APPLICATION NO:
F/2000/1854

LOCATION:
4 Askew Drive, Spencers Wood Reading.

APPLICANT:
Mr & Mrs Robinson C/O Excel Design Ltd

PROPOSAL:
Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)

EARLIEST DATE FOR DECISION: **29/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/08/2000

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Robinson
C/O Excel Design Ltd
17
Gorse Ride South
Fi Nchampstead
Berkshire
RG40 4EH

Application Number: F/2000/1854

Parish: **SHINFIELD**

Location: **4, Askew Drive, Spencers Wood, Reading.**

Proposal: **Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
3. All new works and works of making good to the retained fabric shall be finished to resemble 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 adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
3. 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 Policies OS1 and EN1
   Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/09/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 05 July 2000

Application Number: F/2000/1854

Proposal: Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)

Parish: SHINFIELD PARISH

Site Address:
4, Askew Drive, Spencers Wood, Reading.

Applicant:
Mr & Mrs Robinson C/O Excel Design Ltd.

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).

As previous application no. 99/70201/F

Signed: _____ **Print name:** ADAM COGGINS

24/07/00

0118 954 7115

FROM: Elaine Connor

DATE: 05 July 2000

DELEGATED

SHINFIELD PARISH CONSULTATION SHEET

Application Number: F/2000/1854

Proposal: Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F).

Site Address: 4, Askew Drive, Spencers Wood, Reading.

Applicant: Mr & Mrs Robinson C/O Excel Design Ltd.

PLANNING SERVICES	HPT
POL	TLS
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 29/07/2000** .

NO COMMENT

SIGNED: J Barnes DATE: 3 Aug 2000

Clerk To Shinfield Parish/Town Council.

SHINFIELD PARISH COUNCIL

Received by Wokingham District Council

Application No: F/2000/1854

Proposal:
Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)

Location:
4, Askew Drive, Spencers Wood, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/07/2000. 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

05 July 2000

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

Tel: (0118) 974 6451

Date: **05 July 2000**

My ref: F/2000/1854

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2000/1854
4, Askew Drive, Spencers Wood, Reading.
Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1854**
4, Askew Drive, Spencers Wood, Reading.
Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6451

Date: **05 July 2000**

My ref: F/2000/1854

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/1854
4, Askew Drive, Spencers Wood, Reading.
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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1854**
4, Askew Drive, Spencers Wood, Reading.
Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel: (0118) 974 6451

Date: **05 July 2000**

My ref: F/2000/1854

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/1854
4, Askew Drive, Spencers Wood, Reading.
Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1854**
4, Askew Drive, Spencers Wood, Reading.
Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

WORK SHEET FOR : *Elaine Connor*

Application Number : F/2000/1854

Applicant : Mr & Mrs Robinson C/O Excel Design Ltd.

Location : 4, Askew Drive, Spencers Wood, Reading.
Proposal : Proposed single storey side and front extension to dwelling plus chimney (Amendment to consent 99/70201/F)

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.8.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/06/2000

Earliest Date for Decision : 29/07/2000

Latest Consultation Date/Site Notice Expiry Date : 29/07/2000

This application will have expired on: 22/08/2000. 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: recommend cond. SC23 (SR06) 'Parking & gar.'

P. COUNCIL: No comment

Planning Issues : IMPACT UPON NEIGHB. PROPS.
LALP: LBE1 & LBE2 & LTV1
WDLP: WOS2, WOS3 & WBE1.
BSP: OS1 & EN1

Application Number: F/2000/1854
PROP: Amendment to app. 99/70201/F for S.ST. SIDE & FR. EXT
Appraisal : PLUS CHIMNEY.

The application being considered proposes an amendment to planning approval 99/70201/F for a S.St. side & front extension, to include a chimney on the rear elevation of the dwelling.

IMPACT UPON NEIGHB PROPS:
The application site is located between no. 5 Askew Drive & no. 9 & 10 Halfacre Close. The proposed chimney will be same distance from any of the neighbouring dwellings. It is considered given the size & scale of the chimney that it will not have a negative impact upon any of the neighbouring dwellings.

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

Application Number F/2000/1854
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C049	R049	
3	C014	R014.	
4	N16		BSP: OS1 & EN1
			LALP: LTV1, LBE1 & LBE2
			WDLP: WOS2, WOS3 & WBE1

John Rutter
14/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 4 Askew Drive
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1854

OFFICER: Elaine Connor

DATE OF SITE VISIT: 7/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area
houses of similar design.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling w. double integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
adjacent to back gardens of 9 & 10 Halfacre Close.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~12 JUN 2000~~ 29/6/00	Map No. 78 Site 003
Officer: EC | Application No. F/2000/1854	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

27. JUN. 2000* 1854

Description:
(F) PROPOSED SINGLE STOREY SIDE & FRONT EXTENSION TO DWELLING PLUS CHIMNEY (AMENDMENT TO CONSENT 99/70201/F)

Location: 4 ASKEW DRIVE

Parish: SHINFIELD Ward: Shinfield 5.7.2000

Applicant: MR/MRS ROBINSON
re-submission 99/70201/F

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

Enforcement Section 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	Show chimney from front	Phoned 20/6	27/6
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 : 5.7.2004 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 (BABTIE) .....
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:

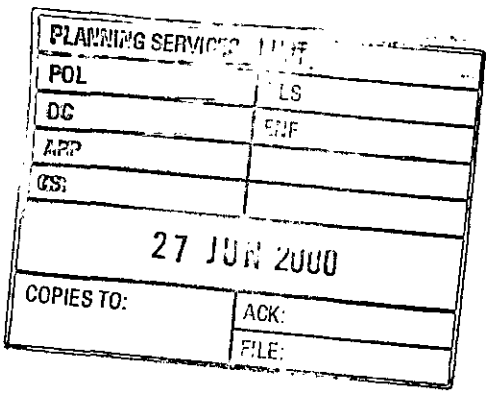
..... 8, 9, 10 Halfacre Close .....
..... 6 Askew Drive .....
..... 5, 6, 21, 22, 23, 24, ~~25~~ Askew Drive .....
.....
.....
.....
.....
.....
.....

