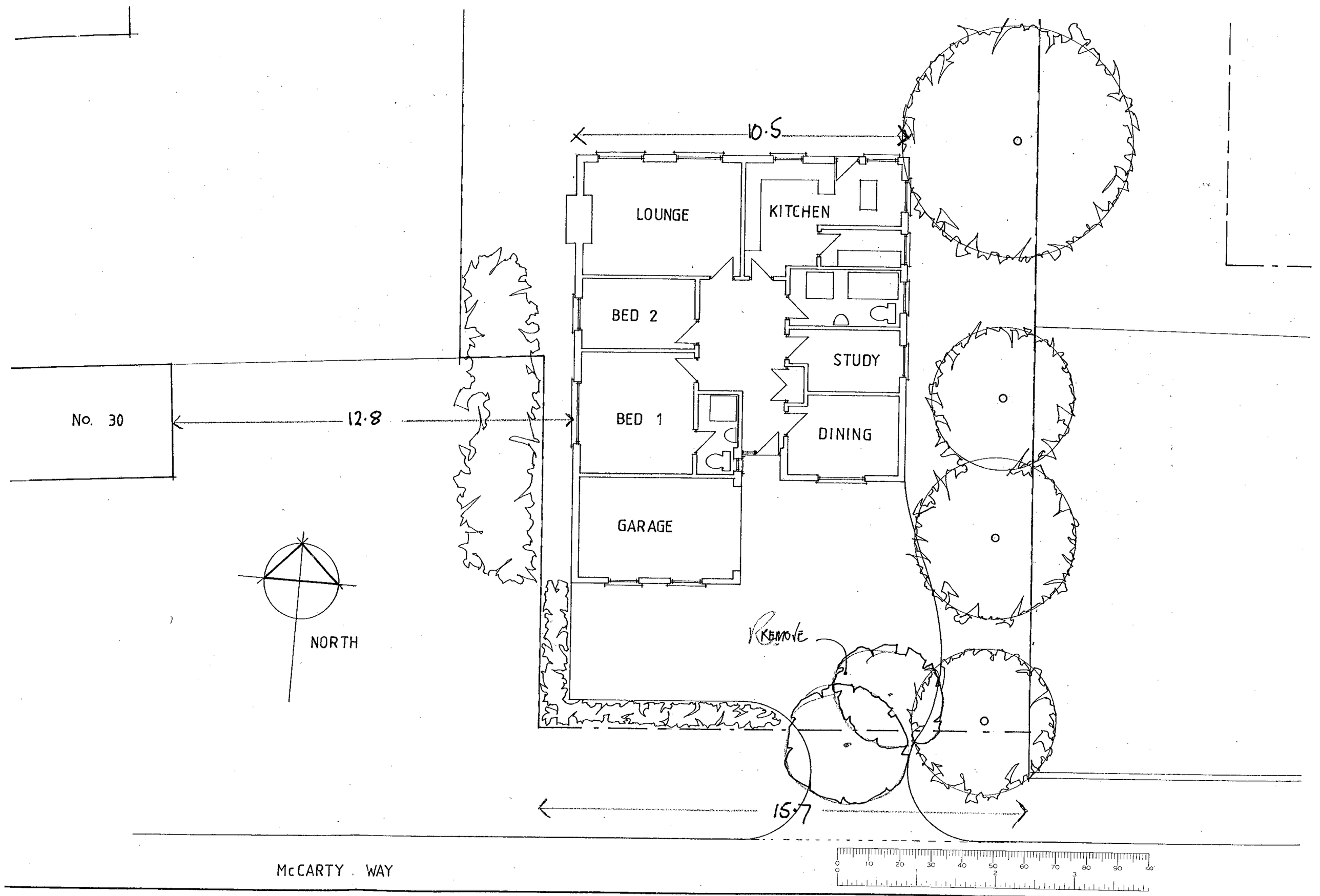
10·5
LOUNGE
KITCHEN
BED 2
STUDY
No. 30
12·8
BED 1
DINING
GARAGE
NORTH
REMOVE
15·7
McCARTY . WAY

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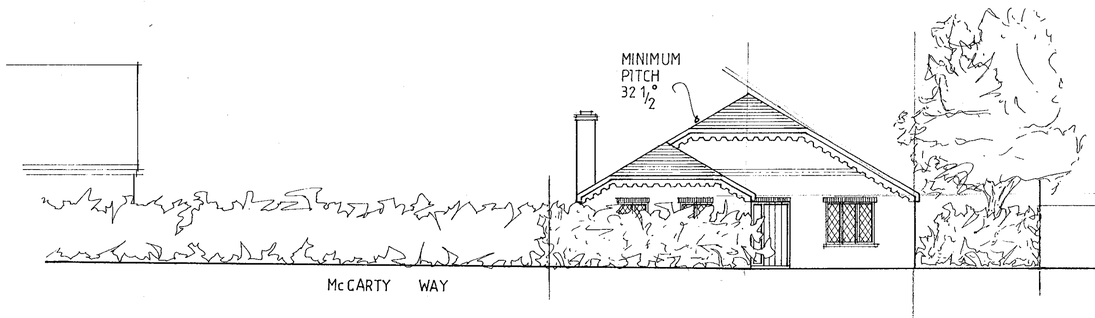

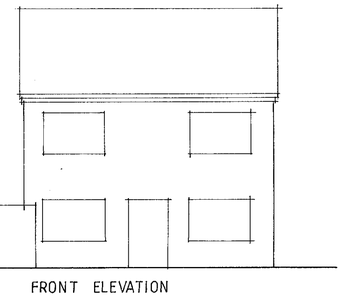
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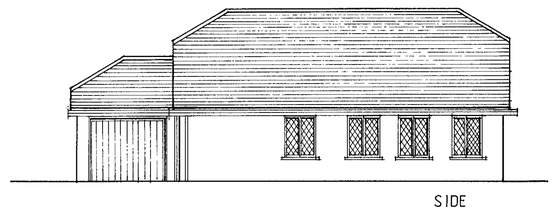
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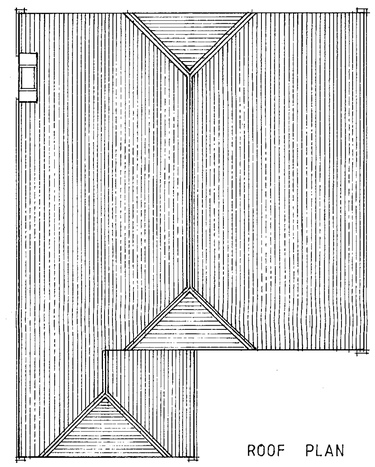
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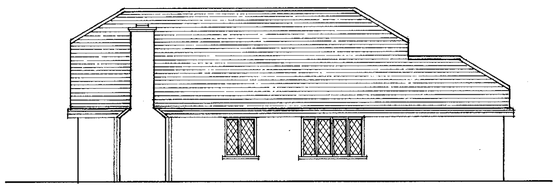
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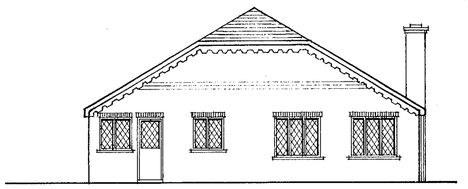
BACK

REJECTED

19·10·00

W. M. GRAHAM ASSOCIATES
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Fax: 0118 9770482

Job
PLOT ADJOINING
30-32 NASHGROVE LANE
WOKINGHAM

Title
PROPOSED PLAN, SITE LAYOUT AND ELEVATION

Scale	Date	Drawn By
1 : 100	AUG 2000	RWF
Job No.	**Drawing No.**	**Revision**
2295	04	B

Artworker DS(UK) 00128

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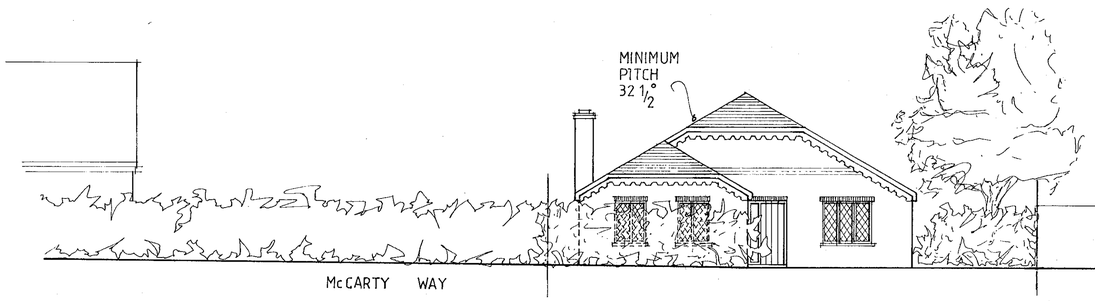

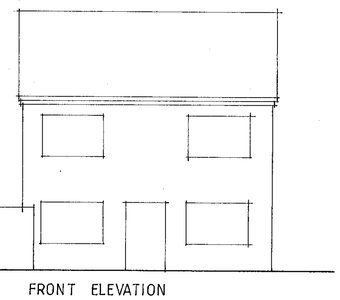
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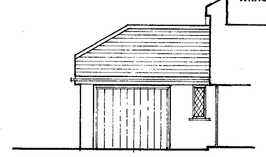
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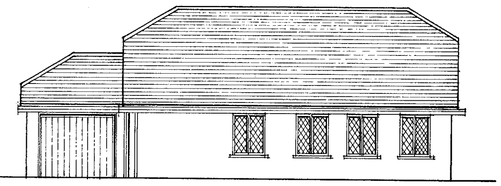
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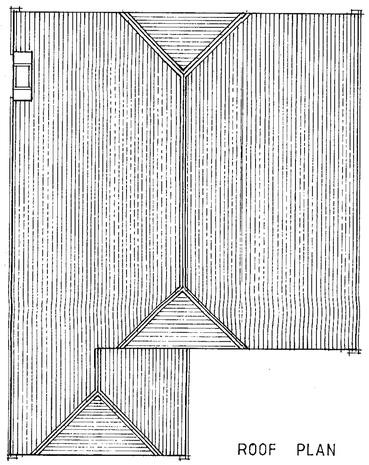
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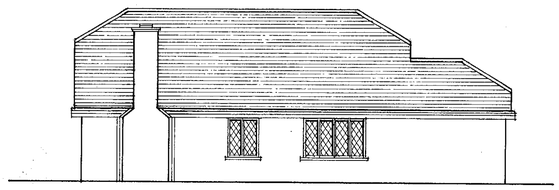
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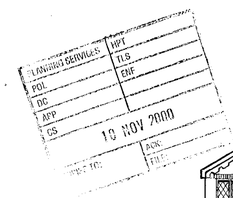

