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X SYSTEMS LTD

APPLICATION NO:
F/2000/0607

LOCATION:
22 Broadwater Road, Twyford Reading.

APPLICANT:
Mr & Mrs Crush C/O Excel Design

PROPOSAL:
Proposed single storey front extension to dwelling

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

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

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/0607

Parish: **TWYFORD**

Location: **22, Broadwater Road, Twyford, Reading.**

Proposal: **Proposed single storey front 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.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 13 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	0607	AT
BUILDING CONTROL NUMBER	BR2000/0320	Andy
APPLICANT/AGENT	Excel Design Ltd	
ADDRESS OF SITE	22. Broadwater Road TILFORD	
DESCRIPTION OF PROPOSED WORK	S/S flat ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	site plan	site plan
ELEVATIONS	99619/8, 9, 10	99619/8, 9, 10
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/4/00	

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	

Tel: (0118) 974 6481

Date: 29/03/2000

My ref: F/2000/0607

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 S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0607
22 , Broadwater Road, Twyford, Reading.
Proposed single storey front 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 ~~Nicola Lake~~ Andrew Tookey on (0118) 974 ~~6481~~ 6687. 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 10th April 2000

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: ~~Nicola Lake~~ Andrew Tookey Application Number: **F/2000/0607**
22 , Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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 6481

Date: 29/03/2000

My ref: F/2000/0607

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/0607
22, Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling.

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

Andrew Tidey 8487

If you have any questions please do not hesitate to contact ~~Nicola Lake~~ **Andrew Tidey** on **(0118) 974 ~~6481~~ 8487**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Lee

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 29/03/2000

My ref: F/2000/0607

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 D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0607
22, Broadwater Road, Twyford, Reading.
Proposed single storey front extension to dwelling.

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

Andrew Thorley 6487

If you have any questions please do not hesitate to contact ~~Nicola Lake~~ on **(0118) 974 ~~6481~~**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0607

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

Location : 22, Broadwater Road, Twyford, Reading.
Proposal : Proposed single storey front extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	1		21/03/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/00

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 :

Highway Authority — No Objections.
Public Rights of Way — No Objections.
Twyford Parish Council — None Received

Planning Issues : (id'd settlement)
LALP/LBE1/LBE2 WDCP/WOS2/WBE1

1. Impact on streetscene / visual amenity
2. Impact on neighbours properties
3. Highways

Application Number: F/2000/0607

Appraisal :

1) Impact on streetscene / visual amenity

A proposed single storey ext at front to form a porch. (Measures: w5.4m x d2.1m x h3.3m) The footpath on the northwest boundary will be screened by a 1.6m to 1.8m brick wall and the detached garage of No 22 will obscure the view — ∴ no visual impact on street scene. The materials and design of the proposed porch will match existing, — considered acceptable, again no adverse impact on streetscene / visual amenity of the area.

2) Impact on neighbours properties

- No 20 to the southeast, extended single st. extn, (bay window) to front, set 3m away from side wall of proposed porch. Although proposed porch will protrude a further 1.1m, it will not cause any overlooking — ∴ no detrimental impact to neighbours.
- No 24 to the south, bounded by a 2m high wall at side, no windows in flank wall, due to distance — no detrimental impact to occupants of this property.

3) Highways — No adverse impact.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0607
Conditions/Reasons ~~for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	'Work'

RECORD OF SITE VISIT

SITE ADDRESS: 22 Broadwater Road Twyford Reading.

APPLICATION NUMBER: F/2000/0607

OFFICER: Nicola Lake

DATE OF SITE VISIT: 21/03/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on board in front lawn

2. DESCRIPTION OF SURROUNDINGS
Residential, 2 storey detached houses
integral garages

3. DESCRIPTION OF SITE/BUILDING
2 storey yellow coloured brick, render, brown panelling
white UPVC windows & door frames,
concrete tile roof

4. RELATIONSHIP TO ADJOINING PROPERTIES
open plan front gardens
No 20, has a small single storey ext at front.
protrudes by 1m from rear wall

