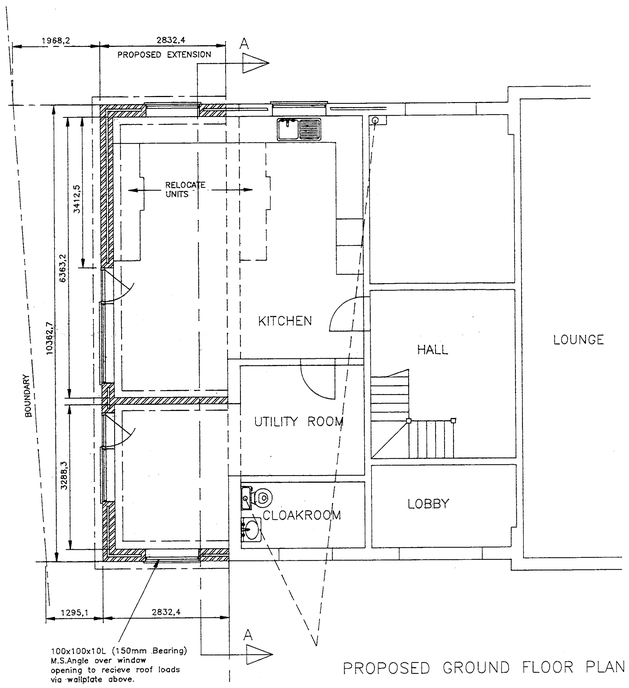
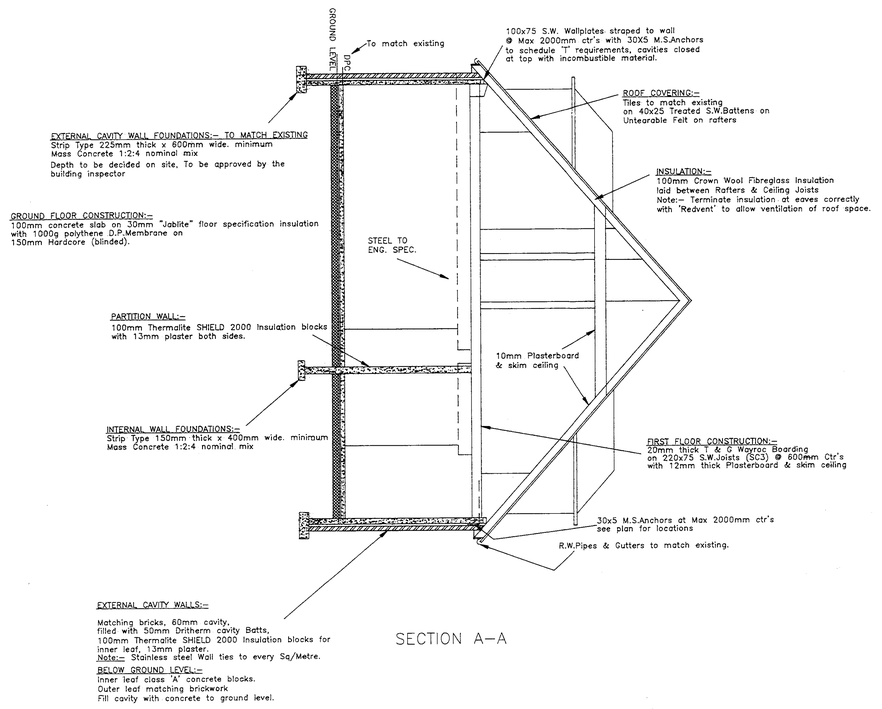
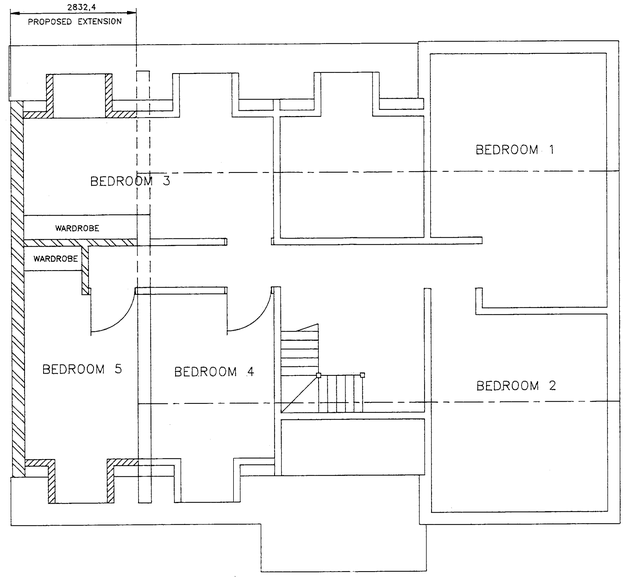