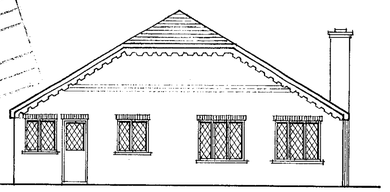
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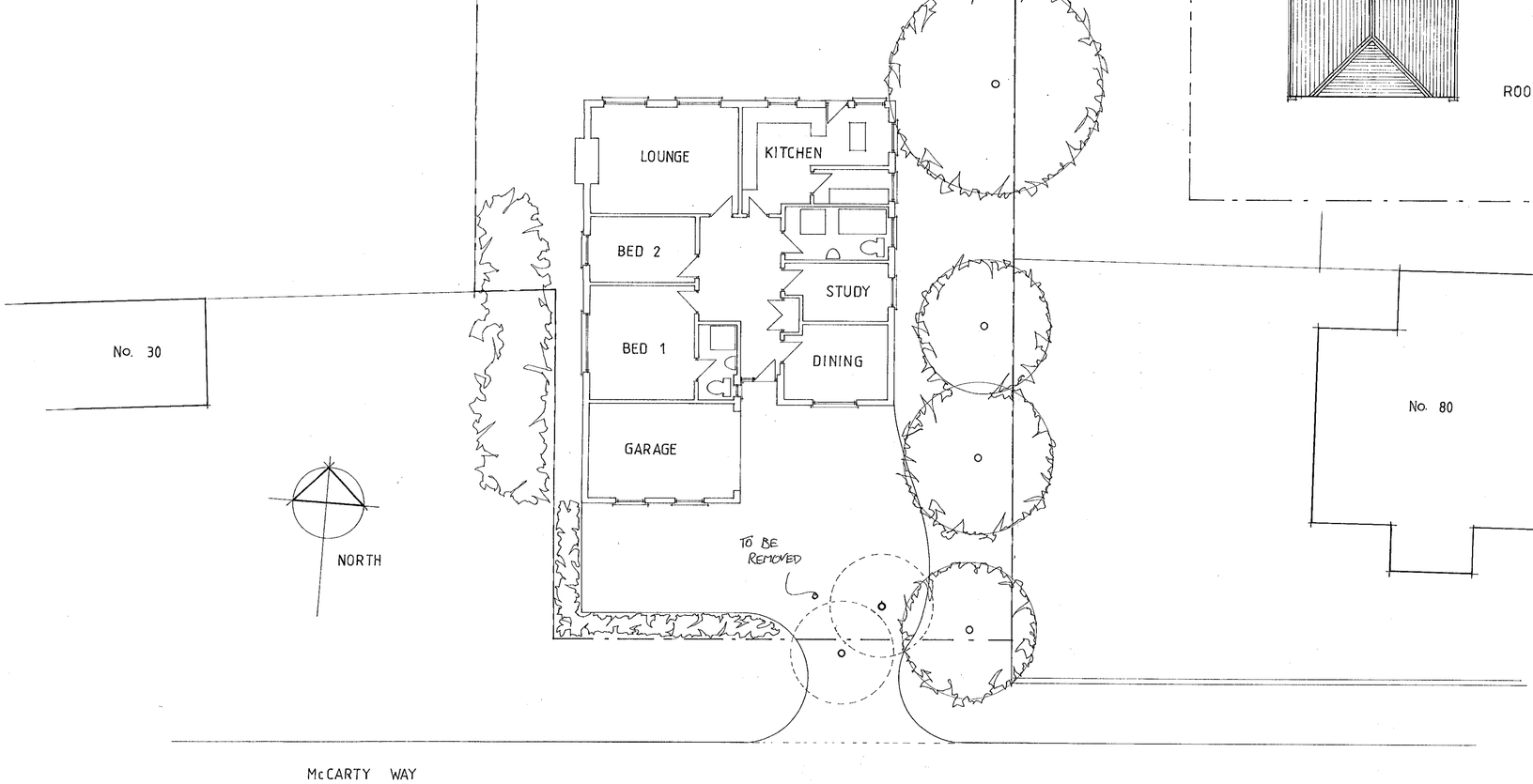

B 19·10·00

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Job
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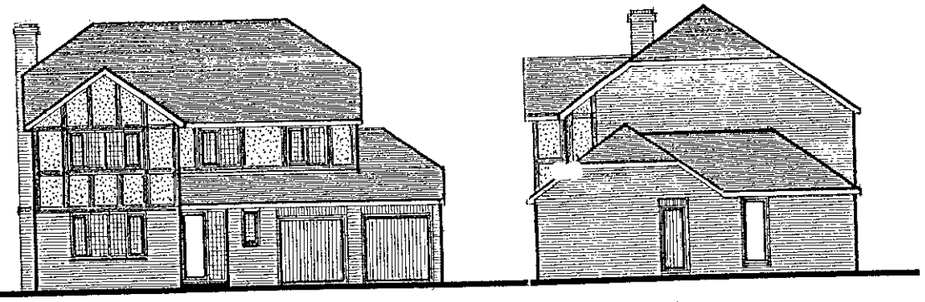
30-32 NASHGROVE LANE
WOKINGHAM

Title
PROPOSED PLAN, SITE
LAYOUT AND ELEVATION

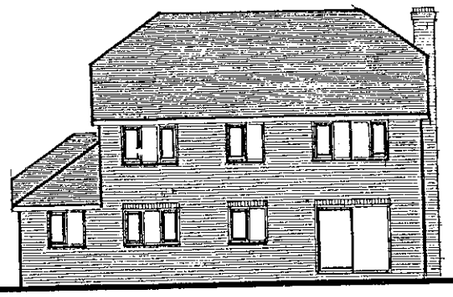
Scale	Date	Drawn By
1 : 100	AUG 2000	RWF
Job No.	**Drawing No.**	**Revision**
2295	04	B

Artwork on DS[UK] 00129

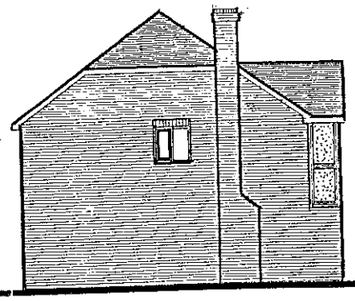


south elevation

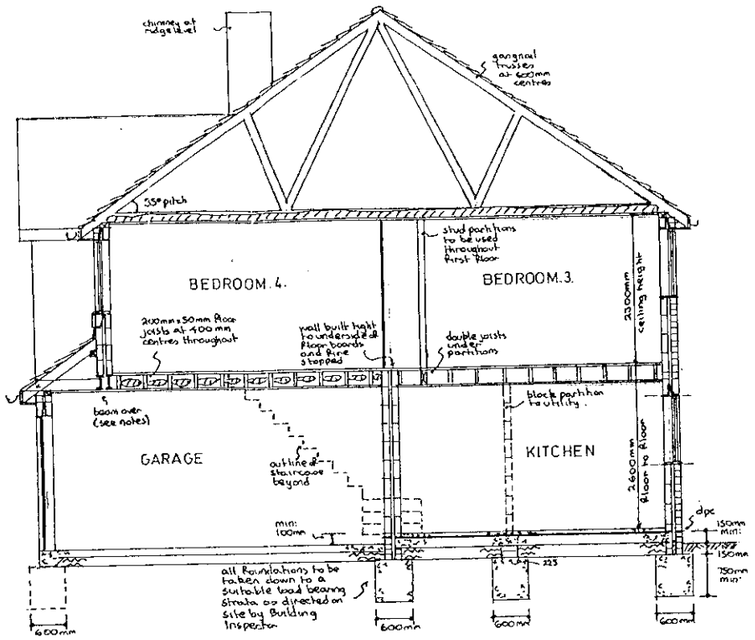
east elevation



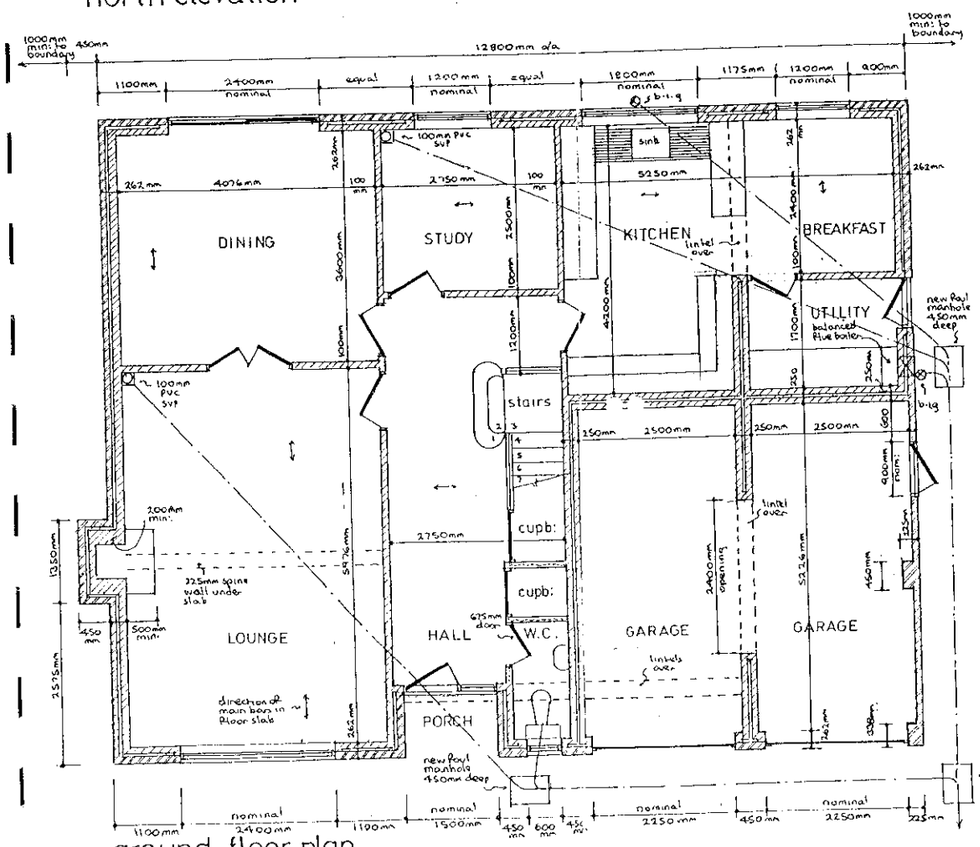
north elevation



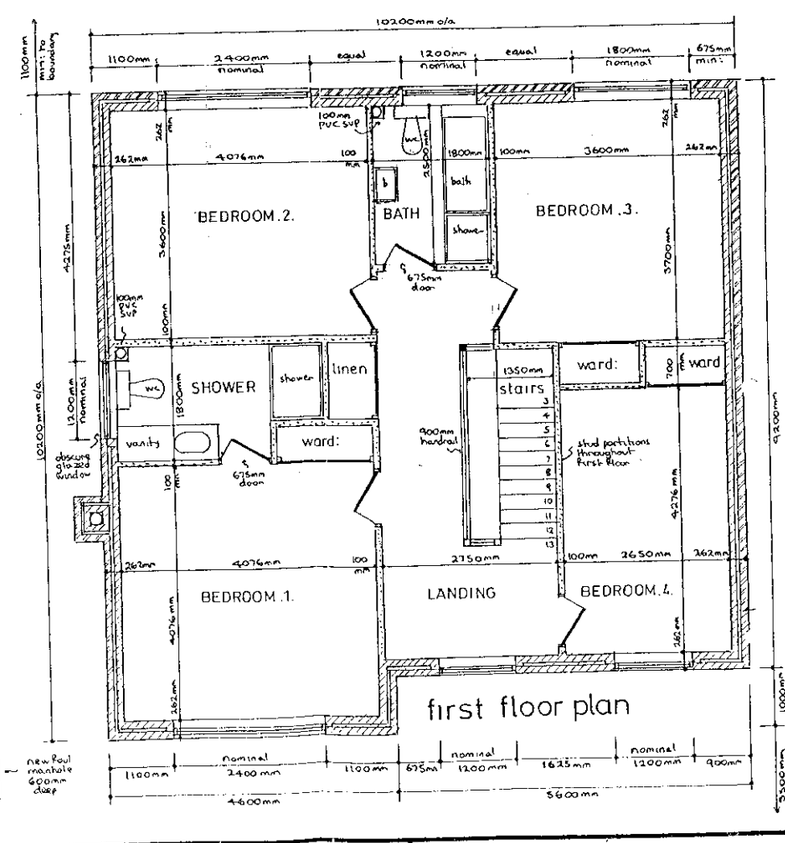
west elevation



typical section



ground floor plan



first floor plan

notes:-

Roof :- Tiling (subject to samples) on felt and battens on gangnail roof trusses pitched at 35° and set at 600mm centres with 200mm Ribreglass insulation between joists and ceiling of 12mm Raul backed plasterboard and skimcoat plaster to receive selected decorations. Full details of selected trusses to be made available to Building Inspector before work commences on site. Trusses to be installed in strict accordance with selected manufacturers instructions including full wind bracing etc. For garage ceiling see first floor notes. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10 mm continuous gap and high level tile vents equivalent to 5 mm continuous gap on single storey roof. Main roof to have access via trap door and loft ladder from landing.

