APPLICATION NO:
F/2001/5209

LOCATION:
42 The Lilacs, Wokingham.

APPLICANT:
Mr B Douglas

PROPOSAL:
Proposed conversion of part of garage to family room.

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

No obs 20/12/01 SL

317

01

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Douglas
42, The Lilacs
Wokingham
Berkshire
RG414UT

Application Number: F/2001/5209

Parish: **BARKHAM**

Location: **42, The Lilacs, Wokingham.**

Proposal: **Proposed conversion of part of garage to family room.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1, SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 13/12/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

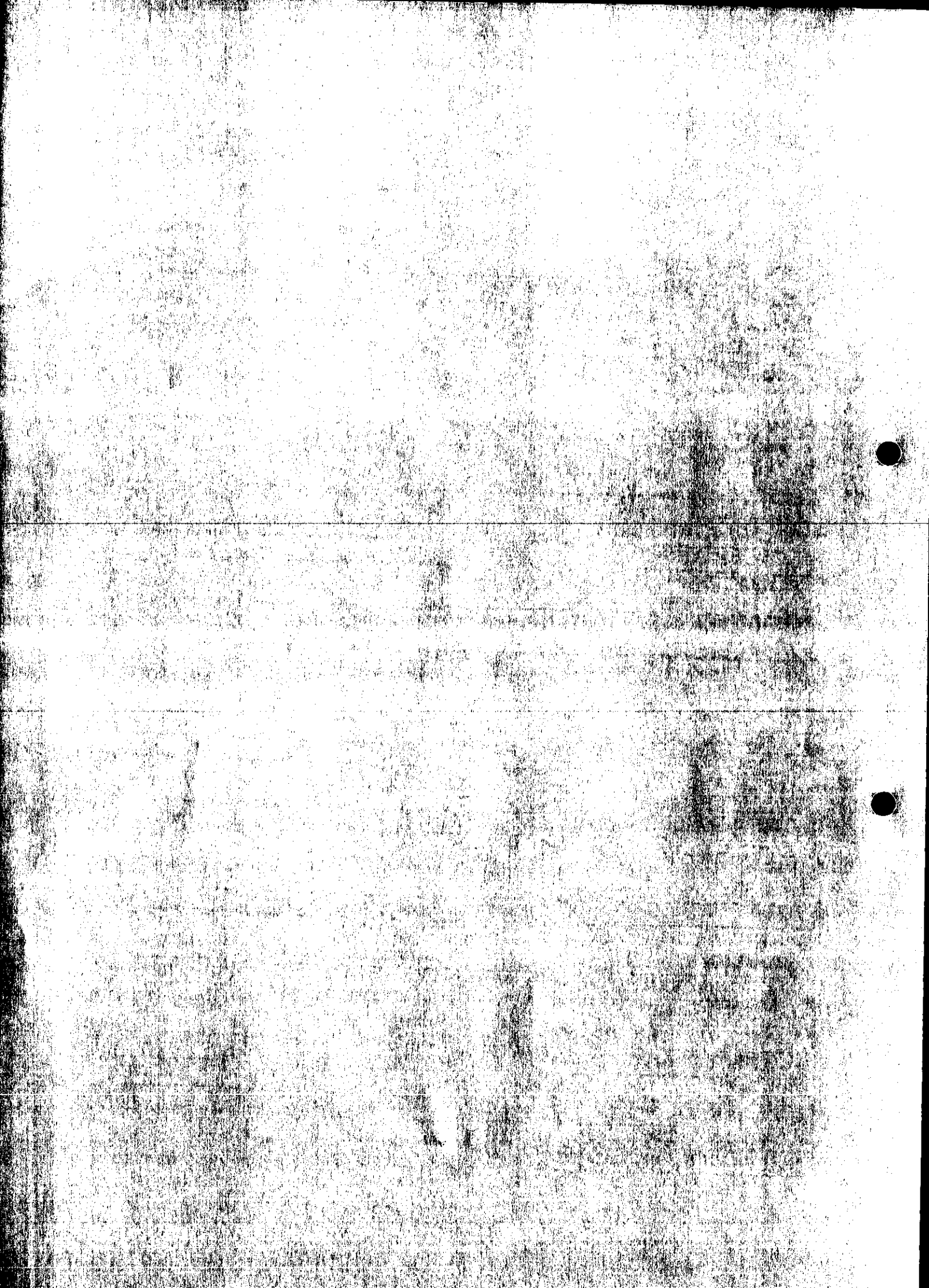
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5209	HL
BUILDING CONTROL NUMBER	FP 2001/2402 South	
APPLICANT/~~AGENT~~	Mr B. Douglas	
ADDRESS OF SITE	42 The Lilacs BARKHAM	
DESCRIPTION OF PROPOSED WORK	Convert 2nd integral garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	BD/01	BD/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/1/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5209

