SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0602

LOCATION:
91 Foxcote, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Knowles C/O Excel Design

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Knowles
C/O Excel Design
17 Gorse Ride South
Finchamstead
Berks
RG40 4EH

Application Number: F/2000/0602

Parish: **FINCHAMPSTEAD**

Location: **91, Foxcote, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling**

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 external work shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the right side elevation.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 11 April 2000

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	0602	NB
BUILDING CONTROL NUMBER.	FP2000/0321	Bna
~~APPLICANT~~/AGENT	Excel Design Ltd.	
ADDRESS OF SITE	91, Foxcote FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	99590/4	99590/4
ELEVATIONS	99590/9,10,11	99590/9,10,11
FLOOR PLANS	99590/13	99590/13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Nine	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/4/00.	

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	

Received by Wokingham District Council

Application No: F/2000/0602

Proposal:
Proposed single storey rear extension to dwelling

Location:
91 , Foxcote, Finchampstead, 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2000. 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 normally be possible for an individual reply 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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0602

Applicant : Mr & Mrs Knowles C/O Excel Design.

Location : 91, Foxcote, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
	✓	6/3/2000

(Yes 24/3)

Date of Neighbour Notifications : 7 Ingle Glen + 93 Foxcote

Date of Site Visit : 6/3/2000

Date Registered : 16/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 12/04/2000

Consultation Responses :

finchampstead PC: 13/3 "No objections"

Neighbours/SN: none received.

Planning Issues : (10'd set).

1) Impact upon neighbouring properties } WBE1, SBE1 | SBE2.
2) Impact upon the streetscene

Application Number: F/2000/0602

Appraisal :

① Impact upon neighbouring properties
The proposed development is a single storey rear extension. It will be (approx 4m beyond the existing rear building line 4m width (at floor level & 4.7m across max width of roof).
Roof: 5.2m to ridges, 2.3m to eaves. It will be pitched and follow the shape of the existing roof line (but will be lower than existing ridge of dwelling)
There will be no windows in the right side elevation (towards 93 Foxcote)
A window in the rear elevation & window/patio door in the left elevation (will be obscured by the existing garage) and 2 velux roof lights.

Boundaries: 1.8m fence at sides and rear
(Single storey garage wall/1.8m fence with Ingle Glen.)
Both Nos 91 & 93 are set app 1m from the boundary.

There will be no detrimental impacts to neighbouring properties by overlooking or overshadowing (pitched roof takes matter away) no overbearing.

2) Impact upon the streetscene.
The garage will obscure the proposed extn from Ingle Glen. The proposed extn is of a similar style as the main dwelling & materials will match existing :. no detrimental impact to the street scene.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/0602
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.
	SC08	SR15	RIGHT SIDE ELEVATION.

RECORD OF SITE VISIT

SITE ADDRESS: 91 Foxcote Finchampstead Wokingham. APPLICATION NUMBER: F/2000/0602	OFFICER: Natalie Brown DATE OF SITE VISIT: 6/3/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No. (Garage wall 24/3)

2. DESCRIPTION OF SURROUNDINGS
Residential - detached.

White double glazed windows.
3. DESCRIPTION OF SITE/BUILDING
Double garage detached from main dwelling
Patio area.
Pitch of extn will be below existing ridge

NB Nos 91 & 93 have side dormers facing each other

4. RELATIONSHIP TO ADJOINING PROPERTIES
Ingle Glen dormer window (ob. glazed)
No 93 → no over looking (both properties set from boundary
→ small slot window inside dormer (not ob. glazed)

5. SITE CONSTRAINTS

TREES 3 silver birches (?) in rear garden & shrubs in border.

ACCESS/PARKING Double garage and parking on driveway

LEVELS

BOUNDARY TREATMENT 1.8m fence sides/rear
Single storey garage wall / 1.8m fence with Ingle Glen.

OTHERS

Tel: (0118) 974 6492

Date: 28/3/2000

My ref: F/2000/0602

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2000/0602
91 , Foxcote, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 09/04/2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0602**
91 , Foxcote, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 28/03/2000

My ref: F/2000/0602

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/0602
91 , Foxcote, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling

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This form must be received no later than 07/04/2000

Yours faithfully

Chris Brown

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0602**
91 , Foxcote, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 FEB 2000	Map No. 99 Site 0-04
Officer: NAB / Application No. F/2000/0602	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 91 FOXCOTE

Parish: FINCHAMPSTEAD Ward: FINCH NORTH V 24 02 00

Applicant: MR / MRS KNOWLES

Fee Received 95-00 Required ..... Additional ..... Refund .....

(2)

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 : 24.02.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... No pre-apps. .....

.....

.....

NEIGHBOURS: S.N.

.....

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LISTING FORM

Case officer: **Natalie Brown** *Application Number*: **F/2000/0602**

91 , Foxcote, Finchampstead, Wokingham.

Proposed single storey rear extension to dwelling

APP

CS

2

COPIES TO:

ACK:

FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

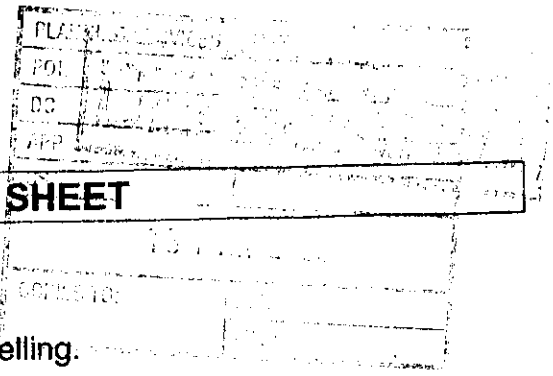
Signed: _____ Date: 28/3/00.