First floor :- 18 mm t&g flooring grade chipboard on 200 mm x 50 mm floor joists at 400mm centres, with two rows of herringbone strutting over lounge and dining, with single row elsewhere, with double joists under partitions and ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations. Garage ceiling to have 200 mm Ribreglass insulation between joists and ceiling of two layers of 9 mm masterboard laid cross bonded as fire breaks.

lateral restraint :- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30 mm x 5 mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Ground floor :- Generally selected floor finish on 65 mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Vent-rot or similar dpm. on 150 mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10 mm main bars at 100 mm centres and 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150 mm selected hardcore. Garage slab to be 100 mm on 150 mm selected hardcore. Use top steel over sparwall in garage.

Walls:- 112 mm external skin of facing brick (subject to samples) with 50 mm cavity containing 50 mm Rockwool insulation batts and 100 mm internal skin of celcon or similar blockwork with 10 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around external door and window openings to be insulated. First floor front section to have feature planted timbers on 20 mm cement and sand waterproof rendering.

Partitions :- All first floor and toilet partitions in 100 mm x 50 mm timber studding at 400 mm centres with 100 mm Ribreglass insulation between studding, faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations. Remaining ground floor partitions to be formed of 100 mm celcon or similar blockwork on full foundations.

Windows/doors :- All windows, excl: doors to be double glazed and fitted with trickle vent in head equivalent to 8000 mm² opening to all bedrooms, lounge, dining, study and 4000 mm² elsewhere. Bath room, shower and toilet windows to be obscure glazed. Any glass in windows below 800 mm² and doors below 1500 mm² measured from floor level to be in laminated safety glass.

Lintels :- I.G. lintels Ltd type L1/S galvanised steel insulated lintels.

Dpc & flashings :- Dp.c to be lead cored felt and flashings in code 4 lead.

Chimneys :- Traditional fireplace served by terracotta 225 ø socketted flue liners in stack terminating at ridge level. Combustion air equivalent to 50% of throat area is to be provided.

Staircase :- Traditional purpose made staircase, with 225 mm min: going and 200 mm max: risers with 2000 mm min: clear headroom throughout and complete with 900 mm high handrails with no openings larger than 100 mm.

Electrics :- To Clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include min: mains controlled linked smoke detectors on hall and landing ceilings

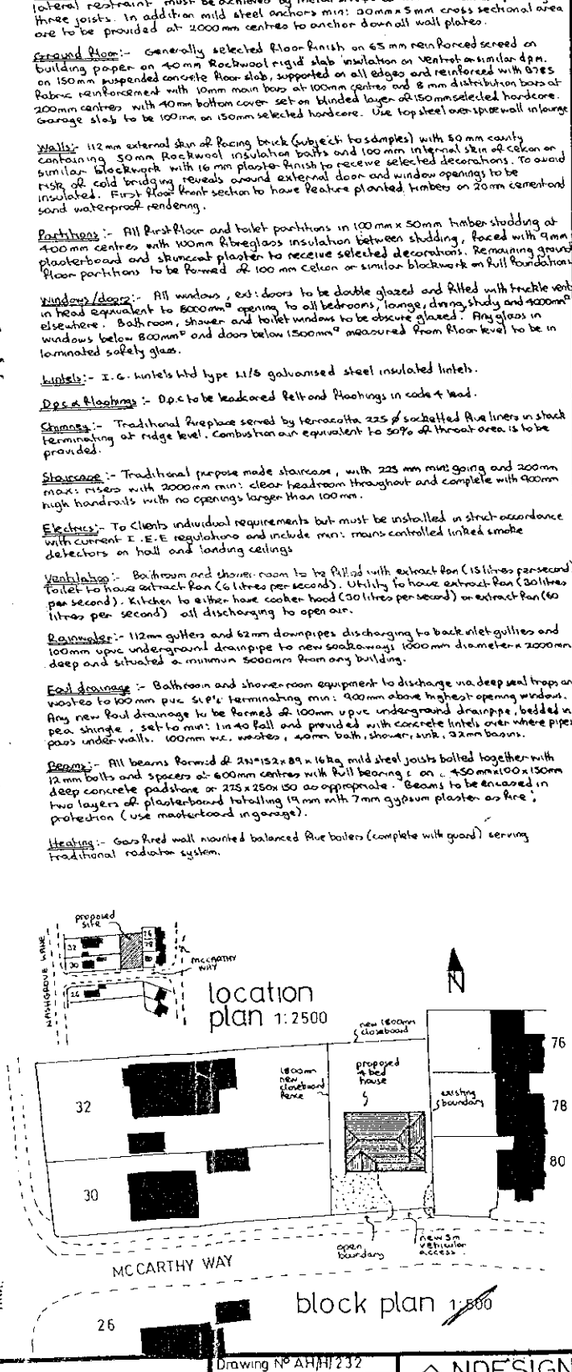
Ventilation :- Bathroom and shower room to be fitted with extract fan (15 litres per second) toilet to have extract fan (6 litres per second). Utility to have extract fan (30 litres per second). Kitchen to either have cooker hood (30 litres per second) or extract fan (60 litres per second) all discharging to open air.

Rainwater :- 112 mm gutters and 62 mm downpipes discharging to back inlet gullies and 100 mm upvc underground drainpipe to new soakaways 1000 mm diameter x 2000 mm deep and situated a minimum 5000 mm from any building.

Foul drainage :- Bathroom and shower room equipment to discharge via deep seal traps and wastes to 100 mm pvc SVP's terminating min: 900 mm above highest opening windows. Any new Raul drainage to be formed of 100 mm upvc underground drainpipe, bedded in pea shingle, set to min: 1 in 40 fall and provided with concrete lintels over where pipes pass under walls. 100 mm wc, wastes, 40 mm bath, shower, sink, 32 mm basins.

Beams :- All beams formed of 254 x 152 x 89 x 16 kg mild steel joists bolted together with 12 mm bolts and spacers at 600 mm centres with Raul bearing ε on, 450 mm x 100 x 150 mm deep concrete padstone or 225 x 250 x 150 as appropriate. Beams to be encased in two layers of plasterboard totalling 19 mm with 7 mm gypsum plaster as fire protection (use masterboard in garage).

Heating :- Gas fired wall mounted balanced flue boilers (complete with guard) serving traditional radiator system.



Revisions:-

Drawing No AH/H/232
Scales 1:50 & ~~1:100~~
Date MARCH 1999

NDESIGN BUILDING PLANS

PROPOSED HOUSE at rear of 30/32 NASHGROVE LANE, FINCHAMPSTEAD, BERKS for MR. L. DEAN.

1/4

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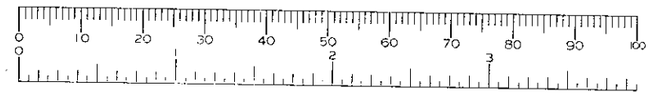

