APPLICATION NO:
F/2002/5962

LOCATION:
304 Barkham Road, Wokingham.

APPLICANT:
Mr/Mrs Millard C/O Excel Design Ltd

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **24/03/2002**
28 days expiring 28/3
APPLICATION WILL HAVE EXPIRED ON:
17/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1079

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/5962

Parish: **WOKINGHAM**

Location: **304, Barkham Road, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling.**

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 Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5962, Francis Lee
BUILDING CONTROL NUMBER.	W 2002/2758 Smith
~~APPLICANT~~/AGENT	Excel
ADDRESS OF SITE	304 Barkham Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S front ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02747/4	02747/4
ELEVATIONS	8,9,10	8,9,10
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11/4/02	

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	

5962

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 February 2002

Application Number: F/2002/5962

Proposal: Proposed single storey front extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
304, Barkham Road, , Wokingham.

Applicant:
Mr/Mrs Millard 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).

Signed: _____ **Print name:** Adam 1/3/02.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5962

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

Location : 304, Barkham Road, , Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 8/3/02

Date Registered : 20/02/2002

Earliest Date for Decision : ~~24~~ 28**/03/2002**

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 17/04/2002. 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 : I'd Sett.

SBE1, SBE2.

WOS3, WBE1

EN1.

Application Number: F/2002/5962 **Officer : Francis Leo**
304 Barkham Road, Wokingham

Appraisal :

Development
Proposed single storey front extension to dwelling.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
No 302 adjoining property to the east is 3m away and there is a 1m high brick boundary wall between the two properties. In addition there is an existing porch measuring 1.8m in depth x 2.3m in width x 3.45m in height at its highest part. The proposed porch is an extension of the existing by 2.210m to the same width and height. In view of the above it is felt there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The design of the proposed porch with a pitched roof is an improvement on the existing porch which has a lean to roof and is pleasing in appearance and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5962

Appraisal :

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

Application Number F/2002/5962
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 304 Barkham Road Wokingham.

APPLICATION NUMBER: F/2002/5962

OFFICER: Francis Leo

DATE OF SITE VISIT: 8/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Mixture of 2 storey and chalet type properties with long front garden.

3. DESCRIPTION OF SITE/BUILDING 2 storey bldg. ~~for~~ porch in ~~front~~ front of garage. ~~long front~~ Small single storey front extn about 2m deep.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 302 has a bay window at front. About 3m space bet properties.

5. SITE CONSTRAINTS

TREES → N/A.

ACCESS/PARKING at front.

LEVELS —

BOUNDARY TREATMENT 1m high brick wall at side

OTHERS going up to road.

PTO

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5962

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2002/5962
304, Barkham Road, , Wokingham.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5962**
304, Barkham Road, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5962

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/5962
304, Barkham Road, , Wokingham.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5962**
304, Barkham Road, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5962

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5962
304, Barkham Road, , Wokingham.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5962**
304, Barkham Road, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

Received by Wokingham District Council

Application No: F/2002/5962

Proposal:
Proposed single storey front extension to dwelling.

Location:
304, Barkham Road, , 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/2002/5962 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. 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.

Head Planning and Transportation

28 February 2002

Application Number : F/2002/5962	Map No : 82
Case Officer : FL	Site Area : 0.07
Valid Date : 20 FEB 2002	Received Date: 20/02/2002

Level : Delegated Application

Description : Proposed single storey front extension to dwelling.

Location : 304, Barkham Road, , Wokingham.

Parish : WK Ward : EVE

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

Fee Required: £95 Fee Received: £95 (4)

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

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..... ✓

S/N + see map

.....

NO pre-apps

5962

1959/a

20.FEB.2002 * 5962

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1. YOUR NAME: MR & MRS MILLARD
ADDRESS: 304 BARKHAM ROAD
WOKINGHAM.
BERKS
POST CODE: Tel. No.

