

SYSTEMS LTD

APPLICATION NO:
F/2000/1602

LOCATION:
23 Glebelands Road, Wokingham.

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

PROPOSAL:
Proposed front and rear dormer extensions to dwelling to form room in loft space.

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION EXPIRY DATE: **03/07/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tyldesley
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/1602

Parish: **WOKINGHAM**

Location: **23, Glebelands Road, Wokingham.**

Proposal: **Proposed front and rear dormer extensions to dwelling to form room in loft space.**

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 external works shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell CH
John Mitchell
Development Control Manager
Date: 06/07/2000

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.

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 17th October 2002
My ref: LS/NL /F/2000/1602

Mr P Tyldesley
23 Glebelands Road
Wokingham
Berkshire
RG40 1DY

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

Dear Mr Tyldesley

RE: PROPOSED ALTERATION TO REAR DORMER WINDOW APPROVED UNDER PLANNING PERMISSION F/2000/1602.

I refer to your letter and plans received on the 7th October 2002 with reference to the above.

Unfortunately as the proposed alteration represents a substantial material change to the approved scheme, planning permission will be required in this instance.

I enclose application forms should you wish to pursue this matter. I would also advise that proposed design would be a significant improvement on the previous consent and foresee no immediate planning concerns if an application is received.

I trust this advice is of use to you, however, it is given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Louise Smith on the above number.

I would advise that you contact our Building Control department with regard to building regulations, they can be contacted on 01189 746375.

Yours sincerely

N LAKE
Senior Planning Officer

File: PD.23
Glebelands Road,
Wokingham

7.10.02.

Mr P. TYLDESLEY

Minor Amendment?

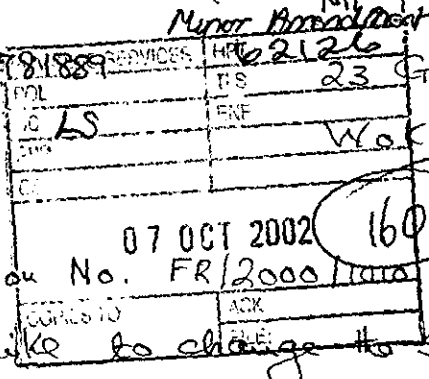
Tel: 0118 9781889

62126

23 Glebelands Road

Wokingham RG40 1DY

07 OCT 2002 1602



Dear Sir

Re Application No. FR/2000/1010 Room over Garage.

I would like to change the style of window to the rear of the loft conversion over the garage from the current flat roof dormer to a gabled design - see enclosed drawing.

This change doesnot increase the volume of the approved space nor the glazed area. It is more sympathetic to the style of the property and reflects the gabled dormer window on the front elevation. It will also be more visually attractive for the adjacent properties.

I did discuss this last week with your duty officer who indicated that this change could possibly considered as a "Minor Amendment" to the above Application thus negating the need for a full planning application again.

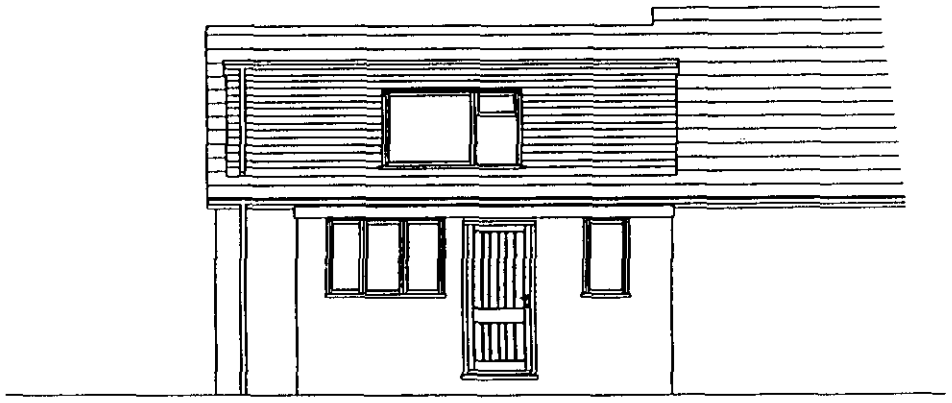
I look forward to your consideration in this matter.

Yours Sincerely, P.J. Tyldesley



07 OCT 2002

PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Rear Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00621/ 11
DATE:	OCTOBER 2002	REVISION:	A		

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

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Excel Design

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1947	NB
BUILDING CONTROL NUMBER.	FP/2000/1010	Howard
APPLICANT/AGENT	Excel.	
ADDRESS OF SITE	23 Glebelands Road OAKHAM.	
DESCRIPTION OF PROPOSED WORK	loft conversion (front + rear dormers)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00621/4	00621/4
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS	13, 14	13, 14

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/9/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1602

Proposal:
Proposed front and rear dormer extensions to dwelling to form room in loft space.

Location:
23, Glebelands Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/07/2000. 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

07 June 2000

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

Tel:

Date: **07 June 2000**

My ref: F/2000/1602

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1602
23, Glebelands Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling to form room in loft space.

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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1602**
23, Glebelands Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling to form room in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel:

Date: **07 June 2000**

My ref: F/2000/1602

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell
Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel:

Date: **07 June 2000**

My ref: F/2000/1602

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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23, Glebelands Road, , Wokingham.
Proposed front and rear dormer extensions to dwelling to form room in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Application Number F/2000/1602
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	
~~(3)~~			

RECORD OF SITE VISIT

SITE ADDRESS: 23 Glebelands Road Wokingham.