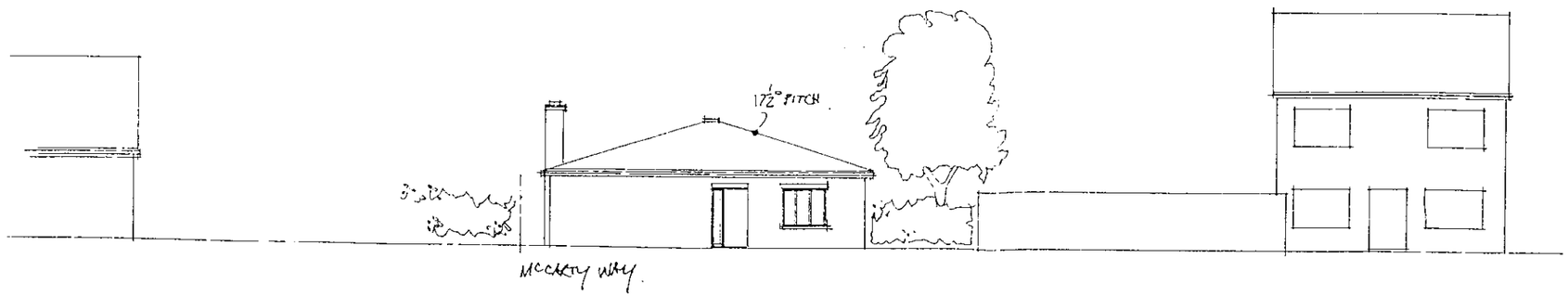

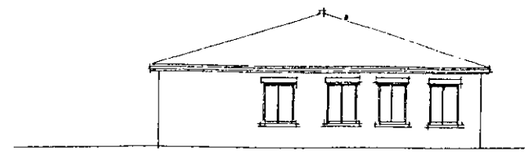

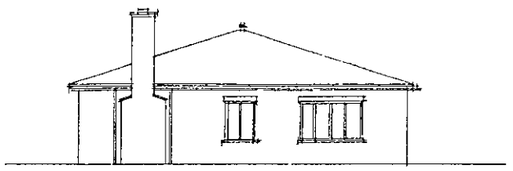

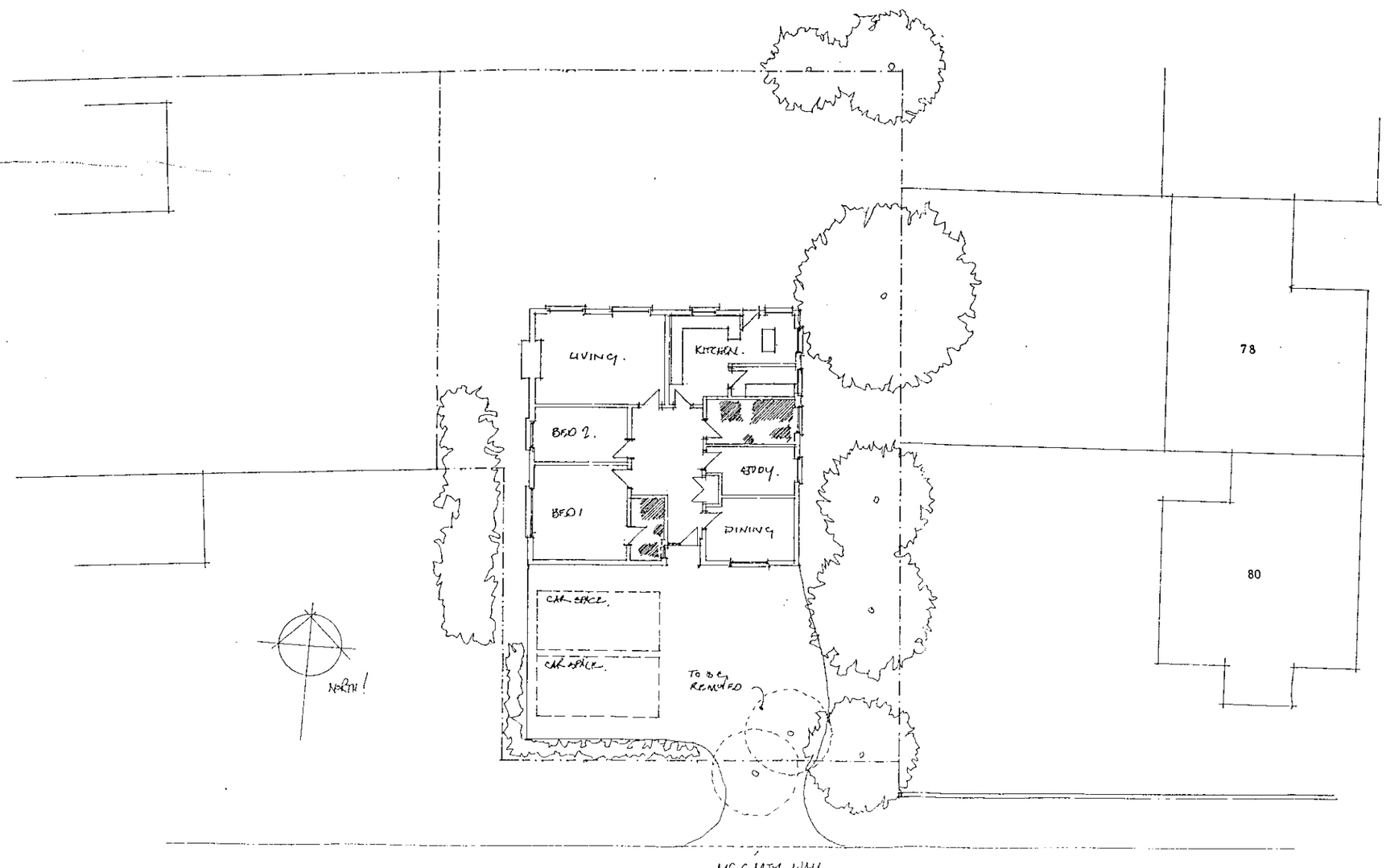

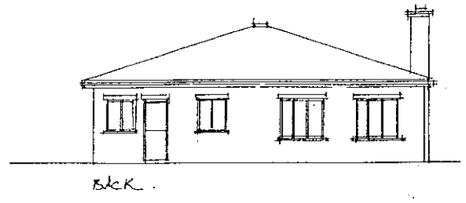

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Job
PLOT ADJOINING
30 32 NASHGROVE LANE
WOKINGHAM

Title
PROPOSED PLAN SITE
LAYOUT AND ELEVATION

Scale	Date	Drawn By
1:100	MAR '01	
Job No	**Drawing No**	**Revision**
2295	04	C

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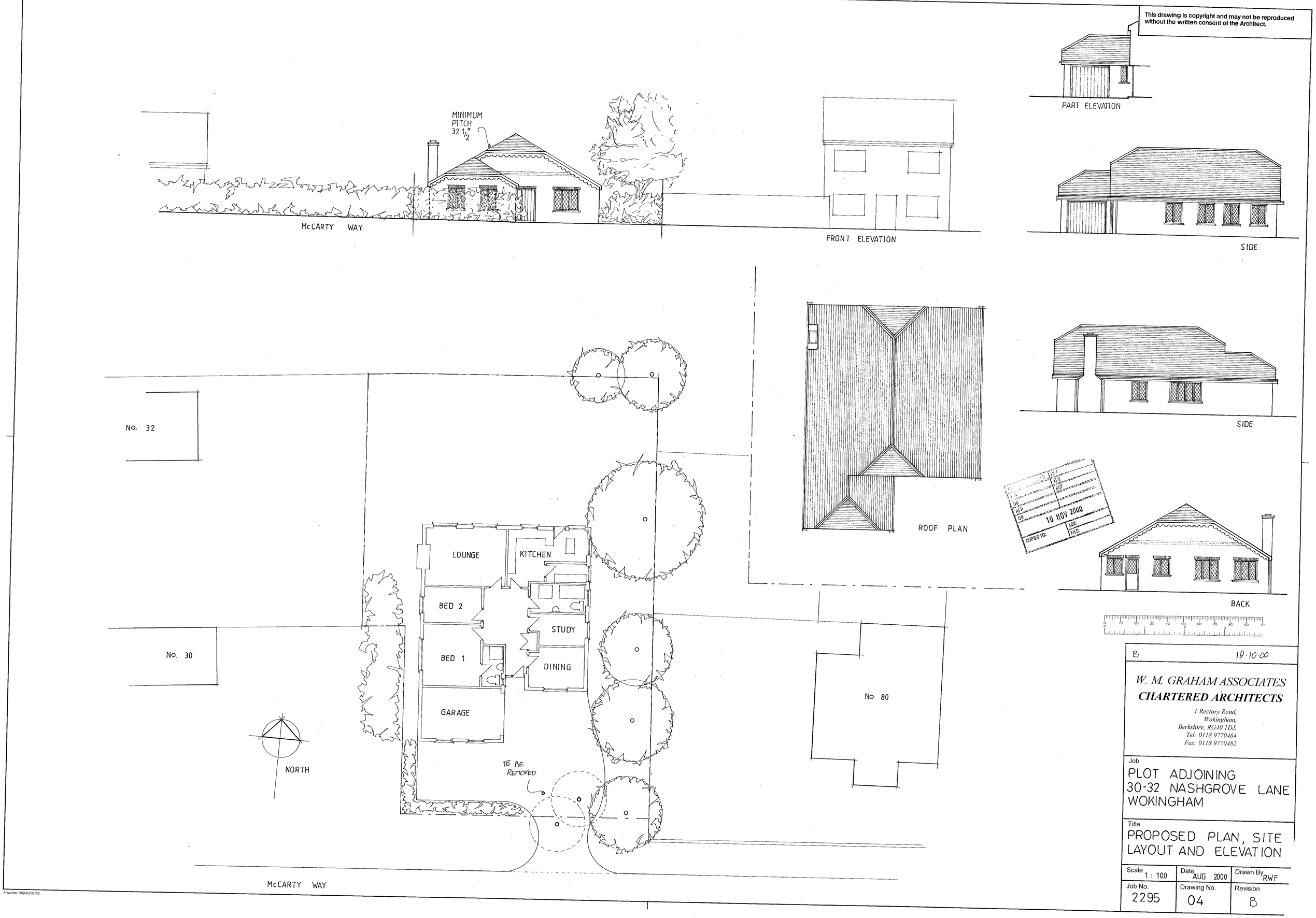

B 19·10·00

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Job
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30-32 NASHGROVE LANE
WOKINGHAM

Title
PROPOSED PLAN, SITE LAYOUT AND ELEVATION

Scale	Date	Drawn By
1 : 100	AUG 2000	RWF
Job No.	**Drawing No.**	**Revision**
2295	04	B

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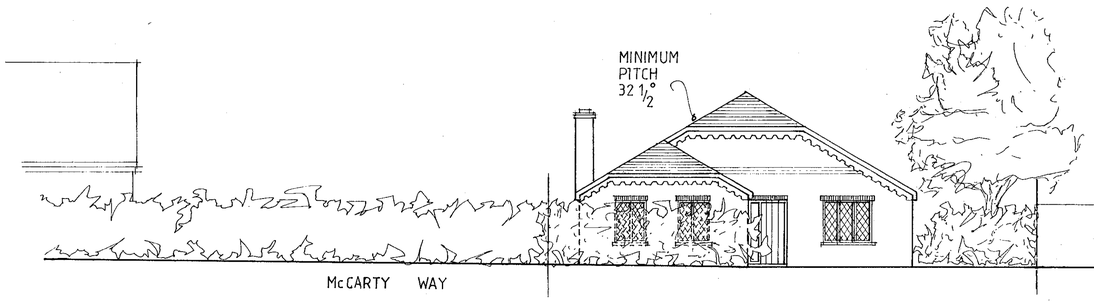

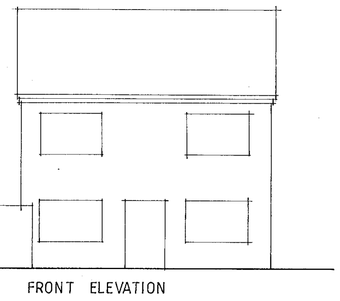
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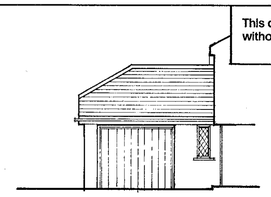
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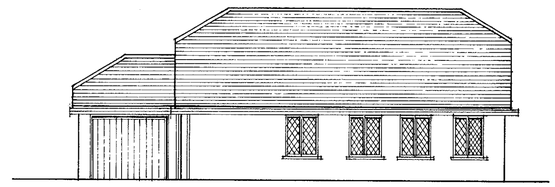
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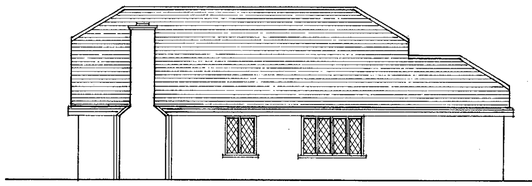
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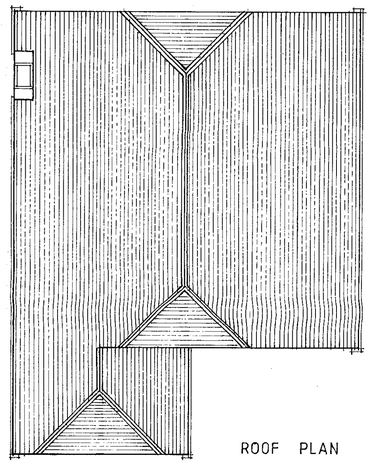
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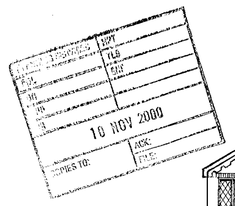

