding. JUNE 23
- A 3 unit scheme revised following planners comments FEB. 23



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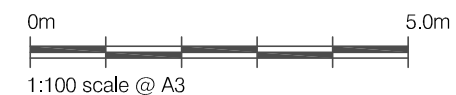
NEW DWELLINGS  
BOURNES FARMHOUSE  
BINFIELD HEATH, HENLEY ON THAMES  
OXFORDSHIRE. RG9 4JT.

drawing

ELEVATIONS - PLOTS 1 & 2

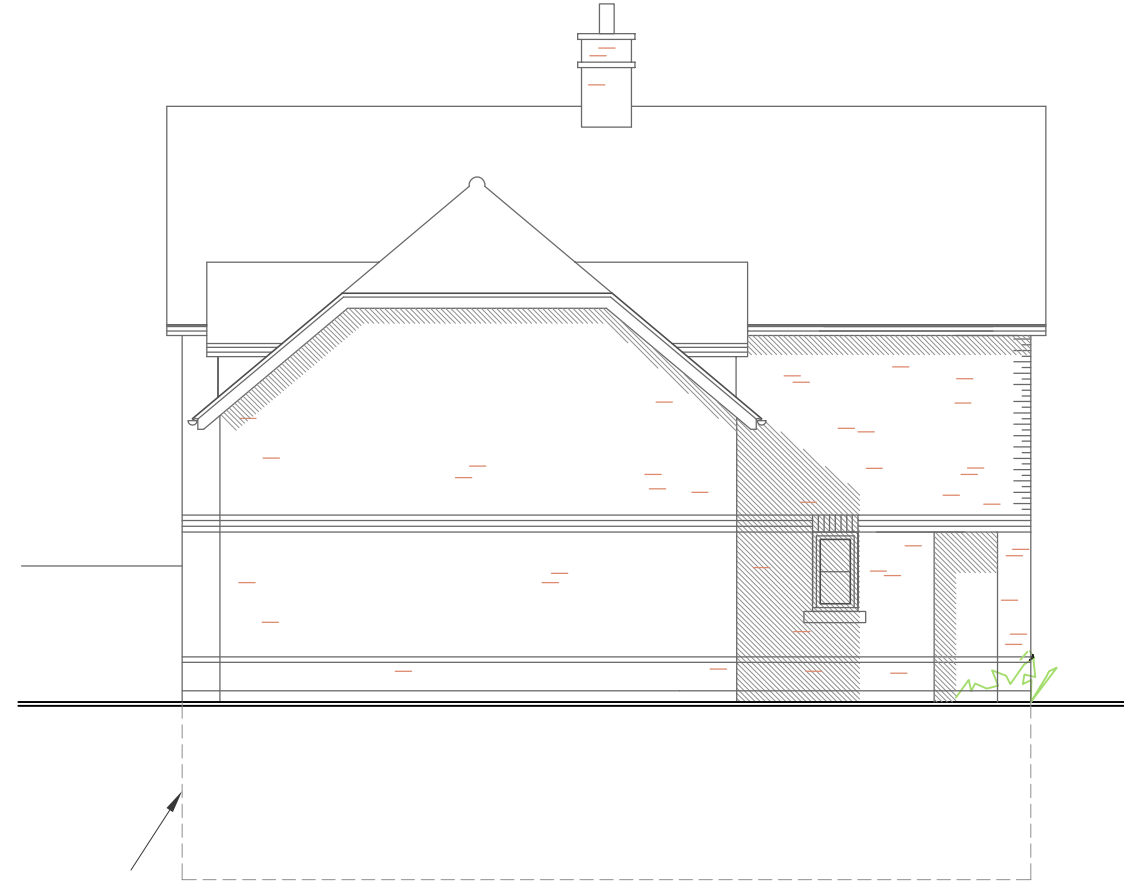
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FRONT ELEVATION - South / East



SIDE ELEVATION - South / West



REAR ELEVATION - North / West



SIDE ELEVATION - North / East

Outline of basement shown dotted

Windows to basement set in lightwells

Outline of basement shown dotted

**MATERIALS SCHEDULE :**

- Roof:  
Slates at 40 degrees to main roof with matching angular ridge tiles.  
White finished fascia & barge boards.
- Dormers:  
Slates at 40 degrees with matching ridge tiles. Lead cladding to gablet & cheeks.
- Walls:  
Flint work to front elevation set between single course brick quoins. Red dressing brickwork with contrasting multi red facing brickwork to remaining elevations.  
Single course contrasting brick plinth to all elevations.  
Arched brick heads to front elevation. Soldier course to remaining windows / doors.  
Two course cut soldier brick cills.
- Windows:  
Flush Sash UPVC double glazed casement windows, with horizontal bar, white grained finish externally, white smooth finish internally. All Bathrooms, Shower Rooms & W.C.'s to have obscured glazing.
- Double Doors:  
Double glazed doors with sidelights with fanlights to match windows.
- Front Doors:  
Light Grey composite door boarded vertically with glazed light.
- Rainwater Goods:  
Half round guttering & downpipes to match fascia.

B Chimney added. JUNE 23



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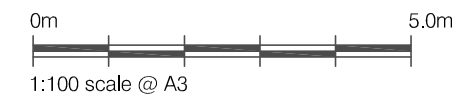
NEW DWELLINGS  
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drawing

ELEVATIONS - PLOT 3

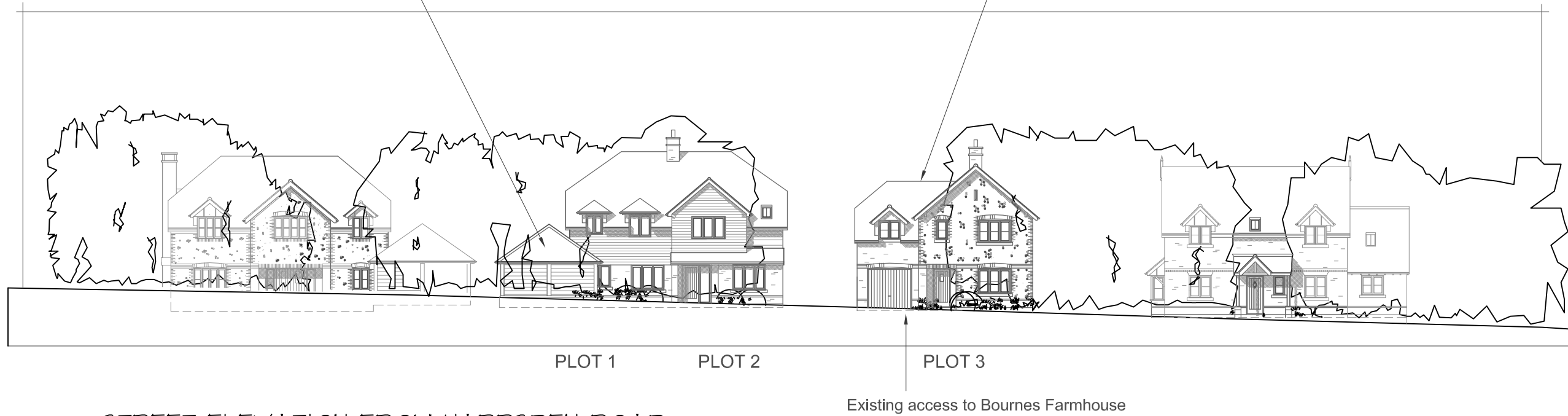
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Car Barn for plot 1 as consented to be shared barn for plots 1 & 2.

Plot 3 as consented (previously Plot 2) with barn hip roof introduced above garage



STREET ELEVATION FROM HARPSDEN ROAD



SECTION A-A WITHIN SITE

Dotted line indicates road level beyond

- C Chimneys added JUNE 23
- B Amendments to Plot 1 to form Plots 1&2. Plot 3 as previously consented - Plot 2. FEB. 23
- A Amendments to Plots 2&3 following planners comments FEB. 23



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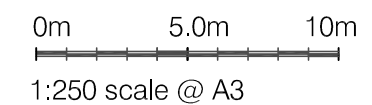
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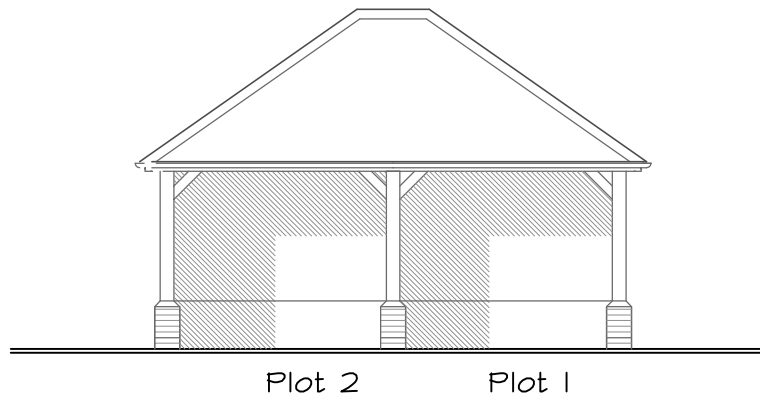
drawing

STREET SCENE

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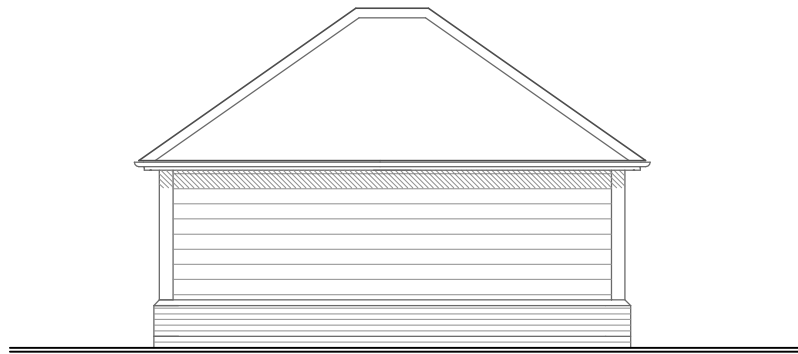




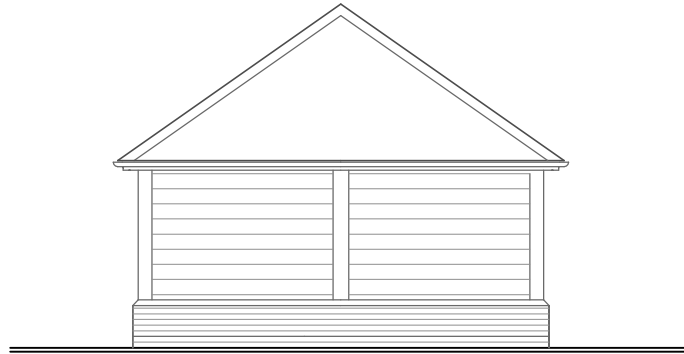
FRONT ELEVATION - North/East



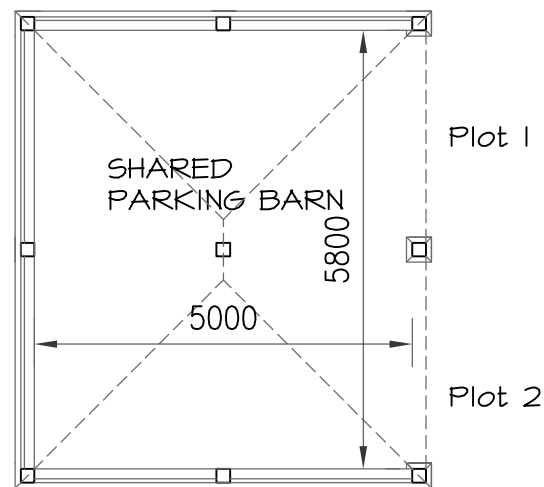
SIDE ELEVATION - North/West



REAR ELEVATION - South/West



SIDE ELEVATION - South/East



PLAN VIEW - Car Barn

**MATERIALS SCHEDULE :**

Roof:  
 Plan tiles at 35 degrees with matching bonnet hip & ridge tiles. All to match house.  
 Exposed rafter feet to eaves with small fascia boards.

