APPLICATION NO:
F/2001/3575

LOCATION:
11 Newbury Close, Charvil Reading.

APPLICANT:
Mr & Mrs Bolwell C/O Anglian Home Improvements

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/05/2001

CASE OFFICER: **Helen Pollock**

get out copy of Ref letter s/e

RAILEX
Marbleboard

EASIFILE EP7

1393

100

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bolwell
C/O Anglian Home Improvements
Conservatory Admin Dept
P O Box 65
NORWICH
NR6 6EJ

Application Number: F/2001/3575

Parish: **CHARVIL**

Location: **11 Newbury Close, Charvil, Reading**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3575

Applicant : Mr & Mrs Bolwell C/O Anglian Home Improvements.

Location : 11, Newbury Close, Charvil, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/04/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 17/04/01.....

Date Registered : 16/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 11/05/2001. 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 :

E.A : A.

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon street scene

Application Number: F/2001/3575

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 3.5m wide, 3m deep and have a pitched roof, 2.3m to the eves and 3.3m to the ridge.

The property is detached, with a 1.8m wall enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries and is single storey.

2. Impact upon the character of the street scene

The conservatory would not be visible from Newbury Close, the materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3575
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015.	

no buildings to rear.

n° 12 has two windows over looking back of n°s 11's garden (not effected) bathroom + bedroom.

n° 13 has front window overlooking 11's garden - bedroom not effected.

- house to left has one window overlooking garden v. small obscure glazed ∴ no impact.

RECORD OF SITE VISIT

SITE ADDRESS: 11 Newbury Close
Charvil Reading.

APPLICATION NUMBER: F/2001/3575

OFFICER: Helen Pollock

DATE OF SITE VISIT: 17/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post in front garden

2. DESCRIPTION OF SURROUNDINGS

New RES.

3. DESCRIPTION OF SITE/BUILDING

detached 2 storey hse

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING garage + driveway

LEVELS N/A.

BOUNDARY TREATMENT 1.8m wall enclosure.

OTHERS N/A.

Received by Wokingham District Council

Application No: F/2001/3575

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
11, Newbury Close, Charvil, Reading.

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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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

23 March 2001

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

Tel: 0118 974 6480

Date: **23 March 2001**

My ref: F/2001/3575

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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/2001/3575
11, Newbury Close, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3575**
11, Newbury Close, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

Our ref: SP\2001\003424\001
Your ref: F/2001/3575
Date: 28th March 2001

ENVIRONMENT AGENCY

PLA... S	PT 4901
POL	TLS
DC HP	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

FAO: Helen Pollock
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Single Storey Rear Extension To Form Conservatory
LOCATION: 11 Newbury Close, Charvil

Thank you for your letter dated 23 March 2001, which was received on 26 March 2001. You are asked to quote the following reference in any correspondence: **SU77NE/3/7**. The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 781 755	80m	East Park Farm, Twyford	Inert Waste

In view of distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE

Matt Rose
Development Planning Team

CC: Anglian Home Improvements, Conservatory Admin Dept, PO BOX 65, Norwich, NR6 6EJ

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 MAR 2001	Map No. 32 Site ..O.O.J.....
Officer: HP | Application No. F/2001/3525	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 11 NEWBURY CLOSE

Parish: CHARVIL Ward: Charvil 23.3.01. TJ

Applicant: MR | MRS BOLWELL

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

Enforcement Section (1) to be notified ☐ 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			
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 : 23.3.01 B 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 250m landfill zone : .....

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:

SIN + See map .....

16.MAR2001 3575

Anglian Home improvements

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

14th March 2001

Our ref: KH 99/05051 BOLWELL

Dear Sir or Madam,

REF: PROPOSED DEVELOPMENT AT: 11 NEW BURY CLOSE CHARVIL READING BERKSHIRE RG10 9RT

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

pp Osmann

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 MAR 2001	
COPIES TO:	

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com

PAI

1933

ADDRESS 11 NEWBURY CLOSE **PARISH** CHARVIL

PLOT No. C44 **ORD. SHEET No.** SU 777

BUILDER (3

Plan No.	Applicant	Description of Development	Date of Decision	Decis
O/183/69	RMC	O/L		RE
426/71	"	"	9.7.71	R
19056/7	HALL AGGREGATES	O/L	27.5.83	R
41844	"	O/L	26.1.94	R
96/63428/RM	CHARLES CHURCH	RES. DEV.	4.9.96	R
96/64780/RM	CHARVIL CONSORTIUM	DET. HOUSE & GARAGE	24.[illegible].96	C/AR
A97/0143	CHARLES CHURCH		21.5.97	APP

MINISTRY DECISION 41844 - APPEAL ALLOWED - 6.3.95

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 16.MAR2001* 3575

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.

1	Your name	MR + MRS BOWELL
	Address and postcode	11 NEWBURY CLOSE CHARVIL READING BERKSHIRE. RG10 9RT
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN DEPT PO BOX 65 NORWICH NR6 6EJ
	Phone number	01603 420780
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.	11 NEWBURY CLOSE CHARVIL READING BERKSHIRE RG10 9RT.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT A PVCU CONSERVATORY TO REAR OF PROPERTY.
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.	WALLS: WHITE PVCU FRAMES ROOF: BRONZE GLASS
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

