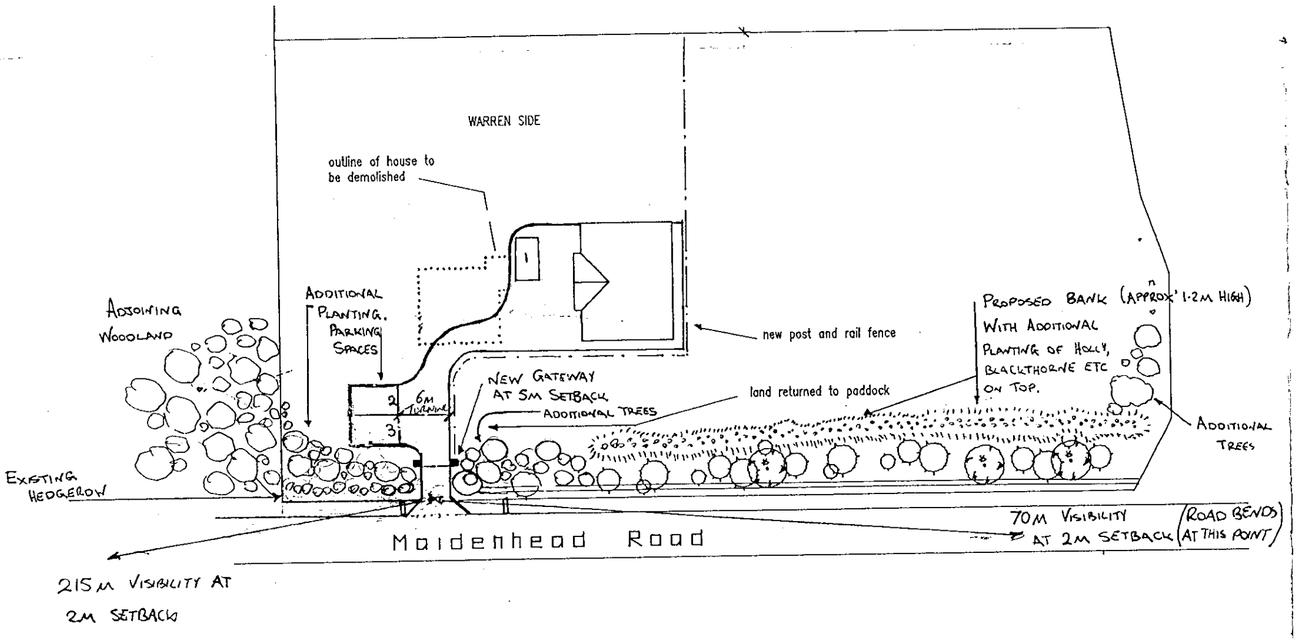
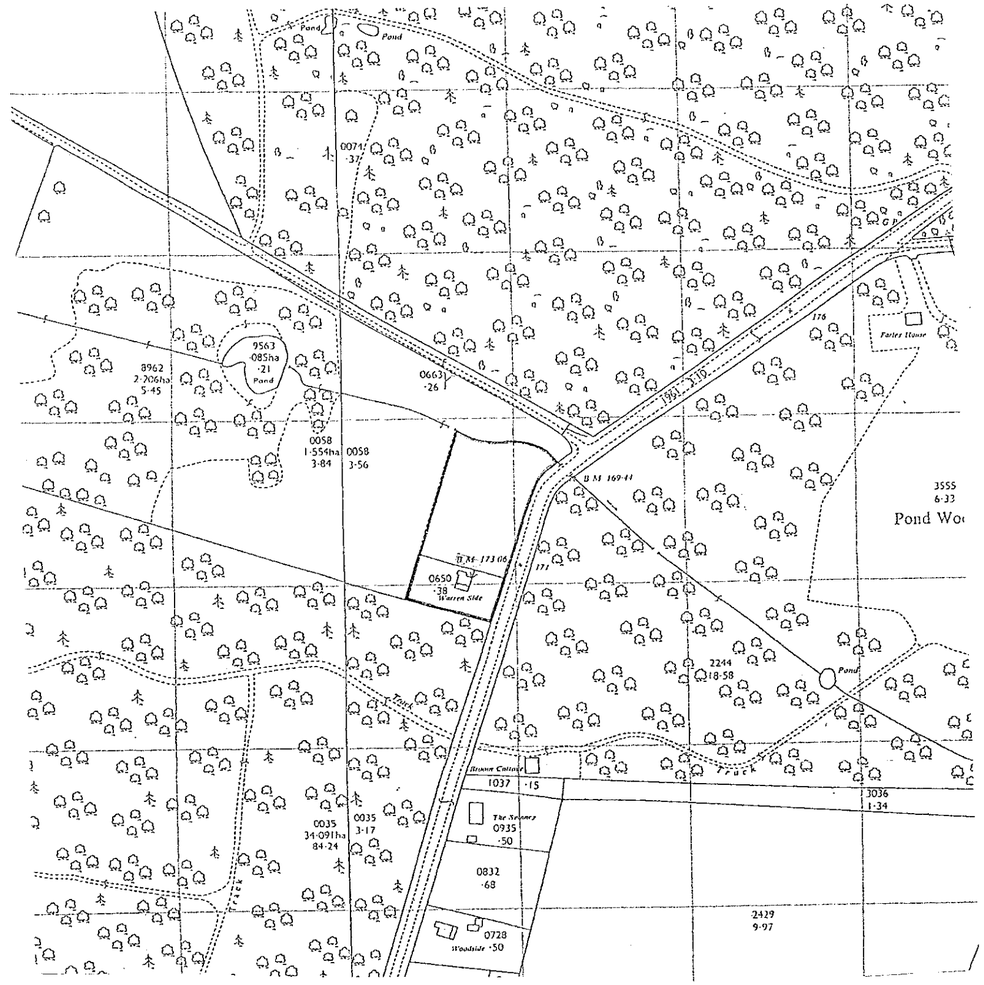


