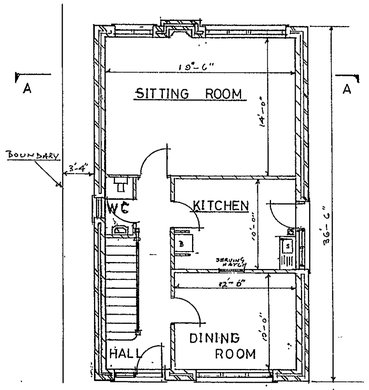
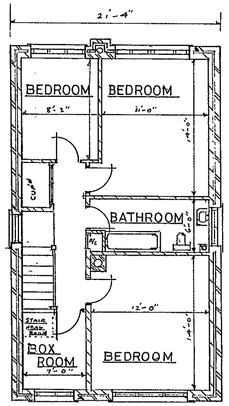
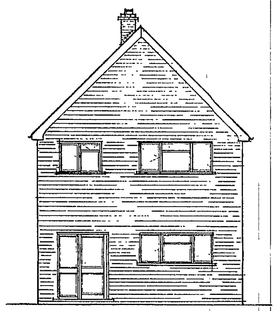


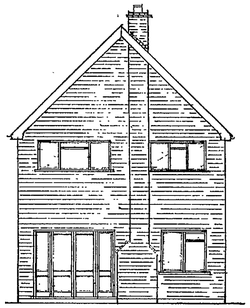
GROUND FLOOR PLAN



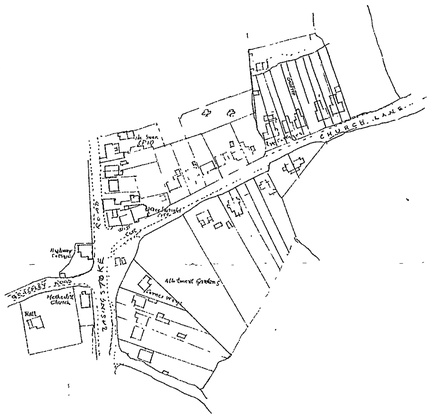
FIRST FLOOR PLAN



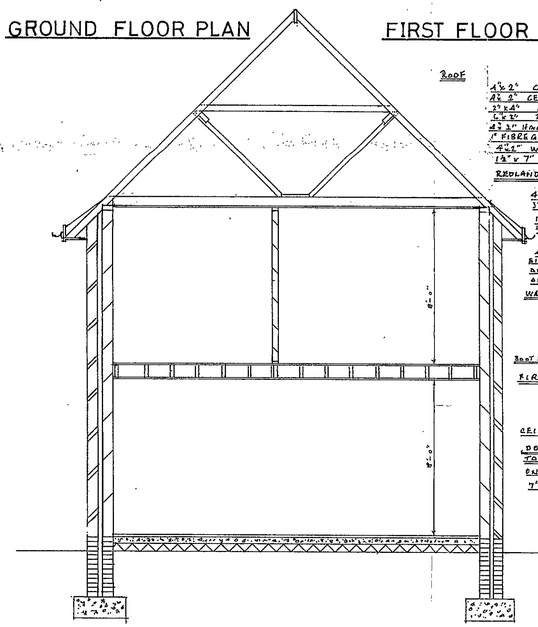
FRONT ELEVATION



REAR ELEVATION

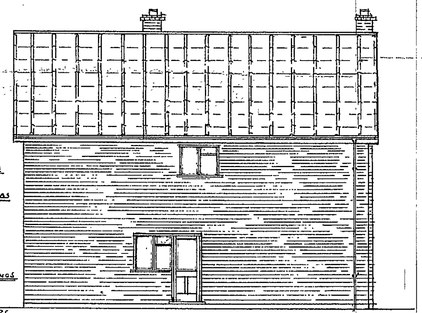


SITE LOCATION



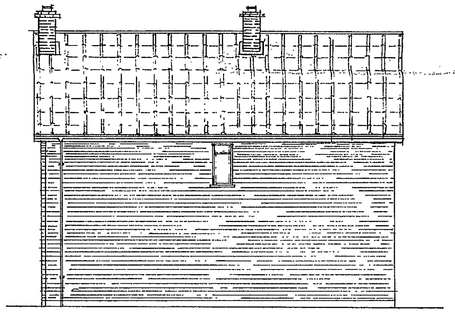
ROOF
4"x2" COMMON RAFTERS
4"x2" CEILING JOISTS
3"x4" STRUTS
6"x2" PURLINS
4"x 3" HANGERS
1" FIBRE GLASS INSULATION
4"x2" WALL PLATES
1½"x 7" RIDGE
REDLAND INTERLOCKING TILES
4" HIR PVC GUTTERING
1" D.N.P.
1½" FASCIA
½" SOFFIT
2'-0" SPROCKETS
4" DIA SOIL & VENT PIPE
RINGFA PIPE SYSTEM
DEEP SEAL TRAPS
ON ALL SANITARY FITTINGS
WALLS
OUTER WALL
4½" BRICKWORK
INNER WALL
4" BLOCKWORK
ROOF LINTOLS OVER ALL OPENINGS
FIRST FLOOR
9"x 2" JOISTS 16" CTRS
1" T&G BOARDING
CEILINGS ½" PLASTERBOARD & SKIM
DOUBLE JOISTS OVER LOUNGE TO TAKE BED ROOM WALL
ON 4"x2" PLATE.
4" FLUE LINERS
ASTOS D.P.C.
SYNTHAPRUFFE MEMBRANE
FLOORS
6" CONCRETE ON
4" HARDCORE
2'-0" x 9" FOUNDATIONS

SECTION A-A

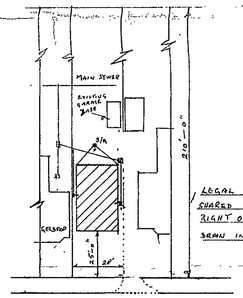


EASTERN ELEVATION

NOTE
BOULTON PAUL JOINERY



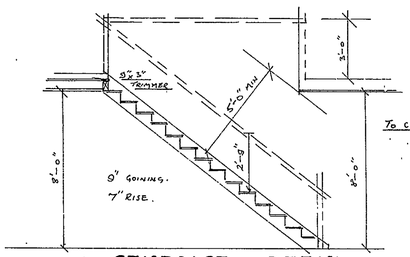
WESTERN ELEVATION



LEGAL
SHARED DRIVE 5'-0" OWNED BY EXISTING DWELLING
RIGHT OF WAY TO & THIS PROPOSED DWELLING
SEEN IN COMBINATION WITH ADJOING PROPERTY

CHURCH LANE

BLOCK PLAN



STAIRCASE DETAIL

TO COMPLY WITH PART H BUILDING REGULATIONS

PLANNING SERVICES
POL
DC
05 FEB 2003
COMMENTS

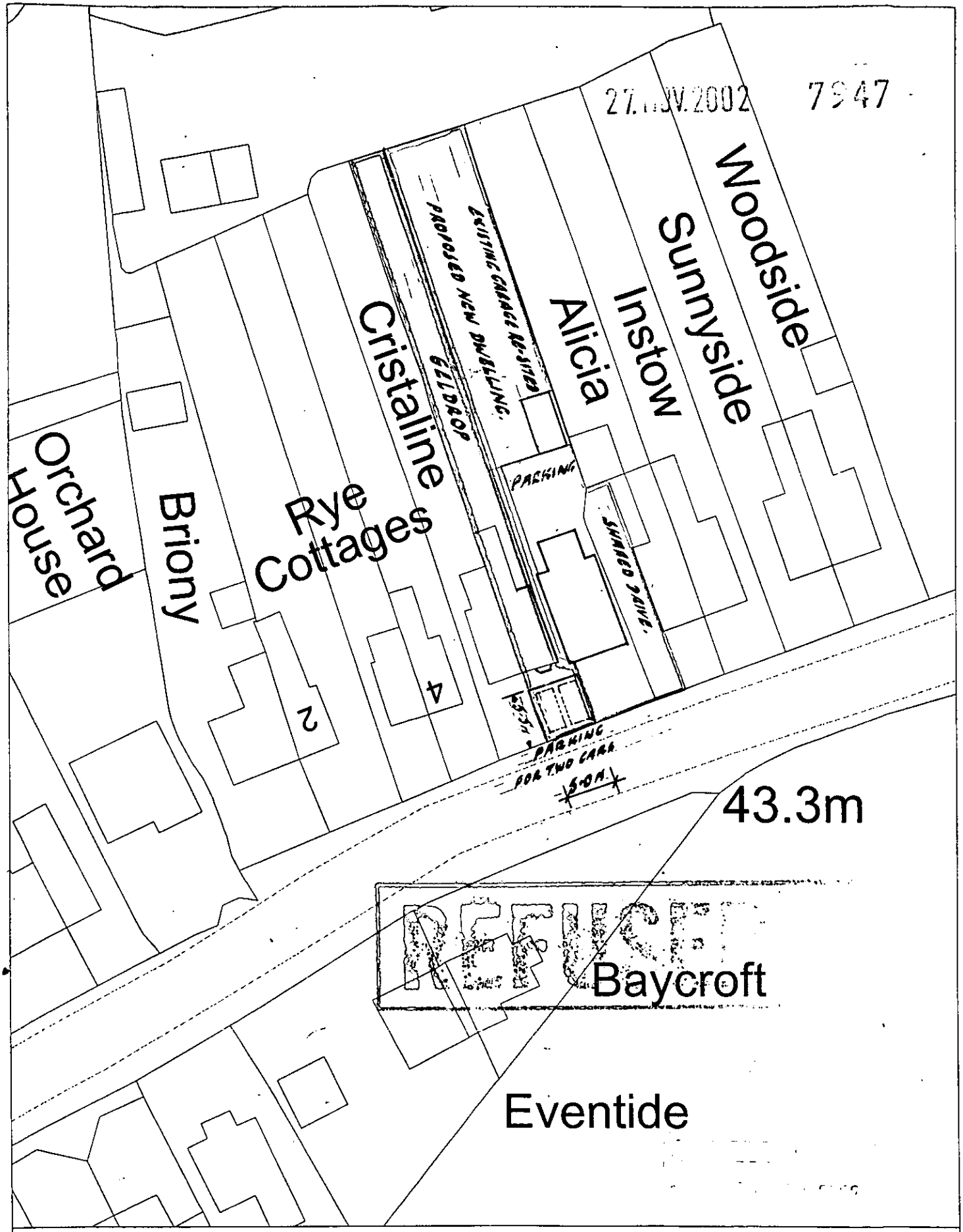
DETACHED DWELLING ON LAND ADJOINING 'GELDROP' CHURCH LANE, THREE MILE CROSS, SHINFIELD. FOR J. HERRIN ESQ.