Applicant : Mr B Douglas .

Location : 42, The Lilacs, , Wokingham.
Proposal : Proposed conversion of part of garage to family room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 01/11/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 27/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - appaval with conditions C049 & C422

Planning Issues :

Identified settlement } ENI, WOS3, WBE1
affect on neighbours } SBE1, SBE2
affect on street }

Parking WT6, ST5

South East Area Local Plan

Application Number F/2001/5209
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 42 The Lilacs
Wokingham.

APPLICATION NUMBER: F/2001/5209

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Detached 2sty houses with dwble garages.

3. DESCRIPTION OF SITE/BUILDING
2storey, detached house, integral dwble garage. Gable end roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Dwble garages between nº42 & both adjoining properties so some distance away.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING dwble garage + room on drive for 2 parks.

LEVELS level

BOUNDARY TREATMENT NA

OTHERS

Application Number: F/2001/5209

Appraisal:

The proposed development is to convert a garage to a family room in a detached house. The property has two integral garages and one of these is to remain in place. The house is two-storeyed and located in an identified settlement.

The consent is required due to a restrictive condition on a previous planning application requiring the garages to be used for garage purposes only. The only external change to the building will be the replacement of the garage door by a window on the front elevation.

1. Impact upon neighbouring properties

It is considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development. This is because the main changes will be internal and the second garage on the side of the proposed conversion will remain in place.

