21/8

APPLICATION NO:

F/2002/7129

LOCATION:

22 Langley Common Road, Barkham Wokingham.

APPLICANT:

Mr/Mrs Dakin C/O Excel Design Ltd

PROPOSAL:

Proposed two storey side extension to dwelling and single storey front extension.

EARLIEST DATE FOR DECISION: **17/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
09/09/2002

CASE OFFICER: **Louise Smith**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/7129

Parish: **BARKHAM**

Location: **22, Langley Common Road, Barkham, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and single storey front extension.**

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, C2 and C6.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6, LC19 and LC1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6, WT7, WCC7 and WCC2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/08/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7129	LS
BUILDING CONTROL NUMBER	LP 2002/3283	Smith
APPLICANT/AGENT	Excel	
ADDRESS OF SITE	22 Langley Common Rd BARKHAM.	
DESCRIPTION OF PROPOSED WORK	S/S front ext + 2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02766/4	02766/4
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	3/9/02.	

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 : Louise Smith

Application Number : F/2002/7129

Applicant : Mr/Mrs Dakin C/O Excel Design Ltd.

Location : 22, Langley Common Road, Barkham, Wokingham.

Proposal : Proposed two storey side extension to dwelling and single storey front extension.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/07/2002

Earliest Date for Decision : 17/08/2002

Latest Consultation Date/Site Notice Expiry Date : 17/08/2002

This application will have expired on: 09/09/2002. 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 :

Planning Issues :

Application Number: F/2002/7129

Appraisal :

The site is a semi-detached dwelling, situated within ~~[illegible]~~ a rural area, designated as Green Gap/Wedge. This application proposes a 2/s side extension and s/s front extension.

Impact on Neighbours :—

The proposed 2/s extension would be set in 0.9m from the side boundary with No 20 (2m fencing + hedgerow) and a total of 3.4m from this neighbouring dwelling. This neighbour has no side elevation windows and has a substantial 2/s rear extension. The proposed development would not project beyond the rear building wall of this neighbour. Due to the design of the extension and distance to No 20 it is not considered overbearing. There would be no loss of light or overlooking impacts with regard to this neighbour.

The design and scale of the proposed s/s front extension would not exert any negative effects on neighbouring properties

Impact on character of rural area —

There is a mix of housing along Langley Common Road, and other extensions can be found (ie 2/s rear extension at No 20) The proposed extension is not considered out of keeping with the semi detached units.

The dwelling has undergone s/s extensions in the past and this proposal would cumulatively represent a 44% increase in floorspace to the original dwelling. The design and bulk of the extension is not considered to detract from the open character and amenity of this rural setting. Furthermore, the majority of the bulk of the 2/s extension is as existing (ground floor garage).

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

Highway Safety :
There is sufficient provision on site in the existing driveway ~~for~~ to meet Council Standards for this 4-bedroom property.

Application Number F/2002/7129
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

3 x photos.

Rural
GG/W
Area of Sporadic Dev't

RECORD OF SITE VISIT

SITE ADDRESS: 22 Langley Common Road Barkham Wokingham.

APPLICATION NUMBER: F/2002/7129

OFFICER: Louise Smith

DATE OF SITE VISIT: 18/8

1 SITE/STATUTORY NOTICE DISPLAYED ? Y. front gdn.

2. DESCRIPTION OF SURROUNDINGS

Res. Road in rural area GG/W. 2/s dwellings + bungalows detached + semis. MIX of housing.
Area of Sporadic dev't.
Open fields to other side of Langley Common Road.

3. DESCRIPTION OF SITE/BUILDING

Semi-detached dwelling - integral flat roof side ssp.
Pitched roof (mono pitch) porch canopy. s/s rear conservatory
No 24 has no porch canopy

4. RELATIONSHIP TO ADJOINING PROPERTIES

No side elevation - windows at No 20

No 24 s/s rear ext.

5. SITE CONSTRAINTS

TREES side hedge affected?

ACCESS/PARKING > 1/2 front gdn = hardstanding

LEVELS even.

BOUNDARY TREATMENT right. hedge on No 20 c. 2m. - further back 2m c/b fence & hedge continues

OTHERS

Original F/S.

G/F = 6.8 × 6.4 = 43.52
= 4.5 × 2.9 = 13.05
56.57m²

F/F 6.8 × 6.4 = 43.52

∴ Total = 43.52 + 56.57
= 100.1m²

Previous extensions

Conservatory = 2.1 × 5.3 = 11.13m²

Washroom + Lobby = 1.4 × 1.5 = 2.1m²
1.5 × 1/2 = 0.75m² } = 2.85m²

Proposed.

G/F
0.9 × 1.2 = 1.08
1 × 0.8 / 2 = 0.4
1.3 × 3.2 = 4.16
1.7 × 2.4 = 4.08
2.4 × 3.3 / 2 = 3.96
13.68m²

F/F
1 × 6.4 = 6.4
3.2 × 2.1 = 6.72
2.1 × 3.1 / 2 = 3.255
16.4m²

= 13.68 + 16.4
= 30.1m²

Cumulative impact / increase in FS =
(Previous) 11.13 + 2.85 + (Proposed) 30.1 = 44.06

44.06 / 100.1 × 100 = 44% cumulative increase in FS.