Councillor R Cundy

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

FRO[illegible] Natalie Brown

DAT[illegible] 24 February 2000



FIN[illegible]CHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0602

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 91 , Foxcote, Finchampstead, Wokingham.

Applicant: Mr & Mrs Knowles C/O Excel Design.

You[illegible]bservations are required in respect of this application **by 19/03/2000** .

[illegible]e Parish Council has no objections to this application.

SIGN[illegible] C.S. Cl

DATE: 10-3-00

CLE[illegible] TO

FINCHAMPSTEAD PARISH COUNCIL

6

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

16.FEB.2000* 0602

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MRS M KNOWLES
	ADDRESS	91 FOXCOTE
		WOKINGHAM
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	91 FOXCOTE
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR EXTENSION
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		~~YES~~ / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		BRICK & TILE TO MATCH
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the fol g:-

(a) 6 copies of this form, signed ar ed
(b) The fee (the curr t scale of f attached)
If no fee is payabl please say elow

(c) 6 copies of plans and drawings
(i) 1:2500 scale location ith application, site outlined in red.
(ii) 1:500 scale site layout howing position of adjoining dwellings
(iii) 1:100 or 1:200 scale fl ans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TO AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B be If neither apply you must complete a full certificate obtainable from the Planning Departmen

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

ERTIFICATE A

I certify that:

* beginning of the period of 21 days ending with the f the accompanying application nobody, except the nt, was the owner (a) of any part of the land to the application relates.

* of the land forms part of an agricultural holding.

RTIFICATE B

I certify that:

* The applicant has * given the required notice to one else who, at the beginning of the period of 21 nding with the date of the accompanying application e owner a) of any part of the land to which the tion relates, as listed below.

Owner's (a) na	Address at which notice was served	Date on which notice was served

* N f the land forms part of an agricultural holding

SIGNED

BEHALF (MT J M KNOWLES

ATE 4-2-00

ADDRESS 91 FOXCOTE

PARISH FINCHAMPSTEAD 1.4. WOOD [illegible]

PLOT No. 4/11

ORD. SHEET No. SU.8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/176/68	ORCHARD GLEN PROPERTIES	O/APP RES DEV.	3.10.68	N/A C/A
9/70	"	DETACHED HOUSE & GARAGE	VARIOUS	APP. C/A
29/72	"	6' FENCE	6.1.72	N/A APP
PD/674/73	MR. R. MOLLETT	ROOF CONVERSION	16.4.73	APP. N/A
46858	P. KNOWLES	ENLARGE GARAGE	9.11.98	C/A
95/60949/Z				
FP95/3989	"	"	10.11.95	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

16.FEB.2000* 0602

Client:

Mr and Mrs Knowles
91 Foxcote
Wokingham
Berkshire

16.FEB.2000* 0602

Project:

Single Storey Rear Extension

Location:

91 Foxcote
Wokingham
Berkshire

Excel Design
XL99590

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Site Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Second Floor Plan	
17	Section	✓
18		

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION:	Drawing List
PROJECT:	Singe storey rear extension	SCALE:	DRAWING No: 99590/ 2
DATE:	August 1999	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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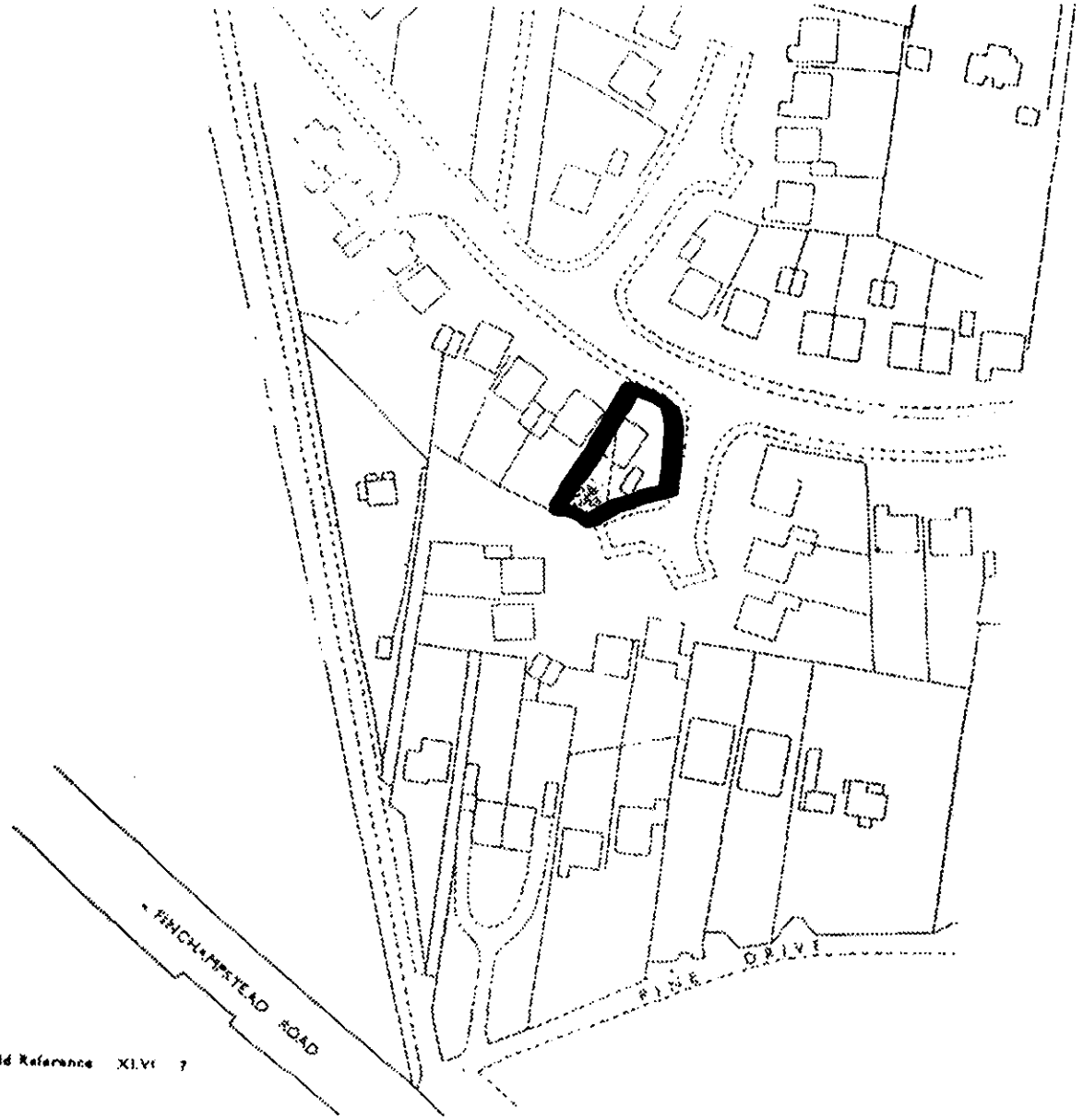
Excel Design



