APPLICATION NO:
F/2000/2970

43

LOCATION:
8 Langley Common Road, Barkham Wokingham.

APPLICANT:
Mr Card C/O Excel Design

PROPOSAL:
Proposed loft conversion with dormer extensions to dwelling.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Card
C/O Excel Design
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/2970

Parish: **BARKHAM**

Location: **8, Langley Common Road, Barkham, Wokingham.**

Proposal: **Proposed loft conversion with dormer extensions 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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space 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.

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 SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 26/01/2001

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2970	GA
BUILDING CONTROL NUMBER.	FP 2001/1574	Martin
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	8. Langley Common Rd BARKHAM.	
DESCRIPTION OF PROPOSED WORK	Loft conversion with dormer exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00683/4	00683/4
ELEVATIONS	00683/8, 9, 10, 11	00683/8, 9, 10, 11
FLOOR PLANS	13, 14	13, 14

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/1/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/2/01	

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	

Received by Wokingham District Council

Application No: F/2000/2970

Proposal:
Proposed loft conversion with dormer extensions to dwelling.

Location:
8, Langley Common Road, Barkham, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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 normally be possible for an individual reply 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

14 December 2000

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

Tel: 0118 974 6442

Date: **14 December 2000**

My ref: F/2000/2970

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2000/2970
8, Langley Common Road, Barkham, Wokingham.
Proposed loft conversion with dormer extensions 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2970**
8, Langley Common Road, Barkham, Wokingham.
Proposed loft conversion with dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

Applicationo	Name & Address
F/2000/2970	W Wheeler 6 Langley Cmmon Road Barkham Wokingham

App.approved
letter sent 12.2.01

WORK SHEET FOR: George Allpress

Application Number: F/2000/2970

Applicant: Mr Card C/O Excel Design Ltd.

Location: 8 Langley Common Road, Barkham, Wokingham.

Proposal: Proposed loft conversion with dormer extensions to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		24/12/00

Date of Neighbour Notifications: 14/12/00

Date of Site Visit: 21/12/00

Date Registered: 04/12/2000

Earliest Date for Decision: 07/01/2001

Latest Consultation Date/Site Notice Expiry Date: 07/01/01
14/01/01 (GA)

This application will have expired on: 29/01/2001. 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 - requested additional drawings demonstrating compliance with parking standards.

The neighbour at no.6 Langley Common Road express concern that the new windows proposed for the front of the bungalow would allow a line of sight into their main bedroom - would appreciate if some thought could be given into reducing the impact of this intrusive window.

At the time of writing no further comments have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2970

Appraisal:

The application property is a detached bungalow and lies within a defined settlement.

The application proposes erecting dormer windows at front and rear to facilitate conversion of the loft space.

The proposed dormers are traditional in size and appearance, would not be over dominant on the roof of the dwelling and would not harm the character of the dwelling or the street scene.

They are proposed within the existing roof slope and would not therefore be over dominant when viewed from the neighbouring properties.

This and the adjacent properties have staggered plan forms such that the front elevation of the application property almost aligns with the rear elevation of no.6, and the rear elevation of the application property likewise nearly aligns with the front elevation of no.10.

However, both the front and rear dormers are proposed within the existing roof slope and sufficient distance both form the party boundary and the habitable rooms of the adjacent dwellings to allow only restricted and oblique views, such that a material loss of privacy would not result.

The applicant has now demonstrated compliance with Local Plan parking standards.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2000/2970
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

26/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 8 Langley Common Road, Barkham, Wokingham.

APPLICATION NUMBER: F/2000/2970

OFFICER: George Allpress

DATE OF SITE VISIT: 21/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement comprising mix of houses and bungalows, predominantly detached.

3. DESCRIPTION OF SITE/BUILDING Detached single family.

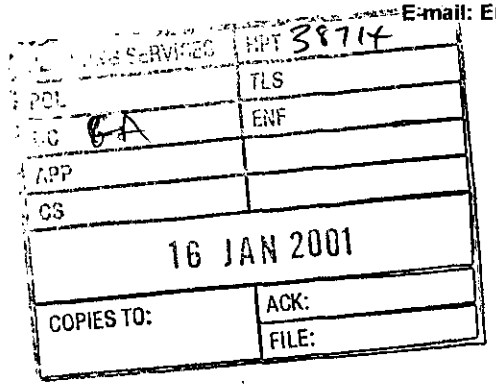
4. RELATIONSHIP TO ADJOINING PROPERTIES No.6 to the north east, no. 10 to the south west.

5. SITE CONSTRAINTS

TREES	N/A.
ACCESS/PARKING	Front and side parking for several cars.
LEVELS	Level.
BOUNDARY TREATMENT	Timber fencing.
OTHERS	None

Recd 1.45pm 15.1.01

Excel Design XL
17 Gorse Ride South
Finchampstead . Wokingham
Berkshire RG40 4EH
Phone: 0118 973 7336
Fax: 0118 973 4175
E-mail: Enquiries@ExcelDesign.Ltd.UK



Mr G Allpress
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Our ref. 00683
Your ref. F/2000/2970

15th January 2001

Dear Mr Allpress

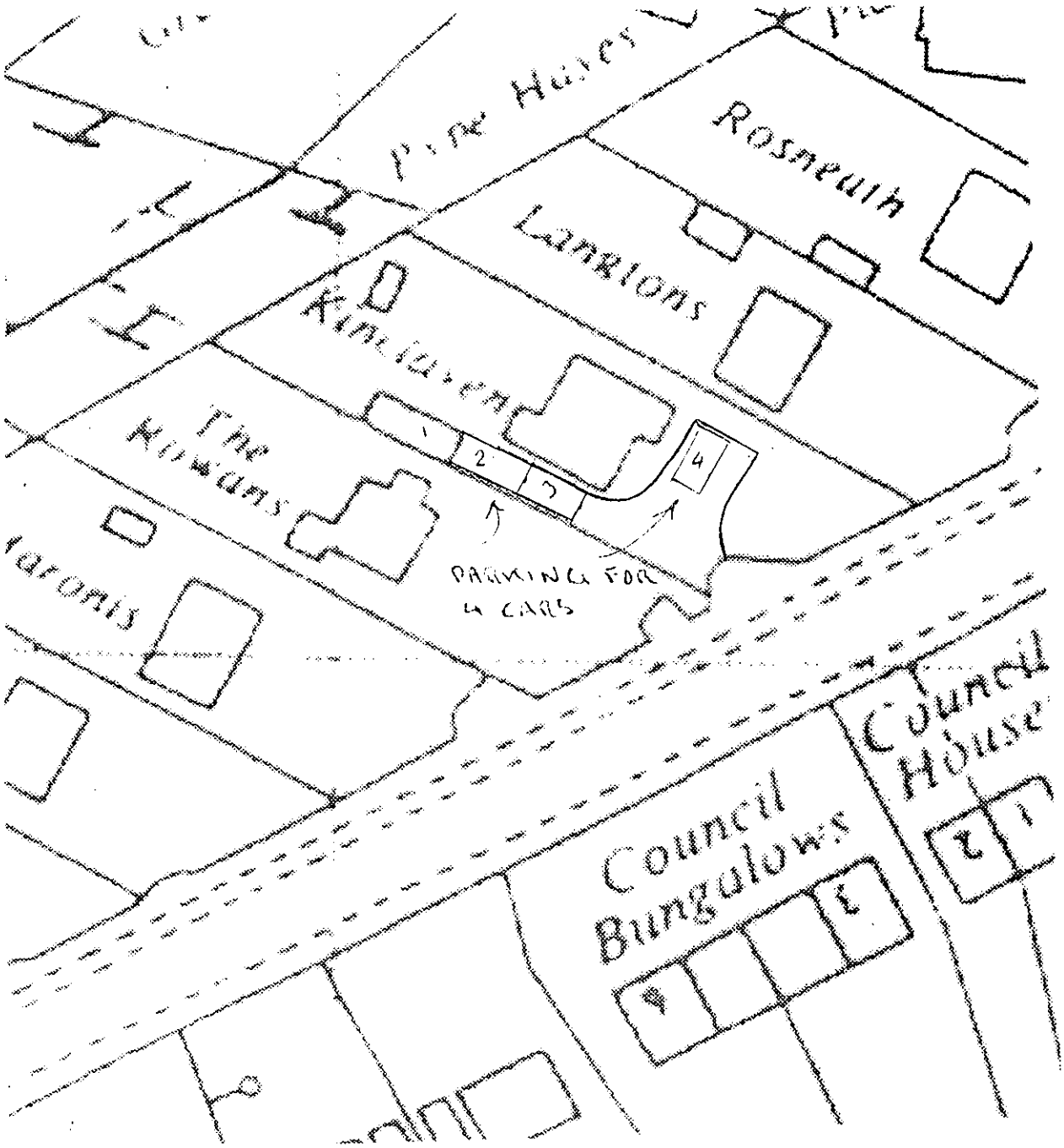
Re: 8 Langley Common Road, Barkham.

