LISTING EXP 1/4

APPLICATION NO:
F/2002/6079

LOCATION:
18 Radstock Lane, Earley Reading.

APPLICANT:
Mr Francis C/O Simon Dickerson

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **07/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

1177
DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Francis
C/O Simon Dickerson
Anglian Home Improvements
P O Box 65
Norwich
Norfolk
NR6 6EJ

Application Number: F/2002/6079

Parish: **EARLEY**

Location: **18, Radstock Lane, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6079

Applicant : Mr Francis C/O Simon Dickerson.

Location : 18, Radstock Lane, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 18/3

Date Registered : 07/03/2002

Earliest Date for Decision : 07/04/2002

Latest Consultation Date/Site Notice Expiry Date : 07/04/2002

This application will have expired on: 02/05/2002. 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 :
Environment agency - no objection

Planning Issues :
Identified Settlement.
Impact on ~~other~~ Neighbouring Properties.
Impact on Street scene.

Application Number: F/2002/6079

Appraisal :

Development: The site is a detached dwelling, situated within the identified settlement of Earley. The application proposes a single storey rear extension to form a conservatory. The development would occupy an alcove created by former single storey rear extensions, projecting 3.5m to the rear of the property with a pitched roof (2.4m to the eaves, 3.4m to the ridge).

Impact on Neighbouring Properties: No overlooking is foreseen for the development due to the siting of the conservatory and boundary treatment (2m close boarded fence to North boundary and tall coniferous hedge to the West).

Furthermore, due to the scale and siting of the conservatory no adverse impacts in terms of overshadowing or overbearing would result.

Impact on Character of the Area:
Although located on a corner plot, the development would be screened behind the front of the dwelling and the 2.5m close boarded boundary fence which runs along Redhatch Drive. It is therefore not felt that the conservatory would detract from the character of the area.

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

Application Number F/2002/6079
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C019	R019	

RECORD OF SITE VISIT

SITE ADDRESS: 18 Radstock Lane Earley Reading.

APPLICATION NUMBER: F/2002/6079

OFFICER: Louise Smith

DATE OF SITE VISIT: 18/3

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Residental road - mixture housing designs, mostly detached series, set back from road - some trees fringe the road on this section of Radstock Lane.

3. DESCRIPTION OF SITE/BUILDING corner plot property. integral side garage
2/S + S/S extensions
Sandstone brick - grey roof tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
set further forward of No's 16, 14, 12 etc along Radstock Rd + further forward of dwellings along Redhatch Drive.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING N/A.

LEVELS — c. 0.2m lower ground at No 16 than 18.

BOUNDARY TREATMENT

OTHERS Slot in the above created by existing S/S rear extensions

Left Redhatch Drive 2.5m ch fence with hedge growing above

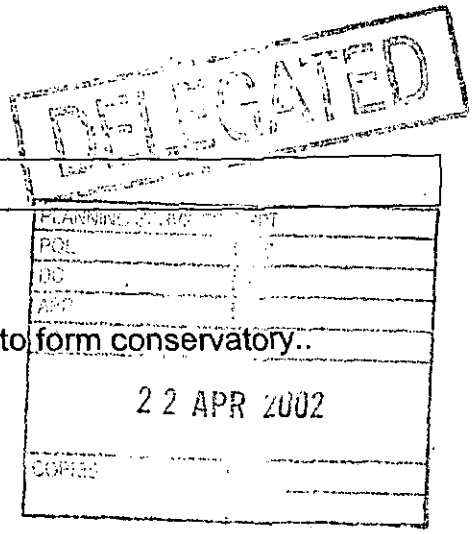
tall conifers hedge to rear boundary

Right 4½ inch b.f. + 2m high hedge.

6079

FROM: Louise Smith

DATE: 14 March 2002



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6079

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 18, Radstock Lane, Earley, Reading.

Applicant: Mr Francis C/O Simon Dickerson.

Your observations are required in respect of this application **by 07/04/2002** .

No Objection

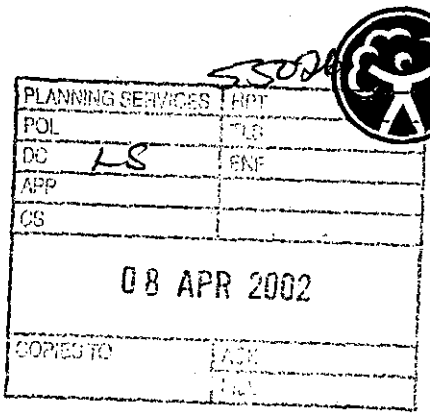
SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

JM

Our Ref : SP/2002/005462-1/1
Your Ref : F/2002/6079

Date : 04 April 2002



ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

FAO: Louise Smith

PROPOSAL: SINGLE STOREY EXTENTSION
LOCATION: 18 RADSTOKE LANE, EARLEY, READING

Thank you for your letter dated 14 March 2002, received on 18 March 2002. Please quote the following reference in any correspondence: SU77SW/5/16. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

such works will normally be withheld.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Mr Simon Dickerson Anglian Home Improvements

Application Number : F/2002/6079	**Map No : 58**
Case Officer : LS	**Site Area : 0.07**
Valid Date : 7/03/02	**Received Date: 07/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 18, Radstock Lane, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr Francis C/O Simon Dickerson.

Fee Required: £95 Fee Received: £95 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco ✓

Environment Agency ✓ - LANDFILL SITE 250m CONSULTATION

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S.N.t. see map

OTHERS

No pre-apps

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/6079

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6079
18, Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6079**
18, Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/6079

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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

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Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/6079

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6079
18, Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6079**
18, Radstock Lane, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

Received by Wokingham District Council

Application No: F/2002/6079

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

LOCATION:
18, Radstock Lane, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/6079 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2002. 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.