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

27 JUN 2000 1854

Mrs Hurst
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG11 1WR

Our ref. 00573
Your ref. 99/70201/F



24 June 2000

Dear Mrs Hurst

Re: 4 Askew Drive, Shinfield.

Further to your telephone call, please find enclosed six copies of the front elevation requested showing the chimney.

We hope the above satisfies your requirements.

Yours sincerely

George Avis

4 ASKEW DRIVE

ADDRESS

PARISH SHINFIELD

PLOT No. 15.

ORD. SHEET No. SU7167 (78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/46/69	Mrs Salamon.	Res Dev 4 Acs		
		adj to and Rear of	17. 4. 69	N/A Re/
75/70	G. J Branch Ltd	Oaklands	6 8 70	Na Re/
108/70	Algrey Homes.	Det house & garage	14. 12. 70	App NA
108/70	" "	" " "	31. 12. 70	N/A Cp.
PD/305/73	Mr & Johnson	conservatory	16. 4. 73	App. NA
BR/1639	Mr Mrs Stranks	Garden store. Hall extn	28. 8. 79	App N/A
99/70201/F	Mr & Mrs Robinson.	S/St/S/extn + pitched roof.	5/10/99.	c/A.
FP99/9042	Mr. + Mrs. Robinson	S/St/S Ext.	29.7.99	APP

DATE OF COMPLETION

MINISTRY DECISION 0/46/69 allowed on appeal 15.5.70

SPECIAL ORDERS

DRAINAGE

091074

27 JUN 2000* 1854

1959/a

HOUSEHOLDER PLANNING APPLICATION

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.

27 JUN 2000* 1854

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 & MRS ROBINSON
	ADDRESS	4 ASHLEY DRIVE
		SPENCERS WOOD
	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 4EN Tel. 01189733336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	4 ASHLEY DRIVE
		SPENCERS WOOD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	AMENDMENT TO 99/70217/F
		TO INCLUDE CHIMNEY

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

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:- 27 JUN 2000* 1854

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) RE-SUBMISSION.
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 + Mrs ROBINSON

DATE 7.6.00

Client:

27 JUN 2000 1854

Mr and Mrs Robinson
4 Askew Drive
Spencers Wood
Reading
Berkshire

Project:

Amendment to previously approved application number 99/70201/F to build single storey side extension & replace existing flat roof with tiled roof
to
Now Include a Chimney at the Rear

Location:

4 Askew Drive
Spencers Wood
Reading

Excel Design
XL99573A

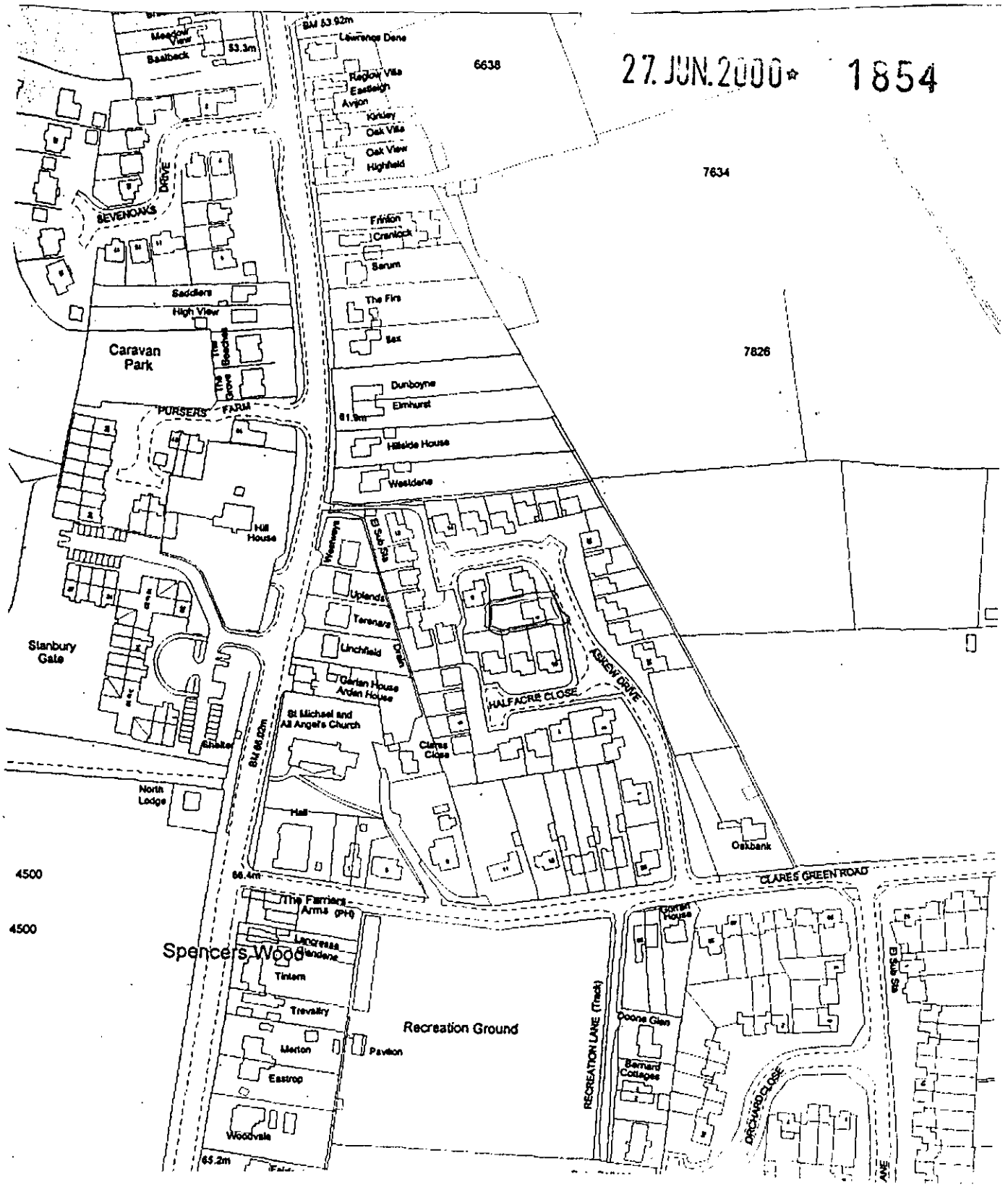
Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Second Floor Plan	
17	Section	✓
18	Section	