SCALES	
ELEVATIONS	¼" IN TO 1'-0" FT
PLANS	¼" IN TO 1'-0" FT
SECTION	¼" IN TO 1'-0" FT
SITE PLAN	1/2500 ins.
BLOCK PLAN	1/500 ins.

22·9·73

REF Nº 357

REVISIONS



Site Plan, Scale: 1 to 500

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Date: 25 March 2002

N
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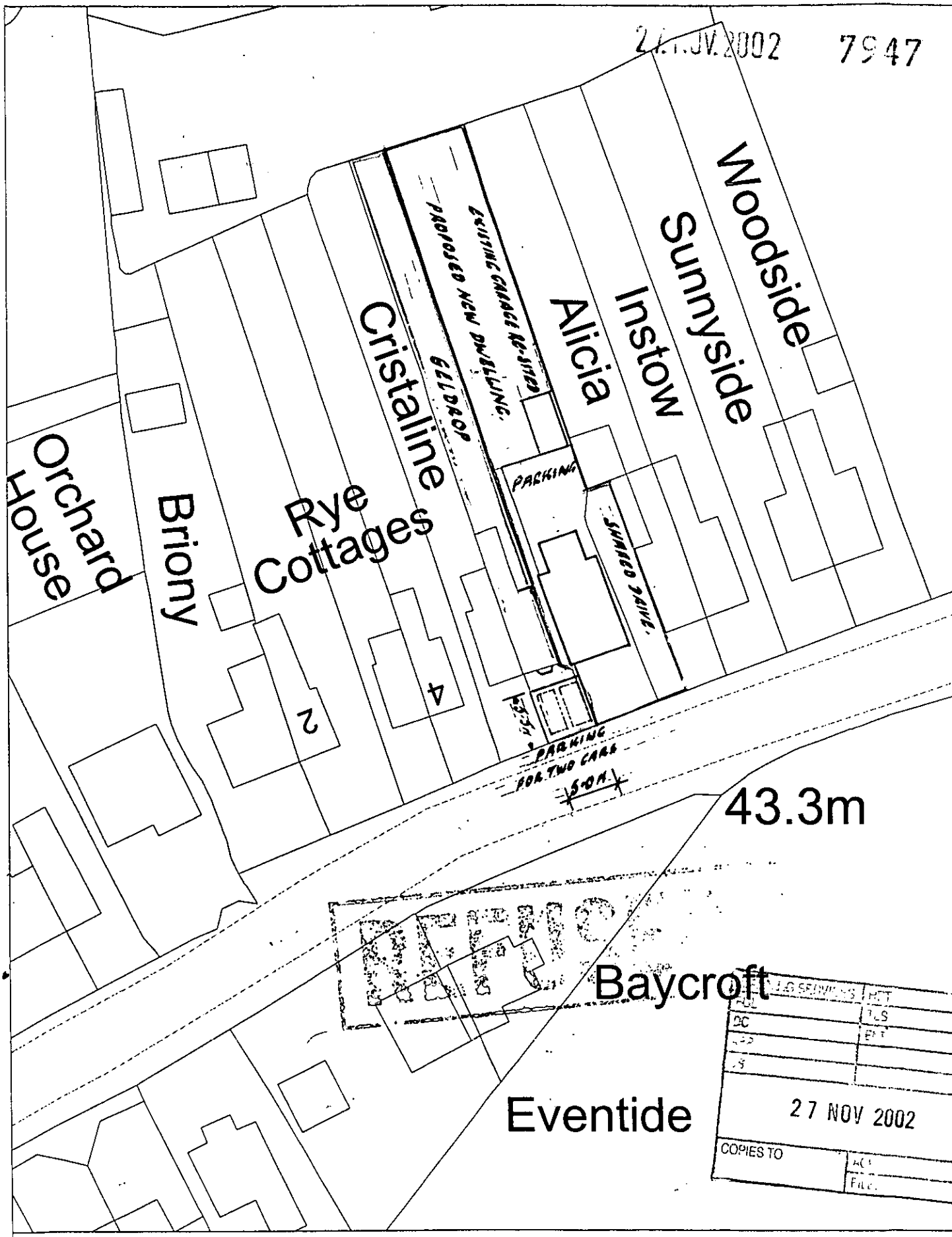
S



Site Plan, Scale: 1 to 500

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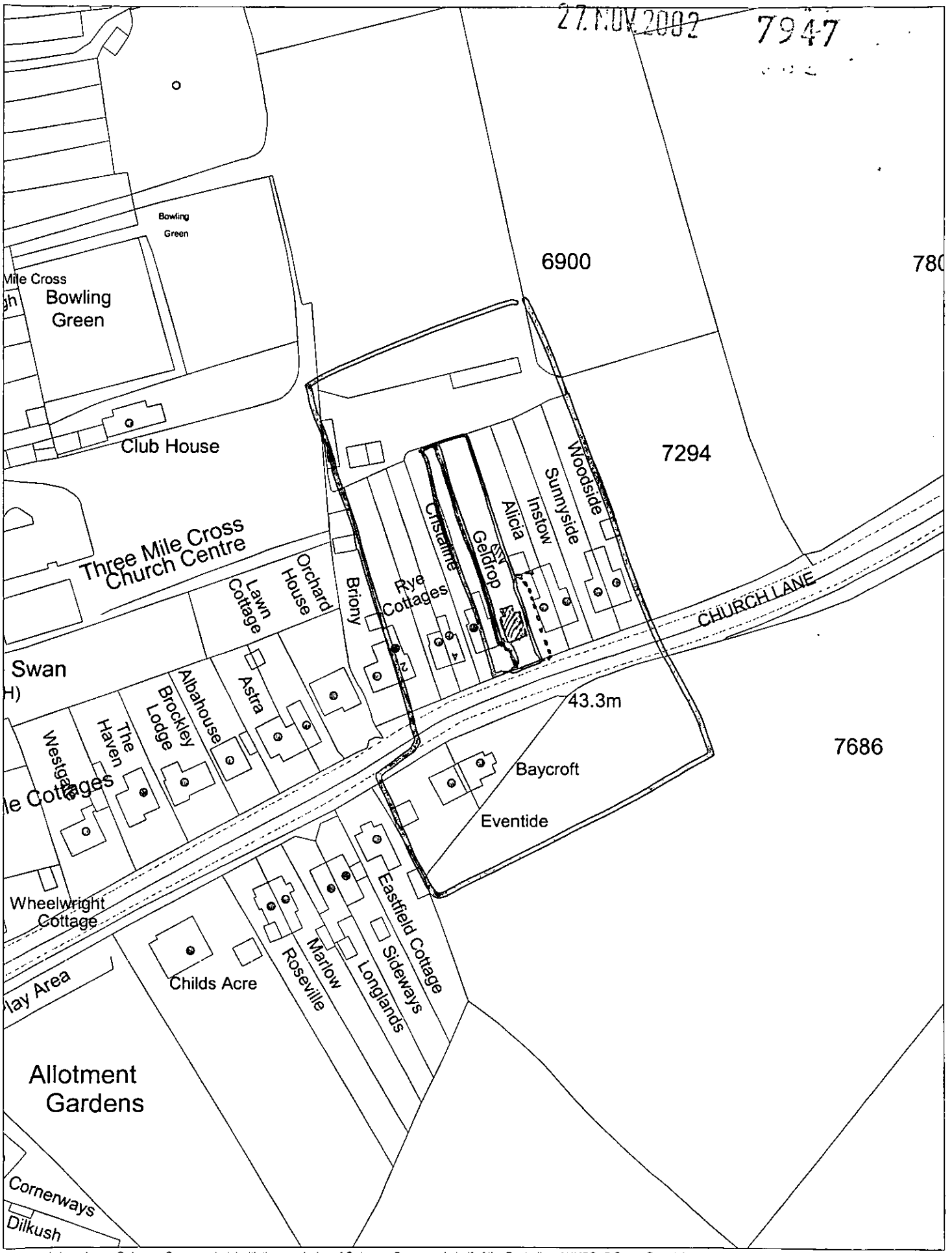
Date: 25 March 2002



