APPLICATION NO:

F/2002/6167

LOCATION:
17 Booth Drive, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs Melville C/O Simon Dickerson,Anglian Home Improvement

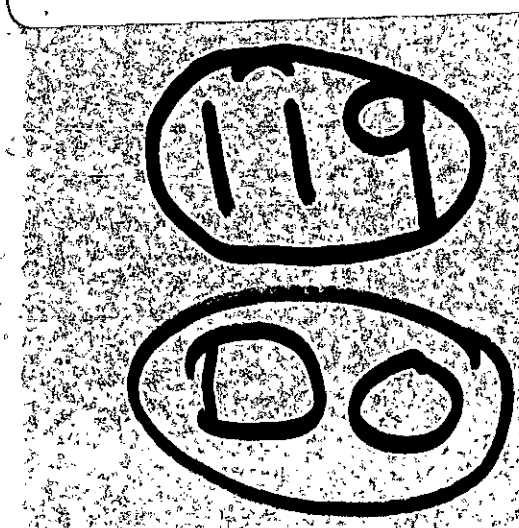
PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

25/04/02

EARLIEST DATE FOR DECISION: **21/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2002

CASE OFFICER: **Phillip Taylor**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Melville
C/O Simon Dickerson
Anglian Home Improvement
Conservatory Admin
PO Box 65
Norwich
Norfolk NR6 6EJ

Application Number: F/2002/6167

Parish: **FINCHAMPSTEAD**

Location: **17, Booth Drive, Finchampstead, Wokingham.**

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. 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 LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6167

Applicant : Mr/Mrs Melville C/O Simon Dickerson,Anglian Home Improvement.

Location : 17, Booth Drive, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		1/May

Date of Neighbour Notifications : .....

Date of Site Visit : 1st May 02

Date Registered : 19/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 14/05/2002. 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 :

Finchampstead Parish Council - No objection

Planning Issues :

Impact on Neighbouring Properties

Policy : SBE1, SBE2, ~~[illegible]~~
WBE1, WOS3
LD3, ENV

Application Number: F/2002/6167

Appraisal :

The application property is a large detached house located at the end of Booth drive within a detached settlement.

The proposal is for a conservatory measuring ~~6.0~~ 6.0m across, 3.3 in depth and 3.7m to the ridge. It is fully glazed with doors opening to the side. The roof is pitched with a decorative ridge.

The neighbouring property No 19 is separated by a 1.8m fence. No 19 also has a similarly proportioned conservatory. The proposed conservatory is not considered to have any impact adversely on the neighbouring properties in any way.

Not visible from the close so the character of the area is unlikely to be compromised.

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

Application Number F/2002/6167
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 17 Booth Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6167

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 1/05/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS end of close properties set in woodland

3. DESCRIPTION OF SITE/BUILDING land is close of the adjacent neighbours

4. RELATIONSHIP TO ADJOINING PROPERTIES 1.8m fence

5. SITE CONSTRAINTS None

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6167	Map No : 90
Case Officer : PT	Site Area : 0.07
Valid Date : 19/03/02	Received Date: 19/03/2002

Level : Delegated Application

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

Location : 17, Booth Drive, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs Melville C/O Simon Dickerson,Anglian Home Improvement.

Fee Required: £95 Fee Received: £95 (5)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Barham

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

.....

.....

(Rural Area)

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

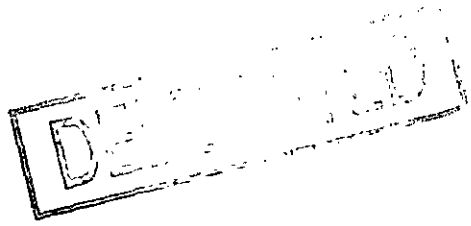
.....

.....

No pre-apps

FROM: Phillip Taylor

DATE: 28 March 2002



FINCHAMPSTEAD PARISH CONSULTATION SHEET

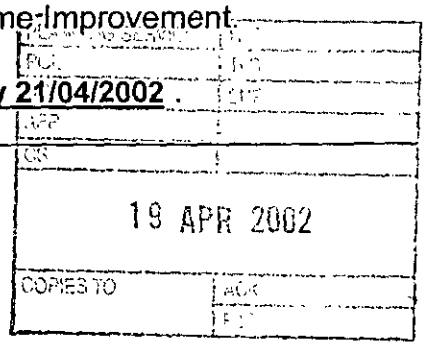
Application Number: F/2002/6167

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

Site Address: 17, Booth Drive, Finchampstead, Wokingham.