9	How many bedrooms does the property have? N/A	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

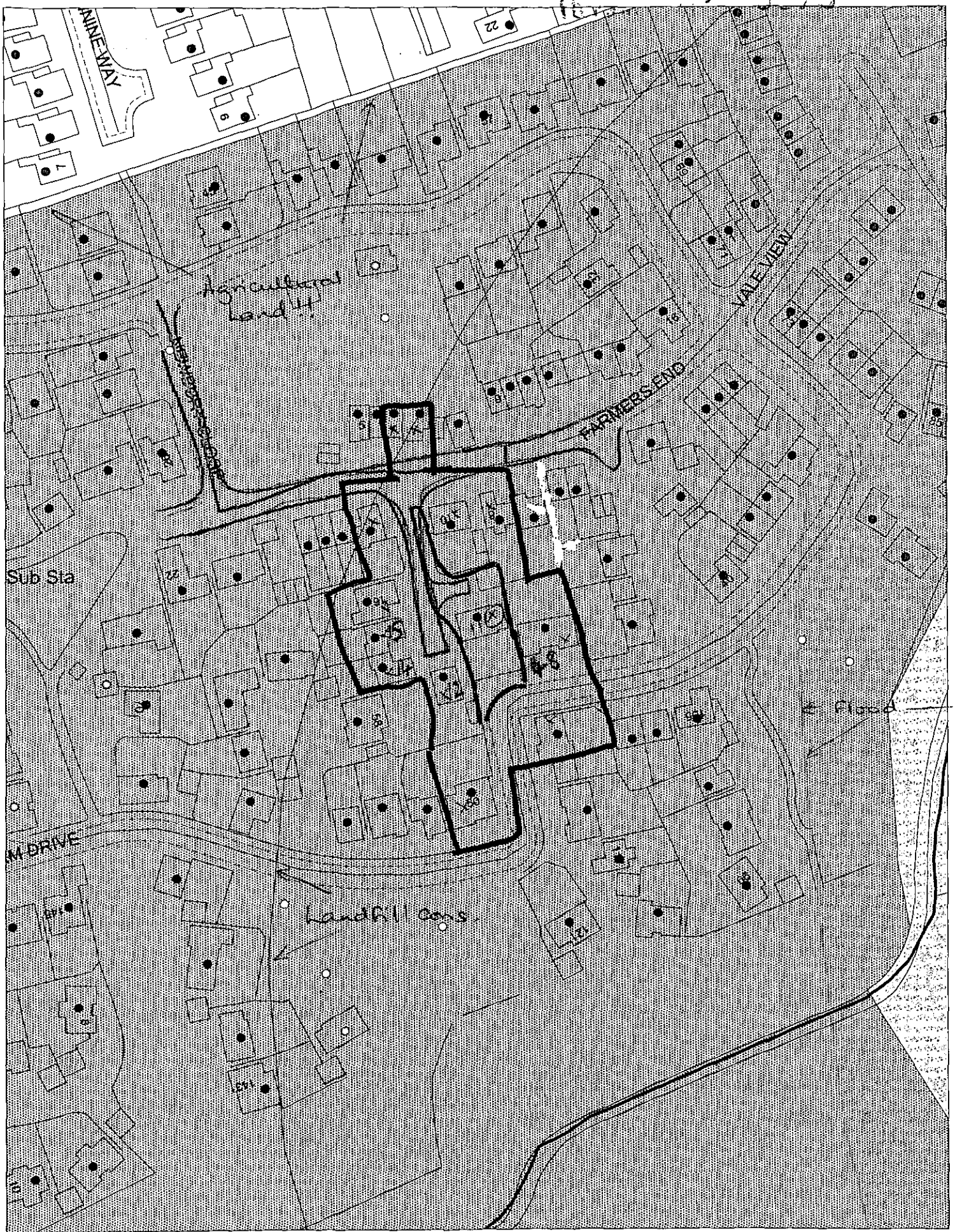
None of the land forms part of an agricultural holding.