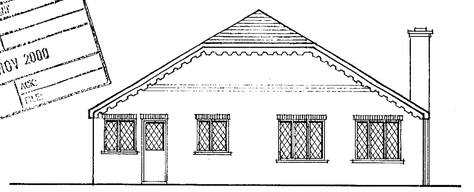
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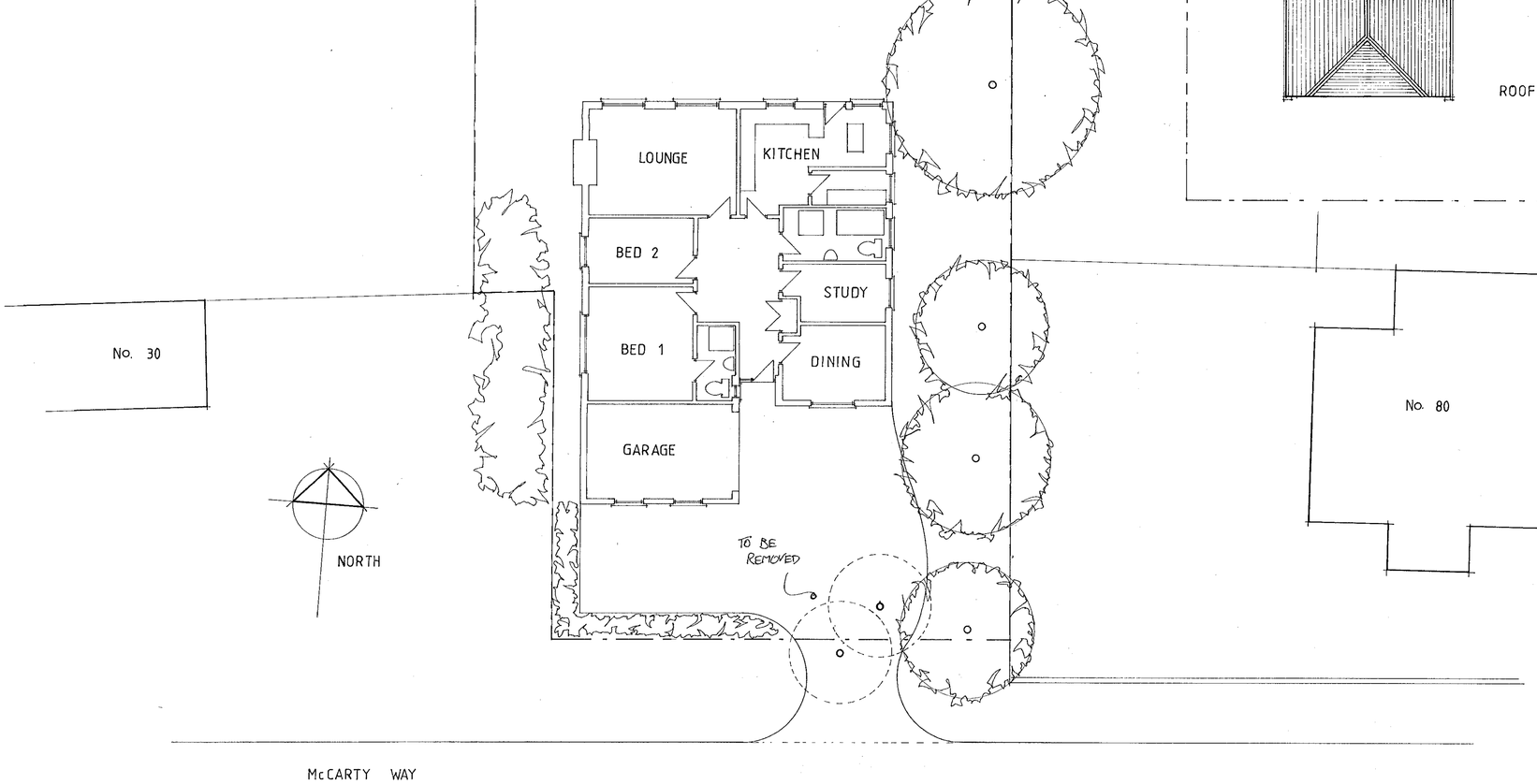

B 19·10·00

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30-32 NASHGROVE LANE
WOKINGHAM

Title
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LAYOUT AND ELEVATION

Scale	Date	Drawn By
1 : 100	AUG 2000	RWF
Job No.	**Drawing No.**	**Revision**
2295	04	B

Artworker 8\S(UK) 00129



Notes
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Site

Revision Details			
E			
D			
C			
B			
A			

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Client
D Dean Esq.

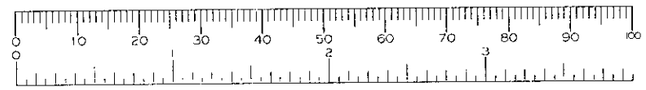
Job Title
Proposed erection of 1no. bungalow

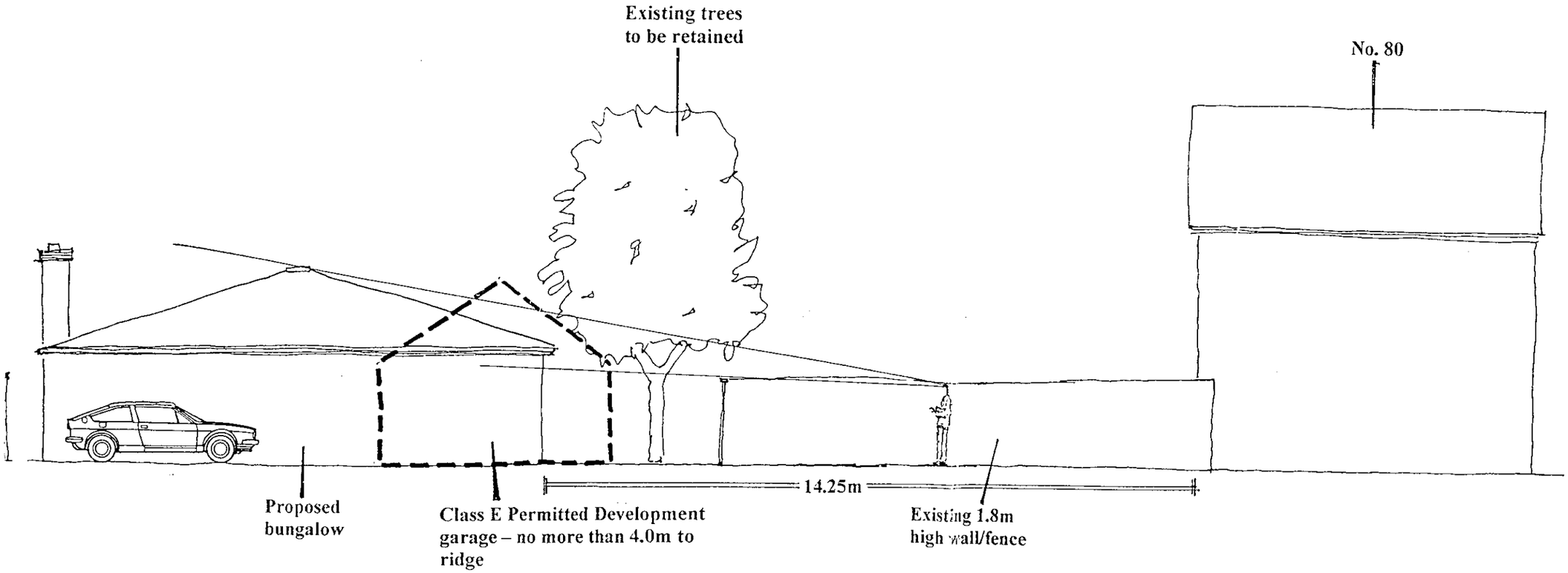
Drawing Title
Site plan

Scale
1:500

Date	Drawn By
March 2001	ML

Drg. No.	Rev.
NL/01/221/02	





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Client
D Dean Esq.

Job Title
Proposed erection of 1no. bungalow

Drawing Title
Line of sight

Scale
1:200

Date
March 2001

Drawn By
ML

Drg. No.
NL/01/221/03

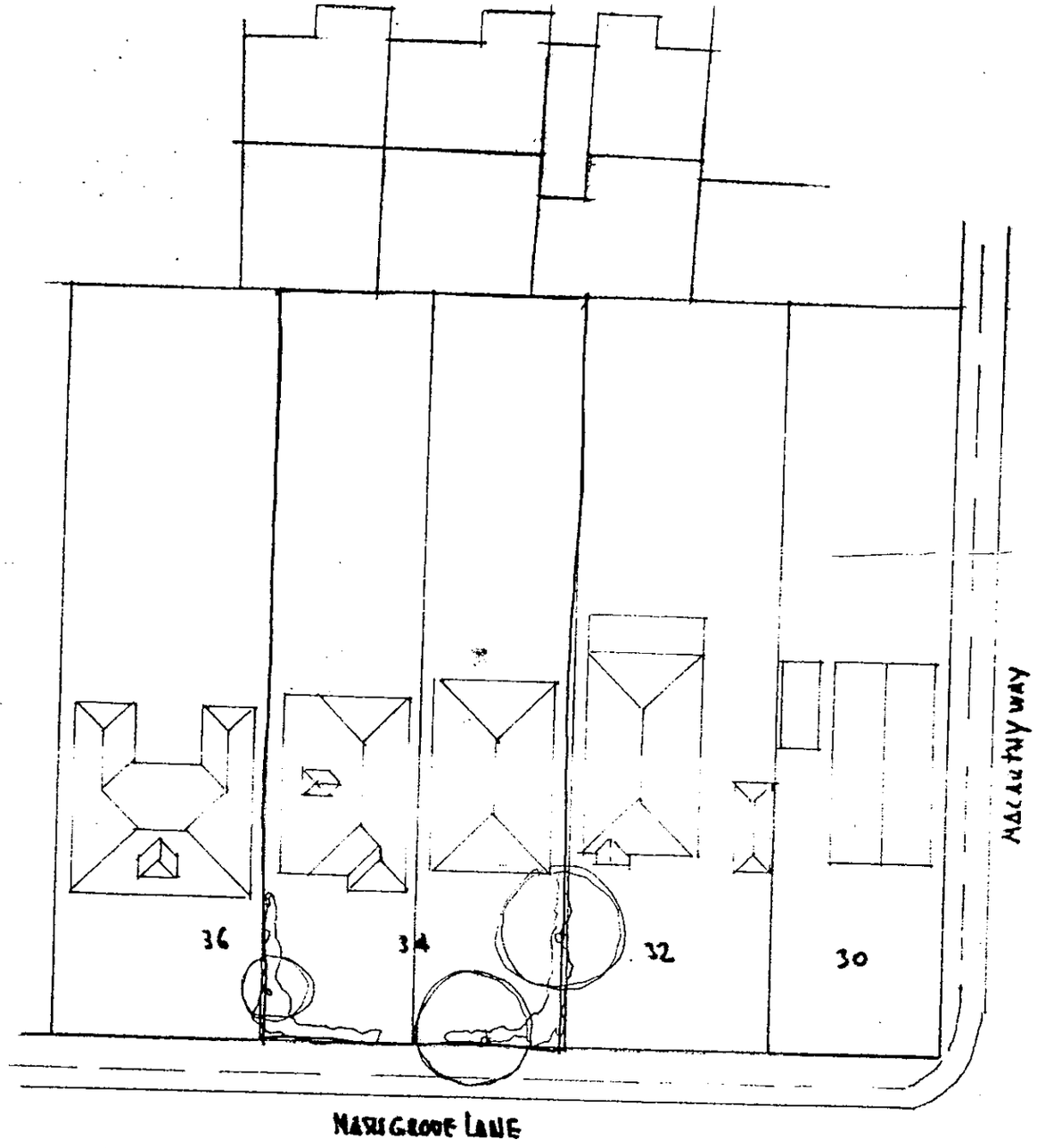
Rev.