2. If you have an agent and want all correspondence to be sent to them
AGENT'S NAME: EXCEL DESIGN LTD
ADDRESS: 17 GORSE RIDE SOUTH
FINCHAMPSTEAD
POST CODE: RG40 4EH Tel. 01189733336

3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.
SITE LOCATION: 304 BARKHAM ROAD
WOKINGHAM.
BERKS

4. Give brief details of the proposal e.g. two storey side extension.
ABOUT THE APPLICATION: SINGLE STOREY
FRONT EXTENSION

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~~
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? 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? ~~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 Hilliard

DATE 6-2-02

ADDRESS 304 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/13/65 6141	Mr. C. POOLE	DOUBLE ACCESS & GARAGE	25.3.65	APPL. C/A
BR. 11252	Mr. B.R. Millard	Ground floor add. to rear	9.7.79	app N/A
11157	"	"	27.9.79	N/A C/A
17821	"	CANOPY	27.7.82	N/A C/A
BR 18925	"	"	13.9.82	APP. N/A
BR 22016	"	PORCH	3.2.84	APP N/A
20898	"	"	5.6.84	N/A C/A
37995				
BRA 10546	"	EXT. TO GARAGE	22.8.91	APP
F/1999/0272	Mr & Mrs Millard	S/St rear extn to form conservatory	18.2.00	APP
F/2002/5962	"	S/St/F front.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.
22 February 2002

Scale: 1 : 1250

N
W E
S

20.FEB.2002* 5962

Client:

Mr and Mrs Millard
304 Barkham Road
Wokingham
Berkshire

Project:

Single Storey Front Extension

APPROVED

Location:

304 Barkham Road
Wokingham
Berkshire

Excel Design
XL02747

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	

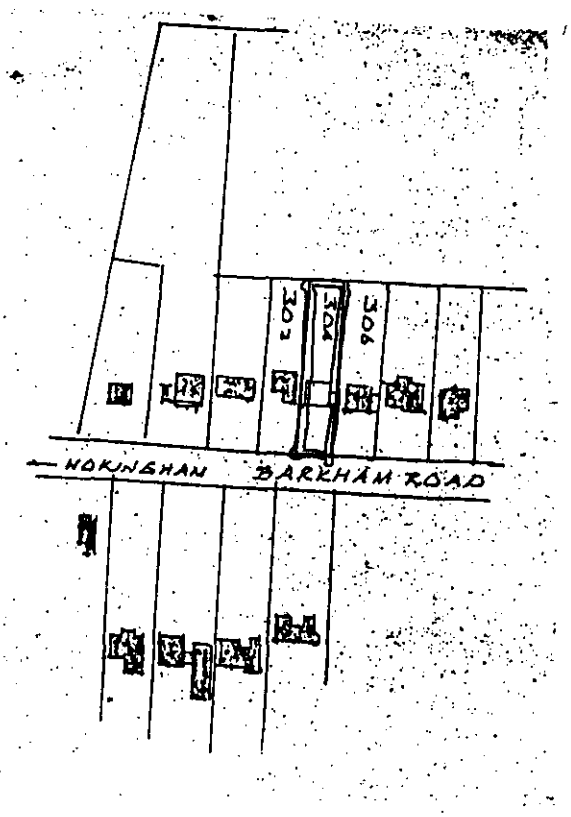
APPROVED

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION: Drawing List	
PROJECT:	Single storey front extension.	SCALE:	DRAWING No: 02747/ 2
DATE:	January 2002	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design