Id Reference XLVI 7

APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION:	Location Plan		
PROJECT:	Singe storey rear extension	SCALE:	1:2500	DRAWING No:	99590/ 3
DATE:	August 1999	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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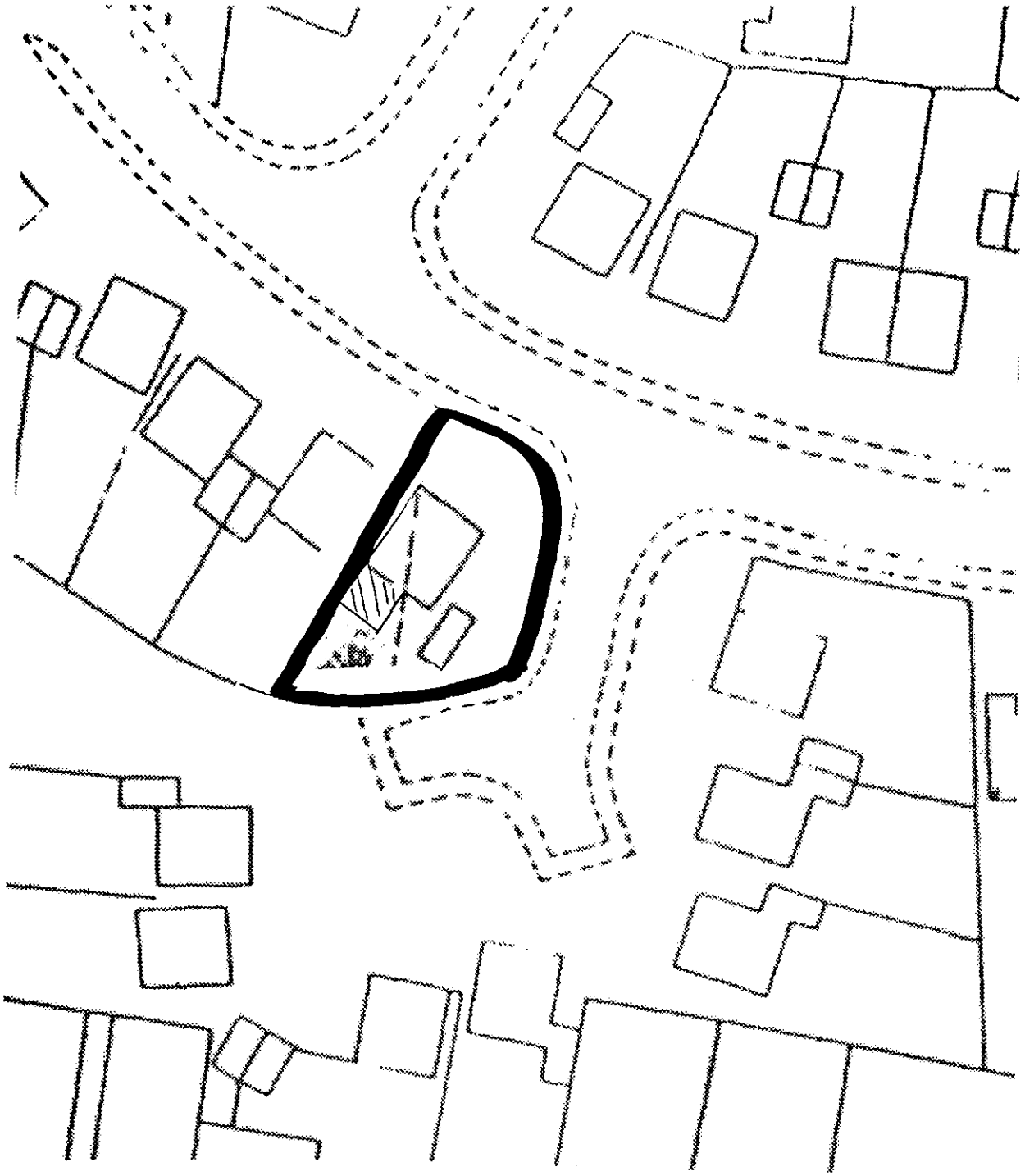
Excel Design



APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION:	Block Plan		
PROJECT:	Singe storey rear extension	SCALE:	1:200	DRAWING No:	99590/ 4
DATE:	August 1999	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design
CD 13/4/00

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.
There must be no encroachment neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the party wall act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade jablite floor insulation fitted to manufactures specification on reinforced concrete suspended insitu slab resting on inner skin of cavity walls and internal walls. Slab and reinforcing specification as shown on section drawing. Remove all vegetation below slab. Bottom mesh reinforcing to have 40 mm cover.