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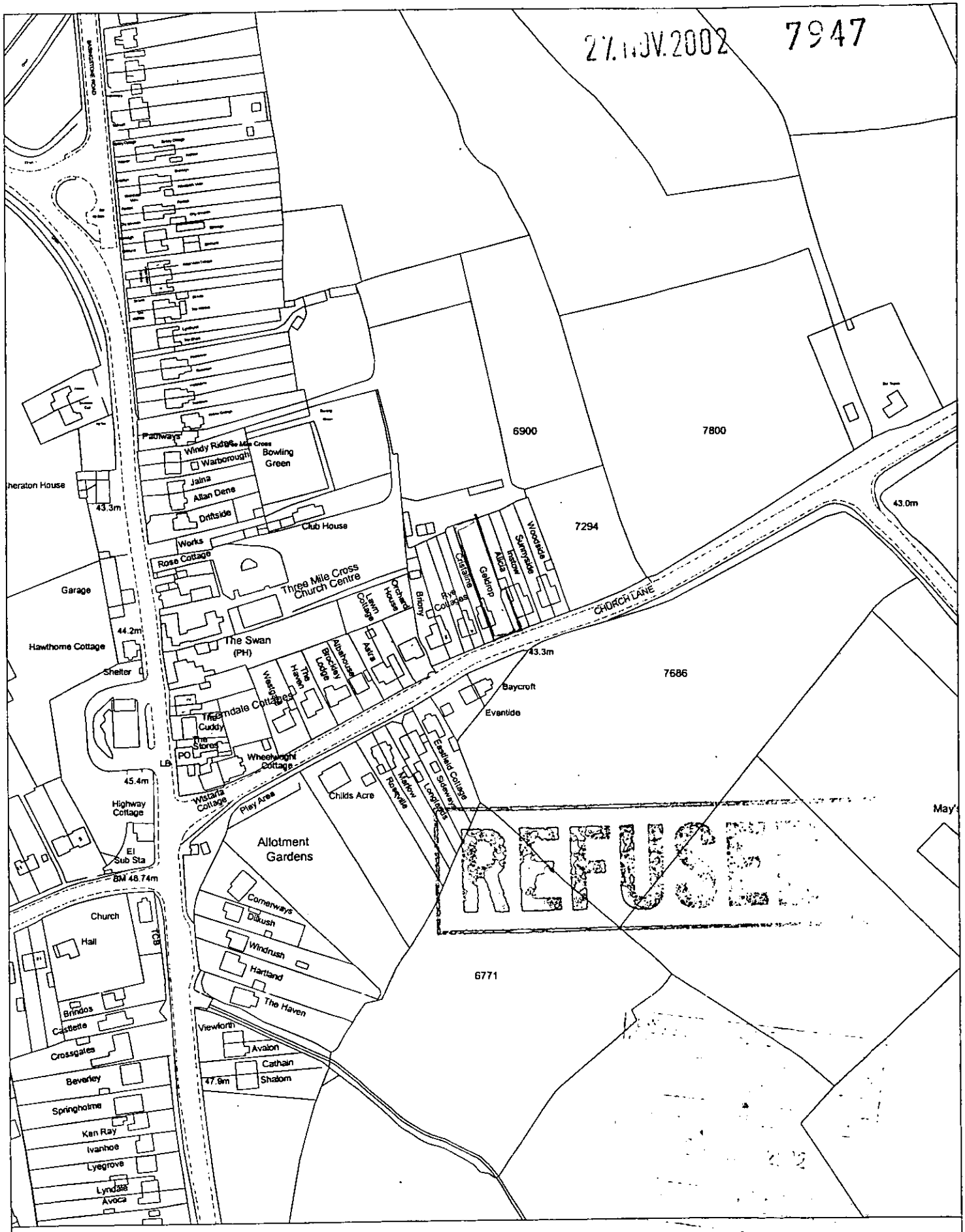
Development Control,Wokingham District Council.
12 November 2002

Scale: 1 : 1250

N
W E
S

As for 16369

27.NOV.2002 7947



Site Plan, Scale: 1 to 2500

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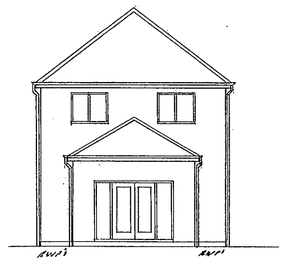
Date: 25 March 2002

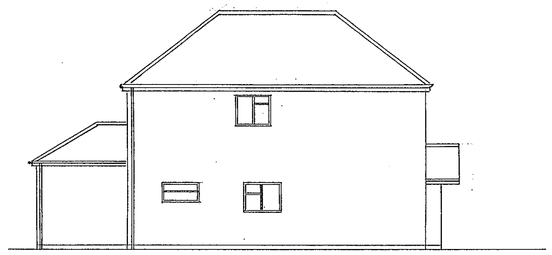
N W E S



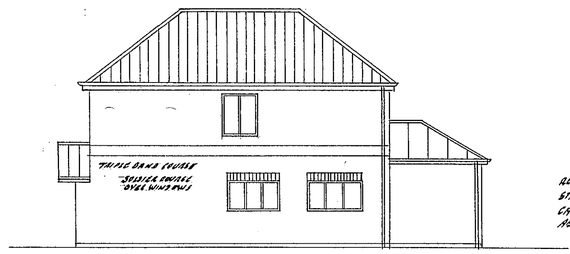
SOUTH ELEVATION (FRONT)



NORTH ELEVATION



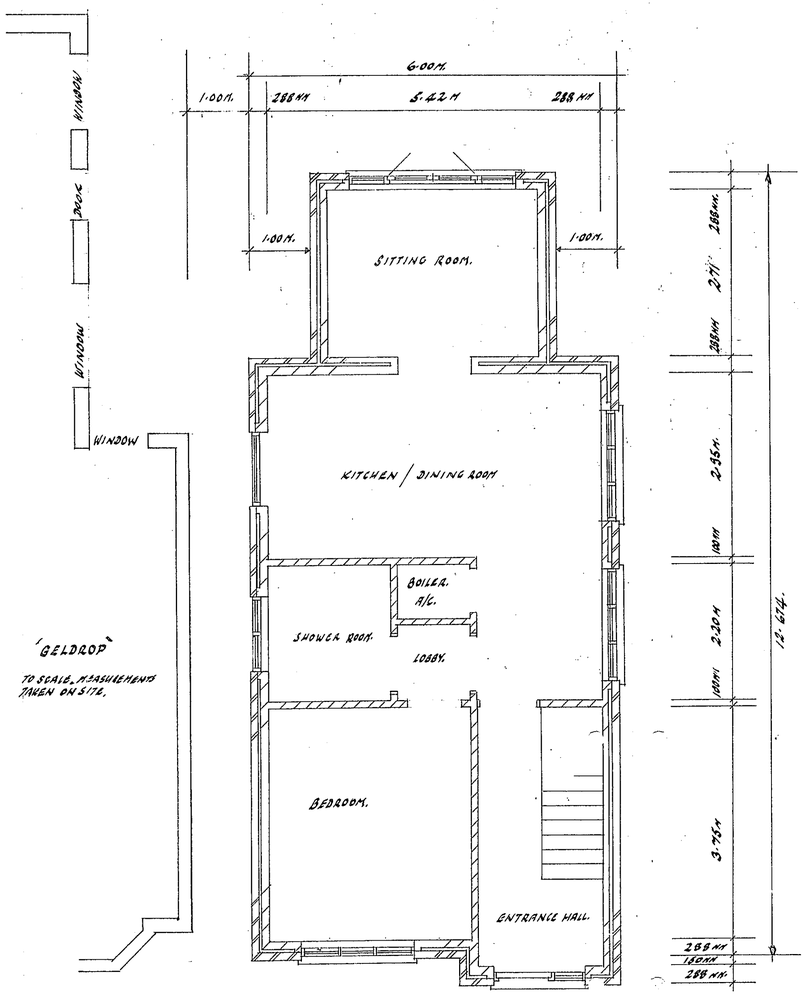
WEST ELEVATION



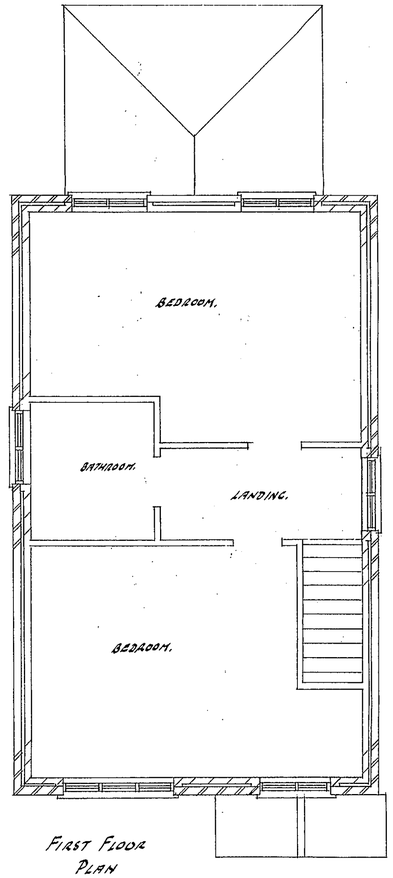
EAST ELEVATION.

REAR OUTSHOT ROOF TO BE SLATE 30° PIT. STRUCTURE AS MAIN ROOF, FLASHINGS AS CAVITY TRAYS TO BE INCORPORATED AT JUNCTION TO MAIN BUILDING.

EXTERNAL MATERIALS:
ROOF, DARK RED PLAIN TILES, WALLS RED BRICK ALL TO BLEND WITH ADJOING HOUSES. FASCIAS, WHITE UPVC GUTTERS, BLACK PLASTIC, WINDOWS AND DOORS TO BE WHITE UPVC DOUBLE GLAZED. ALL STRUCTURAL TIMBER TO BE TREATED AS BS 4072 AGAINST ROT AND INSECT INFESTATION.

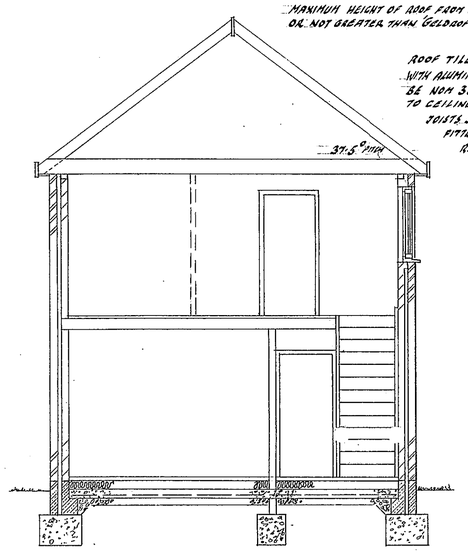


GROUND FLOOR PLAN



FIRST FLOOR PLAN

MAXIMUM HEIGHT OF ROOF FROM D.P.C. 7.50M OR NOT GREATER THAN 'GELDROP' IF LESS.