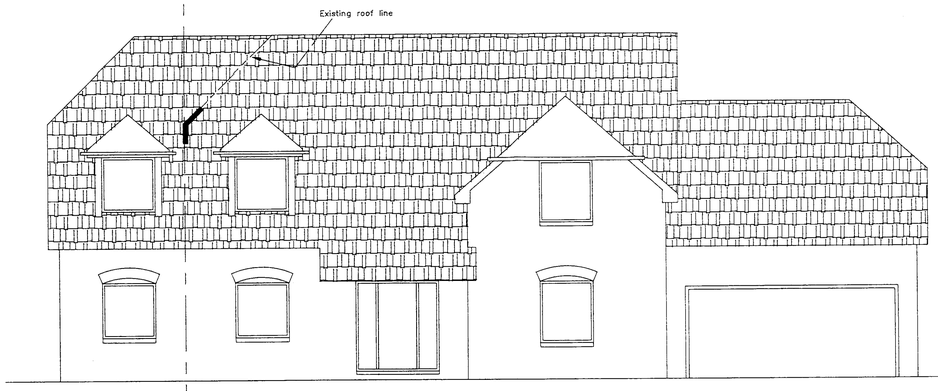
PROPOSED GROUND FLOOR PLAN



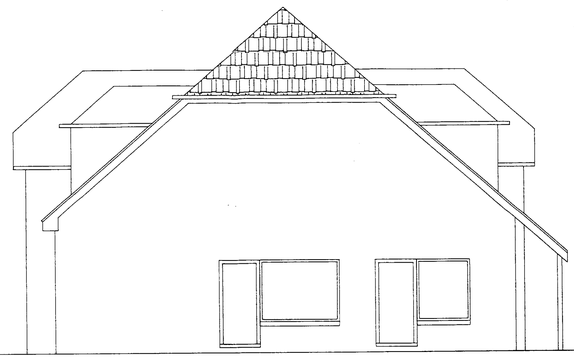
SECTION A–A



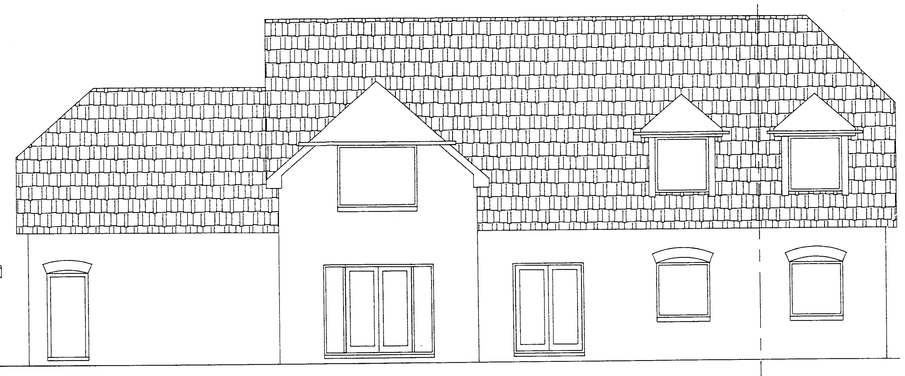
PROPOSED FIRST FLOOR PLAN



FRONT ELEVATION



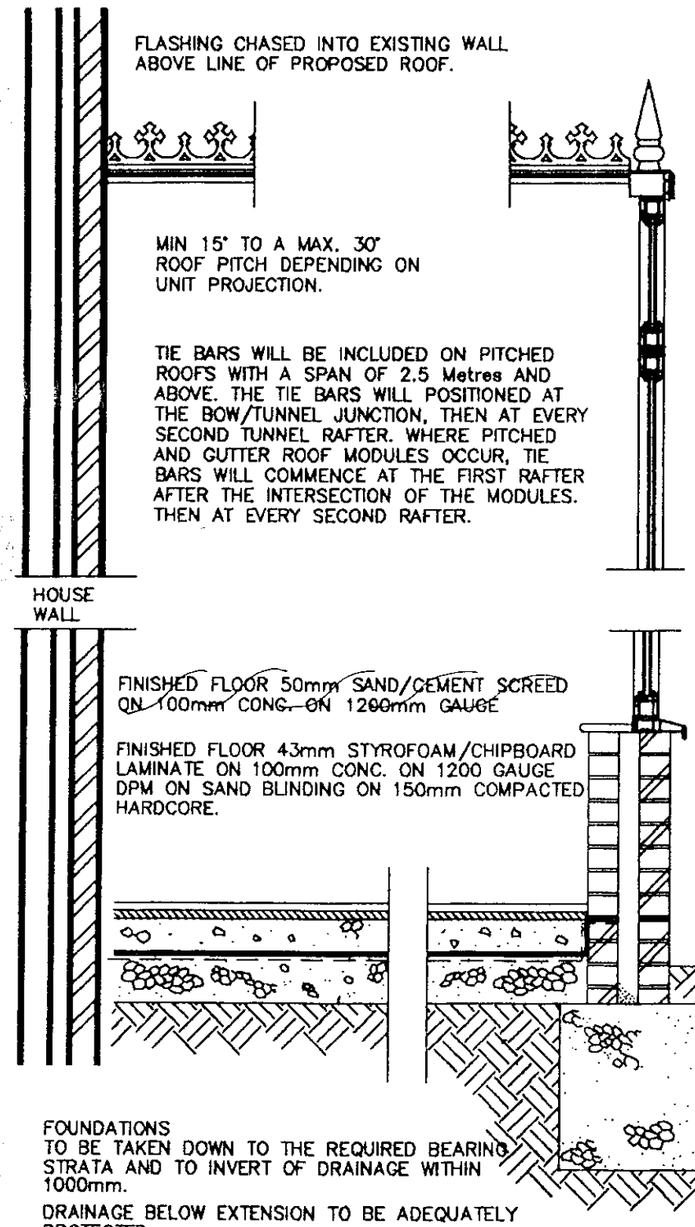
SIDE ELEVATION



PROPOSED REAR ELEVATION

APPROVED 28.NOV.2000* 2927

TITLE	PROPOSED 2 STOREY EXTENSION & ALTERATIONS. PLAN & ELEVATIONS for Mr & Mrs Poskett			
SITE ADDRESS:- 'Daruma' Warren Lane, Finchampstead, Wokingham, Berks, RG40 4HR				
DRAWN BY	AME Engineering Ltd. (Michael C Edwards)			DRG. No.
Dimensions in mm	Tel:- 01189 735693	SCALE 1:50	DATE Nov 2000	001/3000



ROOF COMPRISES
STRUCTURAL ALUMINIUM, VENTILATED RIDGE, ALUMINIUM GLAZING BARS WITH PVC INTERNAL AND EXTERNAL CAPPINGS. ALUMINIUM EAVES BEAM (LOAD DISTRIBUTION MEMBER) SECURED TO TOP OF WALL FRAMES. ROOF GLAZING TO MULTI-CAVITY POLYCARBONATE OR GLASS SHEETS TO CLIENTS INSTRUCTIONS. ROOF DESIGNED IN ACCORDANCE WITH CP3 CHAPTER 5 (WIND LOADING) AND BS 6399 PART 3 (SNOW LOADING). ALL DESIGNED IN ACCORDANCE WITH CP118 (STRUCTURAL USE OF ALUMINIUM).

WALLS CONSTRUCTED IN ACRYLIC MODIFIED PVCu WITH STRUCTURAL ALUMINIUM REINFORCED SECTIONS AND GLAZED USING 24mm O/A TOUGHENED GLASS SEALED UNITS. GLAZING IN ACCORDANCE WITH B.S.6262. SEALED UNITS CONFORM TO B.S.5713. SAFETY GLASS (TOUGHENED) CONFORMS TO B.S.6206, CLASS A.

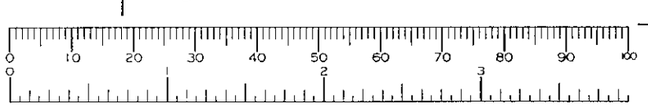
WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

DPC TO BS 743 AND A MINIMUM OF 150mm FROM GROUND LEVEL.

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

TYPICAL SECTION