APPLICATION NUMBER: F/2000/1602

OFFICER: Natalie Brown

DATE OF SITE VISIT: 23/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Nº

2. DESCRIPTION OF SURROUNDINGS
Detached dwellings - varying in style, size & design set back from main road.

3. DESCRIPTION OF SITE/BUILDING
existing single storey flat roof rear extn along boundary with driveway to Nº 27. Rear dormer to be on pitched roof of main dwelling directly behind rear extn.
front dormer will be above garage -

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached (see plan).

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING garage & large area for parking

LEVELS Garden slopes down to dwelling. Patio area where house. Rear of garden appears higher than dwelling.

BOUNDARY TREATMENT - 1.8m fencing at rear
- hedging at rear & sides.
- 1.8m fencing (length of house & 1.5 - 2m beyond) with driveway of Nº 27
- tall hedging surrounding front.

OTHERS

NB: Nº 29 has four small rear dormers non pitched. roofs & four dormers at front.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1602

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

Location : 23, Glebelands Road, , Wokingham.
Proposal : Proposed front and rear dormer extensions to dwelling to form room in loft space.

Site Notice Displayed ? :	YES	NO	DATE
		✓	23/6

Date of Neighbour Notifications : .....

Date of Site Visit : 23/6

Date Registered : 08/05/2000

Earliest Date for Decision : 02/07/2000

Latest Consultation Date/Site Notice Expiry Date : 02/07/2000

Application Expiry Date: 03/07/2000

Consultation Responses :

WOK TC :- 26/6 . no objection

Neighbours/SN : none received .

Planning Issues : (10'd sets)

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2 .

Application Number: F/2000/1602

Appraisal :

• Development — front & rear dormer extns to form a family room in loft space.
The A of dwelling to walk loft conv is app 25m from Glenelands Rd & app 5m from N° 29 (there is an access Rd between N°s 28 + 29 serving N°s 25 + 29), & is app 20m from N°s 25 + 27.
There is 1.8m fencing at the rear of the dwelling with hedging at rear & sides & some fencing with the driveway serving N° 25 + 29.
There is tall hedging surrounding the front of the properties.
Both dormers will be below the main ridge height of the dwelling. The front dormer would be pitched roof (matching the dormers at N° 29 in style), the rear dormer would have a flat roof.

1) Impact upon neighbouring properties.
It is considered that there would be no issue of overlooking/ overshadowing/overbearing considering that all neighbouring dwellings are set well away from the boundaries.

2) Impact upon the street scene.
Materials would match existing.
The dormer in the front elev would match the style of the dormers at N° 29 so would be in keeping with other dwellings.
It is therefore considered that there would be no detrimental impact upon the streetscene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~08 MAY 2000~~ 26/5/00	Map No. 68. Site ...0:06...
Officer: NAB Application No. F/2000/1602	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FRONT & REAR DORMER EXTENSIONS TO DWELLING TO FORM ROOM IN LOFT SPACE

Location: 23 GLEBELANDS ROAD

Parish: WOKINGHAM Ward: Norreys. 7.6.2000

Applicant: MR/MRS TYLDESLEY

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

Enforcement Section (14) 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	copies of rear of form back.	phoned 18/5	✓ 26/5
4	Correct S 66 certificate	see above	to follow	
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 : 7.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps ✓

NEIGHBOURS:

..... S/N + 19, 21, 25, 27, 29 Glebelands Road .....

.....

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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1602

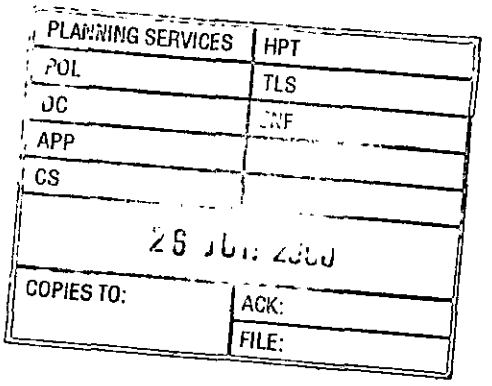
Proposal: Proposed front and rear dormer extensions to dwelling to form room in loft space

Site Address: 23 Glebelands Road, Wokingham.

Applicant: Mr & Mrs Tyldesley C/O Excel Design Ltd

Your observations are required in respect of this application by **02/07/2000**

No objection



SIGNED: _____ **DATE:** 22/06//00

CLERK TO Wokingham Town Council

1959/a

26 MAY 2000

26.MAY2000 1602

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.

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	MRS M TYLDESLEY
	ADDRESS	23 GLEBELANDS RD
		WOKINGHAM
		BERKS
	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	23 GLEBELANDS RD.
		WOKINGHAM
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	LOFT CONVERSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK / RENDER & TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Messrs Tyldesley

DATE 1-5-00

1959/b

26.MAY2000* 1602

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
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CERTIFICATE A

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* 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.

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CERTIFICATE B

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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 Messrs Tyldesley

DATE 1-5-00

ADDRESS 23 GLEBELANDS ROAD PARISH WOKINGHAM

PLOT No. Ex No. 11 ORD. SHEET No. SU.8169 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/53/63	MR. D M THOMAS	2/APP HOUSE & GARAGE	31.8.63	C/
B/9/64 5753	"	DETACHED HOUSE & GARAGE	27.2.64	APP C/
B/34/64 5814	"	" "	30.4.64	APP C/
6260	MESSRS LUFF BUILDING	GARAGE	7.7.65	APP