4. EXTERNAL WALLS
Facing brickwork to match existing, 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to match existing and to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

9. PITCHED ROOF
Tiles to match existing house to be fixed in accordance with manufacturers specification. on 38 x 25 mm softwood treated battens on untearable roofing felt to B.S 747 timbers as shown on section. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized gable straps at 1000 mm centers fixed to 3 No. rafters and wall. Fix 25 mm thick softwood fascia and 6 mm w.b.p external quality plywood soffite to match existing with continuous ventilation to give cross ventilation. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. Insulation as shown on section drawing.

APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Singe storey rear extension	SCALE:	DRAWING No: 99590/ 5
DATE:	August 1999	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design

GENERAL NOTES
(Not a specification)

10. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and 1m³ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

11. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Singe storey rear extension	SCALE:	DRAWING No: 99590/ 6
DATE:	August 1999	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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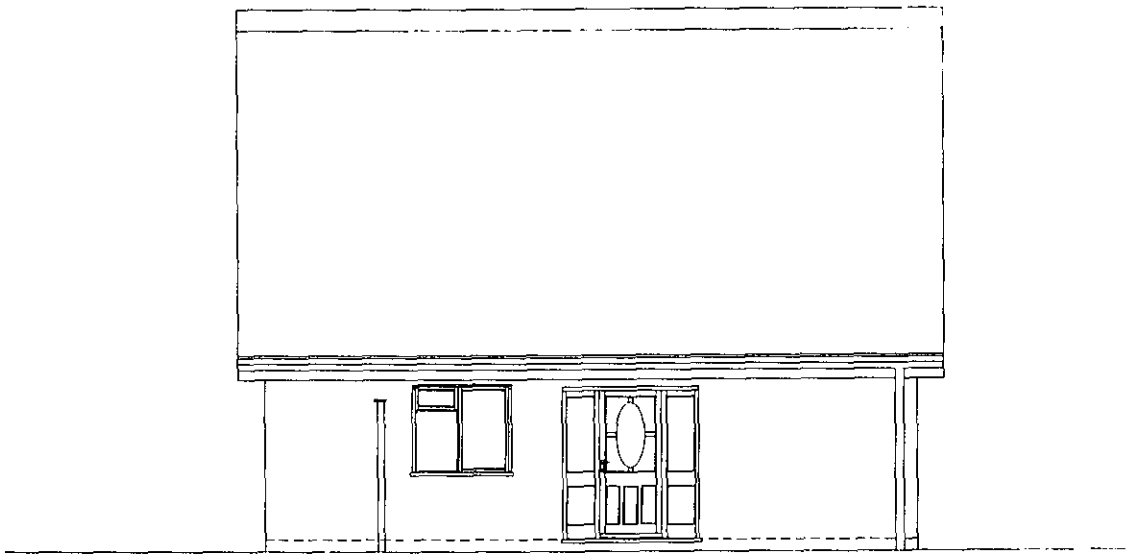
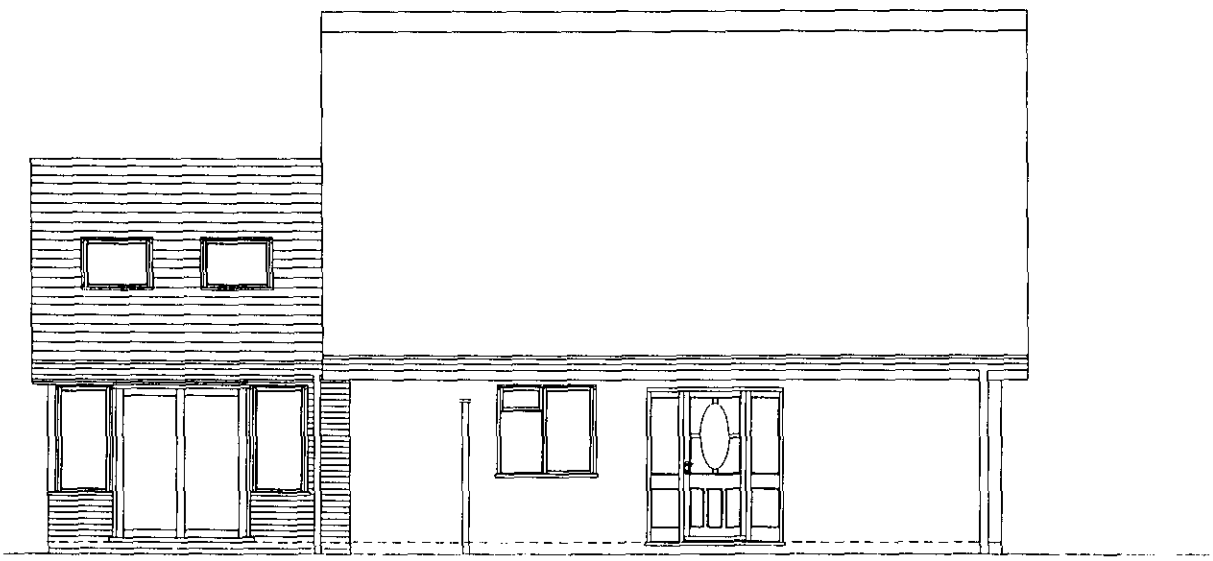


