APPLICATION NO:
F/2002/6158

LOCATION:
17 Woodwaye, Woodley Reading.

APPLICANT:
Mr & Mrs Huntridge C/O Excel Design Ltd

PROPOSAL:
Proposed loft conversion with dormer extension plus single storey rear extension ar erection of detached garage.

EARLIEST DATE FOR DECISION: **20/04/2002**
28 days expiry - 24/4/02
APPLICATION WILL HAVE EXPIRED ON:
13/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

110

DO

RAILEX
Marbleboard

EASIFILE ED7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Huntridge
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2002/6158

Parish: **WOODLEY**

Location: **17, Woodwaye, Woodley, Reading.**

Proposal: **Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.**

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

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

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

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

Condition
4. The dormer windows in the east facing elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass except for the fanlight at the top which may be openable, and be permanently so retained thereafter.

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

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

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

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 27/05/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6158, Grainne Le
BUILDING CONTROL NUMBER	A 2002/2893 North
~~APPLICANT~~/AGENT	Excel.
ADDRESS OF SITE	17 Woodvale Wood Lea
DESCRIPTION OF PROPOSED WORK	loft conversion + s/s rear ext + detached garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02753/4	02753/4
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS	13, 14	13, 14
	garage 15	15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/6/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6158

Applicant : Mr & Mrs Huntridge C/O Excel Design Ltd.

Location : 17, Woodwaye, Woodley, Reading.
Proposal : Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.

Site Notice Displayed ? :

YES	NO	DATE
✓	~~✓~~	

Date of Neighbour Notifications : .....

Date of Site Visit : 10/5/02

Date Registered : 18/03/2002

Earliest Date for Decision : 20/04/2002

Latest Consultation Date/Site Notice Expiry Date : 20/04/2002

This application will have expired on: 13/05/2002. 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 :

Highways : approval with conditions.

Woodley Parish : ~~-~~ overlooking of neighbouring property from the two dormers.
- unbalanced nature of the dormer extension on the front view.

Planning Issues : I'd sett

LB01 LB12
W053, W061
BN1.

Application Number: F/2002/6158 **Officer : Francis Leo**
17 Woodwaye, Woodley, Reading

Appraisal :

Development
Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.

The site is a chalet type bungalow located within the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Plan.

Impact upon neighbouring properties
No 17, adjoining property to the east, is also a chalet type bungalow with a high pitched roof. The proposed dormer would have 2 windows to light two bathrooms and would face the adjoining property, but there would be no overlooking because the windows to dormer would have obscured glazing and fixed shut except for the top vent. The proposed ground floor rear extension 4m in depth would have no windows on the flank walls to avoid any overlooking of adjoining properties.

There is a gap of some 2.5 - 3m between application site and adjoining properties nos 15 and 19 respectively hence any impact would be only minimal. It must be noted similar extensions exists at nos 21 and 25 and planning permission was also recently granted for a similar development at no 27. In view of the above it is felt there would be no adverse impact upon the neighbouring properties.

The proposed garage would be at the rear of the house with a flat roof and is considered acceptable.

Impact upon the character of the area
Although the dormer appears out of proportion to the main building as shown on proposed front elevation drawing 02753/8, it is set back some 5.5m from the front of the property and therefore would not appear out of proportion in two dimension. In view of this it is felt there would be no adverse impact upon the character of the area.

Parking: The development as proposal would have three bedrooms requiring 2 parking spaces. Applicant has provided 2 spaces including the garage as shown on drawing no 02753/4 which is considered acceptable.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6158
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	C045	R045	"dormer windows" "east facing"
			at the end include: "except for the
			~~top~~ fanlight at the top which may be
			openable."
~~[illegible]~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~

Informative for approvals

N16	~~[illegible]~~
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
~~MINERALS LOCAL PLAN POLICIES:~~	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 27.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 17 Woodwaye Woodley Reading. APPLICATION NUMBER: F/2002/6158	OFFICER: Francis Leo DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes

2. DESCRIPTION OF SURROUNDINGS Chalet type bungalows pitched roof large front gardens double front bays

3. DESCRIPTION OF SITE/BUILDING Chalet type bungalow 2 bays at front, main pitched roof goes over bays

4. RELATIONSHIP TO ADJOINING PROPERTIES ~~No~~ Side Dormer would face no 15 flank wall and roof but no windows to flank wall. Similar side ~~[illegible]~~ dormer at No 21 and loft conversion. 25 has a loft conversion

5. SITE CONSTRAINTS

TREES trees at rear and ~~at~~ conifer at front?

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS

No 27. received pp recently for similar loft ~~[illegible]~~ conversion

FROM: Francis Leo

DATE: 27 March 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6158

Proposal: Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage..

Site Address: 17, Woodwaye, Woodley, Reading.

Applicant: Mr & Mrs Huntridge C/O Excel Design Ltd.

Your observations are required in respect of this application **by 20/04/2002**.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF

04 APR 2002

	COR
	FILE

The committee expressed the following concerns:

- the overlooking of the neighbouring property from the two dormer windows on the left elevation
- the unbalanced nature of the dormer extension on the front view

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 27 March 2002

Application Number: F/2002/6158

Proposal: Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.

Parish: WOODLEY TOWN

Site Address:
17, Woodwaye, Woodley, Reading.

Applicant:
Mr & Mrs Huntridge C/O Excel Design Ltd.

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).

C122, R122.

Signed: _____ **Print name:** Adam 28/03/02.

Application Number : F/2002/6158	Map No : 41
Case Officer : FL	Site Area : 0.06
Valid Date : 18/03/02	Received Date: 18/03/2002

Level : Delegated Application

Description : Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.

Location : 17, Woodwaye, Woodley, Reading.

Parish : WY Ward : BUL

Applicant : Mr & Mrs Huntridge C/O Excel Design Ltd.

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

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	POSITION OF DORMERS.	24/03	
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

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/W + see map

OTHERS

No pre-app

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

Tel: 0118 974 6502

Date: 27 March 2002

My ref: F/2002/6158

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
C/O Wokingham District Council

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/2002/6158
17, Woodwaye, Woodley, Reading.
Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6158**
17, Woodwaye, Woodley, Reading.
Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.
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 Rahmouni

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

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

Tel: 0118 974 6502

Date: 27 March 2002

My ref: F/2002/6158

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2002/6158
17, Woodwaye, Woodley, Reading.
Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.

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Trevor Watson
Development Control Manager

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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 Preston

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

Received by Wokingham District Council

Application No: F/2002/6158

Proposal:
Proposed loft conversion with dormer extension plus single storey rear extension and erection of detached garage.

