APPLICATION NO:
F/2000/0552

LOCATION:
42e Kiln Ride, Finchampstead Wokingham.

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

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

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/0552

Parish: **FINCHAMPSTEAD**

Location: **42e, Kiln Ride, Finchampstead, Wokingham.**

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

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. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

1

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	0552 EC
BUILDING CONTROL NUMBER	FP 2000/0278 Bno
~~APPLICANT~~/AGENT	Excel Design
ADDRESS OF SITE	42E Kiln Ride WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S front ext + 2 x S/S side exts

DRAWING NUMBERS	BC	DC
BLOCK PLAN	99602/4	99602/4
ELEVATIONS	99602/8, 9, 10, 11	99602/8, 9, 10, 11
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/6/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/0552

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

Location:
42e , Kiln Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Application Number F/2000/0552
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC23	SR06	'Parking'
	IN08.		
3	SC53	SR12	'BRICKWORK'

RECORD OF SITE VISIT

SITE ADDRESS: 42e Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0552

OFFICER: Elaine Connor

DATE OF SITE VISIT: 14/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
established residential area
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING
detached bungalow set back from highway
high hedging along front boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no.48: 1.5m (approx) fence & vegetation (Laurel bushes etc) - no 48 built to bound. w. 42E - 5 storey
no.42D: garage of, built to bound. w. no.42E plus hedging
(set further forward of 42E - no windows in gable.

5. SITE CONSTRAINTS N/A

TREES N/A

ACCESS/PARKING N/A

LEVELS FLAT

BOUNDARY TREATMENT AS ABOVE

OTHERS N/A

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0552

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

Location : 42e, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey front extension to dwelling and two single storey side extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 14.3.00

Date Registered : 07/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

Finch. P. Council : no objections

Highways : recommend conditions

Planning Issues :

* Impact upon St. scene.
* " " Neigh props.

Application Number: F/2000/0552
PROP: SINGLE ST. FRONT & SIDES EXTENSIONS.
Appraisal :

The proposed development includes a single storey front extension & single storey side extensions. The proposed front extension will project forward of main building line by 3.312m, with a pitched roof to match the existing. The proposed single storey side extension on the S. elevation has a floor area of approx 3.84m² & has a pitched roof with a ridge height almost 1m lower than that of the main dwelling. The proposed side extension on the N. elevation will project forward of the existing kitchen & will have a pitched roof to replace the existing flat roof.

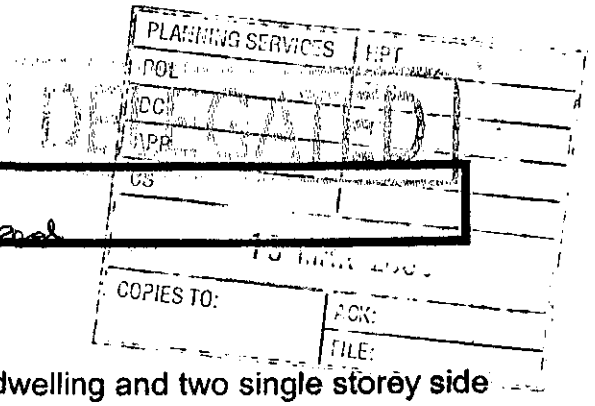
IMPACT UPON NEIGHB. PROPS
The neighb. property to the South of the application site no. 48 has extended to the side right to the boundary with 42c. Given that there are no windows on this property close to the proposed side extension, it is not considered that it will have an adverse negative impact upon the living conditions of this prop. The prop to the north of no. 42E is sited forward of this property, with its garage built to the boundary with the application site. It is therefore not considered that the prop. extensions will have an adverse negative impact upon this prop.

IMPACT UPON ST. SCENE:
No. 42e is set back approx 17m from the adjacent highway. Given this ~~[illegible]~~ Since the proposed front extension does not project forward of the main building line along Eden Rise it is not considered that the prop extensions will have an adverse negative impact upon the st. scene

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

FROM Elaine Connor

DATE 17 February 2000



Consultation Sheet

Finchampstead

Application Number: F/2000/0552

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

Site Address: 42e , Kiln Ride, Finchampstead, Wokingham.

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

Your observations are required in respect of this application **by 12/03/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 10-3-00

CLERK TO

FINCHAMPSTEAD PARISH COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 17 February 2000

Application Number: F/2000/0552

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

Site Address:
42e , Kiln Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Elvin 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).

Sc 23- Parking (SR06)

IN08

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

24-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 FEB 2000
Officer: EC	Application No. F/2000/0552.

Map No. 99. **Site** ...0:05....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND TWO SINGLE STOREY SIDE EXTENSIONS

Location: 42E KILN RIDE

Parish: ☒ FINCHAMPSTEAD Ward: Finch North.
17.2.2000

Applicant: MR/MRS ELVIN

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17-2-2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N + 126, 128, 130 Foxcote ✓

BRIERSWOOD
ADDRESS 42 E KILN RIDE

1.4.86
PARISH ~~WOK / WITHOUT~~ LINGMAMPSTERS

PLOT No.