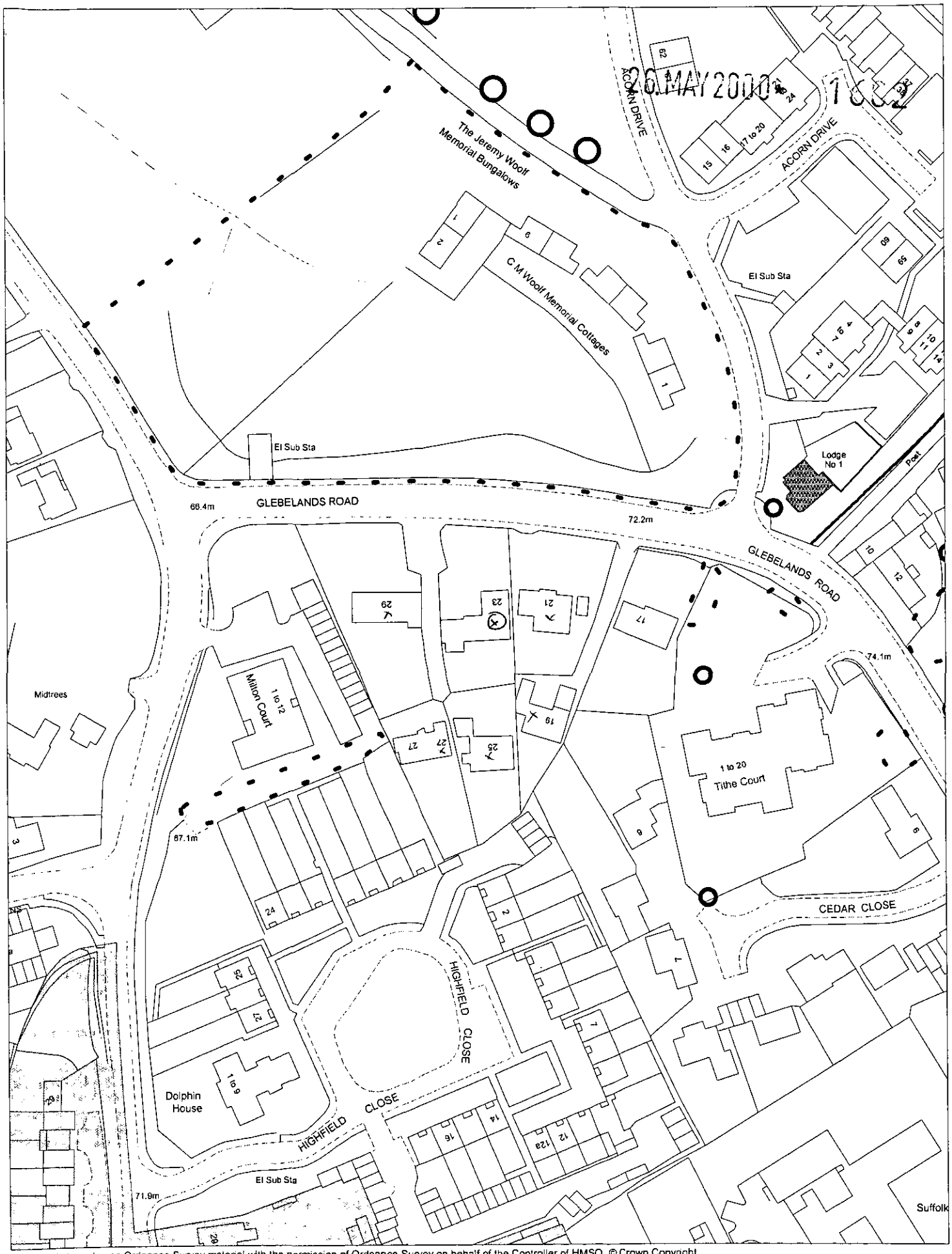
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.
16 May 2000

Scale: 1 : 1250

N
W E
S

Client:

26 MAY 2006* 1602

Mr and Mrs Tyldesley
23 Gleblands Road
Wokingham
Berks

Project:

Loft Conversion

Location:

23 Gleblands Road
Wokingham
Berks

Excel
DeSign
XLØØ621

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 1	✓
17	Section	✓

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION: Drawing List	
PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00621/ 2
DATE:	April 2000	REVISION:	