Location:
17, Woodwaye, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6158 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/04/2002. 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

27 March 2002

Organisation_Name	Building_Name	address1	Postcode
		20WOODLANDS AVENUEREADING	RG5 3HJ
		22WOODLANDS AVENUEREADING	RG5 3HJ
		24WOODLANDS AVENUEREADING	RG5 3HJ
		15WOODWAYEREADING	RG5 3HA
		16WOODWAYEREADING	RG5 3HA
		~~17WOODWAYEREADING~~	~~RG5 3HA~~
		18WOODWAYEREADING	RG5 3HA
		19WOODWAYEREADING	RG5 3HA
		20WOODWAYEREADING	RG5 3HA

Neighbour consultation list

F/2002/6158

1959/a

18 MAR 2002* 6158

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.

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 HUNTRIDGE
	ADDRESS	17 WOODWAYE
		WOODLEY.
		BERKS
	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 4EN 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	17 WOODWAYE
		WOODLEY.
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	LOFT CONVERSION
		SINGLE STOREY REAR EXTENSION
		DETACHED GARAGE

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 following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

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

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

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs HUNTRIDGE

DATE 15-3-02.

ADDRESS 17 WOOD WAYE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Client:

18 MAR 2002 6158

Mr and Mrs Huntridge
17 Woodwaye
Woodley
Berkshire

Project:

Loft Conversion
Single Storey Rear Extension
Detached Garage

Location:

17 Woodewaye
Woodley
Berkshire

APPROVED

Excel Design
XL02753

Drawing List

18.MAR2002* 6158

Drawin	Description	Drawings
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 Plan 1-House	✓
13	Ground Floor Plan 2-House	✓
14	First Floor Plan 1-House	✓
15	Elevations-Garage	✓
16	Section-House	✓
17	Section-Garage	✓

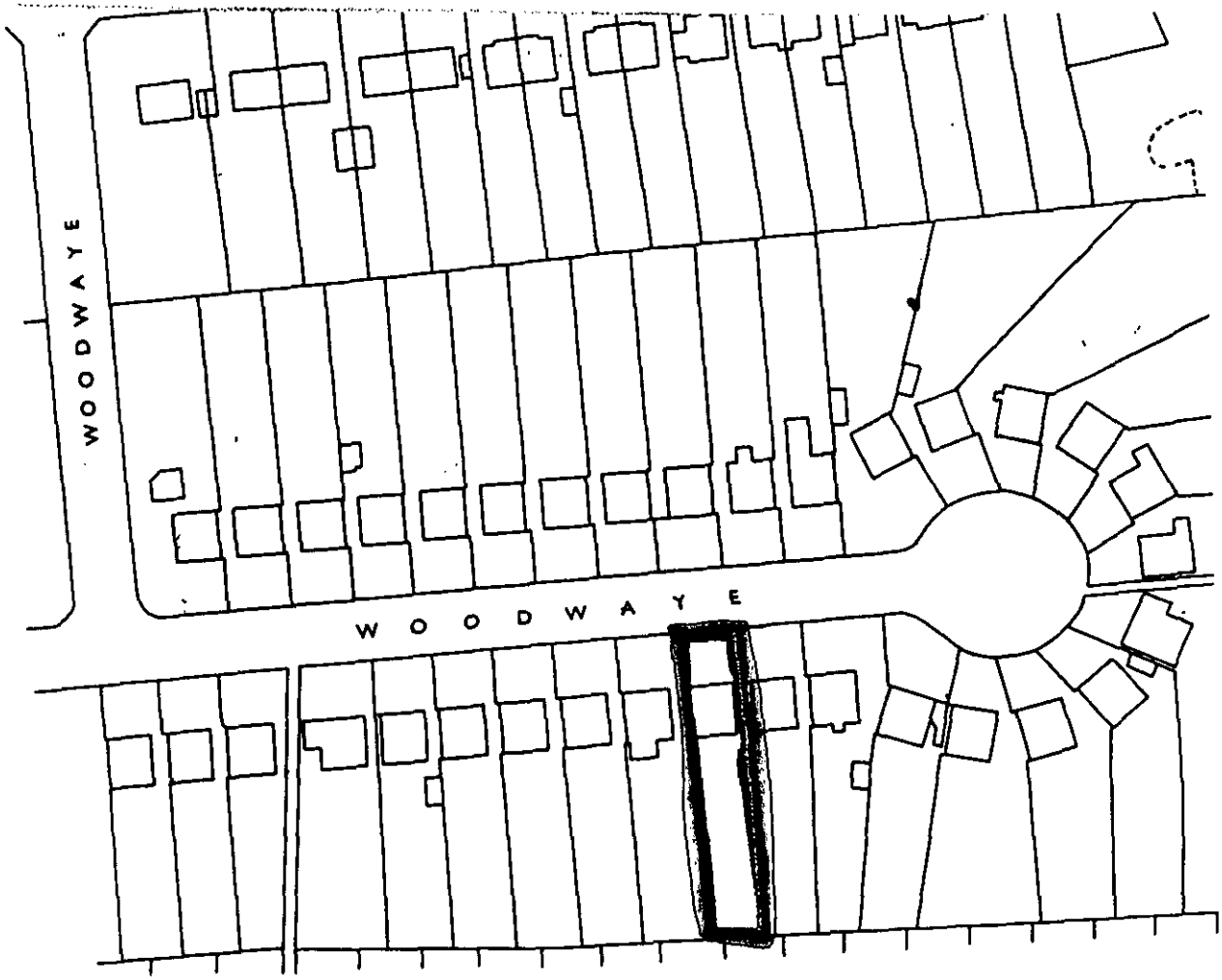
CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	Drawing List
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	DRAWING No: 02753/ 2
DATE:	March 2002	REVISION:	

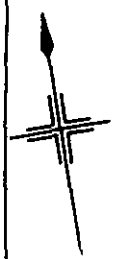
DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

18.MAR2002* 6158





CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	Location Plan		
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:2500	DRAWING No:	02753/ 3
DATE:	March 2002	REVISION:			