Trevor Watson
Development Control Manager
14 March 2002

6079 07 MAR 2002 6079

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

5th March 2002

Our ref: LS 099/10634 Francis

Dear Sir or Madam,

REF: PROPOSED CONSERVATORY AT: 18 RADSTOCK LANE EARLEY READING BERKSHIRE RG6 5QL

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including a cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

pp

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com

PA1

Organisation_Name	Building_Name	address1	Postcode
		16RADSTOCK LANEREADING	RG6 5QL
		24RADSTOCK LANEREADING	RG6 5QL
		107REDHATCH DRIVEREADING	RG6 5QN
		109REDHATCH DRIVEREADING	RG6 5QN
		112REDHATCH DRIVEREADING	RG6 5QR
		114REDHATCH DRIVEREADING	RG6 5QR
		116REDHATCH DRIVEREADING	RG6 5QR
		7RADSTOCK LANEREADING	RG6 5RX

Neighbour consultation list

Environmental Services

For office use only.
Application number: 07.MAR2002* 6079

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	MR. FRANCIS.
	Address and postcode	18 RADSTOCK LANE
		EARLEY
		READING
		BERKSHIRE RG6 5QL
	Phone number	
●	Agent's Name	SIMON DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS
		CONSERVATORY ADMIN
		PO BOX 65
		NORWICH NR6 6ET
	Phone number	01603 420780.
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	18 RADSTOCK LANE
		EARLEY
		READING
		BERKSHIRE
		RG6 5QL
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT PVCu CONSERVATORY
●		TO REAR OF PROPERTY.

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.	WALLS: WHITE PVCu FRAMES	
		ROOF : BRONZE ANTI-SUN GLASS	
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A.	Existing:	Proposed:
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.		
	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: [signature]

on behalf of MR FRANCIS

Date 05/03/02.

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

ADDRESS 18 RADSTOCK LANE PARISH EARLEY

PLOT No. ORD. SHEET No. 58 SU.7470

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
143/49	J.T. Cook & Son Ltd	Site for New Shops	6.5.49	App. App.
141/66	"	Detached House	27.10.66	App. C/A.
PD/219/68	Mr. G. P. Harris	Extension & W.C.	9.5.68	App. N/A.
09213	Mr G D Francis	Garage + Playroom	26.8.76	N/A ref
09645	"	S/STOREY EXTENSION	14.12.76	N/A C/A
BR 183'96	"	"	18.5.82	APP N/A
25016	"	2/SE "	21.6.86	C/A
BRA 1366	"	"	17.9.86	APP

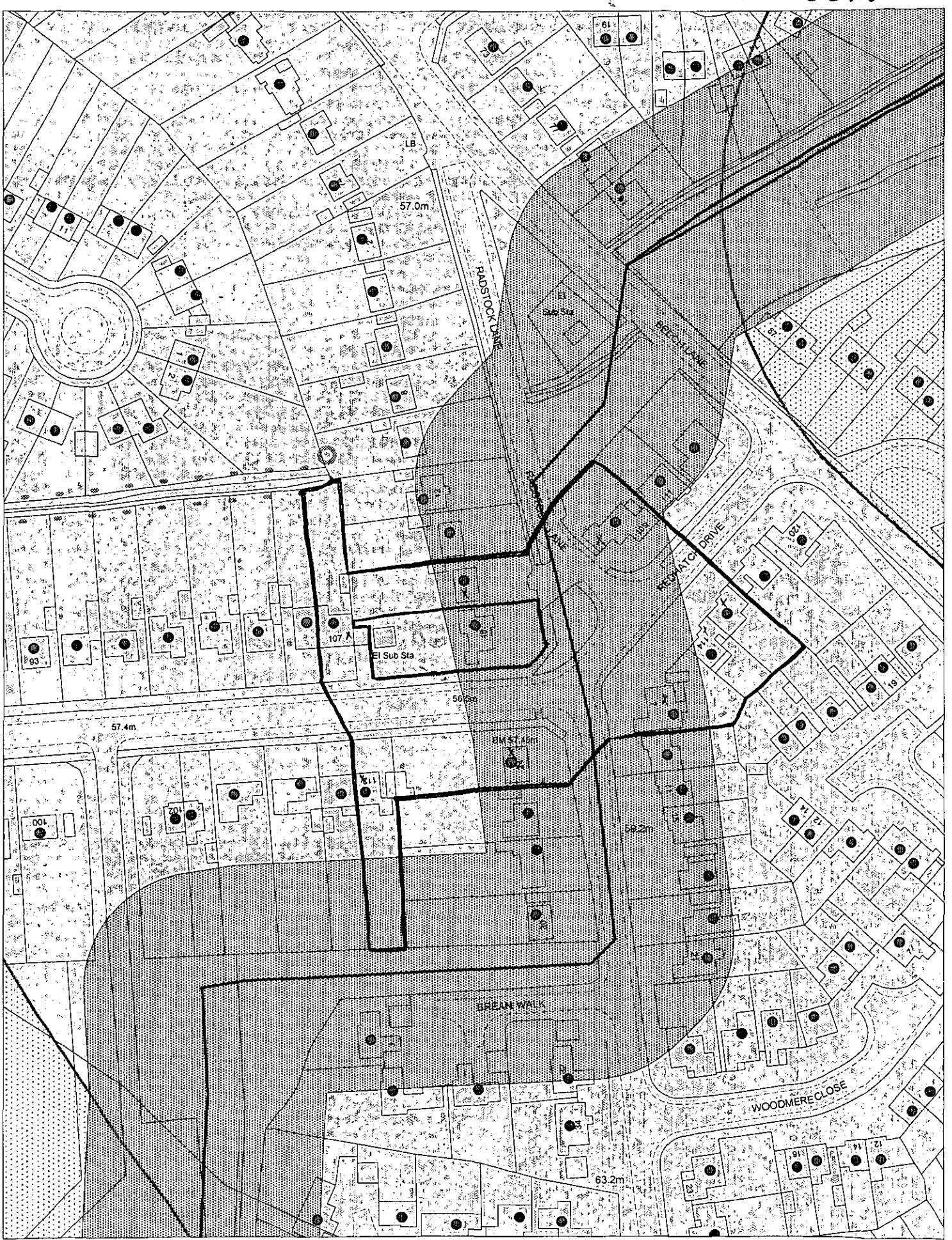
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

