30/4

APPLICATION NO:
F/2002/6185

LOCATION:
6 Wickford Way, Lower Earley Reading.

APPROVED

APPLICANT:
Mr D Faherty

PROPOSAL:
Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.

EARLIEST DATE FOR DECISION: **26/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
16/05/2002

CASE OFFICER: **Louise Smith**

136

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Faherty
6 Wickford Way
Earley
Reading
Berks
RG6 4HP

Application Number: F/2002/6185

Parish: **EARLEY**

Location: **6, Wickford Way, Lower Earley, Reading.**

Proposal: **Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.**

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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

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.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	6/85 LS
BUILDING CONTROL NUMBER	BP 2002/2878
APPLICANT/~~AGENT~~	Mr D. Faherty.
ADDRESS OF SITE	6. Wickford Way Lower EARLSY
DESCRIPTION OF PROPOSED WORK	S/S side ext + loft conversion with velux windows + window in end elevation

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd. 15/3/02	rec'd 21/3/02
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/5/02	

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	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6185

Applicant : Mr D Faherty .

Location : 6, Wickford Way, Lower Earley, Reading.
Proposal : Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/4/2

Date of Neighbour Notifications : .....

Date of Site Visit : 3/4/2.....

Date Registered : 21/03/2002

Earliest Date for Decision : 26/04/2002

Latest Consultation Date/Site Notice Expiry Date : 26/04/2002

This application will have expired on: 16/05/2002. 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 :
Highways - conditional approval.
Parish Council - no objection

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Character of Street Scene.
Parking Provision

Application Number: F/2002/6185

Appraisal :

The site is a detached dwelling with integral garage, situated within the identified settlement boundary of Lower Earley. This application proposes a single storey side extension and loft conversion with velux windows in the rear and window in the side elevation. The side extension would be stepped back 2.1m from the front and 0.75m from the back of the dwelling, projecting a maximum of 2.35m to the West of the property with a flat roof (2.75m high).

Impact on neighbouring properties:

The extension would be less than 0.1m from the side boundary with No. 5. This neighbour has no side elevation windows and has a shed located to this side boundary (c. 2.4m high). Therefore no adverse impacts are considered for No 5 in terms of overshadowing, overbearing or overlooking.

The proposed window in the West facing elevation of No 6 would only overlook a windowless wall of the neighbouring property.

There is a distance of 25m from the rear of No 6 to the property on Tiptree close behind, therefore no overlooking is envisaged for the proposed roof velux windows.

Impact on character of the street scene:

Although flat-roofed, the single storey side extension would not be highly visible on the street scene due to the narrow gap between the front of No's 5 and 6. Furthermore, due to the scale of the proposed development there would still be an impression of open space maintained between these dwellings. (*)

Parking Provision:

The parking scheme for this new 5-bedroom property would meet Council standards and therefore Highways have conditionally approved this application accordingly.

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

(*) The parking plan for this scheme means that part of the existing front garden would need to be converted to hardstanding. However, there would still be sufficient garden space to the front so as not to detract from the character of the street scene.

Application Number F/2002/6185
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	delete 'and turning space' x 2'

RECORD OF SITE VISIT

SITE ADDRESS: 6 Wickford Way
Lower Earley Reading.

APPLICATION NUMBER: F/2002/6185

OFFICER: Louise Smith

DATE OF SITE VISIT: 8/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - Post in front gdn

2. DESCRIPTION OF SURROUNDINGS
Residential cul-de-sac - family modern estate - same unity in housing design - mock Tudor style design.
2 Storey - detached dwellings integral ggs (some detached).
redbrick - + timber work

3. DESCRIPTION OF SITE/BUILDING
Detached - integral ggs.

small outbuilding to rear curtilage

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set to similar front level as No 5, set back from No 7.
Garage align boundary at front.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 3.

LEVELS rise to rear of property c. 0.5m.

BOUNDARY TREATMENT Sides 2m cb fence, rear 2m cb fence (some trees to rear within curtilage of property behind

OTHERS
No side elevation - windows (g/f. / f/f) in No 5. it has outbuilding to this side boundary (shed) pitched roof eaves 2m + ridge 2.5m.

No 8 - rear conservatory.

would still be impression of openspace maintained between dwellings

FROM: Louise Smith

DATE: 02 April 2002

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | REF
POL | DES
DC | ENF
APP
CS
22 APR 2002
COPIES TO | ACK

Application Number: F/2002/6185

Proposal: Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation..

Site Address: 6, Wickford Way, Lower Earley, Reading.

Applicant: Mr D Faherty .

Your observations are required in respect of this application **by 26/04/2002** .

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

Date: 16 April 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6185

Location: 6, Wickford Way, Lower Earley, Reading.

Proposal: Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation..

Applicant: Mr D Faherty.

Case Officer: Louise Smith

The new plans show the following: Revised parking plan.

Comments are required by 23/04/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

C122, R122.

AC 17/04/02.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 02 April 2002

Application Number: F/2002/6185

Proposal: Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.

Parish: EARLEY TOWN

Site Address:
6, Wickford Way, Lower Earley, Reading.

Applicant:
Mr D Faherty .

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).

Comment.

A more detailed parking plan has been requested showing a total of 3 car parking spaces. (1:200).

Currently 2 spaces for 4 bedrooms.
Therefore recommend 3 spaces for 5 bedrooms.

Signed: _____ **Print name:** Adam 8/4/02.

Environmental Services

For office use only. Application number: 21.MAR2002* 6185

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR D FAHERTY 6 WICKFORD WAY LOWER EARLEY READING RG6 4HP 0118 986 7912
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY SIDE EXTENSION PLUS LOFT CONVERSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EXISTING UNDER MINERAL CHIPPNGS ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☒ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1764

ADDRESS 6 WICKFORD WAY

PARISH ~~SHANKILL~~ EARLEY 1.4.86

PLOT No. 34 AREA FF LOWER EARLEY

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23086	BOVIS	DET. HOUSE & GARAGE	7.3.85	CIA
AR24412	"	"	26.4.85	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Application Number : F/2002/6185	**Map No :** 65
Case Officer : LS	**Site Area :** 0.03
Valid Date : 21/03/02	**Received Date: 21/03/2002**

Level : Delegated Application

Description : Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.

Location : 6, Wickford Way, Lower Earley, Reading.

Parish : EA **Ward : RED**

Applicant : Mr D Faherty .