Block Plan 1:500

REF:BP/F12000/0683



Location Plan 1:1250

RECEIVED 16/5/00

To Tom

As discussed, please find attached a revised plan addressing Mr Tallis's queries in his letter of 9/5/00.

I have also given copies to Mrs. Pelnik.

Many thanks for your help

Clare.

REVISIONS

Rev.	Description	Date
No.01	EXISTING DRIVEWAY OPENING RETAINED & ENLARGED PARKING SPACES & LANDSCAPING DETAILS SHOWN	3/4/00

JOB TITLE

Mr & Mrs De-Meyer
Warren Side, Maidenhead Road
Wokingham

TITLE

Block & Location Plan

SCALE: 1:500 1:2500

DATE: 12/2/2000

DRAWING No.:

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Strip existing topsoil averagre 150mm and store on site for re-use

The foundations are to be as shown on the drawings min 600mm wide x approx 750mm deep taken down to a safe load bearing strata as determined on site to Local Authority satisfaction.

The foundations are to be mass concrete deep strip type, minimum width 600mm. Depth to underside of foundations to be at least 1 metre below adjoining ground level.

Notwithstanding the representations shown on the drawings, foundations are to comply with all the requirements of the Local Authority Building Inspector and to suit local soil conditions.

DAMP PROOF COURSE
To be "Hyload" bitumen pitch polymer or equal and approved set at a minimum of 150mm above ground level. DPC to be lapped with the DPM under the floor slab.
DPC to be provided as a cavity tray (width as necessary) over all lintels.
All other reveals to be closed with Thermabate 85 (Yellow) or other similar insulated vertical DPC.