3/6

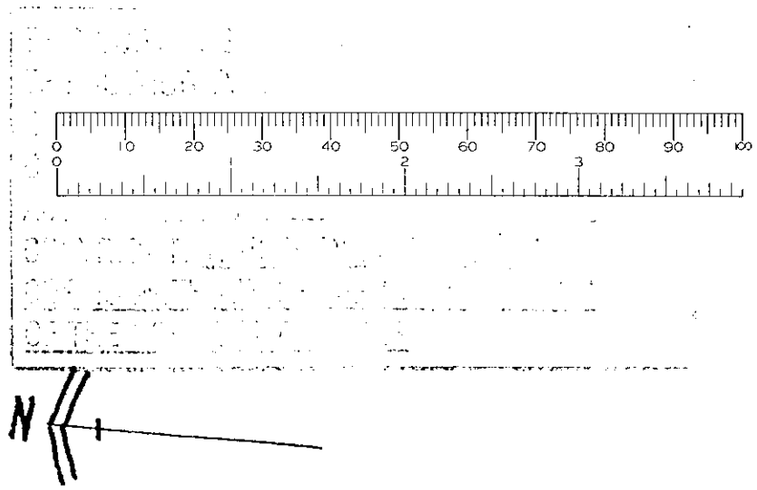
PART 1 REGISTER

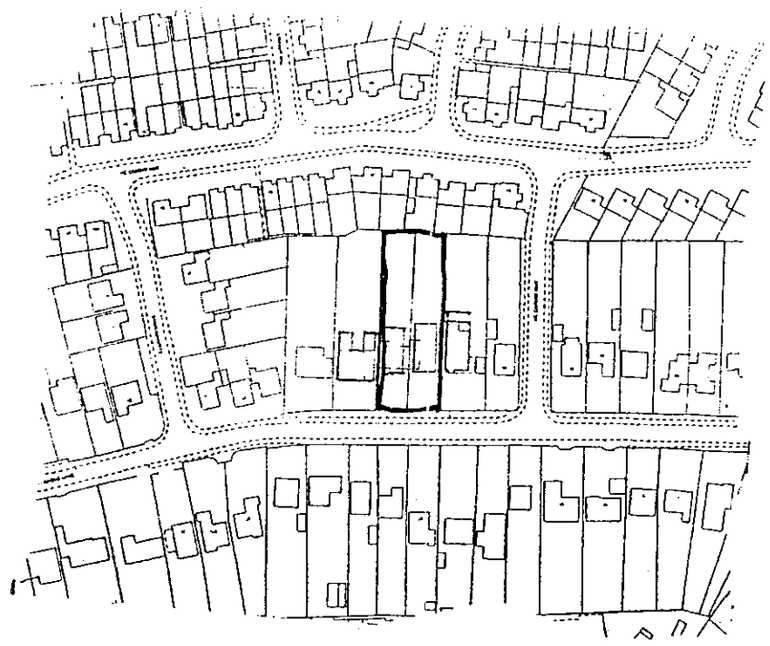
19.FEB.2001* 3418

DELEGATED



SITE PLAN 1:500





LOCATION PLAN 1:2500

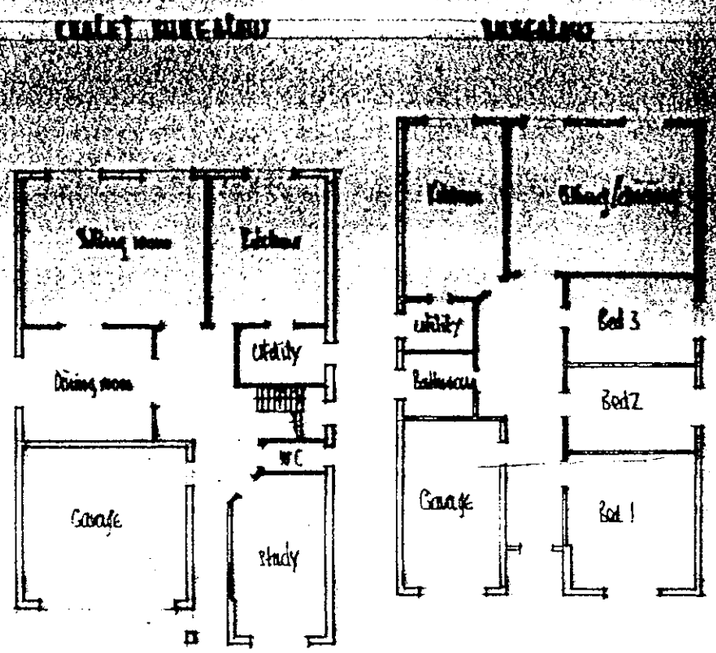
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT
Telephone no: 0118 973 3502 Facsimile no: 0118 973 6290

DRG. NO.: P/00/304/5 SCALE: As shown DATE: 15/02/01

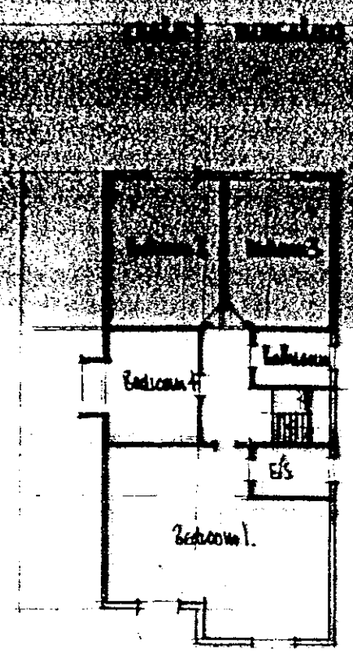
Revisions

1/7

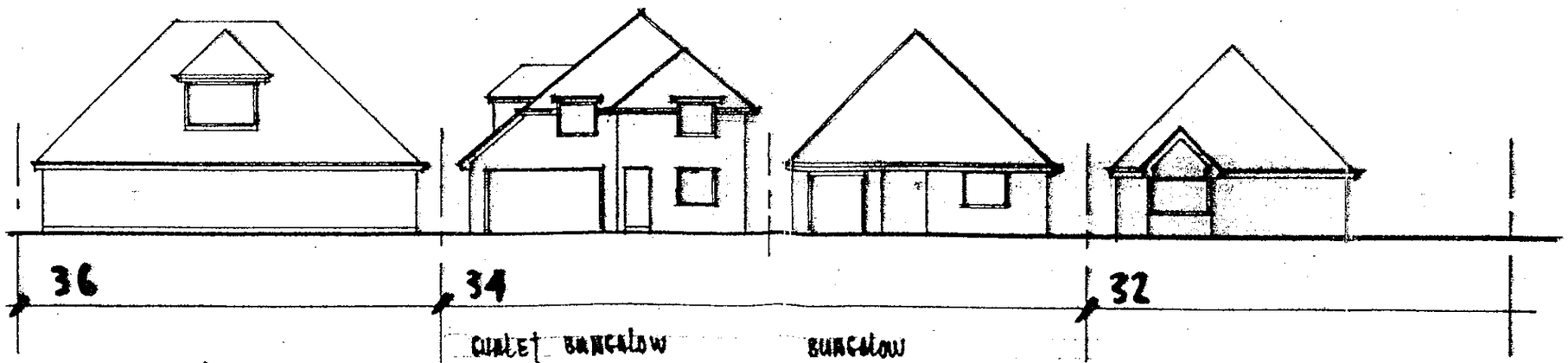
PART 1 REGISTER
RECEIVED
19 FEB 2001 3418



ANTICIPATED GROUND FLOOR LAYOUT 1:200



ANTICIPATED FIRST FLOOR LAYOUT 1:200

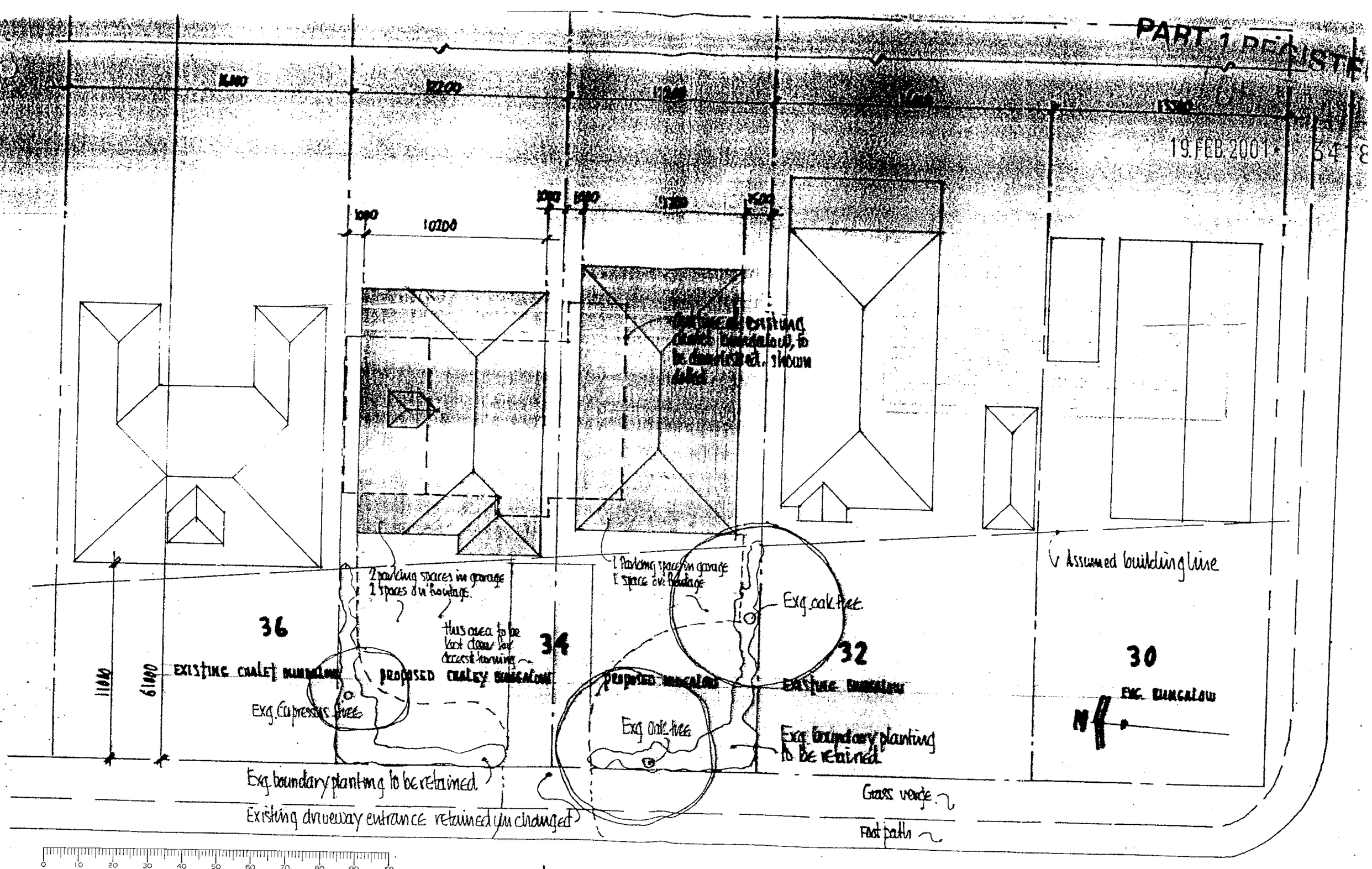


ANTICIPATED STREET SCENE 1:200

PROPOSED REPLACEMENT OF No. 34, NASH GROVE LANE, WOKINGHAM BERKSHIRE, RG40 4UD
WITH 1 No. CUTLET BUNGALOW & 1 No. BUNGALOW