Your signature: Dmann

on behalf of MR + MRS BOWELL

Date 14/03/2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

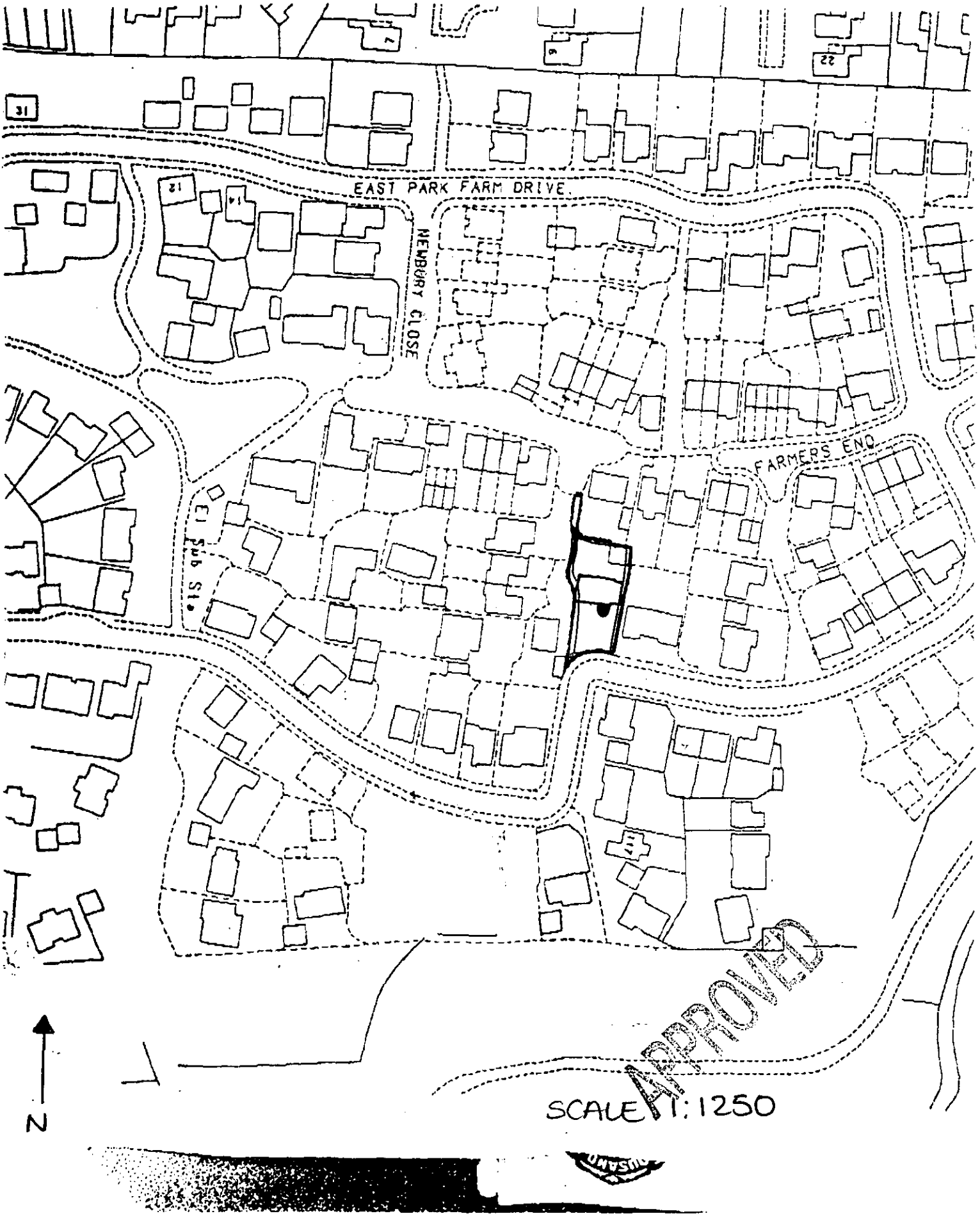
19 March 2001

Scale: 1 : 1250

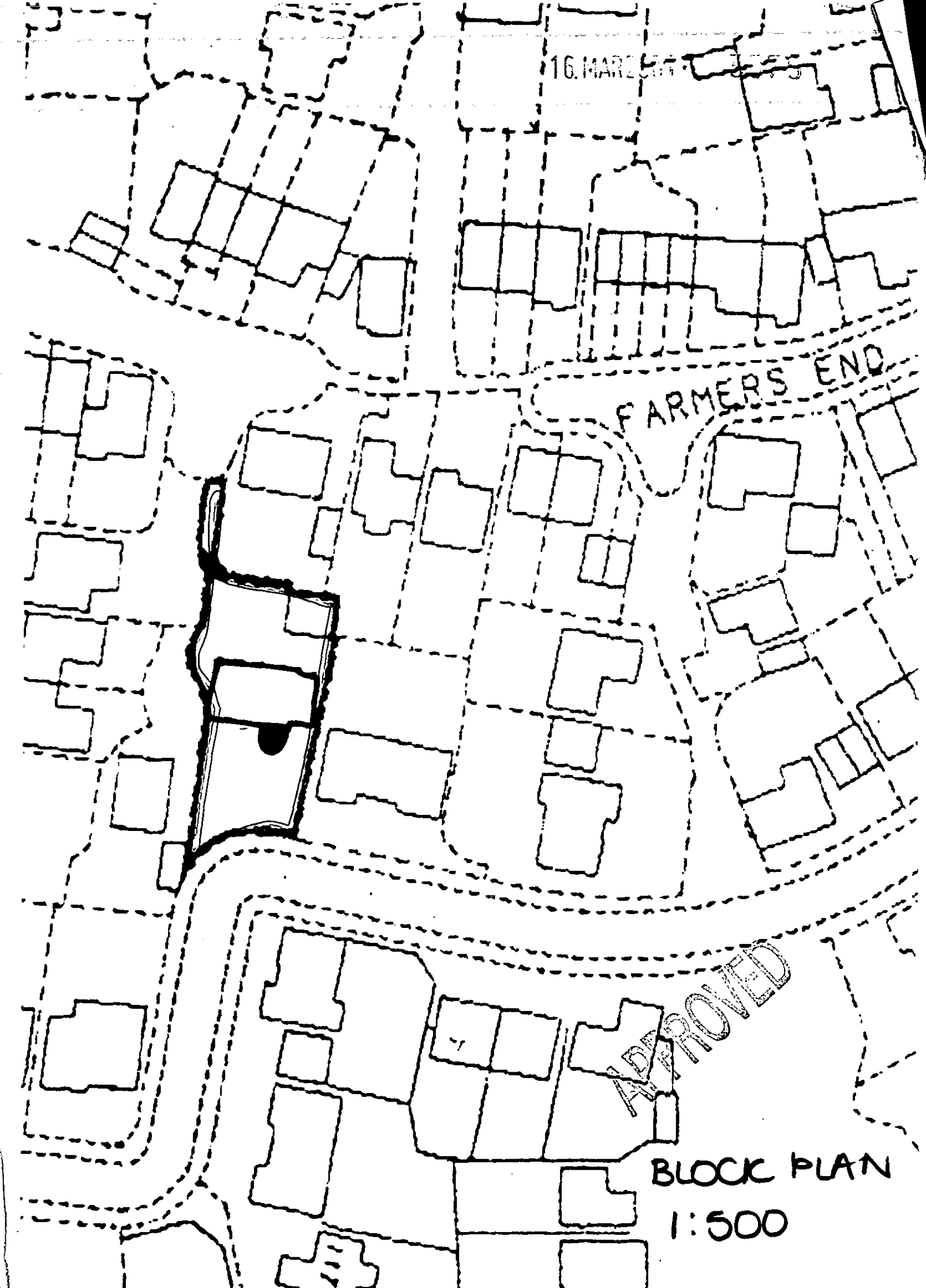
N
W E
S

[redacted]