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

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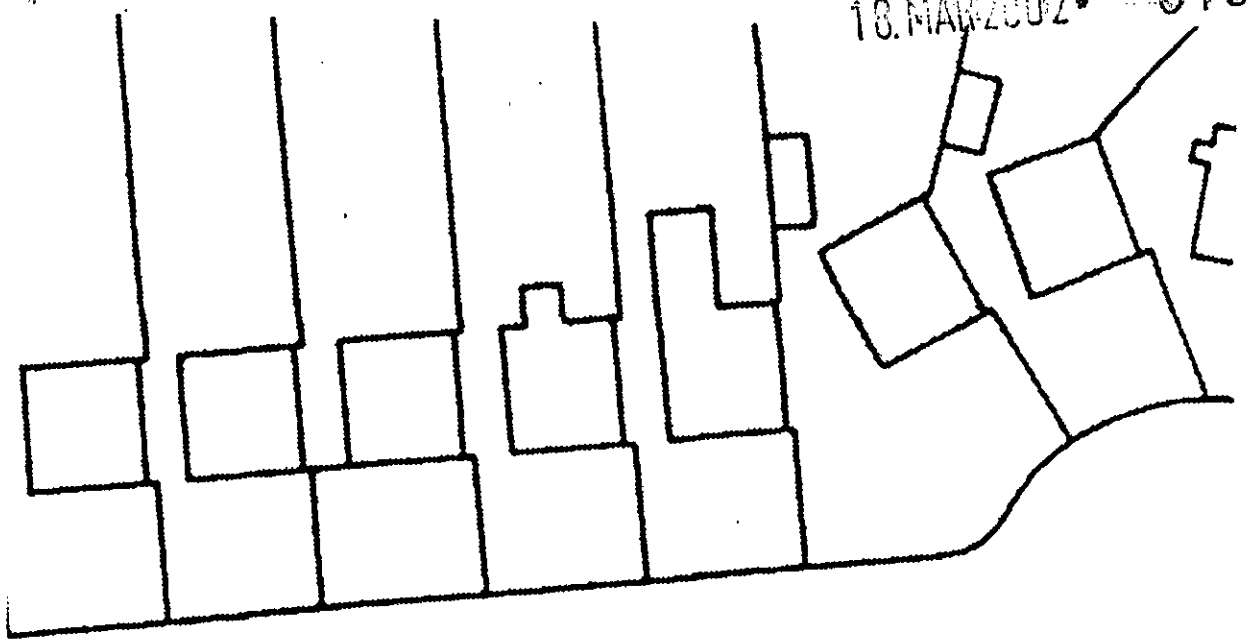
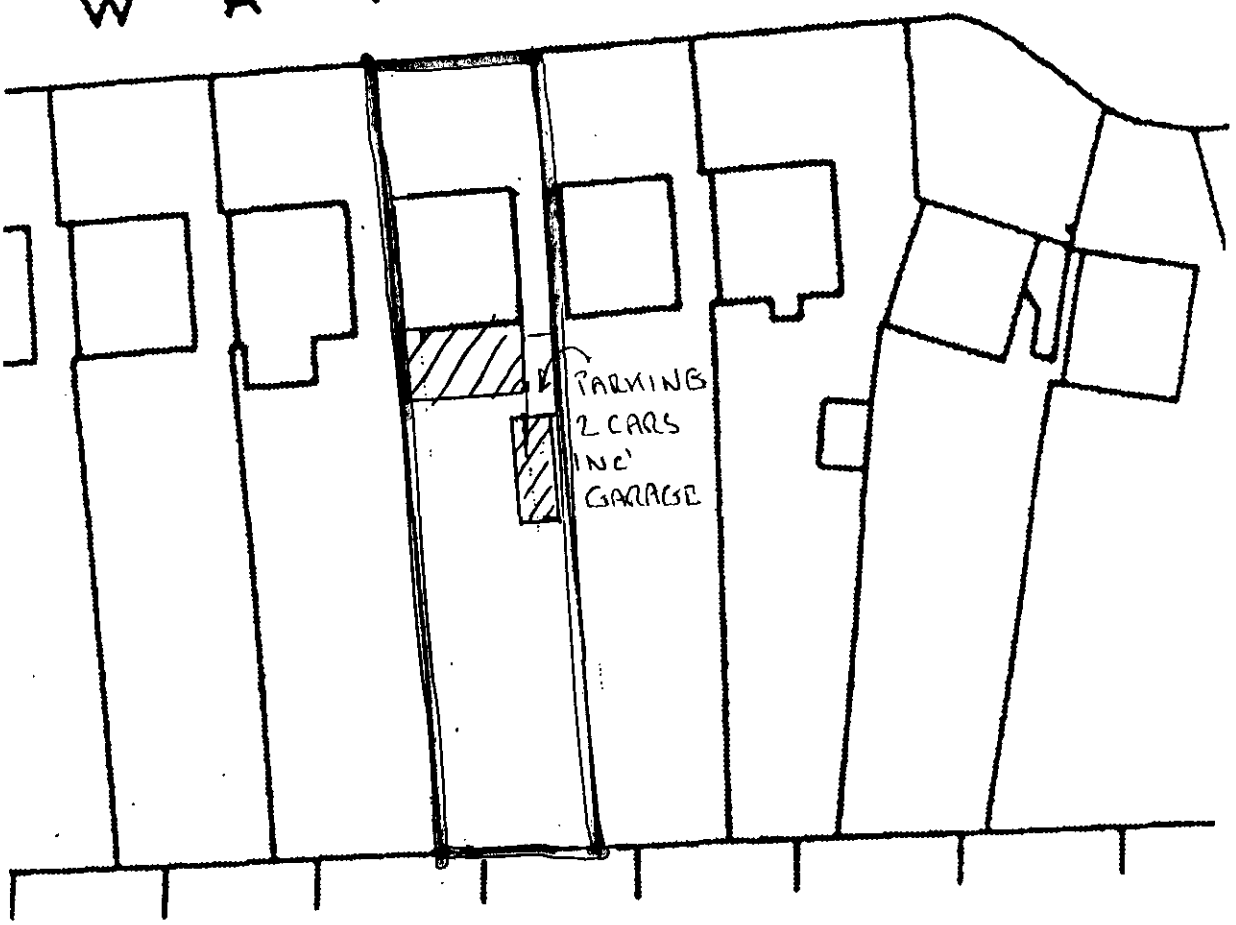
Excel Design

18.MAR2002 6158



W A Y E



CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	Block Plan		
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:500	DRAWING No:	02753/ 4
DATE:	March 2002	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design

9/6/02

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.

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 Damcor 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
63mm sand and cement screed with light reinforcing mesh on 50mm thick S.D grade Jablite floor insulation fitted to manufactures specification on suspended insitu slab resting on inner skin of cavity walls and internal walls. Remove all vegetation below slab. Slab and reinforcing mesh with 40mm cover as shown on section drawing. 100mm ducts to be laid from existing suspended floor vents to new vents fitted in the new external walls (if required to vent existing floor).

4. EXTERNAL WALLS
102mm thick facing brickwork, block work and render to match existing, 50mm insulated cavity, 100mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13mm lightweight plaster and skim internally. Cavity insulated with 50mm 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 900mm horizontal and 450mm 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
Unless otherwise stated, 100 x 50 timber studding at 400 vertical c-c, 10mm plater board and skim finish.

6. JOINERY
All doors and windows to be fitted with double glazed factory sealed units. All opening lights to give minimum 1/20th floor area in ventilation. All softwood to be pressure impregnated preservative treated to B.S 4072. All windows fitted with 8000 mm^2 trickle ventilator.

7. LINTELS
To be Catnic insulated steel lintels or similar to manufacturer's span/load tables. Minimum 150mm end bearing with cavity trays over.