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING as existing

LEVELS site rises from garage level to front door level by 0.8m approx

BOUNDARY TREATMENT – No 20, open plan boundary
low vegetation

OTHERS
- Front boundary 1.8m lawson cypress hedge + footpath
- (E) footpath to NW side, boundary 1.6m to 1.8m high brick wall
- No 24, 2m high wall, no windows in flank wall.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 FEB 2000	Map No. 38. Site 0:03
Officer: NL | Application No. F/2000/0607	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 22 BROADWATER ROAD

Parish: TWYFORD Ward: TWYFORD √ 24.02.00

Applicant: MR | MRS CRUSH

Fee Received 95-00 Required ..... Additional ..... Refund .....
Joint cheque with B/cont.

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:

.....

.....

.....

NEIGHBOURS:

.....

.....

.....

.....

.....

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.....

.....

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 24 February 2000

Application Number: F/2000/0607

Proposal: Proposed single storey front extension to dwelling.

Site Address:
22 , Broadwater Road, Twyford, Reading.

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

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).

Signed: N.S. Trotter **Print name:** N TROTTER

2-3-00

~~To:~~ FROM
Public Rights of Way

~~From:~~ TO Nicola Lake

Date: 24 February 2000

26462

AT.

Application Number: F/2000/0607

Proposal: Proposed single storey front extension to dwelling.

Site Address:
22 , Broadwater Road, Twyford, Reading.

COPIES TO: | ACT: | FILE:

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

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

No objections to this application.

C. Sowell
29.02.2000

£95-00 Jour B/cont 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* 0607

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	MR & MRS COUCH
	ADDRESS	22 BROADWATER RD TWYFORD
	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	22 BROADWATER RD TWYFORD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY FRONT 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 e[illegible]se the fo[illegible]ng:-

(a) 6 copies of this fo[illegible] signed a[illegible]ted ✓
(b) The fee (the curr[illegible] scale of [illegible] attached) ✓
If no fee is payabl[illegible]ase say [illegible]elow

(c) 6 copies of plans a[illegible]awing[illegible]
(i) 1:2500 s[illegible]ocation [illegible]ith application, site outlined in red. ✓
(ii) 1:500 sca[illegible]te layou[illegible] showing position of adjoining dwellings ✓
(iii) 1:100 or [illegible]0 scale [illegible]lans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SEC[illegible] 66 TO[illegible]AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Ce[illegible]ate B b[illegible] If neither apply you must complete a full certificate obtainable from the Planning [illegible]artmen[illegible]

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

[illegible]ERTIFICATE A

[illegible]tify that

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

* [illegible] of the land forms part of an agricultural holding.

[illegible]RTIFICATE B

[illegible]tify that

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

[illegible]ner's (a) [illegible]	Address at which notice was served	Date on which notice was served

* [illegible]f the land forms part of an agricultural holding

SIGNED [signature] [illegible] BEHALF OF M+J M+J CRUSH

[illegible]TE 12-2-00

ADDRESS 22 BROADWATER ROAD PARISH TWYFORD

PLOT No. 190 ORD. SHEET No. 84.7976 3.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/23/58	MR. A. GODSAL	O/APP. RES DEV.	14.2.58	N/A RE
0/144/66	"	"	7.11.66	N/A RE
1697/72	PTE	RES DEV.	14.3.75	CL
03861	"	DETACHED HOUSE & GARAGE	22.1.76	N/A CL
BR5015	"	"	8.7.76	APP N/
43176	MR. N. CRUSH	S/ST. EXTENSION	5.9.94	CLA