Fee Required: £95 **Fee Received: £95** (1)

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	Show 4 parking spaces	2/04	
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

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

Tel: (0118) 974 6463

Date: 02 April 2002

My ref: F/2002/6185

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6185
6, Wickford Way, Lower Earley, Reading.
Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6185**
6, Wickford Way, Lower Earley, Reading.
Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

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

Tel: (0118) 974 6463

Date: 02 April 2002

My ref: F/2002/6185

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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

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6, Wickford Way, Lower Earley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6185**
6, Wickford Way, Lower Earley, Reading.
Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6463

Date: 02 April 2002

My ref: F/2002/6185

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6185
6, Wickford Way, Lower Earley, Reading.
Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6185**
6, Wickford Way, Lower Earley, Reading.
Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

Received by Wokingham District Council

Application No: F/2002/6185

PROPOSAL:
Proposed single storey side extension to dwelling plus loft conversion with velux windows and window in end elevation.

LOCATION:
6, Wickford Way, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/6185 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/04/2002. 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.

Trevor Watson
Development Control Manager
02 April 2002

Organisation_Name	Building_Name	address1	Postcode
		15WICKFORD WAYREADING	RG6 4HP
		16WICKFORD WAYREADING	RG6 4HP
		5WICKFORD WAYREADING	RG6 4HP
		6WICKFORD WAYREADING	RG6 4HP
		7WICKFORD WAYREADING	RG6 4HP
		10TIPTREE CLOSEREADING	RG6 4HS
		12TIPTREE CLOSEREADING	RG6 4HS
		14TIPTREE CLOSEREADING	RG6 4HS

Neighbour consultation list

F/2002/6185

6185

Environmental Services

For office use only.
Application number: 21.MAR2002* 6185

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR D FAHERTY 6 WICKFORD WAY LOWER EARLEY READING RG6 4HP 0118 986 7912
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION PLUS LOFT CONVERSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EXISTING UNDER MINERAL CHIPPNGS ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☒ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1764

ADDRESS 6 WICKFORD WAY

PARISH ~~SUNNINGDALE~~ EARLEY 1.4.86

PLOT No. 34 AREA FF LOWER EARLEY

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23088	BOVIS	DET. HOUSE & GARAGE	7.3.85	CIA
BR24412	"	"	26.4.85	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

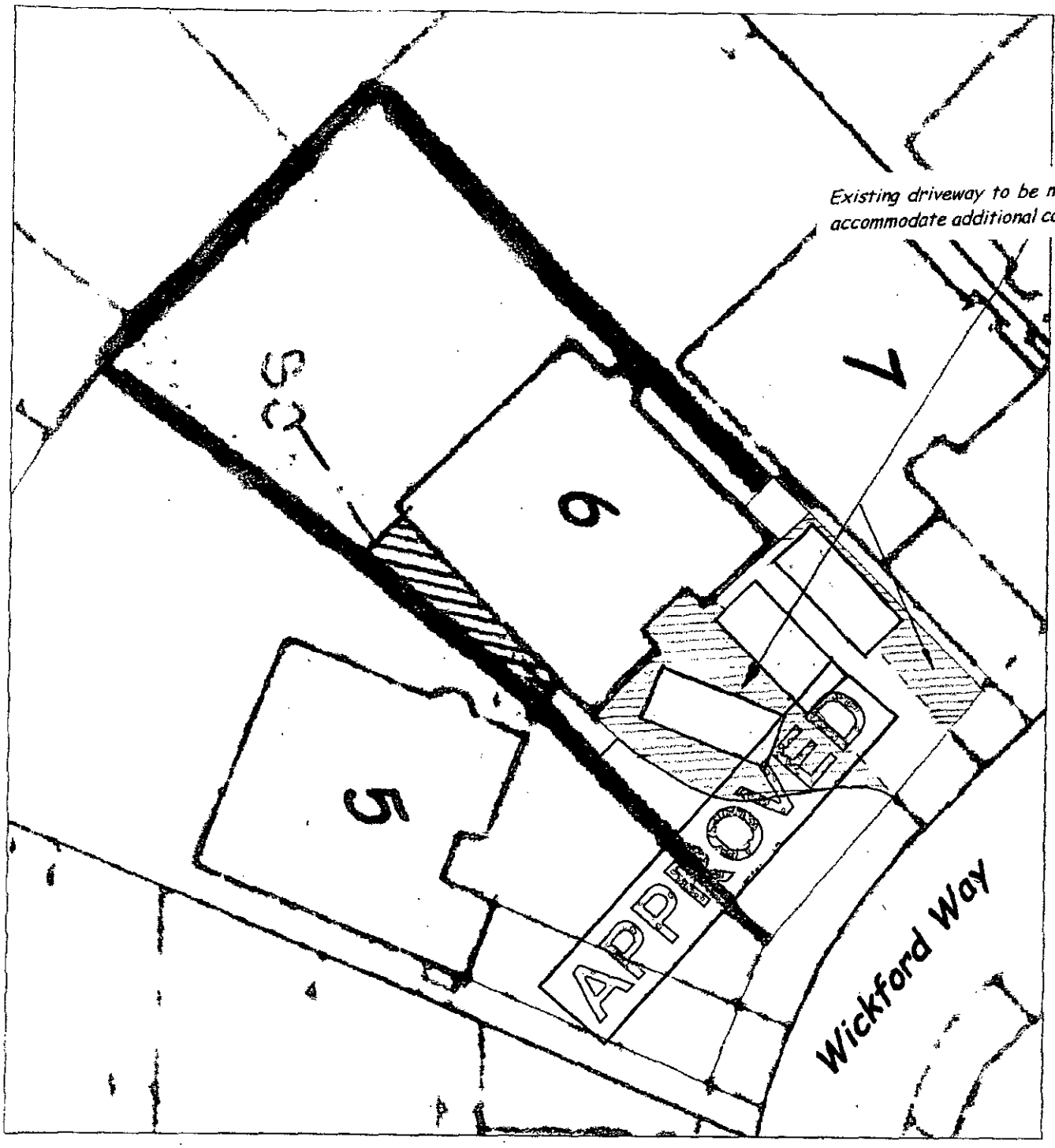
21.MAR2002* 6185



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Development Control Section, Environmental Services, Wokingham District Council.
27 March 2002 Scale: 1 : 1250