Walls:  
 Composite weather boarding & exposed timber frame, set on brick plinth.

Rainwater Goods:  
 Half round guttering & downpipes to match house.



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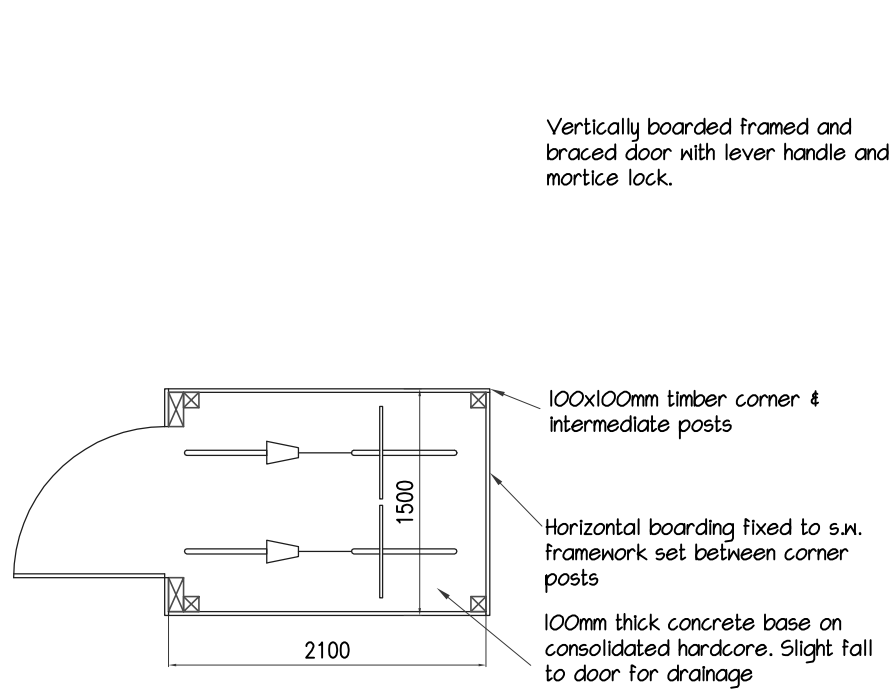
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drawing

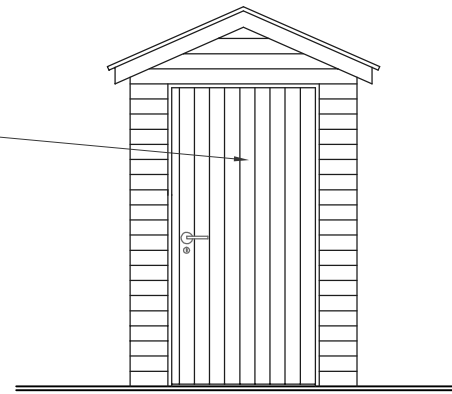
CAR BARN - PLOTS 1 & 2

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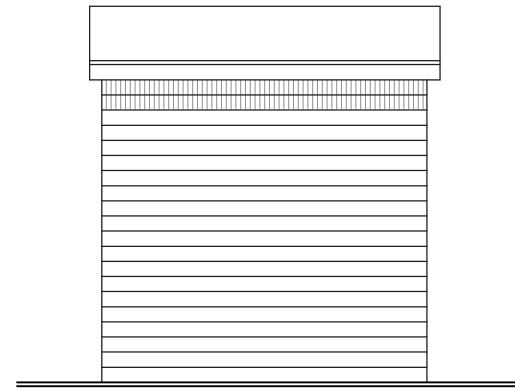




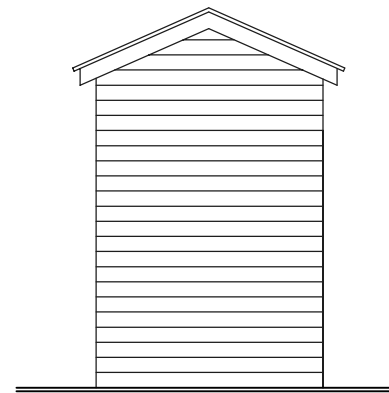
FLOOR PLAN  
2 Cycles



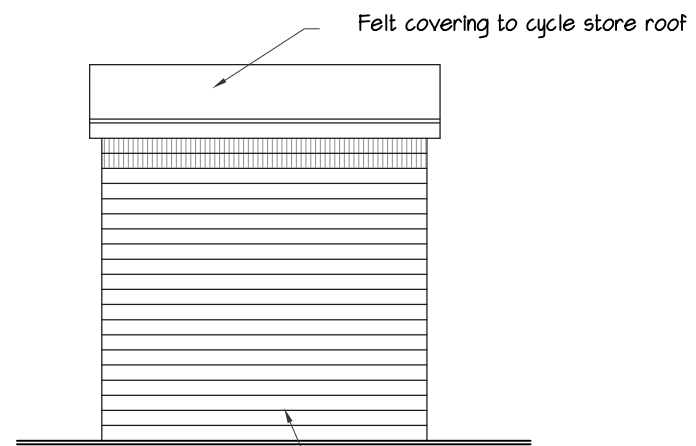
FRONT ELEVATION



SIDE ELEVATION

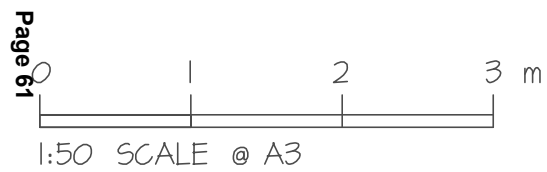


REAR ELEVATION



SIDE ELEVATION

Horizontal timber boarding to form walls



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NEW DWELLINGS  
BOURNES FARMHOUSE  
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OXFORDSHIRE. RG9 4JT.

drawing

CYCLE STORE

scale	date	job no.	dwg no.	rev.
1:50 @A3	NOV. 19	1904	2.17	-

South Elevation



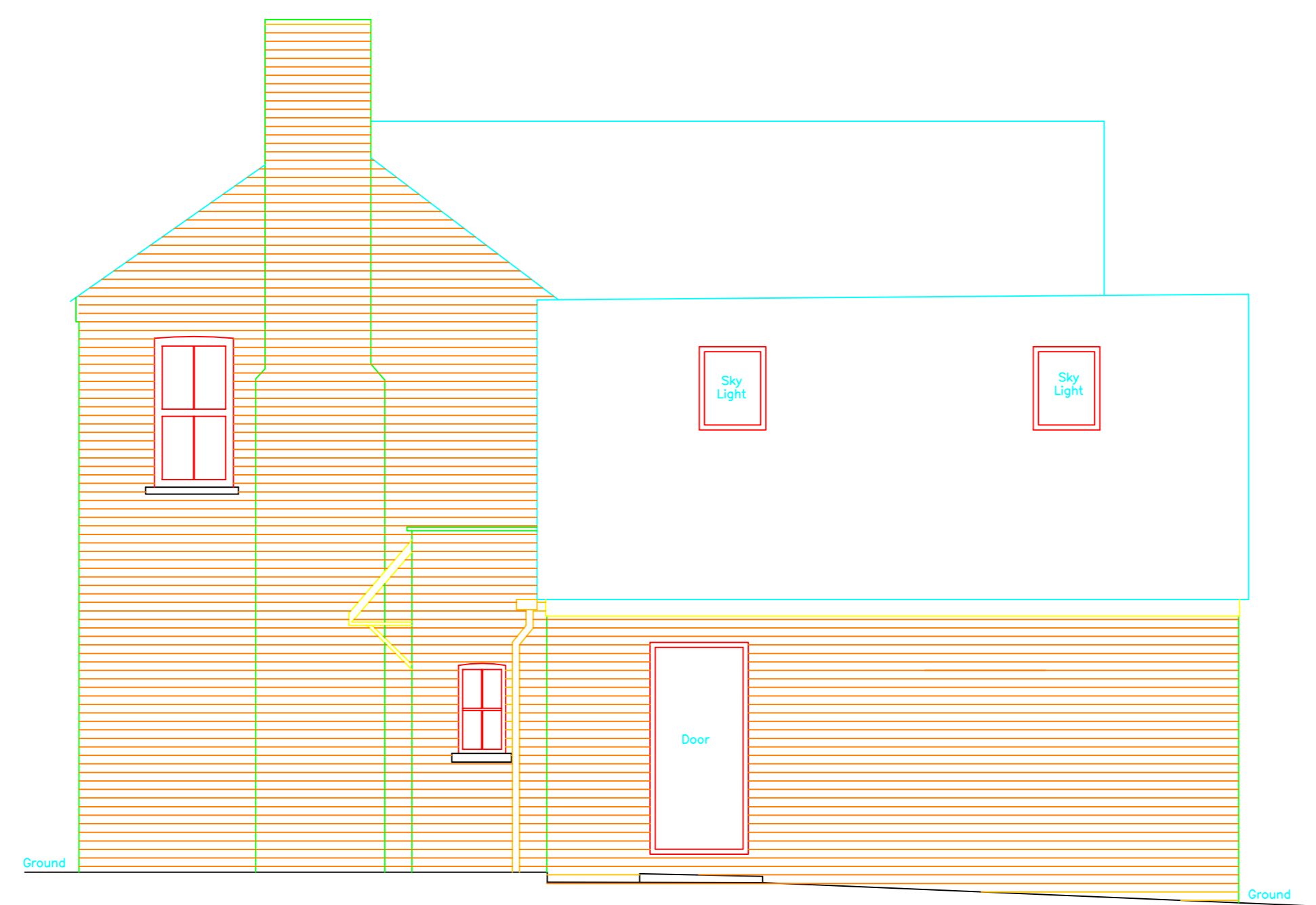
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North Elevation