ORD. SHEET No. SU. 8065 9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/68	BROOKCLEVE DEVS. LTD.	DETACHED HOUSE & GARAGE	VARIOUS	APP. Q/
27542	MR & MRS G. HAMILTON	S/ST. EXT. & GARAGE	12.6.87	C/A
BRA 3975	MR. J. HAMILTON	KITCHEN/BED/BATH/..	16.12.87	APP
3930H	R.C. ELVIN	PORCH	29.5.92	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

07 FEB 2000 04552

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	MRS ELVIN
	ADDRESS	42 E KILN RIDE
		WOKINGHAM
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	42 E KILN RIDE
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY FRONT EXT
		2- S/S SIDE EXTENSIONS

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK + TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? ~~YES~~ / NO — YES
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? ~~YES~~ / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

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 Elvin

DATE 24-1-00



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 10 February 2000

N
W E
S

07 FEB 2000* 0552

Client:

Mr and Mrs Elvin
42E Kiln Ride
Wokingham
Berkshire

Project:

Single Storey Front Extension
and
Two Single Storey Side Extensions

APPROVED

Location:

42E Kiln Ride
Wokingham
Berkshire

Excel Design
XL99682

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	✓
18	Section	✓

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION: Drawing List	
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	DRAWING No: 99602/ 2
DATE:	January 2000	REVISION:	

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

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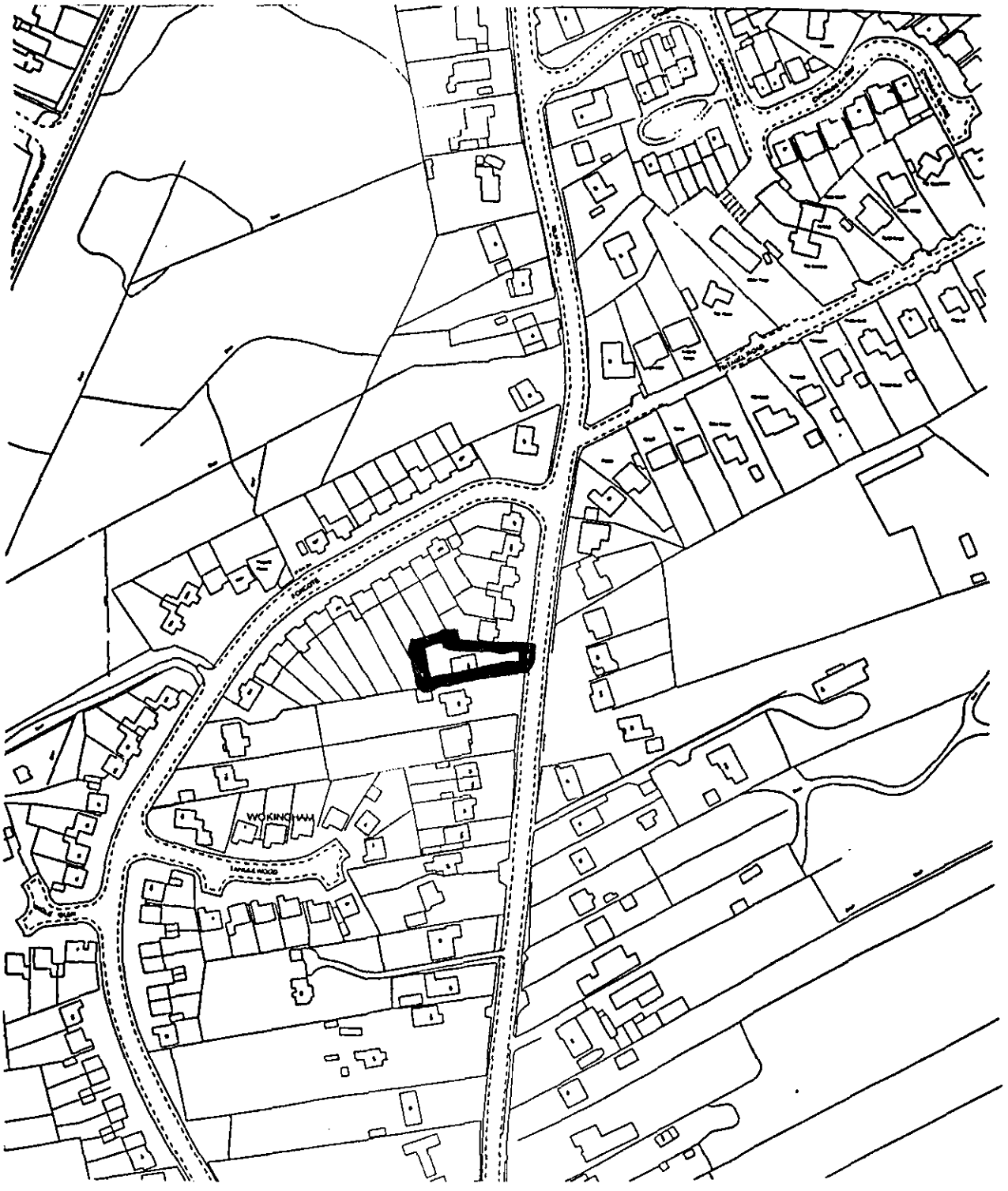
Excel DeSign



CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Location Plan		
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:2500	DRAWING No:	99602/ 3
DATE:	January 2000	REVISION:			