8. GLAZING
Windows to be fitted with double glazed factory sealed units. Full height glazed screens, doors and sidelights to be fitted with class B safety glass. Fit obscure glass to all bathroom and w.c windows

9. PITCHED ROOF
Plain tiles to match existing, fixed in accordance with manufacturers specification. on 19 x 19mm softwood treated battens on untearable roofing felt to B.S 747. Rafter details as shown on section drawings. 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. 200mm fiberglass quilt insulation laid between joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. Fix 25mm thick softwood fascia and 6mm w.b.p external quality plywood soffite to match existing with continuous ventilation to give cross ventilation.

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PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	DRAWING No: 02753/ 5
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GENERAL NOTES
(Not a specification)

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10. FIRST FLOOR

18mm tongue and groove flooring grade chipboard on joists as shown on section drawings. Underside of joists lined with 10.5mm plasterboard finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centers fixed to 3 no. floor joists and build into walls.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS

Where ceiling joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200mm centers spanning three joists. Provide m.s. galv. gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5mm straps at 2m centres.

12. FIRE DETECTION

Smoke detectors are to be installed on the landing and in the hall. The smoke detectors are to be interlinked and hard wired back to the distribution board and fitted with battery backups.

13. MECHANICAL VENTS

Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall. Both units operate intermittently.

Bathrooms and W. C: Provide mechanical vent units ducted through roof vent tile giving 15 liters per second extract rate operated intermittently.

14. S.W. DRAINAGE

100 diameter half round gutters to rear extension 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. Existing drains to be checked for exact depth and position prior to construction.

15. F.W. DRAINAGE

Above ground: Waste sizes to be: S.v.p's & w.c's 100 dia, W.h.b's 32 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.

Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Existing drains to be checked for exact depth and position prior to construction.

16. STAIRCASE

100 sq. newel posts, headroom min. 2000mm measured vertically above nosing line. Balusters to be maximum 100 centres so that 100mm sphere will not pass through. Handrail 850mm above nosings and 900mm above landings. Minimum going not less than 220mm and rise of not greater than 220mm. Minimum tread width at narrow end 50mm. Maximum pitch of stairs to be 42 degrees.

17. MEANS OF ESCAPE

Escape windows are to be provided to all habitable rooms on the first floor for emergency egress. These windows should have an unobstructed openable area that is at least $0.33m^2$ and at least 750 mm high and 450 mm wide. The bottom of the openable area should be not more than 1100 mm above the floor.

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PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	DRAWING No: 02753/ 6
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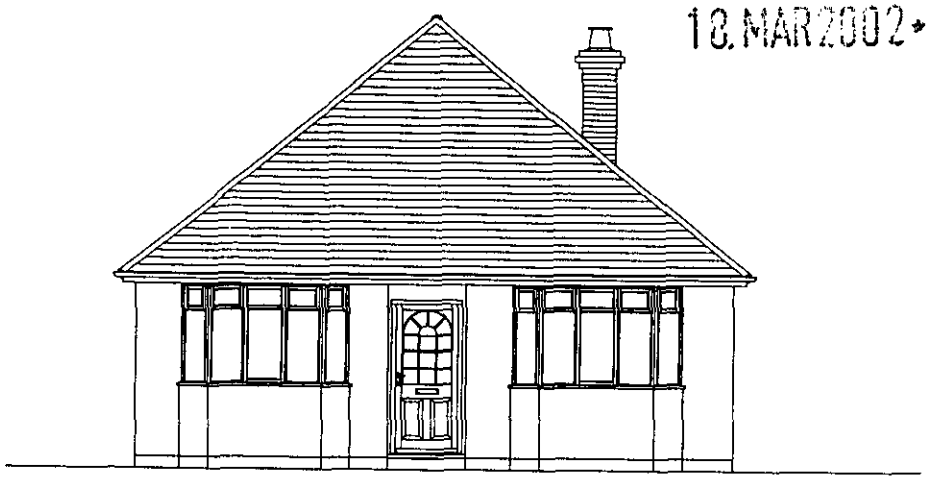
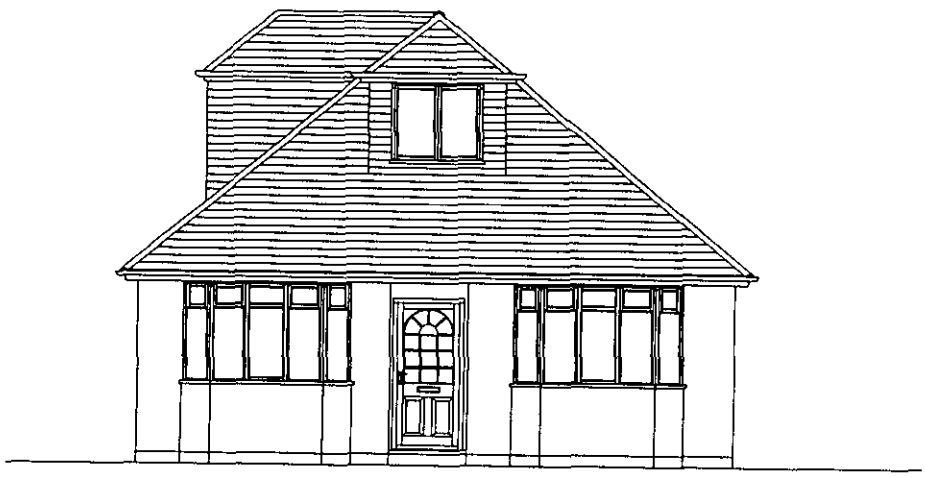