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no. 0118 973 3502. Facsimile no. 0118 973 6290.
DRG. NO. P/00/304/4 .SCALE.: 1:200 . DATE: 14/02/01.
Revisions:

PART 1 REGISTERED
19 FEB 2001
34



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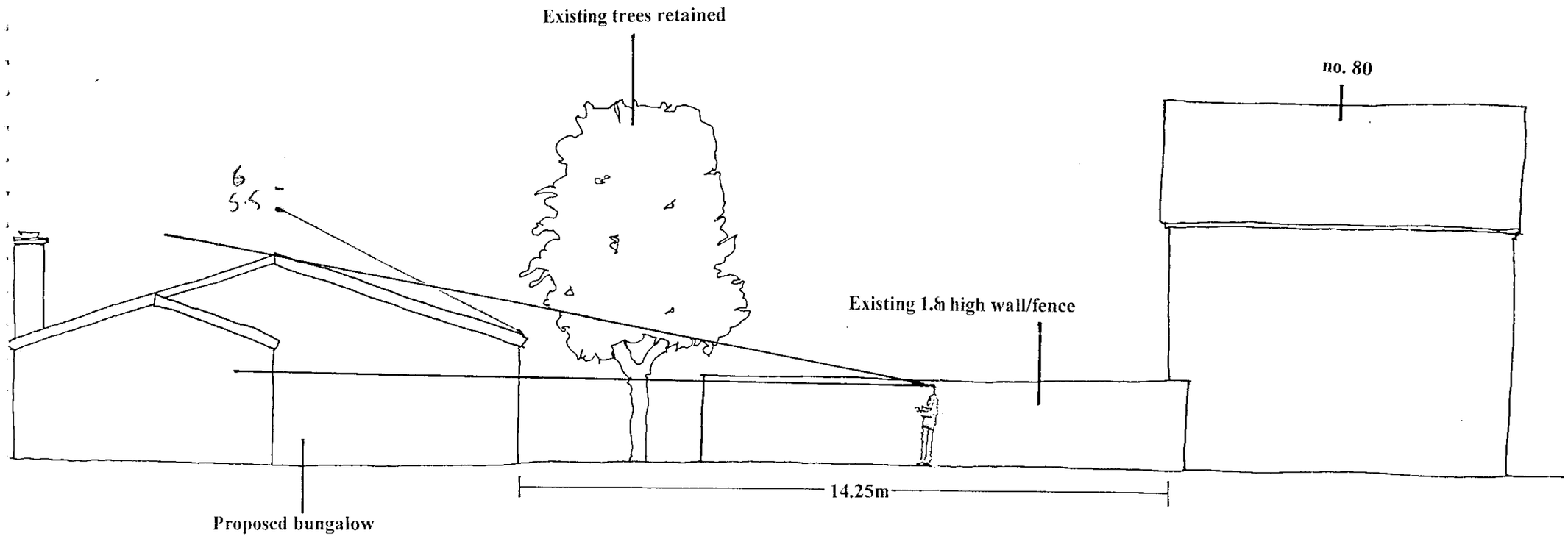
NASH GROVE LANE

PROPOSED REPLACEMENT OF No. 34, NASH GROVE LANE, WOKINGHAM, BERKSHIRE, RG40 4HD WITH 1 No. CHALET BUNGALOW & 1 No. BUNGALOW.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.. 0118 973 3502. Facsimile no.. 0118 973 6290.
DRG. NO.: P/00/304/3 SCALE.: 1:200 . DATE: 14/02/01
Revisions:





Notes
Do not scale except for Planning and Building Regulations purposes.

Revision Details			
E			
D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
D Dean Esq

Job Title
Proposed bungalow

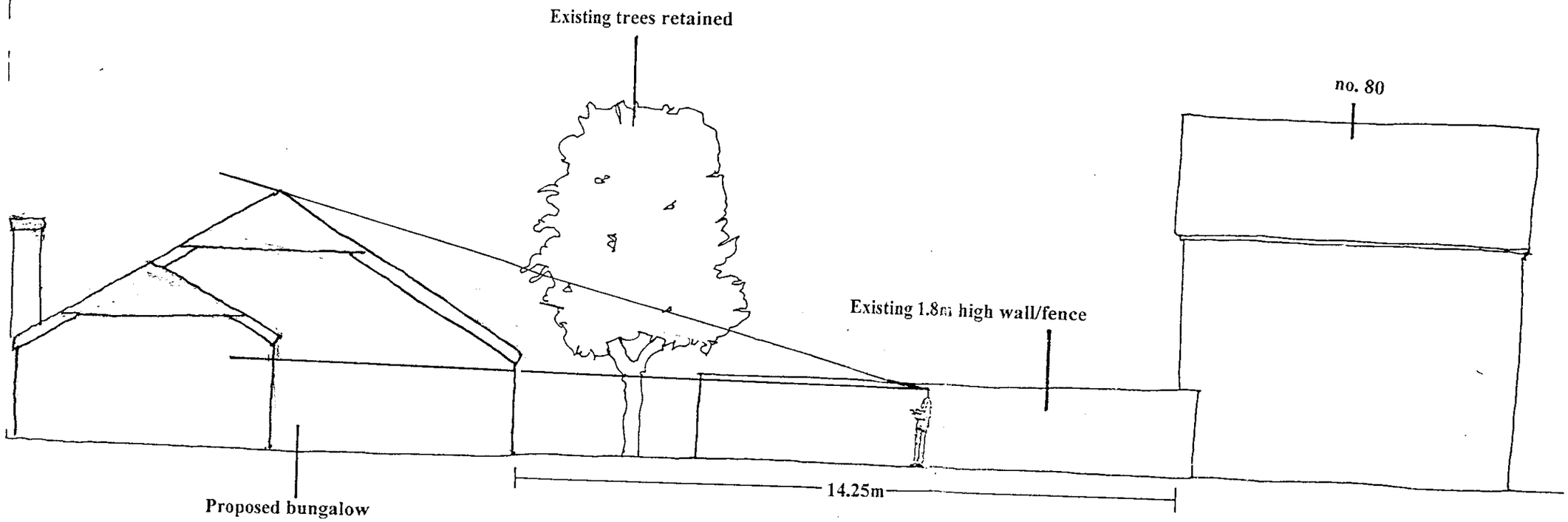
Drawing Title
Line of sight

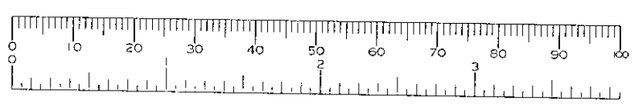
Scale
1:100

Date	Drawn By
April 2001	ML

Drg. No.	Rev.
NL/01/221/04	

3/10





Notes
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Revision Details			
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Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
D Dean Esq

Job Title
Proposed bungalow

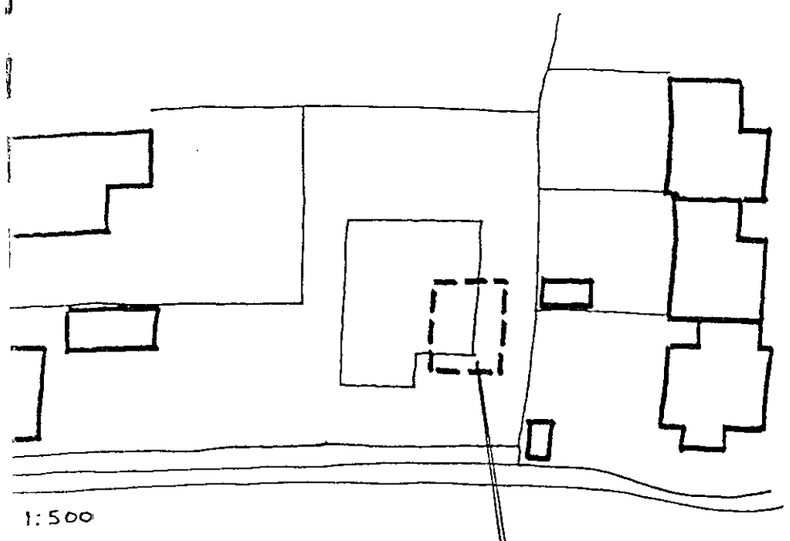
Drawing Title
Line of sight

Scale
1:100

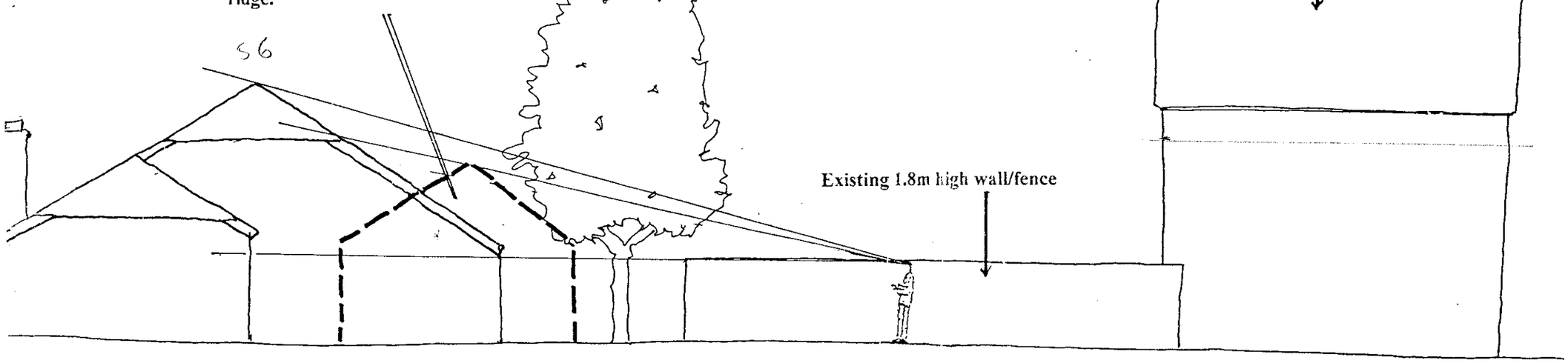
Date	Drawn By
April 2001	ML

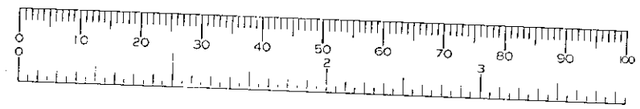
Drg. No.	Rev.
NL/01/221/04	A

3/10



Class E Permitted Development garage – no more than 4.0m to ridge.





Notes
Do not scale except for Planning and Building Regulations purposes.