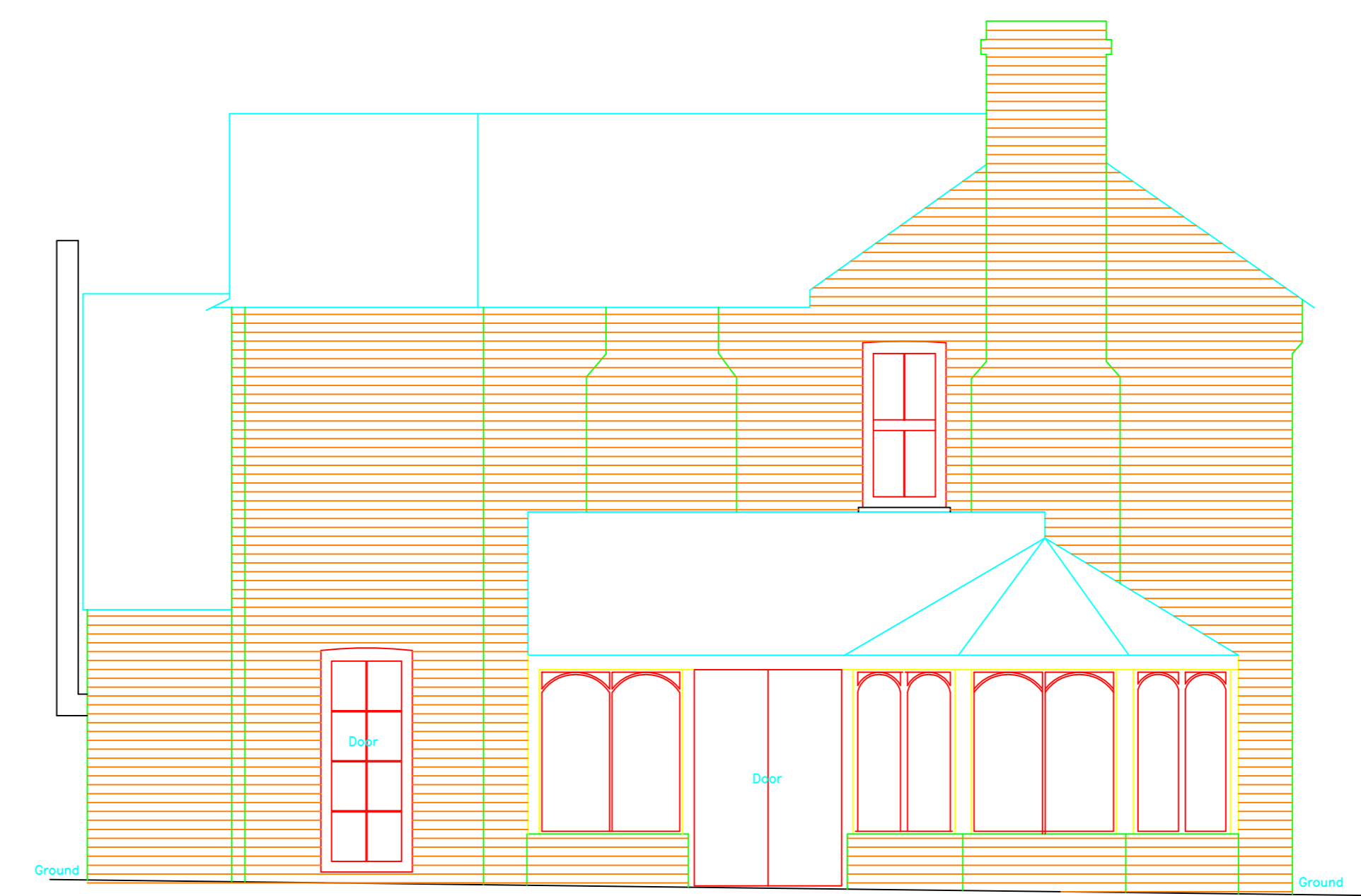
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East Elevation



Datum 15.00

West Elevation

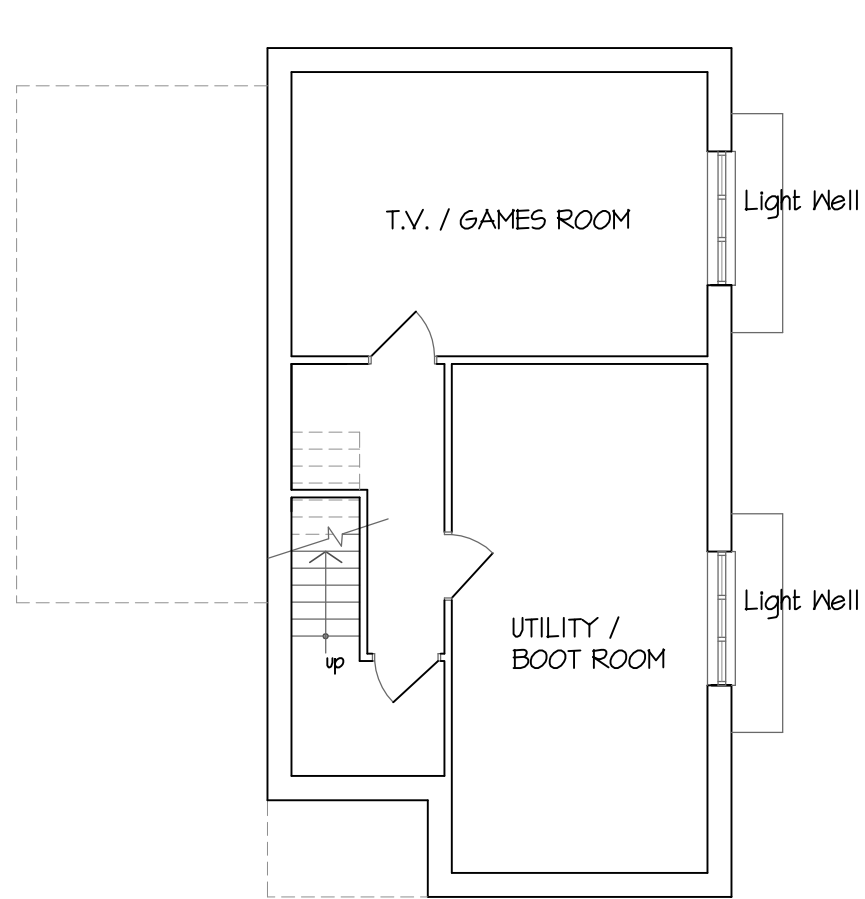


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A0 sheet 1:50

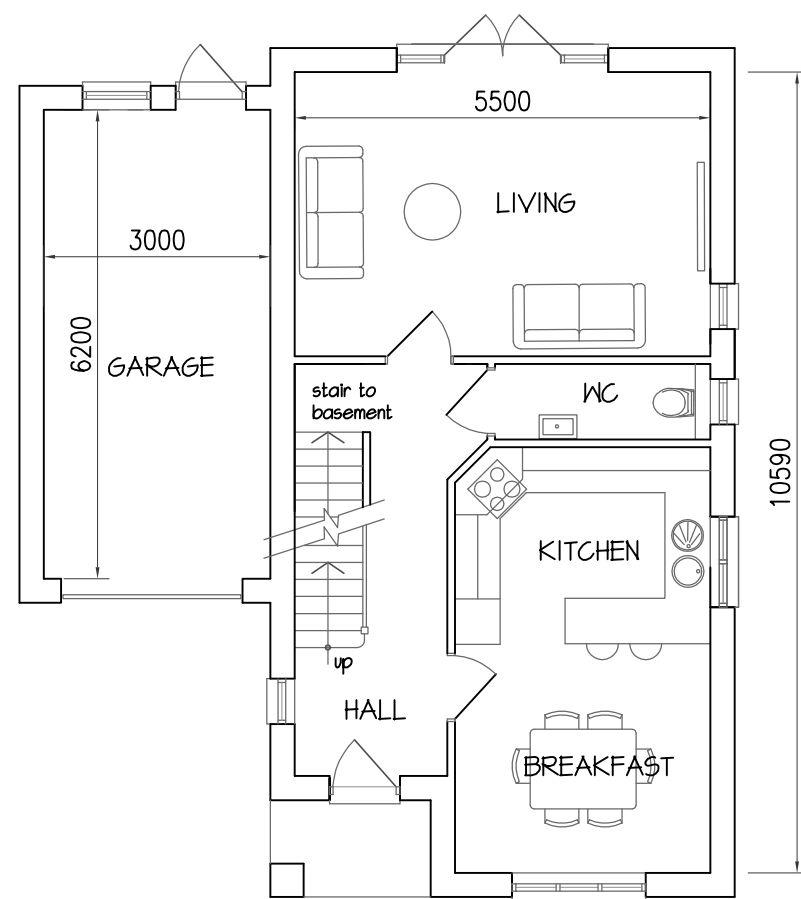
<b>Peter J.H. Roberts</b> & Associates	
LAND & MEASURED BUILDING SURVEYS 14 Folkestone Avenue, Eastley Reading, Berkshire, RG8 5TG Tel: 01189 871966 Mobile: 07970 457986 Email: p.j.roberts@btinternet.com	
Client Mr & Mrs JEREMY COCKS	
Project BOURNES FARMHOUSE	
Drawing Title ELEVATIONS	
Scale 1:50	Date 9/9/18
Survey Notes The North Point is indicative only, and grid is arbitrary. All levels are related to survey station No.2 arbitrary value 20.05	
Drawing No. 10518-E1.DWG	Revision ISSUE
Drawn ACAD	Operator PJHR
Plotted HP600	Issued 14/5/18



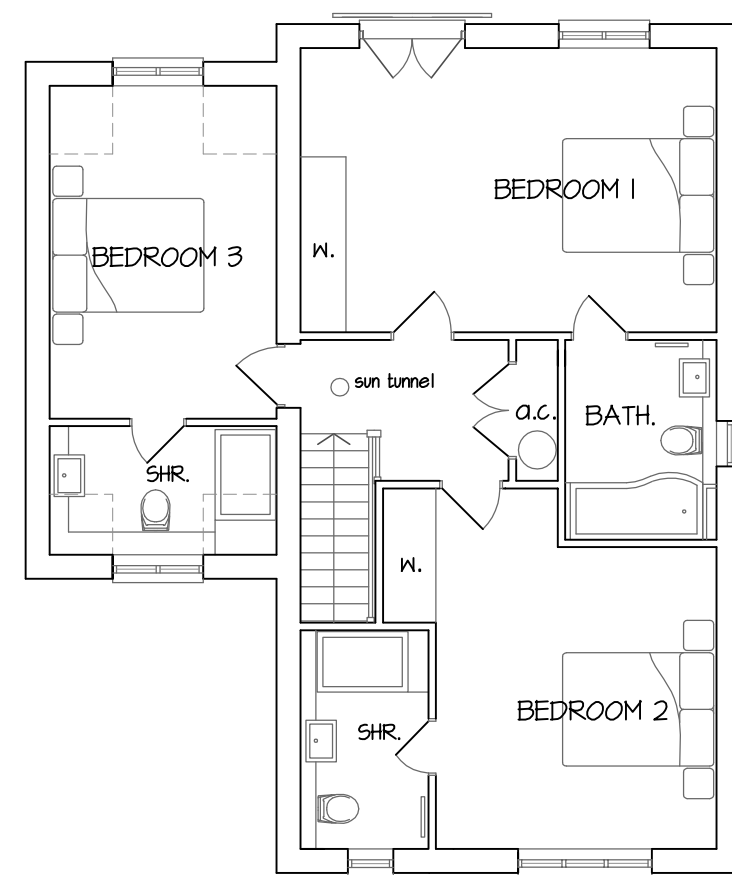


**BASEMENT**  
55 sq.m.

**PLOT 3**  
Total floor area excluding garage 188 sq.m. (2023 sq.ft.)



**GROUND FLOOR PLAN**  
55 sq.m.



**FIRST FLOOR PLAN**  
78 sq.m.

A Plot reverted back to that previously consented in two unit scheme - now plot 3.