Further to your recent telephone call, please find enclosed our revised drawings 4A showing the four parking spaces required.

We hope this revision meets with your approval.

Yours sincerely

George Avis



CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Block Plan		
PROJECT:	Loft Conversion	SCALE:	1:500	DRAWING No:	00683/ 4 A
DATE:	January 2001	REVISION:	Parking added		

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

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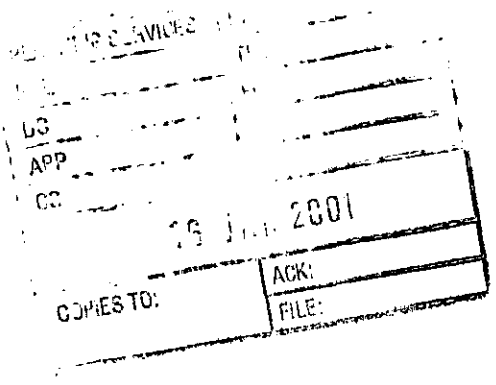
Excel DeSign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2001
COPIES TO:
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FILE:

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 17 January 2001
My ref: F/2000/2970
Your ref:

Excel Design Ltd,
17 Gorse Ride South,
Finchampstead,
RG40 4EH

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 Sirs,

9 LANGLEY COMMON ROAD, BARKHAM – F/2000/2970

I refer to your current planning application at this property. The application has been held in abeyance for some time awaiting further drawings that demonstrate compliance with the Council's parking standards. My colleague has contacted your office on two previous occasions in respect of this outstanding issue.

This Authority is under considerable pressure to determine planning applications within a reasonable time frame. I would therefore advise you that if I have not heard from you or received revised drawings within 7 days from the date of this letter, then it will be assumed that your client no longer wishes to proceed with the application and it will be assumed it has been withdrawn.

Yours faithfully,

John Mitchell
Development Control Manager.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0855	GIT
02 JAN 2001	
COPIES TO:	ACK: 31st FILE:

6, Langley Common Road
Barkham
Wokingham
December 2000.

Dear Sirs,

Reference Planning Application :-
No F/2000/2970.

Thank-you for the opportunity to view and comment on this planning application at No 8 Langley Common Road.

My only concern is that the new windows planned for the loft conversion to the front - (road side) of the house, will allow easy 'line of sight' access into our main bedroom and markedly reduce our privacy in this room.

I would appreciate it if some

thought could be given to reducing the impact of this intrusive addition.

I am not wishing to obstruct the development but rather to explore all ways in which it can be done without reducing the privacy we have enjoyed, ~~for~~ that was built into the orginal design and layout of these houses.

I appreciate that no attempt to put a window in the side of the roof is planned, as I would object more strongly if it were.

Thanking you again for the chance to express my concerns and anxieties.

Yours faithfully

W. M. K. Wheeler

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/20001/2970 relates.

Address of site 8 LANGLEY COMMON RD

BARKHAM,

Signed

Date 24/12/00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 14 December 2000

Application Number: F/2000/2970

Proposal: Proposed loft conversion with dormer extensions to dwelling.

Parish: BARKHAM PARISH

Site Address:
8, Langley Common Road, Barkham, Wokingham.

Applicant:
Mr Card C/O Excel Design.

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

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The highway authority would like to see a turning area within the curtilage at the front of the property, so that vehicles may enter and leave the site in a forward gear.

Signed: _____ **Print name:** Adam Coggins 18/12/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	04 DEC 2000
Officer: GA	Application No. F|2000|2970

Map No. 89.. Site .008.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED LOFT CONVERSION WITH DORMER EXTENSIONS TO DWELLING

Location: 8 LANGLEY COMMON ROAD

Parish: BARKHAM Ward: Barkham
14.12.2000 B

Applicant: MR CARD

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (7) ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout for 5 cars.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
NO PRE-APPS .....

NEIGHBOURS:

S/N & see map .....

'KINGCLAVEN'

ADDRESS 8 LANGLEY COMMON ROAD. PARISH Barkham.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
920/73	Mr. E. I. Gawie	Replace exist. garage erect car port.	10.6.73	– C/
20/74	MR & MRS SCHOHALD	S/ST ATTENSION	20.10.83	N/A CLA
BR 21381	–	"	7.11.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

04.DEC.00 2970

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 Card
	ADDRESS	8 Langley Common Road
		Baiknam
		Berkshire
	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. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	8 Langley Common Road
		Baiknam
		Berkshire
4. Give brief details of the proposal e.g. *two storey side extension.*	ABOUT THE APPLICATION	Loft conversion