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

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PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:100	DRAWING No:	02753/ 8
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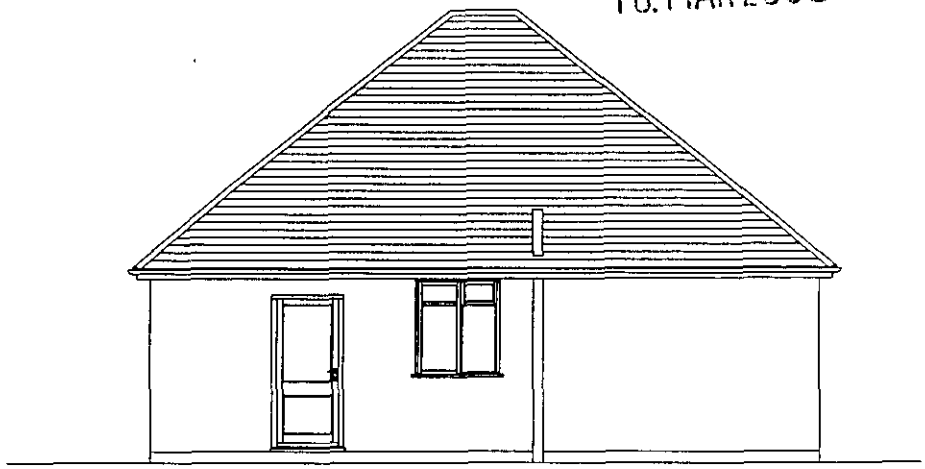
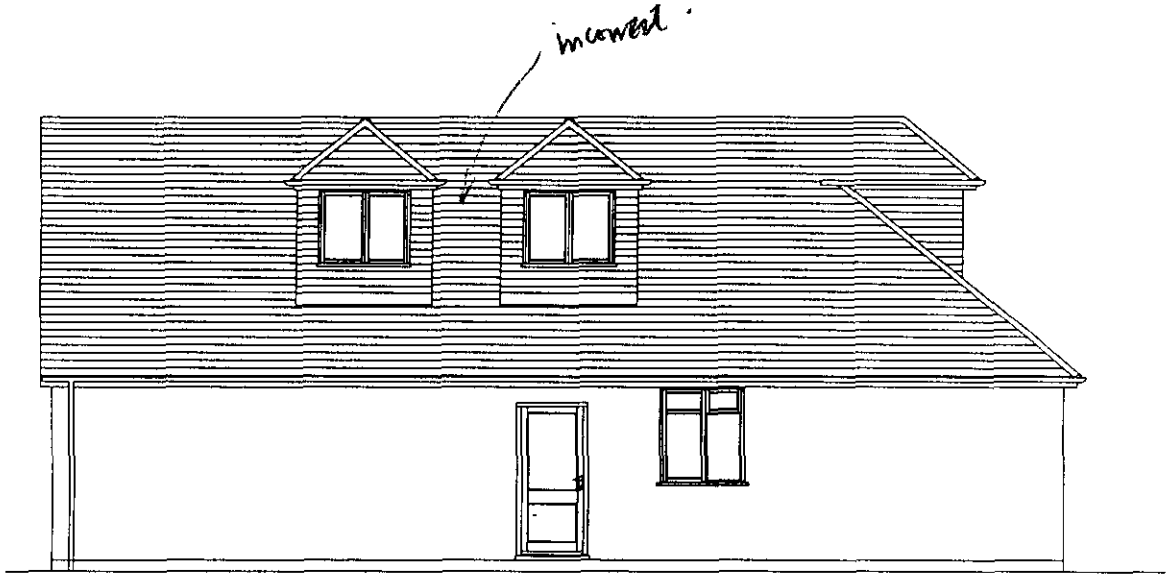


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:100	DRAWING No:	02753/ 9
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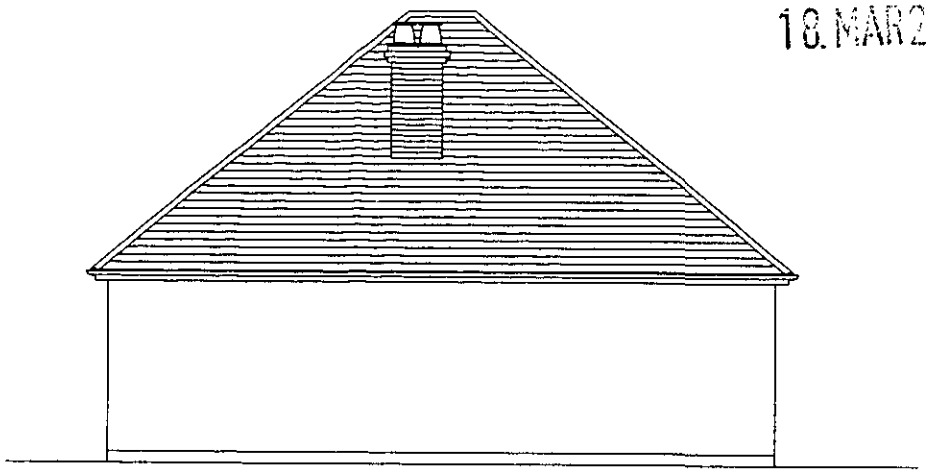
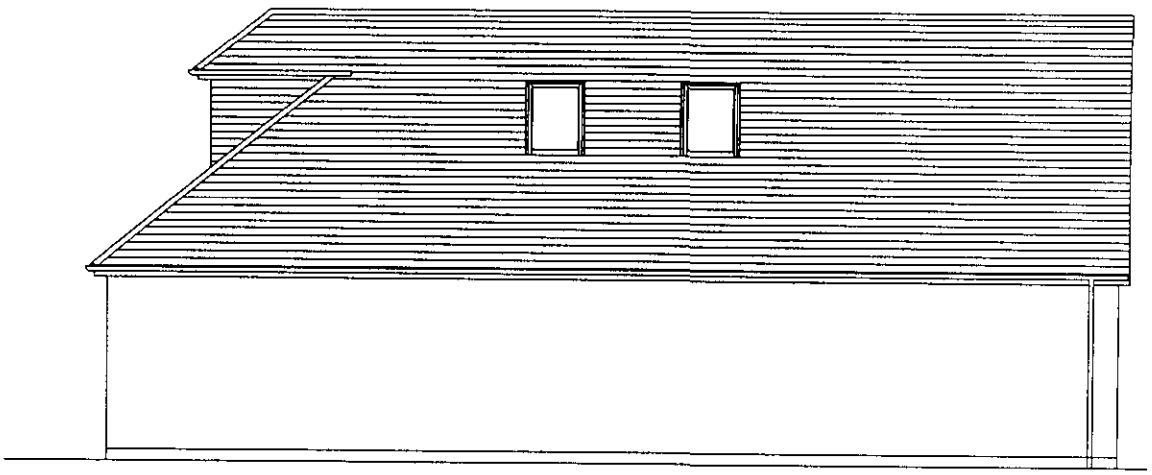