07 MAR 2002 6079



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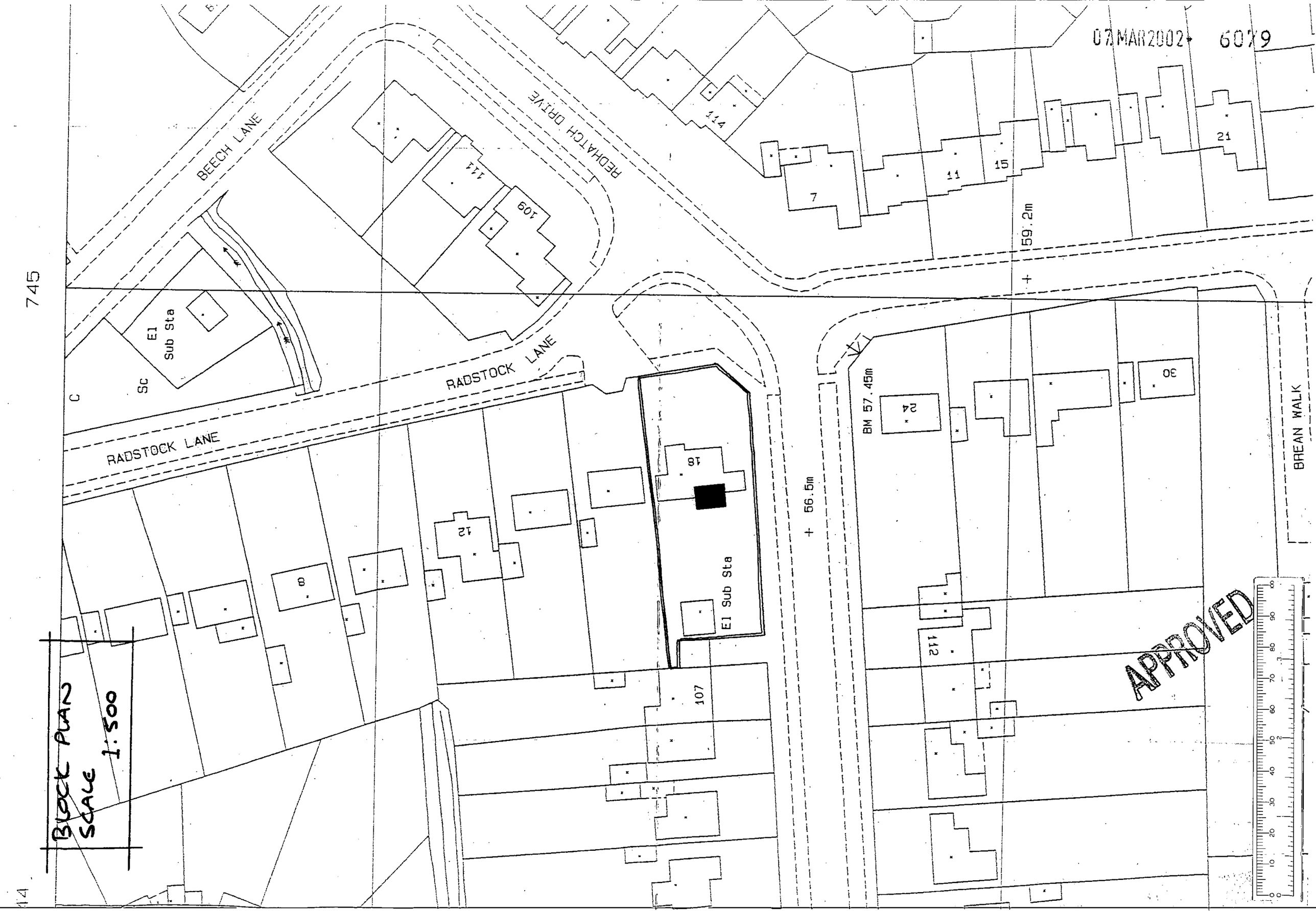
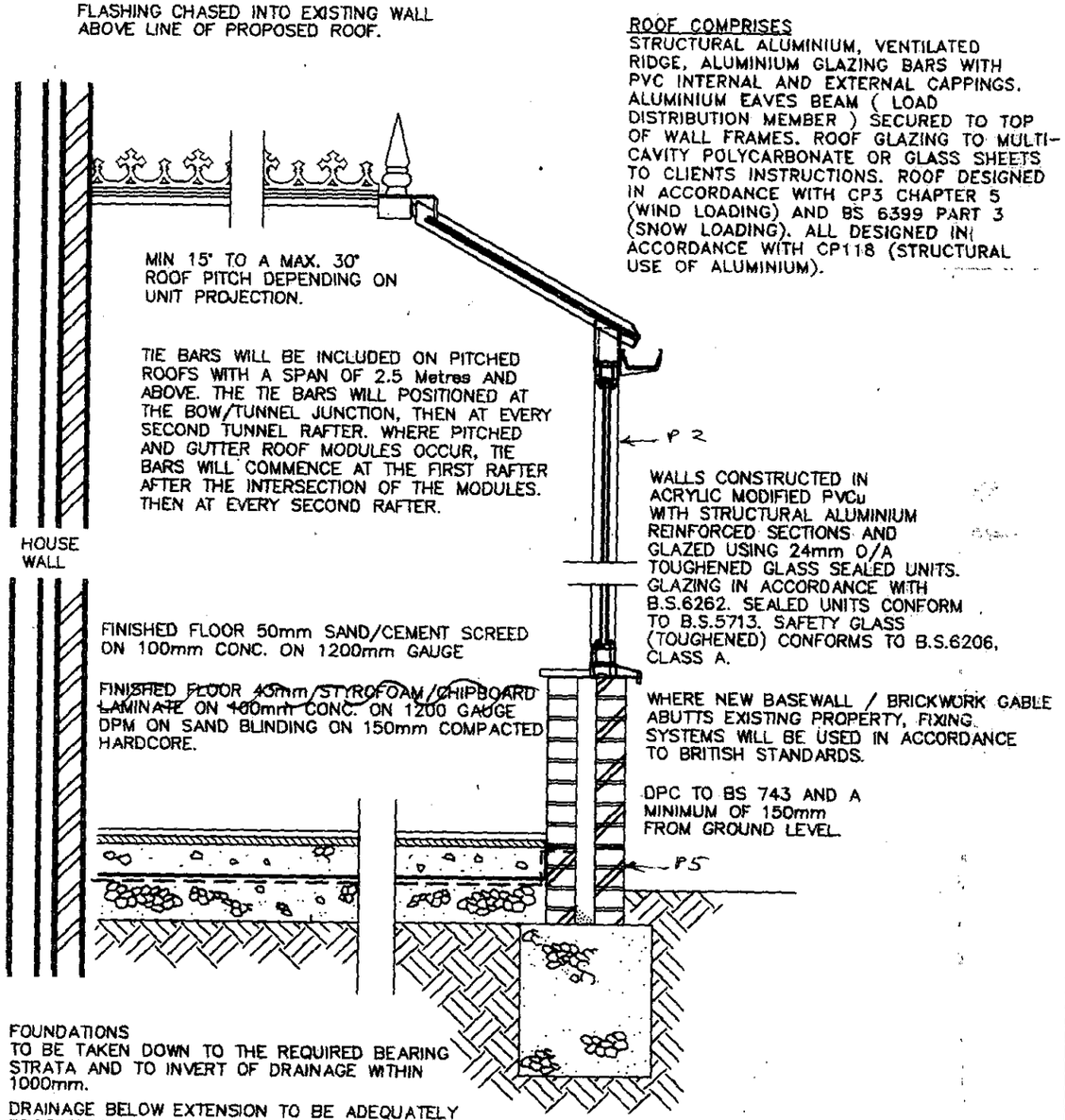
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