16.FEB.2000* 0607

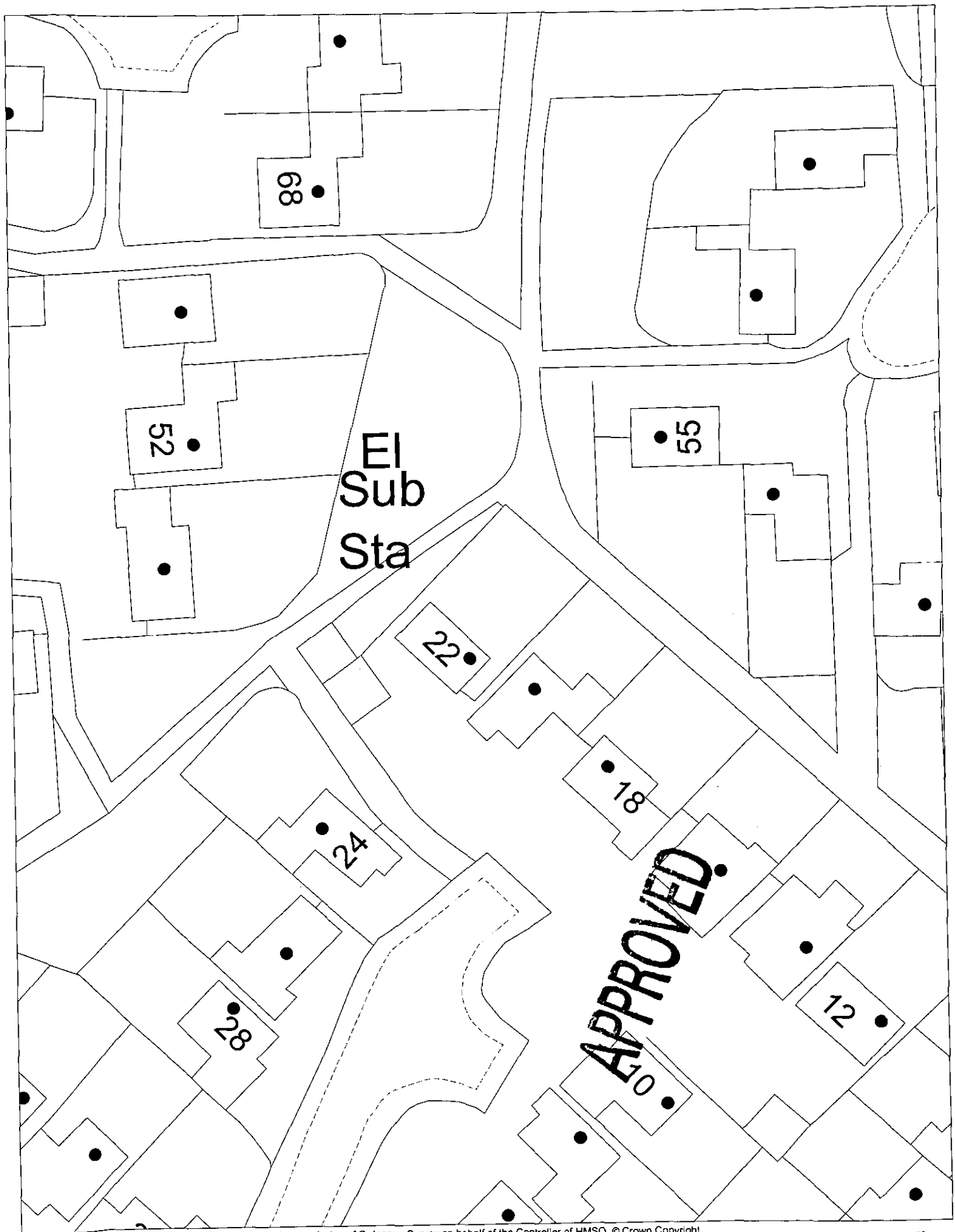
DATE OF COMPLETION

MINISTRY DECISION 0/144/66-APPEAL DISMISSED - 25.8.67

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2000

Scale: 1 : 500

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S

16 FEB 2000* 0607

Client:

Mr and Mrs Crush
22 Broadwater Road
Twyford
Berkshire

16.FEB.2000* 0607

Project:

Single Storey Front Extension

Location:

22 Broadwater Road
Twyford
Berkshire

APPROVED

Excel Design
XL99619

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block 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	

APPROVED ✓

CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION:	Drawing List
PROJECT:	Single storey front extension	SCALE:	DRAWING No: 99619/ 2
DATE:	January 1999	REVISION:	