N
W E
S



BLOCK PLAN 1:200

PLANNING SERVICES	HPT
POL	ILS
DC	ENF
ART	
GIS	

15 APR 2002

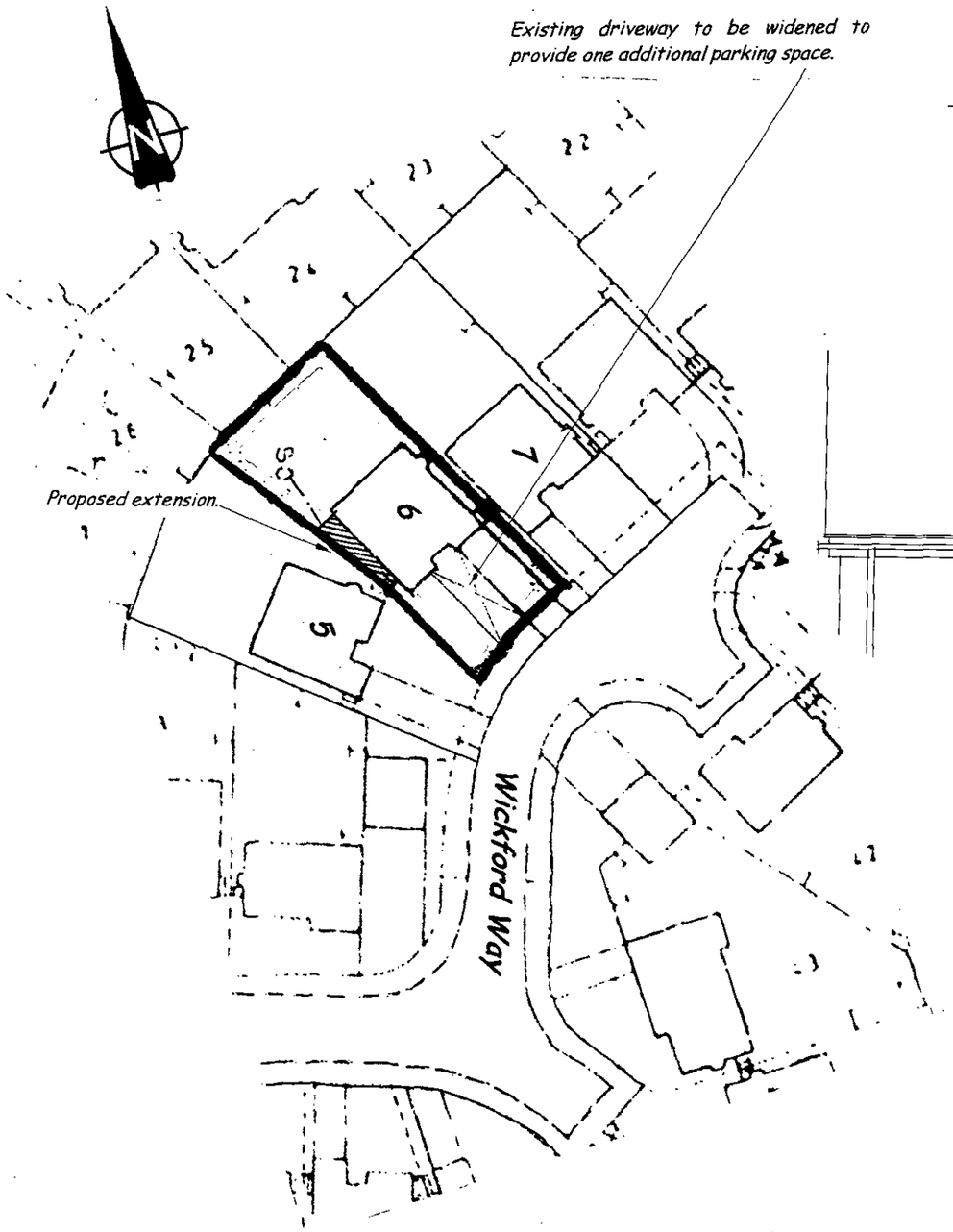
REVISED PLAN

REVISED PLAN

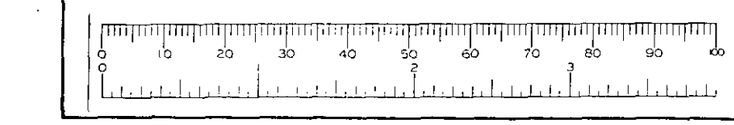
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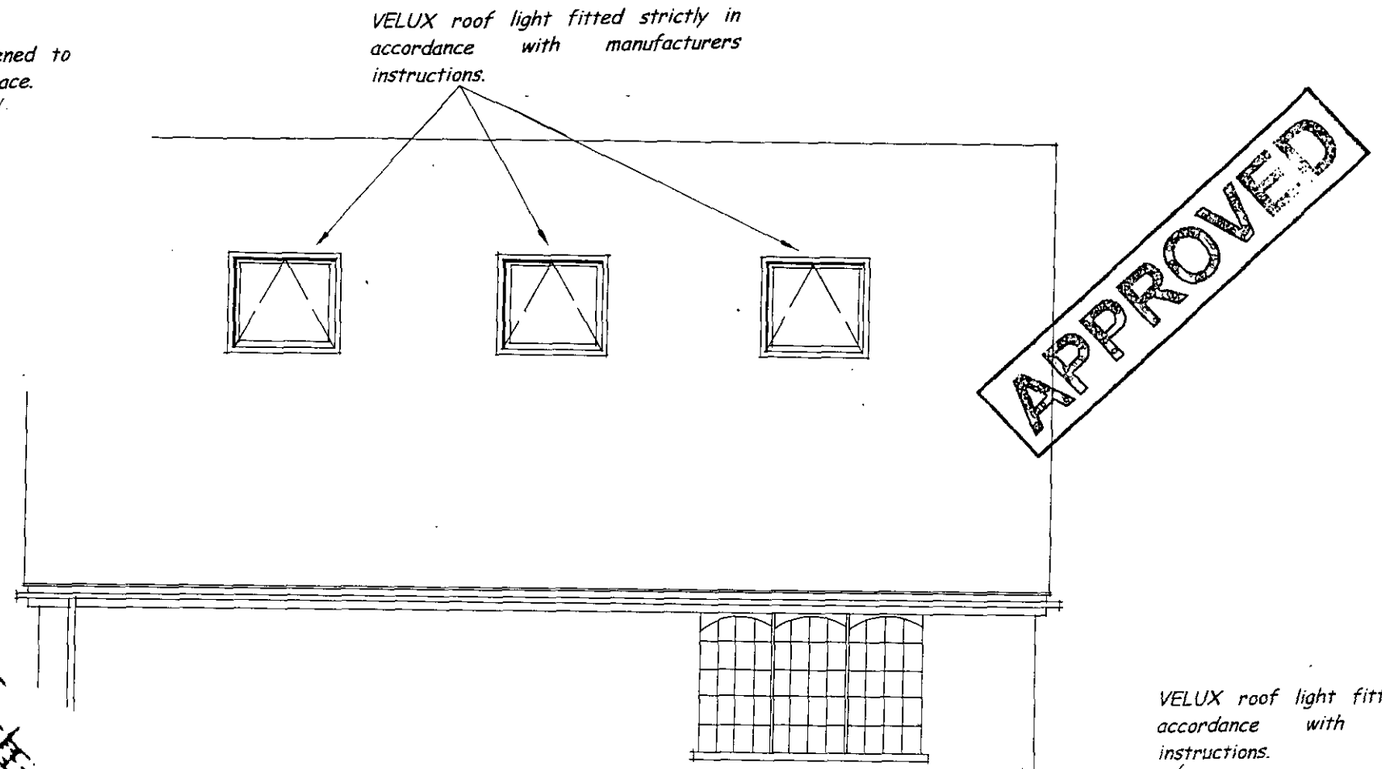
6185