16 MAR 2020 3575

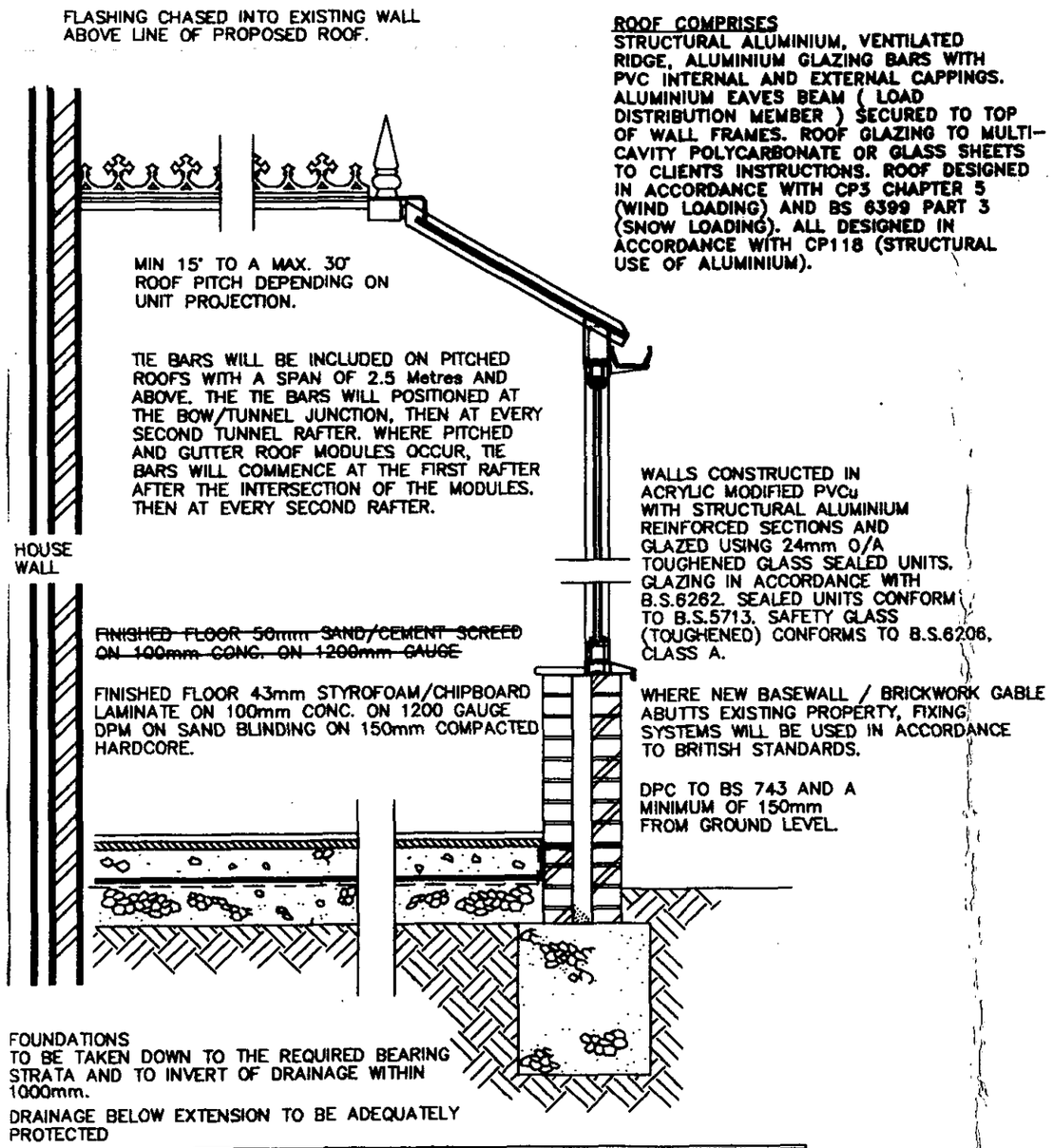


[redacted]



BLOCK PLAN

1:500



ROOF COMPRISES
STRUCTURAL ALUMINIUM, VENTILATED RIDGE, ALUMINIUM GLAZING BARS WITH PVC INTERNAL AND EXTERNAL CAPPINGS. ALUMINIUM EAVES BEAM (LOAD DISTRIBUTION MEMBER) SECURED TO TOP OF WALL FRAMES. ROOF GLAZING TO MULTI-CAVITY POLYCARBONATE OR GLASS SHEETS TO CLIENTS INSTRUCTIONS. ROOF DESIGNED IN ACCORDANCE WITH CP3 CHAPTER 5 (WIND LOADING) AND BS 6399 PART 3 (SNOW LOADING). ALL DESIGNED IN ACCORDANCE WITH CP118 (STRUCTURAL USE OF ALUMINIUM).

WALLS CONSTRUCTED IN ACRYLIC MODIFIED PVCu WITH STRUCTURAL ALUMINIUM REINFORCED SECTIONS AND GLAZED USING 24mm O/A TOUGHENED GLASS SEALED UNITS. GLAZING IN ACCORDANCE WITH B.S.6262. SEALED UNITS CONFORM TO B.S.5713. SAFETY GLASS (TOUGHENED) CONFORMS TO B.S.6206, CLASS A.

WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

DPC TO BS 743 AND A MINIMUM OF 150mm FROM GROUND LEVEL.

NOTE:- CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NVBW REV: E

16 MAR 2001 * 3575

Anglian Home Improvements

PROPOSED . . PVCu Conservatory
AT . . . . . 11 Newbury Close
Charvil, Reading
Berkshire
RG10 9RT
FOR . . . . Mr. & Mrs. I BOLWELL

CUSTOMER CONTRACT COPY CHECK. YES ☑

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. . YES ☑

DATE.	REVISIONS.	BY.
12/02/01	OTHER DOOR 1ST OPENER	P.S.

DRAWING No. 099-05051	DRAWN BY.. Liam Gibson	DATE 8-2-01
BRANCH NAME	SURVEYOR.. PETER SMITH	DATE 12/2/01.

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature .....C Bolwell..... Date ...12/2/01.....

Expected Installation Date
...ASAP AFTER PLANNING...
(Subject to third party approval being obtained)

Comments on deferred installation
.....
.....