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



DWG: SHT2RGBW REV: B

29.NOV.2000* 2928

Anglian Home improvements

PROPOSED . PVCu Conservatory
AT . . . . . 9 Murdoch Road
Wokingham
Berkshire
RG40 2DG
FOR . . . . Mr. & Mrs. HOLT

CUSTOMER CONTRACT COPY CHECK. YES ☑

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

DATE.	REVISIONS.	BY.
15.11	RIDGE HT. 3500 (PWL RIDGE AGAINST WALL)	RH
	BASE WALL 450	
	DOOR PREFERENCE CHANGED	

DRAWING No. 099-03984	DRAWN BY.. Liam Gibson	DATE 10-11-00
BRANCH NAME	SURVEYOR.. RH	DATE 15.11.00

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

Customers Signature ..... Date 15/11/00

Expected Installation Date
SUBJECT TO PLANNING ENQUIRY
(Subject to third party approval being obtained)

Comments on deferred installation
NO INSTALLATION BEFORE MARCH

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

Code .....

APPROVAL REQUIRED ☑ Where applicable

PLANNING PERMISSION	YES ☑	NO ☐	RESTRICTIVE COVENANTS	YES ☐	NO ☑
BUILDING REGULATION	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	BUILDERS CONSENT	YES ☐	NO ☑
CONSERVATION AREA	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑
NEIGHBOURS CONSENT	YES ☐	NO ☑	PARTY WALL ACT	YES ☐	NO ☑

SCHEDULE OF WORKS

☑ WHERE APPLICABLE

PRODUCT POSITION: REAR ☑ SIDE ☐ FRONT ☐ — **FINISHED FLOOR LEVEL:** SAME ☑ BELOW ☐

SITE ACCESS (SPECIFY): SIDE (POSSIBLY THRU GARAGE ALSO)

01189 746000
BLDG. CTRL. SURVEYOR

EXISTING PROPERTY FOUNDATION TYPE: SANDY CLAY BALLAST, NO UNDERPINNING IN THIS AREA. STRIP FOOTINGS SUITABLE

COUNCIL TEL. NO. & POINT OF CONTACT :