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

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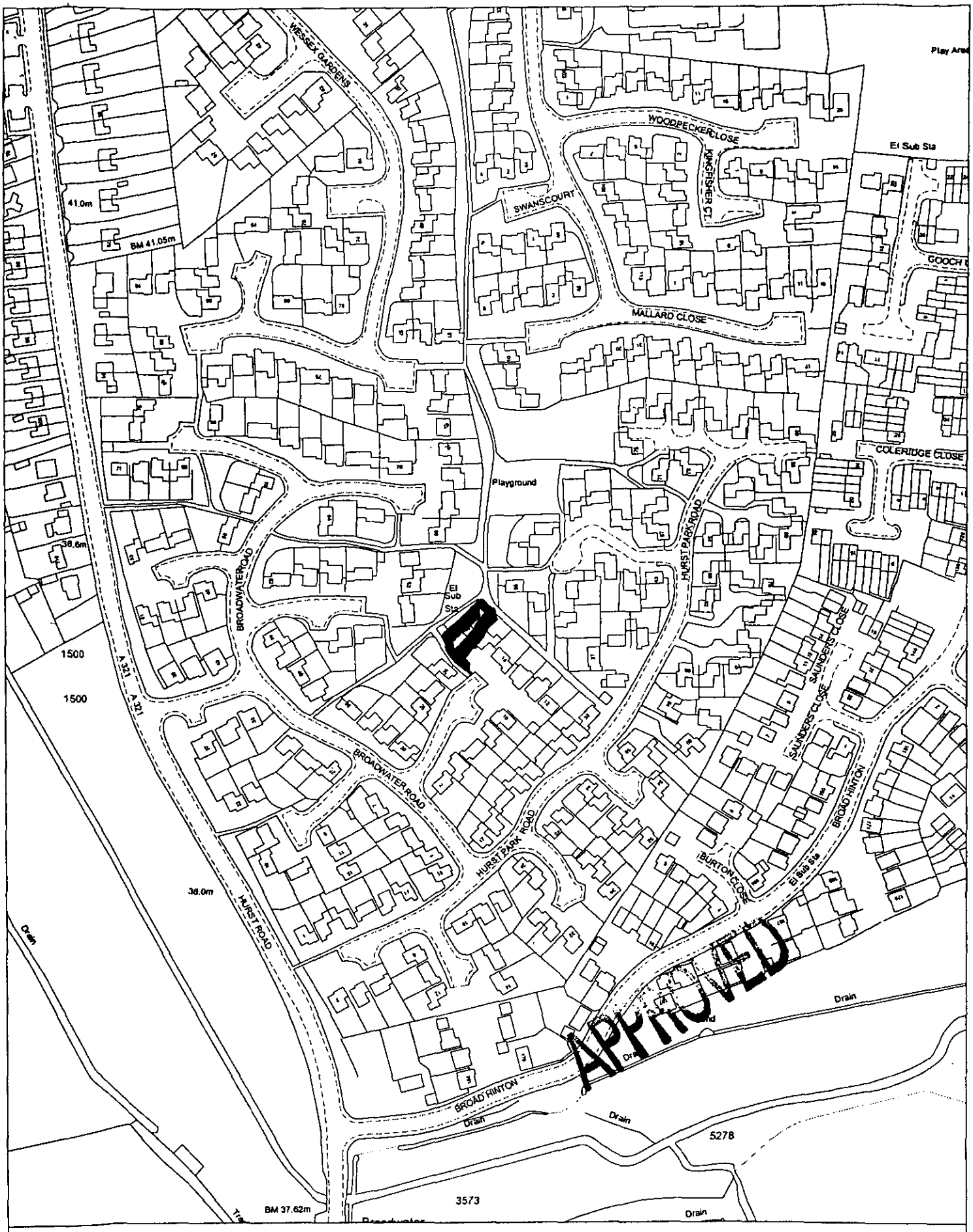
Excel DeSign