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

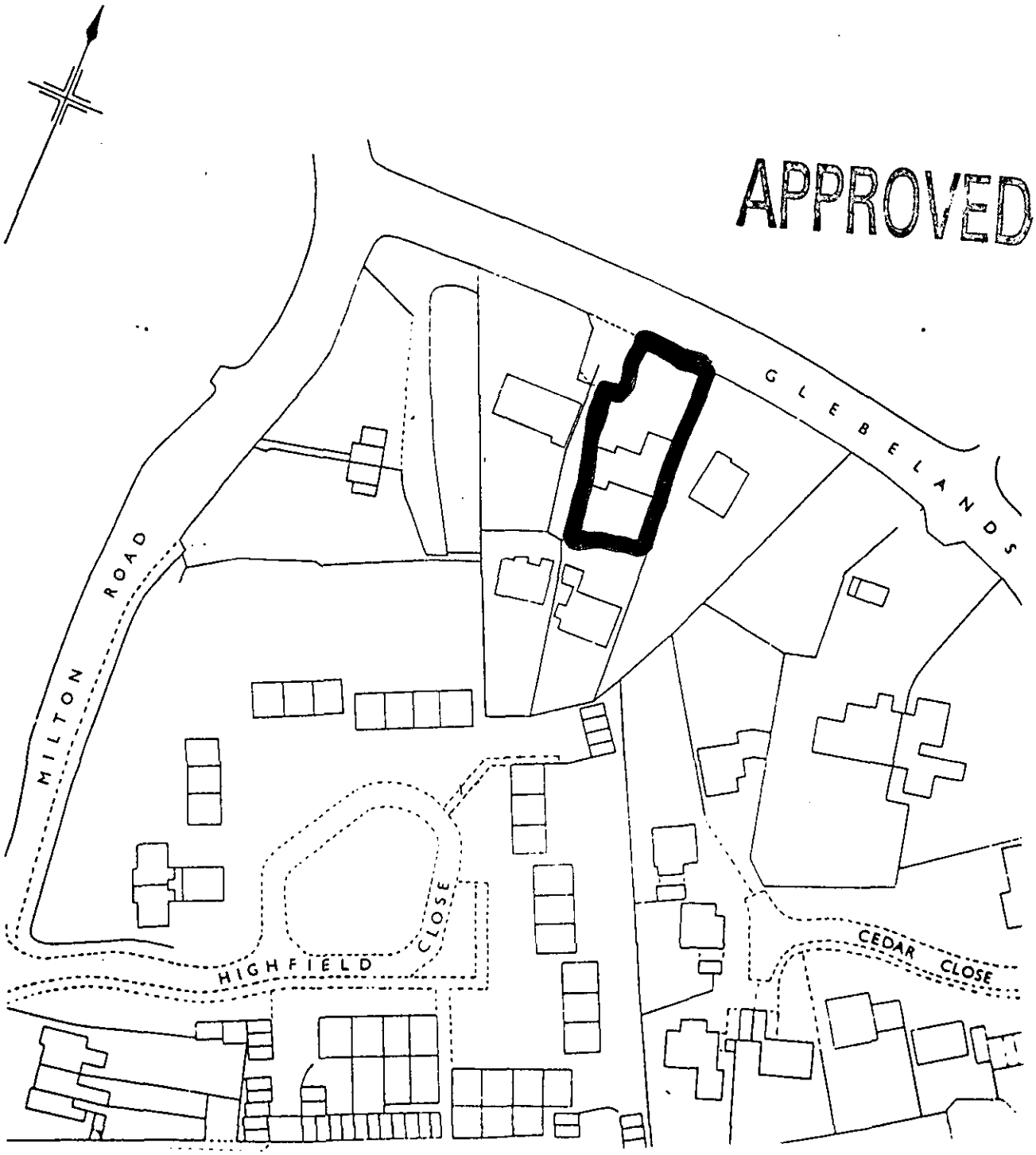
© COPYRIGHT RESERVED

Excel Design

Scale 1/1250 Enlarged from 1/2500

ADMINISTRATIVE

APPROVED



CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Location Plan
PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00621/ 3
DATE:	April 2000	REVISION:	

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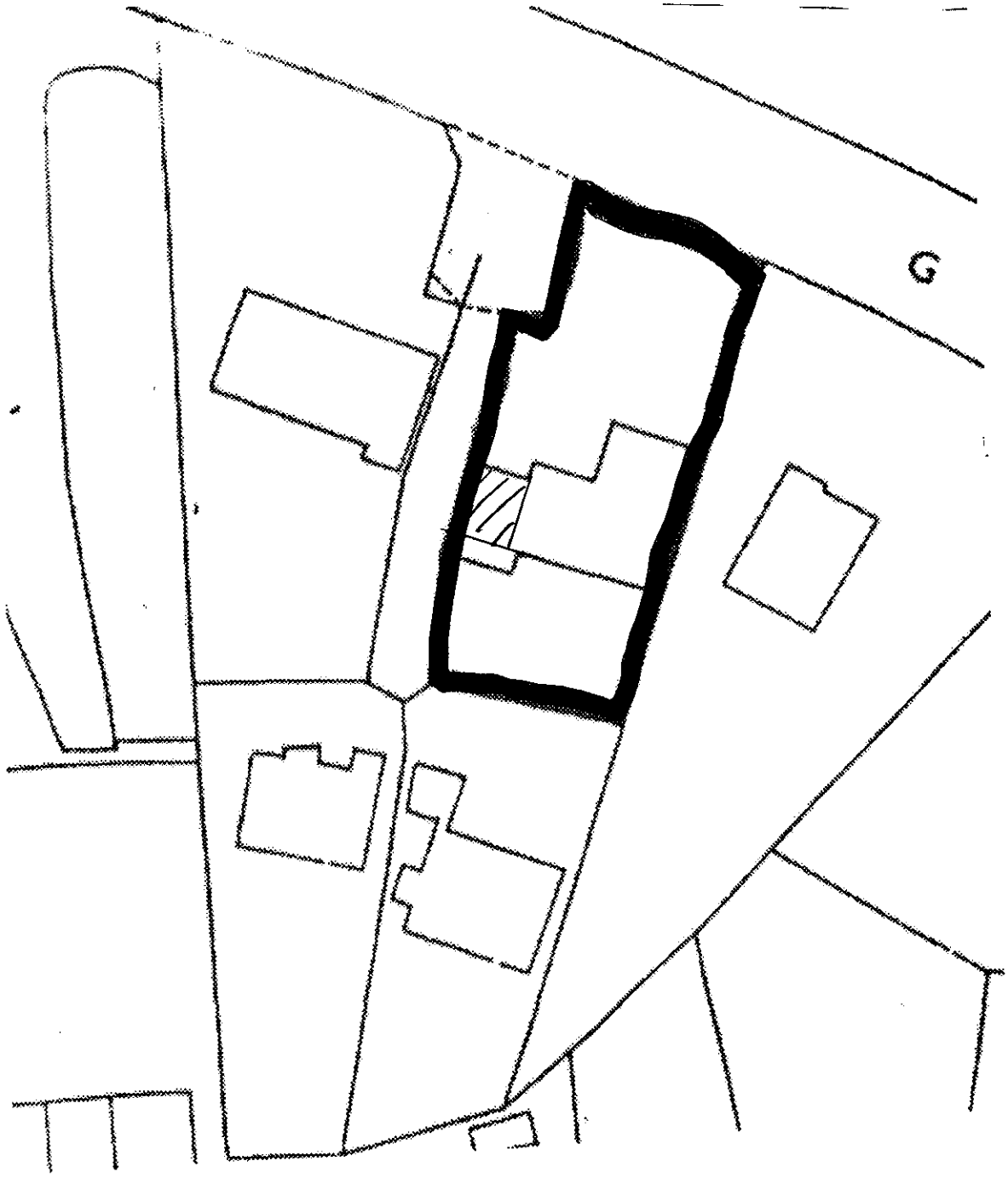