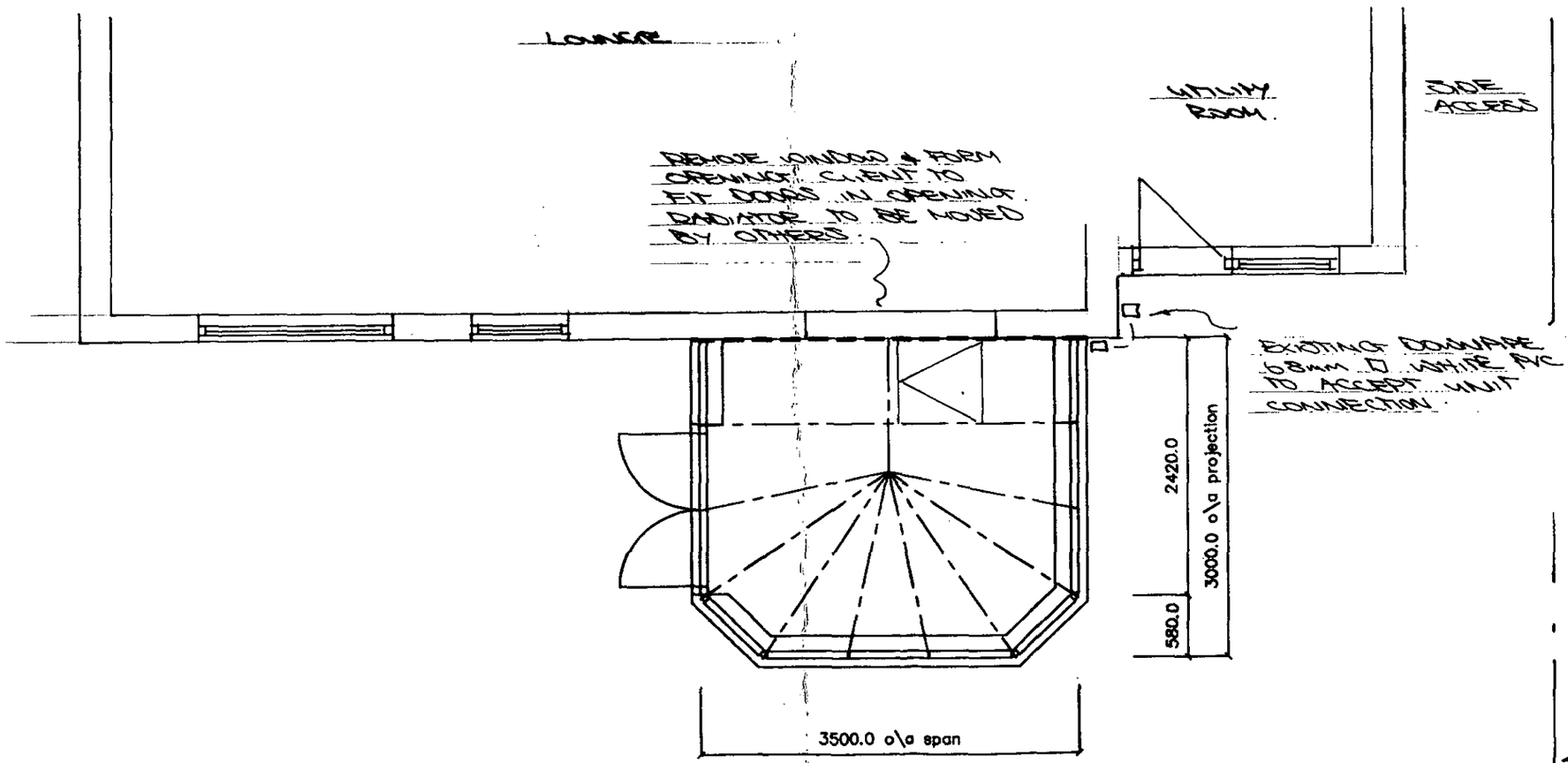
Method of payment (Confirmed with Customer)
.....
(Anglian does not accept final balance payment by credit card.)

Code
.....