Site Plan, Scale: 1 to 2500

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Date: 14 February 2000

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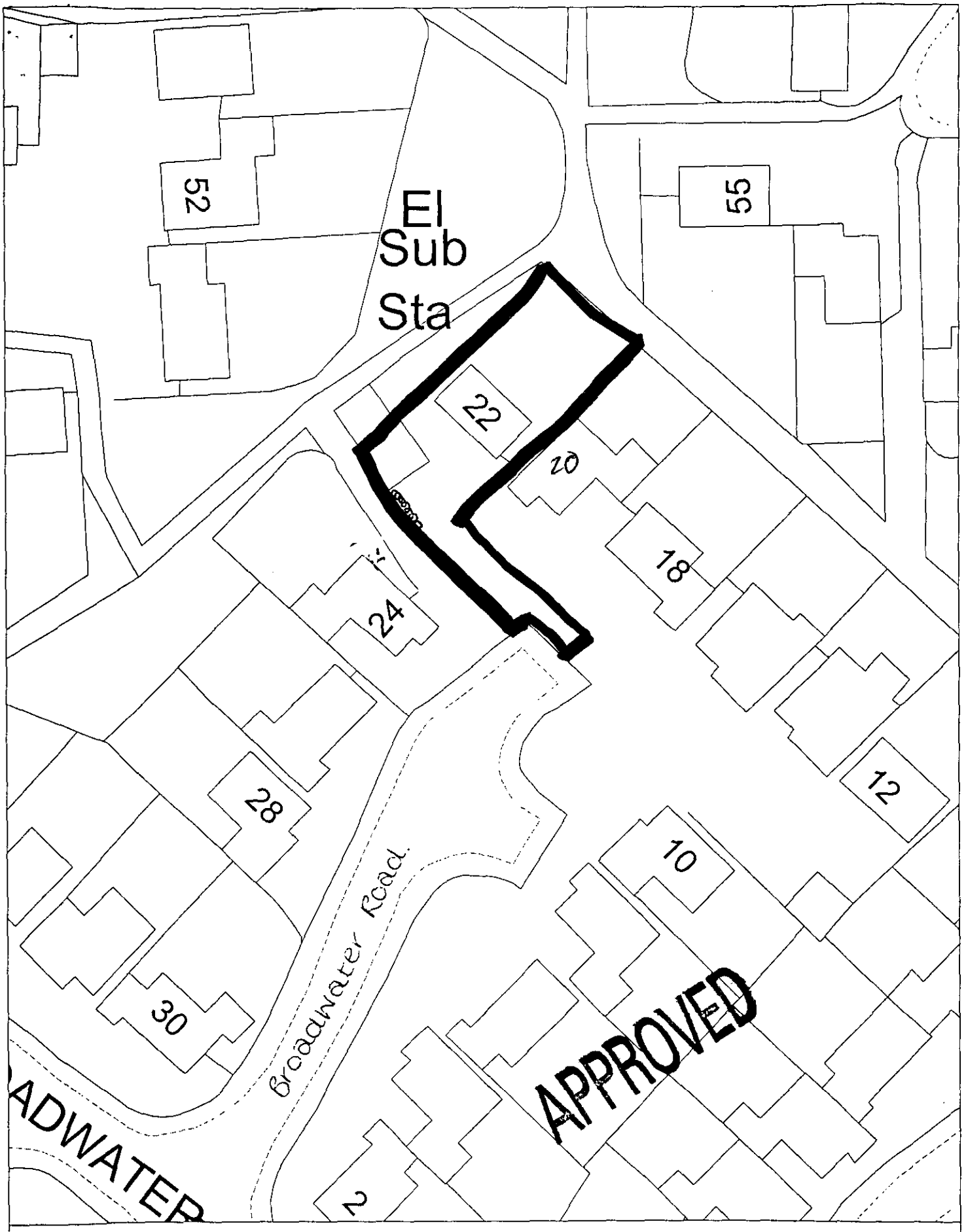

Site Plan, Scale: 1 to 500

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Date: 14 February 2000

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 on 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. Existing foundation to be laid open for inspection when and where required by the building inspector.

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. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

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^{2}K '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. INTERNAL WALLS
100 mm lightweight block work and plaster finish.

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

7. GLAZING
All doors and windows 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.

APPROVED

CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION:	Notes
PROJECT:	Single storey front extension	SCALE:	DRAWING No: 99619/ 5
DATE:	January 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)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

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.