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION: Drawing List	
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	DRAWING No: 99573/ 2
DATE:	June 1999	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design



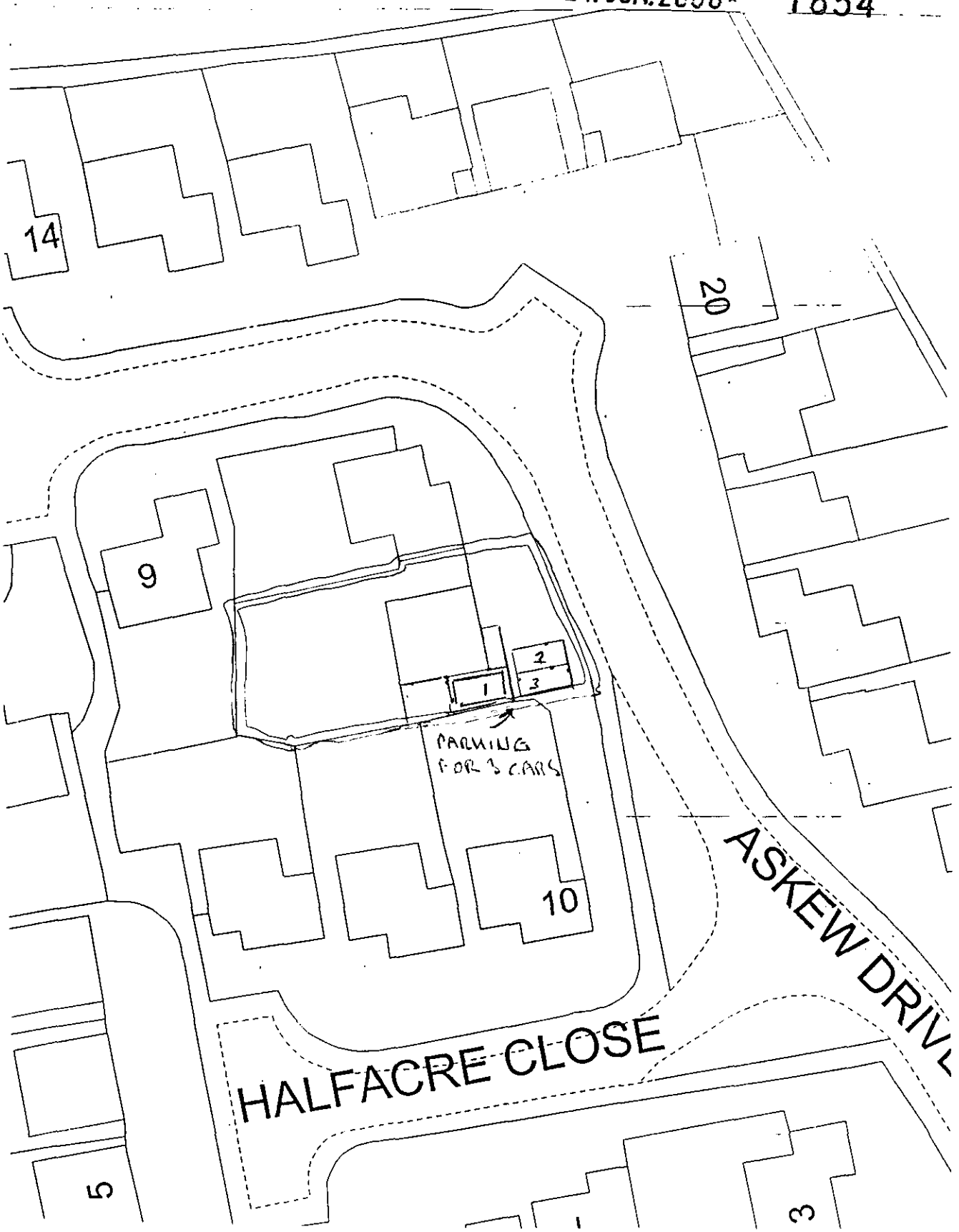
CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Location Plan		
PROJECT:	Single storey side extension and replace existing roof.	*SCALE:*	*1:2500*	*DRAWING No:*	*99573/ 3*
DATE:	June 1999	REVISION:			

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

© COPYRIGHT RESERVED

Excel DeSign

27. JUN. 2000* 1854



CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Block Plan		
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	1:500	DRAWING No:	99573/ 4 A
DATE:	June 1999	REVISION:	PARKING ADDED		

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

© COPYRIGHT RESERVED

Excel Design

27 JUN 2000 * 1854



CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Block Plan		
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	1:500	DRAWING No:	99573/ 4
DATE:	June 1999	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design

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.