ROOF TILES TO BE DARK RED PLAIN, ON 19×22MM TANALISED BATTENS, EVERY FOURTH COURSE NAILED WITH ALUMINIUM NAILS OVER TYVEK ROOFING FELT ON 50×150MM RAFTERS (LC4) @ 400MM CTRS. RIDGE TO BE NOM 38×200MM. CEILING JOISTS TO BE 50×220MM @ 400MM CTRS. RAFTER FEET TO BE BOLTED TO CEILING JOIST ENDS W/ 8MM BOLT W/ NUT & WASHER PLUS TOOTHED CONNECTOR BETWEEN. CEILING JOISTS SECURED TO 75×100MM PLATE W/ CATNIC TESO CLIPS. RAFTER FEET TO HAVE CATNIC RSV²⁵ FITTED TO ENSURE ADEQUATE VENTILATION. PLATE BEDDED TO INNER LEAF AND TO HAVE CATNIC HOLDING RESTRAINTS FITTED @; 30×2.5×900MM AT M.S. 2.00M CTRS ALL ROUND TAKEN DOWN I.L. AND PLUGGED AND SCREWED TO BLOCKWORK. HIP RAFTERS TO BE 50×200MM. INSULATION TO COMPRISE 200MM FIBRE GLASS QUILT OVER 12.5MM FOIL BACKED PLASTER BOARD W/ 3MM PLASTER SKIM FINISH. GABLE END TO HAVE 30×2.5×1200MM RESTRAINTS R/S TO GABLE BLOCKWORK AND TAKEN ACROSS, AND SCREWED TO, 3 NO RAFTERS AND PER SLOPE AND @ CTRS.
GUTTERS TO BE 100MM DIA. BLACK PLASTIC FIXED TO UPVC WHITE FASCIA BOARD W/ UPVC SOFFITT INCORPORATING 50MM WIDE, MESHED, CONTINUOUS VENT STRIP. CAVITY SEALED BELOW PLINTH W/ ETERNIT BOARD BEDDED IN CEMENT MORTAR
CAVITY WALLS TO COMPRISE FACING BRICK OUTER SKIN, 50MM CAVITY FILLED W/ CROWN BRITHERM AND SS WALL TIES @ N.L. THAN 1.2KG PER M² TO 125MM THERMALITE TURBO BLOCK INNER SKIN, INTERNAL FINISH P.B. DRYLINE ON PLASTER DABS, PLASTER SKIM FINISH. ALL WINDOWS TO BE WHITE UPVC W/ 20 NO SEALED UNIT DOUBLE GLAZING. DOORS AND GLAZED SCREENS TO MATCH. ALL REVEALS TO HAVE THERMABATE CAVITY CLOSURES BUILT IN AND ALL WINDOW & DOOR FRAMES MASTIC SEALED AT ABUTMENT W/ BRICKWORK AND LINTOLS, ALL ROUND. LINTOLS TO BE CATNIC & INSULATED ALL DAMPROOF COURSES TO BE HYLOAD, WELL BEDDED IN MORTAR. 150MM ABOVE FIRST FLOOR TO COMPRISE 18MM MOISTURE RESIST T & G CHIPBOARD PANELS TO BE SCREW FIXED TO JOISTS, JOINTS TO BE GLUED. CEILINGS UNDER TO BE 12.5MM PLASTER BOARD W/ 3MM PLASTER SKIM FINISH.
GROUND FLOOR TO BE 22MM MOISTURE RESIST T & G CHIPBOARD SANDED W/ GLUED JOINTS ON POLYFOAM PLUS FLOOR BOARD 320 W/ VCL/SLIP LAYER BETWEEN ON 150MM REINF CONC SLAB (C785 MESH) ON 1200G POLYTHENE D.P.M. OVER SAND BLINDED AND COMPACTED 100MM LAYER OF RUBBISH, FOUNDATION DETAIL SEPERATE.

CROSS SECTION 'THRO' ON LINE A-A

G.H. COOK. M.C.I.O.B CHARTERED BUILDING CONSULTANT
DERBY HILL HOUSE, SHAFTESBURY ROAD, EAST KNOYLE
NR. SALISBURY, WILTSHIRE, SP3. 6AJ.
TELEPHONE: 01747 83 0036.

DRAWING NO. 909/1.
SCALES: 1:50 & 1:100

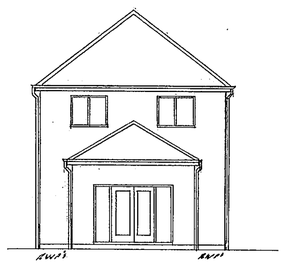
OCTOBER 2002

PROPOSED NEW THREE BEDROOM HOUSE ON LAND ADJOINING 'GELDROP', CHURCH LANE, THREE MILE CROSS, NR. READING, BERKS. RG2. 1HD. FOR MR & MRS. J. HEARN.

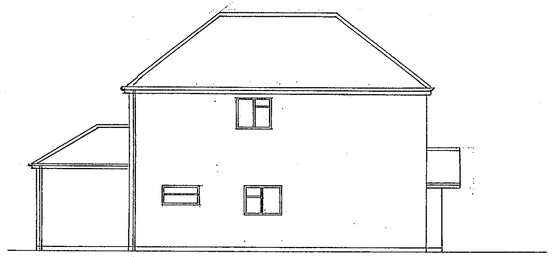
27 NOV 2002 7947



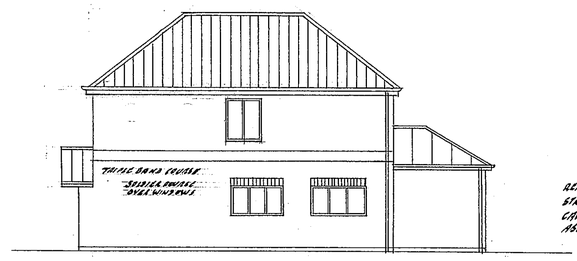
SOUTH ELEVATION (FRONT)



NORTH ELEVATION



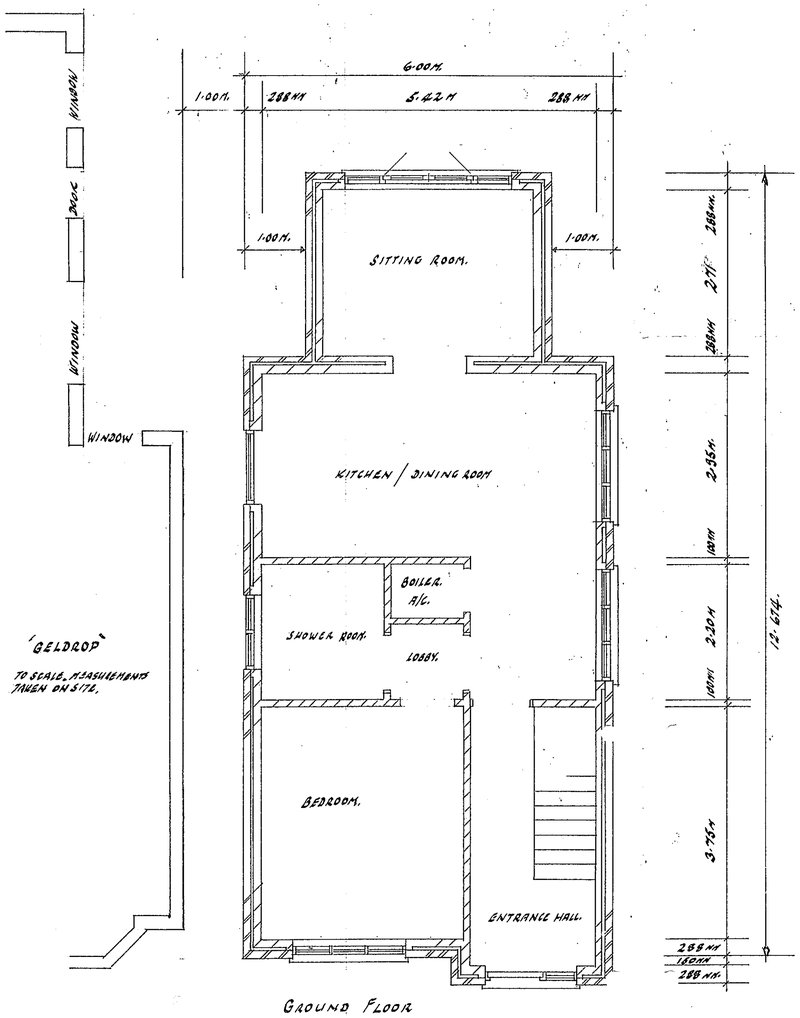
WEST ELEVATION



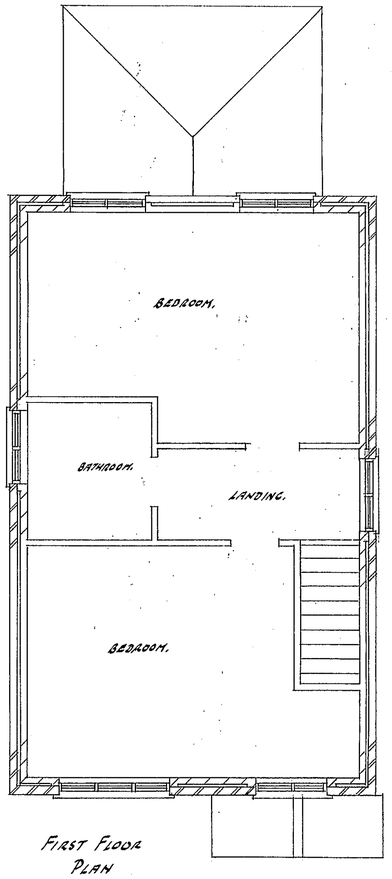
EAST ELEVATION.

REAR OUTSHOT ROOF TO BE SLATE 30° PITCH, STRUCTURE AS MAIN ROOF, FLASHINGS AND CAVITY TRAYS TO BE INCORPORATED AT ABUTMENT TO MAIN BUILDING.