BELOW GROUND DRAINAGE
Generally all drainage to comply with BS803

FOULWATER
Below ground drainage to be 'Osma' plastic drainage system or similar uPVC, generally 100mm. diameter,(or as specified elsewhere). with push fit couplings all laid in accordance with manufacturer's instructions and in accordance with all relevant building regulations. Foul water laid to falls min. 1 in 40. Minimum 150mm. concrete surround to pipes under drive, or with 600mm. or less of cover, with flexible connections of fibreboard/polystyrene at joints max. 5000mm. apart. Where cover is greater than 600mm, bedding type N bedding, factor 1.1 Drains under building to be surrounded in 150mm. min. concrete, with compacted fill over, dependent on depth, and flexible joints/bridging at passage through walls/footings.

New Foulwater drain runs connected to new sewage treatment plant (details to be provided) & positioned to the front of the property with the outfall
To discharge to the ditch

SURFACE WATER
Rainwater drainage generally as foul drains.

Rainwater to discharge into new soakaways sized to suit local soil conditions, set min. 5m. from face of building to local authority approval.

Provide trapped back inlet gullies at base of rwp's & fitted with blanking panel and connected to below ground drainage.

INTERNAL DRAINAGE.
System to have min 1 No 100mm. dia. soil pipe to discharge externally with remaining stacks to have air admittance valves.

100mm. from WC

38mm. dia. waste from sinks, baths & showers.

32mm. from whb.

All fitted with 75mm. Anti-syphon traps

GROUND FLOOR CONSTRUCTION
65mm. sand/cement screed on 200mm. suspended concrete floor slab (see drawing for grade of concrete), reinforced with B785 mesh in accordance with NHBC Table 4, on 1200mu polythene dpm fully lapped with dpc min. 100mm., laid on 50mm. Jablite floor insulation on 150mm sand blinded, well compacted hardcore.

EXTERNAL WALLS
To be 250mm. cavity construction, 103mm outer skin facing brickwork, 50 mm. cavity filled with Rockwool cavity fill insulation, 100mm. Arc clinker block or Celcon solar blockwork inner skin, internal finish of 13mm 2-coat plaster.

WALL TIES
Provide stainless steel wall ties set at 450mm centres vertically (225mm at opening reveals) and 750mm centres horizontally, staggered 450mm on alternate courses

INTERNAL WALLS & PARTITIONS
Internal walls either side of staircase to be 150mm blockwork -all other partitions to ground and first floor to be 100mm lightweight blockwork with 13mm 2-coat plaster to both sides.

CEILING FINISH
To be 12.5mm plasterboard with joints taped and filled, and to receive an skimmed finish. All joints to be corked out and left to set prior to skim

VENTILATION
All habitable rooms to have background "trickle" ventilator fitted to windows to give minimum of 8000 sq. mm of ventilation per room. Positions of all vent fans and route of ductwork to outside air to be agreed on site.

RAPID VENTILATION
provided by opening windows, habitable rooms & cloak rooms provided with minimum openable area of 1/20th floor area. Background trickle ventilators provided in door/window frames, minimum 8000sq. mm. opening to habitable rooms, 4000sq. mm. Fireplace to be provided with separate ventilator placed in the walls of each room to which appliance is to be fitted. Requirement ventilation of each appliance to be strictly complied with.

GLAZING
Double Glazing to comply with the requirements of BS 6206. Toughened glass to be used where appropriate. All glazing below 800mm above floor level in windows or 1500mm above floor level in opening doors to be toughened.

LINTELS/BEAMS
To be preformed steel lintels by IG Lintels to support both skins of cavity wall unless otherwise indicated. Size to suit opening with min 150mm end bearing and insulated. DPC cavity tray to be placed over all lintels.

ROOF STRUCTURE
All structural timber is to be C24 grade softwood with rafters as sized on section. Note insulation to be placed on top of the the rafters.
Galvanised 30x5 m.s. steel straps built into gable wall at maximum 2 metres centres and fixed to minimum 3 joists/rafters at roof and ceiling level, with solid blocking between joists/rafters at position of bracing strap.