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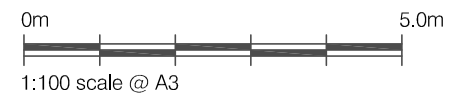
NEW DWELLINGS  
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OXFORDSHIRE. RG9 4JT.

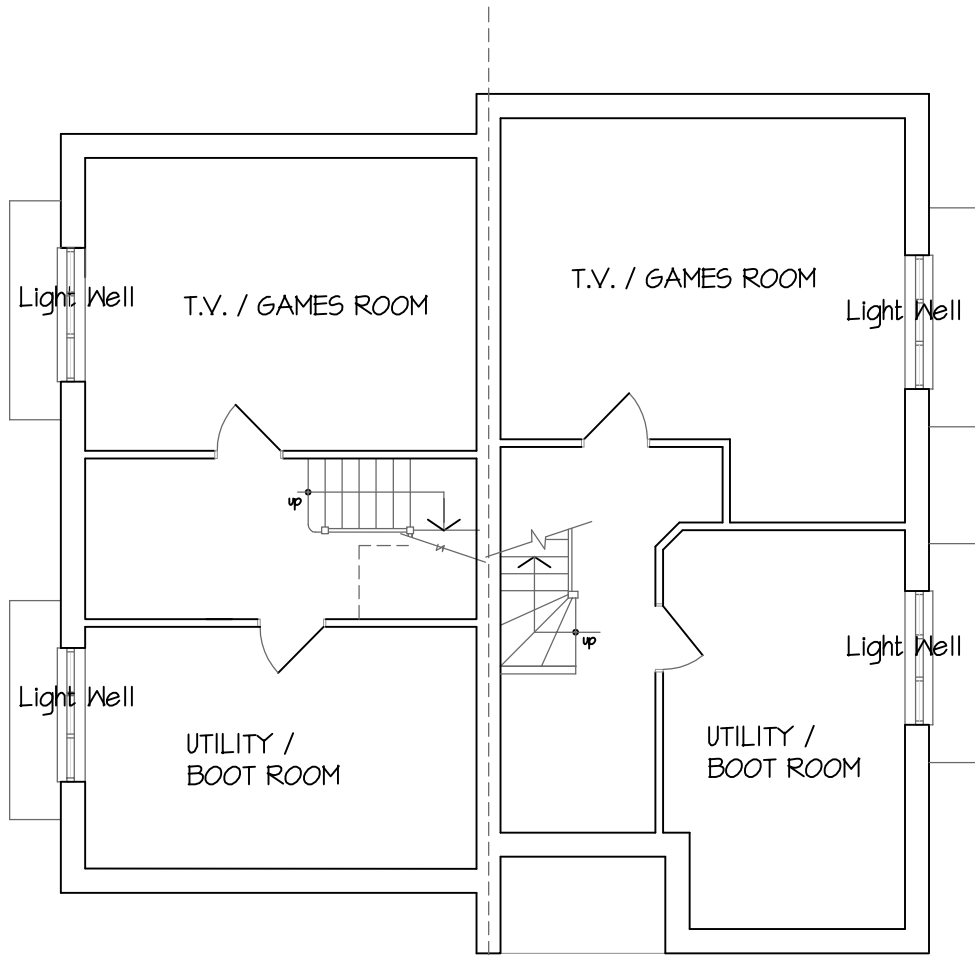
drawing

FLOOR PLANS - PLOT 3

scale	date	job no.	dwg no.	rev.
1:100 @A3	FEB. 23	2211	2.22	A

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Plot 1  
48 sq.m.

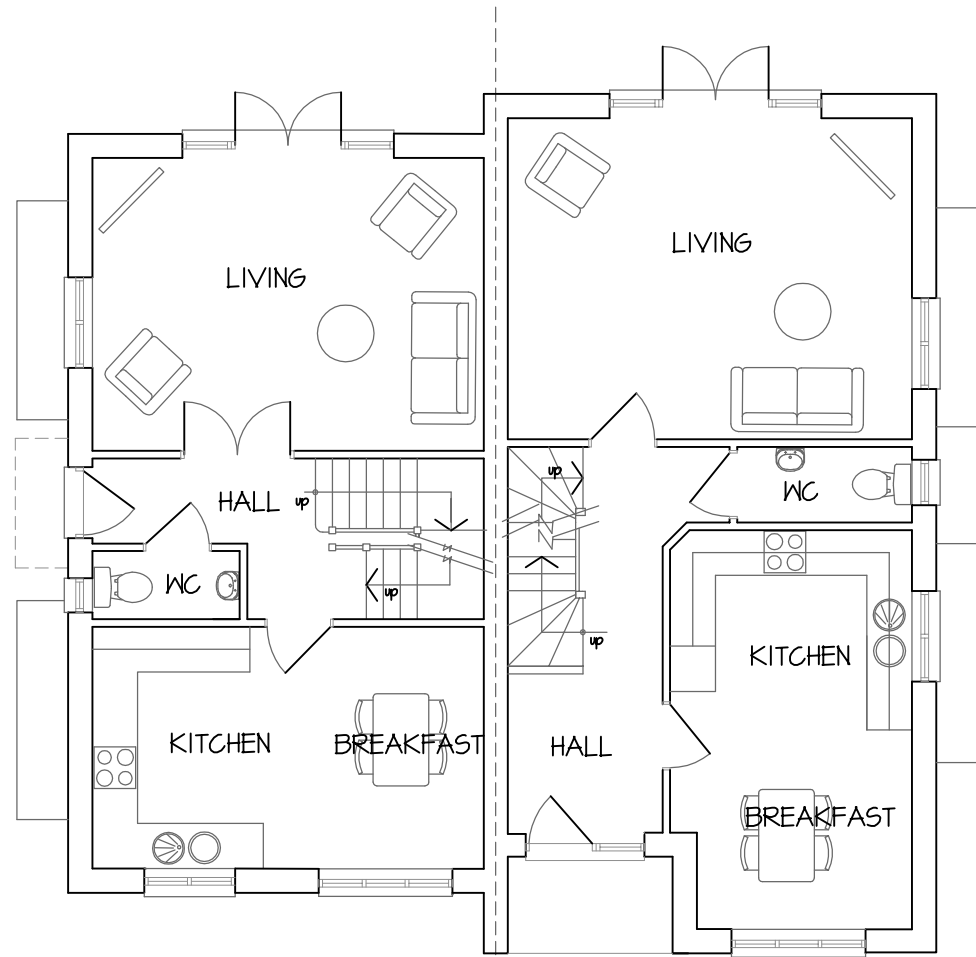
Plot 2  
54 sq.m.

**BASEMENT**

**PLOTS 1 & 2**

Total floor areas.

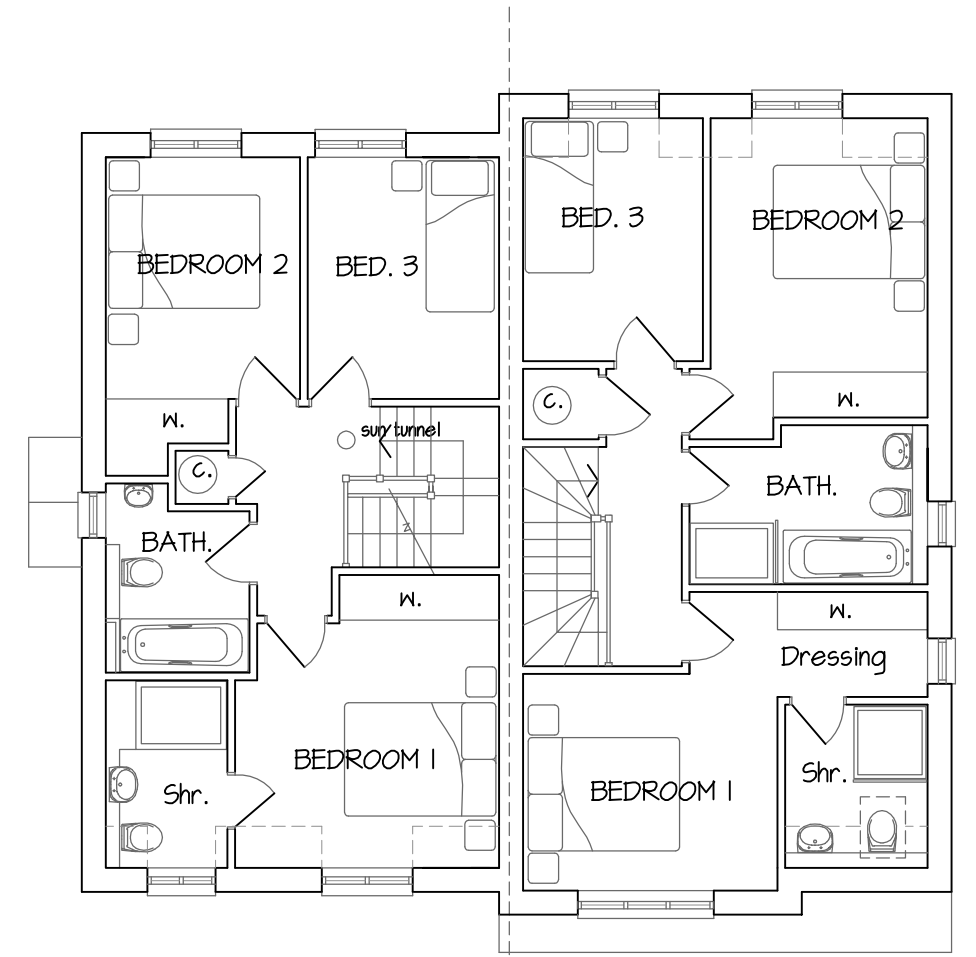
Plot 1 - 144 sq.m (1550 sq.ft.)  
Plot 2 - 162 sq.m. (1743 sq. ft.)



Plot 1  
48 sq.m.

Plot 2  
54 sq.m.

**GROUND FLOOR PLAN**



Plot 1  
48 sq.m.

Plot 2  
54 sq.m.