BRICK TYPE (IF KNOWN): MATCH REQ'D TO ORIGINAL HOUSE

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / DRIVE
Remove Site Obstruction	✓		TYPE : LEAN TO / CONSERV. VOLUME : 20
Trees		✓	TYPE : ___ DISTANCE FROM UNIT: : ___
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH : ___
Break Up Hardstanding	✓		TYPE : SLABS & EXISTING BASE AREA (m²): ___ KEEP SLABS ON SITE
Excessive Earth Removal		✓	QUANTITY : ___
Retaining Wall		✓	HEIGHT : ___ LENGTH : ___
Rainwater Drainage	✓		Soakaway ☐ Connect To Existing ☑ Other ☐ ___
Manhole, Plastic/Brick/Concrete		✓	RAISE & SEAL / MOVE | INVERT DEPTH : ___
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST | ROUND / SQUARE; COLOUR : ___ | DIAMETER : ___
Box In Pipes		✓	
Additional Height On Base At Front Of Unit		✓	Height Over 225mm : ___
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		BRICK / RENDER / OTHER
Basewall Internal Finish	✓		BRICK / PLASTER WET FINISH
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : RE-LAY SLABS 1 DEEP TO PERIMETER ALSO PEA SHINGLE TO SIDE
Steps / Landing		✓	TOTAL RISE : ___ QUANTITY : ___
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : ___ POSITION : ___
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE; SPECIFY : ___
Knockthrough	✓		FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL - WIDTH : ___ CHECK FOR LINTEL!
Physical Barrier By ~~Anglian~~ / Customer	✓		TYPE : TBA
Plaster House Wall	✓		QUANTITY : 11-4 m² WET FINISH
Screed Floor By Anglian		✓	QUANTITY : ___ m² SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : ___ QUANTITY : ___ m² SQUARED OFF OVERALL UNIT
Coseyfloor	✓		QUANTITY : 19.125 m²
Skirting Board	✓		SIZE : 70 x 09 ~~PAINT~~ / TIMBER
Existing Balanced Flue		✓	TYPE : ___ DIST. FROM UNIT : ___
Electrics (BY OTHERS)		✓	SPECIFY : ___
Plumbing (BY OTHERS)		✓	SPECIFY : ___
Additional Work (BY OTHERS)			SPECIFY : ___

Customers Signature	Date		Drawing No.	Description	Scale..	Drawn..
Glen Holt	15/11/00		099-03984	CHECK SHEET.	N/A	LG
					Date.. 10-11-00	Surveyor. RH.11

PRODUCT CHECK SHEET.

☑ Where Applicable

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

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

EXCALIBUR COLOUR: n\a OUT/ WHITE IN.

ROOF COLOUR: white OUT/ white IN.

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

ROOF MATERIAL COLOUR: clear THICKNESS: 20 GLASS SPEC: pilkington k

ROOF VENT: YES ☑ NO ☐ QUANTITY: 2 MANUAL ☑ AUTOMATED ☐ RIDGEFLOW: YES ☐ NO ☐

NUMBER OF DOWNPIPES: 2 POSITION: L/H ☑ R/H ☑ INTERMEDIATE ☐

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

DENTIL MOULDING: YES ☐ NO ☑

THRESHOLD: LOW ☑ | HIGH ☐ | WHEELCHAIR ☐

SPECIAL GLASS TO FRAMES AND LOCATION: pilkington k (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: n\a (If Required)

S.G.O.: YES ☐ NO ☐ LOCATION AND PATTERN No.: n\a (If Required)

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

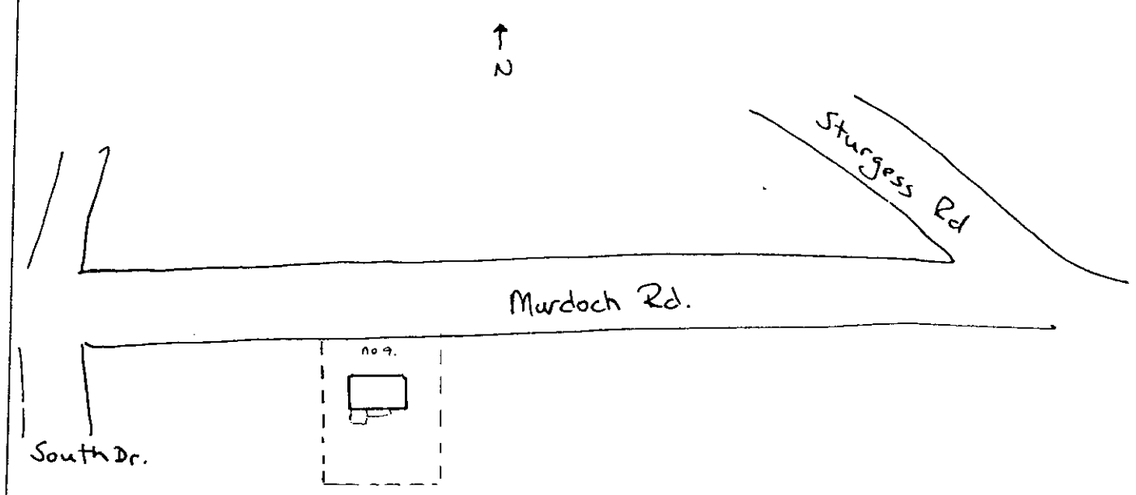
THIRD PARTY APPROVAL

TOTAL EXTN. TO HOUSE > 70m³

LOCAL COUNCIL ☑ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHER ☐

ADDRESS - WOKINGHAM D.C.
01189 746000

BLOCK PLAN (NOT TO SCALE)



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

DESIGN–VIEWED EXTERNALLY.