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:100	DRAWING No:	02753/ 10
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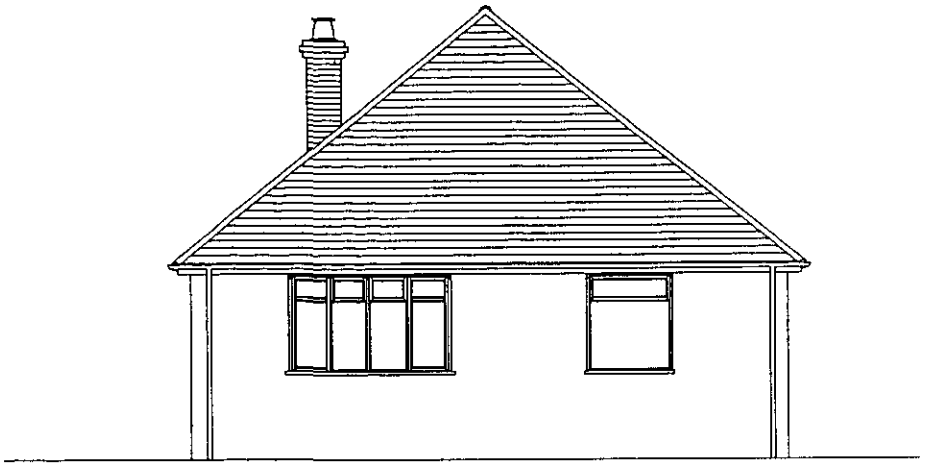
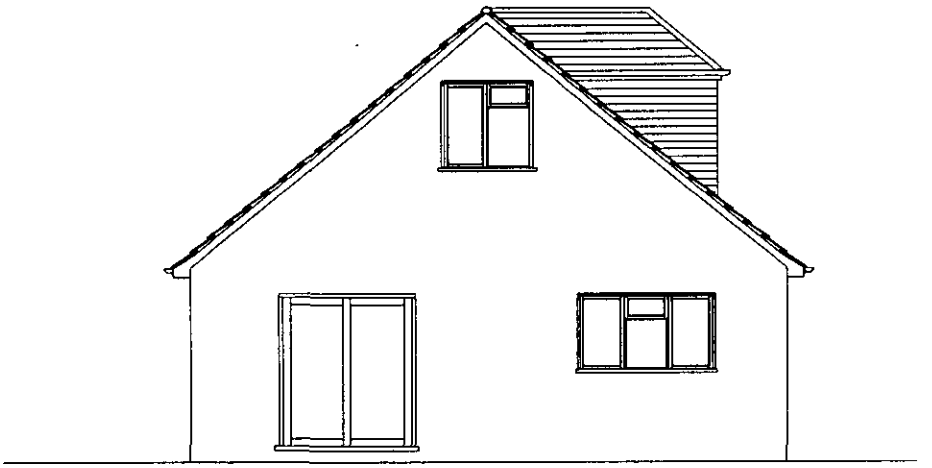


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	Rear Elevations		
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:100	DRAWING No:	02753/ 11
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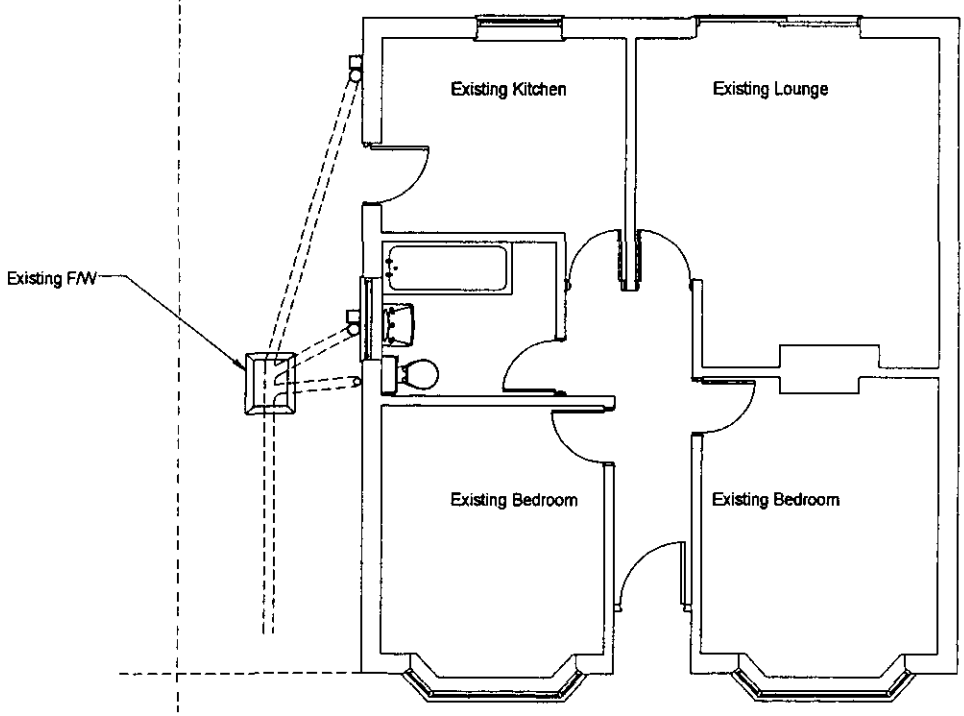
Existing floor slab from previously demolished garage



EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	Ground Floor Plan	
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:100	DRAWING No: 02753/ 12
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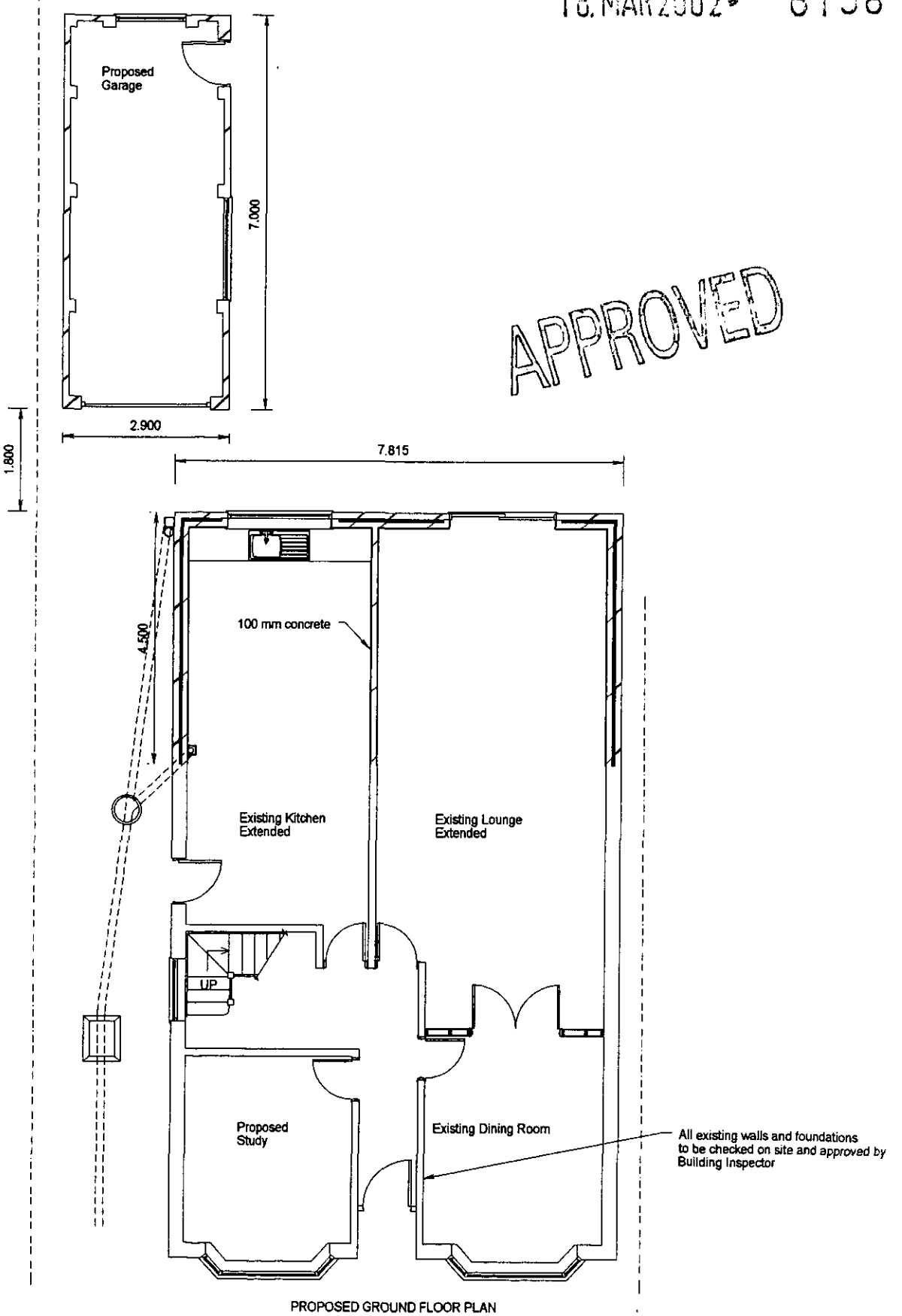