**FIRST FLOOR PLAN**

A 3 unit scheme revised following planners comments FEB. 23



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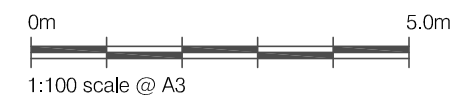
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BOURNES FARMHOUSE  
BINFIELD HEATH, HENLEY ON THAMES  
OXFORDSHIRE. RG9 4JT.

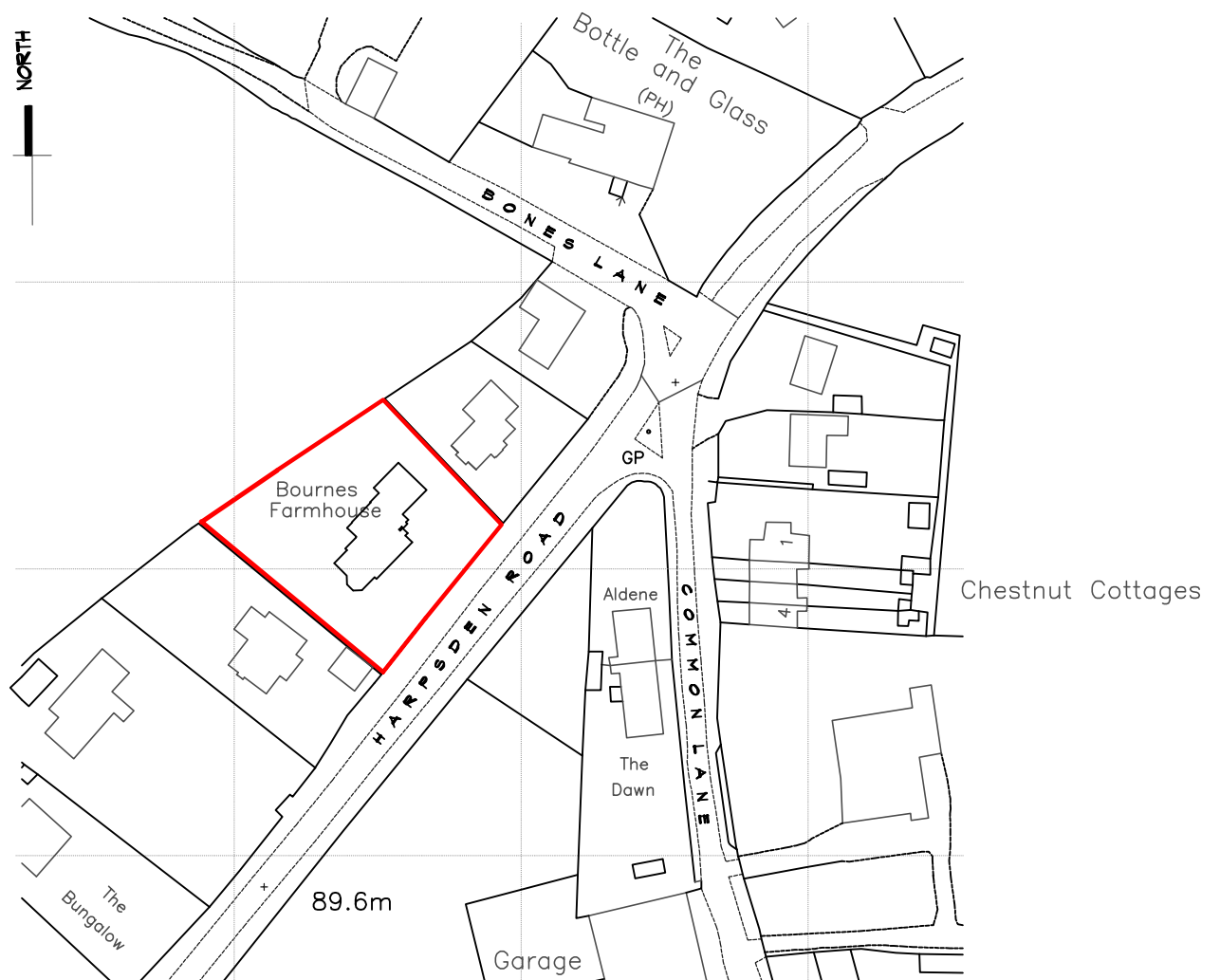
drawing

FLOOR PLANS - PLOTS 1 & 2

scale	date	job no:	drwg no.	rev.
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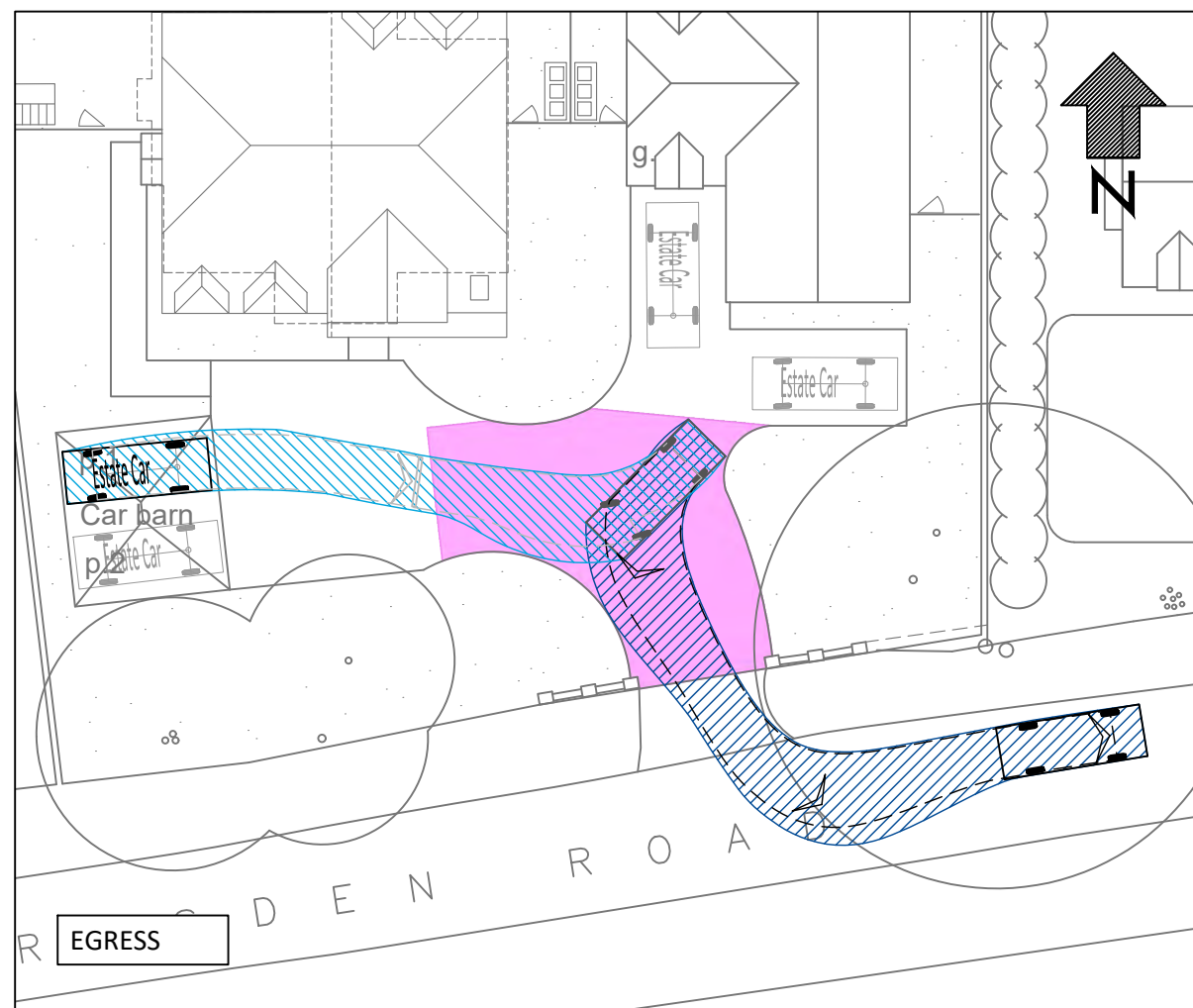
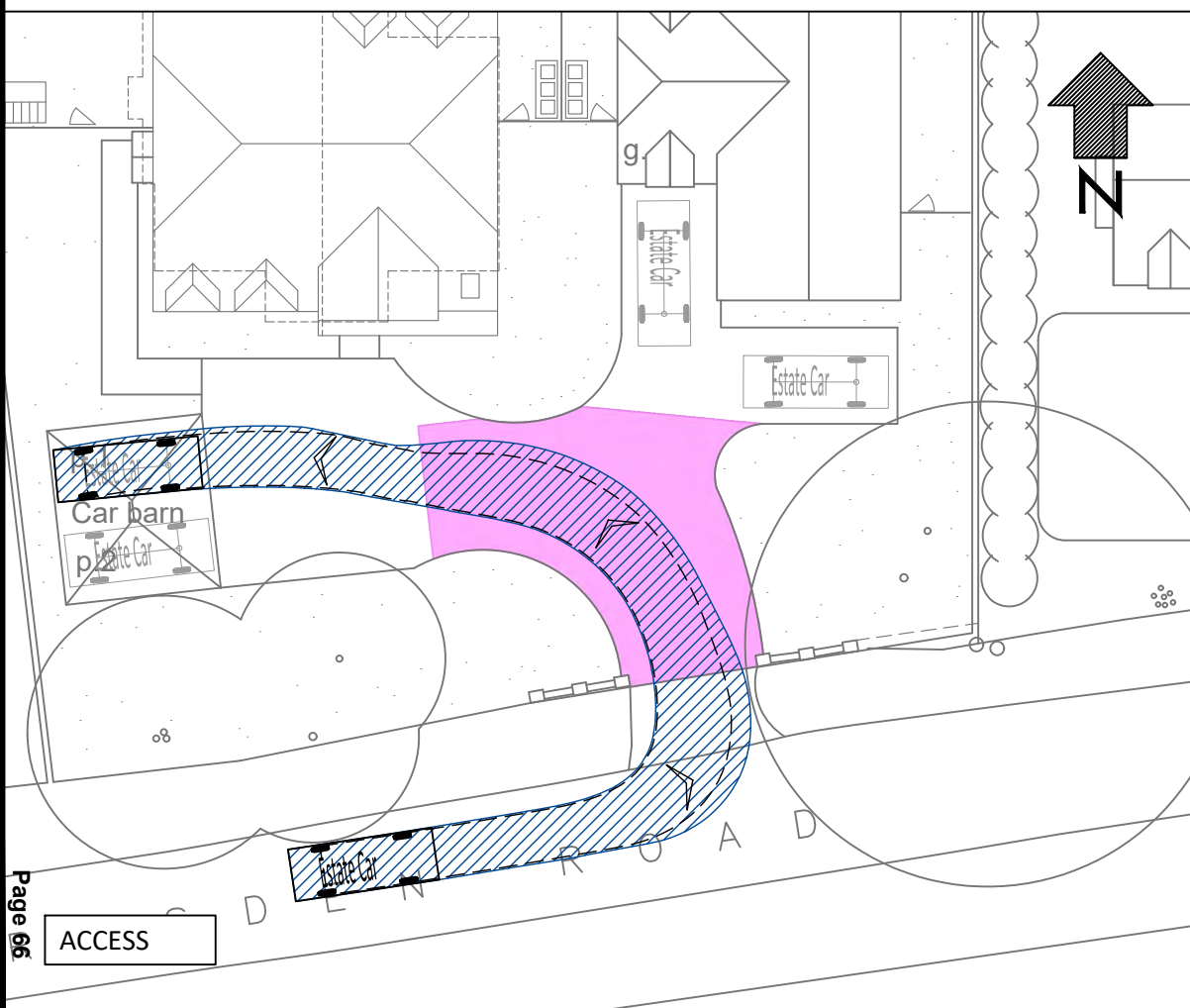
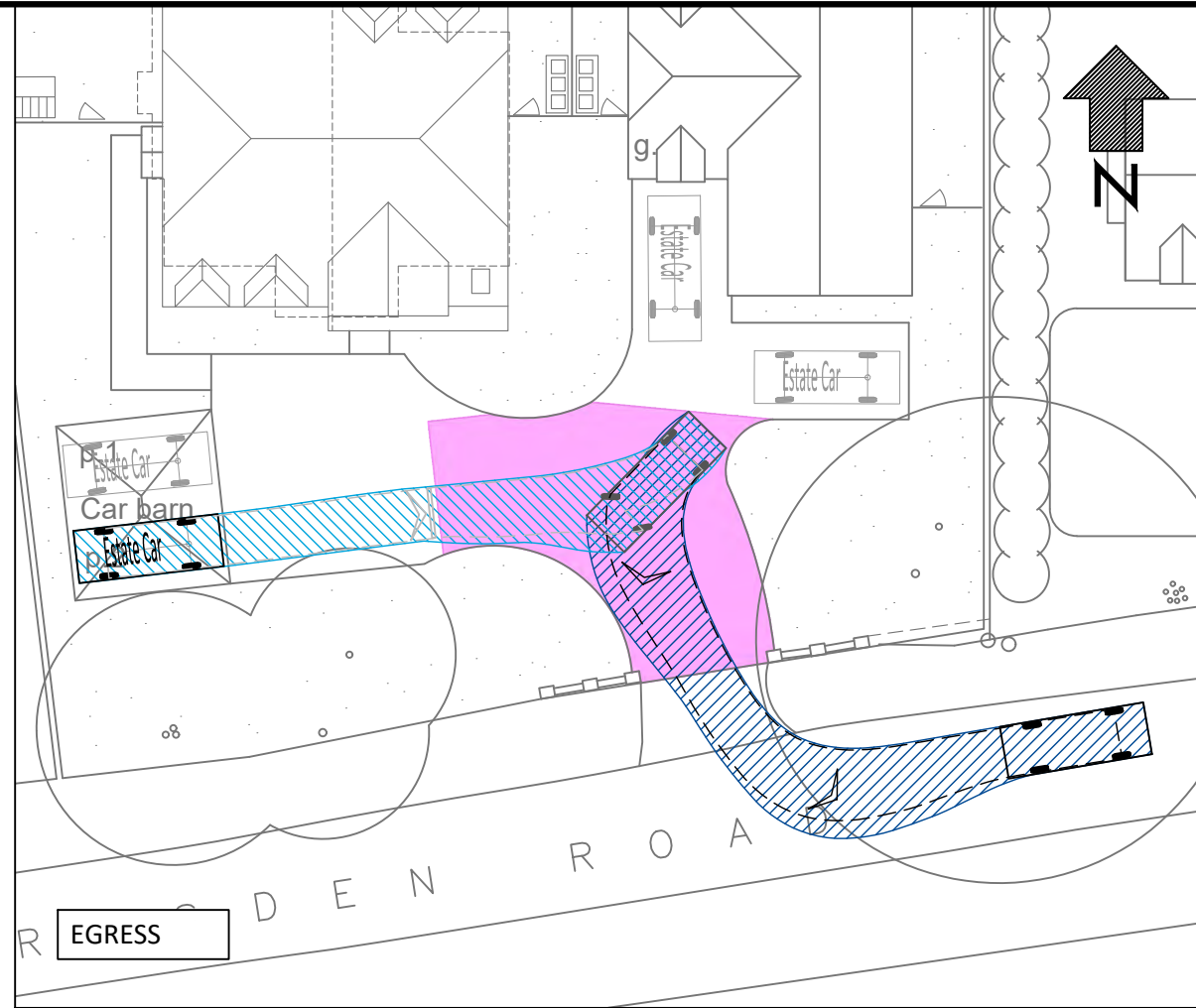
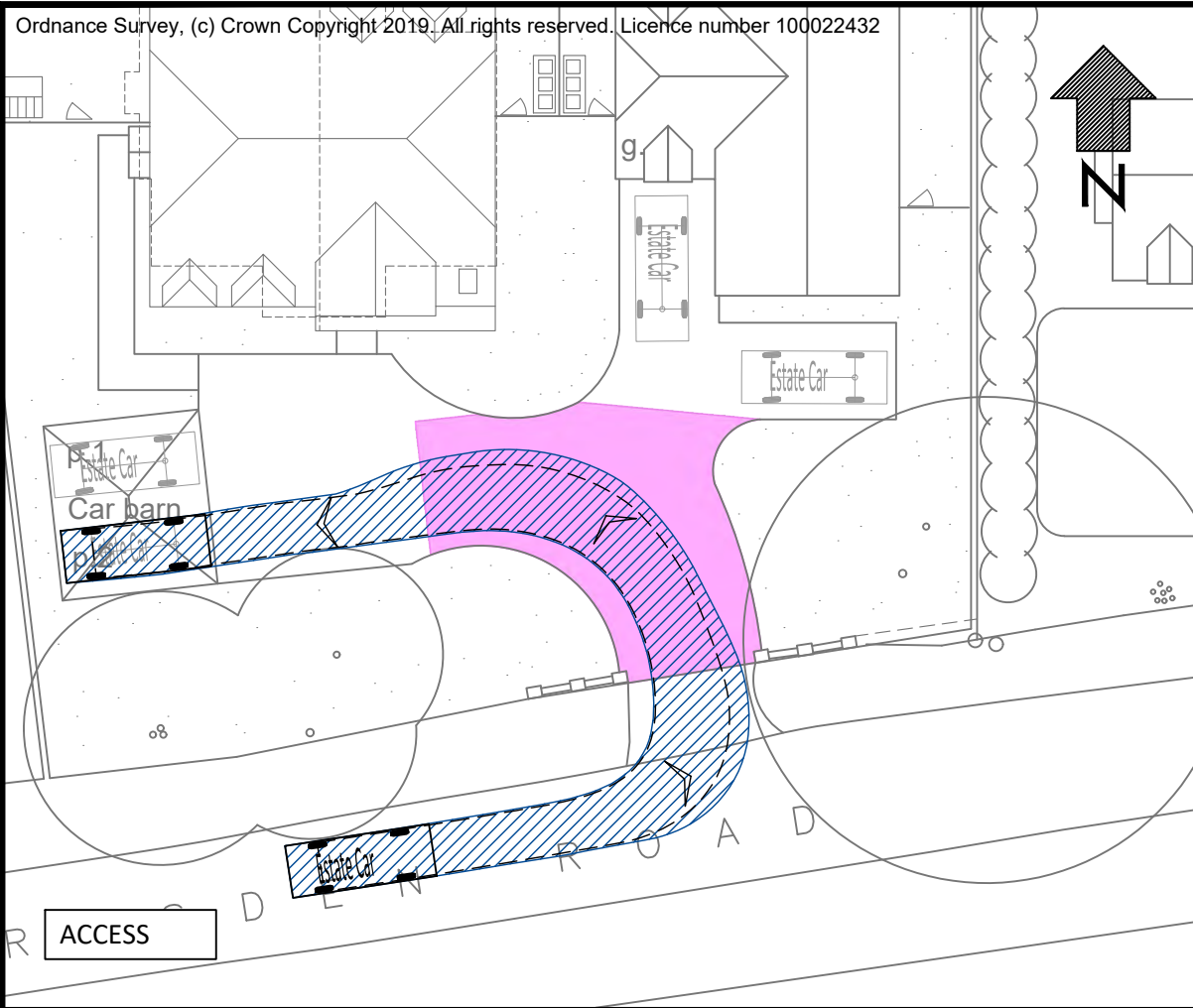


project  
 NEW DWELLINGS  
 BOURNES FARMHOUSE  
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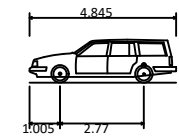
drawing  
 LOCATION PLAN

0m 10m 20m  
 1:1250 scale @ A4

scale	date	job no:	drwg no.	rev.
1:1250	NOV. 22	2211	Page 65 2.21	-



VEHICLE DETAILS



ESTATE CAR

Overall Length	4.845m
Overall Width	1.750m
Overall Body Height	1.424m
Min Body Ground Clearance	0.189m
Max Track Width	1.655m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	4.950m

SHARED SPACE AVAILABLE TO ALL THREE PLOTS

Rev	Date	Description	Drn	Chk	App
B	20/02/23	LAYOUT & TRACKING UPDATED	AS	SP	SP
A	23/11/22	LAYOUT & TRACKING UPDATED	AS	SP	SP
-	13/11/19	ORIGINAL ISSUE	AS	SP	SP