APPROVAL REQUIRED ☑ Where applicable

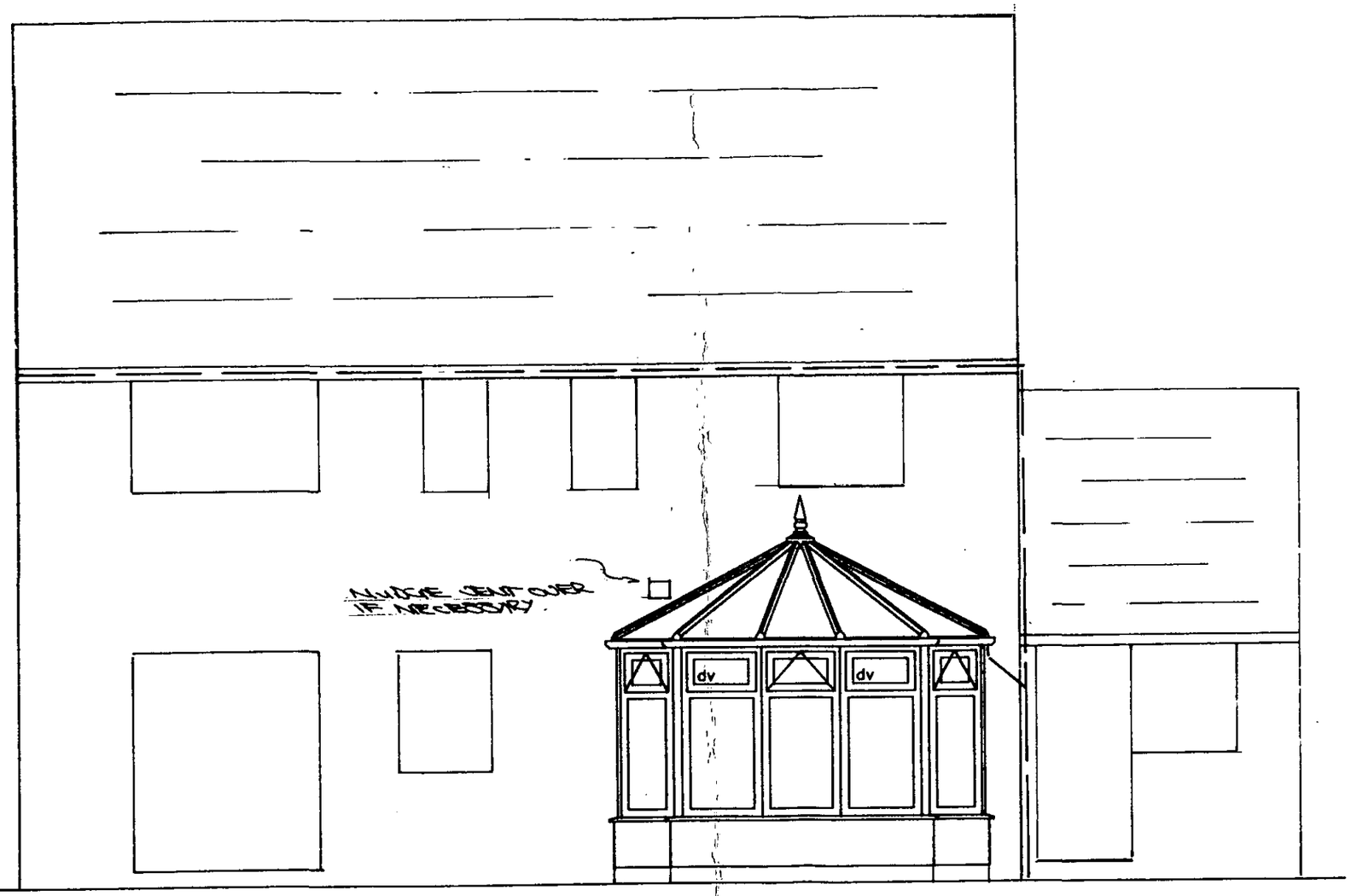
PLANNING PERMISSION	YES ☑	NO ☐	RESTRICTIVE COVENANTS	YES ☐	NO ☑
BUILDING REGULATION	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	BUILDERS CONSENT	YES ☑	NO ☐
CONSERVATION AREA	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑
NEIGHBOURS CONSENT	YES ☐	NO ☑	PARTY WALL ACT	YES ☐	NO ☑

16.MAR2001 * 3575



Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
....C.Bodwell.....	12/2/01	099-05051	PLAN LAYOUT / ROOF DETAILS.	1:50	LG
				Date.. 8-2-01	Surveyor. P.SMITH

16.MAR2001 * 3575



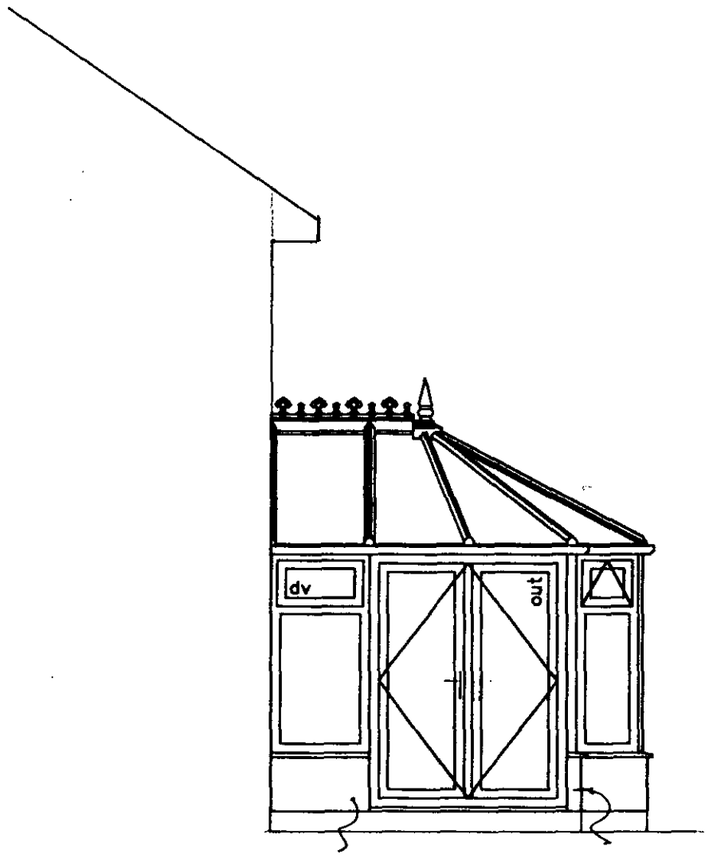
SPECIFICATION:

1 # double door where shown (open out)
4 # top hung fanlight vents where shown
5 # dummy fanlight vents where shown
1 # roof vent where shown
27.5° roof pitch
450mm basewall