27 JUN 2000 1854

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
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Suspended slab resting on inner skin of cavity walls and internal walls, thickness and reinforcing specification as shown on section drawings. Remove all vegetation below slab. Bottom mesh with 40 mm cover.

4. EXTERNAL WALLS
Facing brickwork to match existing, 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
As shown on plan

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 steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION: Notes	
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	DRAWING No: 99573/ 5
DATE:	June 1999	REVISION:	

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

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GENERAL NOTES
(Not a specification)

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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 and design as shown on 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.

10. 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.

11. 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.

12. MECHANICAL VENTS
None

13. 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.

14. F.W. DRAINAGE
None

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION: Notes	
PROJECT:	*Single storey side extension and replace existing roof.*	*SCALE:*	*DRAWING No: 99573/ 6*
DATE:	June 1999	REVISION:	

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	1:100	DRAWING No:	99573/ 8
DATE:	June 1999	REVISION:			

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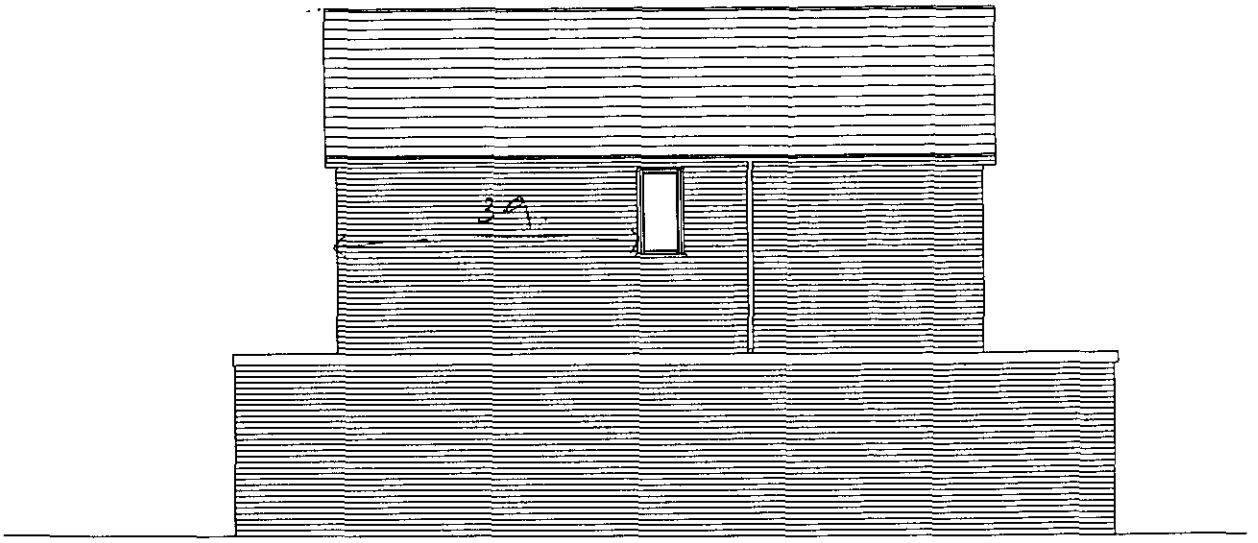
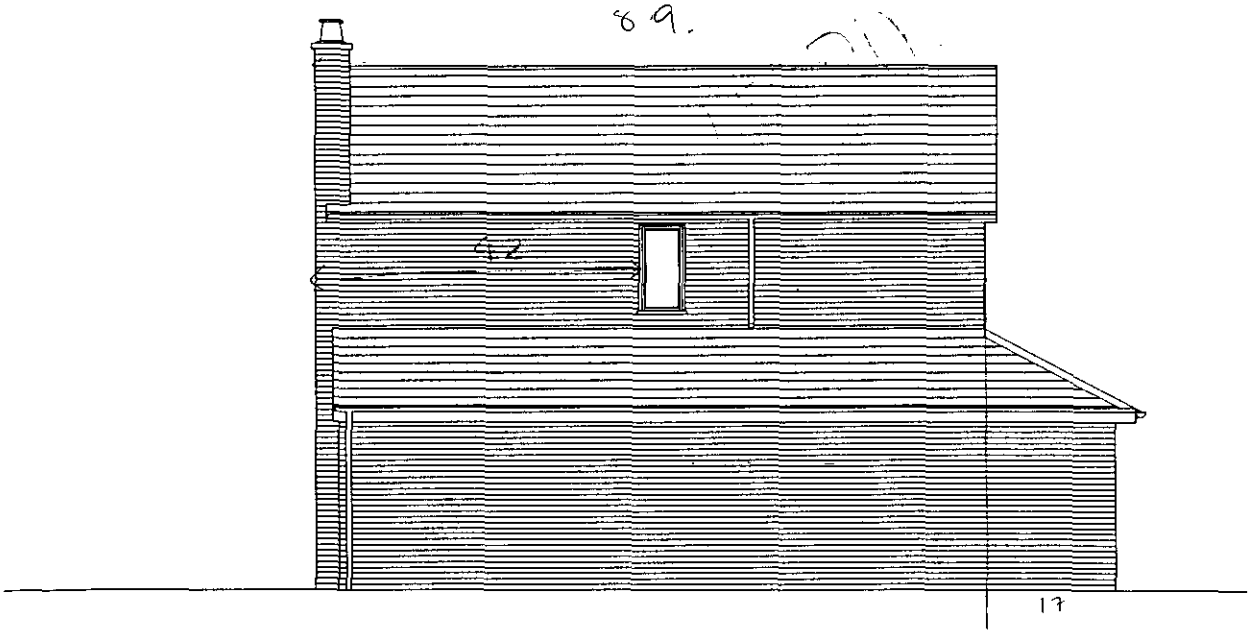