Applicant: Mr/Mrs Melville C/O Simon Dickerson,Anglian Home Improvement

Your observations are required in respect of this application **by 21/04/2002 .**



Parish Councillors have no objection to this proposal

SIGNED: C.S. Clerk DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 28 March 2002

My ref: F/2002/6167

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

Dear Councillor

Application Number: F/2002/6167
17, Booth Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6167**
17, Booth Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
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 T Charlesworth

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

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

Tel: (0118) 974 6442

Date: 28 March 2002

My ref: F/2002/6167

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

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_____

_____

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 R Cundy

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

Received by Wokingham District Council

Application No: F/2002/6167

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

Location:
17, Booth Drive, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6167 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. 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

28 March 2002

Organisation_Name	Building_Name	address1	Postcode
		19BOOTH DRIVEWOKINGHAM	RG404HL

neighbour consultation list F/2002/6167

6167 19 MAR 2002 6167

Anglian Home improvements

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

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

18th March 2002

Our ref: LS 099/10692 Melville

Dear Sir or Madam,

REF: PROPOSED CONSERVATORY AT: 17 BOOTH DRIVE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 4HL

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 a 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,

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

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

Environmental Services

For office use only.
Application number: 19.MAR2002 • 6167

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 MELVILLE
	Address and postcode	17 BOOTH DRIVE
		FINCHAMPSTEAD
		WOKINGHAM
		BERKSHIRE RG40 4HL
	Phone number	
2	Agent's Name	SIMON DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENT
		CONSERVATORY ADMIN
		PO BOX 65
		NORWICH NR6 6EJ
	Phone number	01603 420180
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.	17 BOOTH DRIVE
		FINCHAMPSTEAD
		WOKINGHAM
		BERKSHIRE
		RG40 4HL
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT PVC 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: BROWN PVC FRAMES.	
		ROOF: BRONZE ANTI-SUN	
		TOUGHENED 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 ☑

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: [signature]

on behalf of MR + MRS MELVILLE

Date 18/03/2002

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

1933

ADDRESS 17 BOOTH DRIVE PARISH FINCHAMPSTEAD

PLOT No. 49 ORD. SHEET No.

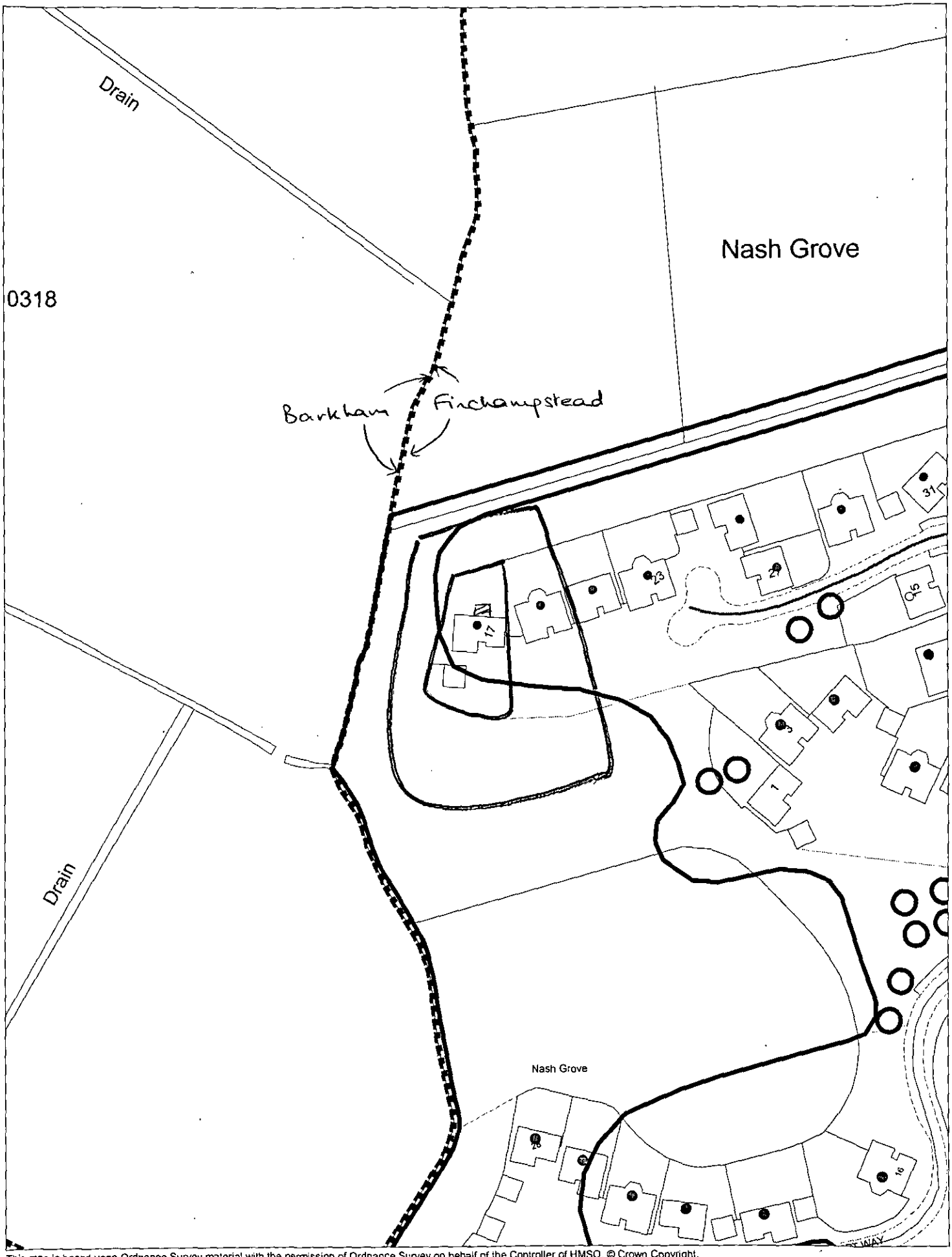
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65843/F	REDROW HOMES	O/L 11 DWELLINGS	7.8.98	C/A
97/65844/F	"	TO BE INCLUDED WITH ORIG. APPL.	N/ISSUED	