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcole, Wokingham.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Singe storey rear extension	SCALE:	1:100	DRAWING No:	99590/ 9
DATE:	August 1999	REVISION:			

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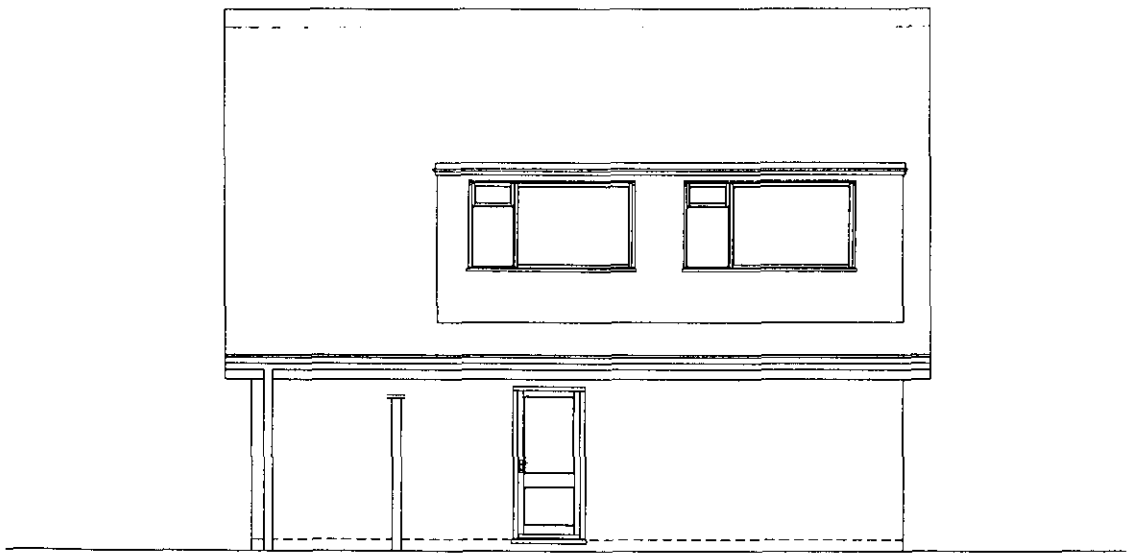
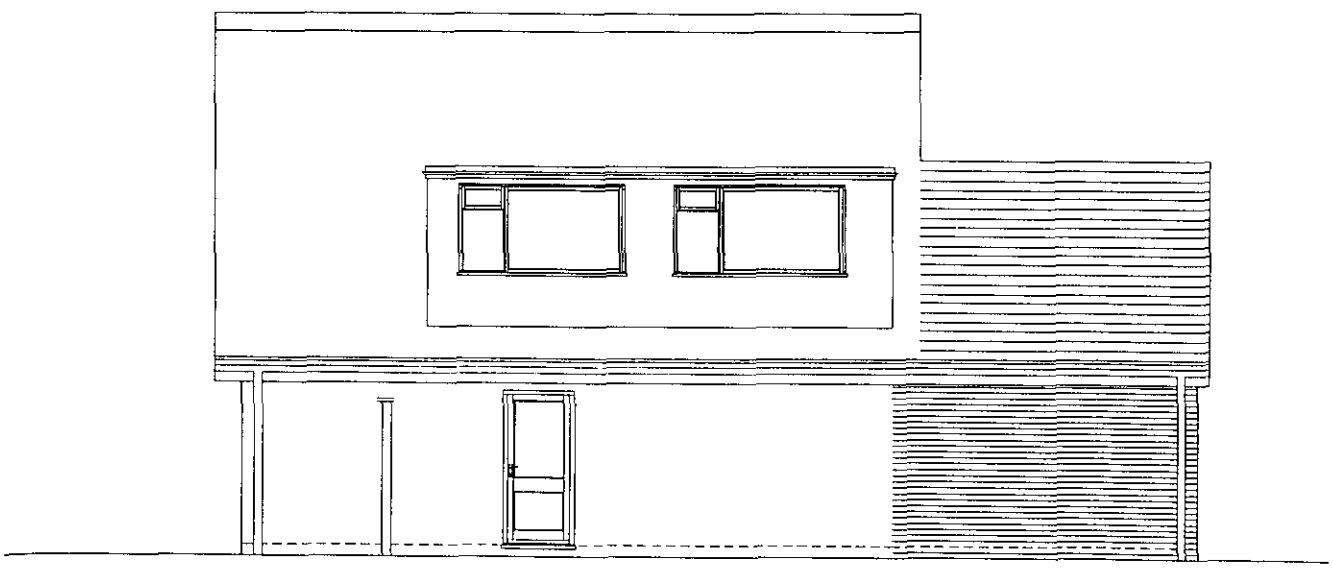


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Singe storey rear extension	SCALE:	1:100	DRAWING No:	99590/ 10
DATE:	August 1999	REVISION:			