MANUFACTURING SIZES.
HEIGHT: INC. CILL.
WIDTH:
GLASS TYPE.
HANDLES:
CILL TYPE:
THRESHOLD:

ADDITIONAL INFORMATION

ADDITIONAL PRODUCT.

DESIGN–VIEWED EXTERNALLY.

MANUFACTURING SIZES.
HEIGHT: INC. CILL.
WIDTH:
GLASS TYPE.
HANDLES:
CILL TYPE:
THRESHOLD:

ADDITIONAL INFORMATION

Customers Signature	Date		Drawing No.	Description.	Scale..	Drawn.
[signature]	15/11/00		099–03984	CHECK SHEET.	N/A	LG
					Date.. 10–11–00	Surveyor. RH

DWG: ENGNTBW	REV: D

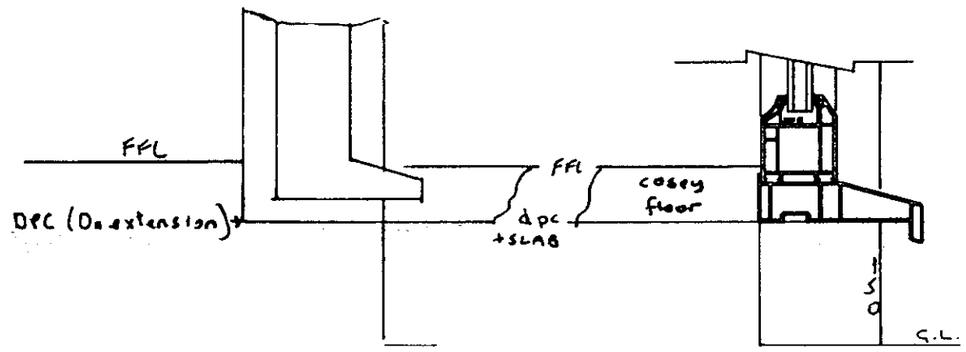
SURVEYORS BASE PLAN

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

- DPC TO MATCH EXTENSION DPC
- FFL TO MATCH HOUSE
- HEIGHT DATA TAKEN FROM DIC ON EXTENSION
- SLABS AT HEIGHT OF DPC

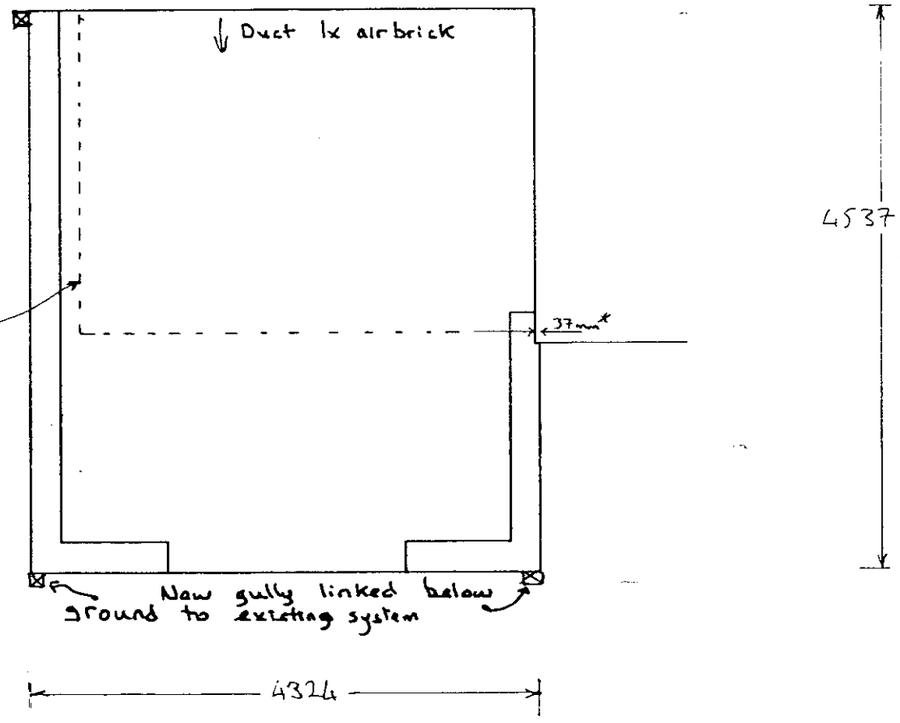
NOTES

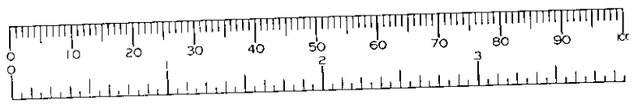
1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE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