MINISTRY DECISION

SPECIAL ORDERS

19 MAR 2002 6167



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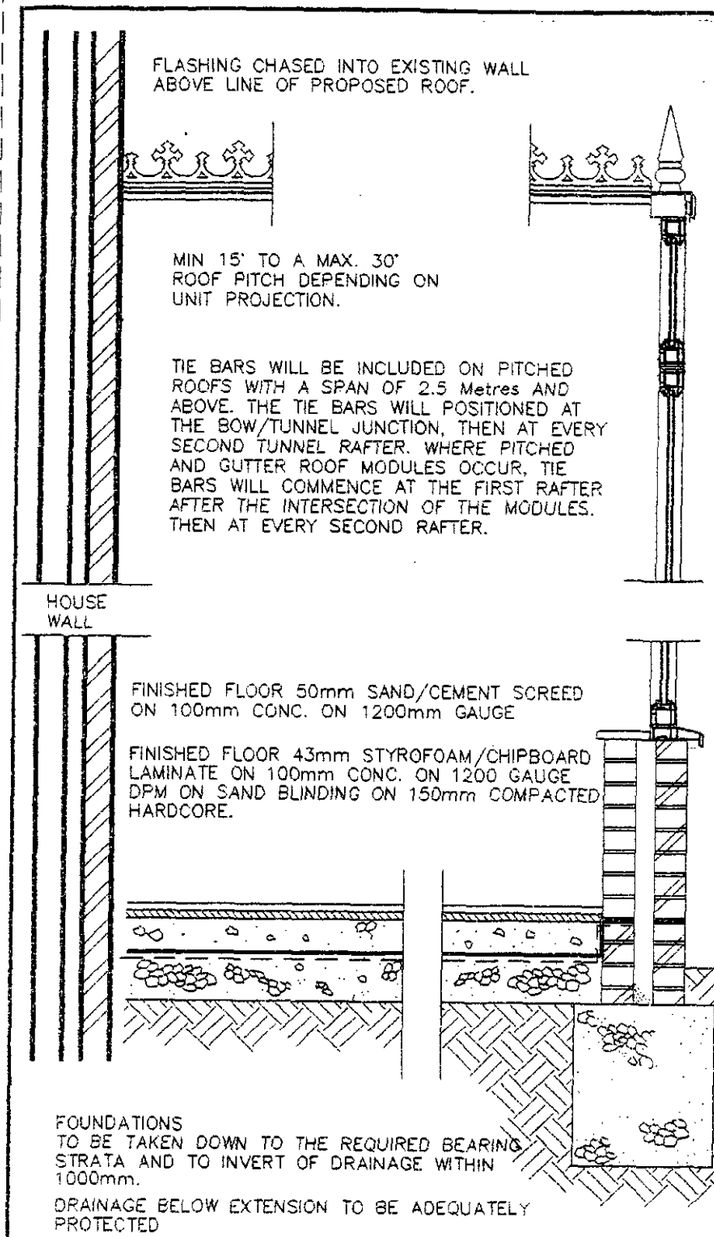
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