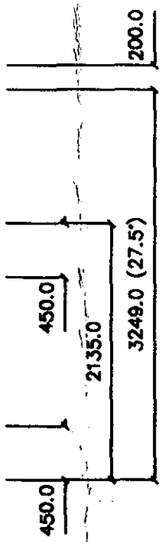
2.3m to eves
3.3m to Ridge

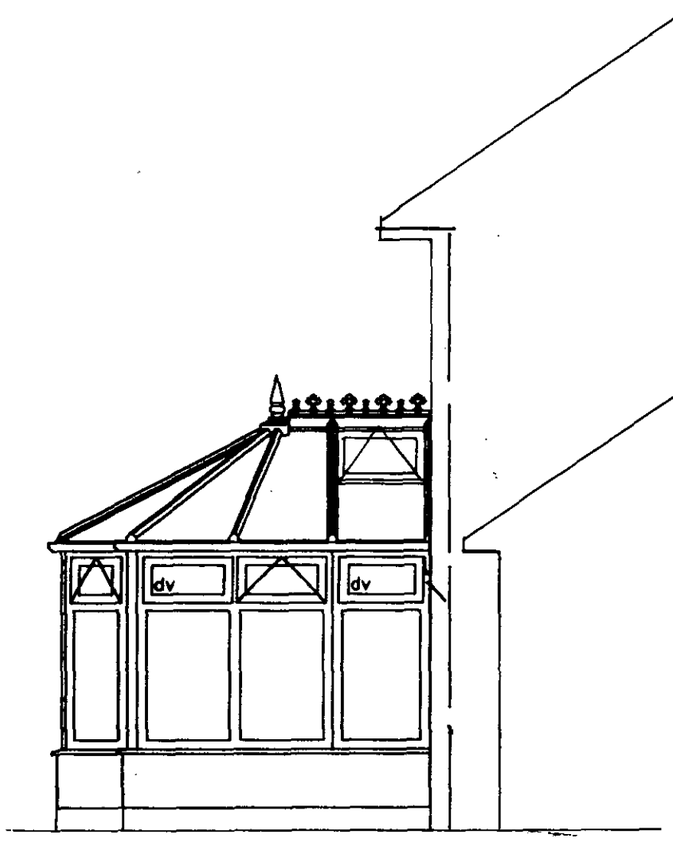
Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
...C.Bolwell.....	12/2/01	099-05051	REAR ELEVATION.	FRONT ELEVATION.	1:50	LG
					Date.. 8-2-01	Surveyor. P.SMITH.

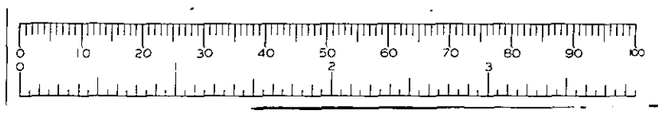
16.MAR2001* 3575



CABIN HOOK + EYES TO DOORS







Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
.....C.Bothwell.....	12/2/01	099-05051	SIDE ELEVATIONS	SIDE ELEVATIONS.	1:50	LG
					Date.. 8-2-01	Surveyor. P.SMITH

DWG: ENGNTBW	REV: D

SURVEYORS BASE PLAN

(TO ACCOMPANY ACTUAL BASE PLAN PROVIDED BY CONSERVATORY ADMIN.)

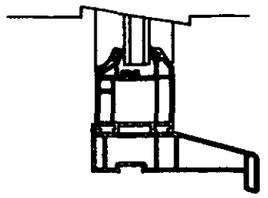
16.MAR2001 * 3575

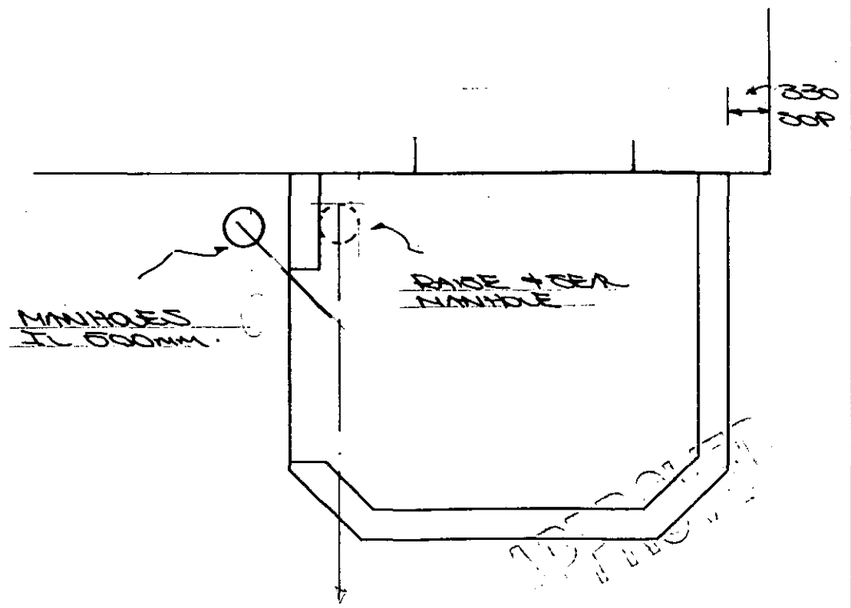
NOTES

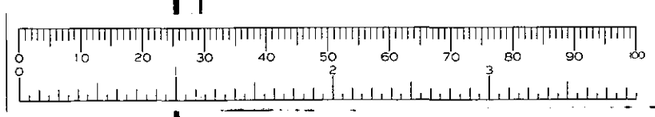
1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA GHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL. CONNECT TO EXISTING DRAIN.
7. BUILD NEW BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).

DPC AT SAME LEVEL AS HOUSE.

FLOOR TO LINE THRO' WITH HOUSE.







NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.

Customers Signature	Date		Drawing No.	Unit Elevation.	Scale..	Drawn..
.....C.Bothwell.....	12/2/01		099-05051	BASE LAYOUT.	1:50	LG
					Date.. 8-2-01	Surveyor. P.SMITH.

PRODUCT CHECK SHEET.

☑ Where Applicable

	PVCu WHITE KNIGHT	PVCu DUAL KNIGHT	PVCu GOLDEN OAK	PVCu CRUSADER	EXCALIBUR	TIMBER
PRODUCT:	☑	☐	☐	☐	☐	☐

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

EXCALIBUR COLOUR: n\a OUT/ WHITE IN.

ROOF COLOUR: white OUT/ white IN.