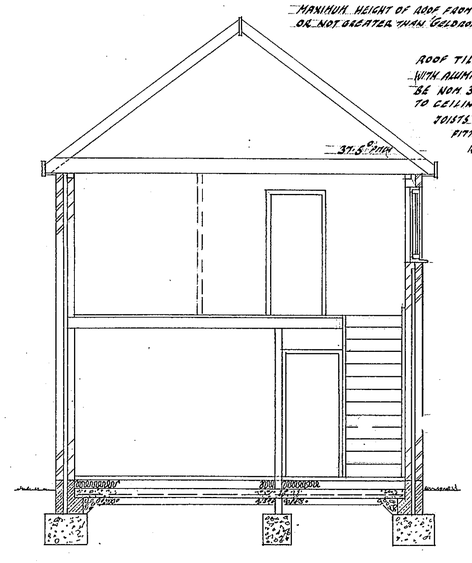
EXTERNAL MATERIALS:
ROOF, DARK RED PLAIN TILES, WALLS RED BRICK, ALL TO BLEND WITH ADJOING HOUSES. FASCIAS, WHITE UPVC GUTTERS, BLACK PLASTIC, WINDOWS AND DOORS TO BE WHITE UPVC DOUBLE GLAZED. ALL STRUCTURAL TIMBER TO BE TREATED AS BS 4072 AGAINST ROT AND INSECT INFESTATION.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF TILES TO BE DARK RED, PLAIN, ON 18×22MM TANALISED BATTENS, EVERY FOURTH COURSE NAILED WITH ALUMINUM NAILS OVER TYVEK ROOFING FELT ON 50×150MM RAFTERS (LC4) @ 400MM CTRS. RIDGE TO BE NOM 38×200MM. CEILING JOISTS TO BE 50×220MM @ 400MM CTRS. RAFTER FEET TO BE BOLTED TO CEILING JOIST ENDS W/ 8MM BOLT W/ NUT & WASHER PLUS TOOTHED CONNECTOR BETWEEN. CEILING JOISTS SECURED TO 75×100MM PLATE W/ CATNIC TC50 CLIPS. RAFTER FEET TO HAVE CATNIC RSV'S FITTED TO ENSURE ADEQUATE VENTILATION. PLATE SECURED TO INNER LEAF AND TO HAVE CATNIC HOLDFAST RESTRAINTS FITTED @ 1·2M MAX CTRS. ALL AROUND TAKEN DOWN 1/2 BRICK AND PLUGGED AND SCREWED TO BLOCKWORK. HIP RAFTERS TO BE 50×200MM. INSULATION TO COMPRISE 200MM FIBRE GLASS QUILT OVER 12·5MM FOIL BACKED PLASTER BOARD W/ 3MM PLASTER SKIM FINISH. GABLE END TO HAVE 38×2·5 × 120MM RESTRAINTS R/S TO GABLE BLOCKWORK AND TAKEN ACROSS AND SCREWED TO 3 NO RAFTERS PER SLOPE AND @ 2M CTRS.
GUTTERS TO BE 100MM DIA. BLACK PLASTIC FIXED TO UPVC WHITE FASCIA BOARD W/ UPVC BRACKETS INCORPORATING 50MM WIRE MESHED CONTINUOUS VENT STRIP. CAVITY SEALED BELOW PLATE W/ ETERNIT BOARD BEDDED IN CM MORTAR.
CAVITY WALLS TO COMPRISE FACING BRICK OUTER SKIN, 50MM CAVITY FILLED W/ CROWN DRITHERM AND SS WALL TIES @ N.L.T. MAX HORIZ. AND VERT'L TO 125MM THEREAFTER TO 150MM BLOCK INNER SKIN, INTERNAL FINISH P.B. DRYLINE ON PLASTER DABS, PLASTER SKIM FINISH. ALL WINDOWS TO BE WHITE UPVC W/ 24MM SEALED UNIT DOUBLE GLAZING. DOORS AND GLAZED SCREENS TO MATCH. ALL REVEALS TO HAVE THERMABATIC CAVITY CLOSURES BUILT IN AND ALL WINDOW & DOOR FRAMES PLASTIC SEALED AT ABUTMENT W/ BACKMOULD AND LINTOLS ALL ROUND. LINTOLS TO BE CATNIC & INSULATED TAIL DAMPPROOF COURSES TO BE HYLOMAR N&L BEDDED IN MORTAR. 150MM AGGUS.
FIRST FLOOR TO COMPRISE 18MM MOISTURE RESIST T&G CHIPBOARD PANELS TO BE SCREWED AND TO JOISTS, JOINTS TO BE GLUED. CEILINGS UNDER TO BE 12·5MM PLASTER BOARD W/ 3MM PLASTER SKIM FINISH.
GROUND FLOOR TO BE 22MM MOISTURE RESIST T&G CHIPBOARD PANELS W/ GLUED JOINTS ON POLYTHENE PLUS FLOOR BOARD 220 W/ VCL/SLIP LAYER BETWEEN ON 150MM REINF CONC. SLAB (C785 MESH) ON 1200G POLYTHENE DPM OVER SAND BLINDED AND COMPACTED 100MM LAYER OF RUBBLE. FOUNDATION DETAIL SEPERATE.

CROSS SECTION THRO' ON LINE A-A

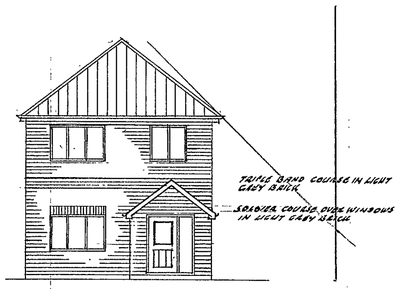
G.H. COOK. M.C.I.O.B CHARTERED BUILDING CONSULTANT
DERRY HILL HOUSE, SHAFTESBURY ROAD, EAST KNOYLE,
NR. SALISBURY, WILTSHIRE, SP3 6AJ.
TELEPHONE: 01747 830036.

DRAWING NO. 909/1.
SCALES: 1:50 & 1:100

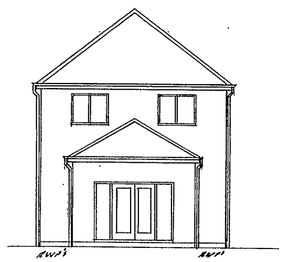
OCTOBER 2002.

PROPOSED NEW THREE BEDROOM HOUSE ON LAND ADJOINING 'GELDROP', CHURCH LANE, THREE MILE CROSS, NR. READING, BERKS. RG2 1HD. FOR MR & MRS. J. HEARN.

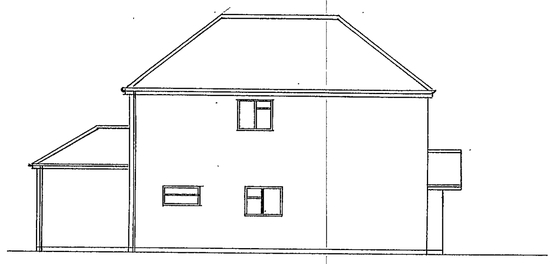
27.NOV.2002 7947



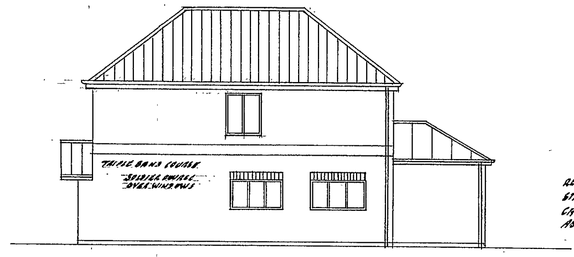
SOUTH ELEVATION (FRONT)



NORTH ELEVATION



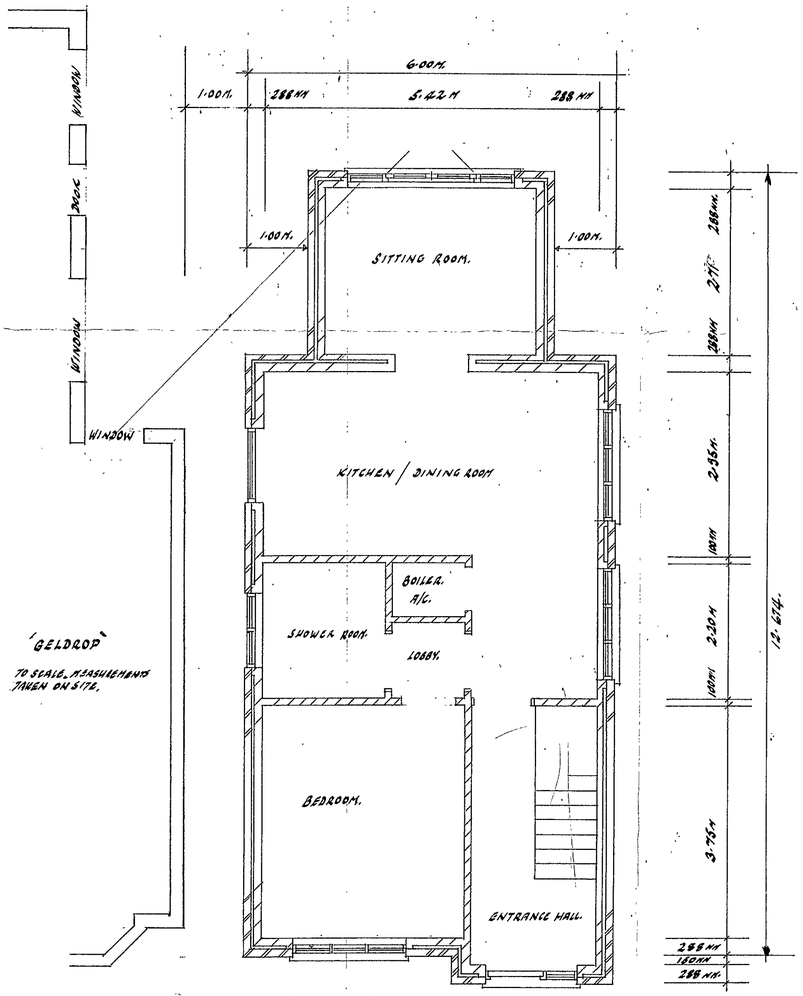
WEST ELEVATION



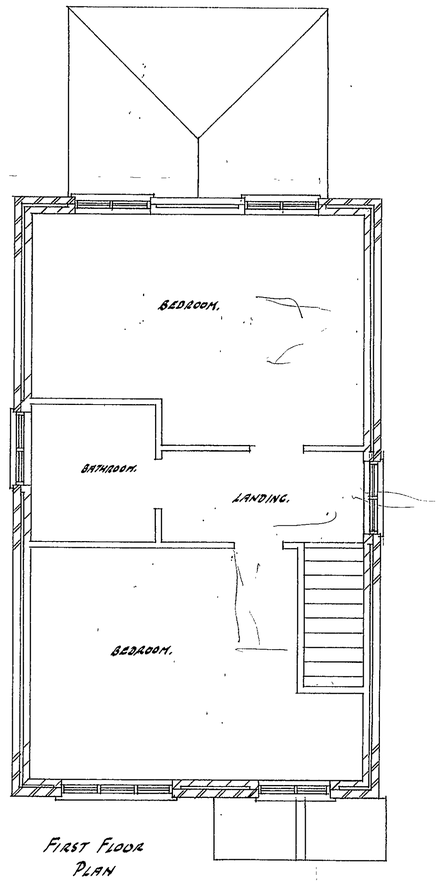
EAST ELEVATION.