APPROVED

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	Ground Floor Plan		
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:100	DRAWING No:	02753/ 13
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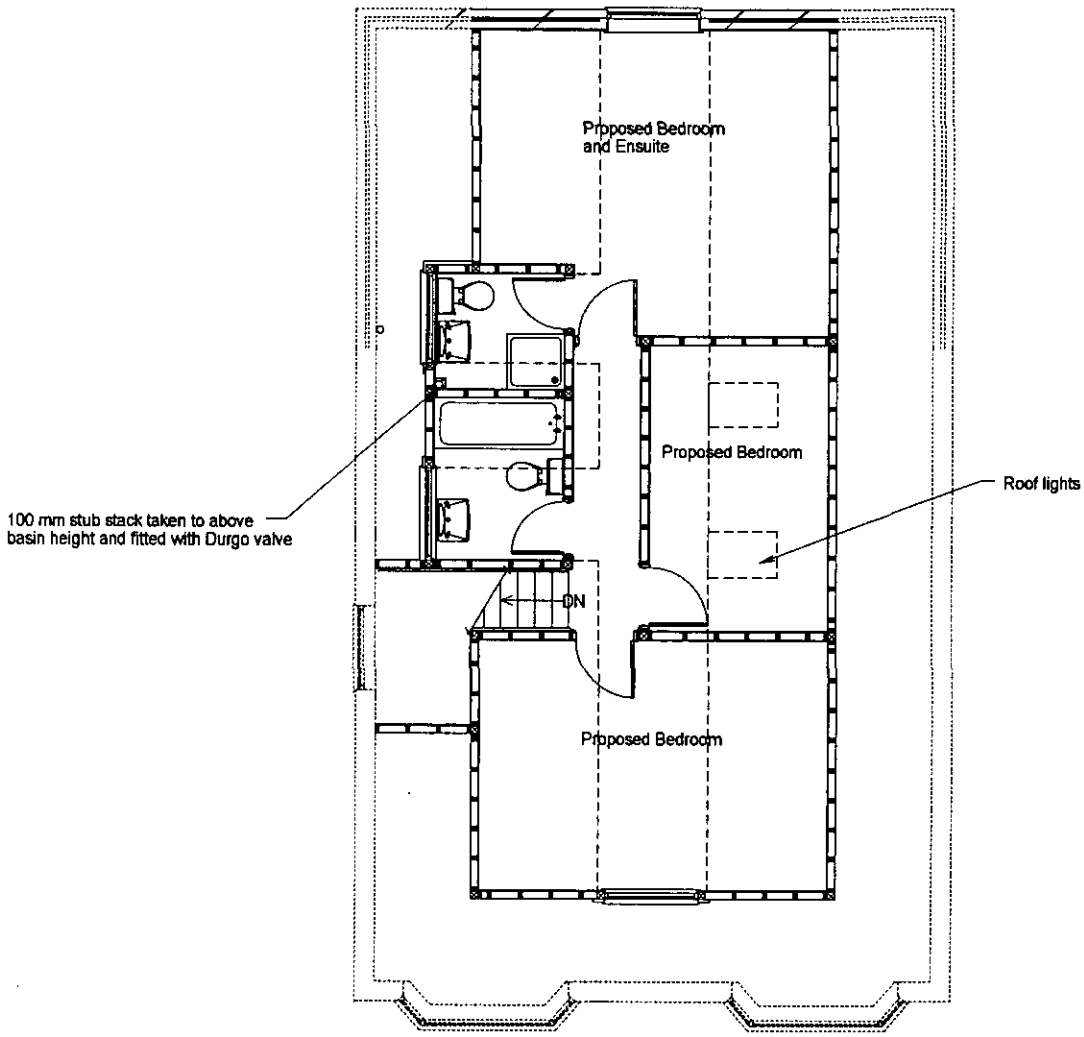

PROPOSED FIRST FLOOR PLAN

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CLIENT:	Mr and Mrs Huntridge, 73 Woodwaye, Woodley Berks.	DESCRIPTION:	First Floor Plan	
PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:100	DRAWING No: 02753/ 14
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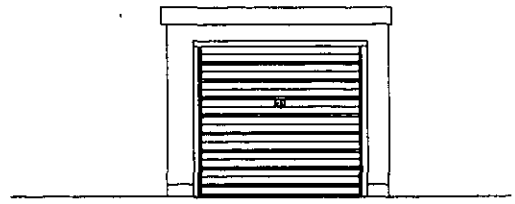
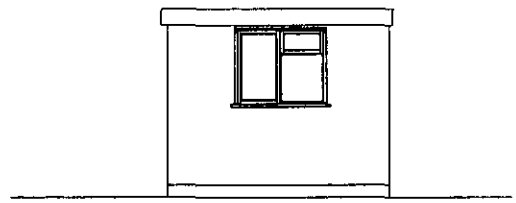
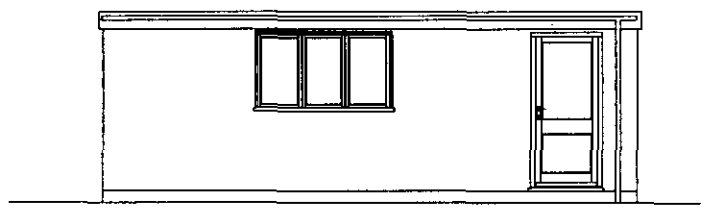