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

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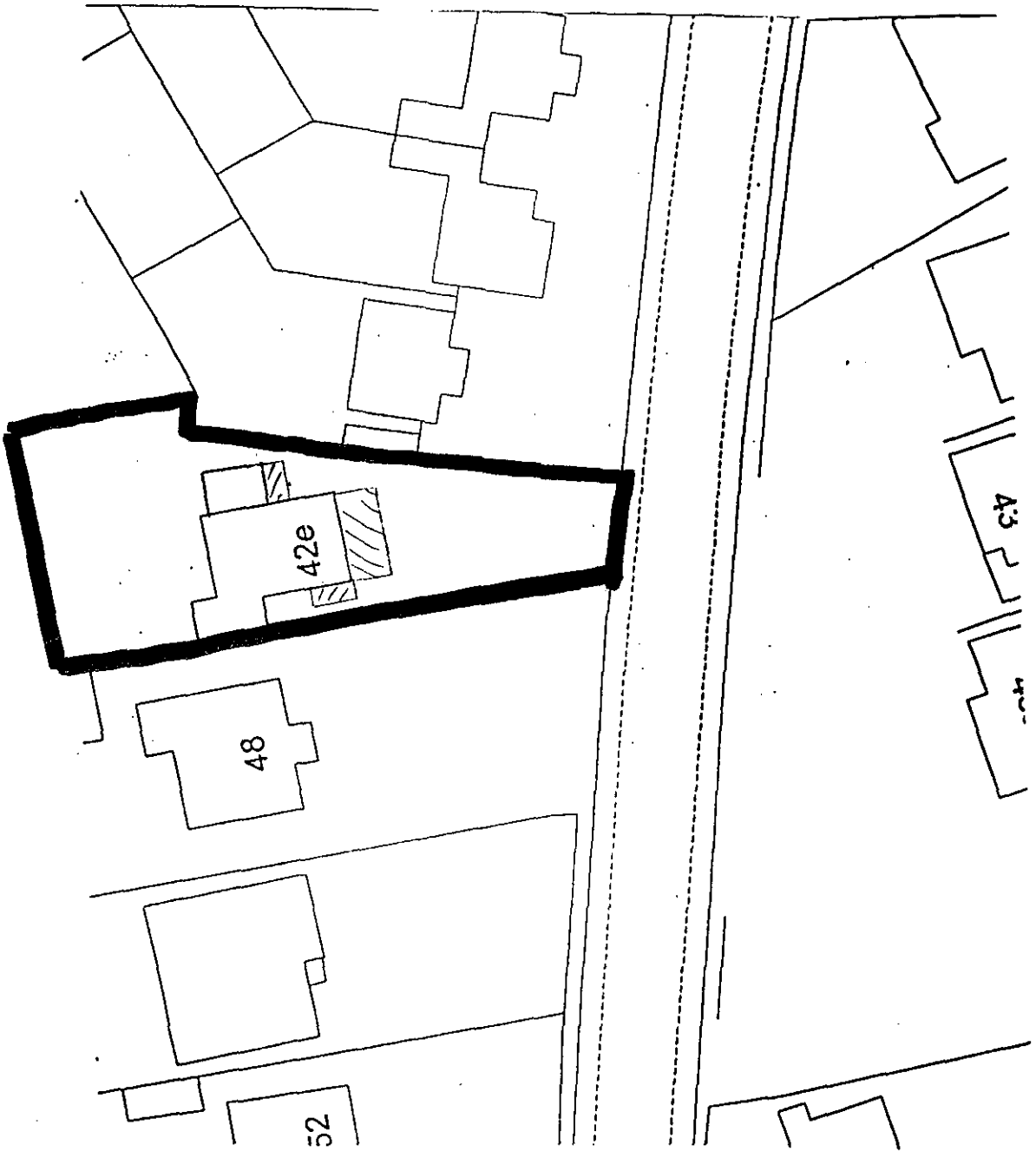

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Block Plan	
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:500	DRAWING No: 99602/ 4
DATE:	January 2000	REVISION:		

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

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9 6/6/00

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 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

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

5. INTERNAL WALLS
100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim, unless otherwise stated.

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

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

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

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks	DESCRIPTION. Notes	
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	DRAWING No: 99602/ 5
DATE:	January 2000	REVISION:	

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

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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 and roof design 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 VENTILATION
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.

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.

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.

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION: Notes	
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	DRAWING No: 99602/ 6
DATE:	January 2000	REVISION:	