BUILDING CONTROL
APP. 12 APR 2002 AB
BP|2002|2878

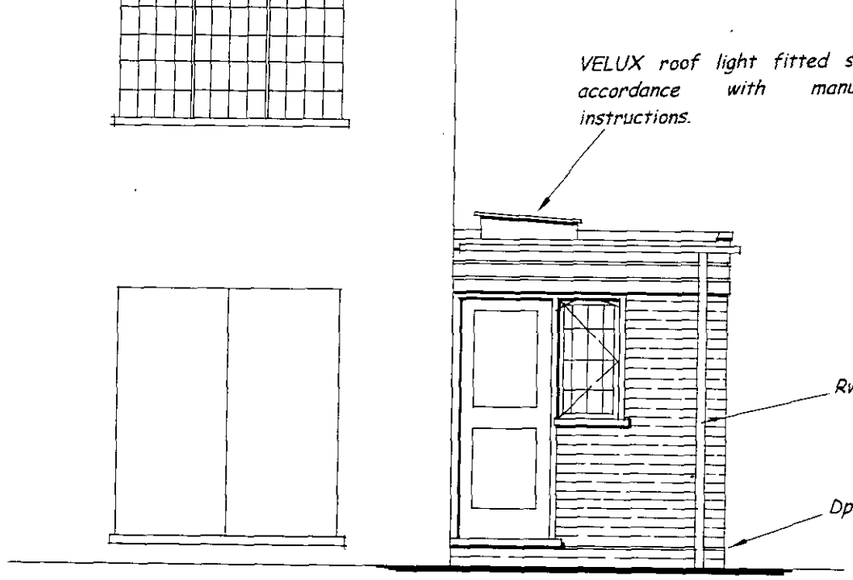


SITE PLAN 1:500





APPROVED

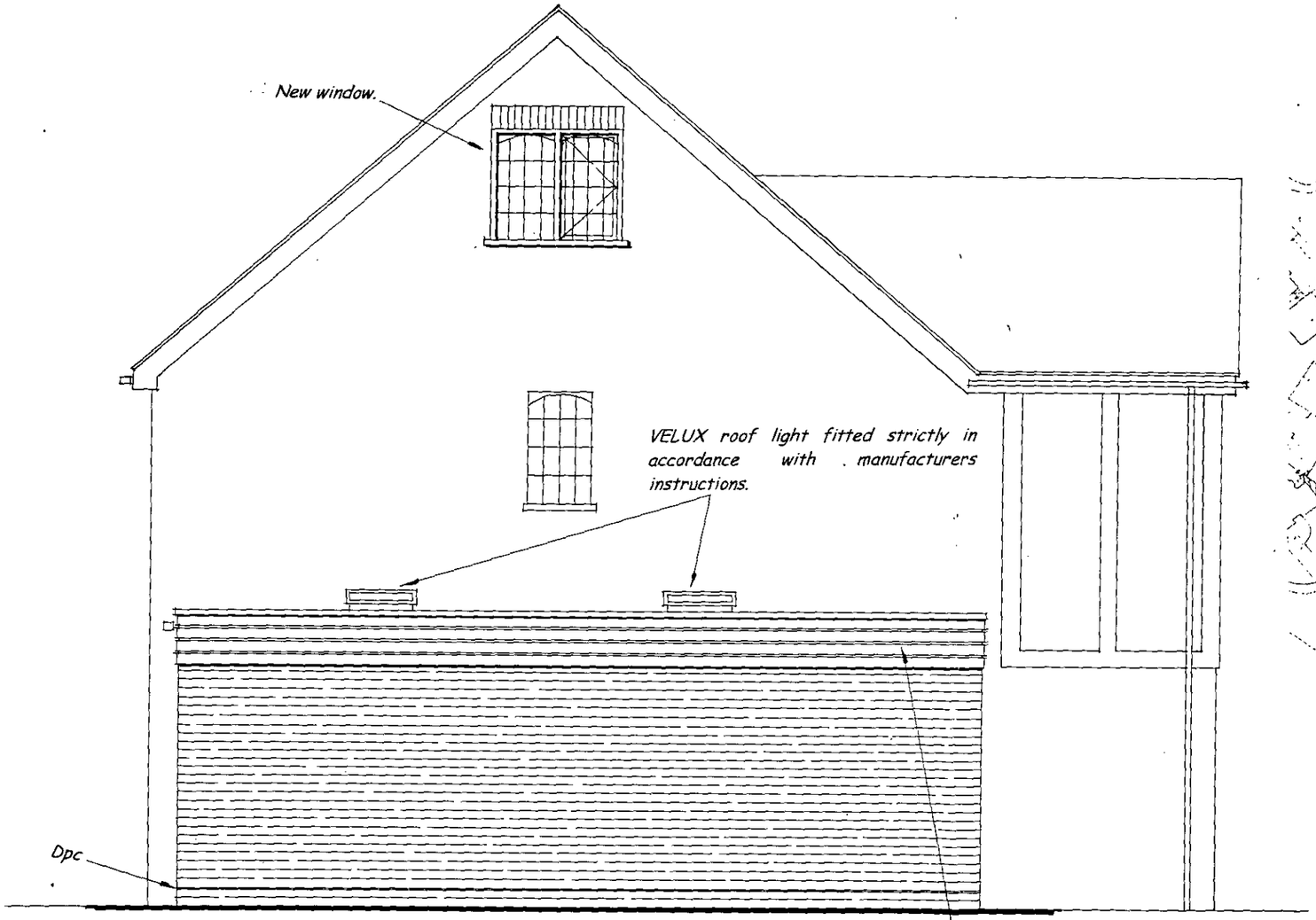