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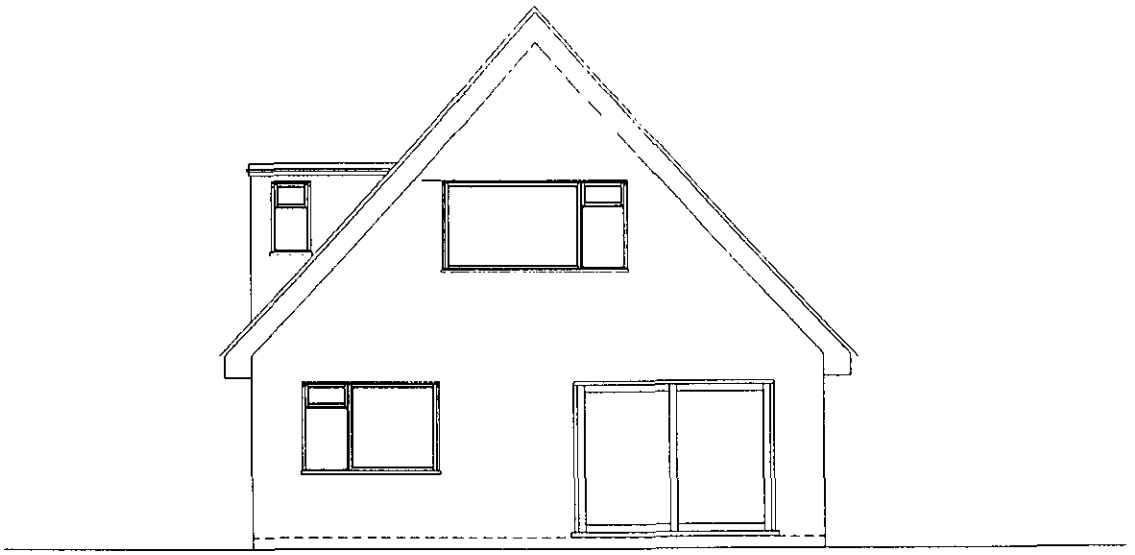
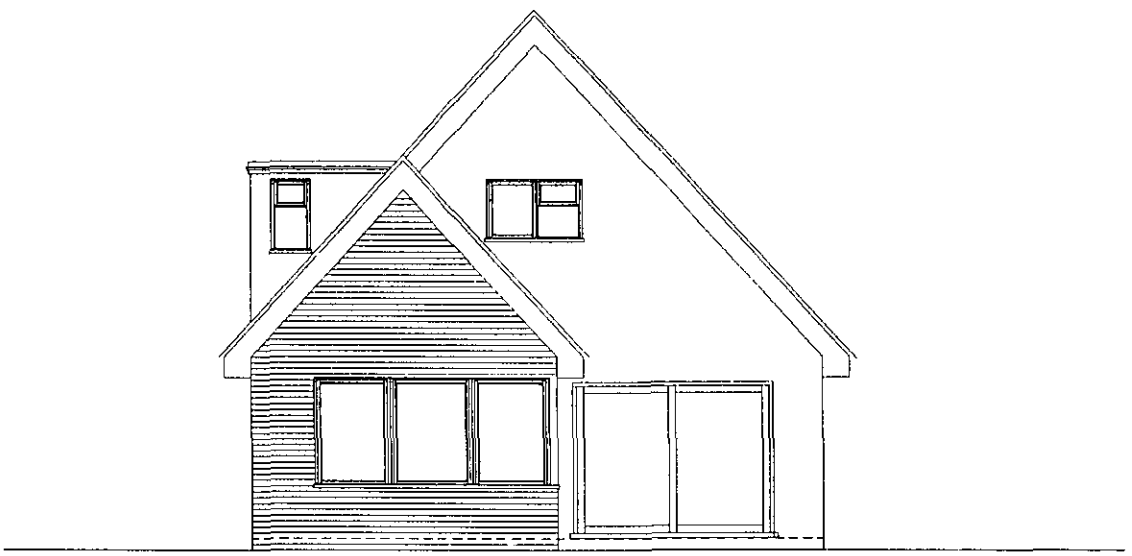


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION:	Rear Elevations		
PROJECT:	Singe storey rear extension	SCALE:	1:100	DRAWING No:	99590/ 11
DATE:	August 1999	REVISION:			