REAR OUTSHOT ROOF TO BE SLATE 30° PITCH STRUCTURE AS MAIN ROOF, FLASHINGS AND CAVITY TRAYS TO BE INCORPORATED AT ADJUSTMENT TO MAIN BUILDING.

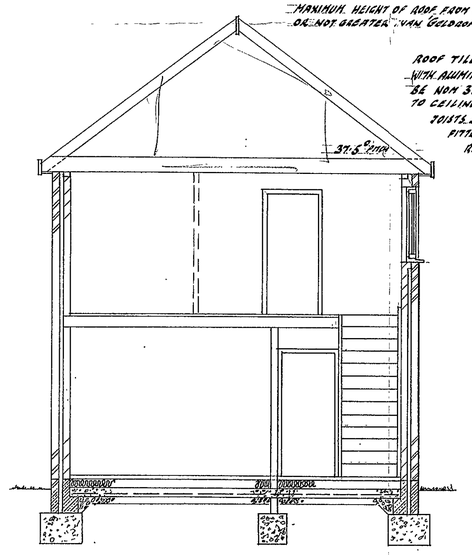
EXTERNAL MATERIALS:
ROOF, DARK RED PLAIN TILES, WALLS RED BRICK ALL TO BLEND WITH ADJOING HOUSES. FASCIAS, WHITE UPVC GUTTERS, BLACK PLASTIC, WINDOWS AND DOORS TO BE WHITE UPVC DOUBLE GLAZED. ALL STRUCTURAL TIMBER TO BE TREATED AS BS 8072 AGAINST ROT AND INSECT INFESTATION.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



MAXIMUM HEIGHT OF ROOF FROM D.P.C. 7.50M OR NOT GREATER THAN 'GELDROP' I/P LEVEL.

ROOF TILES TO BE DARK RED PLAIN ON 19×22MM TANALISED BATTENS, EVERY FOURTH COURSE NAILED WITH ALUMINIUM NAILS OVER TYVEK ROOFING FELT ON 50×150MM RAFTERS (GL24) @ 400MM CTRS. RIDGE TO BE NOM 38×200MM. CEILING JOISTS TO BE 50×220MM @ 400MM CTRS. RAFTER FEET TO BE BOLTED TO CEILING JOIST ENDS WI 8MM BOLT WI NUT & WASHER PLUS TOOTHED CONNECTOR BETWEEN. CEILING JOISTS SECURED TO 75×100MM PLATE WI GALVANIC TECO CLIPS. RAFTER FEET TO HAVE GALVANIC R&V'S FITTED TO ENSURE ADEQUATE VENTILATION. PLATE BEDDED TO INNER LEAF AND TO HAVE GALVANIC HOLDOWN RESTRAINTS FITTED AT 3.0M & 2.5M 800MM AT N.A. 2.00M CTRS ALL ROUND TAKEN DOWN I.L. AND PLUGGED AND SCREWED TO BLOCKWORK. HIP RAFTERS TO BE 50×200MM. INSULATION TO COMPRISE 200MM FIBRE GLASS QUILT OVER 12.5MM PVC BACKED PLASTER BOARD WI 3MM PLASTER SKIM FINISH. GABLE END TO HAVE 38×2.5M 1200MM RESTRAINTS AS PER SLOPE END BY OTHS.
GUTTERS TO BE 100MM DIA. BLACK PLASTIC RWDO TO UPVC WHITE FASCIA BOARD WI UPVC SOFFIT INSULATED EAVING 50MM WIDE MESHED CONTINUOUS VENT STRIP. CAVITY SEALED BELOW PLATE WI ETERNIT BOARD BEDDED IN OIL MASTIC
CAVITY WALLS TO COMPRISE FACING BRICK OUTER SKIN, 50MM CAVITY FILLED WI CROWN DRITHERM AND 65 WALL TIES @ N.L. THAN 450 PER M² TO 125MM THERMALITE TURBO BLOCK INNER SKIN INTERNAL FINISH P.B. DAYLINE ON PLASTER DABS, PLASTER SKIM FINISH. ALL WINDOWS TO BE WHITE UPVC WI 20MM SEALED UNIT DOUBLE GLAZING.
DOORS AND GLAZED SCREENS TO MATCH. ALL REVEALS TO HAVE THERMABATIC CAVITY CLOSURES BUILT IN AND ALL WINDOW & DOOR FRAMES MASTIC SEALED AT ADJUSTMENT WI BALCOMERIC AND LINTOLS ALL ROUND. LINTOLS TO BE GALVANIC & INSULATED. ALL DAMP PROOF COURSES TO BE HYLOND, WELL BEDDED IN MORTAR. 150MM ABOVE FINISH FLOOR TO COMPRISE 18MM MOISTURE RESIST T & G CHIPBOARD PANELS TO BE SCREW FIXED TO JOISTS, JOINTS TO BE GLUED. CEILINGS UNDER TO BE 12.5MM PLASTER BOARD WI 5MM PLASTER SKIM FINISH.
GROUND FLOOR TO BE 22MM MOISTURE RESIST T & G CHIPBOARD PANELS WI GLUED JOINTS ON POLYFORM PLUS FLOOR BOARD TO WI VCL MUP LAYER BETWEEN ON 150MM RUNA CONC SLAB (LETESMESH) ON 1200G POLYTHENE DPM OVER SAND BLINDED AND COMPACTED 100MM LAYER OF RETECTS. FOUNDATION DETAIL SEPERATE.

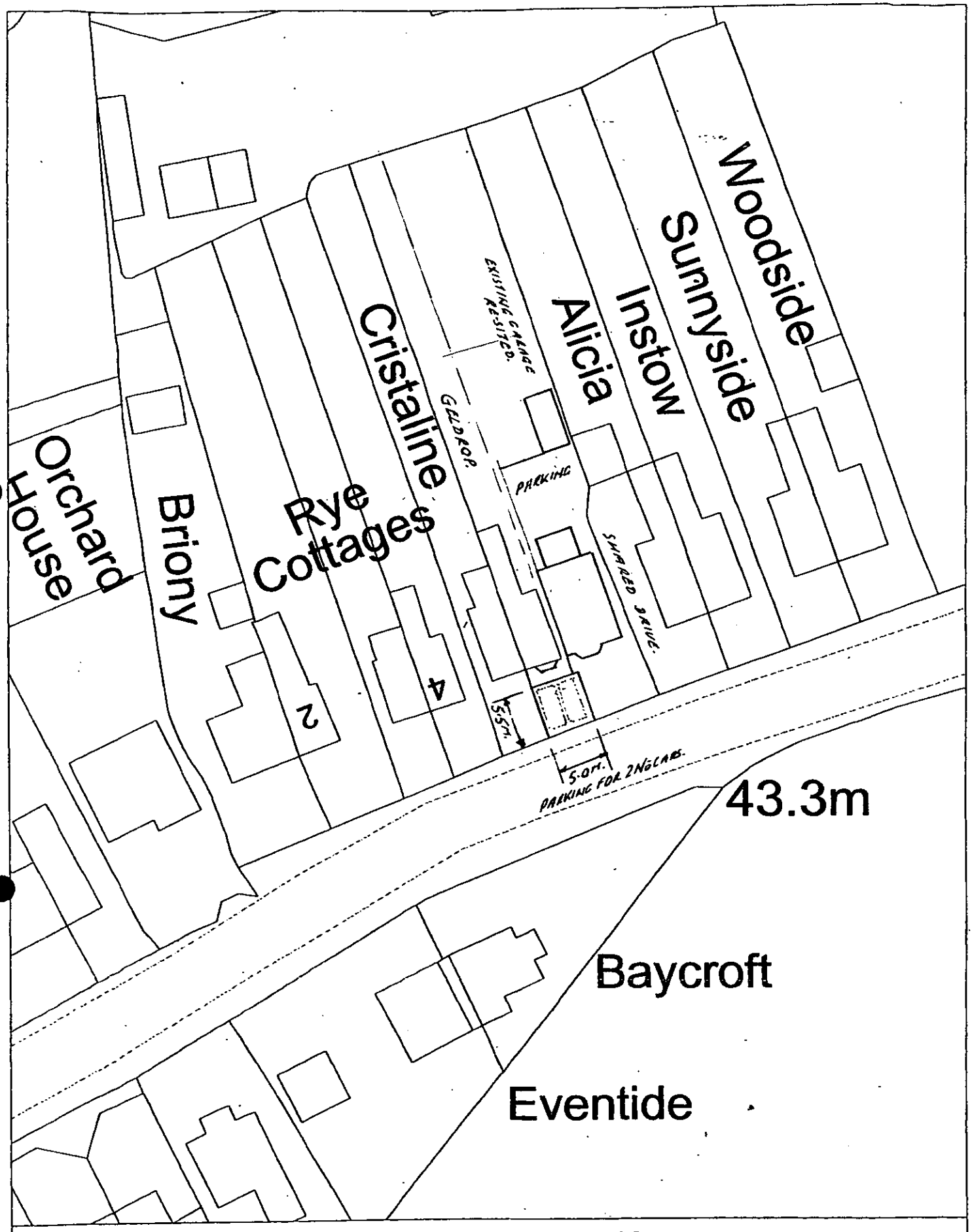
CROSS SECTION THRO' ON LINE A-A

REFUSED

G.H. COOK. M.C.I.O.B CHARTERED BUILDING CONSULTANT.
DERBY HILL HOUSE, SHAFTESBURY ROAD, EAST KNOYLE,
NR. SALISBURY, WILTSHIRE, SP3. 6AJ.
TELEPHONE: 01747 830036.