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

N
W E
S



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: SHT2RGBW REV: B

Anglian Home improvements

PROPOSED . PVCu DUAL KNIGHT CONSERVATORY
AT . . . . . 17 BOOTH DRIVE
FINCHAMPSTEAD
WOKINGHAM, BERKSHIRE
RG40 4HL
FOR . . . . MR AND MRS J MELVILLE

CUSTOMER CONTRACT COPY CHECK. YES ☑

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

DATE.	REVISIONS.	BY.

DRAWING No. 099-10692 | DRAWN BY.. GAVIN LEWIN | DATE 26-2-02

BRANCH NAME | SURVEYOR.. D. Armstrong | DATE 28/2/02

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 ..... Date 27/2/02.

Expected Installation Date
8-12 wks FROM PLANNING
(Subject to third party approval being obtained)

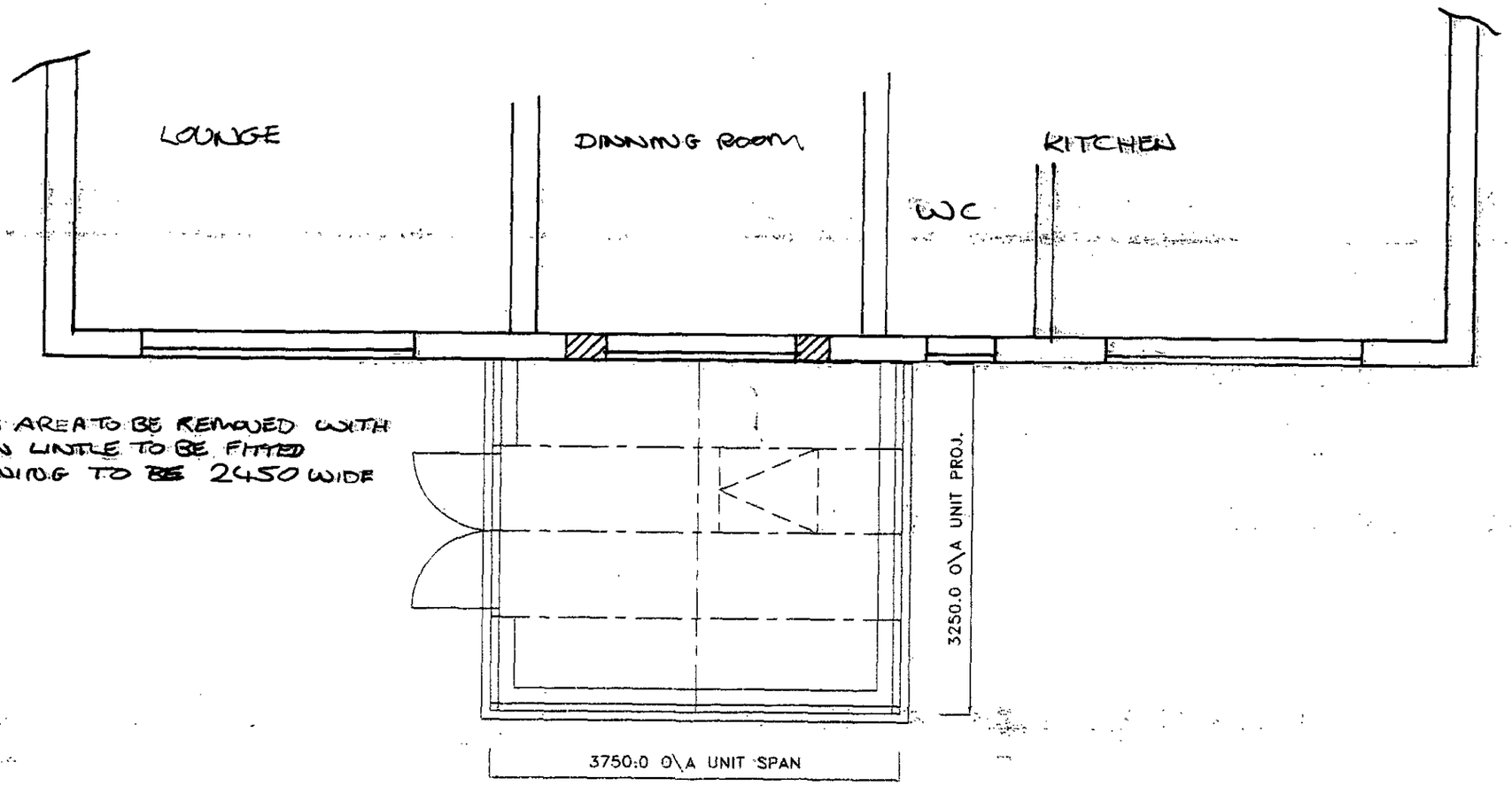
Comments on deferred installation .....