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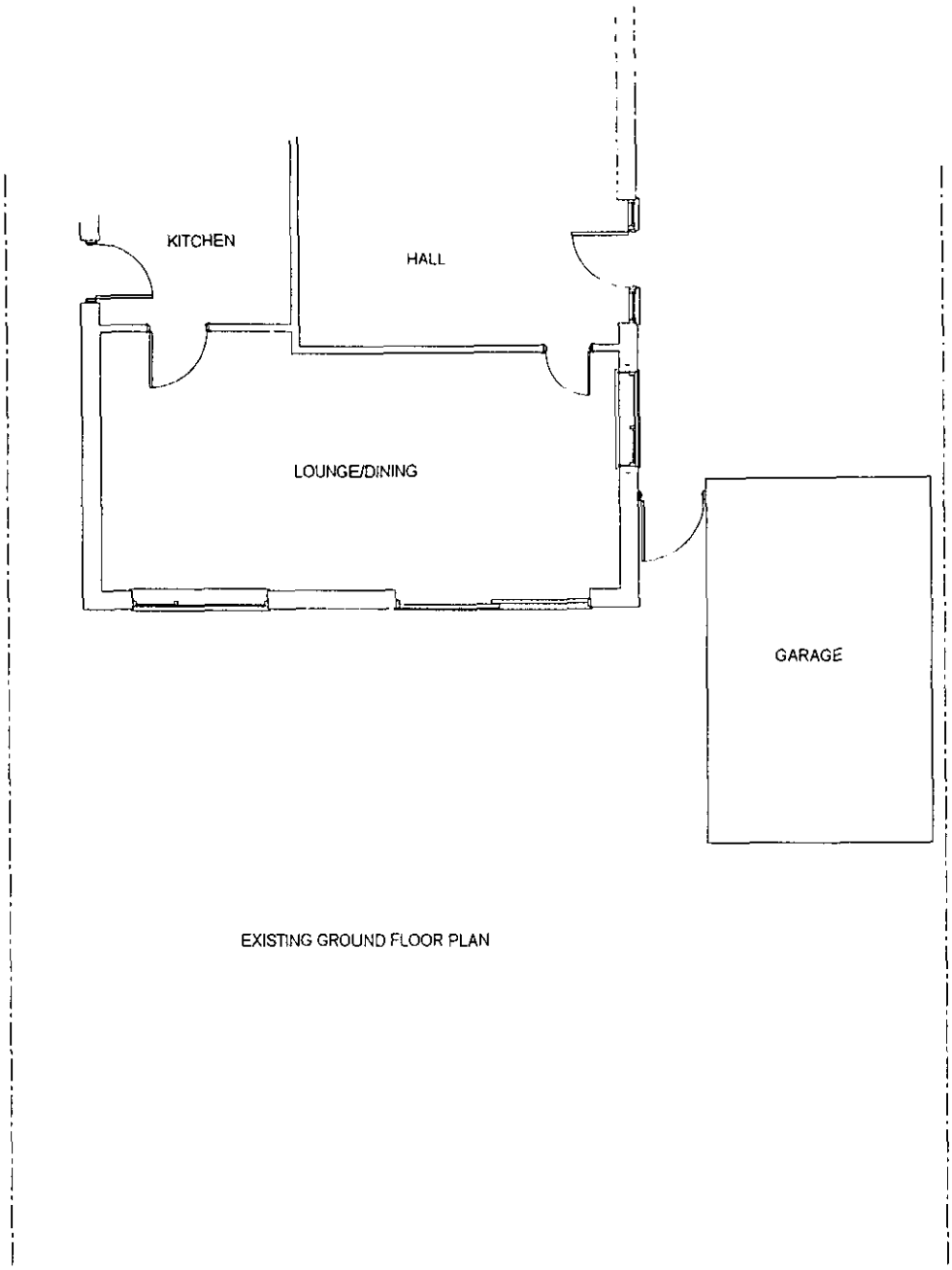

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Singe storey rear extension	SCALE:	1:100	DRAWING No:	99590/ 12
DATE:	August 1999	REVISION:			

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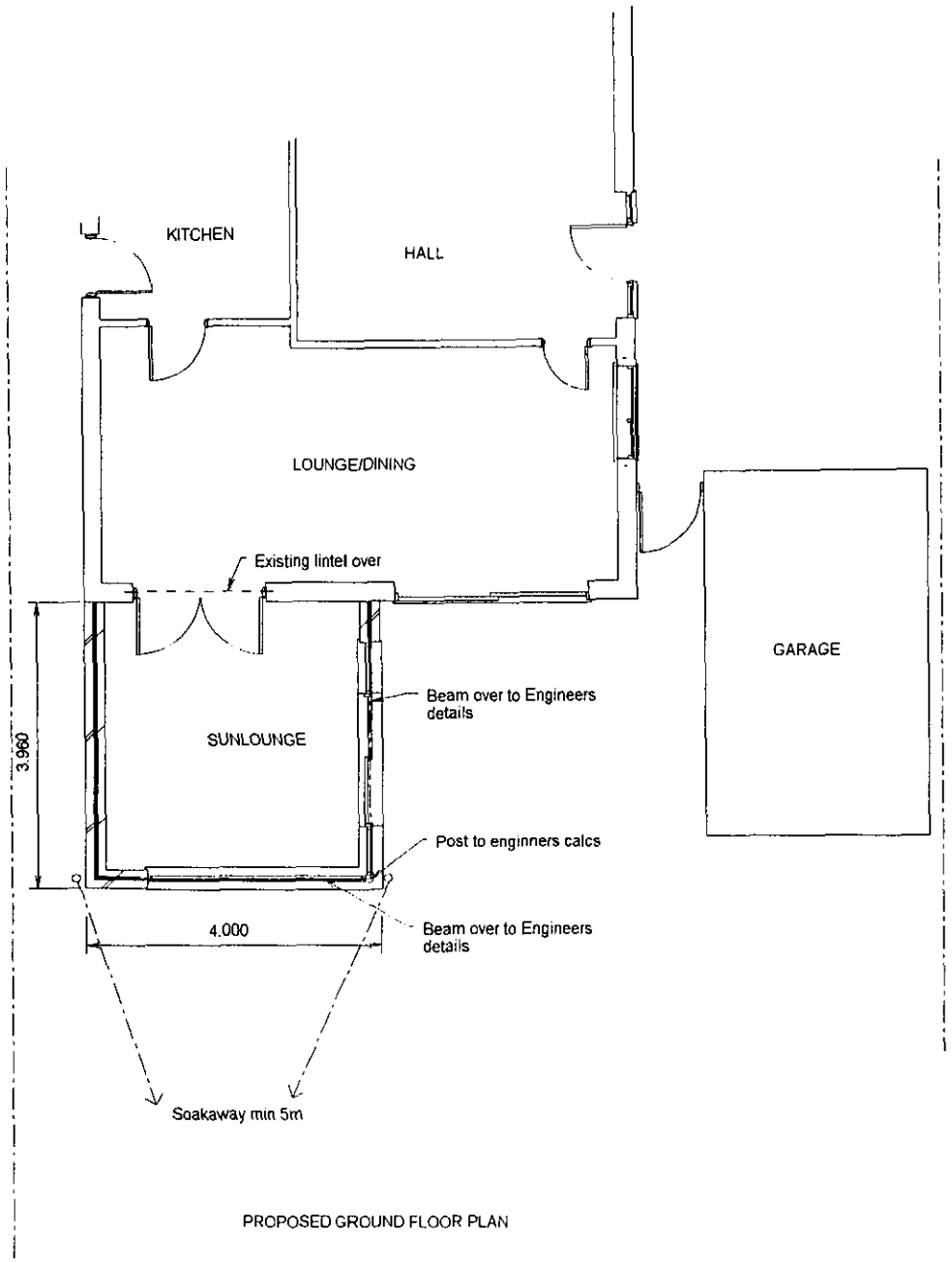