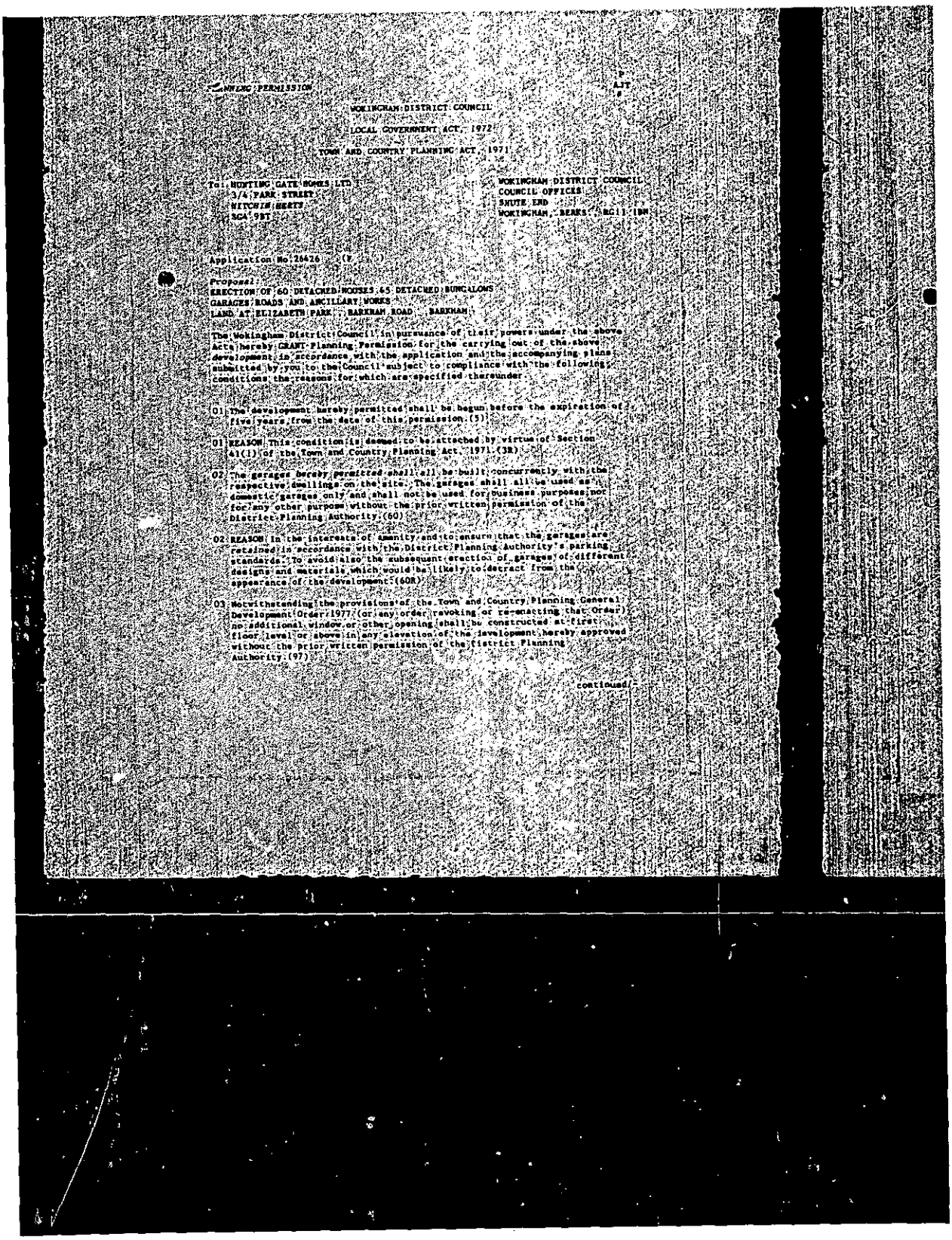
2. *Impact upon the street scene*

The only changes to the street scene with respect to the previously approved proposal, will be a new window in the front elevation rather than a garage door. This will have little impact on the character of the street itself.

3. Impact upon highway safety

The number of bedrooms is remaining the same (four) and therefore three parking spaces are required on site. Despite the conversion of one garage to living space, the second garage is remaining as such and there is room for two car park spaces to the front of the house. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~



OUTLINE PERMISSION

P
AJT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: HUNTING GATE HOMES LTD
3/4 PARK STREET
WITCHAM BERTS
SG4 9BT

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS, RG11 1BW

Application No 20426 (F

Proposal:
ERECTION OF 60 DETACHED HOUSES 65 DETACHED BUNGALOWS
GARAGES ROADS AND ANCILLARY WORKS
LAND AT ELIZABETH PARK, BARKHAM ROAD, BARKHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall all be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(6O)

02 REASON In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development.(6OR)

03 Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any order revoking or re-enacting that Order) no additional window or other opening shall be constructed at first floor level or above in any elevation of the development hereby approved without the prior written permission of the District Planning Authority.(9J)

continued/-

Received by Wokingham District Council

Application No: F/2001/5209

Proposal:
Proposed conversion of part of garage to family room.

Location:
42, The Lilacs, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5209 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

13 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5209
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

**********FILE COPY**********

Tel: (0118) 974 6442

Date: **13 November 2001**

My ref: F/2001/5209

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5209
42, The Lilacs, , Wokingham.
Proposed conversion of part of garage to family room.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5209**
42, The Lilacs, , Wokingham.
Proposed conversion of part of garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

**********FILE COPY**********

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 13 November 2001

Application Number: F/2001/5209

Proposal: Proposed conversion of part of garage to family room.