*Set-out point:
Start base overlapping corner of existing extension by 37mm

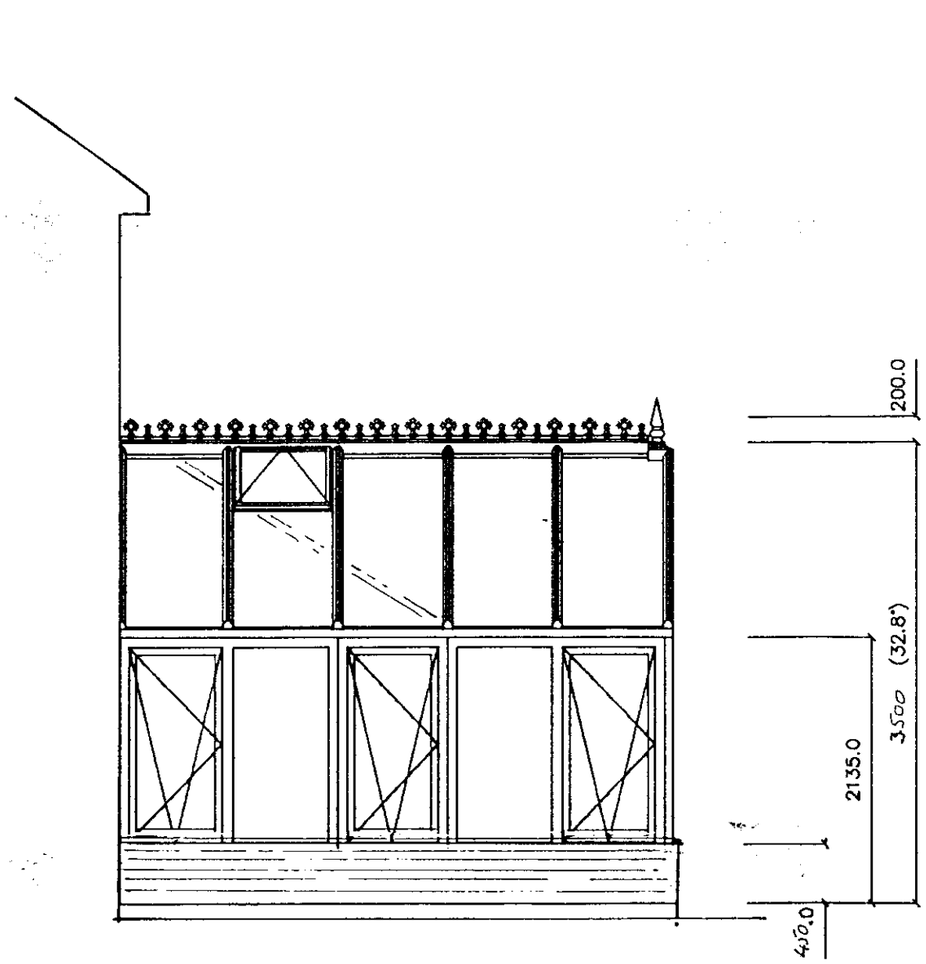
REMOVE SITE OBSTRUCTION:
Existing lean-to aluminium conservatory