DRAWING No. 909/1. OCTOBER 2002.
SCALES: 1:50 & 1:100

PROPOSED NEW THREE BEDROOM HOUSE ON LAND ADJOINING 'GELDROP', CHURCH LANE, THREE MILE CROSS, NR. READING, BERKS. RG2. 1HD. FOR MR & MRS. J. HEARN.



Site Plan, Scale: 1 to 500

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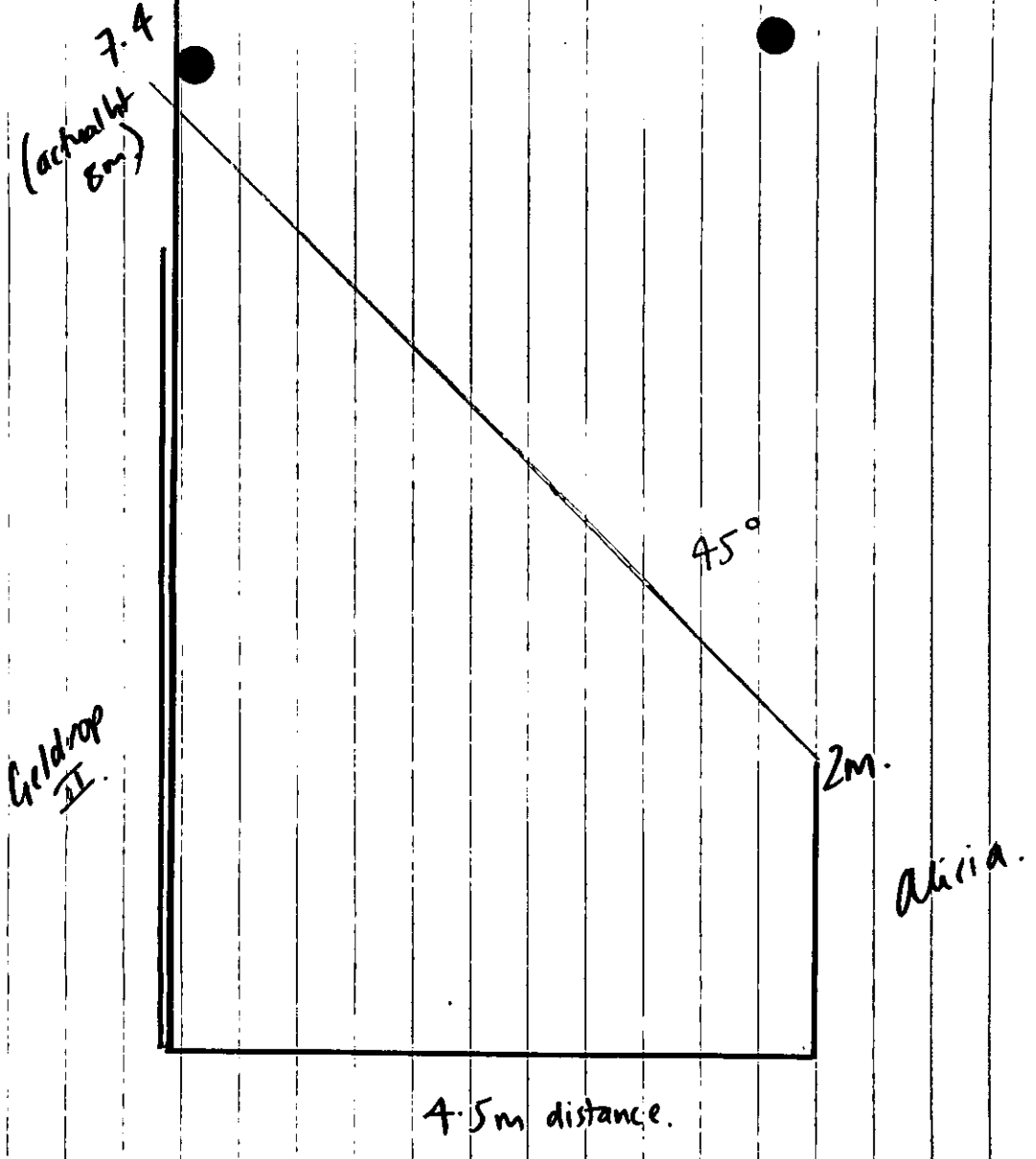

scale 1:50

27.NOV.2002 7947



Site Plan, Scale: 1 to 2500

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Date: 25 March 2002

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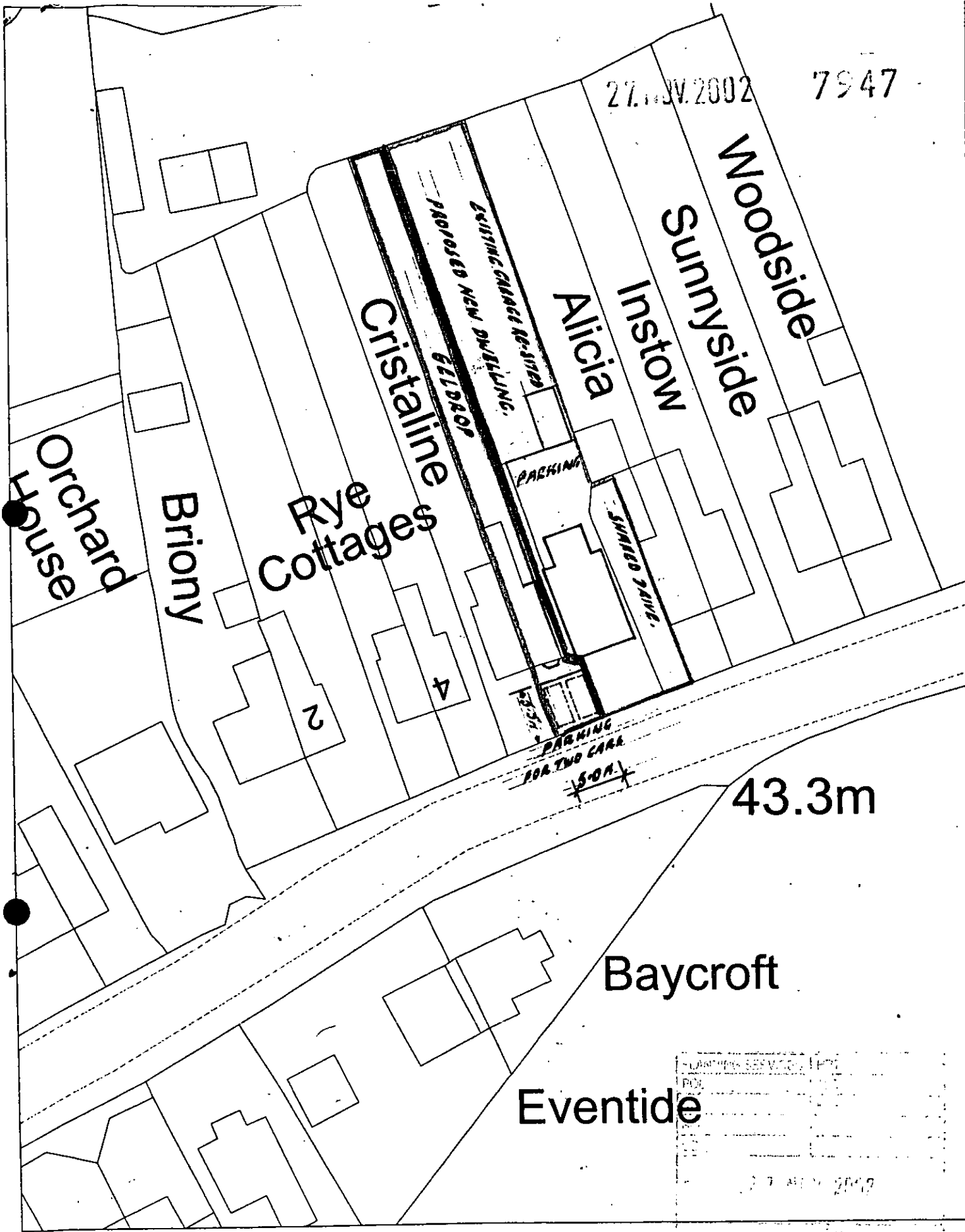