	POLYCARBONATE	GLASS	TIMBER	GRP
ROOF MATERIAL:	☐	☑	☐	☐

ROOF MATERIAL COLOUR: bronze THICKNESS: 20 GLASS SPEC: antisun/pilk k

	YES	NO		MANUAL	AUTOMATED		YES	NO
ROOF VENT:	☑	☐	QUANTITY: 1	☑	☐	RIDGEFLOW:	☐	☑

		L/H	R/H	INTERMEDIATE
NUMBER OF DOWNPIPES:	1	POSITION:	☑	☐

	SILVER	WHITE	GOLD	BLACK			
HANDLE COLOUR:	☐	☐	☑	☐	TYPE: STRAIGHT	☑	CURVED ☐

	YES	NO
DENTIL MOULDING:	☐	☑

	LOW	HIGH	WHEELCHAIR
THRESHOLD:	☑	☐	☐

SPECIAL GLASS TO FRAMES AND LOCATION: pilkington k (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: toughened (If Required)

	YES	NO	
S.G.O.:	☐	☑	LOCATION AND PATTERN No.: n\a (If Required)

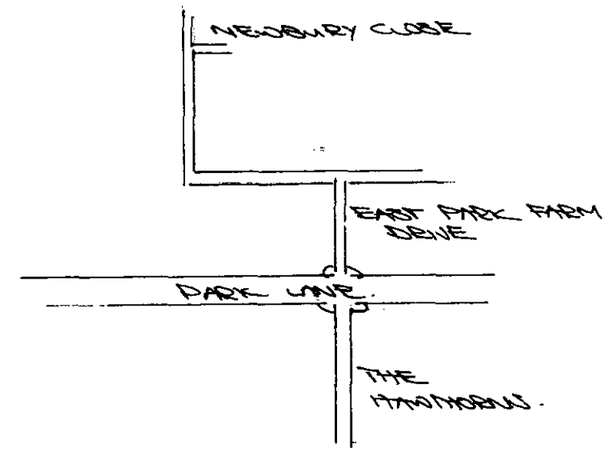
	HARDWOOD	PVCu	WHITE DURABOARD	MAHOGANY DURABOARD	GOLDEN OAK DURABOARD	LIGHT OAK DURABOARD	TILED
WINDOW BOARDS:	☐	☐	☐	☐	☐	☑	☐

THIRD PARTY APPROVAL — 16.MAR2001 — 3575

LOCAL COUNCIL ☑ HOUSING ASSOCIATION ☐ BUILDER ☑ OTHER ☐

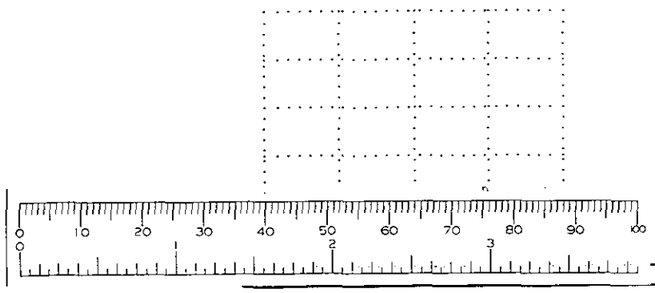
ADDRESS - [illegible]

BLOCK PLAN (NOT TO SCALE)



	PVCu	HARDWOOD TIMBER	SOFTWOOD TIMBER
ADDITIONAL PRODUCT / PHYSICAL BARRIER:	☐	☐	☐

DESIGN–VIEWED EXTERNALLY.



MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

ADDITIONAL PRODUCT.

DESIGN–VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

Customers Signature	Date		Drawing No.	Description.	Scale..	Drawn..
C Bolwell	12/2/01		099–05051	CHECK SHEET.	N/A	LG
					Date.. 8-2-01	Surveyor. P.SMITH

SCHEDULE OF WORKS

16 MAR 2001 3575

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR ✓ SIDE ☐ FRONT ☐ FINISHED FLOOR LEVEL: SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY): SIDE ACCESS.

EXISTING PROPERTY FOUNDATION TYPE: CLAY SUBSOIL - 1.0m DEEP

COUNCIL TEL. NO. & POINT OF CONTACT: FOUNDATIONS.

BRICK TYPE (IF KNOWN): REDS THROUGHOUT TO MATCH

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / (DRIVE)
Remove Site Obstruction		✓	TYPE : ____ VOLUME : ____
Trees		✓	TYPE : ____ DISTANCE FROM UNIT: : ____
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH : ____
Break Up Hardstanding	✓		TYPE : LIFT & SET ASIDE SLABS AREA (m²): ____
Excessive Earth Removal		✓	QUANTITY : ____
Retaining Wall		✓	HEIGHT : ____ LENGTH : ____
Rainwater Drainage	✓		Soakaway ☐ Connect To Existing ✓ Other ☐ ____
Manhole, (Plastic)/Brick/Concrete	✓		(RAISE & SEAL) / MOVE INVERT DEPTH : 800
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST ROUND / SQUARE COLOUR : ____ DIAMETER : ____
Box In Pipes		✓	
Additional Height On Base At Front Of Unit		✓	Height Over 225mm : ____
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		(BRICK) / RENDER / OTHER
Basewall Internal Finish	✓		(BRICK) / PLASTER
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : LAY ROW OF SLABS AROUND BASE.
Steps / Landing		✓	TOTAL RISE : ____ QUANTITY : ____
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : ____ POSITION : ____
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE SPECIFY : ____
Knockthrough	✓		FULL HEIGHT PICTURE WINDOW / (WINDOW & BOLSTER WALL) NEW LINTOL + WIDTH : ____
Physical Barrier By Anglian / (Customer)	✓		TYPE : INTERNAL DOORS
Plaster House Wall		✓	QUANTITY : ____ m²
Screed Floor By Anglian		✓	QUANTITY : ____ m² SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : ____ QUANTITY : ____ m² SQUARED OFF OVERALL UNIT
Coseyfloor	✓		QUANTITY : 105 m²
Skirting Board		✓	SIZE : ____ PVCU / TIMBER
Existing Balanced Flue		✓	TYPE : ____ DIST. FROM UNIT : ____
Electrics		✓	SPECIFY : BY JOE BISHOP - DIRECT
Plumbing		✓	SPECIFY : RESITE RAD - BY OTHERS REFER PHIL HOWES
Additional Work		✓	SPECIFY : ____

Customers Signature	Date		Drawing No.	Description.	Scale..	Drawn..
C Bidwell	12/2/01		099-05051	CHECK SHEET.	N/A	LG
					Date.. 8-2-01	Surveyor. P. SMITH