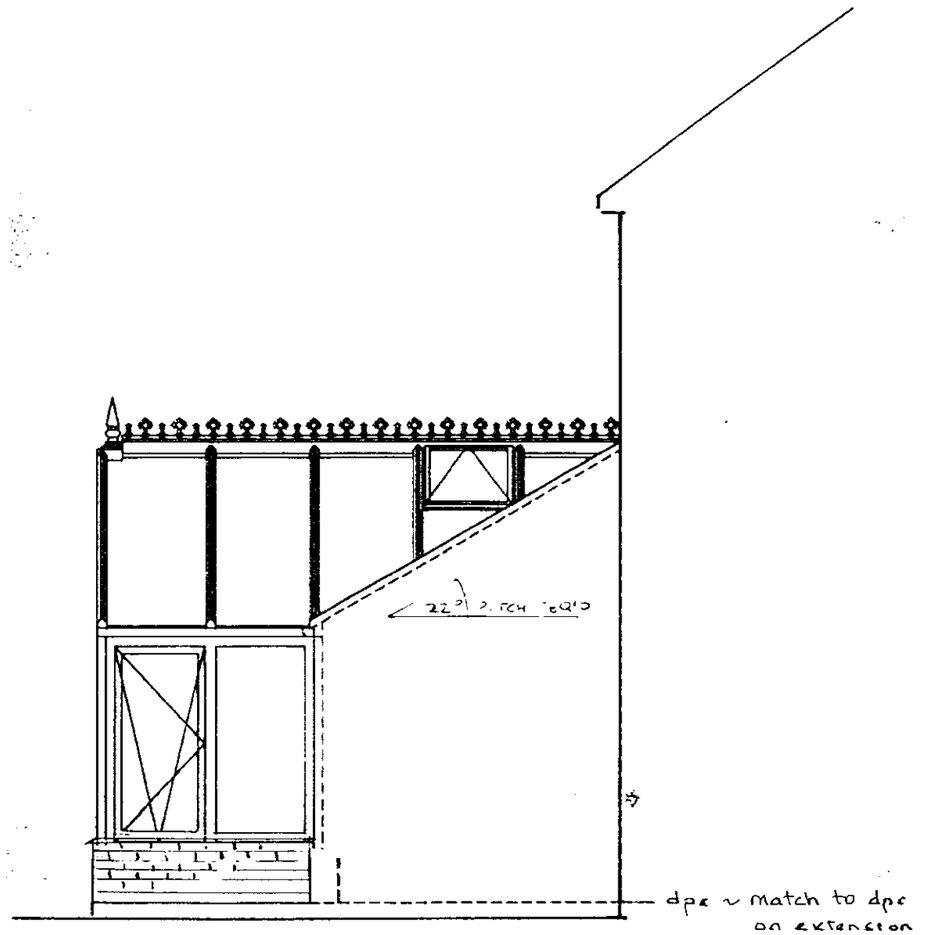


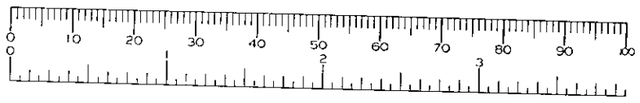


NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.

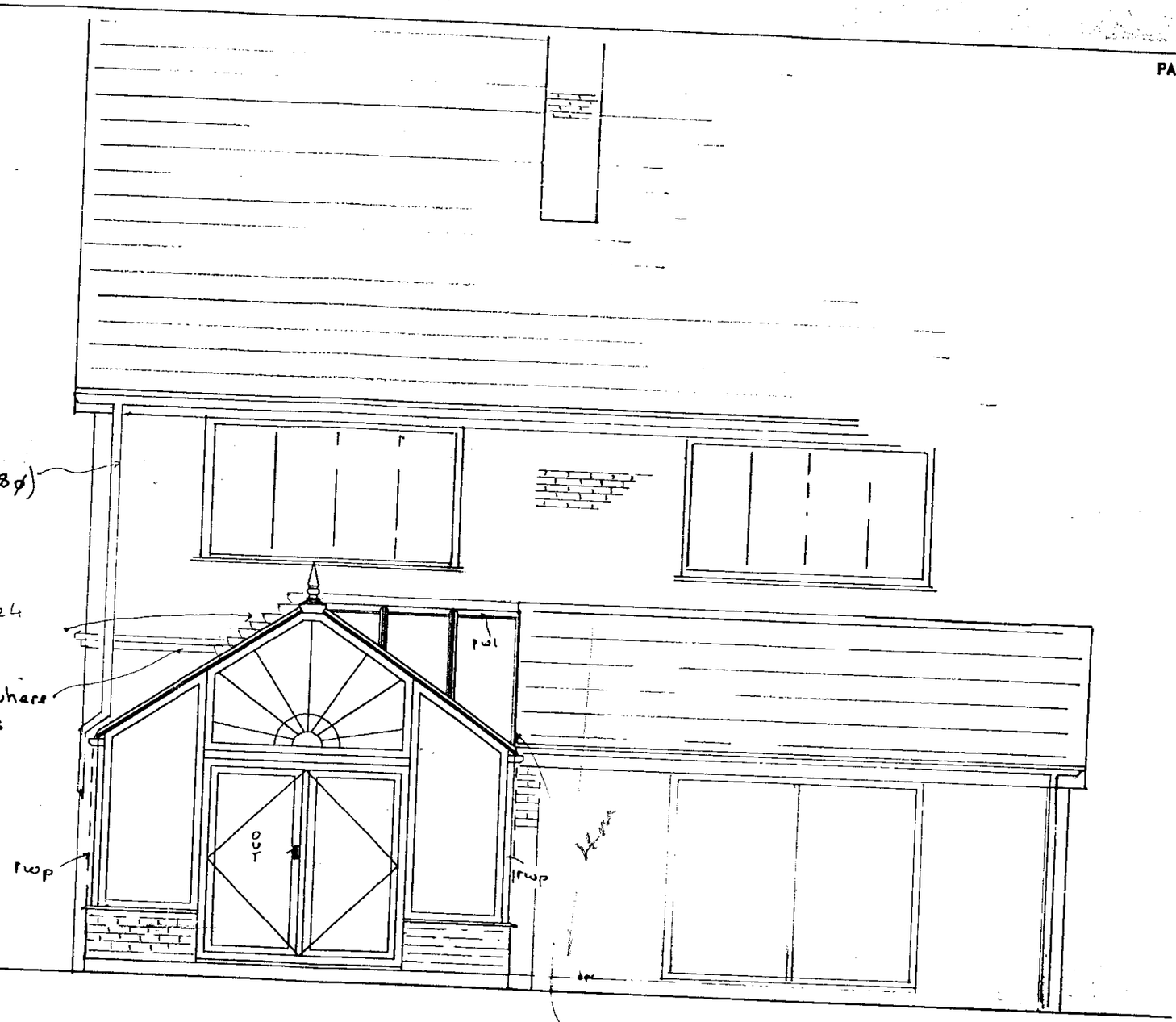
Customers Signature	Date		Drawing No.	Unit Elevation	Scale..	Drawn..
.....	15/11/00		099-03984	BASE LAYOUT.	1:50	
					Date.. 10-11-00	Surveyor.







Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
.....	15/11/00	099-03984	Side	SIDE ELEVATIONS.	1:50	LG
					Date.. 10-11-00	Surveyor. RH. 11



SPECIFICATION:

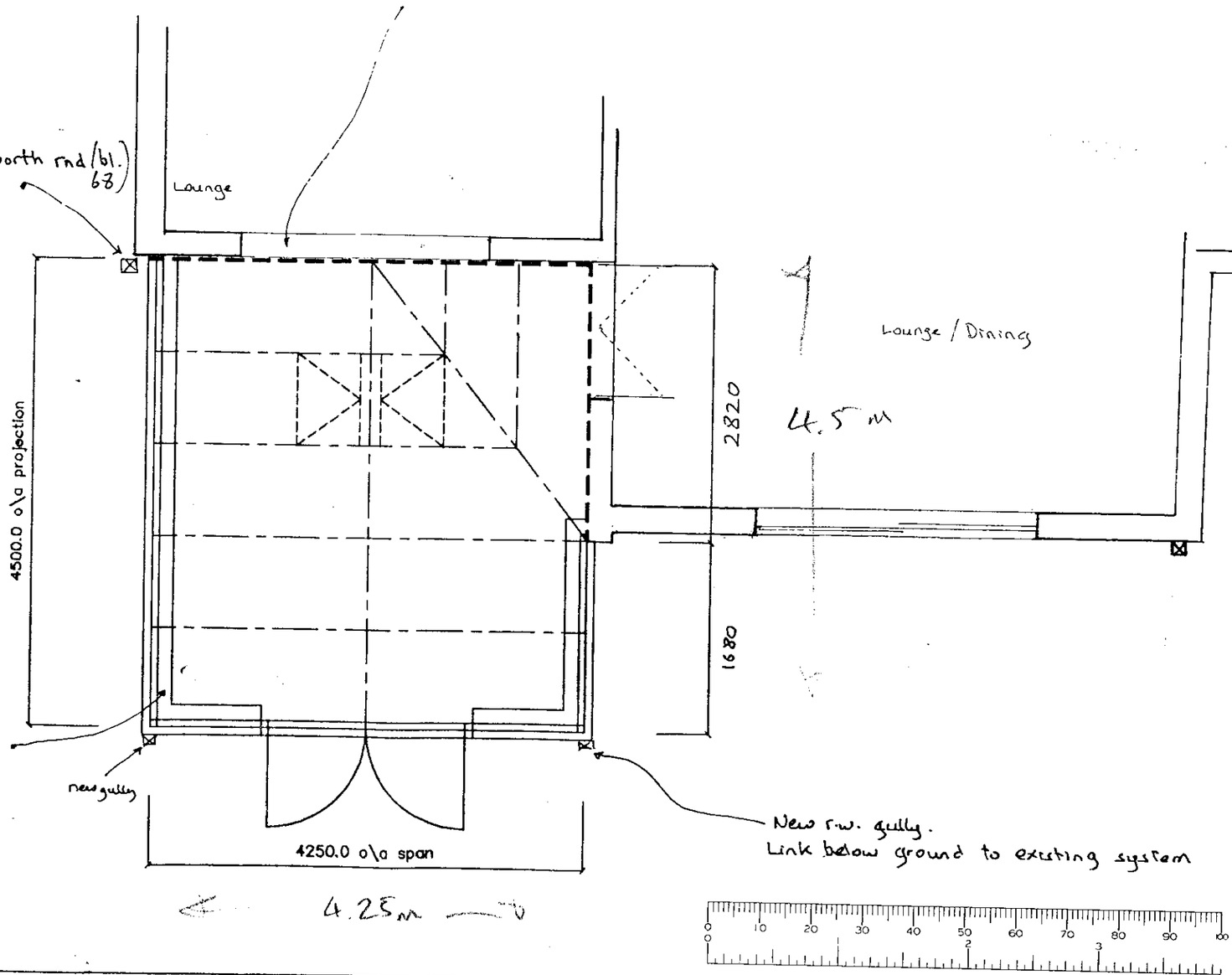
1 # double door where shown (open out)
4 # tilt & turn vents where shown
2 # roof vents where shown
brilliant cut sunburst required where shown
450 mm basewall
32.8° roof pitch

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
...K.Ken..Holt.....	15/11/00.	099-03984	REAR ELEVATION	FRONT ELEVATION.	1:50	LG
					Date.. 10-11-00	Surveyor. K.H.I.I

Knockthrough: Remove existing hardwood liner and patio doors (customer to replace physical barrier)
Plaster house wall and door reveals (wet finish)

Note: Cracking evident above patio doors, in brickwork,
Check original lintel is suitable and fitted correctly,
and extends to outer skin.

Move existing r.w. gully. (Hepworth rnd/bl. 68)



White Polyboard window boards

New gully

New r.w. gully.
Link below ground to existing system

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
Alan Holt	15/11/00	099-03984	PLAN LAYOUT / ROOF DETAILS.	1:50	LVG
				Date.. 10-11-00	Surveyor. RH-11