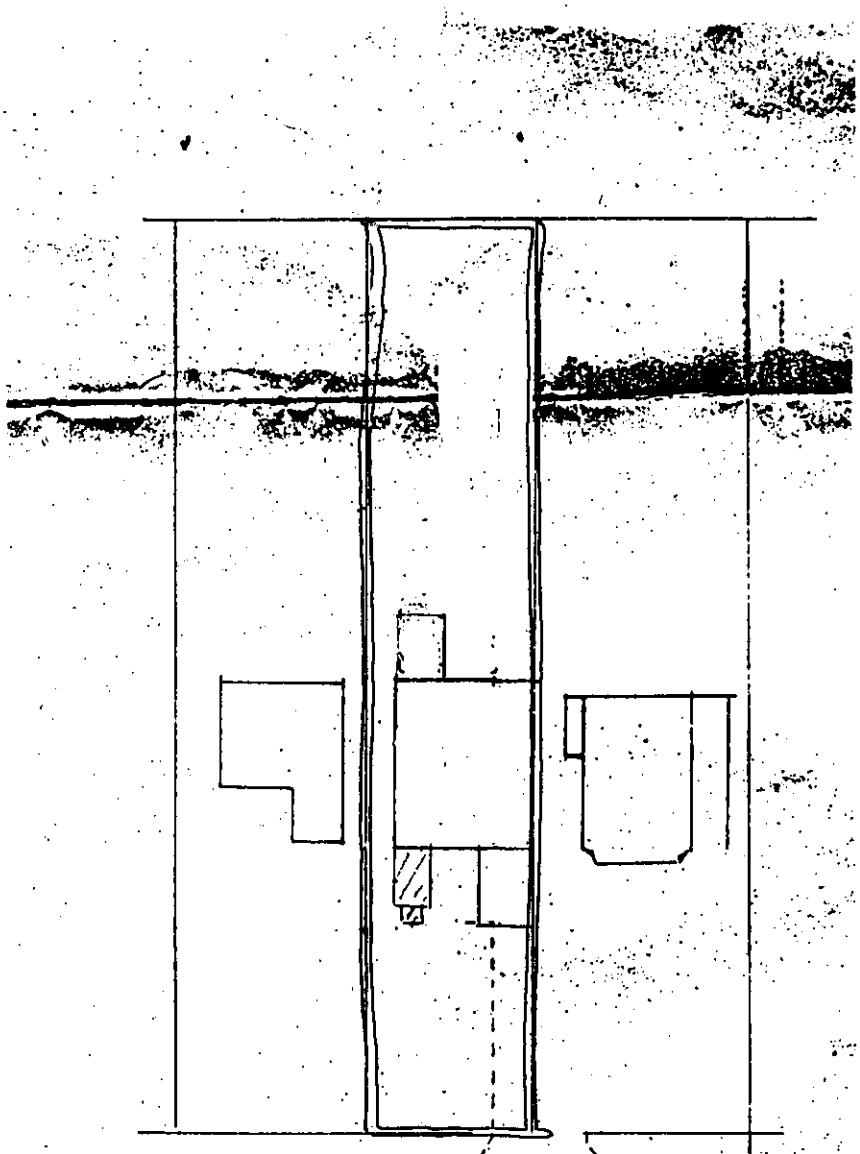
APPROVED

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION:	Location Plan	
PROJECT:	Single storey front extension.	SCALE:	1:2500	DRAWING No: 02747/ 3
DATE:	January 2002	REVISION:		

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

© COPYRIGHT RESERVED

Excel Design



APPROVED

CD 11/4/02

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION:	Block Plan		
PROJECT:	Single storey front extension.	SCALE:	1:500	DRAWING No:	02747/ 4
DATE:	January 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 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 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
   Facing brickwork 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
   None

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

APPROVED

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Single storey front extension.	SCALE:	DRAWING No: 02747/ 5
DATE:	January 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
Plain 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. 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.

11. 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.

12. 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 or to existing system as directed by the Building Inspector. Existing storm water sewers should be used in preference to soakaways. 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.

13. F.W. DRAINAGE
None

APPROVED

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Single storey front extension.	SCALE:	DRAWING No: 02747/ 6
DATE:	January 2002	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

APPROVED

9/11/02

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey front extension.	SCALE:	1:100	DRAWING No:	02747/ 8
DATE:	January 2002	REVISION:			

