

RBWM
Development Control
Town Hall
St. Ives Road
Maidenhead
Berks.
SL6 1RF

Date: 19/01/2023
Ref. 019_LA_301

Ref. Erection of 4 x dwellings following demolition of existing buildings and removal of all areas of hard standing on land to the rear of Oakley Green Lodge, Oakley Green Road.

Location: Land and buildings to the rear of Oakley Green Lodge, Oakley Green

Dear Mrs. Sir / Madam,

Please find enclosed the following documents as part of a Full planning application at the above site.

- Planning Statement JAN 2024 final– Prepared by Woolf Bond Planning LLP
- Design and Access Statement – January 20224 – Prepare by Ascot Design

Architectural Plans and Elevations – Prepared by Ascot Design

- 18 – J2560/-500 – Location Plan
- 18 – J2560/-501 – Proposed Site Layout
- 18 – J2560/-502 – Plot 1 Floor plans and elevations
- 18 – J2560/-503 – Plot 2 Floor plans and elevations
- 18 – J2560/-504 – Plot 3 Floor plans and elevations
- 18 – J2560/-505 – Plot 4 Floor plans and elevations
- 18 – J2560/-506 – Proposed Street scene
- 18 – J2560/-507 – Existing Site Coverage
- 18 – J2560/-508 – Proposed Site Coverage

- 18 – J2560/-509 – Existing and Proposed overlay
- 18 – J2560/-510 – Existing Built Form-HGV and vehicle bodies
- 18 – J2560/-511 – In depth development diagram
- 18 – J2560/-512 – Existing and Proposed Site Setting
- 18 – J2560/-513 – Existing buildings
- 18 – J2560/-514 – Plot 1 and 4 Carports Plans and Elevations
- 18 – J2560/-515 – Main Gates and Plot 4 Entrance Gates
- Plot 1 Materials Schedule
- Plot 2 Materials Schedule
- Plot 3 Materials Schedule
- Plot 4 Materials Schedule

Trees – Prepared by GHA Trees Arboricultural Consultancy

- 2024 Tree Report – Oakley Green lodge Oakley
- Oakley Green Lodge – TCP -Rev D – January 2024
- Oakley Green Lodge – AIA – Rev C – January 2024

Landscaping – Prepared by ACD Environmental

- Soft Landscape Design PR124396 – 11A – Sheet 1
- Soft Landscape Design PR124396 – 11A – Sheet 2
- Soft Landscape Specification.

Ecology – Prepared by ACD Environmental

- Interim Ecology Impact Assessment – PR124396_EcIA_DR
- PR124396_Metric_DR (Pages broken down due to file size)
- Biodiversity Metric Condition Assessments.

Energy / Sustainability – Prepared by SEES

- Energy Statement – Doc Ref. Energy (ZLC) – 1970 Oakley Green – Prepared by Sadler Energy and Environmental Services Ltd.

WESTBOURNE GROUP

DEVELOPMENTS | INTERIORS | PRIVATE RESIDENCIES

Viability Assessment – Prepared by Kempton Carr Croft

- Doc ref. Oakley Green Lodge _ Finalised Viability Report

Drainage – Prepared by Charles and Associates

- 23-100-TNO-001 – Flood Risk and Drainage Statement
- 23-100-003-A – Indicative Foul Water Drainage Strategy
- 23-100-004-B – Surface Water drainage

Highways - Prepared by Charles and Associates

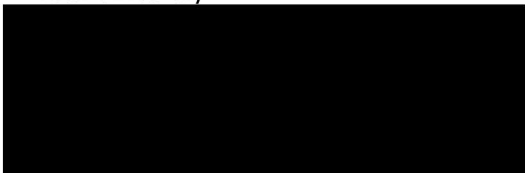
- 23-100-001 Access Visibility Splays
- 23-100-002-ARefuse Vehicle Tracking

Application Forms

- Planning Application Forms
- CIL form 1– CIL Additional Information
- Planning Fee Payable to RBWM for £2,376 has been made via the planning portal.

Please feel free to contact me on 07919891352 should you have any questions or require any additional information.

Your Sincerely



Daniel East

RIBA

Planning Director
Westbourne Group Ltd.