12. 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 $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

13. F.W. DRAINAGE
None

APPROVED

CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION: Notes	
PROJECT:	Single storey front extension	SCALE:	DRAWING No: 99619/ 6
DATE:	January 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



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey front extension	SCALE:	1:100	DRAWING No:	99619/ 8
DATE:	January 1999	REVISION:			

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

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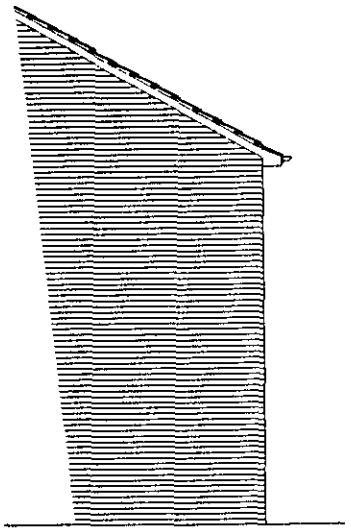
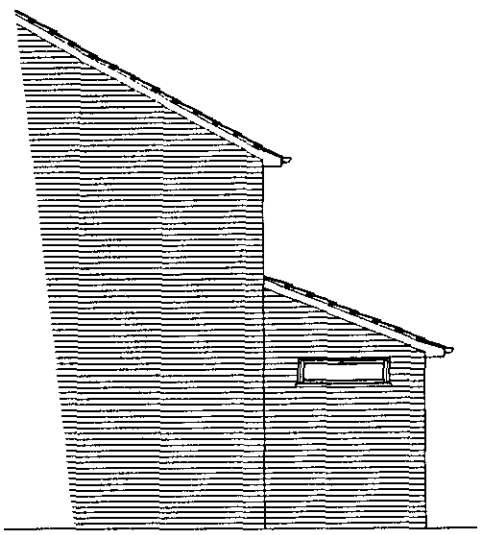


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey front extension	SCALE:	1:100	DRAWING No:	99619/ 9
DATE:	January 1999	REVISION:			

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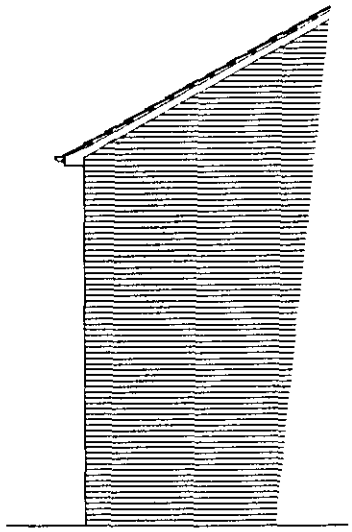
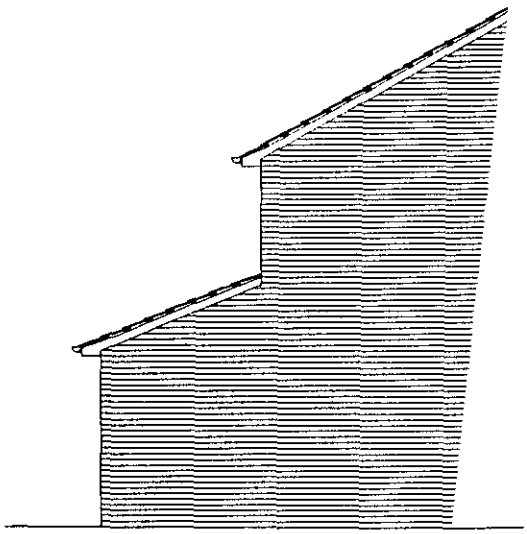


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey front extension	SCALE:	1:100	DRAWING No:	99619/ 10
DATE:	January 1999	REVISION:			