Revision Details			
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Gregory Gray Associates
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Client
D Dean Esq

Job Title
Proposed bungalow

Drawing Title
Line of sight – Class E building

Scale
1:100

Date
April 2001

Drawn By
ML

Drg. No.
NL/01/221/05

Rev.
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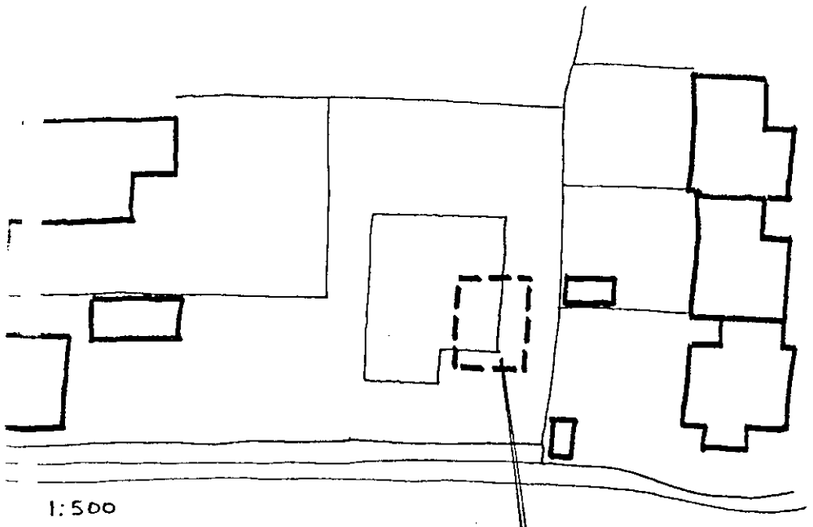

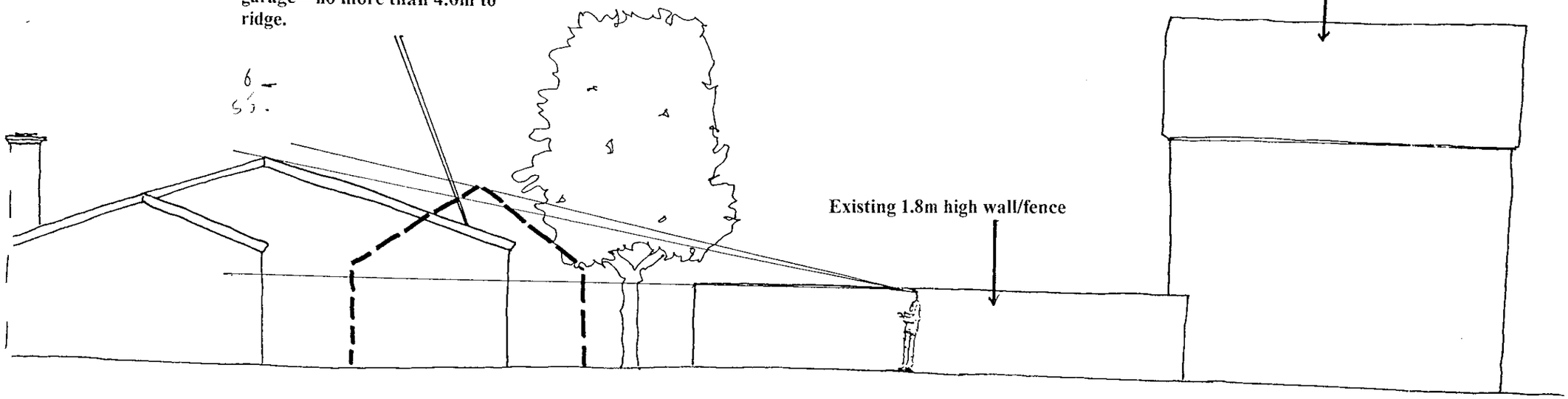

Notes
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Revision Details			
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Chartered Town Planning Consultants
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Client	D Dean Esq
Job Title	Proposed bungalow
Drawing Title	Line of sight – Class E building
Scale	1:100
Date	April 2001
Drawn By	ML
Drg. No.	NL/01/221/05
Rev.	

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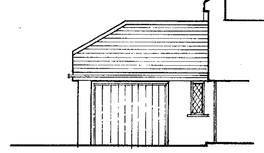

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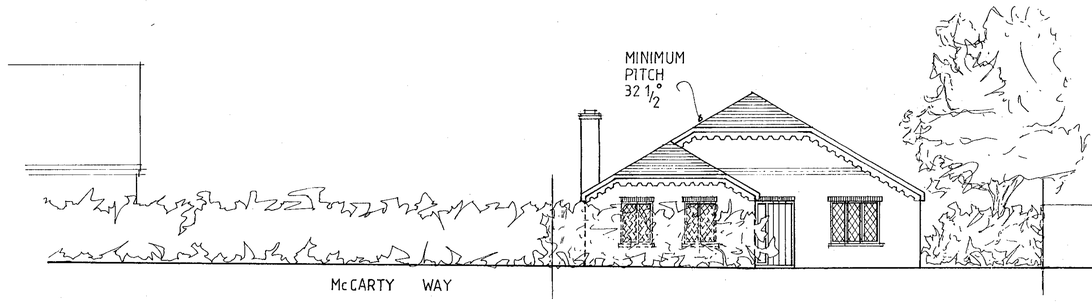

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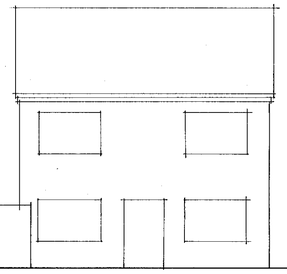

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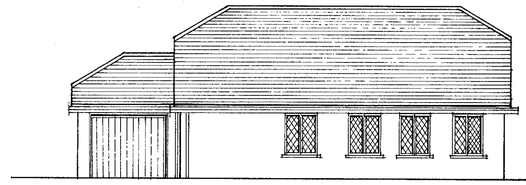

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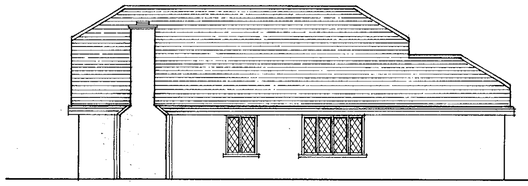

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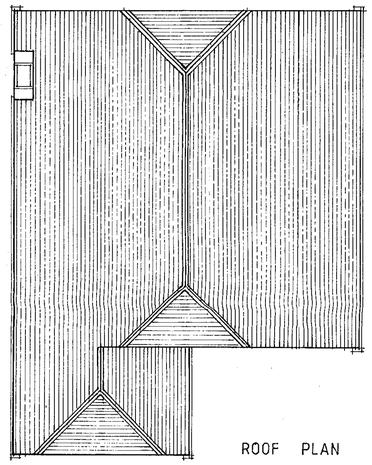
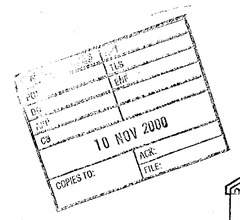
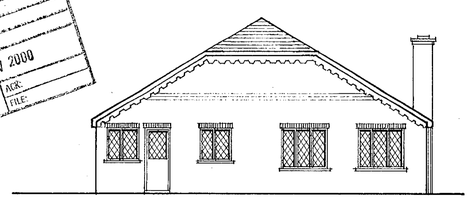


ROOF PLAN





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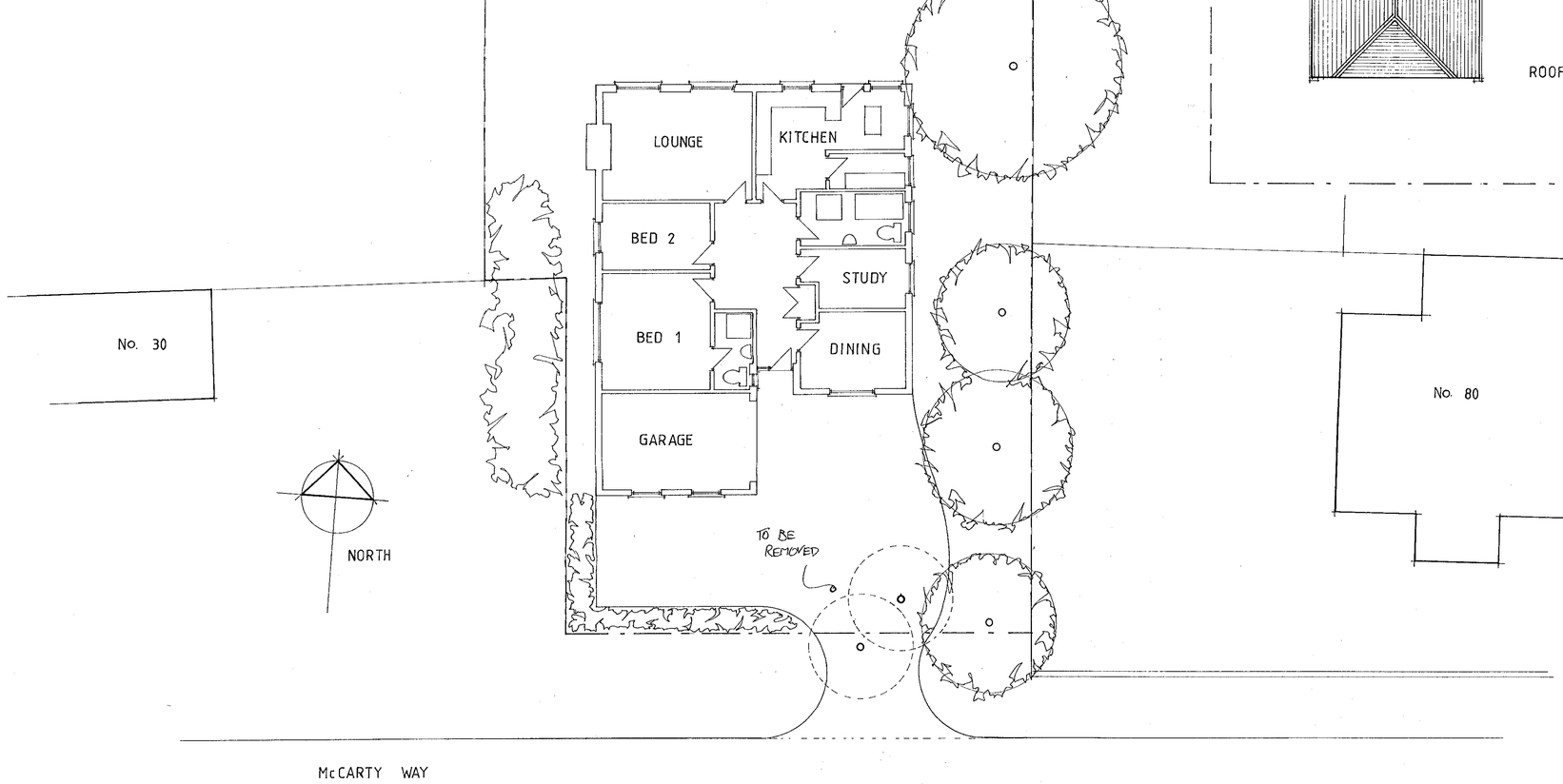

B 19.10.00

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CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
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Tel: 0118 9770464
Fax: 0118 9770482

Job
PLOT ADJOINING
30-32 NASHGROVE LANE
WOKINGHAM

Title
PROPOSED PLAN, SITE
LAYOUT AND ELEVATION

Scale	Date	Drawn By
1 : 100	AUG 2000	RWF
Job No.	Drawing No.	Revision
2295	04	B