Wall plates are to be continuous 100x50 s/w with galvanised holding down straps at max. 2 metre centres.

Provide birdsmouthed connections as shown on the section and all rafter/ceiling joist connections to have 12.5mm dia bolts with timber connections. Plate on top of steels to be shot fired.

TIMBER PRESERVATION
All structural and concealed timbers to be "Protimised", or equal and approved. All ends cut on site to be treated with approved preservatives in accordance with manufacturer's recommendations.

ROOF FINISH
To be plain clay tiles on 25x38mm treated softwood battens on untearable sarking felt Hips formed using 2/3rds round tile.
Valleys to be formed using proprietary valley tiles on 19 plywood bearers continuous thro length of valley.

ROOF INSULATION
To be 75mm Celotex GA2059 insulation laid on top of rafters and fixed in accordance with manufacturers instructions..

FLASHINGS/ABUTMENTS
Code 5 lead flashings and soakers, to be provided at all wall/roof abutments.
Stepped code 5 lead flashings and soakers to be provided at junction of chimneys to roof / dormers etc.

FIRE PRECAUTIONS
House to be fitted with a mains operated smoke alarm system comprising a smoke alarm unit located in the circulation area on each floor. System to be wired back to a separate fuseway in the consumer unit and positioned min 600mm away from wall ceiling abutment and close to door openings.

HEATING
Provide gas fired wall mounted boiler min 100,000btu output fitted in acordance with manufacturers instructions. All radiators to have stats fitted. Heating controls and water storage to be as set out by Hearling Engineer and details made available for SAP rating calculation.

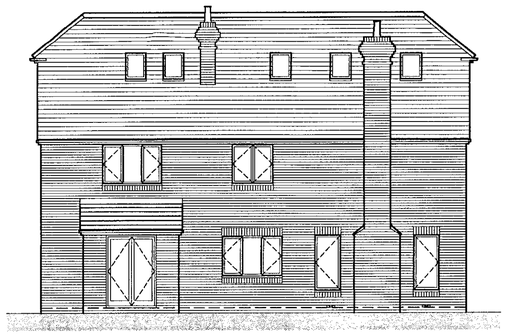
GENERAL
All work to comply with the conditions as laid down in the Planning Approval notice and samples of marterials to be agreed before work begins. The requirements of all main service utilities to be agreed and work to comply with all current codes of practise.



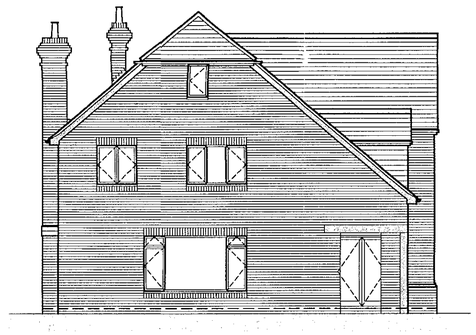
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING SERVICES	HPT
PO	TLS
DO	EHF
APP	
CE	
BUILDING REG	