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Client WORKING ON BEHALF OF  
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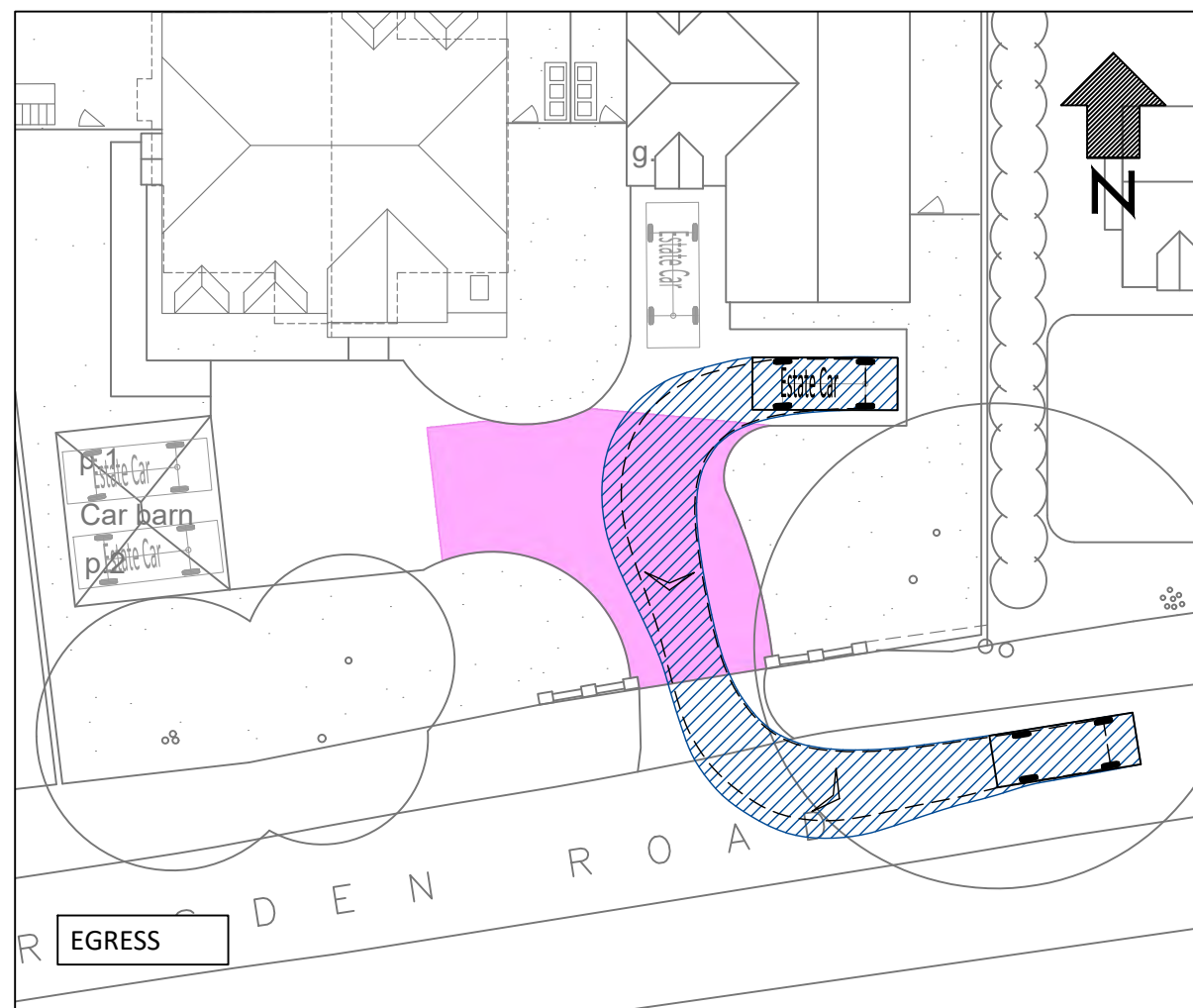
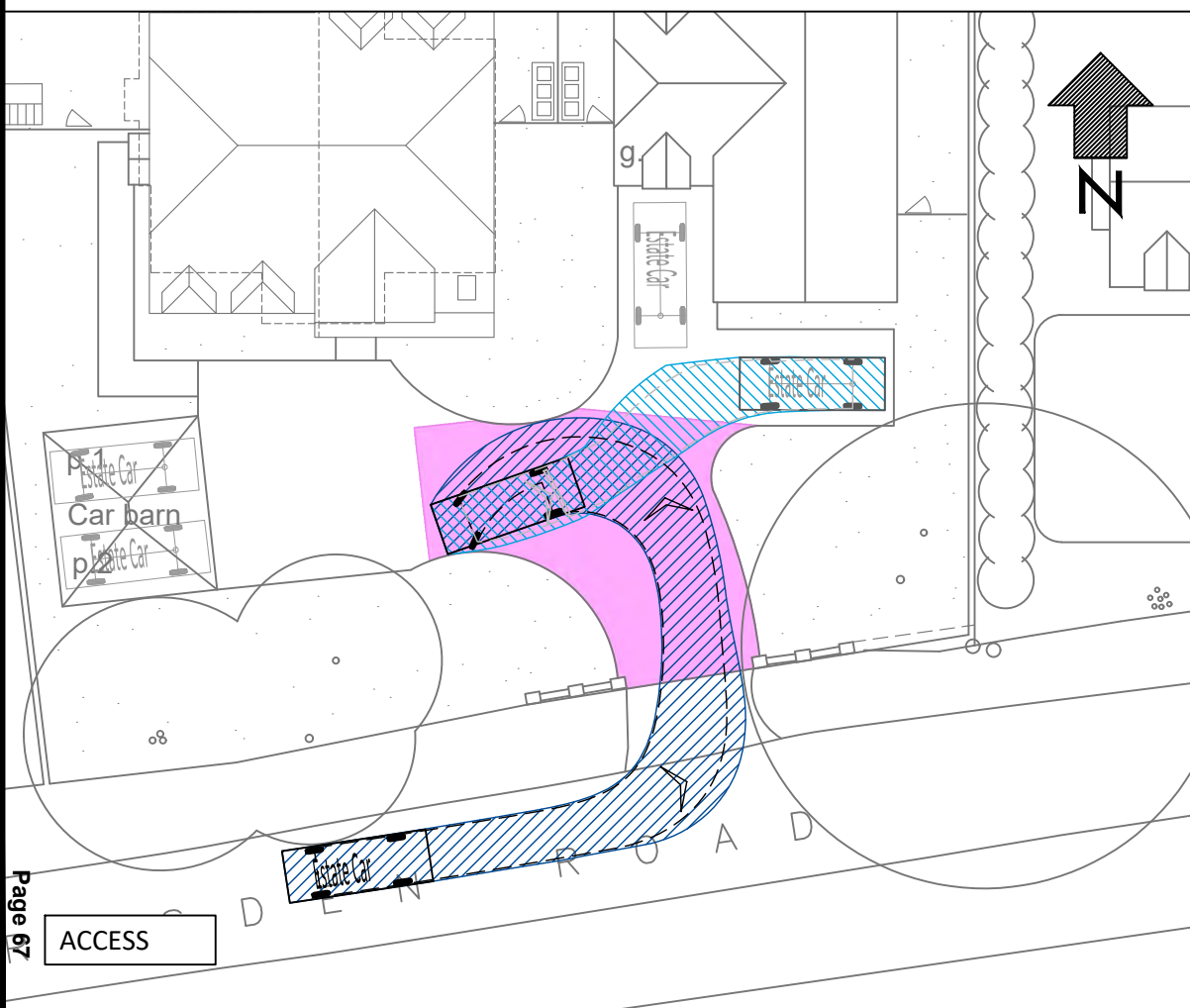
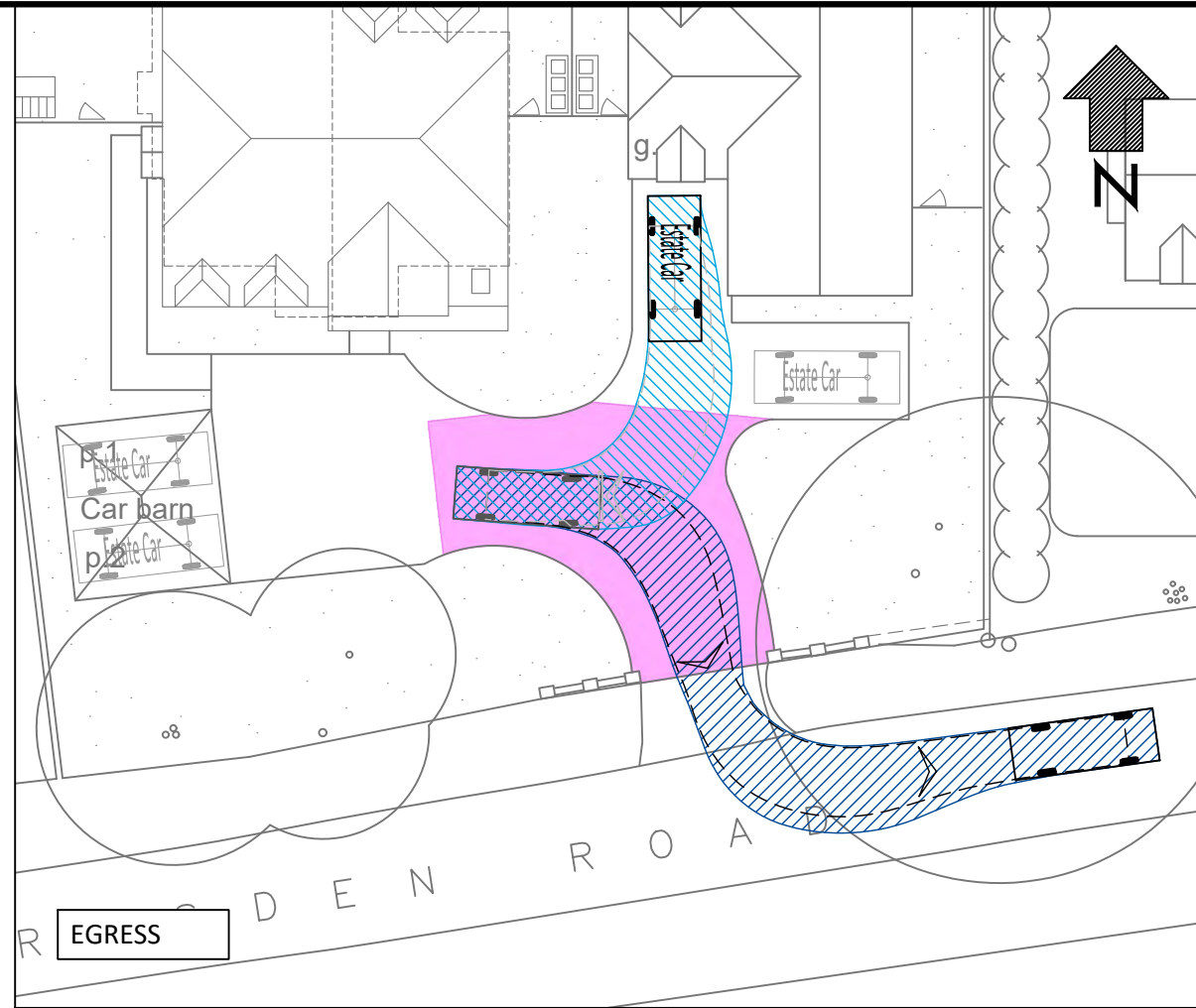
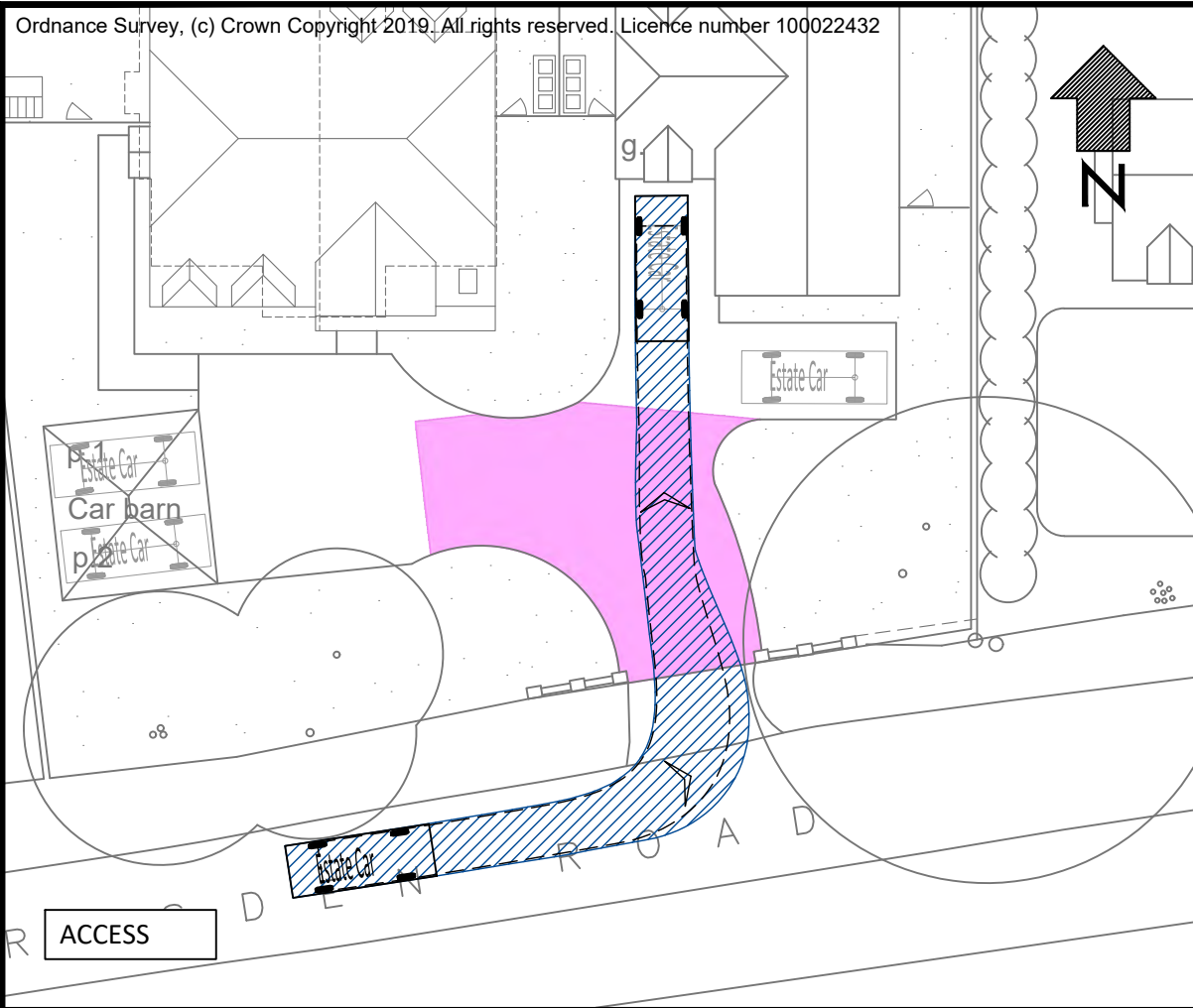
Project BOURNES FARMHOUSE  
BINFIELD HEATH, HENLEY ON THAMES  
OXFORDSHIRE