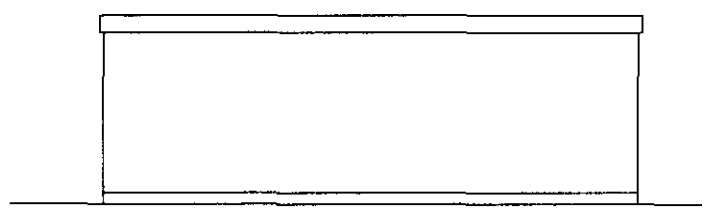
PROPOSED FRONT ELEVATION OF GARAGE



PROPOSED REAR ELEVATION OF GARAGE



PROPOSED RIGHT SIDE ELEVATION OF GARAGE



PROPOSED LEFT SIDE ELEVATION OF GARAGE

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PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:100	DRAWING No: 02753/ 15
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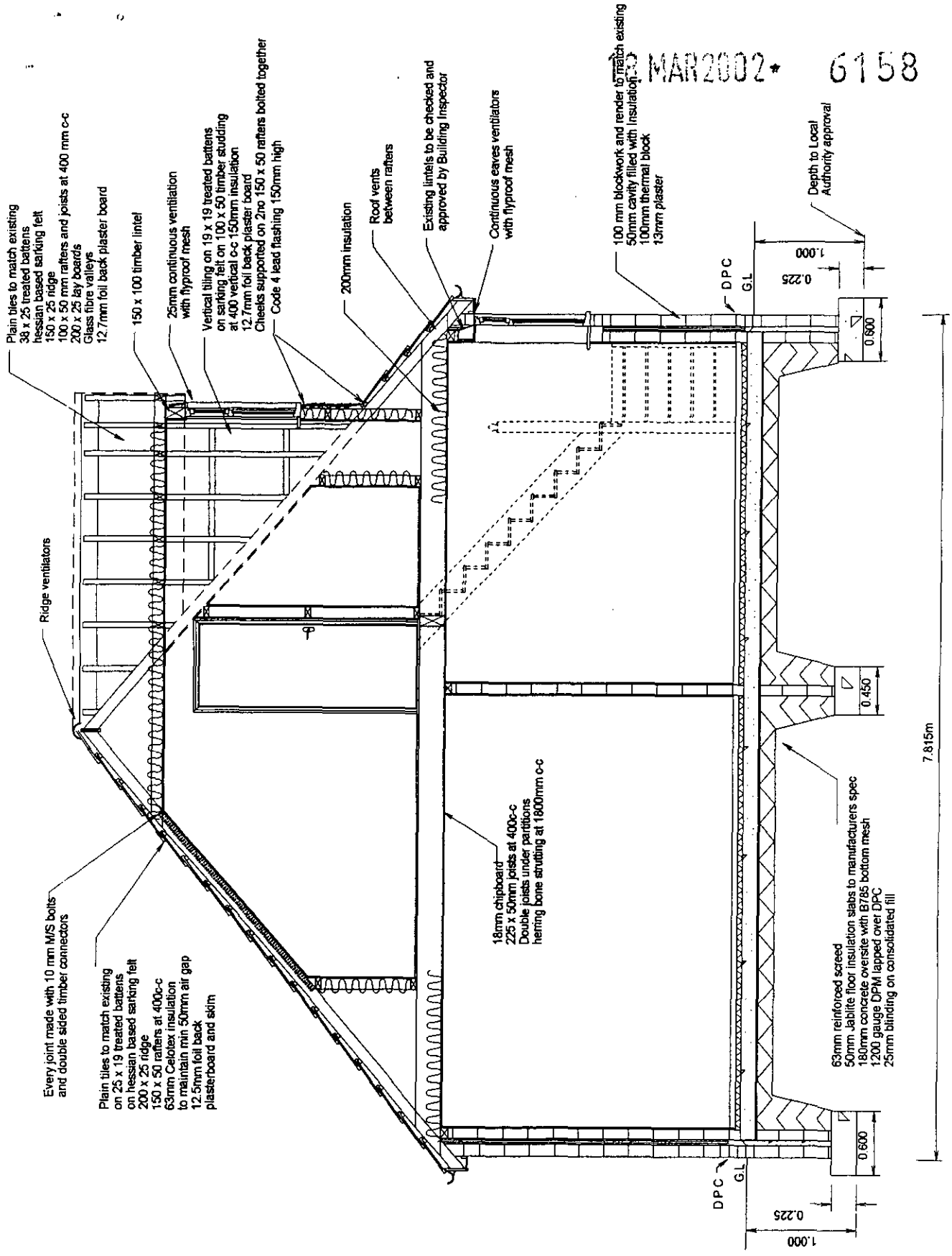

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PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:50	DRAWING No:	02753/ 16
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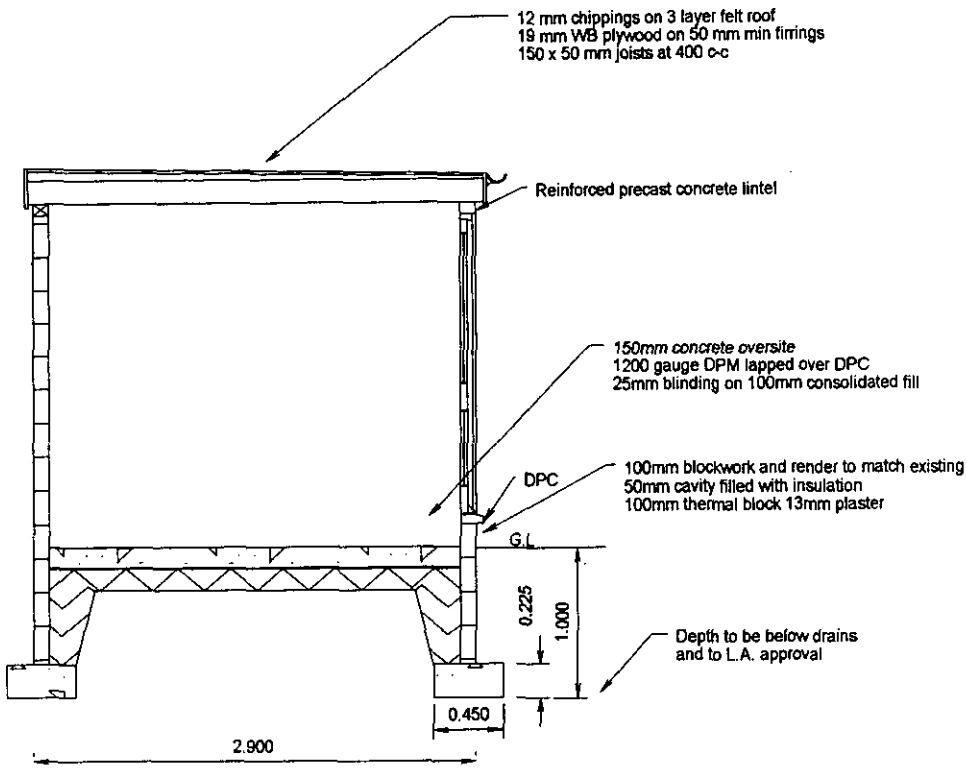

SECTION THROUGH GARAGE

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PROJECT:	Loft conversion, single storey rear extension and detached	SCALE:	1:50	DRAWING No:	02753/ 17
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