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CD, 4/9/00

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Block Plan		
PROJECT:	Loft Conversion	SCALE:	1:500	DRAWING No:	00621/ 4
DATE:	April 2000	REVISION:			

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
   Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundations to be inspected by 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 Dampcore or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
   Existing to remain

4. EXTERNAL WALLS
   External brickwork to remain subject to building inspectors approval., 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
   Partition to be 100 x 50 mm vertical timber studding at 400 mm centres finished with 10.5 mm plaster board and skim.

6. JOINERY
   All doors and windows to be fitted with double glazed factory sealed units. All opening lights to give minimum 1/20th floor area in ventilation. All softwood to be pressure impregnated preservative treated to B.S 4072. All windows fitted with 8000 mm^2 trickle ventilator.

7. GLAZING
   Windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass.

8. LINTELS
   To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm endbearing with cavity trays over.

9. FLAT ROOF
   12 mm chippings hot bonded on three layer felt roof, laid on 19 mm W.B.P plywood on firrings to fall 1:60. Joist sizes as section drawing at 400 mm centres. 100 x 75 mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200 mm centers. Fix 25 mm thick softwood fascia and 6 mm w.b.p external quality plywood soffite Ceiling finished with 12.5 mm foil backed plaster board fully nogged and finished to match existing. 200 mm fiberglass quilt insulation laid between joists.

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CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00621/ 5
DATE:	April 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

10. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25 mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. Provide mild steel galvanized gable straps at 1000 mm centers fixed to 3 No. rafters and wall. Fix 25 mm thick softwood fascia and 6 mm w.b. p external quality plywood soffite to match existing with continuous ventilation to give cross ventilation. Continuous ventilation to be maintained from the ridge to the eaves by fitting ridge vents and by using 50 mm polystyrene insulation between rafters.

11. FIRST FLOOR
18 mm tongue and groove flooring grade chipboard on 150 x 50 softwood SC4 grade joists at 300 centers. Underside of joists lined with 12.5 mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centers fixed to 3 no. floor joists and build into walls.

12. 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.

13. S.W. DRAINAGE
100 diameter half round gutters to rear extension 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

15. STAIRCASE
100 sq. newel posts, headroom min. 2000mm measured vertically above nosing line. Balusters to be maximum 100 centres so that 100mm sphere will not pass through. Handrail 850mm above nosings and 900mm above landings. Minimum going not less than 220mm and rise of not greater than 220mm. Minimum tread width at narrow end 50mm

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PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00621/ 6
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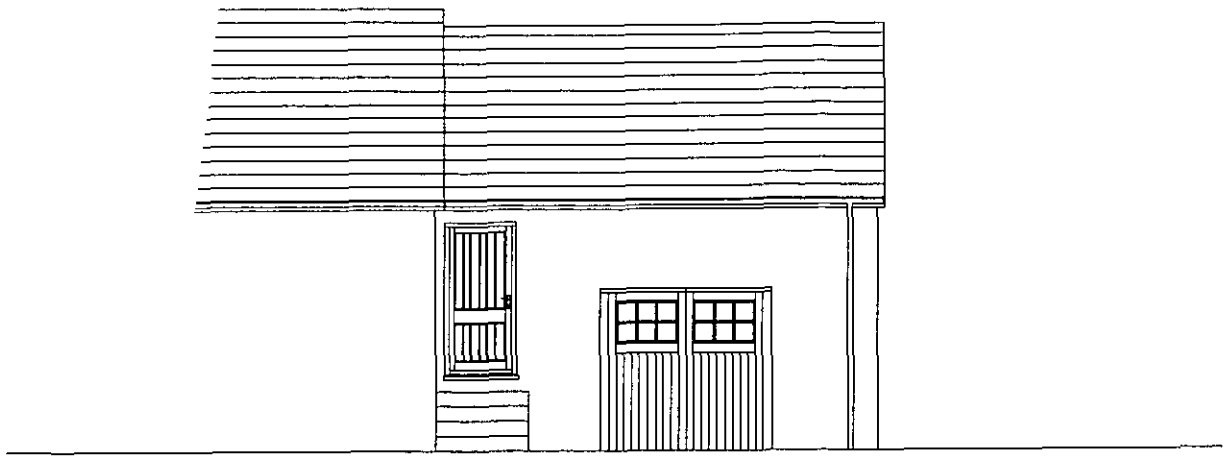

EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

24/9/00.