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

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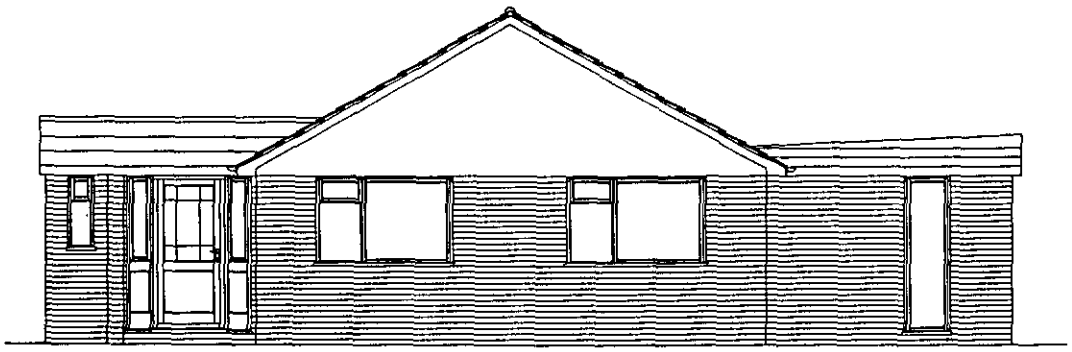
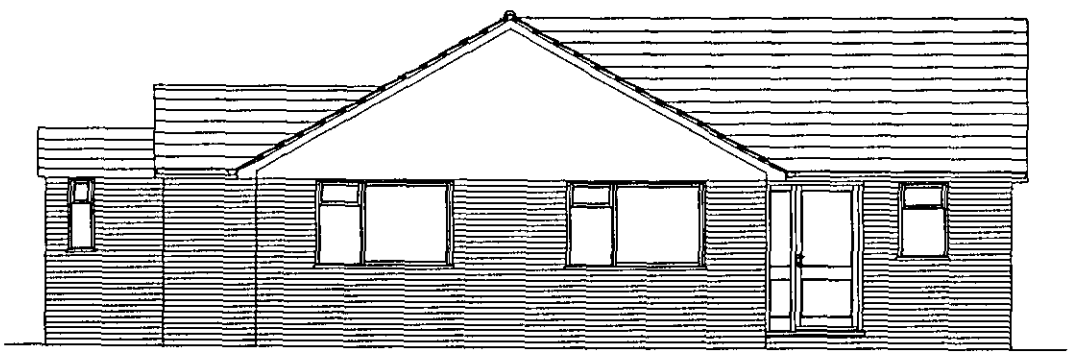


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:100	DRAWING No:	99602/ 8
DATE:	January 2000	REVISION:			

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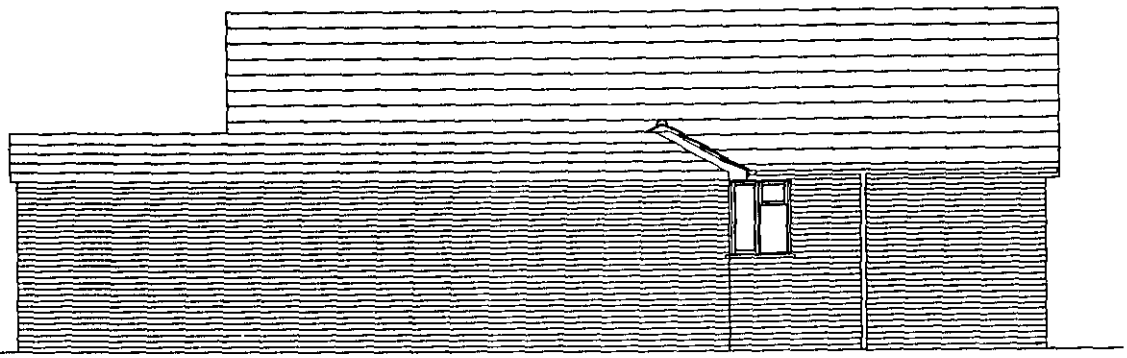
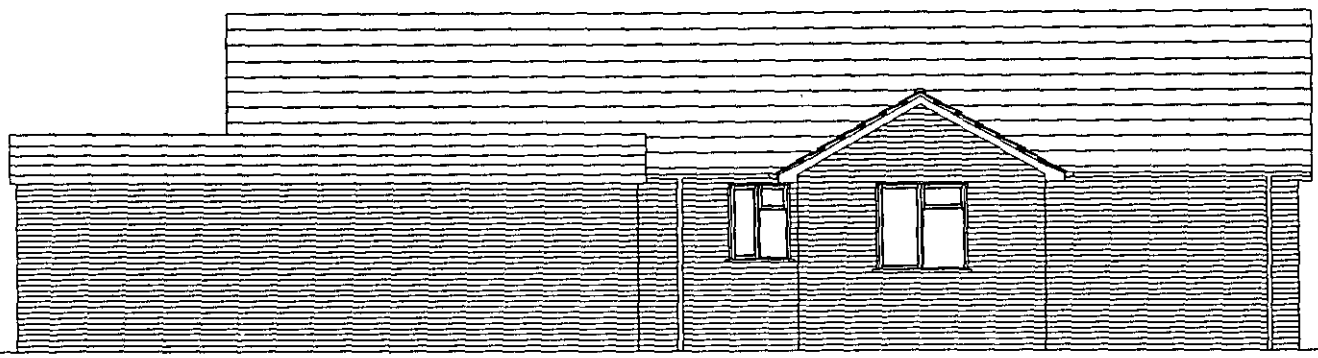


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:100	DRAWING No:	99602/ 9
DATE:	January 2000	REVISION:			