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

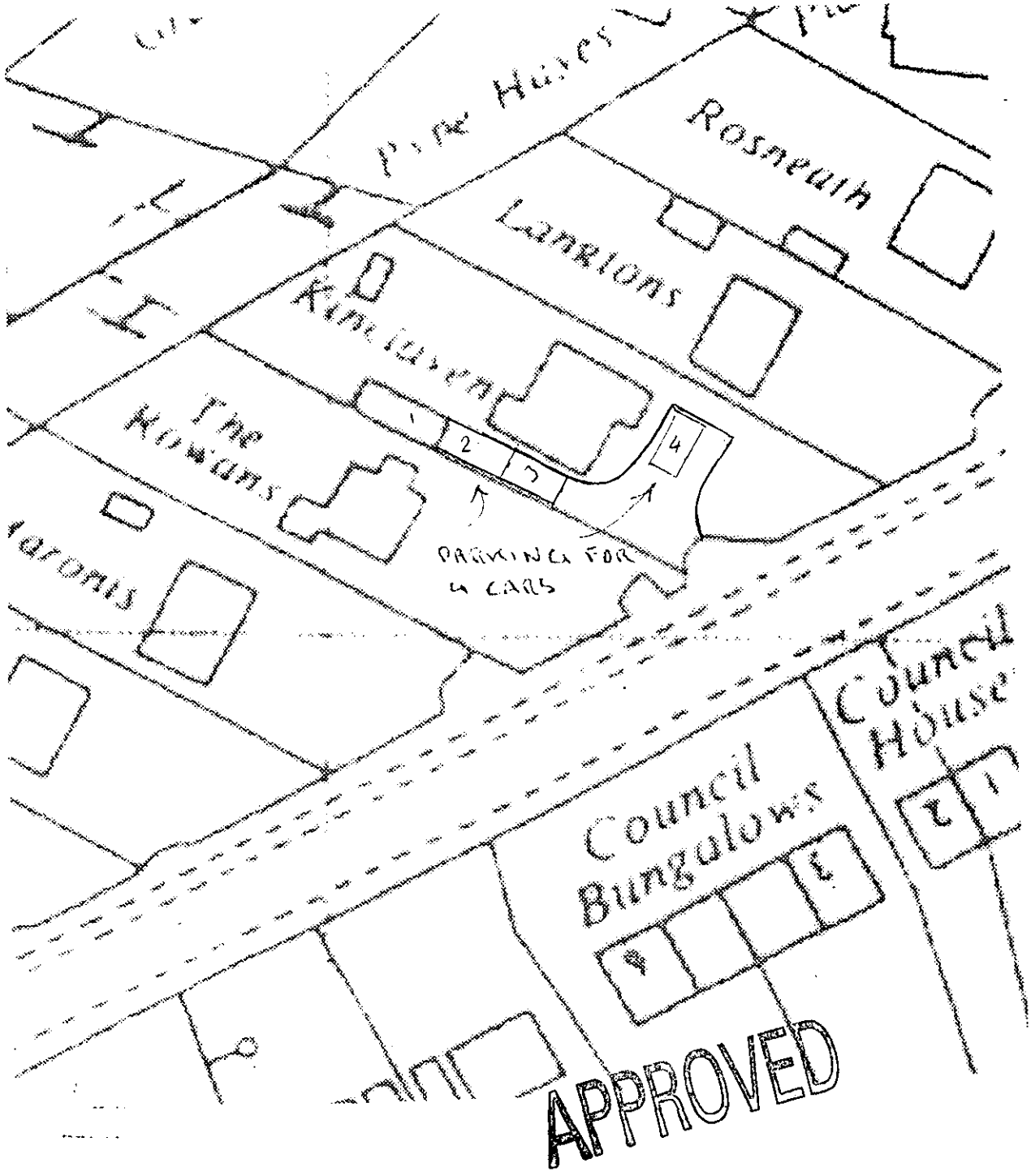
SIGNED [signature] ON BEHALF OF Mr Card.

DATE 1 - 12 - 00

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2970**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Block Plan		
PROJECT:	Loft Conversion	SCALE:	1:500	DRAWING No:	00683/ 4 A
DATE:	January 2001	REVISION:	Parking added		

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

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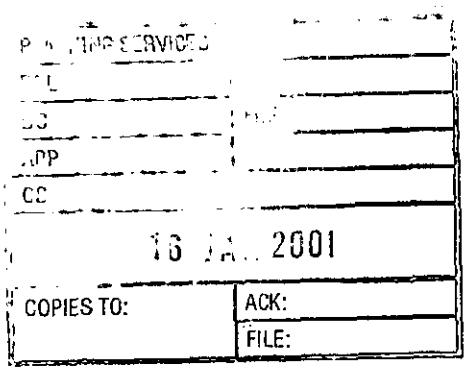
Excel DeSign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16 JA 2001
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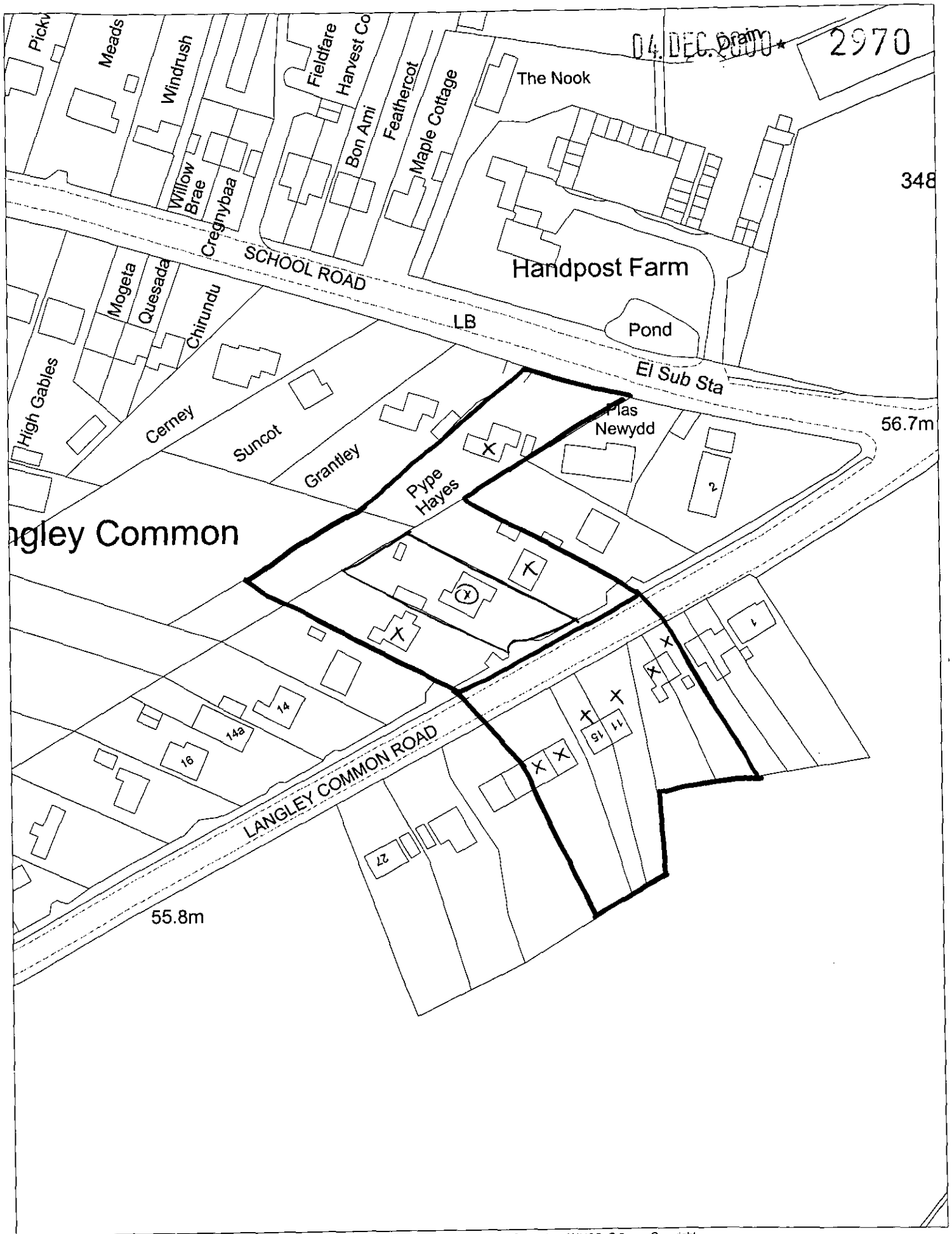
FILE:



