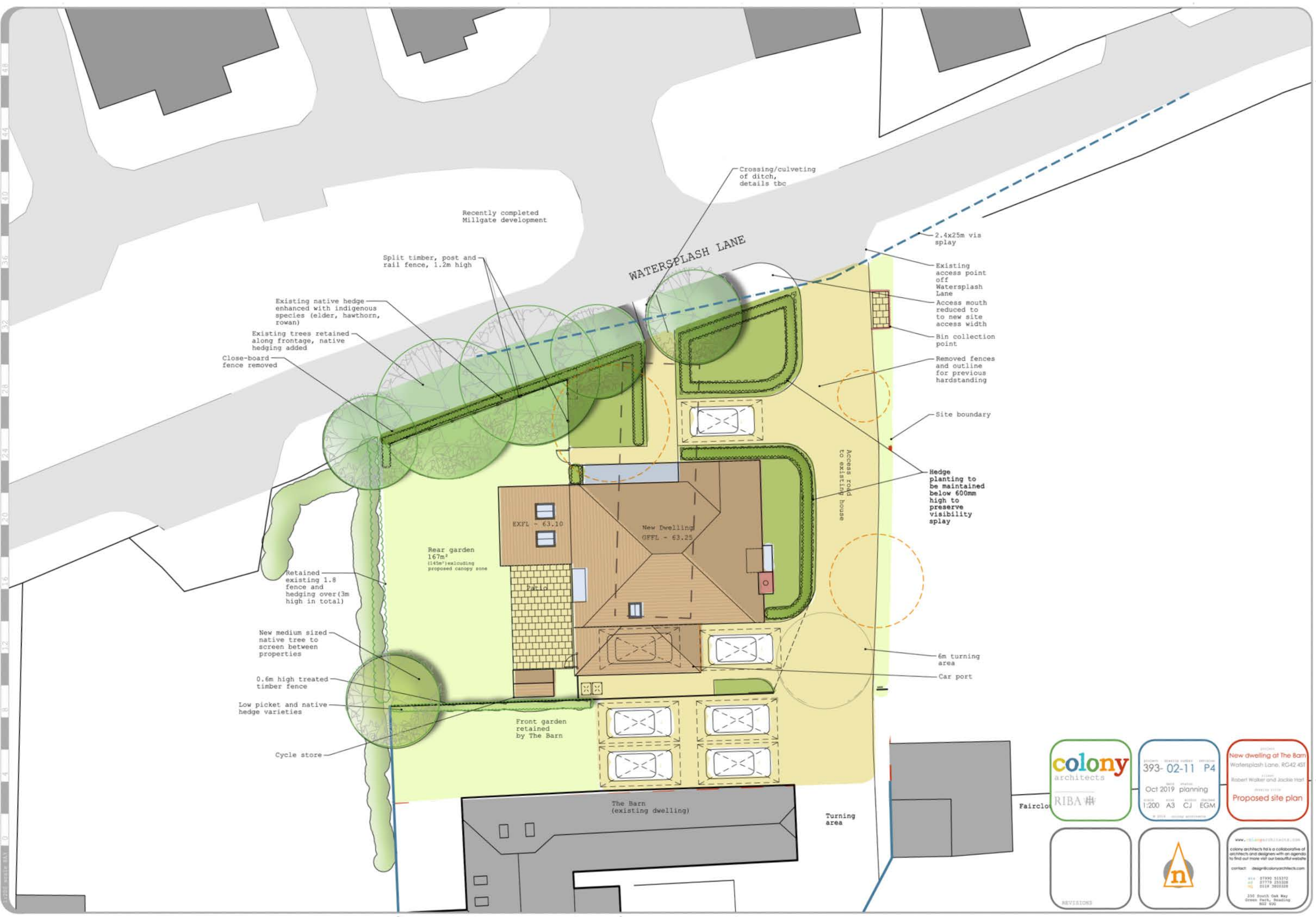




Recently completed Millgate development

Split timber, post and rail fence, 1.2m high

Existing native hedge enhanced with indigenous species (elder, hawthorn, rowan)

Existing trees retained along frontage, native hedging added

Close-board fence removed

Retained existing 1.8 fence and hedging over (3m high in total)

New medium sized native tree to screen between properties

0.6m high treated timber fence

Low picket and native hedge varieties

Cycle store

Rear garden 167m²
145m² excluding proposed canopy zone

EXFL - 63.10

New Dwelling GFFL - 63.25

Patio

Front garden retained by The Barn

The Barn (existing dwelling)

WATERSPLASH LANE

Crossing/culverting of ditch, details tbc

2.4x25m vis splay

Existing access point off Watersplash Lane

Access mouth reduced to new site access width

Bin collection point

Removed fences and outline for previous hardstanding

Site boundary

Hedge planting to be maintained below 600mm high to preserve visibility splay

Access road to existing house

6m turning area

Car port

Turning area

colony architects
RIBA #

393- 02-11 P4
Oct 2019 planning
1:200 A3 C.J. EGM

New dwelling at The Barn
Watersplash Lane, RG42 4ST
Robert Walker and Jackie Hart
Proposed site plan

REVISIONS

n

colony architects ltd is a collaborative of architects and designers with an agenda to find our more vital our beautiful worlds
contact: design@colonyarchitects.com
0118 27990 513372
0118 27719 28128
0118 2805328
350 South Oak Way
Green Park, Reading
RG2 690