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

Code .....

APPROVAL REQUIRED ✓ Where applicable					
PLANNING PERMISSION	YES ☑	NO ☐	LOCAL WATER AUTHORITY	YES ☐	NO ☑
BUILDING REGULATION	YES ☐	NO ☑	RESTRICTIVE COVENANTS	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
CONSERVATION AREA	YES ☐	NO ☑	BUILDERS CONSENT	YES ☑	NO ☐
NEIGHBOURS CONSENT	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑
			PARTY WALL ACT	YES ☐	NO ☑

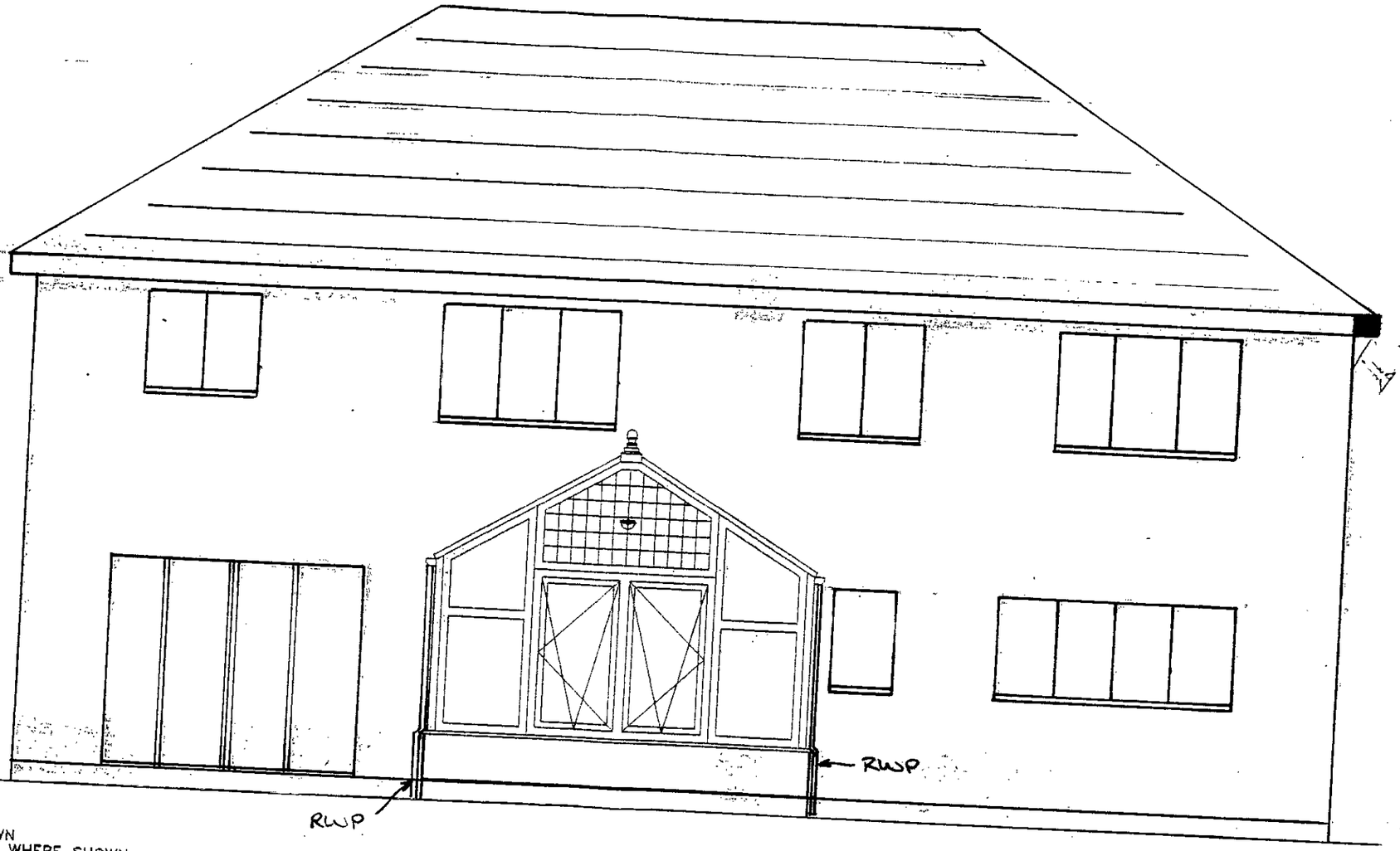
APPROVED



APPROVED

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
	28/2/02	099-10692	PLAN LAYOUT / ROOF DETAILS.	1:50	GRL
				Date.. 26-2-02	Surveyor. D. Hamilton

19.MAR2002 6167

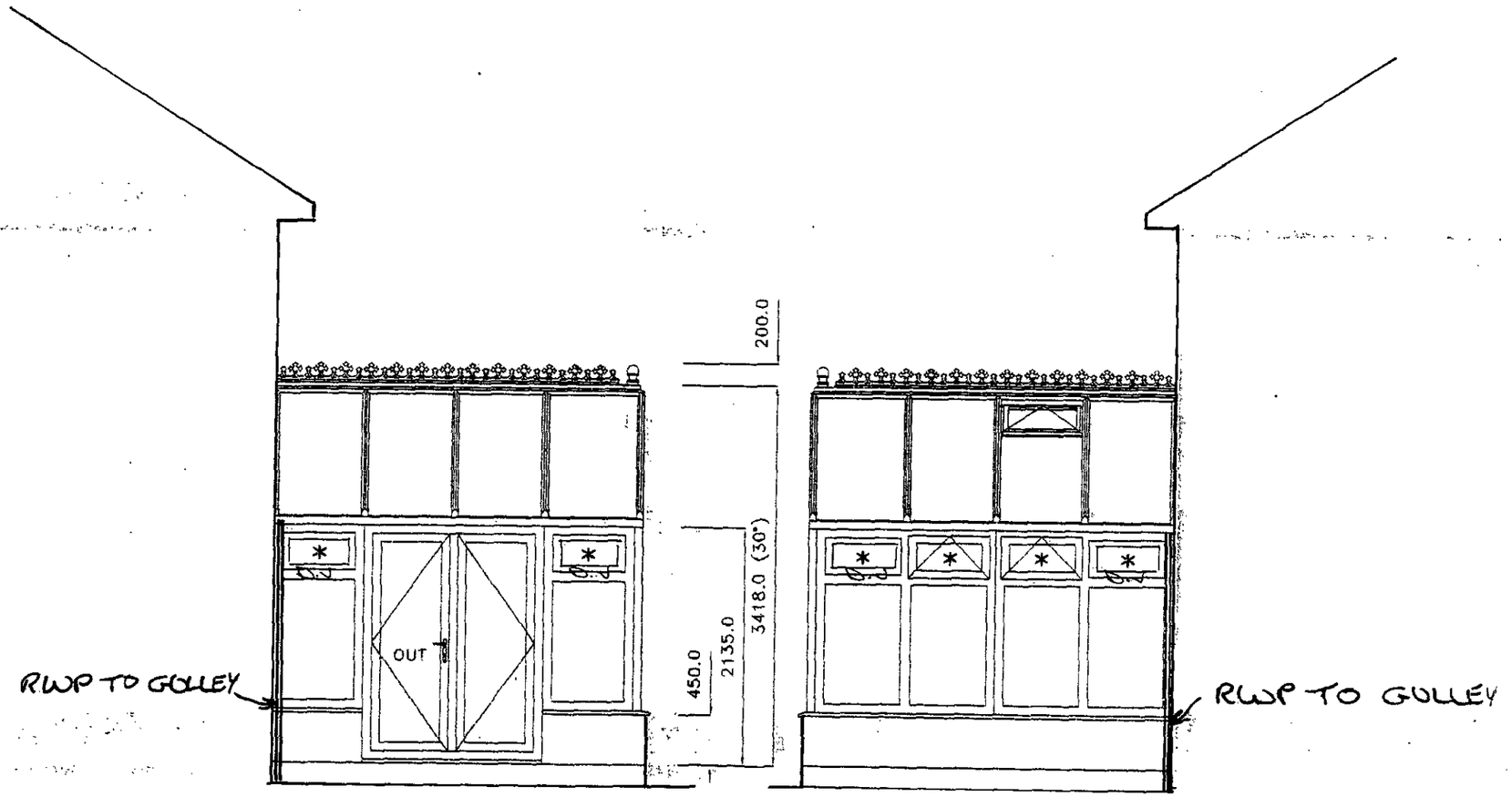


SPECIFICATION:

1 No DOUBLE DOOR WHERE SHOWN
2 No TOP HUNG FANLIGHT VENTS WHERE SHOWN
2 No TILT AND TURN VENTS WHERE SHOWN
4 No HIGH TRANSOMS WHERE SHOWN
* = S.G.O WHERE SHOWN
SQUARE LEADS INCORPERATING S.G.O DESIGN TO REGENCY SHAPE
1 No ROOF VENT WHERE SHOWN
450mm BASE WALL REQUIED
ROOF PICH 30°

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
.....	28/2/02	099-10692		FRONT ELEVATION.	1:50	GRL
					Date.. 26-2-02	Surveyor. D. Armstrong

10.MAR.02 6167



APPROVED

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
	28/2/02	099-10692		SIDE ELEVATIONS.	1:50	GRL
					Date.. 26-2-02	Surveyor. D. Armstrong

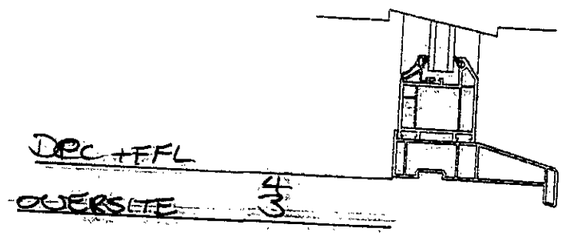
DWG: ENGNTBW | REV: E

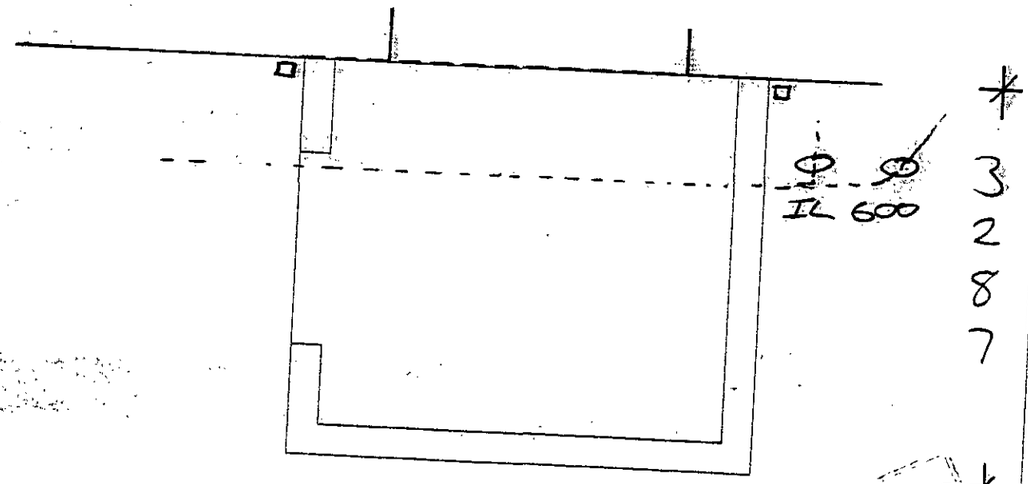
SURVEYORS BASE PLAN

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

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-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL, UNLESS AN ALTERNATIVE METHOD OF DRAINAGE IS FOUND ONCE WORK HAS COMMENCED ON SITE.
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).
8. FIT TWO GULLIES TO SOAKAWAY.





NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.
ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

NOTE!
THIS BASE PLAN MUST BE READ IN CONJUNCTION WITH THE SEPERATE BASE PLAN GENERATED BY CONSERVATORY ADMIN HEAD OFFICE

APPROVED

Customers Signature	Date		Drawing No.	Unit Elevation	Scale	Drawn
	28/2/02		099-10692	BASE LAYOUT.	1:50	GRL
					Date: 26-2-02	Surveyor:

PRODUCT CHECK SHEET.

13.MAR2002 07:07

☑ 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: WOODGRAIN OUT/ WHITE IN.