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	1:100	DRAWING No:	99573/ 9 A
DATE:	April 2000	REVISION:	Chimney added		

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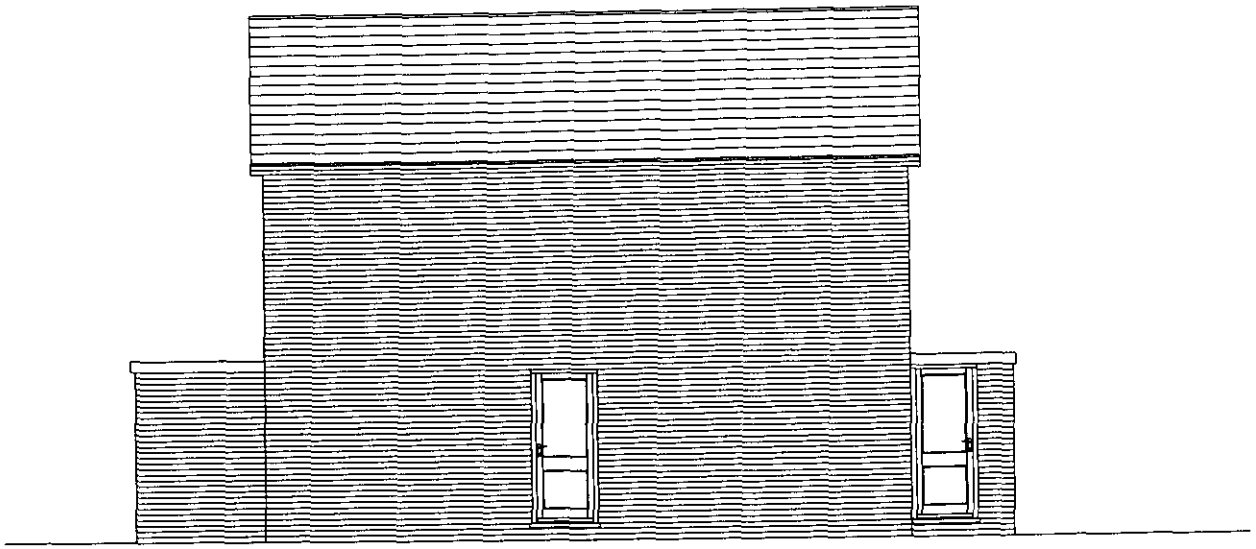
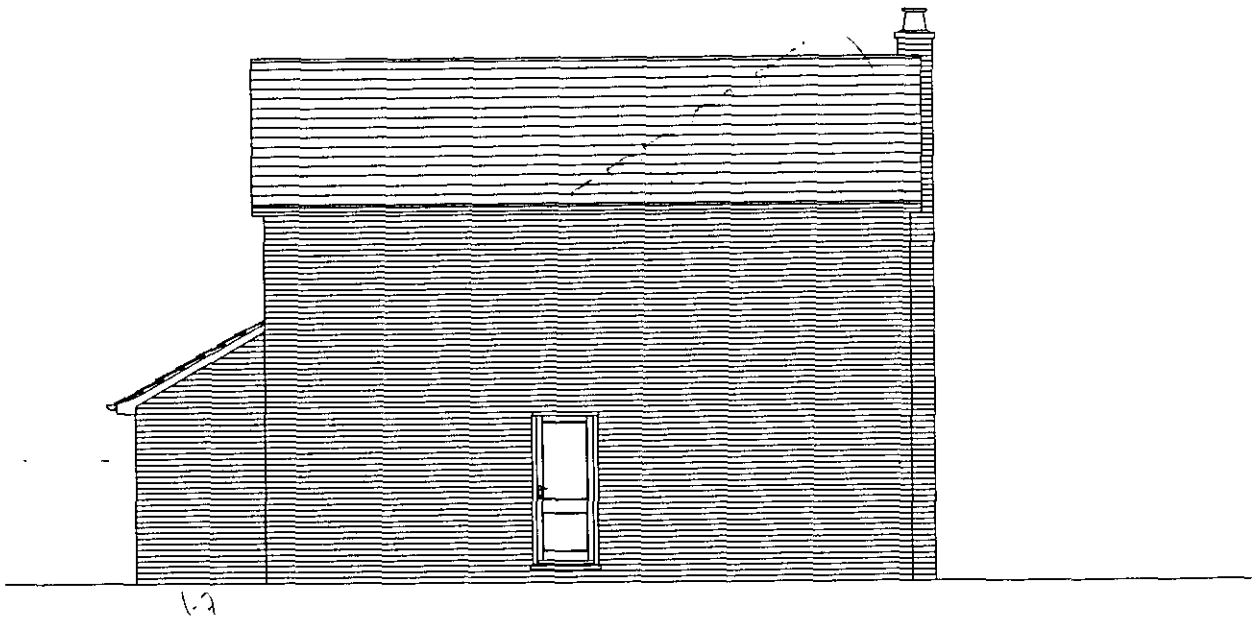


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	1:100	DRAWING No:	99573/ 10 A
DATE:	April 2000	REVISION:	Chimney added		