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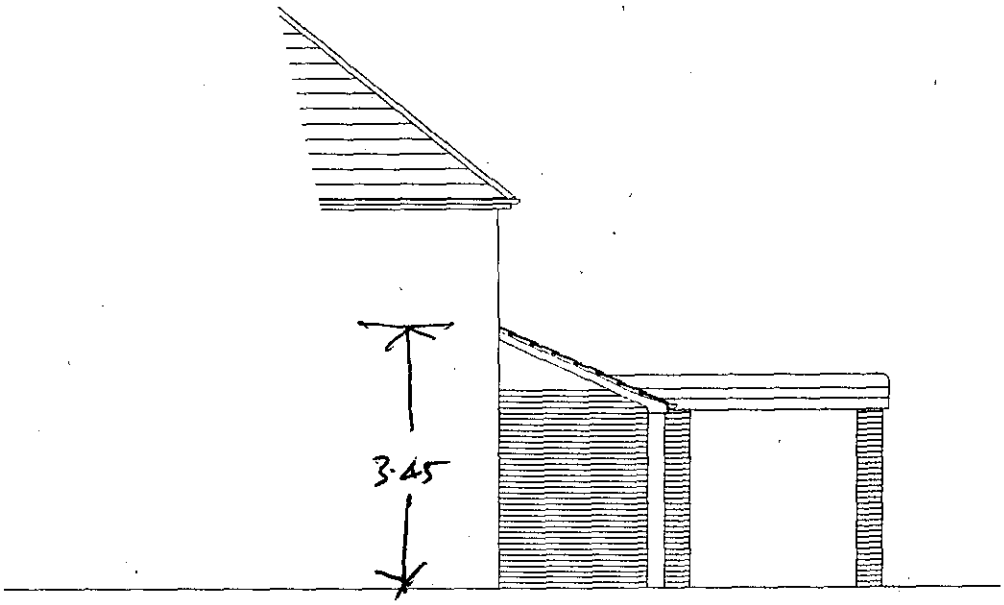
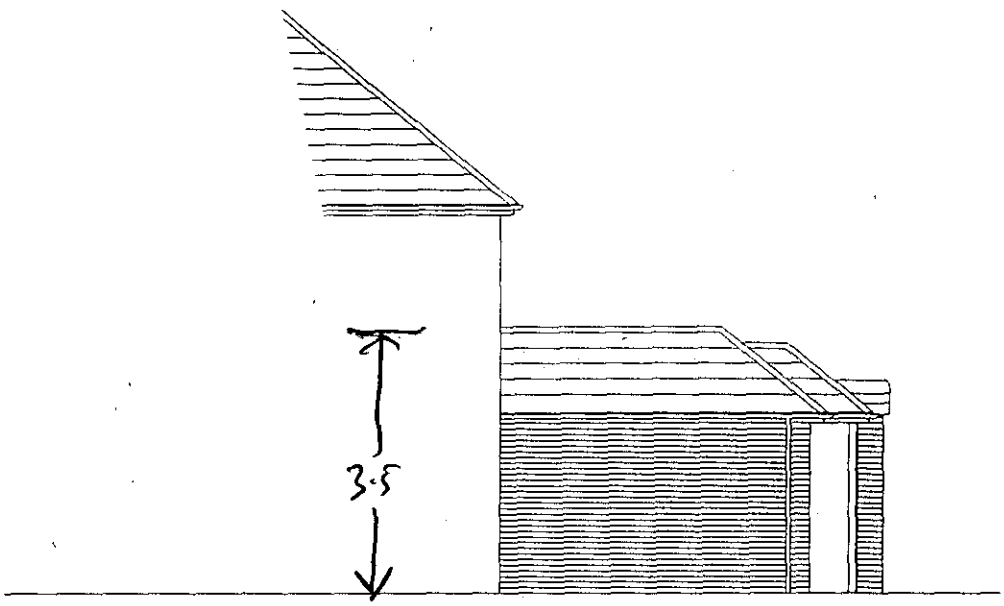


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

cd 11/4/02

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey front extension.	SCALE:	1:100	DRAWING No:	02747/ 9
DATE:	January 2002	REVISION:			