Drawing Title SWEPT PATH ANALYSIS USING A  
ESTATE CAR  
SHEET 1 OF 2

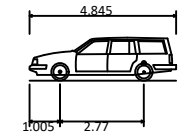
Drawing Status **FOR PLANNING**

Drawn AS	Designed SP	Date SEPT 2019	Scale 1:250	Size A3
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Drawing No. 19091-001	Rev B
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VEHICLE DETAILS



ESTATE CAR

Overall Length	4.845m
Overall Width	1.750m
Overall Body Height	1.424m
Min Body Ground Clearance	0.189m
Max Track Width	1.655m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	4.950m

SHARED SPACE AVAILABLE TO ALL THREE PLOTS

Rev	Date	Description	Drm	Chk	App
B	20/02/23	LAYOUT & TRACKING UPDATED	AS	SP	SP
A	23/11/22	LAYOUT & TRACKING UPDATED	AS	SP	SP
-	13/11/19	ORIGINAL ISSUE	AS	SP	SP

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Project BOURNES FARMHOUSE  
BINFIELD HEATH, HENLEY ON THAMES  
OXFORDSHIRE

Drawing Title SWEPT PATH ANALYSIS USING A  
ESTATE CAR  
SHEET 2 OF 2

Drawing Status **FOR PLANNING**

Drawn AS	Designed SP	Date SEPT 2019	Scale 1:250	Size A3
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Drawing No. 19091-001	Rev B
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**Tree protection plan**  
Location of trees, categorisation & protection/management proposals at Bournes Farmhouse, Harpsden Road, Binfield Heath, Henley-on-Thames









Barrell Plan Ref: 15097-BT2\_revB

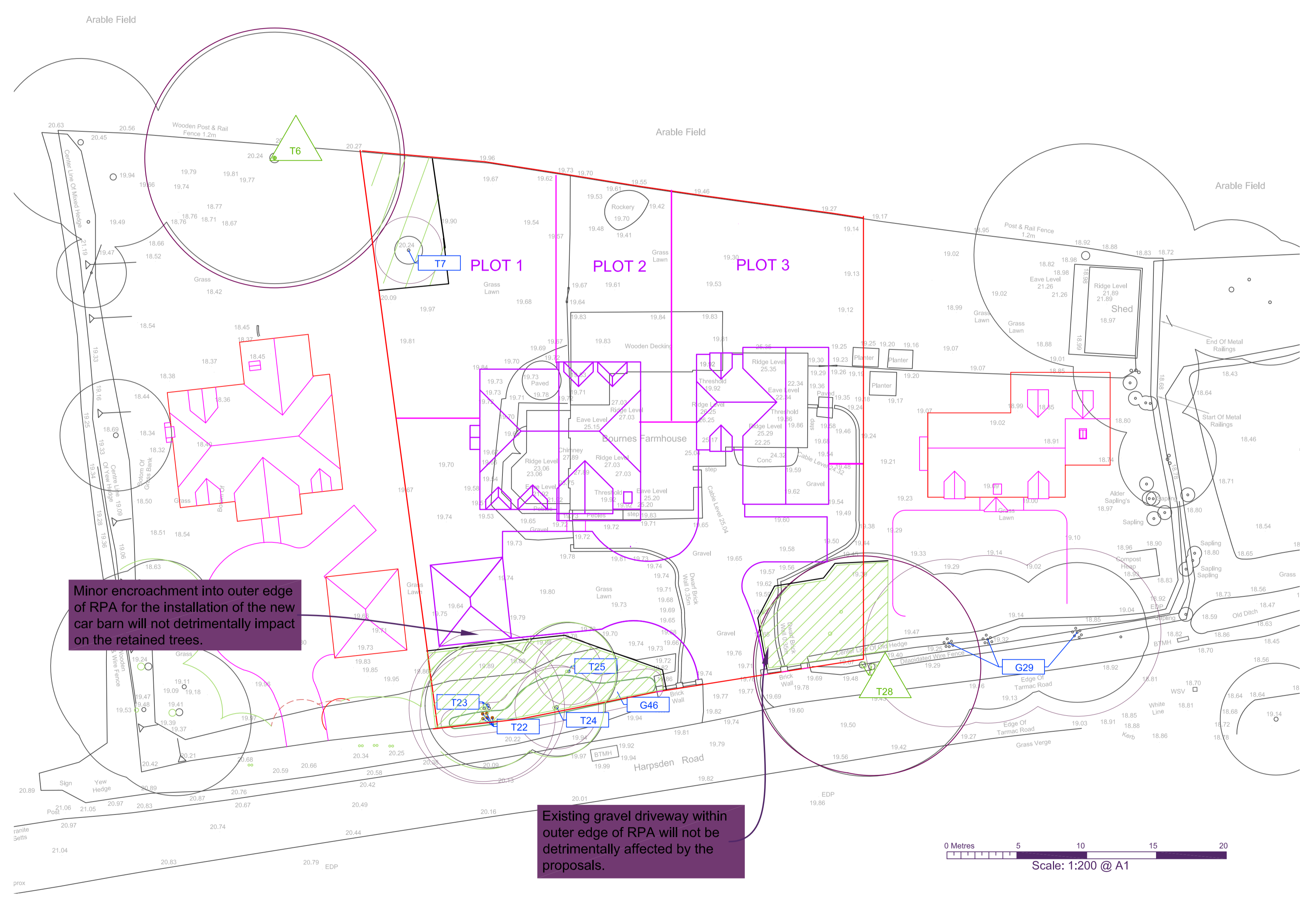
Provided Plan Refs: BF-1A.DWG & 1904 2.10



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-  BS category B — Trees of moderate quality
-  BS category C — Trees of low quality
-  Proposed layout
-  Estimated tree positions not included on original land survey and/or adjusted crown spreads
-  Protective barrier/fencing
-  Construction exclusion zone (CEZ)
-  Root protection area (RPA) boundaries for category B trees
-  Root protection area (RPA) boundaries for category C trees



Minor encroachment into outer edge of RPA for the installation of the new car barn will not detrimentally impact on the retained trees.

Existing gravel driveway within outer edge of RPA will not be detrimentally affected by the proposals.

Tree schedule				
Tree No	Species	Category	RPA Radius	Tree Works
All retained trees & hedges				Carry out safety check and lift over site to 3-4m as necessary.
T6	False acacia	B	9.3	-
T7	Japanese cedar	C	2.4	-
T22	Hazel	C	4.5	-
T23	Holly	C	5.4	-
T24	Sycamore	C	3.0	-
T25	Apple	C	2.4	-
T28	Sycamore	B	7.8	-
G29	Hazel	C	6.0	-
G46	Laurel, yew	C	1.2	-

**SGN 1 Monitoring tree protection**



**Always:**

- ✓ have a pre-commencement meeting with the tree consultant before development starts
- ✓ use the tree consultant to regularly check that protection remains fit for purpose
- ✓ use the tree consultant to supervise work in RPAs
- ✓ keep a written record of supervision



**SGN 2 Fencing protected trees**



**Always:**

- ✓ install protection before development starts
- ✓ make sure protection is fit for purpose, i.e. it prevents damage to trees and soil
- ✓ keep protection in place until there is no risk to trees
- ✓ get written permission to move or remove any protection



**How to use plan**

More detailed guidance on each Site Guidance Note (SGN) can be found in a printed hard copy compilation of all the SGNs, issued to the Site Manager at the pre-commencement site meeting (**Note:** This should be retained on site throughout the duration of works). Additionally, an electronic pdf compilation of all the SGNs, was submitted with this drawing to the local planning authority and the client. Alternatively, a pdf of each SGN can be downloaded by:

1. clicking the image links in the electronic pdf version of this plan;
2. holding a mobile phone QR (Quick Response) code reader over the QR code in the paper version of this plan; or,
3. visiting our website at <https://www.barrelltreecare.co.uk/resources/technical-guidance>