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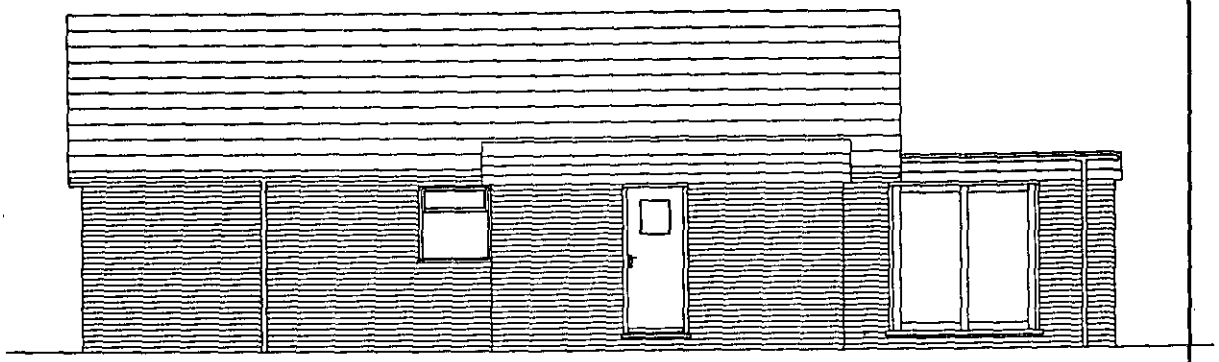
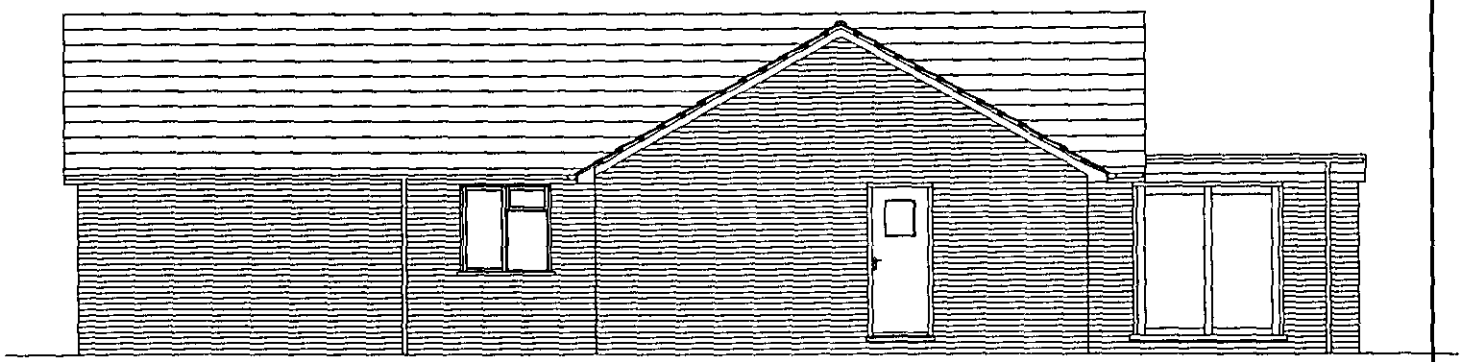


EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	*Right Side Elevations*	
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:100	DRAWING No: 99602/ 10
DATE:	January 2000	REVISION:		

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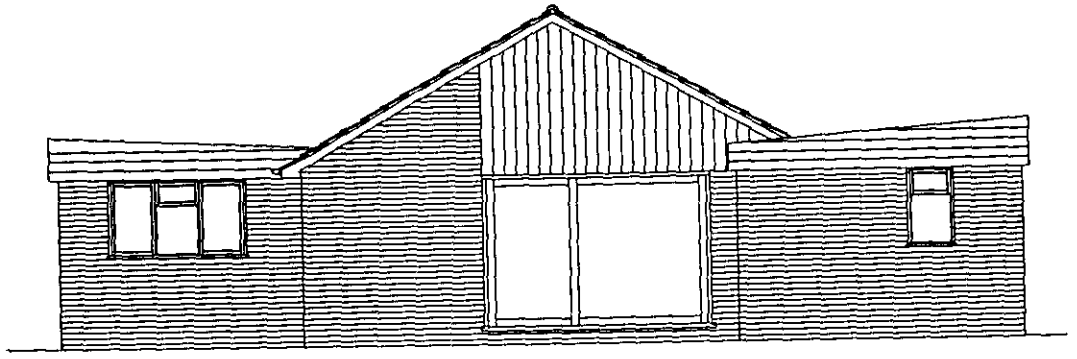
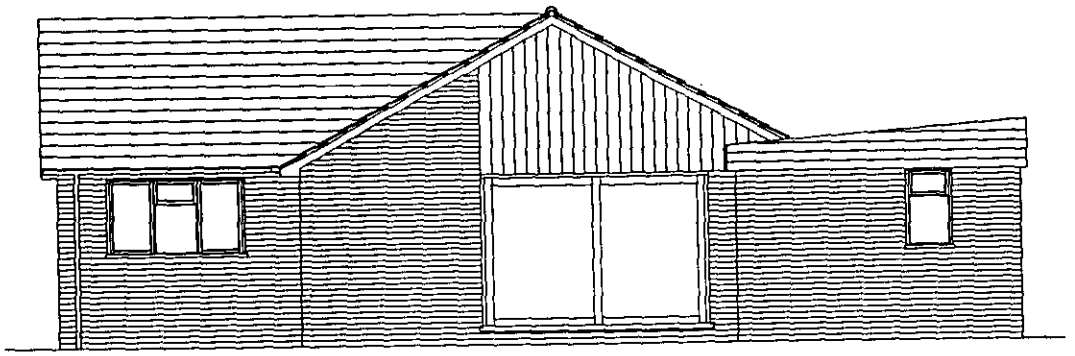


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:100	DRAWING No:	99602/ 11
DATE:	January 2000	REVISION:			