13 March 2002 Scale: 1 : 1250



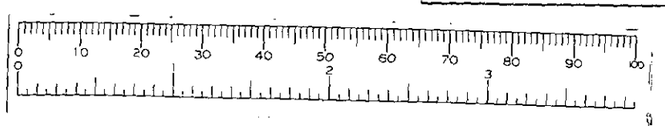
07 MAR 2002 6079
BEECH LANE
REDHATCH DRIVE
RADSTOCK LANE
RADSTOCK LANE
BREAN WALK
El Sub Sta
El Sub Sta
Sc
C
BM 57.45m
59.2m
56.5m
7
11
15
21
114
111
109
18
12
8
107
112
24
30
APPROVED
BLOCK PLAN
SCALE 1:500
745



NOTE:– CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.



DWG: SHT2NVBW REV: E

PAGE

Anglian Home improvements

PROPOSED . PVCu WHITE KNIGHT CONSERVATORY.
AT . . . . . 18 RADSTOCK LANE
EARLEY, READING
BERKSHIRE
RG6 5QL
FOR . . . . MR FRANCIS

CUSTOMER CONTRACT COPY CHECK. YES ✓

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. . YES ✓

DATE.	REVISIONS.	BY.
22/2	UNIT WIDTH 3810 . BOX GUTTERS: LH 1788 RH 1818 T/TUNNEL MOVED TO TWNCL	RH
	ADD DENTIL . CURVED HANDLES	
	FAN RAFTERS TO ROOF . D/DOORS 1ST LEFT DUMMY HANDLE TO SWING DOOR	

DRAWING No. 099/10634
DRAWN BY.. CHRIS GREEN DATE 14-02-02
BRANCH NAME BASINGSTOKE 01256 344467
SURVEYOR.. RHill DATE 22-2-02

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature ..... Date 22/2/02

Expected Installation Date
8-10 wks after planning
(Subject to third party approval being obtained)

Comments on deferred installation
.....
.....

Method of payment (Confirmed with Customer)
OPTIONS
(Anglian does not accept final balance payment by credit card.)

Code D

APPROVAL REQUIRED ✓ Where applicable			LOCAL WATER AUTHORITY	YES ☐	NO ☐
PLANNING PERMISSION	YES ✓	NO ☐	RESTRICTIVE COVENANTS	YES ☐	NO ✓
BUILDING REGULATION	YES ☐	NO ✓	HOUSING ASSOC. CONSENT	YES ☐	NO ✓
LISTED BUILDING CONSENT	YES ☐	NO ✓	BUILDERS CONSENT	YES ☐	NO ✓
CONSERVATION AREA	YES ☐	NO ✓	LANDLORDS CONSENT	YES ☐	NO ✓
NEIGHBOURS CONSENT	YES ☐	NO ✓	PARTY WALL ACT	YES ☐	NO ✓

SCHEDULE OF WORKS

07.MAR2002* 6079

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR ✓ SIDE ☐ FRONT ☐ FINISHED FLOOR LEVEL: SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY): SIDE GATE

EXISTING PROPERTY FOUNDATION TYPE: MAINLY CLAY, SOME SAND STRIP FOOTINGS TO APPROX 1M

COUNCIL TEL. NO. & POINT OF CONTACT :