REAR ELEVATION

Scale 1:50

9 20/5/02

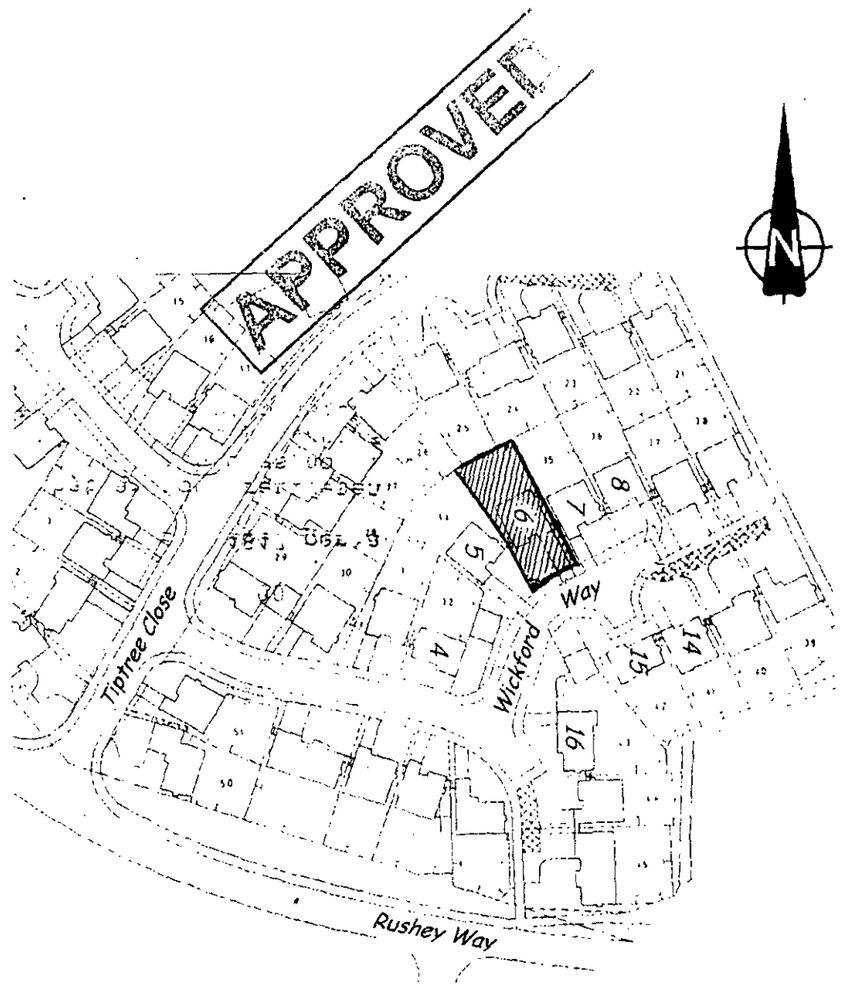
21.MAR2002* 6185



SIDE ELEVATION

Scale 1:50

APPROVED

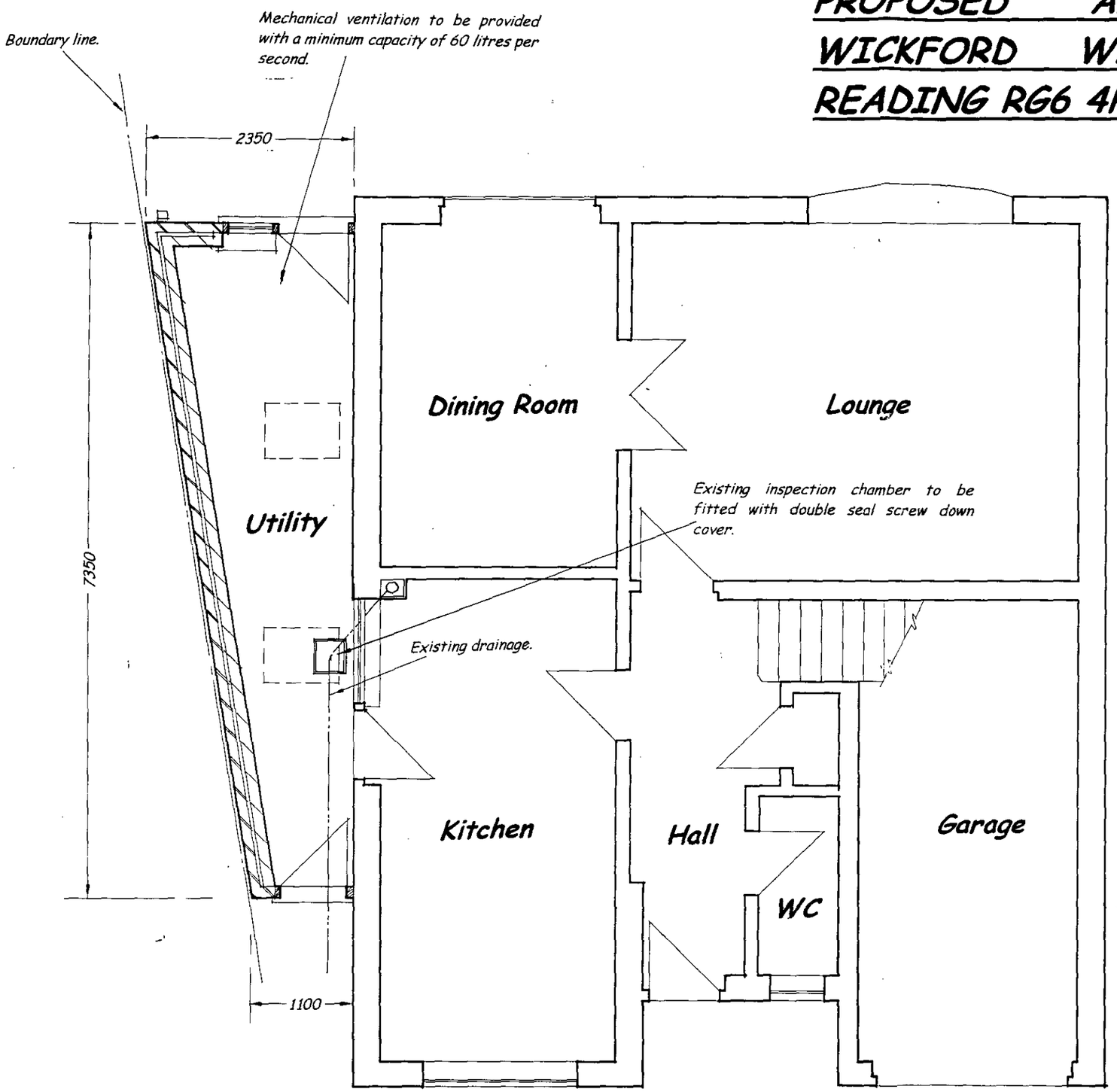