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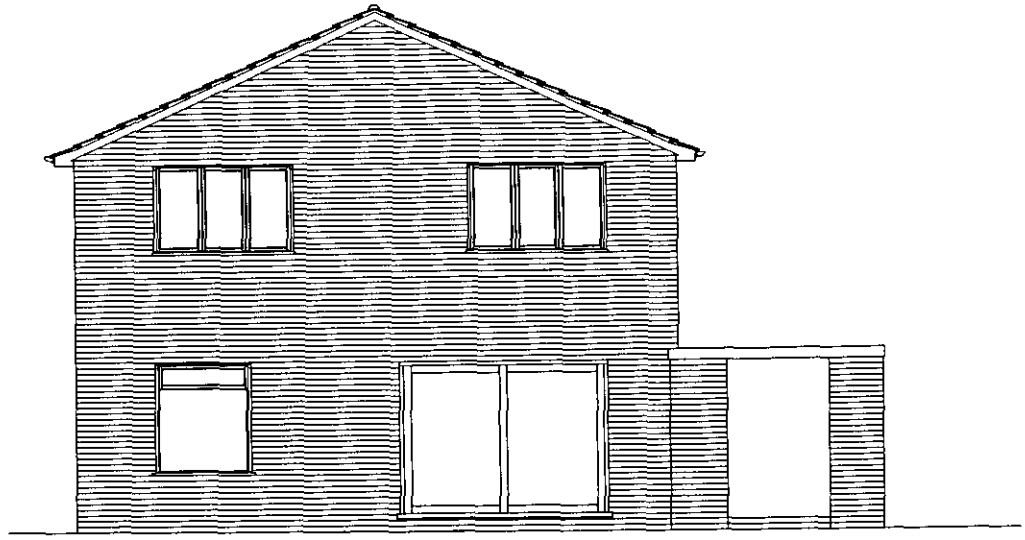

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	1:100	DRAWING No:	99573/ 11 A
DATE:	April 2000	REVISION:	Chimney added		

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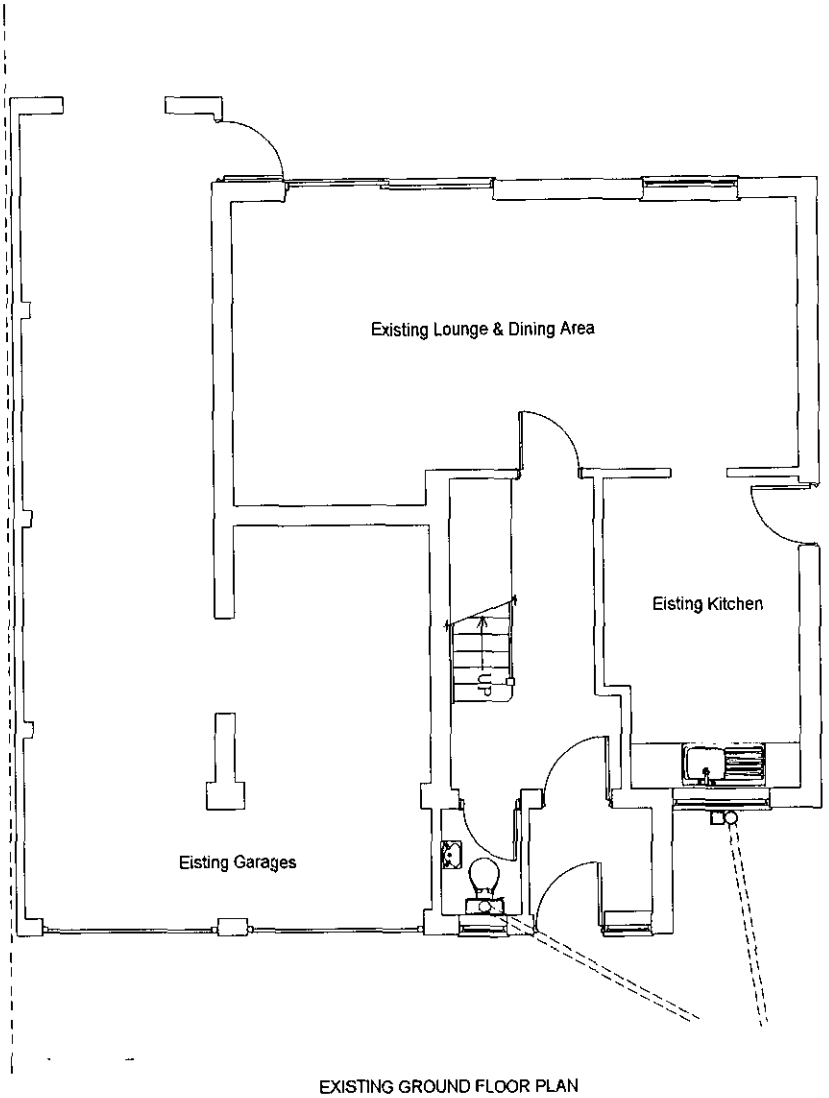

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	*Single storey side extension and replace existing roof.*	SCALE:	1:100	DRAWING No:	99573/ 12
DATE:	June 1999	REVISION:			