BRICK TYPE (IF KNOWN): LBC DAPPLE LIGHT

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / DRIVE ON GRASS AT FRONT
Remove Site Obstruction		✓	TYPE : _____ VOLUME : __
Trees	✓		TYPE : CHERRY DISTANCE FROM UNIT : 10m
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH : _____
Break Up Hardstanding		✓	TYPE : SLABS AREA (m²): __ KEEP ON SITE
Excessive Earth Removal		✓	QUANTITY : _____
Retaining Wall		✓	HEIGHT : ___ LENGTH : __
Rainwater Drainage	✓		Soakaway ☐ Connect To Existing ☑ Other ☐ _____
Manhole, Plastic/Brick/Concrete		✓	RAISE & SEAL / MOVE | INVERT DEPTH : __
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST | ROUND / SQUARE COLOUR : ___ | DIAMETER : __
Box In Pipes		✓	
Additional Height On Base At Front Of Unit	✓		Maximum height from original ground level to FFL of conservatory : 350
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		BRICK / RENDER / OTHER
Basewall Internal Finish	✓		BRICK / PLASTER DRYLINE & SKIM
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : RE-LAY LIFTED SLABS 1-DEEP TO PERIMETER
Steps / Landing	✓		TOTAL RISE : 170 QUANTITY : 1
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : ___ POSITION : ___
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under ~~Eaves~~ BOX GUTTER	✓		(STUD) / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE SPECIFY : _____
Knockthrough		✓	FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH : _____
Physical Barrier By Anglian / Customer		✓	TYPE : _____
Plaster House Wall		✓	QUANTITY : __ m²
Screed Floor By Anglian	✓		QUANTITY : __ m² SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : __ SQUARED OFF QUANTITY : __ m² OVERALL UNIT
Coseyfloor		✓	QUANTITY : __ m²
Skirting Board	✓		SIZE : 70mm SURROUND ~~PVCU~~ / TIMBER
Existing Balanced Flue		✓	TYPE : _____ DIST. FROM UNIT : _____
(OTHERS) Electrics		✓	SPECIFY : _____
Plumbing		✓	SPECIFY : _____
Additional Work		✓	SPECIFY : _____

APPROVED

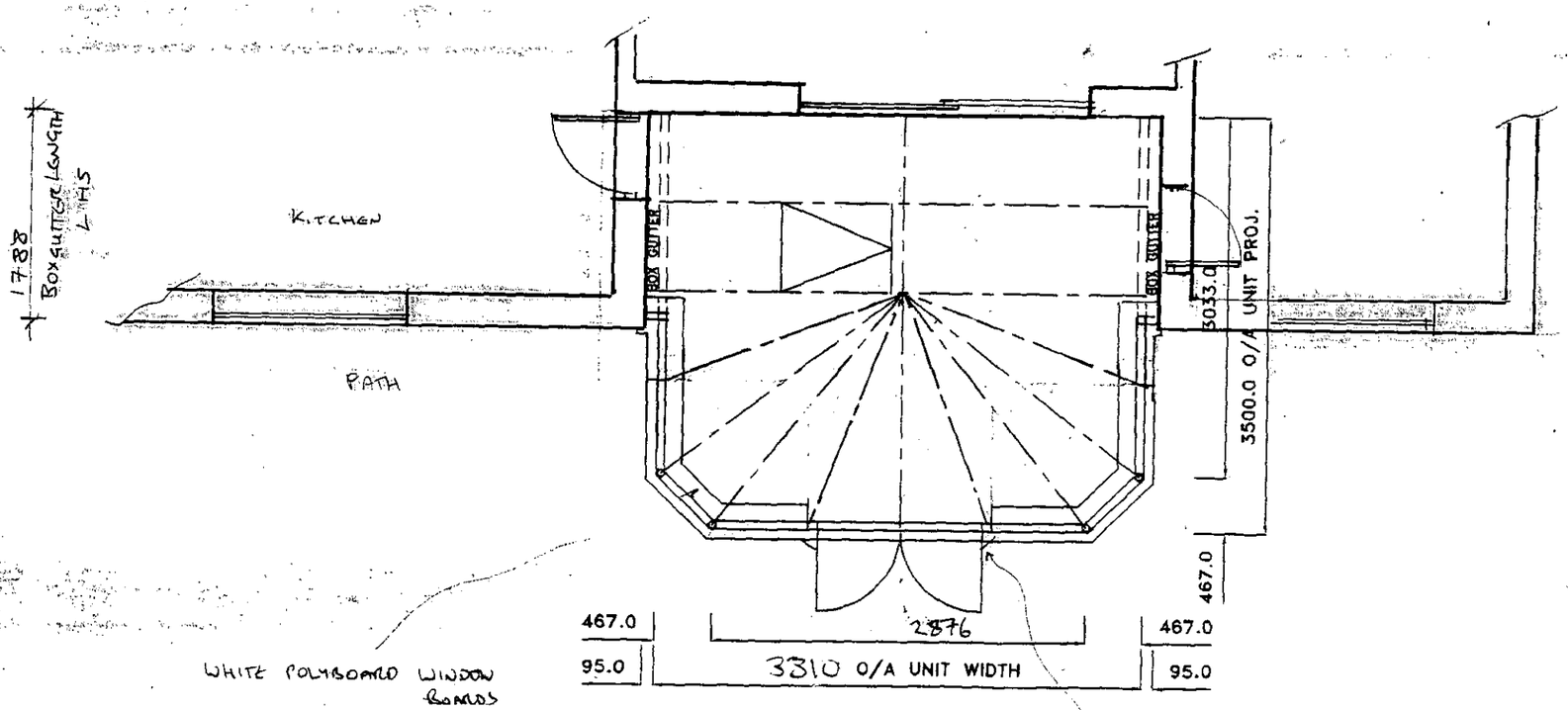
Customers Signature	Date	
.....	27/2/02..	

Drawing No. 099/10634

Description. CHECK SHEET.