LOCATION PLAN 1:1250

D 20/5/02

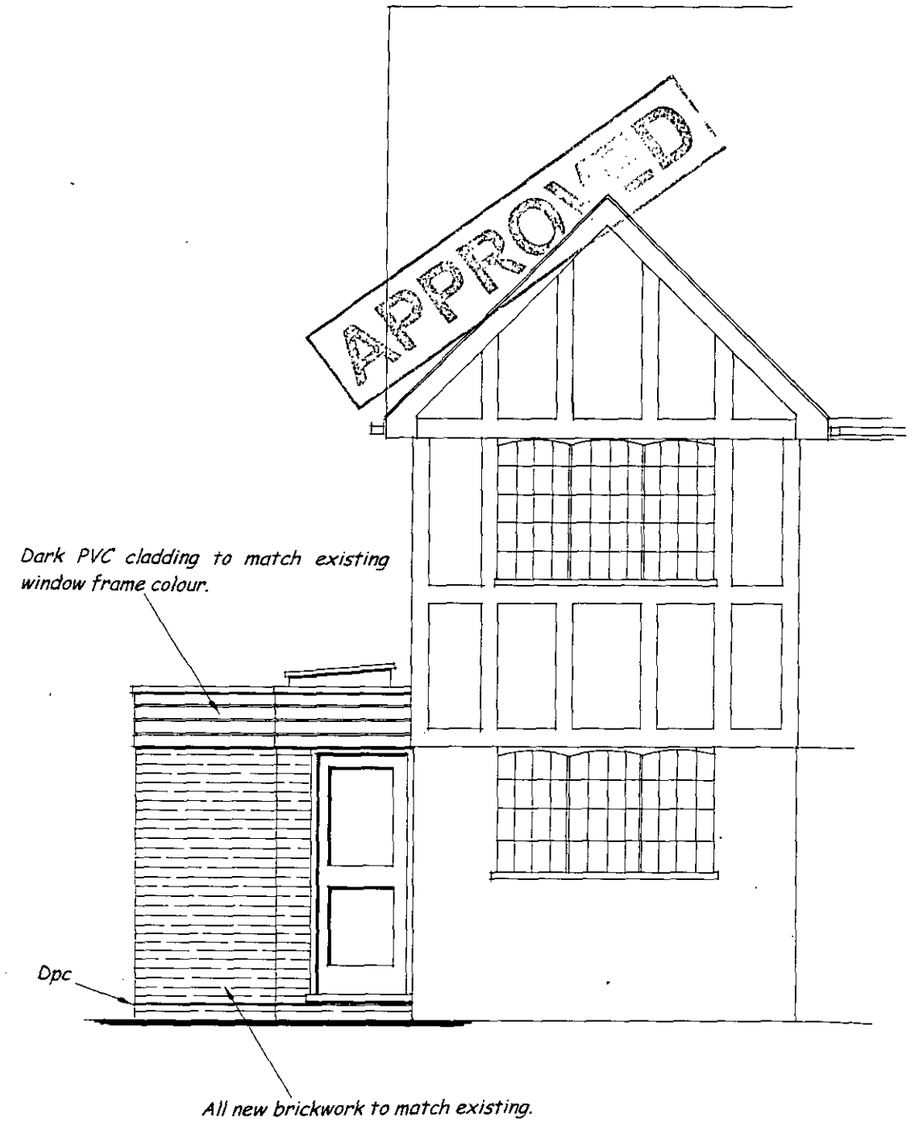
PROPOSED ALTERATIONS to 6 WICKFORD WAY, LOWER EARLEY, READING RG6 4HP for MR D FAHERTY.