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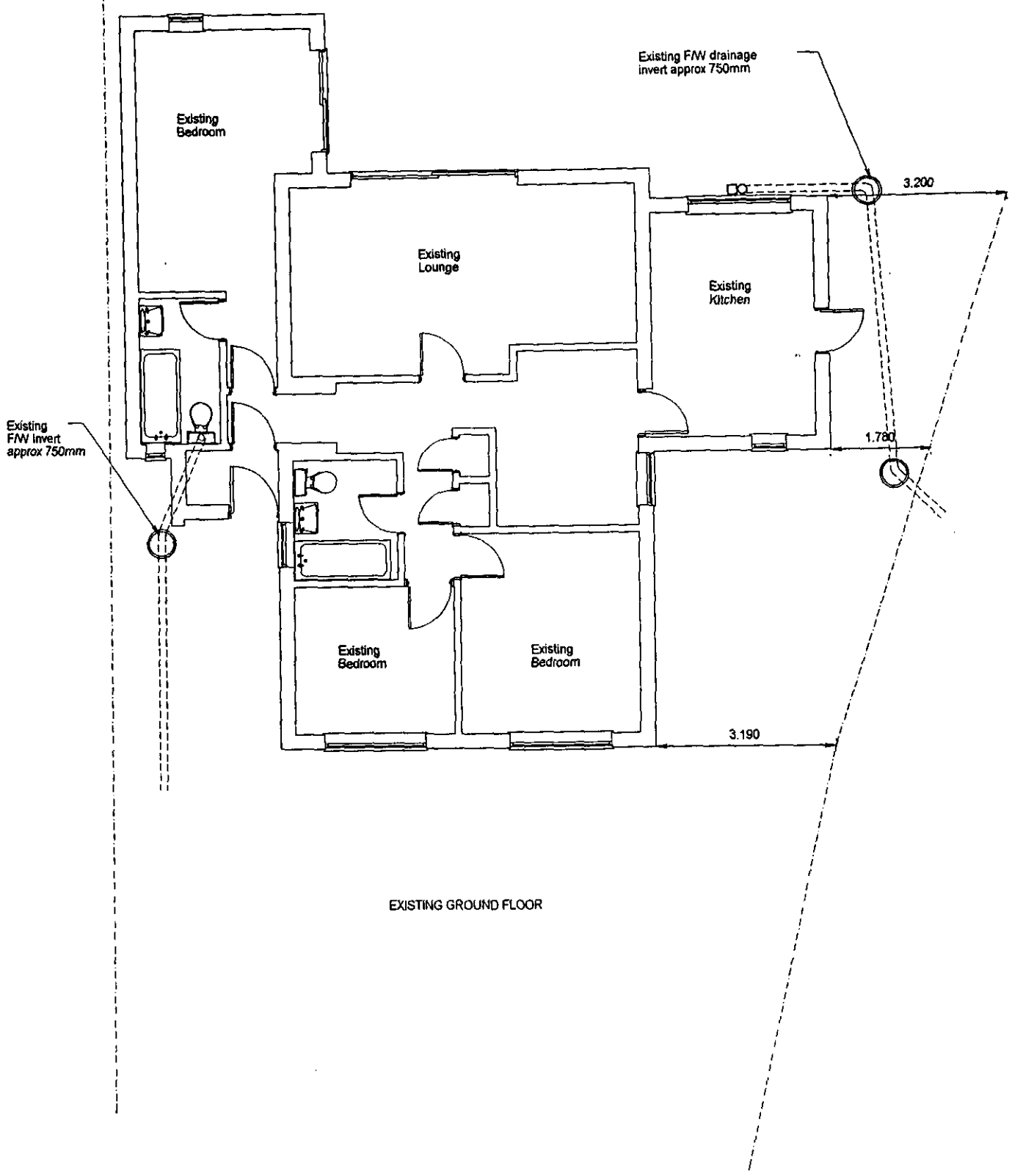

EXISTING GROUND FLOOR

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:100	DRAWING No:	99602/ 12
DATE:	January 2000	REVISION:			