ROOF MATERIAL:	POLYCARBONATE	GLASS	TIMBER	GRP	SPACER	SILVER
	☐	☑	☐	☐		

ROOF MATERIAL COLOUR: BRONZE THICKNESS: 24 GLAZING SPEC: TOUGHENED K/ANTI-SUN

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

FINIAL TYPE (WHERE APPLICABLE): BACK CRESTING TYPE (WHERE APPLICABLE): TILE

NUMBER OF DOWNPIPES: 2	POSITION:	L/H	R/H	INTERMEDIATE
		☑	☑	☐

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

DENTIL MOULDING:	YES	NO	THRESHOLD:	LOW	HIGH	WHEELCHAIR
	☐	☑		☑	☐	☐

SPECIAL GLASS TO FRAMES AND LOCATION: TOUGHENED K (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: N\A (If Required)

S.G.O.:	YES	NO	LOCATION AND PATTERN No.:
	☑	☐	FL10A (If Required)

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

FRONTING PUBLIC PROPERTY

THIRD PARTY APPROVAL YES

LOCAL COUNCIL ☑ HOUSING ASSOCIATION ☐ BUILDER ☑ OTHER ☐

ADDRESS - WOKINGHAM D.C. | REDROW HOMES

PO BOX 157 | REDROW HOUSE

WOKINGHAM | BOUNDARY ROAD

BERKSHIRE | LOUDWATER

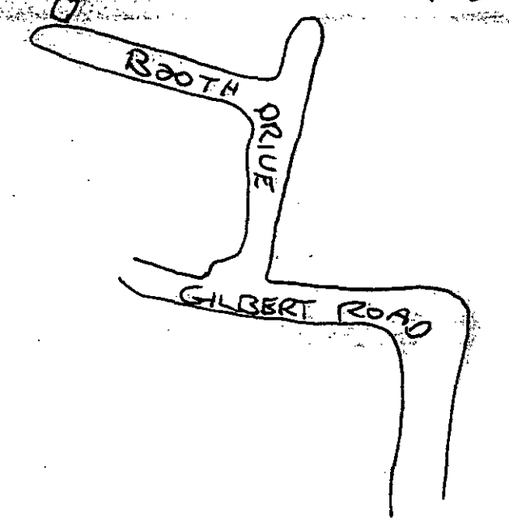
RG40 1WR. | HIGH WYCOMBE

BUCKS HP10 9QS

01628 539 700

(PLOT 49 SQUIRES GATE)

BLOCK PLAN (NOT TO SCALE)



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

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

APPROVED

Customers Signature	Date		Drawing No.	Description	Scale	Drawn
	27/2/02		099-10692	CHECK SHEET.	N/A	GRL
					Date: 26-2-02	Surveyor: D. Arrowsmith

SCHEDULE OF WORKS

19 MAR 2002 6167

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR ✓ SIDE ☐ FRONT ☐

FINISHED FLOOR LEVEL: SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY): SIDE GATE

EXISTING PROPERTY FOUNDATION TYPE: See Ground Condition Report

COUNCIL TEL. NO. & POINT OF CONTACT: WOKINGHAM D.C. 0118 974 6000

BRICK TYPE (IF KNOWN): MATCH REQUIRED

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / (DRIVE)
Remove Site Obstruction		✓	TYPE : ___ VOLUME : ___
Trees	✓		TYPE : OAK DISTANCE FROM UNIT: : 6.5m
Full Base	✓		
Extra Depth Foundations			TOTAL DEPTH : SEE GROUND CONDITION REPORT
Break Up Hardstanding	✓		TYPE : 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 : ___
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	✓		Maximum height from original ground level to FFL of conservatory : 300
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 : 1 ROW SLABS WITH EXISTING SLABS.
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) 2450
Physical Barrier By Anglian / (Customer)	✓		TYPE : NEW 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 : ___ m²
Skirting Board		✓	SIZE : ___ PVCU / TIMBER
Existing Balanced Flue		✓	TYPE : ___ DIST. FROM UNIT : ___
Electrics	✓		SPECIFY : 1 x D/S + 1 x U/P
Plumbing		✓	SPECIFY : ___
Additional Work		✓	SPECIFY : ___

Customers Signature	Date	Drawing No.	Description	Scale	Drawn
[signature]	28/2/2	099-10692	CHECK SHEET.	N/A	GRL
				Date 26-2-02	Surveyor D. Armstrong

19.MAR2002 8:57

BLOCK PLAN
SCALE
1:500

791

792

Nash

Nc

Sc

23

27

17

Nc

Sc

Nc

Sc