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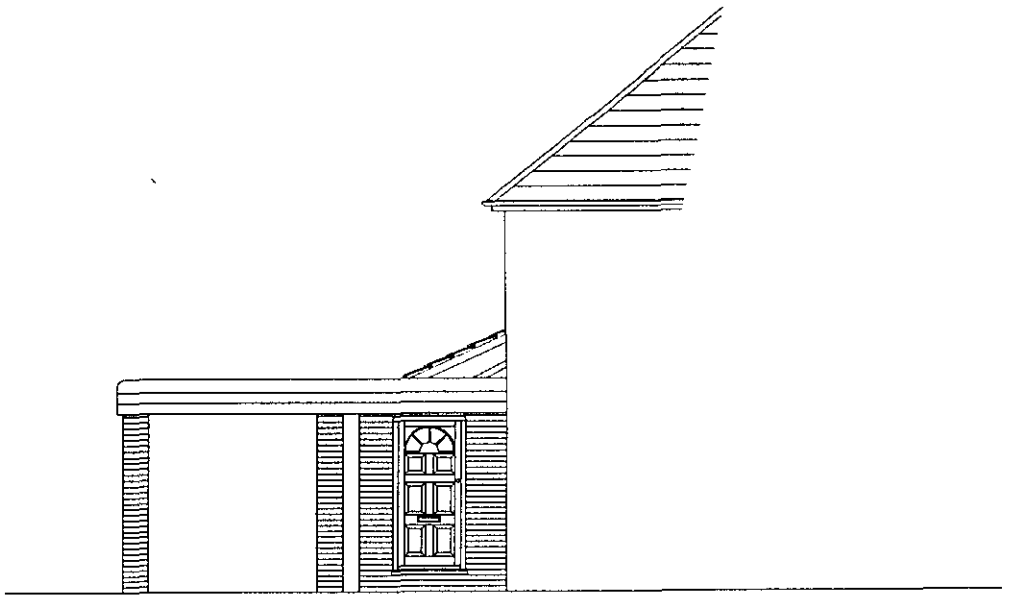
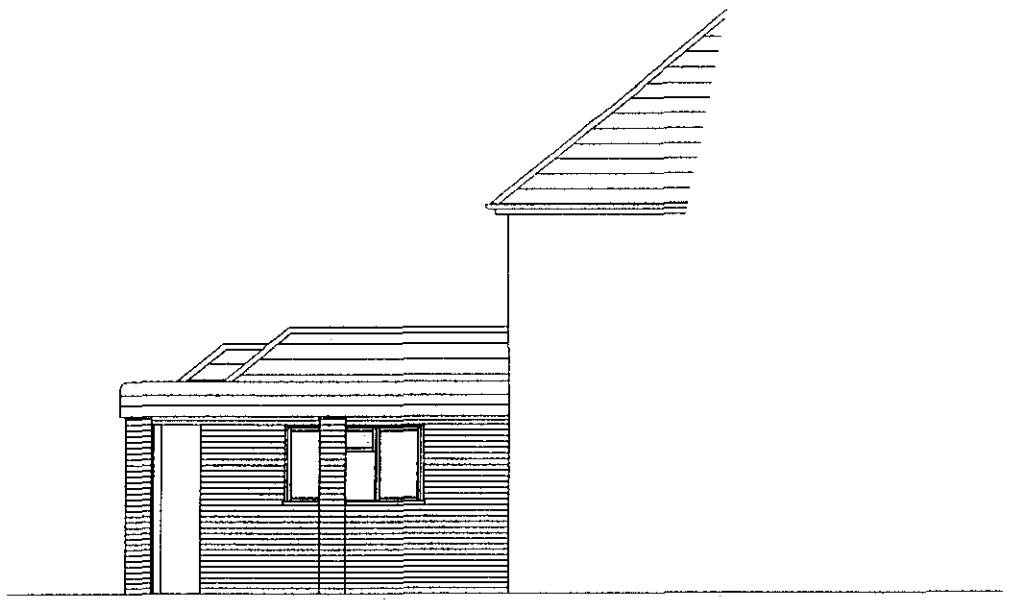


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

cd 11/4/02

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey front extension.	SCALE:	1:100	DRAWING No:	02747/ 10
DATE:	January 2002	REVISION:			