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Front Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00621/ 8
DATE:	April 2000	REVISION:			

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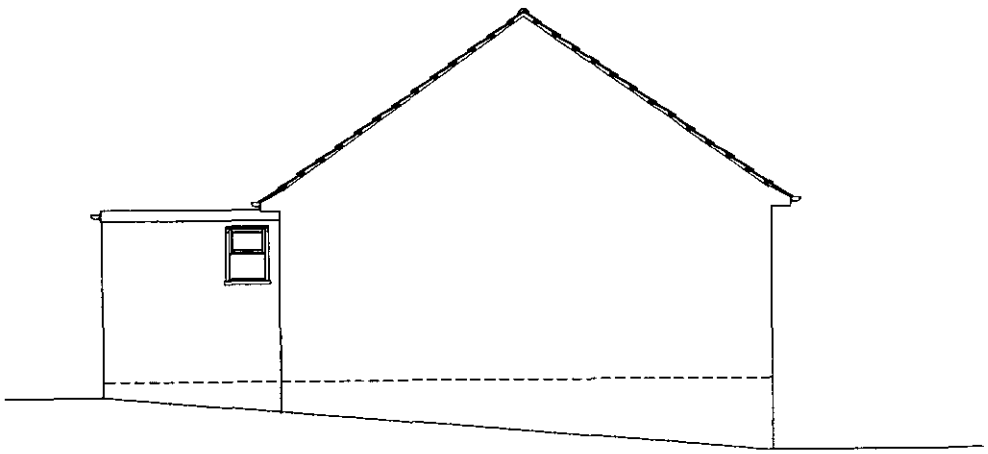
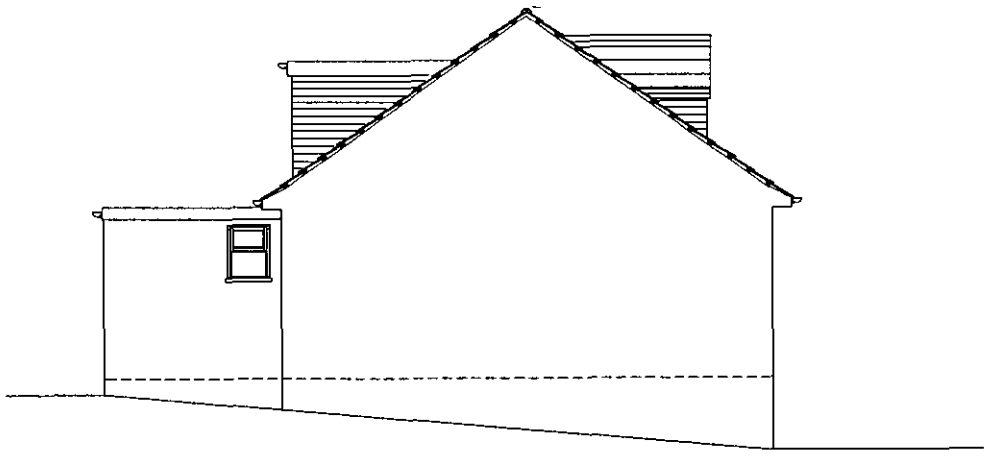


EXISTING LEFT SIDE ELEVATION

-5.5m



PROPOSED LEFT SIDE ELEVATION

APPROVED

01/9/00.

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00621/ 9
DATE:	April 2000	REVISION:			

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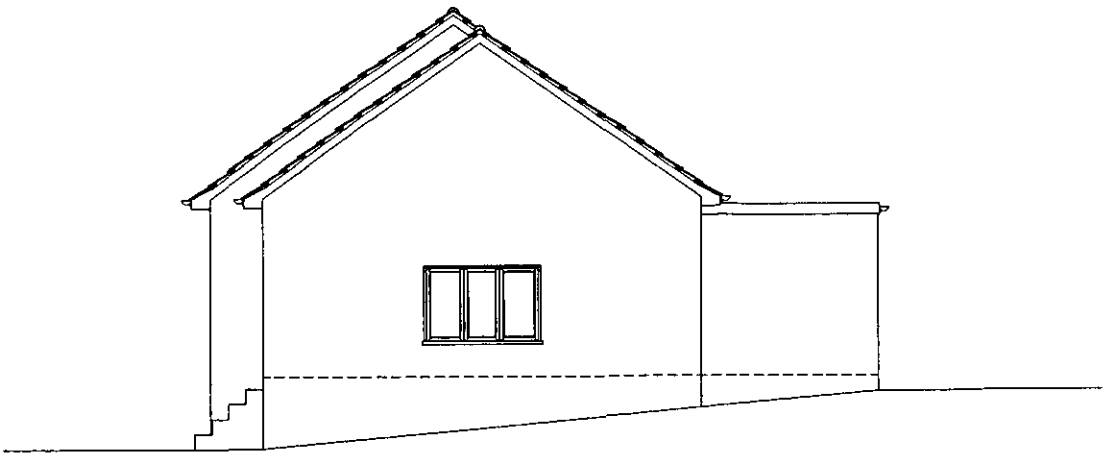
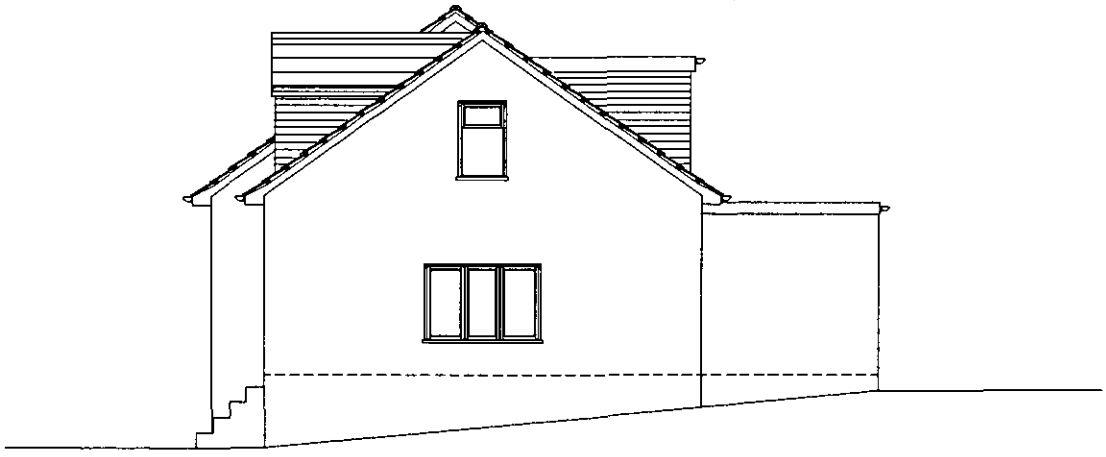


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

19/4/00.