21.MAR2002* 6185



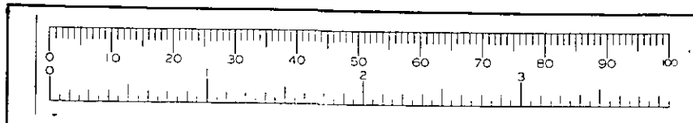
Scale 1:50

GROUND FLOOR PLAN



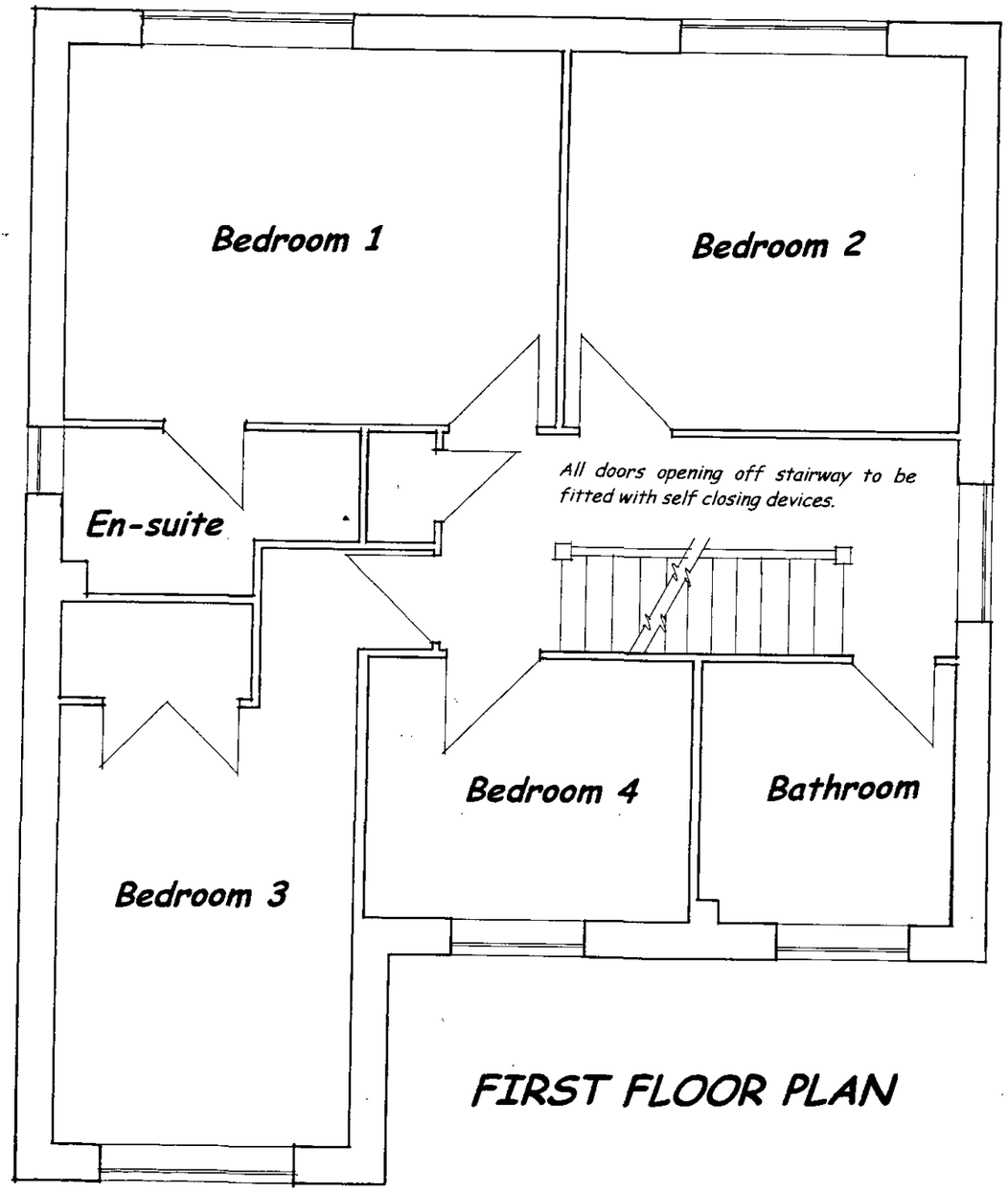
FRONT ELEVATION

20/3/02



Stairs:
Angle 41° 44'
Rise 220 approx.
Going 245 approx.
Clearance 1500 minimum.
Headroom 2000 minimum.
Handrail 900 high minimum.

No part of stairs to have any opening that would allow the passage of a sphere 100 diameter.



FIRST FLOOR PLAN

100 dia. waste pipe laid to minimum fall of 1:40.

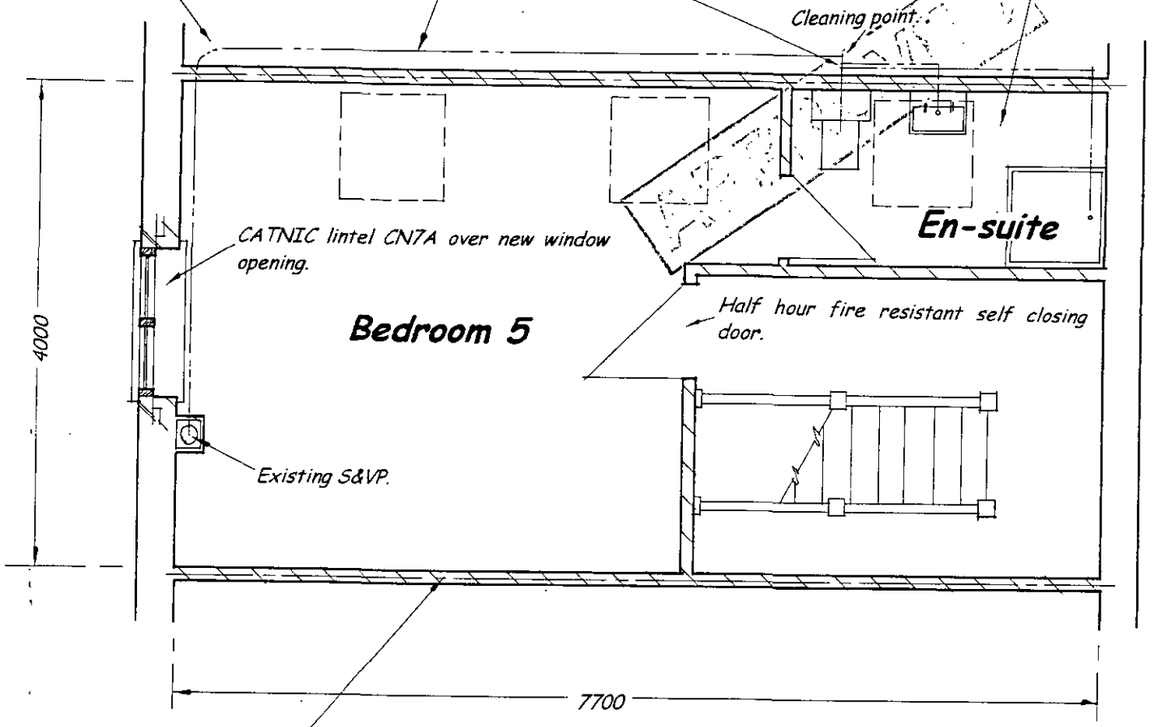
WC waste 100 dia.
Shower waste 40 dia.
Basin waste 32 dia.

Mechanical ventilation to be provided with a minimum capacity 15 litres per second.

Basin and shower waste to connect to WC waste with approved OSMA waste fitting.

Cleaning point.

Cleaning point.