PROPOSED GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Singe storey rear extension	SCALE:	1:100	DRAWING No:	99590/ 13
DATE:	August 1999	REVISION:			

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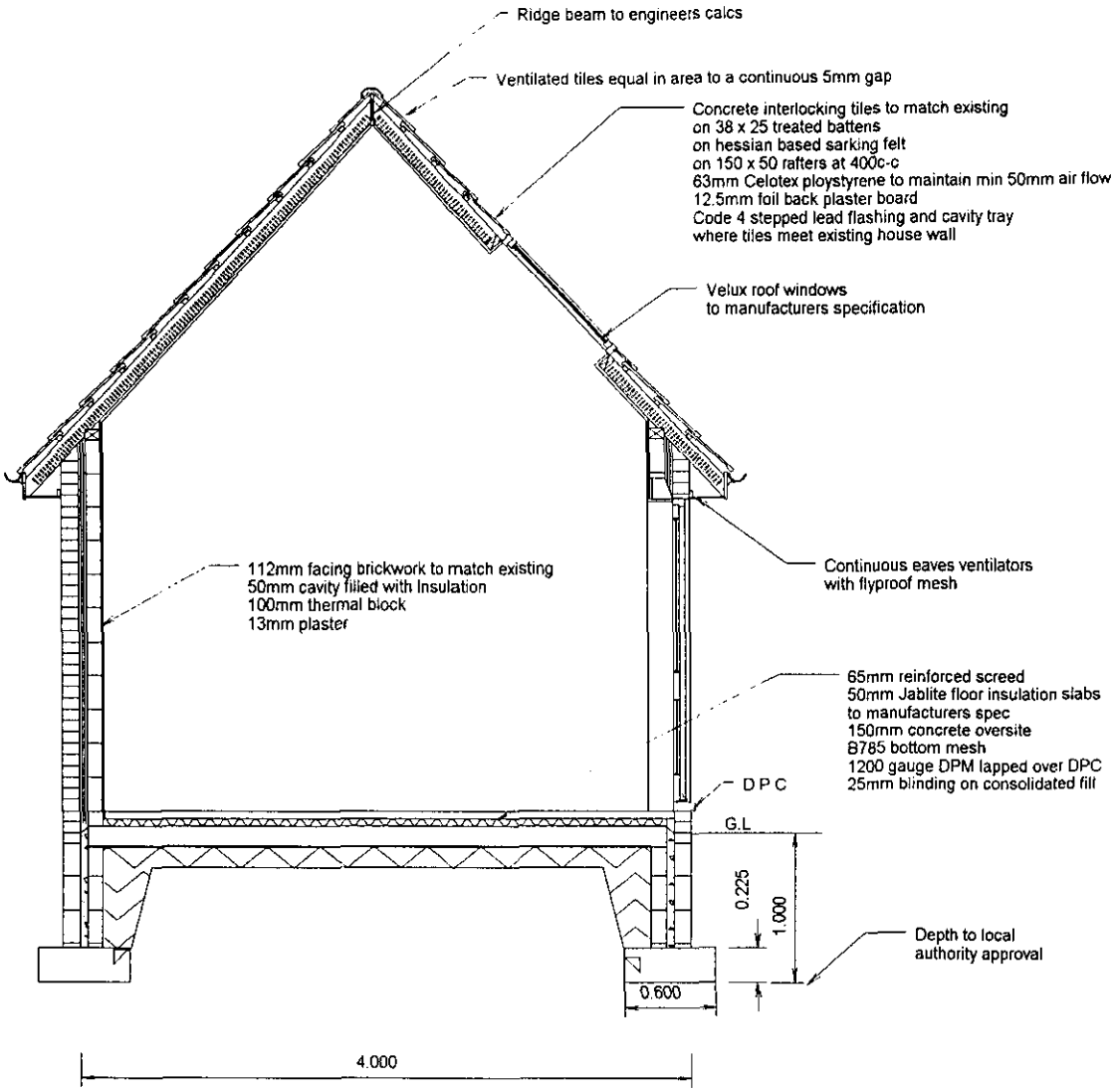

APPROVED

CLIENT:	Mr and Mrs Knowles, 91 Foxcote, Wokingham.	DESCRIPTION:	Section		
PROJECT:	Singe storey rear extension	SCALE:	1:50	DRAWING No:	99590/ 17
DATE:	August 1999	REVISION:			

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Additional Notes:

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23 February 2000

Scale: 1 : 1250

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