Scale.. N/A | Drawn.. CG

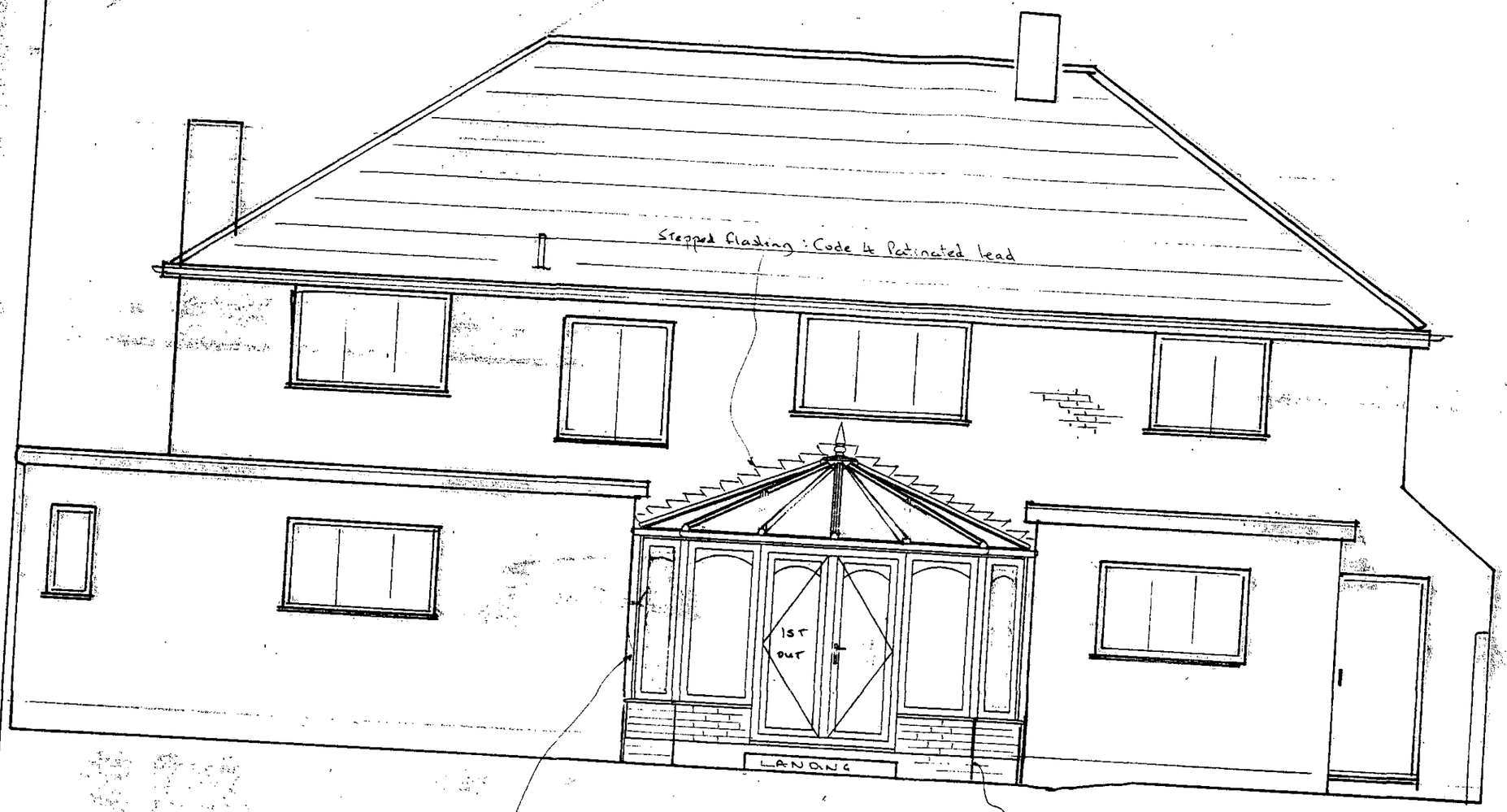
Date.. 14-02-02 | Surveyor. RHill



APPROVED

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
.....	22/2/02	099/10634	PLAN LAYOUT / ROOF DETAILS.	1:50	CG
				Date.. 14-02-02	Surveyor.

07 MAR 2002 6079



TIMBER STUD INFILL BENEATH EACH BOX GUTTER CLAD WITH UPVC COAT TIMBER WITH PRESERVATIVE (CUPRINOL OR SIMILAR)

STRAIGHT MORTAR JOINT

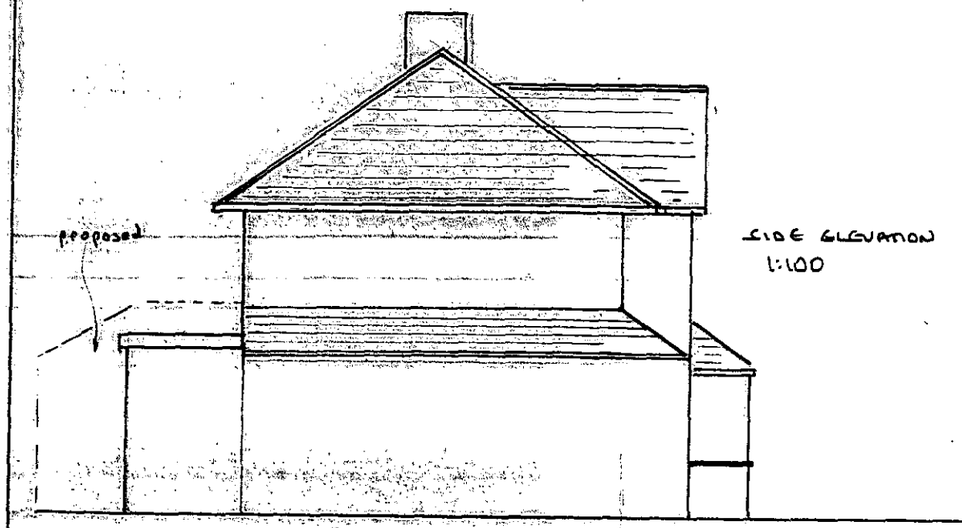
SPECIFICATION:

1 No. DOUBLE DOORS TO OPEN OUT, WHERE SHOWN
2 No. TILT & TURN VENTS WHERE SHOWN
375mm BASEWALL REQUIRED
ROOF PITCH 20°
BRILLIANT CUT SWEPT HEAD INSERTS WHERE SHOWN

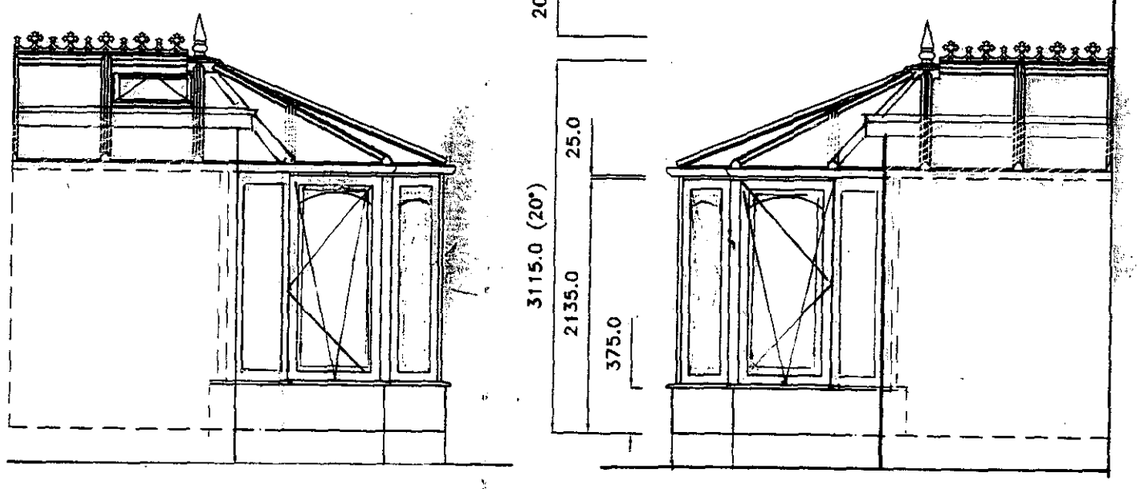
APPROVED

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
	22/2/02	099/10634	REAR	FRONT ELEVATION.	1:50	CG
					Date.. 14-02-02	Surveyor.

07 MAR 2002* 6079



SIDE ELEVATION
1:100



APPROVED

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
.....	22/2/02	099/10634	SIDE	SIDE ELEVATIONS.	1:50	CG
					Date.. 14-02-02	Surveyor.

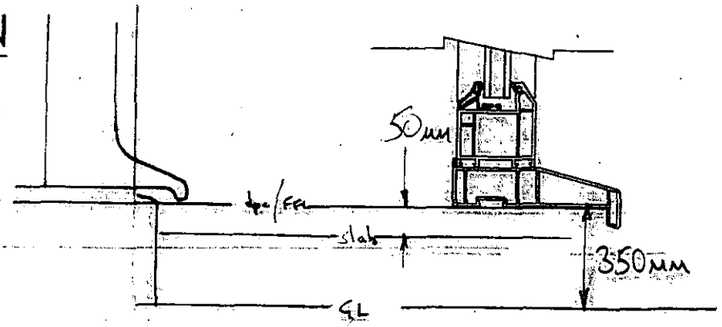
DWG: ENGNTBW | REV: D

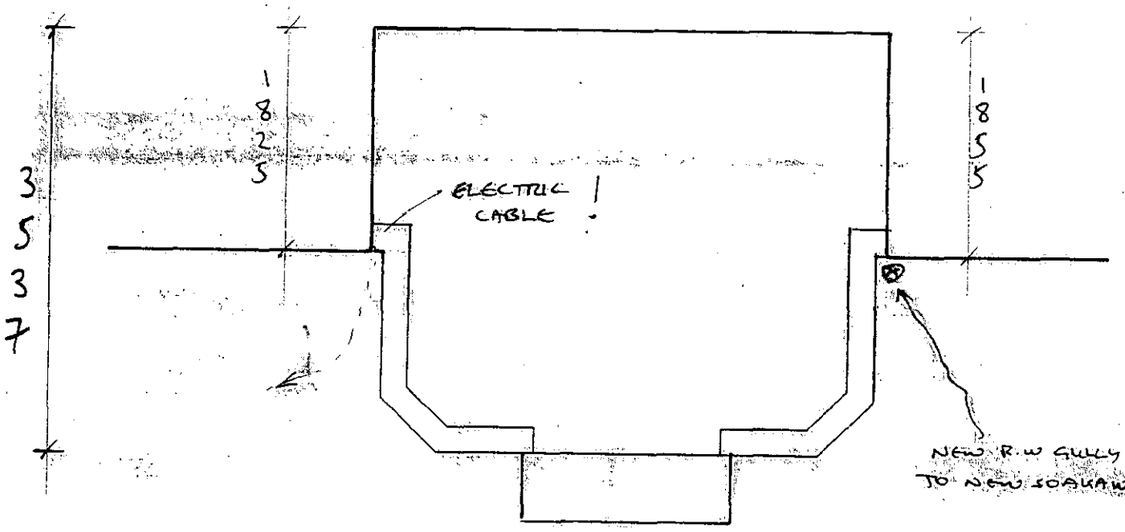
SURVEYORS BASE PLAN

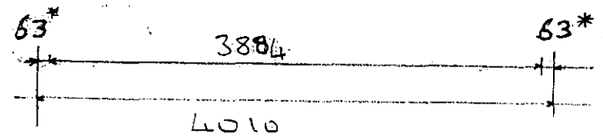
(TO ACCOMPANY ACTUAL BASE PLAN PROVIDED BY CONSERVATORY ADMIN.)

NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL
7. BUILD NEW BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).
8. PROJECTION DATA TAKEN FROM MAIN HOUSE WALL (NOT PLINTH AT BOTTOM)
9. DPC – MATCH HOUSE
   FFL – AT SAME HT. AS DPC/ UNDERSIDE OF EXISTING PATIO DOOR CILL
   OVERSITE – 50mm BELOW W/S CILL
10. BRIDGE DRAIN RUN WITH R.C. LINTOL







* FRAMES HAVE BEEN ORDERED 10mm SMALLER. THE EXTRA 10mm HAS BEEN ADDED TO EACH END – NORMAL RETURN IS 53mm. (THE 3884 ISN'T VARIABLE)

NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.

ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

NOTE!

THIS BASE PLAN MUST BE READ IN CONJUNCTION WITH THE SEPERATE BASE PLAN GENERATED BY CONSERVATORY ADMIN HEAD OFFICE

APPROVED

Customers Signature	Date		Drawing No.	Unit Elevation.	Scale..	Drawn..
.....	22/02/02		099/10634	BASE LAYOUT.	1:50	CG
					Date.. 14-02-02	Surveyor. RHILL

07 MAR 2002 6079

PRODUCT CHECK SHEET.

☑ Where Applicable

PRODUCT: PVCu WHITE KNIGHT ☑ | PVCu DUAL KNIGHT ☐ | PVCu GOLDEN OAK ☐ | PVCu CRUSADER ☐ | EXCALIBUR ☐ | TIMBER ☐

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

EXCALIBUR COLOUR: _____ OUT/ _____ WHITE _____ IN.

ROOF COLOUR: _____ WHITE _____ OUT/ _____ WHITE _____ IN.

ROOF MATERIAL: POLYCARBONATE ☐ | GLASS ☑ | TIMBER ☐ | GRP ☐ | SPACER SILVER

ROOF MATERIAL COLOUR: BRONZE THICKNESS: 24mm GLAZING SPEC: PILKINGTON K ANTI-SUN

ROOF VENT: YES ☑ NO ☐ QUANTITY: 1 MANUAL ☑ AUTOMATED ☐ RIDGEFLOW: YES ☐ NO ☑

FINIAL TYPE (WHERE APPLICABLE) STD. CRESTING TYPE (WHERE APPLICABLE) STD.

NUMBER OF DOWNPIPES: ONE POSITION: L/H ☐ R/H ☑ INTERMEDIATE ☐

HANDLE COLOUR: SILVER ☐ WHITE ☐ GOLD ☑ BLACK ☐ TYPE: STRAIGHT ☐ CURVED ☑

DENTIL MOULDING: YES ☑ NO ☐ THRESHOLD: LOW ☑ HIGH ☐ WHEELCHAIR ☐

SPECIAL GLASS TO FRAMES AND LOCATION: PILKINGTON K GLASS (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: N/A (If Required)

S.G.O.: YES ☐ NO ☑ LOCATION AND PATTERN No.: _____ (If Required)

WINDOW BOARDS: HARDWOOD ☐ | PVCu ☐ | WHITE DURABOARD ☑ | MAHOGANY DURABOARD ☐ | GOLDEN OAK DURABOARD ☐ | LIGHT OAK DURABOARD ☐ | TILED ☐

ADDITIONAL PRODUCT / PHYSICAL BARRIER: PVCu ☐ | HARDWOOD TIMBER ☐ | SOFTWOOD TIMBER ☐

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: _____ INC. CILL.

WIDTH: _____

GLASS TYPE. _____

HANDLES: _____

CILL TYPE: _____

THRESHOLD: _____

ADDITIONAL INFORMATION

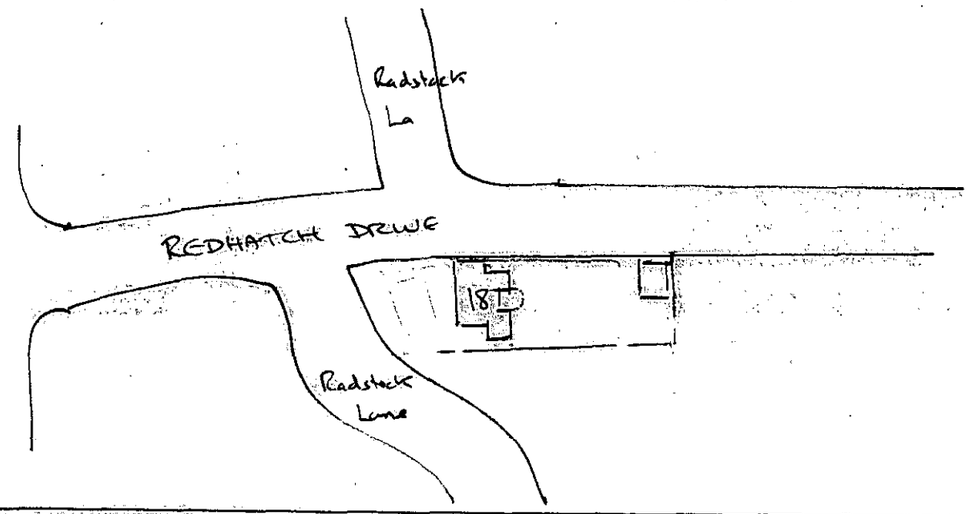
THIRD PARTY APPROVAL

LOCAL COUNCIL ☑ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHER ☐

ADDRESS - TOTAL EXTENSION TO HOUSE > 70 m³ / 15%

WOKINGHAM DC

BLOCK PLAN (NOT TO SCALE)



ADDITIONAL PRODUCT.

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: _____ INC. CILL.

WIDTH: _____

GLASS TYPE. _____

HANDLES: _____

CILL TYPE: _____

THRESHOLD: _____

ADDITIONAL INFORMATION

APPROVED

Customers Signature	Date		Drawing No.	Description	Scale	Drawn
[signature]	22/2/02		099/10634	CHECK SHEET.	N/A	CG
					Date 14-02-02	Surveyor [signature]