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00621/ 10
DATE:	April 2000	REVISION:			

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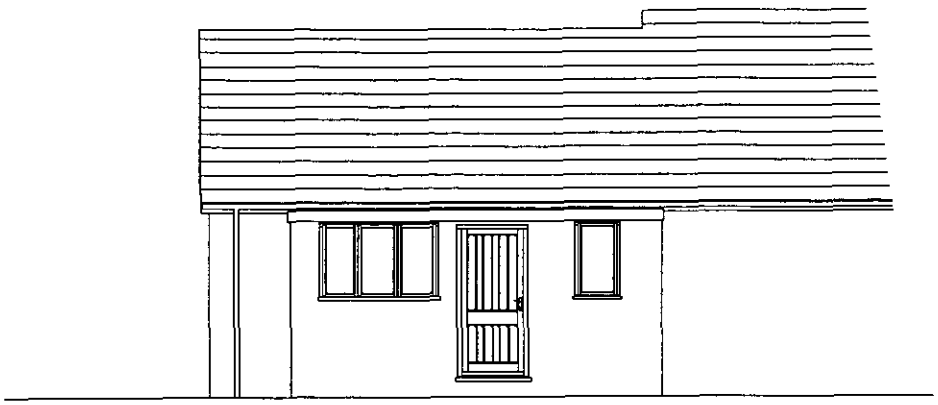

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

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14/9/00.

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Rear Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00621/ 11
DATE:	April 2000	REVISION:			

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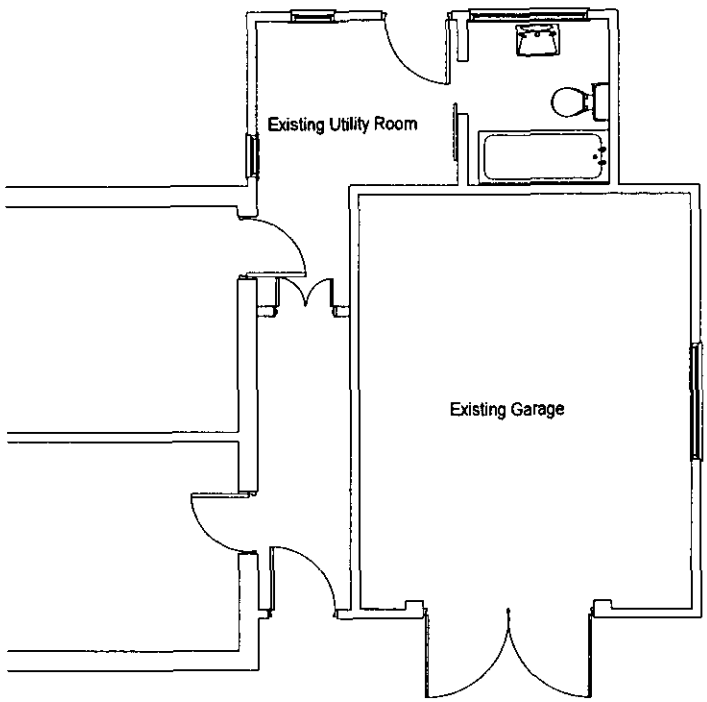

EXISTING GROUND FLOOR PLAN

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CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00621/ 12
DATE:	April 2000	REVISION:			

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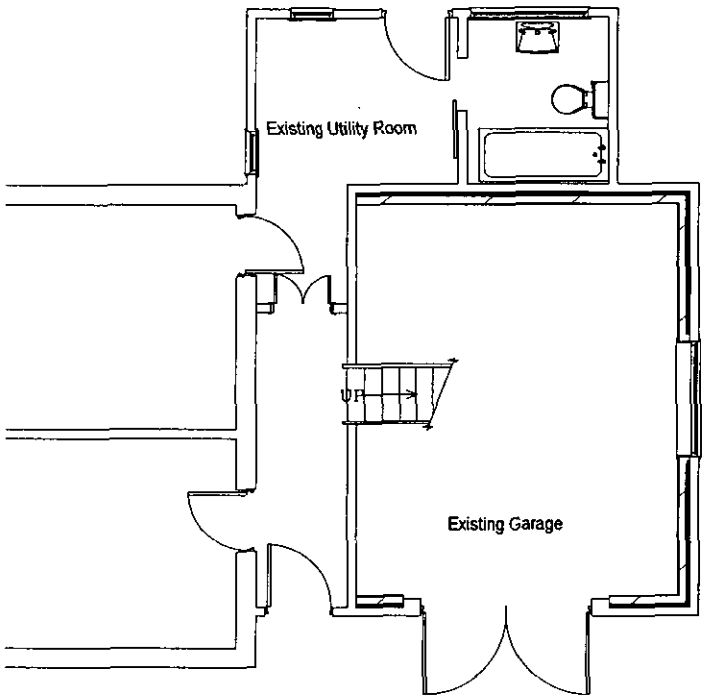

PROPOSED GROUND FLOOR PLAN

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14/9/00

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Ground Floor Plans	
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No: 00621/ 13
DATE:	April 2000	REVISION:		