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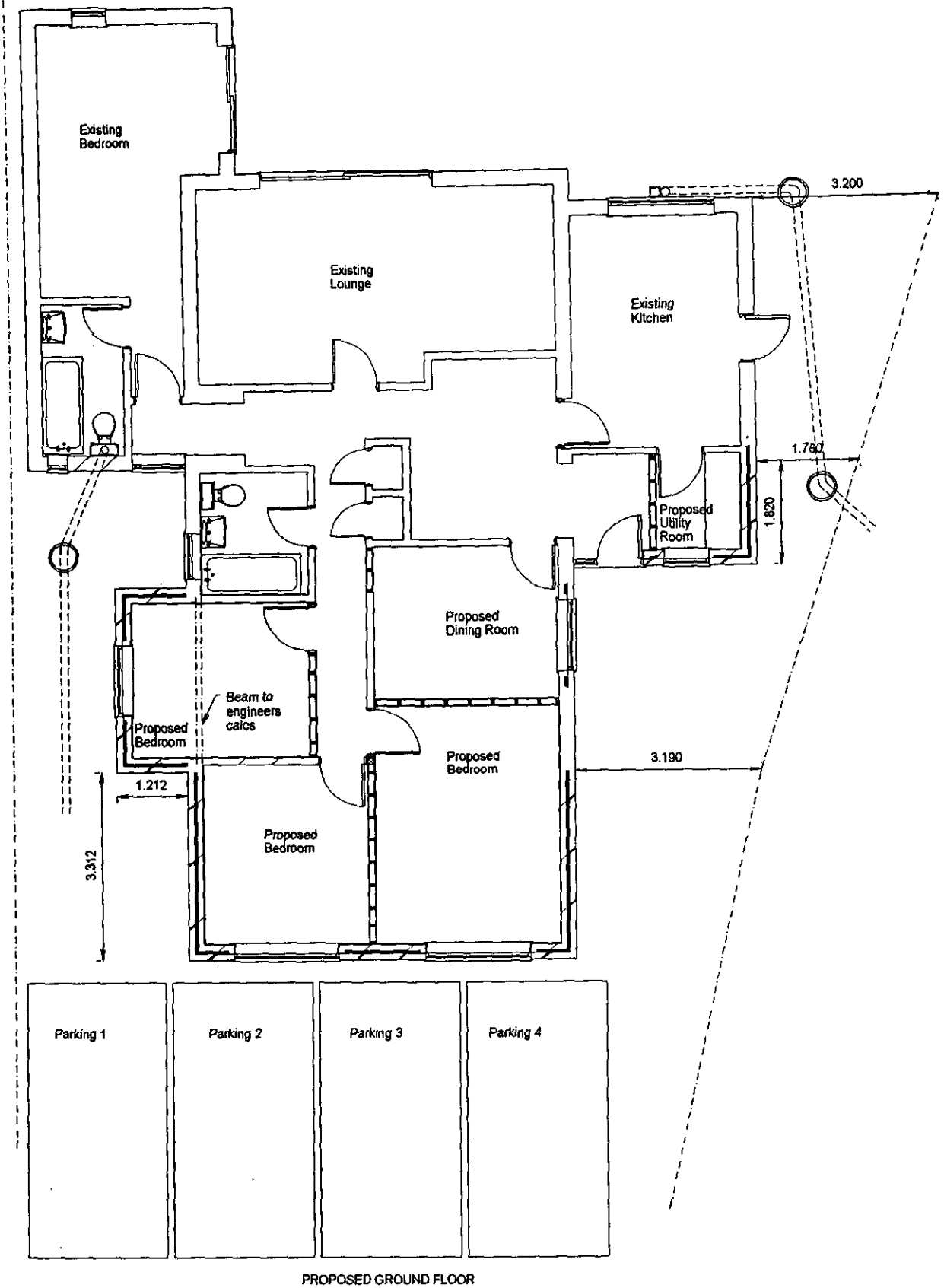

PROPOSED GROUND FLOOR

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:100	DRAWING No:	99602/ 13
DATE:	January 2000	REVISION:			

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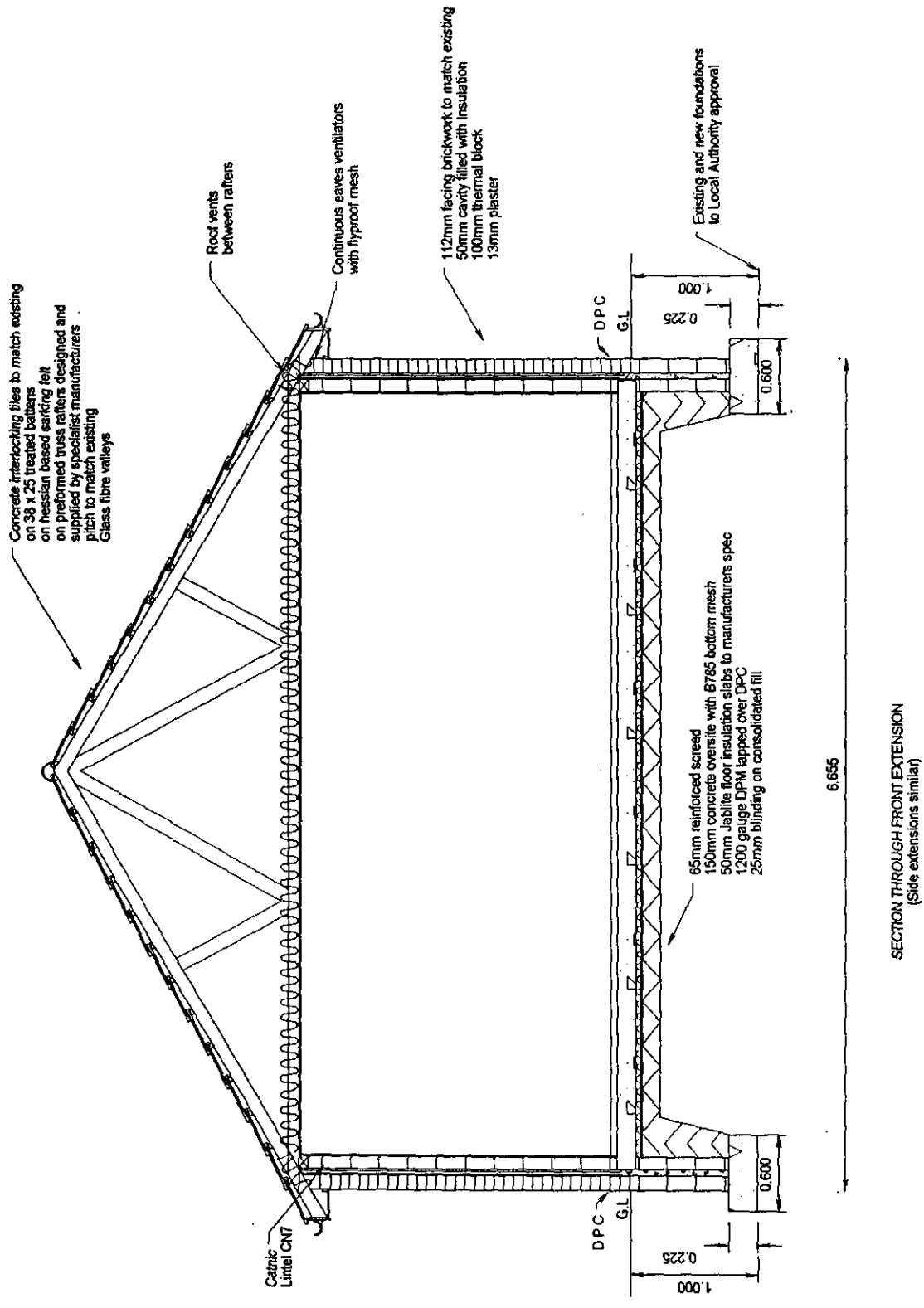