Site Plan, Scale: 1 to 500

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N W E S

27.NOV.2002 7947



Site Plan, Scale: 1 to 2500

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Date: 25 March 2002

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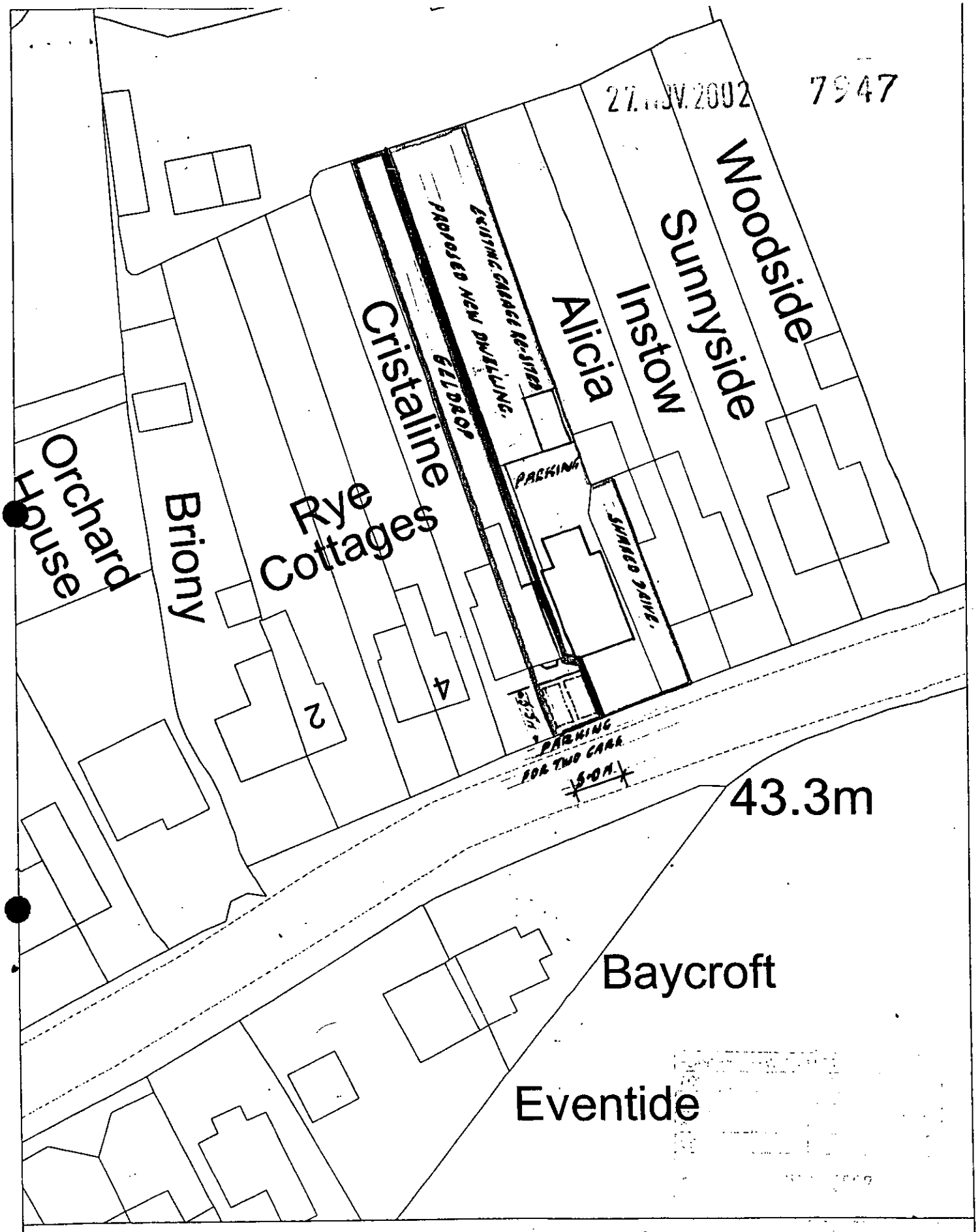

Site Plan, Scale: 1 to 500

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Date: 25 March 2002

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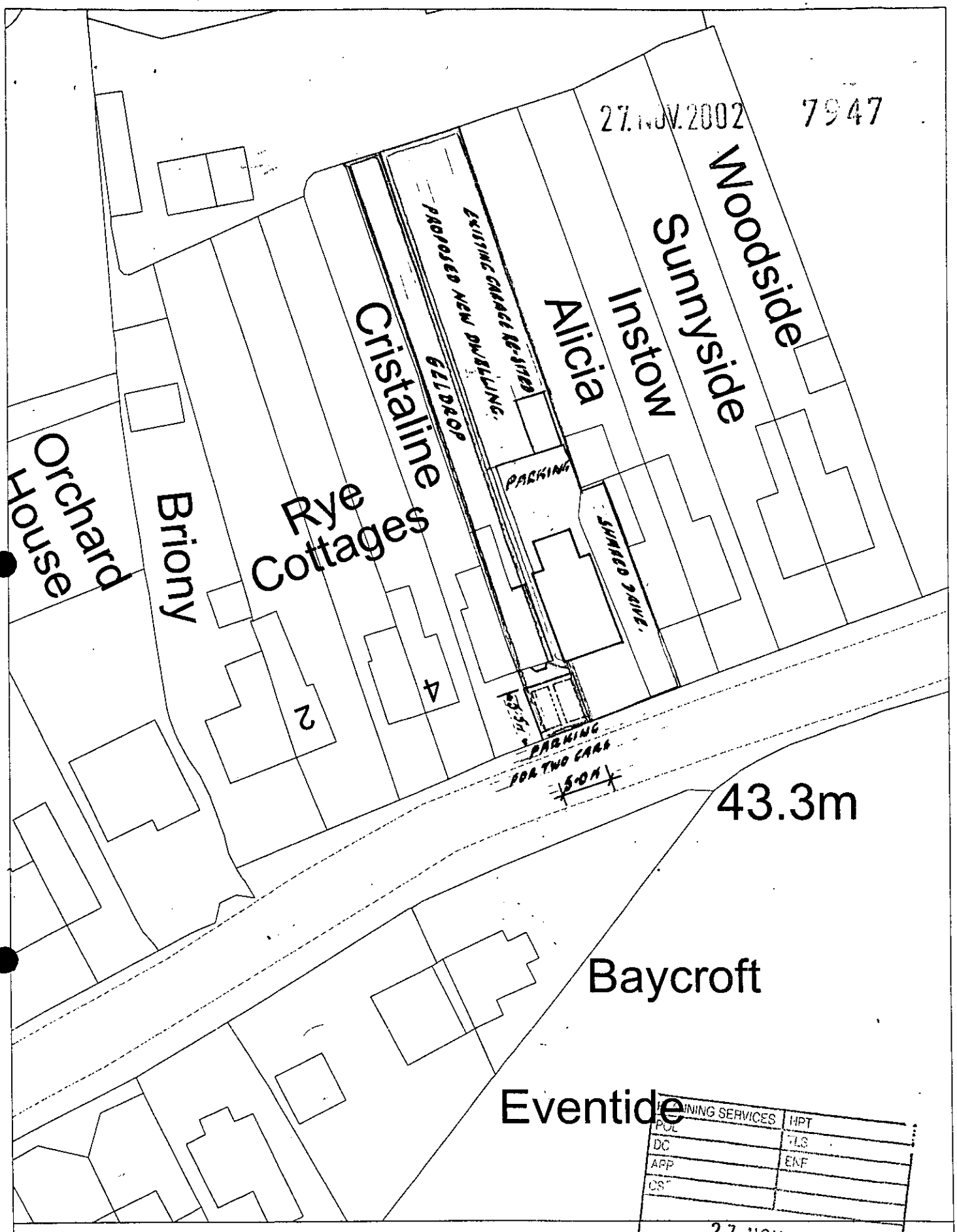

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

27 NOV 2002

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Site Plan, Scale: 1 to 2500

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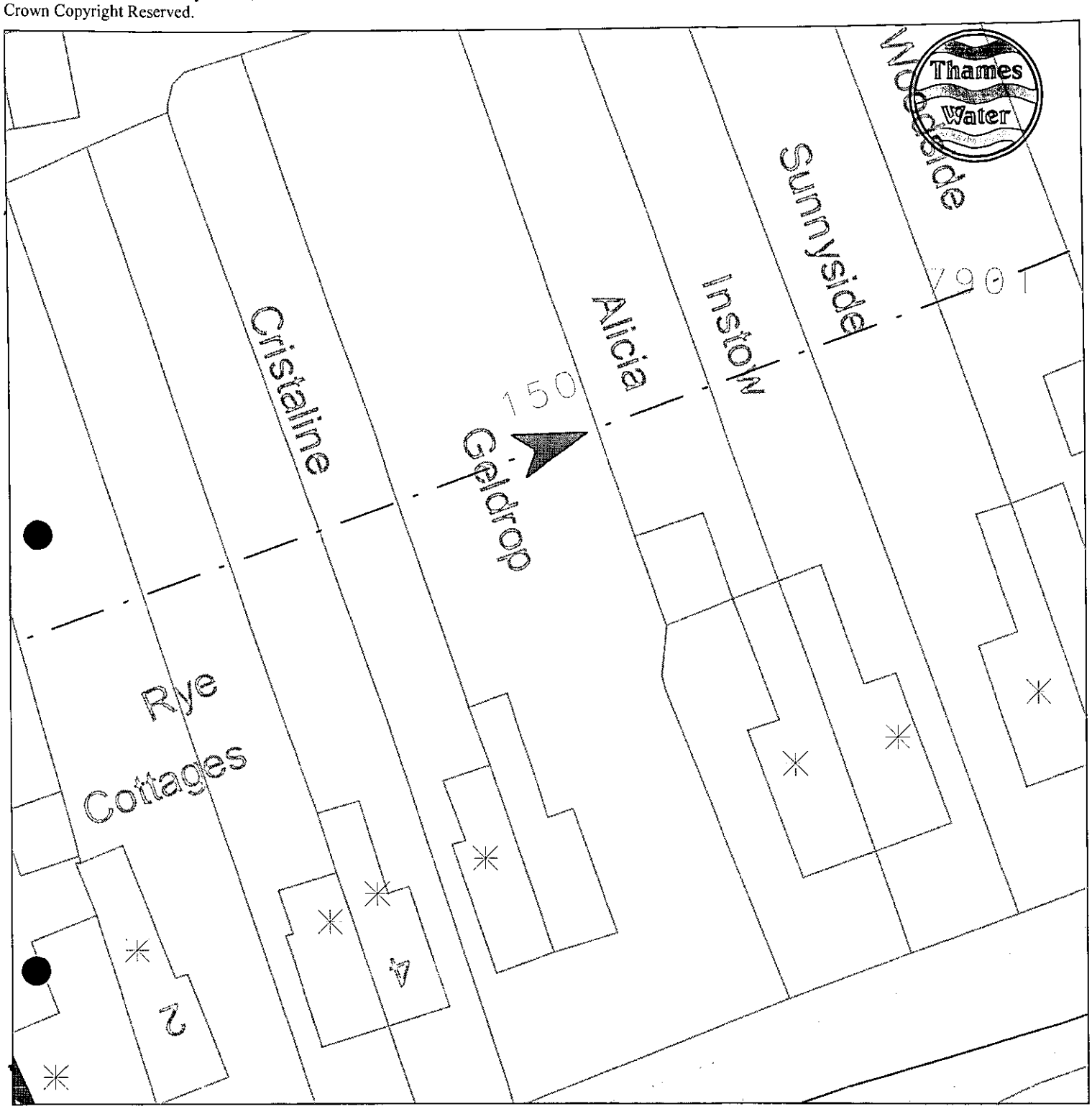
Thames Water



The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

10 metre intervals

EAGLE hardcopy facility - Normal Map.
The plot is centred on (471668 , 167920), which is in SU7167NE. Printed on 12 December 2002 at 11:01:49 by HPINDER.

Comments:

RWE GROUP