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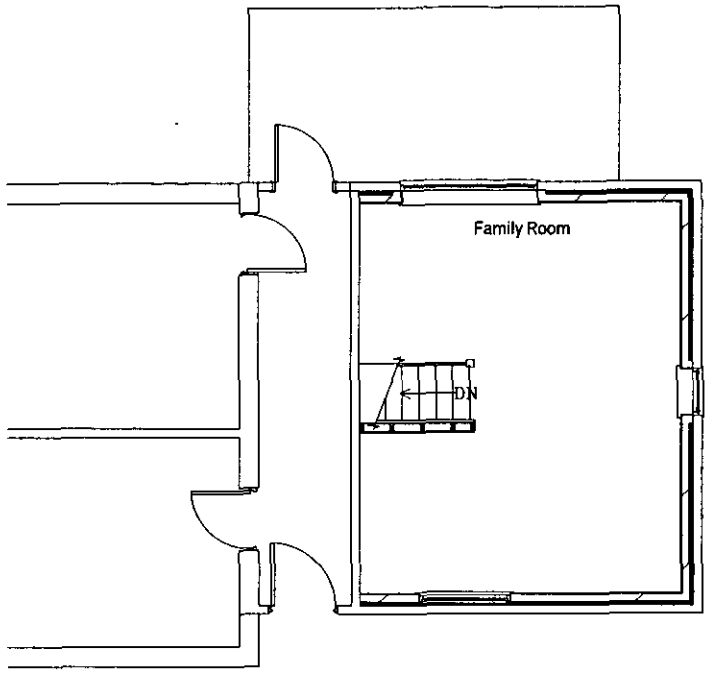

PROPOSED FIRST FLOOR PLAN

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D 14/9/00.

CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	First Floor Plans	
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No: 00621/ 14
DATE:	April 2000	REVISION:		

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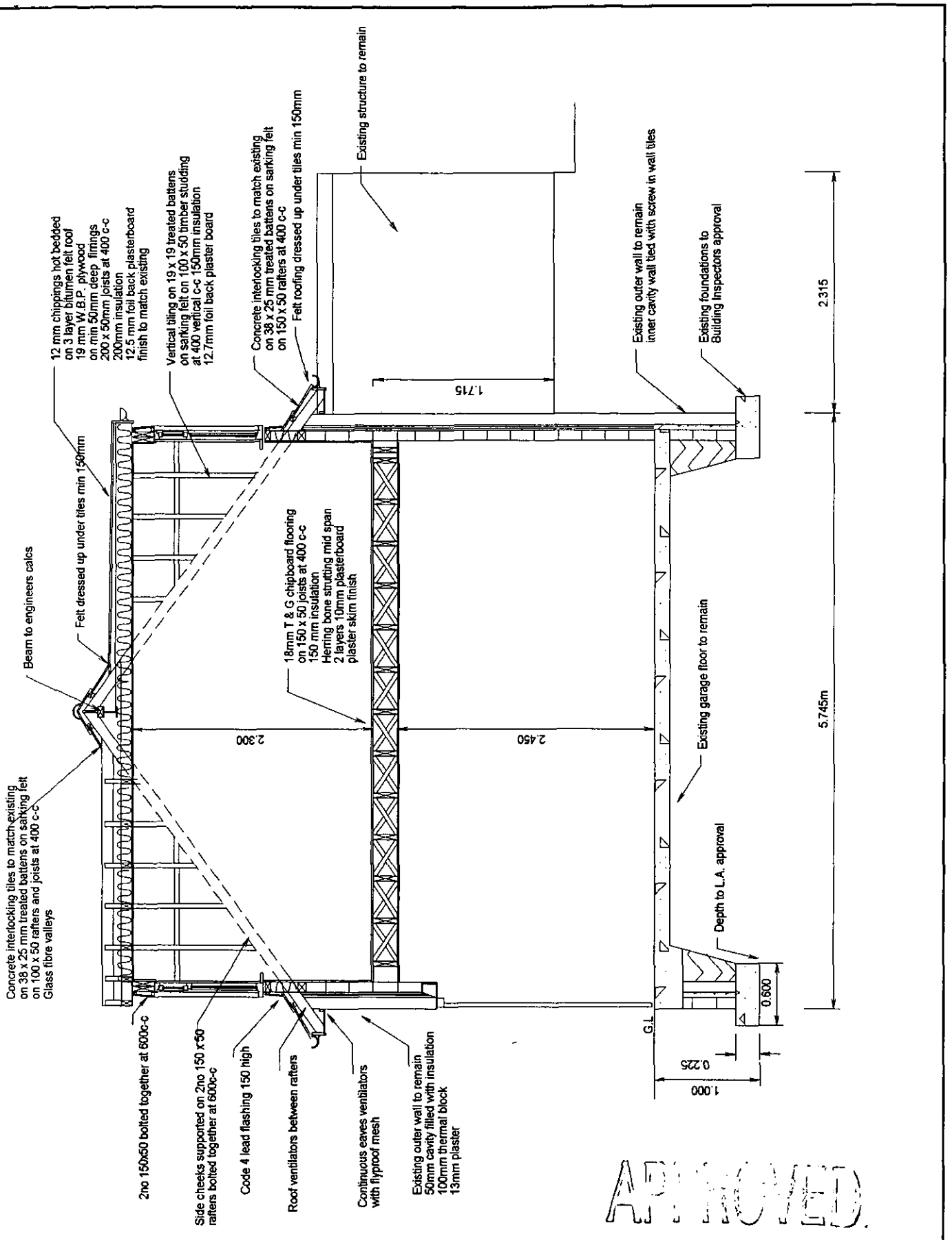

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CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Section
PROJECT:	Loft Conversion	SCALE:	1:50
DATE:	April 2000	REVISION:	

DRAWING No: 00621/ 17

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Additional Notes:

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