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Section		
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:100	DRAWING No:	99602/ 17
DATE:	January 2000	REVISION:			

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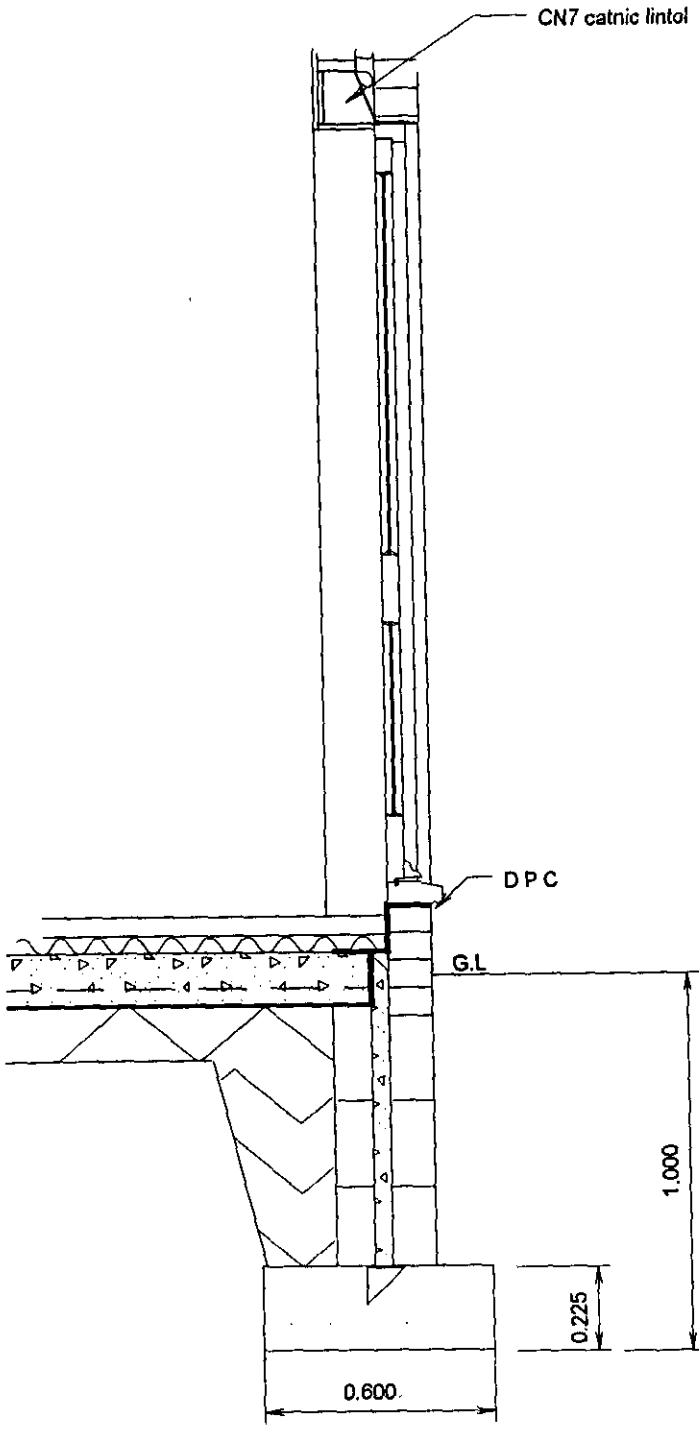
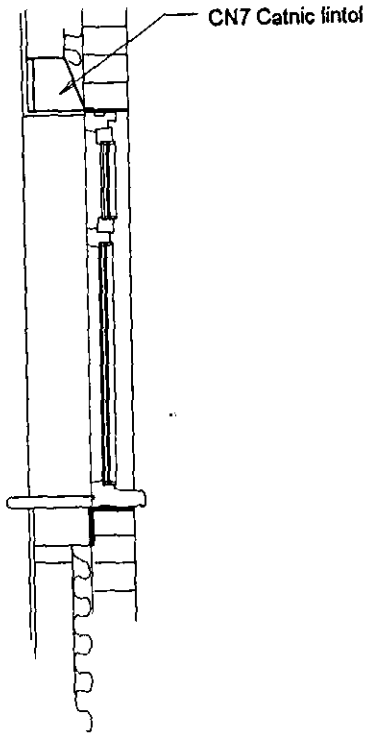


TYPICAL EXTERNAL DOOR FRAME DETAIL



TYPICAL WINDOW DETAIL

CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Section		
PROJECT:	*Single storey front extension and two single storey side extensions*	SCALE:	1:50	DRAWING No:	99602/ 18
DATE:	*January 2000*	REVISION:			

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

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