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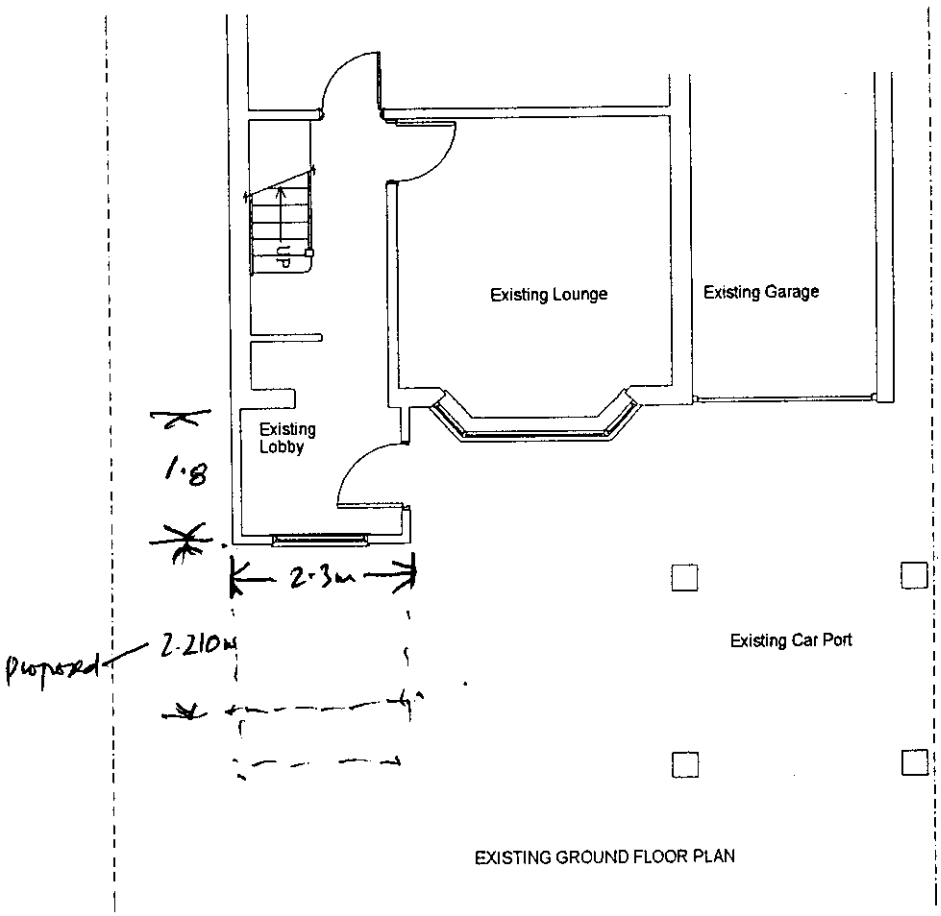

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey front extension.	SCALE:	1:100	DRAWING No:	02747/ 12
DATE:	January 2002	REVISION:			

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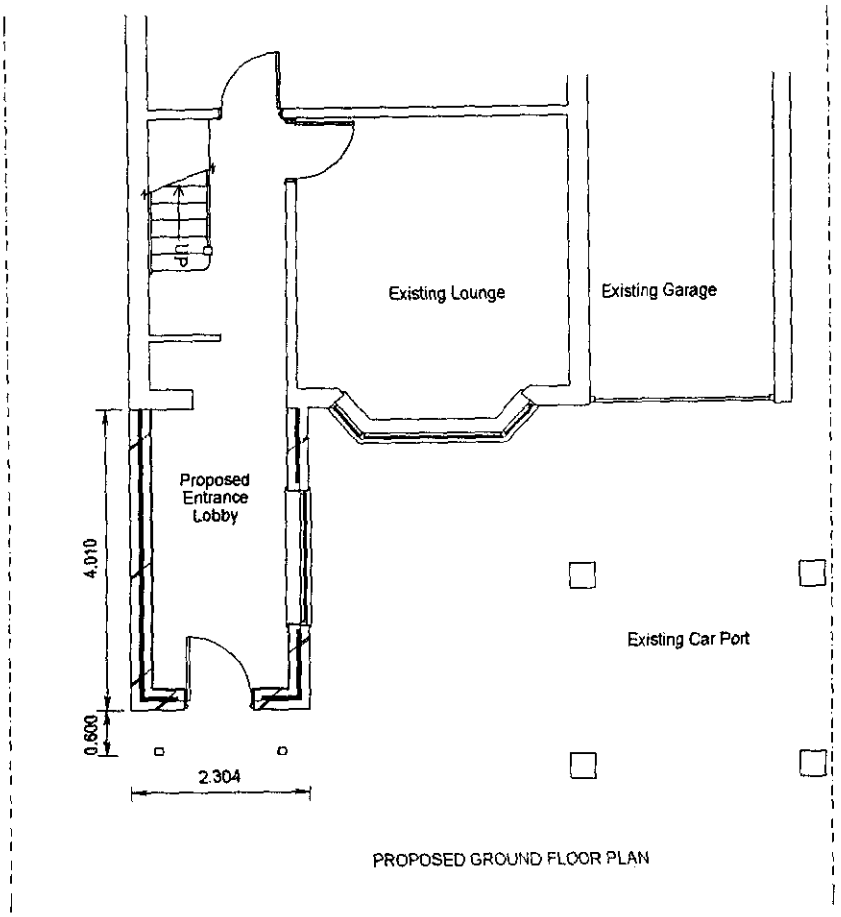