Parish: BARKHAM PARISH

Site Address:
42, The Lilacs, , Wokingham.

Applicant:
Mr B Douglas .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049 .

C122, R122 .

Signed: _____ **Print name:** AC 14/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	01 NOV 2001
Officer: HL	Application No. F/2001/5209

Map No. 82 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF PART OF GARAGE TO FAMILY ROOM

Location: 42 TITE LILACS

Parish: BARKHAM Ward: Barkham
13.11.01 JS.

Applicant: MR B DOUGLAS
Restrictive condition

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.11.01 B

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: .....

No pre-appe

NEIGHBOURS: S/N + see map

1764

ADDRESS 42 THE LILACS PARISH BARKHAM

PLOT No. 21 ORD. SHEET No. SU 7678

BUILDER NHBC

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22834	VARIOUS OWNERS	O/L.	81.1.85	CA
23656	ROGER MALCOLM	ACCESS ROAD/SEWER	20.6.85	CA
26426	HUNTING GATE HOMES	PRT. HOUSE & GARAGE	5.12.85	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 278/85

DRAINAGE

Environmental Services

For office use only. Application number:

01.NOV.2001 - 5209

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	BRIAN DOUGLAS 42 THE LILACS BARKHAM WOKINGHAM BERKSHIRE RG41 4UT
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERT INTEGRAL TWIN GARAGE INTO PLAYROOM
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS AND WHITE PAINTED TIMBER WINDOW FRAME
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	RESTRICTIVE CONDITION		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