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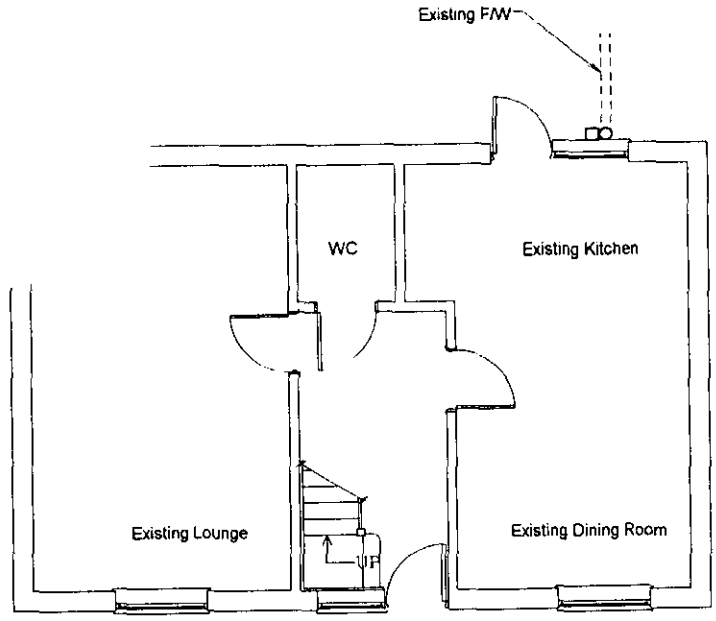

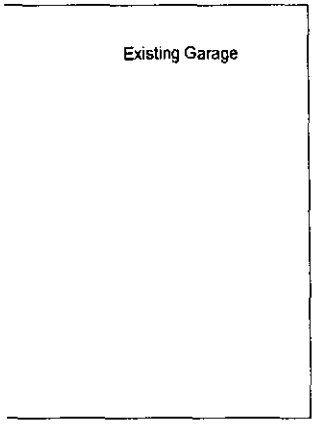

EXISTING GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey front extension	SCALE:	1:100	DRAWING No:	99619/ 12
DATE:	January 1999	REVISION:			

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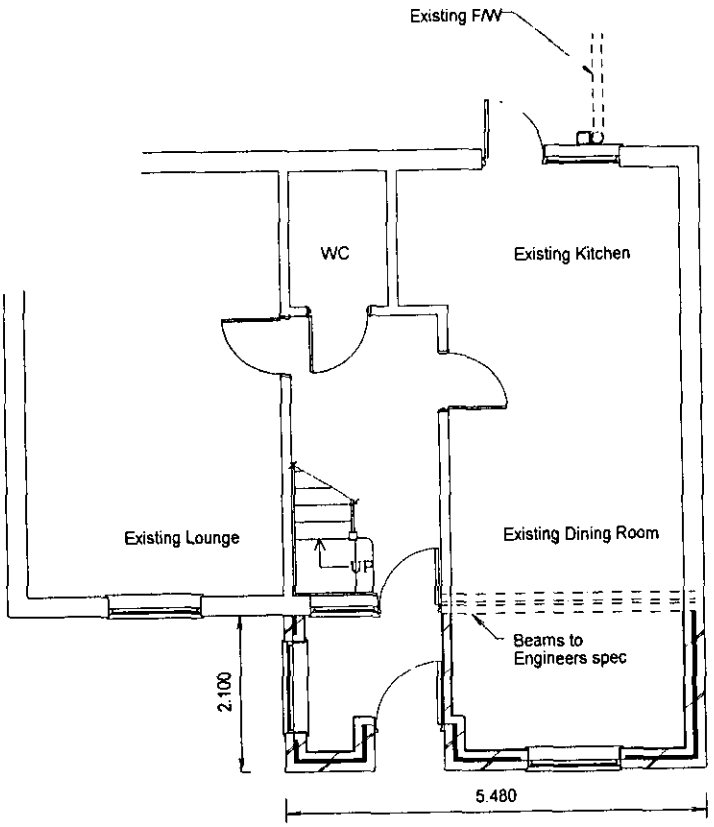

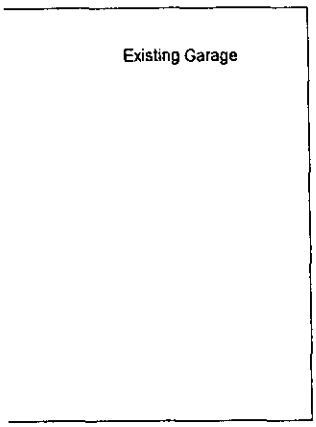

PROPOSED GROUND FLOOR PLAN

APPROVED

19/4/00

CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey front extension	SCALE:	1:100	DRAWING No:	99619/ 13
DATE:	January 1999	REVISION:			