PROPOSED GROUND FLOOR PLAN

APPROVED

ad 11/4/02

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey front extension.	SCALE:	1:100	DRAWING No:	02747/ 13
DATE:	January 2002	REVISION:			

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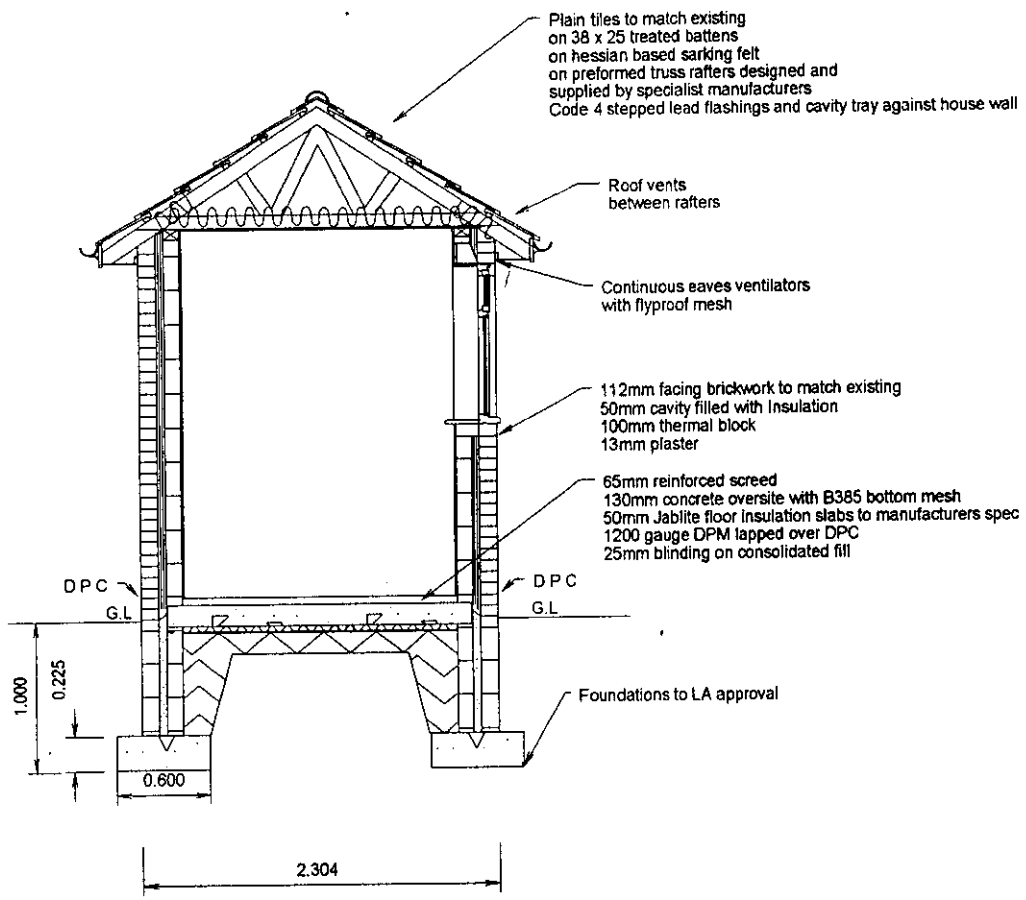

APPROVED

CLIENT:	Mr and Mrs Millard, 304 Barkham Road, Wokingham.	DESCRIPTION:	Section		
PROJECT:	Single storey front extension.	SCALE:	1:50	DRAWING No:	02747/ 17
DATE:	January 2002	REVISION:			

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Additional Notes:

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