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Development Control Section, Environmental Services, Wokingham District Council.
12 December 2000

Scale: 1 : 1250

N
W E
S

Client:

04.DEC.2000 2970

Mr Card
8 Langley Common Road
Barkham
Berkshire

Project:

Loft Conversion

Location:

APPROVED

8 Langley Common Road
Barkham
Berkshire

Excel
DeSign
XLØØ683

Drawing List

Drawing Number		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	

CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Drawing List
PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00683/ 2
DATE:	November 2000	REVISION:	

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

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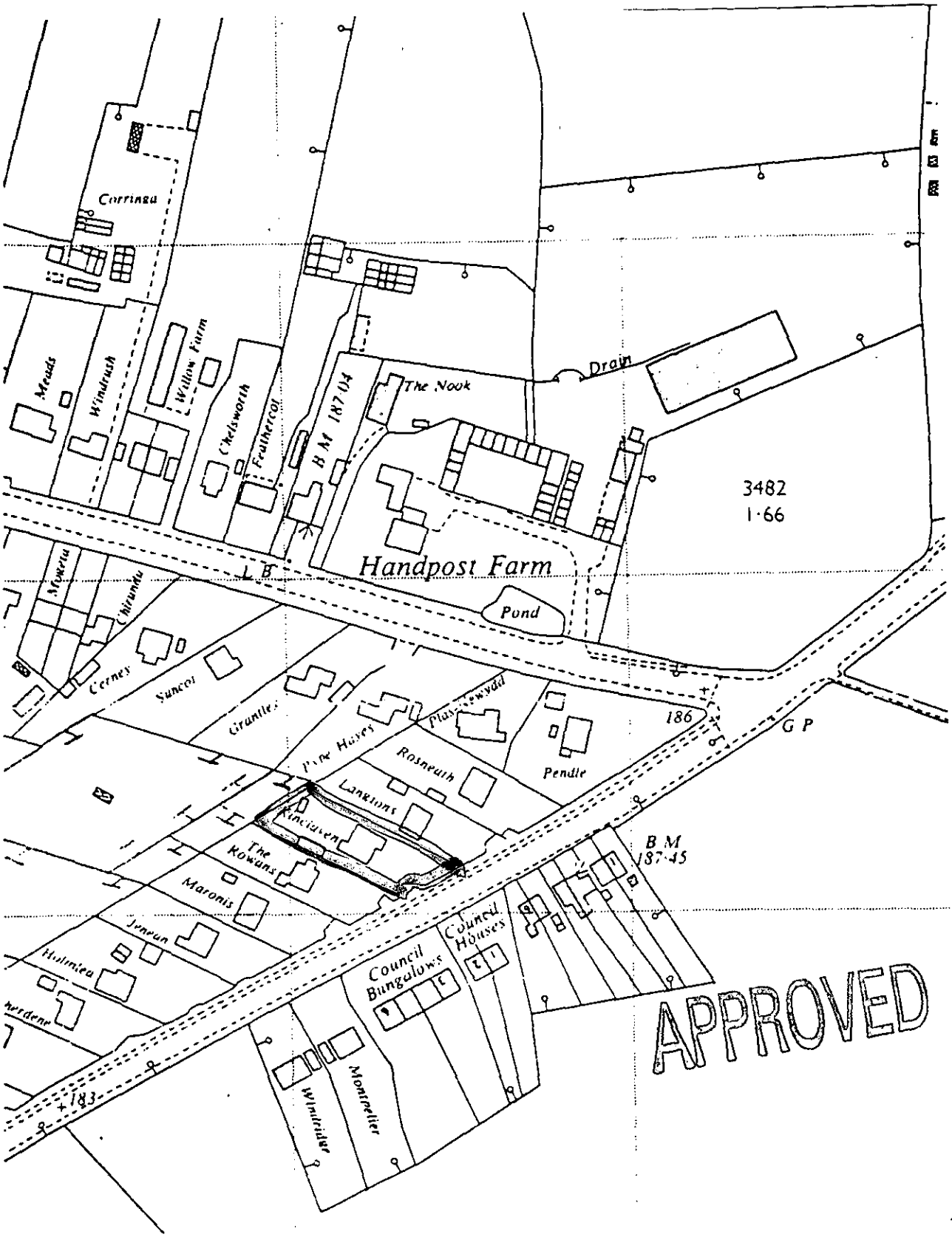

CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Location Plan		
PROJECT:	Loft Conversion	SCALE:	1:2500	DRAWING No:	00683/ 3
DATE:	November 2000	REVISION:			

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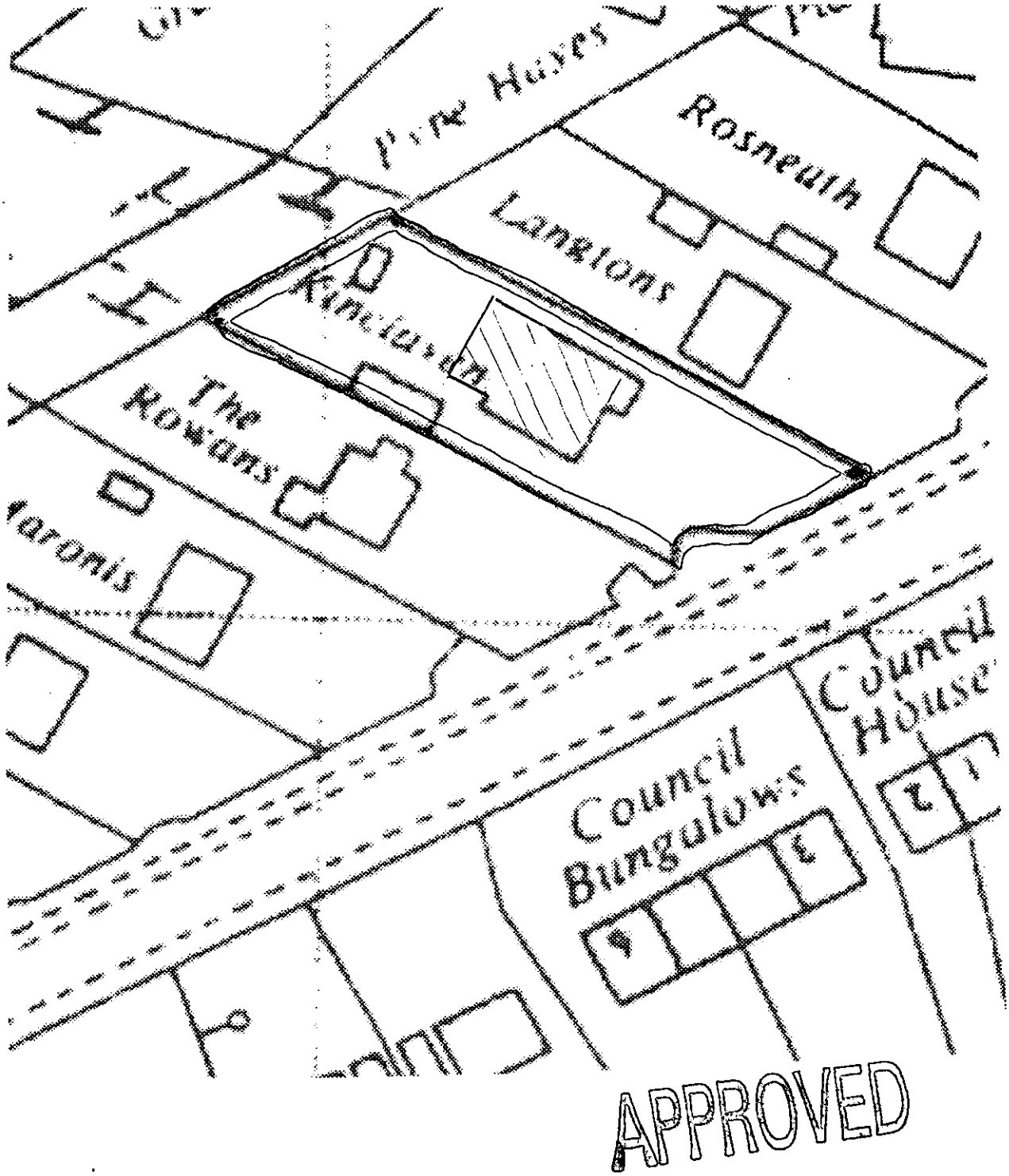

CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Block Plan		
PROJECT:	Loft Conversion	SCALE:	1:500	DRAWING No:	00683/ 4
DATE:	November 2000	REVISION:			

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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
   Existing to remain

4. EXTERNAL WALLS
   Existing to remain

5. INTERNAL WALLS
   100 x 50 timber studding at 400 mm vertical c-c. 10 mm plaster board and skim.

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.

9. PITCHED ROOF
   Concrete interlocking 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.

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PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00683/ 5
DATE:	November 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists (where effected) lined with 10 mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. 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.

12. 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.

13. MECHANICAL VENTS
Bathrooms and W.Cs: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

14. 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. 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.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

16. STAIRCASE
100 sq. newel posts, headroom min. 2000mm measured vertically above nosing line. Balusters to be maximum 100 centres so that 100mm sphere will not pass through. Handrail to be 900 mm measured vertically above the pitch line. Minimum going not less than 220mm and rise of not greater than 220mm. Minimum tread width at narrow end 50mm.

17. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

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PROJECT:	Loft Conversion	SCALE:		DRAWING No:	00683/ 6 B
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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

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CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Front Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00683/ 8
DATE:	November 2000	REVISION:			

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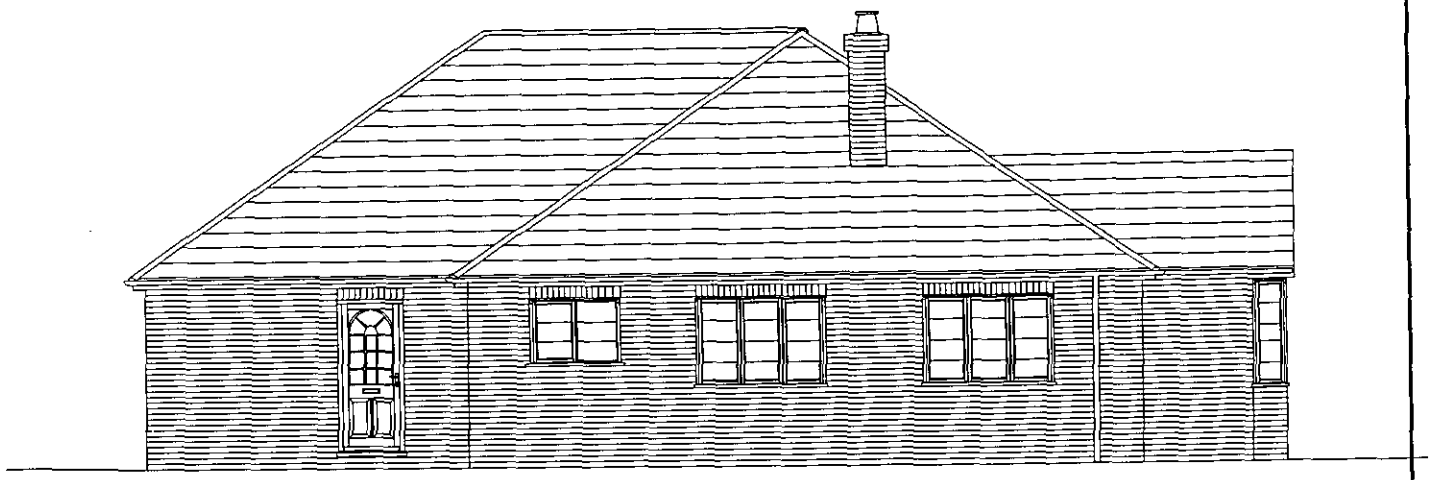
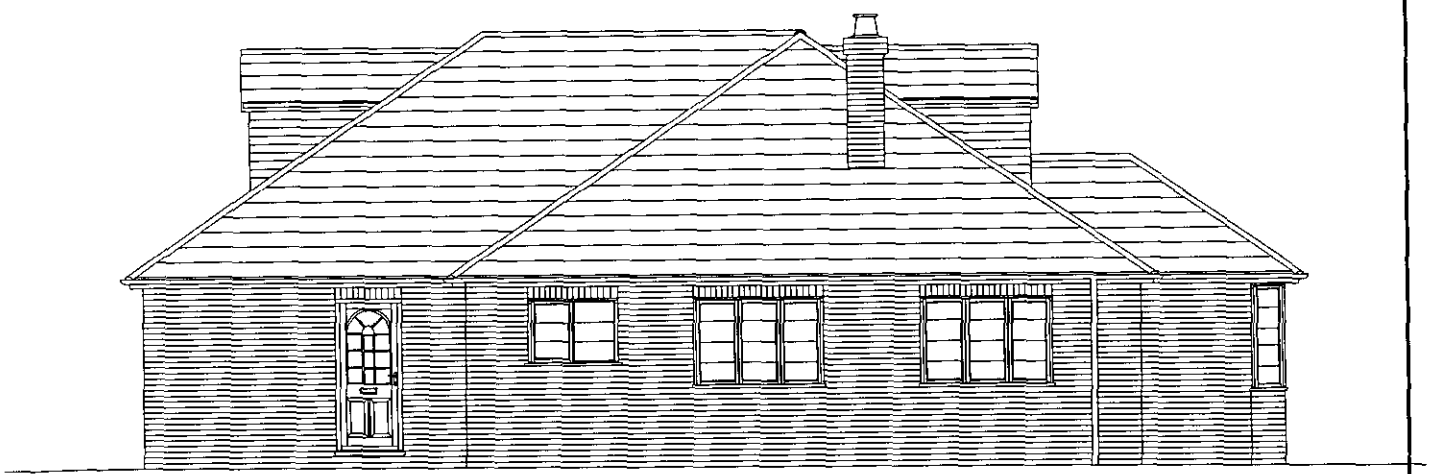