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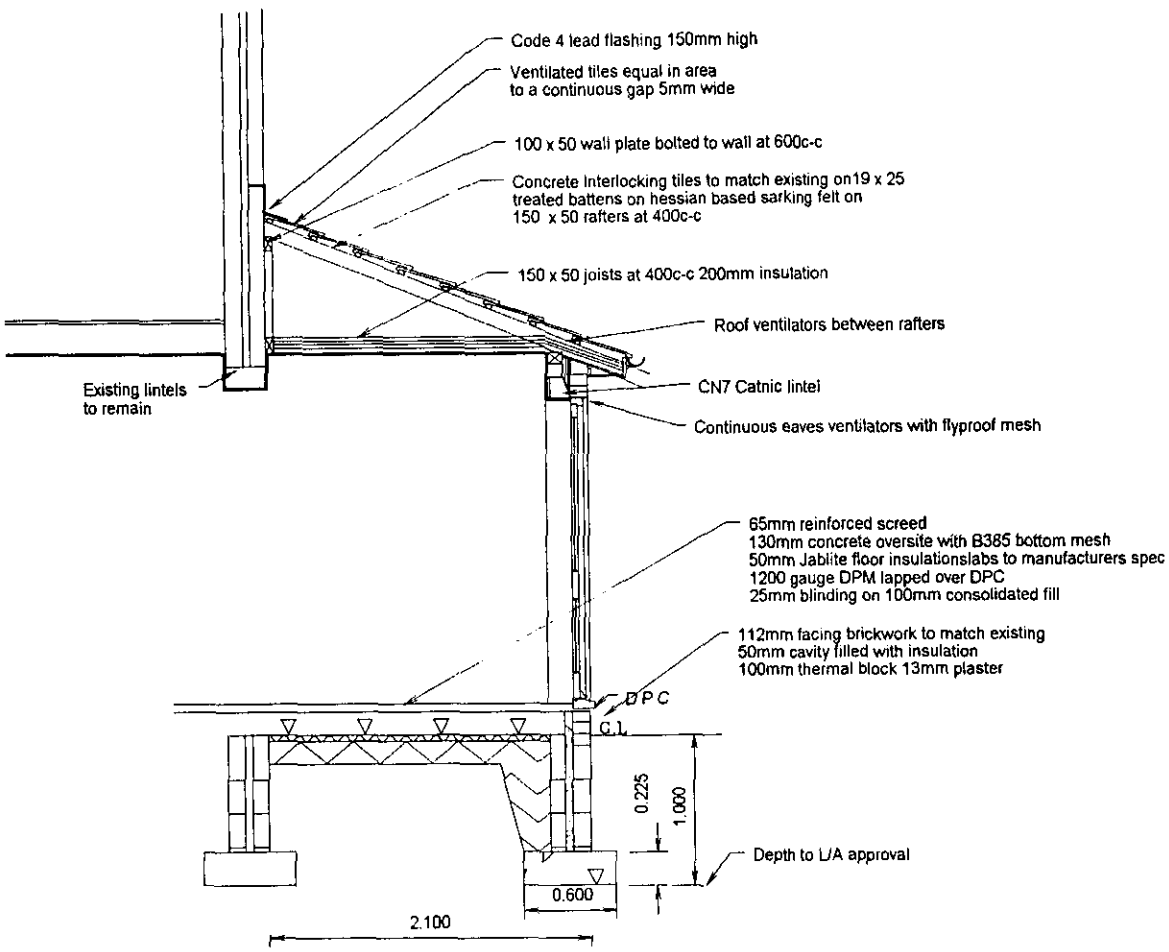

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CLIENT:	Mr and Mrs Crush, 22 Broadwater Road, Twyford.	DESCRIPTION:	Section		
PROJECT:	Single storey front extension	SCALE:	1:50	DRAWING No:	99619/ 17
DATE:	January 1999	REVISION:			

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Additional Notes:

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