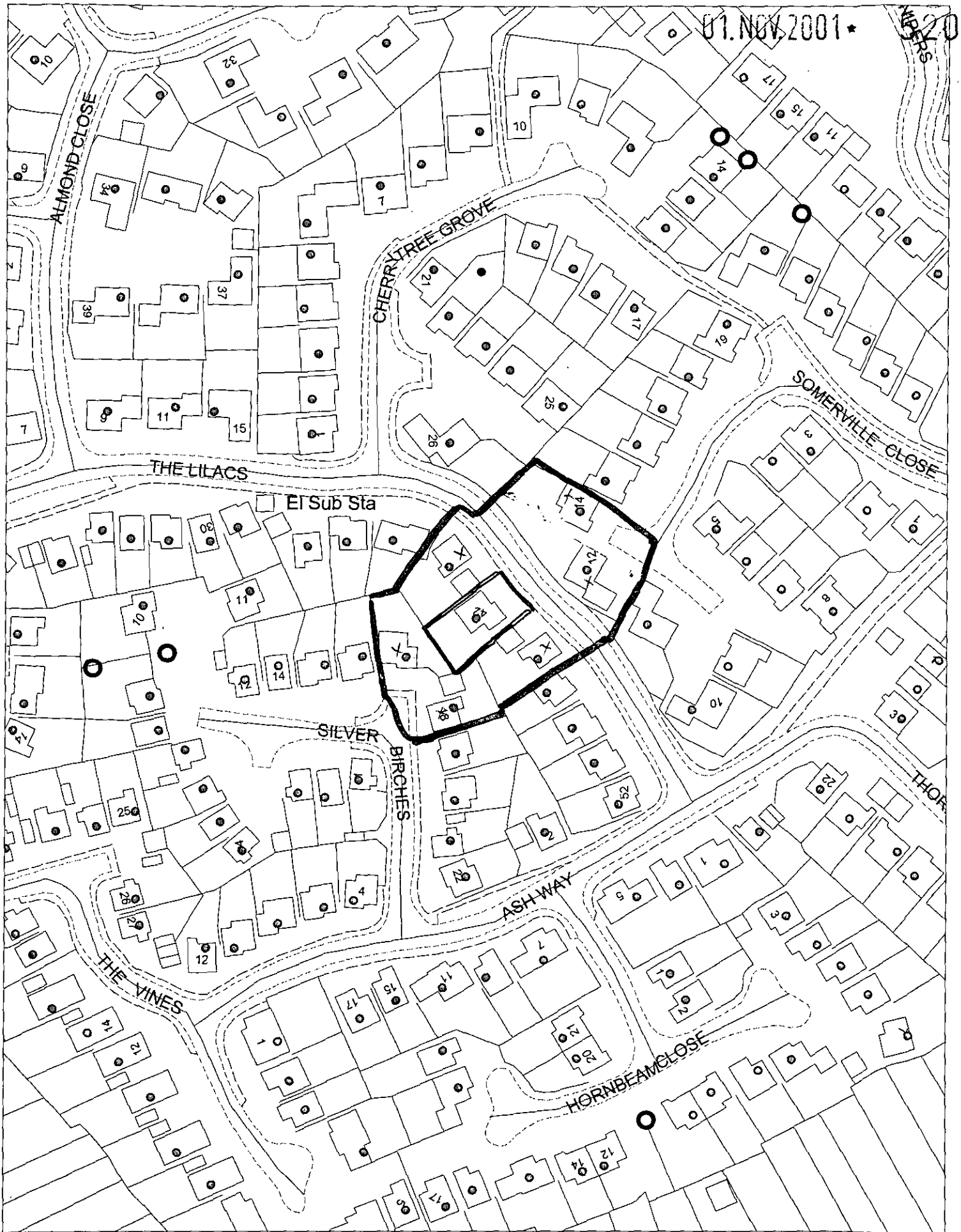
Your signature: Brian Douglas

on behalf of

Date 16/3/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

01.NOV.2001★ 5209



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Development Control Section, Environmental Services, Wokingham District Council.

9 November 2001 Scale: 1 : 1250

N W E S

01.NOV.2001* 5209

PROPOSED CONVERSION OF INTEGRAL GARAGE TO FAMILY ROOM
AT
42 THE LILACS
ELIZABETH PARK
BARKHAM
WOKINGHAM
BERKSHIRE
RG41 4UT

APPROVED

For

Mr B. DOUGLAS

CONSTRUCTION NOTES FOR BUILDING REGULATIONS APPLICATION

This document to be read in conjunction with drawings BD/01

October 2001

1. FOUNDATIONS

Carefully excavate to expose existing foundations to receive infill wall.
Note: if it transpires that there is no foundation under the up and over door of the garage insert new 270mm wide precast prestressed concrete plank lintol to span gap between foundations, bearing onto adjacent footings, ensure a minimum of 150mm end bearing to lintol.

2. D.P.C

Brickwork up to DPC level to be class B engineering bricks with 'hi-load' dpc located a minimum of 150mm above ground level. Include for minimum of 50mm lap with existing dpc's.

3. GROUND FLOOR CONSTRUCTION

New ground floor to be constructed on top of existing garage slab and consisting of: 75mm sand and cement screed reinforced with galvanised mesh on 25mm polystyrene insulation (note – insulation to be tucked down inner face of wall) on new fine concrete make up slab laid to make up required level and remove fall within existing slab on 3 coats of synthaprufe DPM (ensuring continuing DPC/DPM) on existing slab.
Note: finish floor level to line through existing.

4. EXTERNAL WALL

New external wall to consist of 102mm stock facing outer skin (to match existing, soldier course under window), 50mm cavity filled with mineral wool cavity batts, 100mm thick concrete block inner skin with lightweight plaster finish ('U value=0.41W/m2 Oc). Wall ties to be spaced at not more than 450mm vertically and 900mm horizontally, except around reveals, where spacing are not to be greater than 225mm.
Note: Contractor to confirm thickness of existing wall construction and adjust new wall construction accordingly.
New wall to be cut and toothed into existing, maintaining cavity. All openings within new wall to be copy existing stepped reveal and be closed with dpc with integral dpc.

5. WINDOWS/DOORS/LINTELS

New double glazed timber window to match existing and fitted with draft strips. Include for all vertical and horizontal dpc's including cavity trays over lintel.