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

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CLIENT:	Mr Card, 8 Langley Common Road, Barkham	*DESCRIPTION:*	*Left Side Elevations*		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00683/ 9
DATE:	November 2000	REVISION:			

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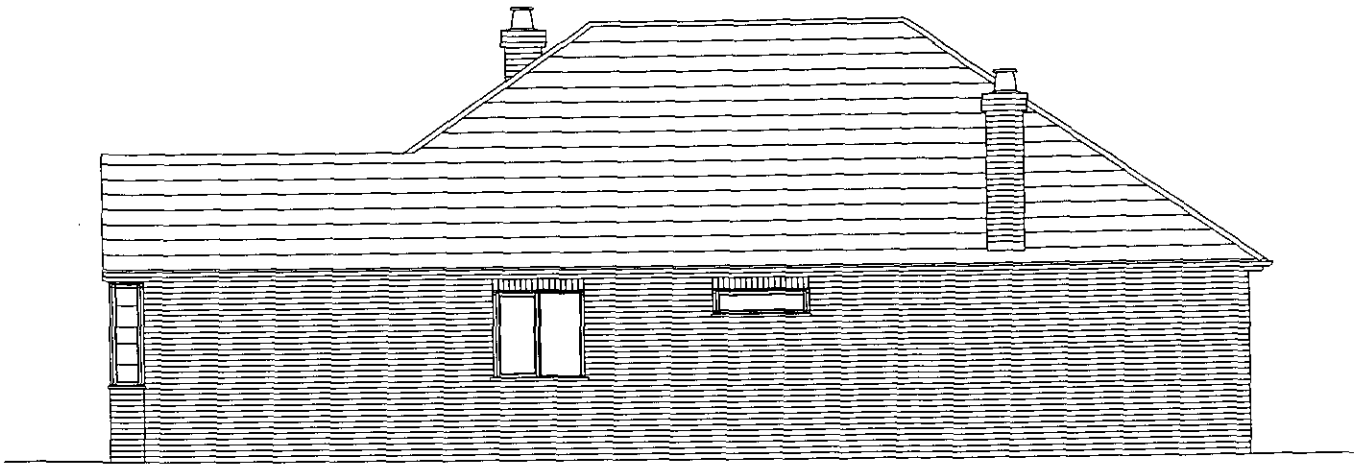
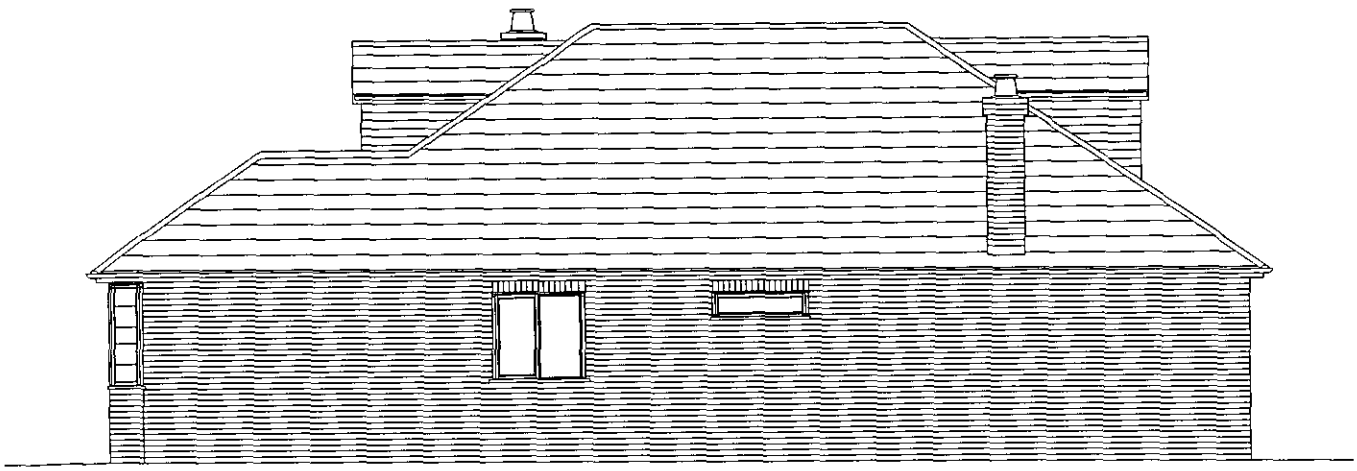


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Right Side Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00683/ 10
DATE:	November 2000	REVISION:			

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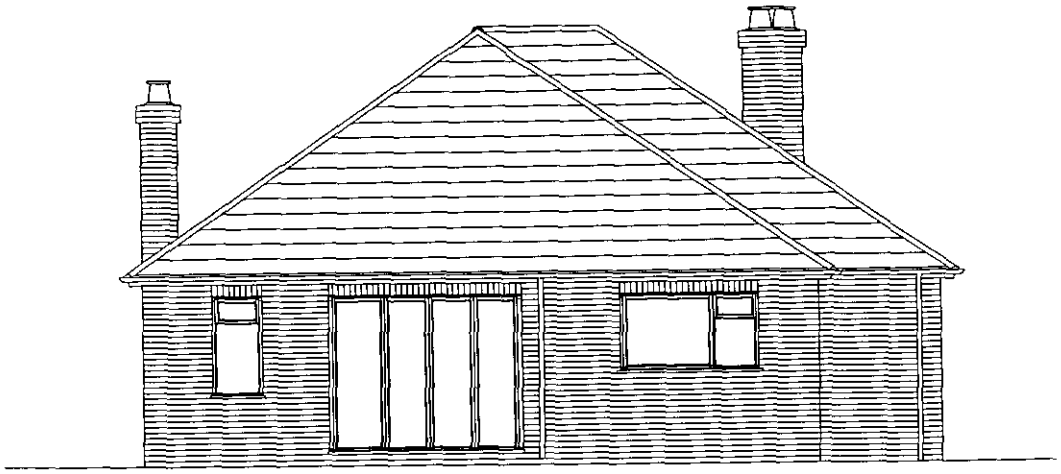