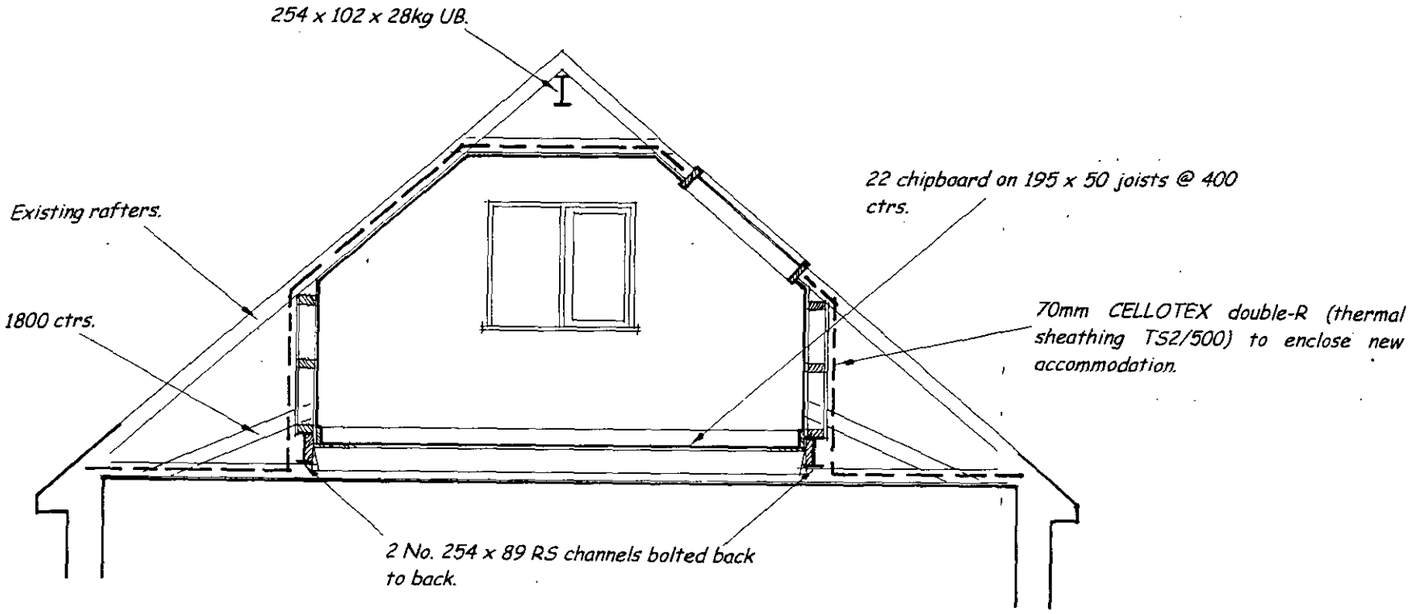


38 x 150 framing faced both sides with 10 plasterboard.

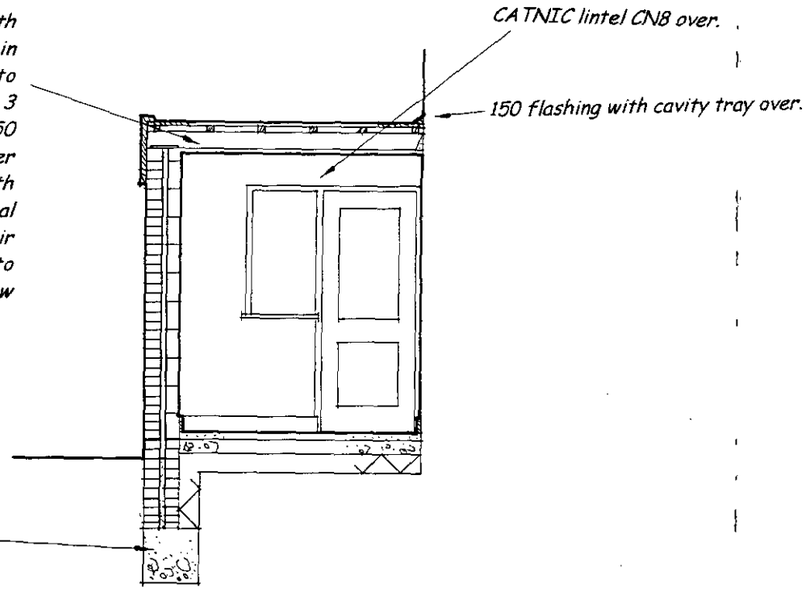
SECOND FLOOR PLAN

Scale 1:50

CJ 20/3/02



SECTION



SECTION

Scale 1:50

Walls to be single brick, 50 cavity with DRITHERM fill and 100 THERMALITE (TURBO TYPE). Ties: 900 horizontal, 450 vertical and double at all reveals. Reveals to have THERMABATE INSULATED CAVITY CLOSERS to prevent cold bridging and provide vertical d.p.c.
All cavities to be filled to ground level and closed at roof level. All brickwork to match existing.

150 x 100 r.c. lintel to be provided to each wall skin at point of any pipe crossing.

All foundations to be 600 x 225 to suitable subsoil, 1000 deep if in clay but at least to level of existing building and invert level of all drains passing within 1000 of new works. Notwithstanding the representation on the drawings the foundations are to meet the requirements of the L.A. in all respects.

All steel beams to have 150 minimum end bearings on padstones and covered with 2 No. sheets of 12.5 plasterboard wired at 100 centres.

Code 4 lead flashings to be used throughout.

Mild steel anchors to be provided at not greater than 2000 centres having a cross section of 30 x 5.

All soffites to have a 25 gap fitted with a flyscreen to ventilate the roof space.

70 dia. r.w.p's or equivalent to soakaway 5000 minimum from building. (Unless to existing surface water system). Soakaway to be 1 cubic metre minimum in capacity filled with brick hardcore only and taken down to a previous substrata and capped with concrete. Gutters to be 115 half round or equivalent.

All new drains to be 100 dia. Flexible jointed and bedded and surrounded in pea shingle. (OSMA or HEPSLEEVE). Laid to fall of 1:40.

All plumbing to be in accordance with B.R. digest 80 2nd series incorporating 75 deep sealed traps to all waste appliances.

All ceilings to be 10 foil backed plasterboard.

All roofs to be insulated with 70mm CELLOTEX double-R (thermal sheathing TS2/500) and be contiguous with wall insulation at eaves.

Solid floors to be 50 screed on 100 concrete on 1200g polythene d.p. membrane laid on 50 JABLITE grade SD on sand on 150 min. hardcore.

All windows and glazed doors to be double-glazed and comply with BS6206. All habitable rooms to have permanent ventilation of 8,000 sq mm minimum area and have a clear opening casement of 750 x 450 - this to be positioned a maximum of 1100 above finished floor level.

All lintels over external openings to be insulated to prevent cold bridging.

Contractor to check all dimensions on site and adequacy of existing structure before any additional loading is applied. Do not scale from drawings.

APPROVED