Reference	Location	Size	Openable Light	Trickle Ventilation	Lintol Reference
W1	Family room	635x1750	50%	8,000mm2	IG-L1/ST 100*
D1	Family room	826mm	N/A	N/A	See note 10
D2	Family room	826mm	N/A	N/A	See note 11

* Contractor to confirm width/construction of existing wall prior to ordering lintols etc, and adjust sizes accordingly.
All lintols to have a minimum of 150mm end bearing.
Doors/windows to be fitted with permanent vents to provide a minimum of 8000mm2 to each room.
All glazing to windows below 850mm and doors below 1500mm above finished floor level to be safety glass and marked accordingly.

6. EXISTING ROOF CONSTRUCTION

Carefully remove existing interlocking tiles and set aside for reuse. Remove existing mono truss roof and replace with cut roof as detailed in item7.

7. ROOF CONSTRUCTION

New cut Mono pitched roof to front of single storey extension (dual pitch over front of garage) to consist of the following:
Existing profiled tiling reclaimed from existing garage roof on 32x25mm tiling battens at gauge to match existing on rip proof sarking felt on 150mm grade SC3 softwood rafters at 450mm centres and pitch to match existing with 97x47mm softwood joists at 450mm centres supported against existing wall by galvanised joists hangers securely fixed to 100x50mm softwood plate bolted wall.
Joists fixed with lateral restraint straps at not more than 1800mm centres. Roof space generally to be insulated with 200mm of mineral insulation quilt laid in two equal layers, the first between the joists and the second at 90 degrees. Compress the insulation within the skilling and maintain a clear 50mm space for ventilation. Ceiling to consist of 12.4mm foil backed plaster board.
Cross ventilation to mono pitched roof to be achieved using Glidevale MR50 mono vent at ridge in addition to eaves ventilation consisting of continuous 25mm gap. Allow for insect screen to vents. Include for 150mm upstand and flashing against walls and connection in to existing cavity tray.

8. EXISTING LINTOL

To be retained and fire protected with 12.5mm plasterboard, securely fixed to softwood timber battens. Roof to extension is to be of cut pitched roof constructed as following:
Wall plate – 100x50mm held in position with 1000x30x5mm galvanised anchor straps at max. 2000mm centres.
Rafters – 150x50mm grade SC3 softwood at 450mmm centres, pitch 40 degrees with 150x50collar and 75x225mm purlin. Span of rafters to be broken by intermediate stud wall located adjacent to bottom of velux window.
Ceiling Joists – 97x47mm grade SC3 softwood at 450mm centres (span of joists reduced by two first floor walls). Joists fixed with lateral restraint straps and not more than 1800mm centres. Include for double rafters bolted together with M12 bolts with dog tooth connector either side of velux window. Trim opening in accordance with manufactures instructions.
Roof space generally to be insulated with 200mm of mineral insulation quilt laid in two equal layers, the first between the ceiling joists and the second at right angles across the joists. Insulation to Ares of roof with skilling to consist of 100 mm polystyrene board ensuring to maintain 50mm ventilation gap above insulation, between joists. Ceiling to consists of 12.4mm foil backed plaster board with skim finish to match existing.
Roof void to be ventilated using perimeter eaves vents to provide ventilation equal to 25mm continuous gap around perimeter of extension. Ceiling to consist of 12mm tongue and groove boarding on vapour barrier.

9. EXISTING CEILING

To be retained and over clad with 12mm foil backed plasterboard. Tape joints and apply finish as instructed by client.

10. NEW OPENING TO EXTENSION AT GROUND FLOOR LEVEL

New door opening to be cut in between the lounge and extension. Existing floor joists to be temporarily supported whilst new lintol installed. Plasterboard wall finish to be made good with new panelled door to match existing.

11. EXISTING OPENING

Block up existing opening in wall with 140mm light weight blocks ensuring bond with existing. Install new 826mm wide 30 minute fire door and frame with self closer and intumescent and smoke seals.
Ensure minimum of 150mm threshold step down into existing retained garage.

12. RAINWATER OPENING

As existing.