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Rear Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00683/ 11
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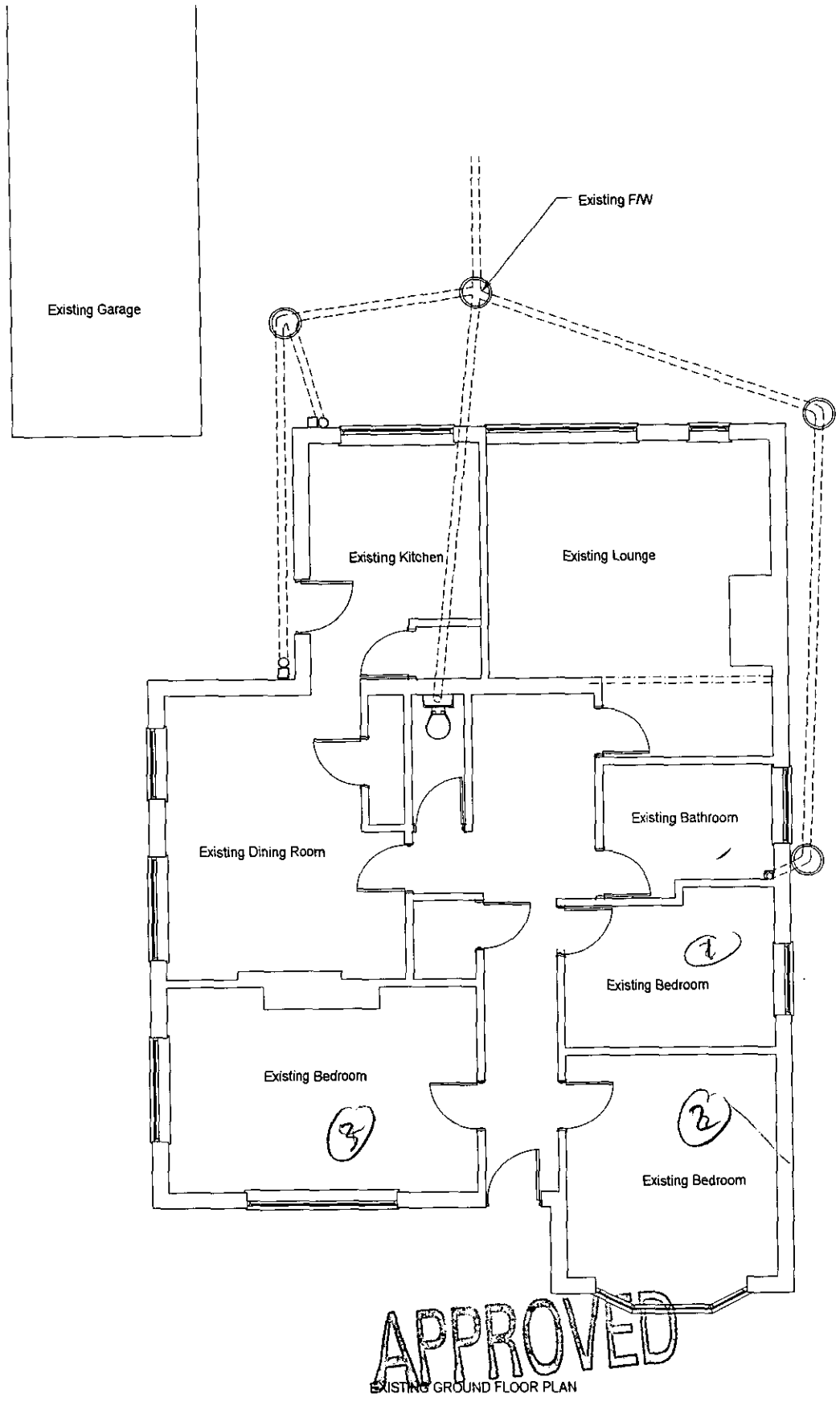

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00683/ 12
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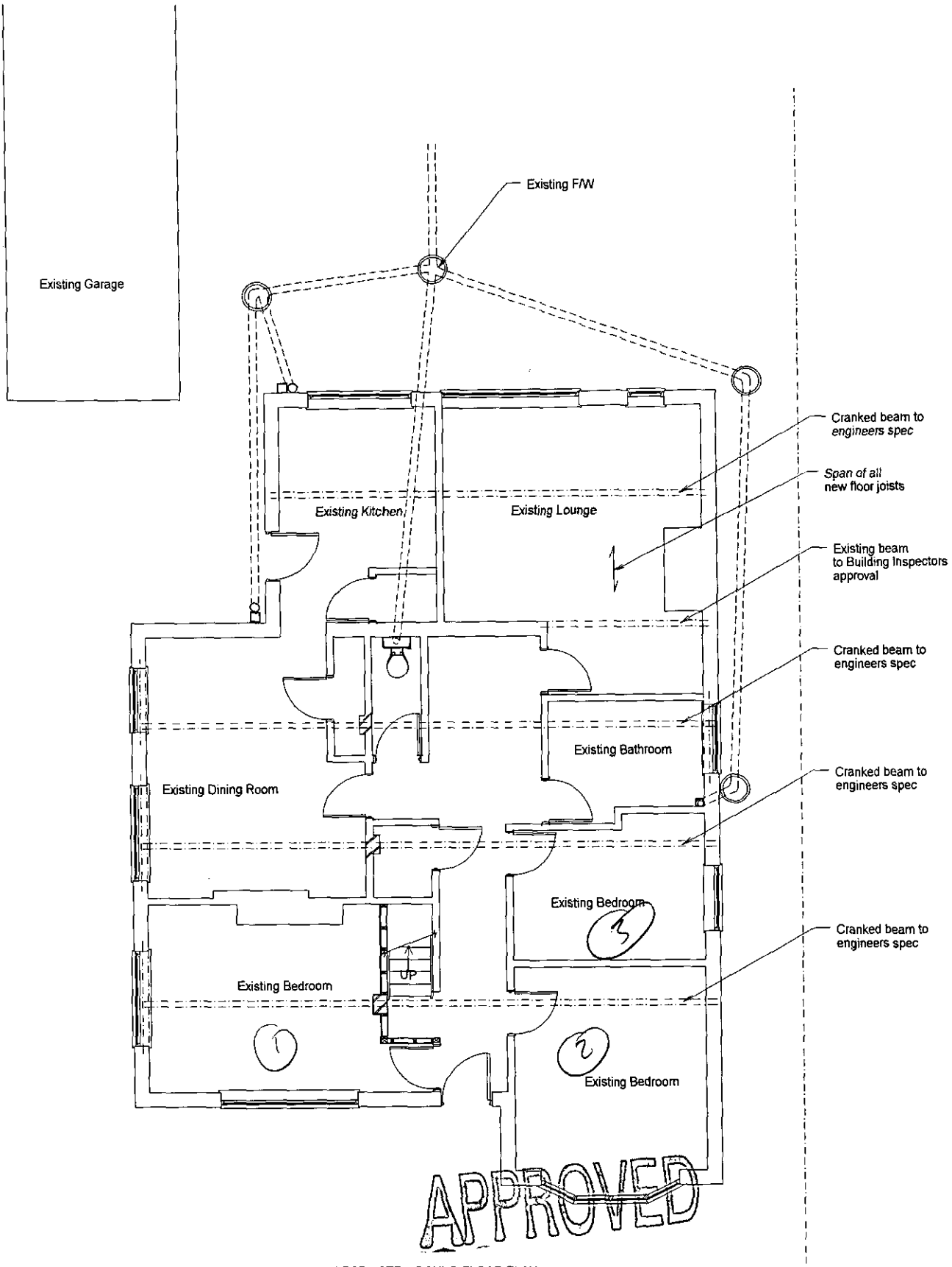