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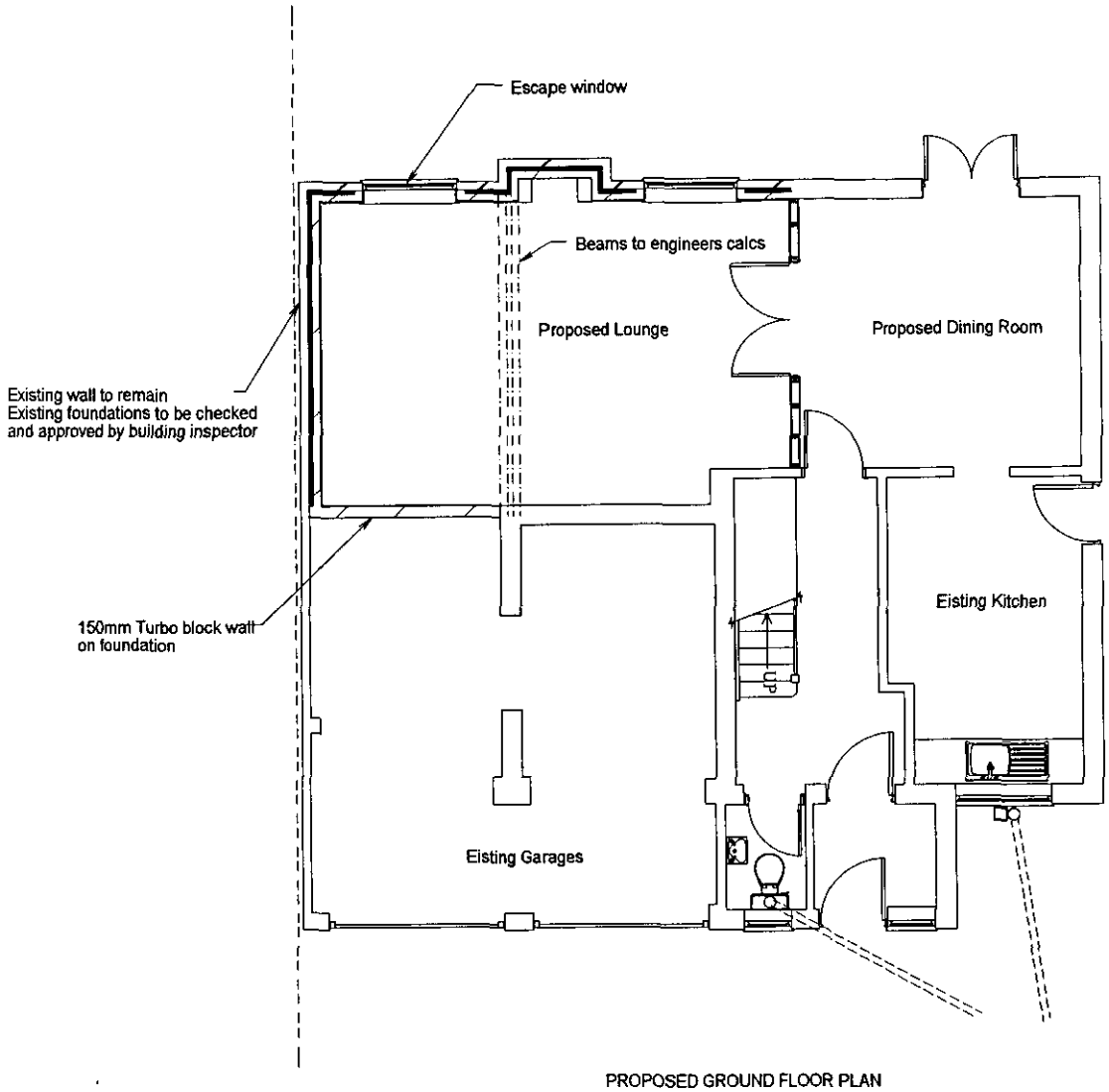

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	1:100	DRAWING No:	99573/ 13 A
DATE:	April 2000	REVISION:	Chimney added and layout changed		

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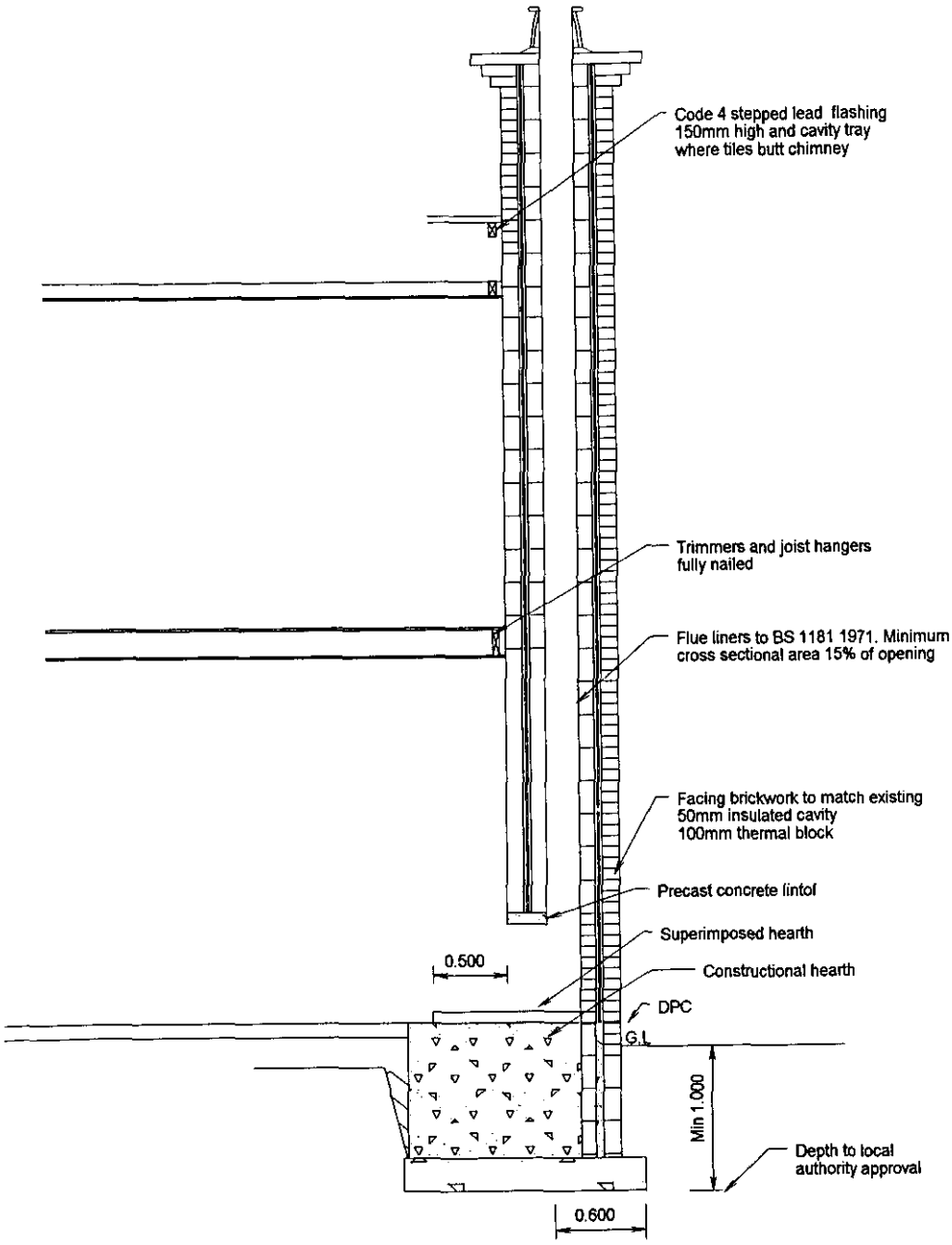