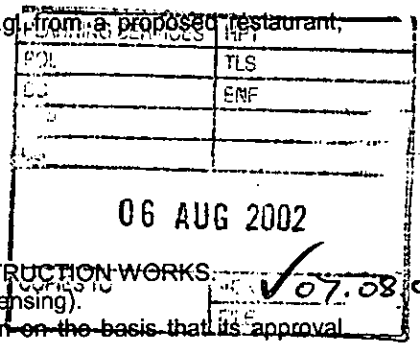
PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7129. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.



COMMENTS ON APPLICATION: F/2002/7129

YOUR NAME: MR & MRS K. J. LANE

YOUR ADDRESS: (if these details are incorrect please amend)
20 LANGLEY COMMON ROAD
BARKHAM
WOKINGHAM
BERKSHIRE
RG404TS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
This proposed significant extension looks out of character with the existing building as it does not follow the rectangular plan of the original.
The odd, non-rectangular shape of the proposed rear elevation, following the boundary, will produce a bulky, obtrusive wall above fence height with the appearance of a single pitched roof.
We would not object to a double storey based on the plan of the existing garage area etc.

Continue over the page if more room required

Application Number : F/2002/7129	**Map No :** 89
Case Officer : LS	**Site Area :** 0.04
Valid Date : 15.7.02	**Received Date: 15/07/2002**

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey front extension.

Location : 22, Langley Common Road, Barkham, Wokingham.

Parish : BA **Ward : BAR** 24.7.02 B.

Applicant : Mr/Mrs Dakin C/O Excel Design Ltd.

Fee Required: £110 **Fee Received: £110** (12)

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 24.7.02

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

OTHERS

Green gap + wedges

Rural area / countryside

Area of Sporadic development

No pre apps

NEIGHBOURS

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		20LANGLEY COMMON ROADWOKINGHAM	RG404TS
		22LANGLEY COMMON ROADWOKINGHAM	RG404TS
		24LANGLEY COMMON ROADWOKINGHAM	RG404TS
		26LANGLEY COMMON ROADWOKINGHAM	RG404TS

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

Tel: (0118) 974 6463

Date: 24 July 2002

My ref: F/2002/7129

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

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/2002/7129
22, Langley Common Road, Barkham, Wokingham.
Proposed two storey side extension to dwelling and single storey front extension.

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/2002/7129**
22, Langley Common Road, Barkham, Wokingham.
Proposed two storey side extension to dwelling and single storey front extension.
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 Stubbs

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

Received by Wokingham District Council

Application No: F/2002/7129

Proposal:
Proposed two storey side extension to dwelling and single storey front extension.

Location:
22, Langley Common Road, Barkham, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7129 to enable the library staff to locate the correct information.

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 17/08/2002. 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

24 July 2002

7129

1959/a

15 JUL 2002 15 JUL 2002 7129

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 MO DARU
	ADDRESS	22 LANGLEY COMMON RD
		BARKHAM
	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. 01189737306
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	22 LANGLEY COMMON RD
		BARKHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE +
		SINGLE STOREY FRONT EXT

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 MRS M DAKIN.

DATE 2-7-02

ADDRESS 22 LANGLEY COMMON ROAD PARISH BARKHAM

PLOT No. ORD. SHEET No.

BUILDER 192/62 - Pair of S/D houses with garages 24.1.63 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 12466	MR. G. SMITH	CONSERVATORY	4.12.79	APP N/A
BR 23220	"	S/ST. EXT. (WC + LOBBY)	14.8.84	APP N/A
F/2002/7129	Mr + Mrs Dakin	2/st side ext + S/st fr. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

15.JUL.2002 7129

Client:

Mr and Mrs Dakin
22 Langley Common Road
Barkham
Berkshire

Project:

Two Storey Side Extension
And
Single Storey Front Extension

Location:

22 Langley Common Road
Barkham
Berkshire

Excel Design
XL02766

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	✓

CLIENT:	Mr and Mrs Dakin, 22 Langley Common Road, Barkham.	DESCRIPTION:	Drawing List
PROJECT:	Two storey side and single storey front extensions	SCALE:	DRAWING No: 02766 2
DATE:	June 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

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 100 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
112 mm facing brickwork to match existing. 50 mm cavity insulated with 40 mm Gyproc Thermal Board fitted to manufacturers specification to give 0.35 w/m^{2}K 'U' value. 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 15 mm lightweight plaster and skim internally. 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 light weight block work with 15 mm plaster and 100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim.

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

7. GLAZING
All doors and windows to be timber and/or uPVC and fitted with double glazed factory sealed units, using Pilkington, 28mm K glass (low E). 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. Bathroom windows to be obscure glazed.

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

CLIENT:	Mr and Mrs Dakin, 22 Langley Common Road, Barkham.	DESCRIPTION: Notes	
PROJECT:	Two storey side and single storey front extensions	SCALE:	DRAWING No: 02766 5
DATE:	June 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

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. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. 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.

12. 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.

13. MECHANICAL VENTS
Kitchen and Utility room: 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.
Bathroom: Provide mechanical vent unit ducted through wall or roof giving 15 liters per second extract rate operated intermittently.

14. 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. 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, Basins 32 dia. Sink and bath 40 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. Redundant drains to be broken out and sealed off. Existing drains to be checked for exact depth and position prior to construction.

16. 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.

17. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors will be interlinked, hard wired back to the distribution board and fitted with battery backups.

CLIENT:	Mr and Mrs Dakin, 22 Langley Common Road, Barkham.	DESCRIPTION: Notes	
PROJECT:	Two storey side and single storey front extensions	SCALE:	DRAWING No: 02766 6
DATE:	June 2002	REVISION:	

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

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Additional Notes:

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