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00683/ 13
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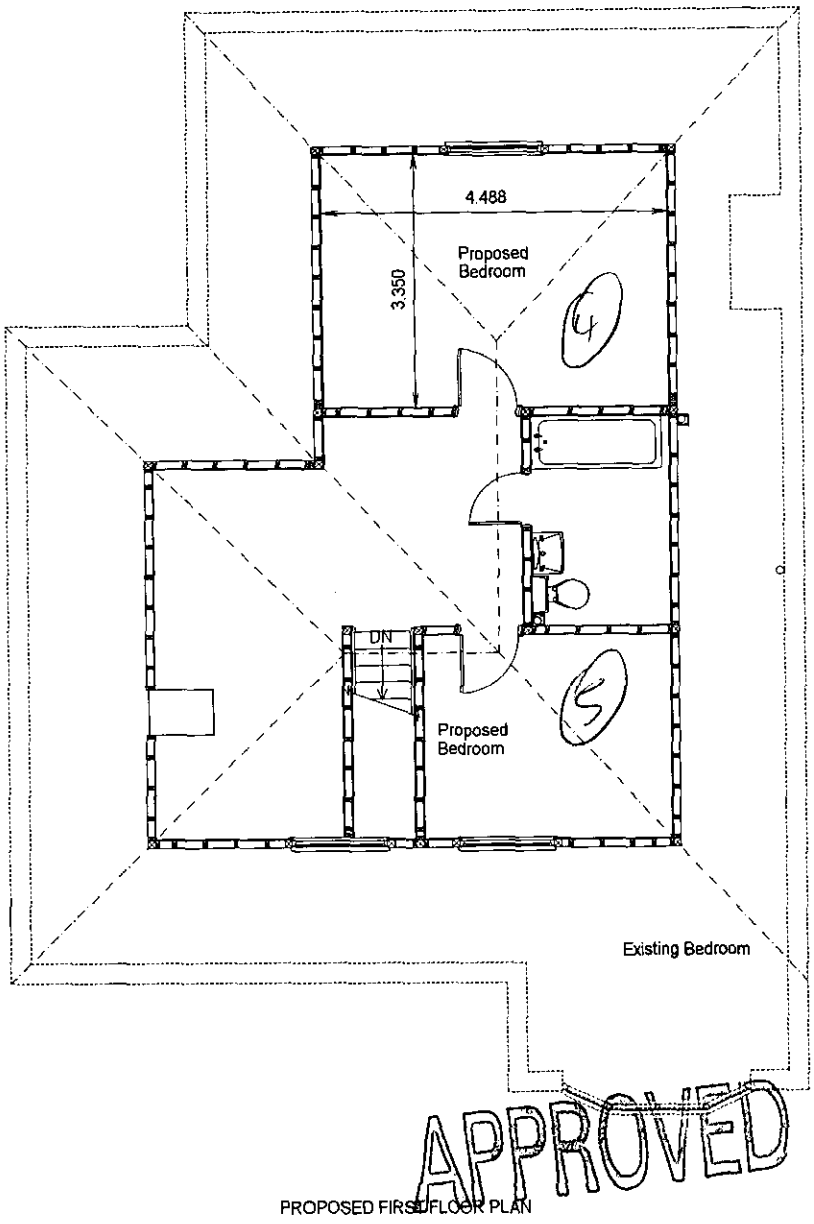

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PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	First Floor Plans		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00683/ 14
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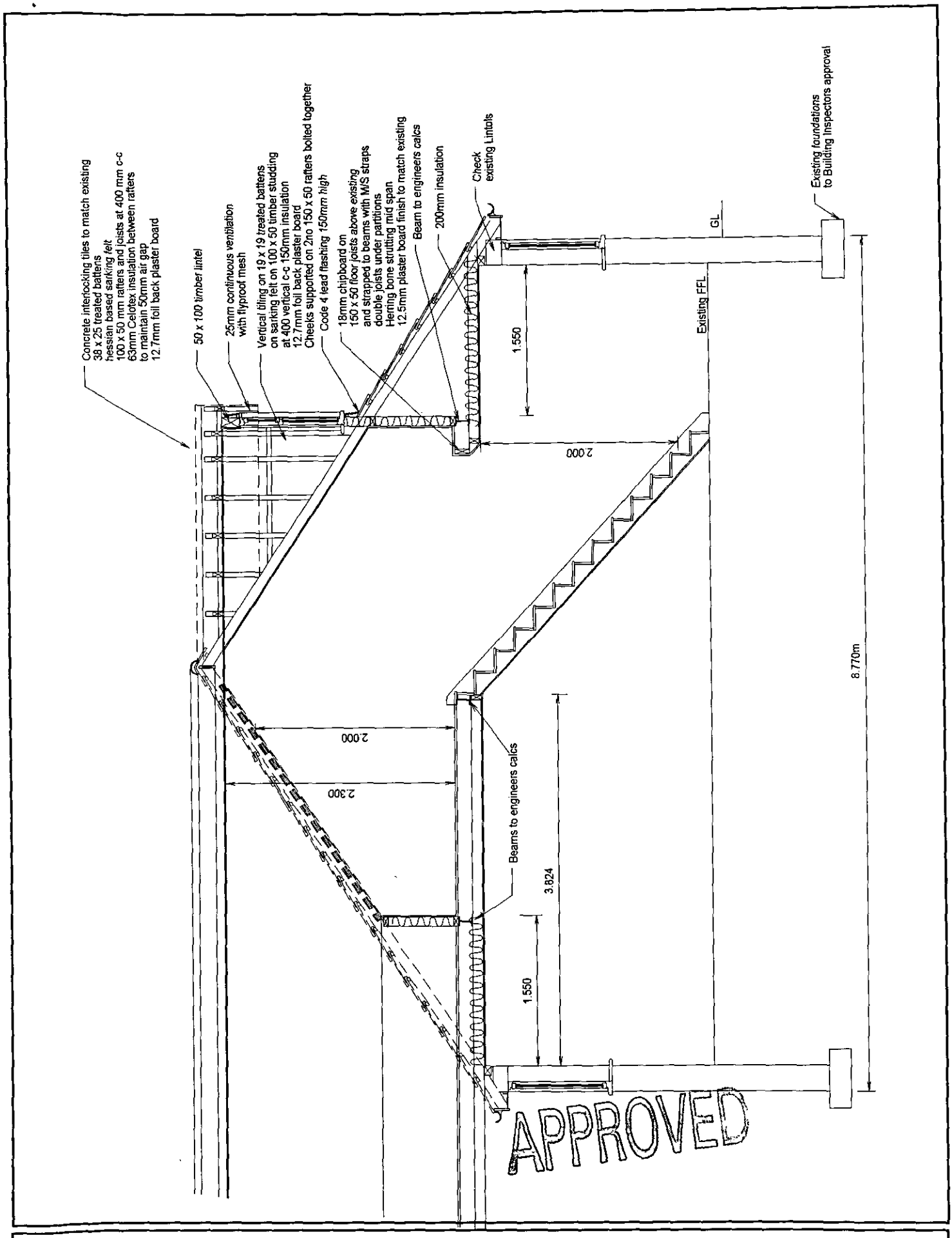

CLIENT:	Mr Card, 8 Langley Common Road, Barkham	DESCRIPTION:	Section		
PROJECT:	Loft Conversion	SCALE:	1:50	DRAWING No:	00683/ 17
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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

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