CLIENT:	Mr and Mrs Robinson, 4 Askew Drive, Spencers Wood, Berks.	DESCRIPTION:	Section through chimney		
PROJECT:	Single storey side extension and replace existing roof.	SCALE:	1:50	DRAWING No:	99573/ 18
DATE:	April 2000	REVISION:			

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Additional Notes:

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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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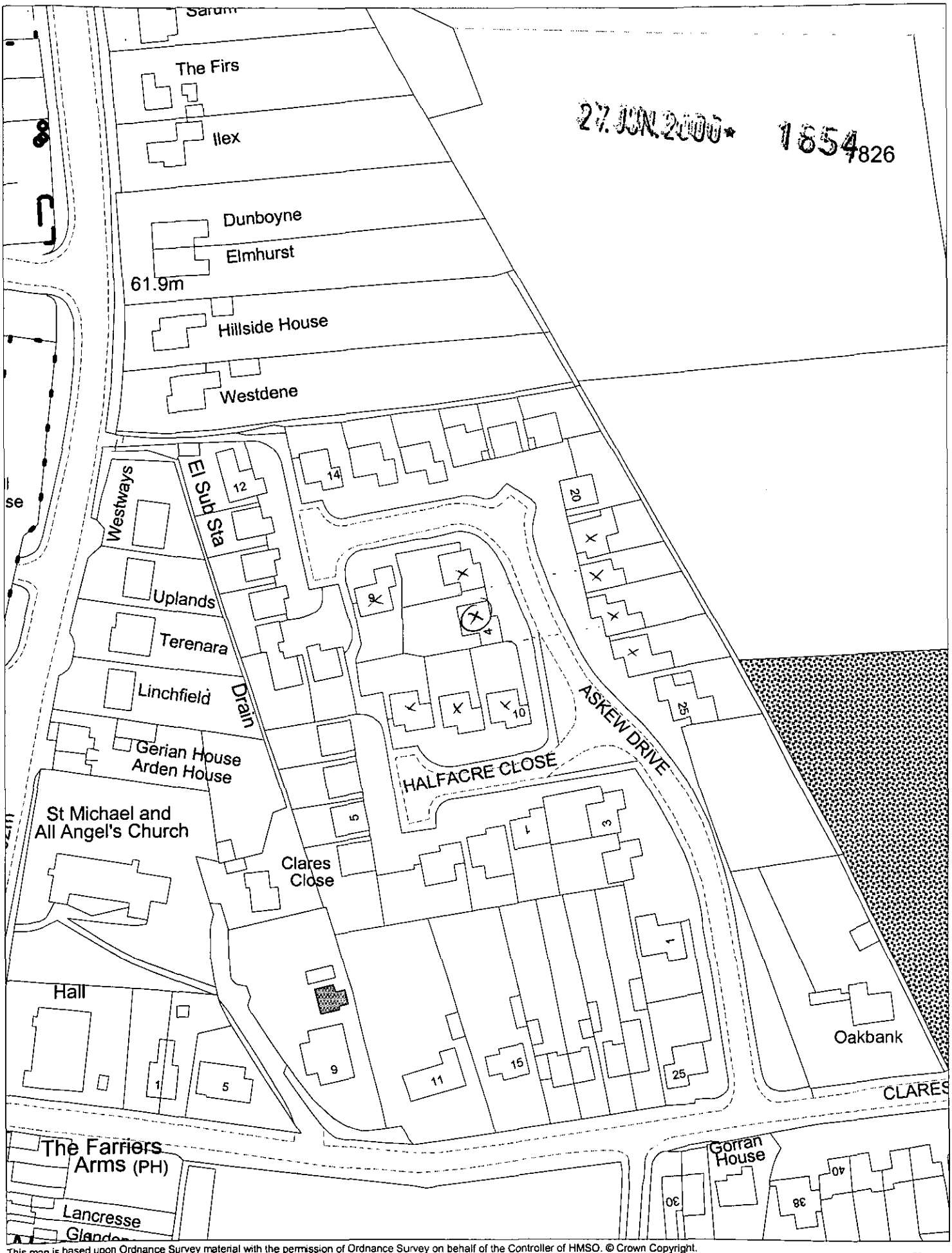

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15 June 2000

Scale: 1 : 1250

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