REVISIONS

Rev.	Description	Date

JOB TITLE
Mr & Mrs De Meyer
Warrenside, Maidenhead Road
Wokingham

TITLE
Proposed Elevations

SCALE 1:100 | DATE Jun. 2000 | DRAWING No. 11

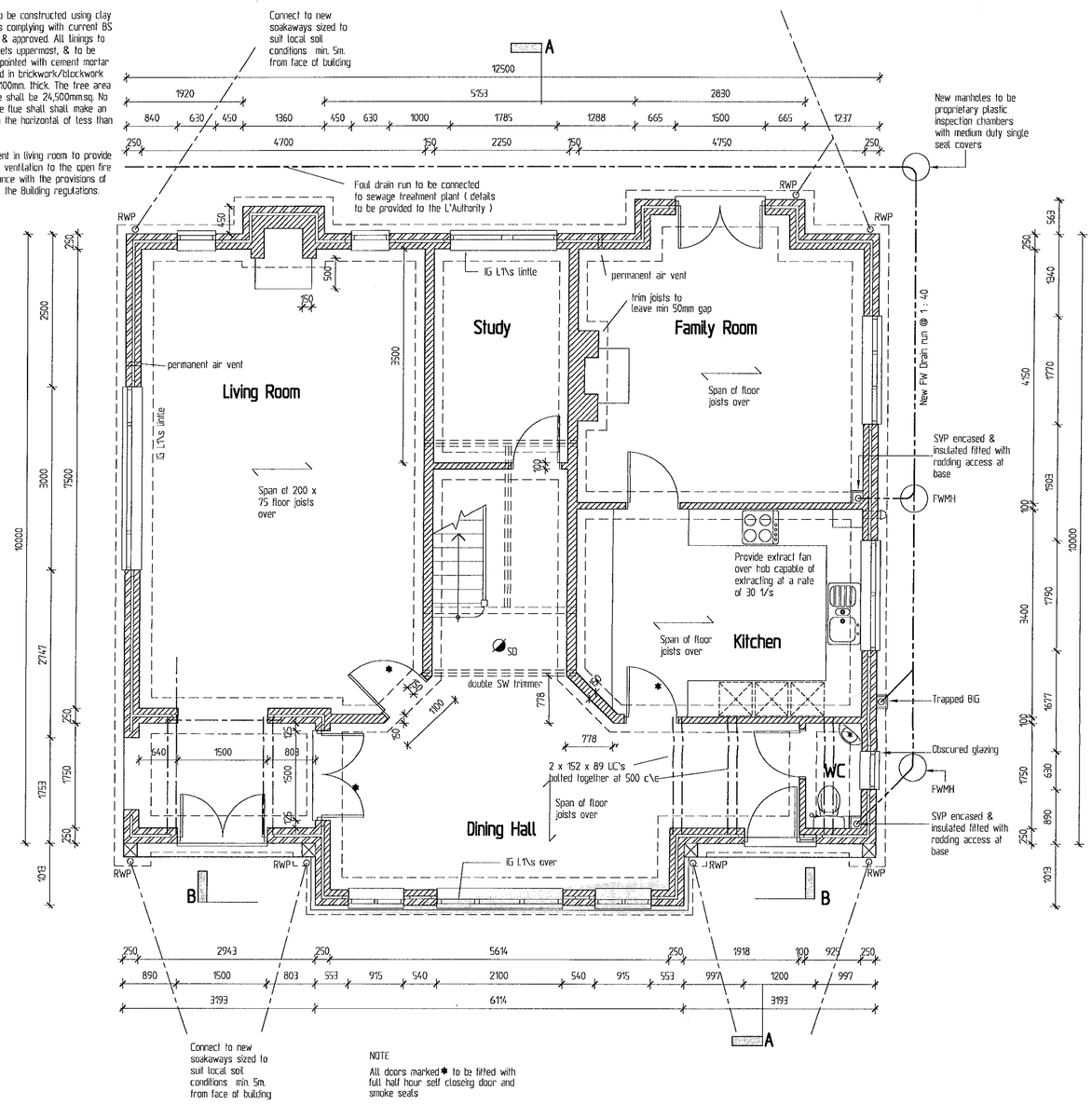
0 10 20 30 40 50 60 70 80 90 100

-0 12/9/00.

Min. 125mm. thick constructional hearth to fire place.

Chimney to be constructed using clay flue linings complying with current BS or similar & approved. All linings to have sockets uppermost, & to be jointed & pointed with cement mortar surrounded in brickwork/blockwork to a min. 100mm. thick. The free area of the flue shall be 24,500mm.sq. No part of the flue shall shall make an angle with the horizontal of less than 45 deg.

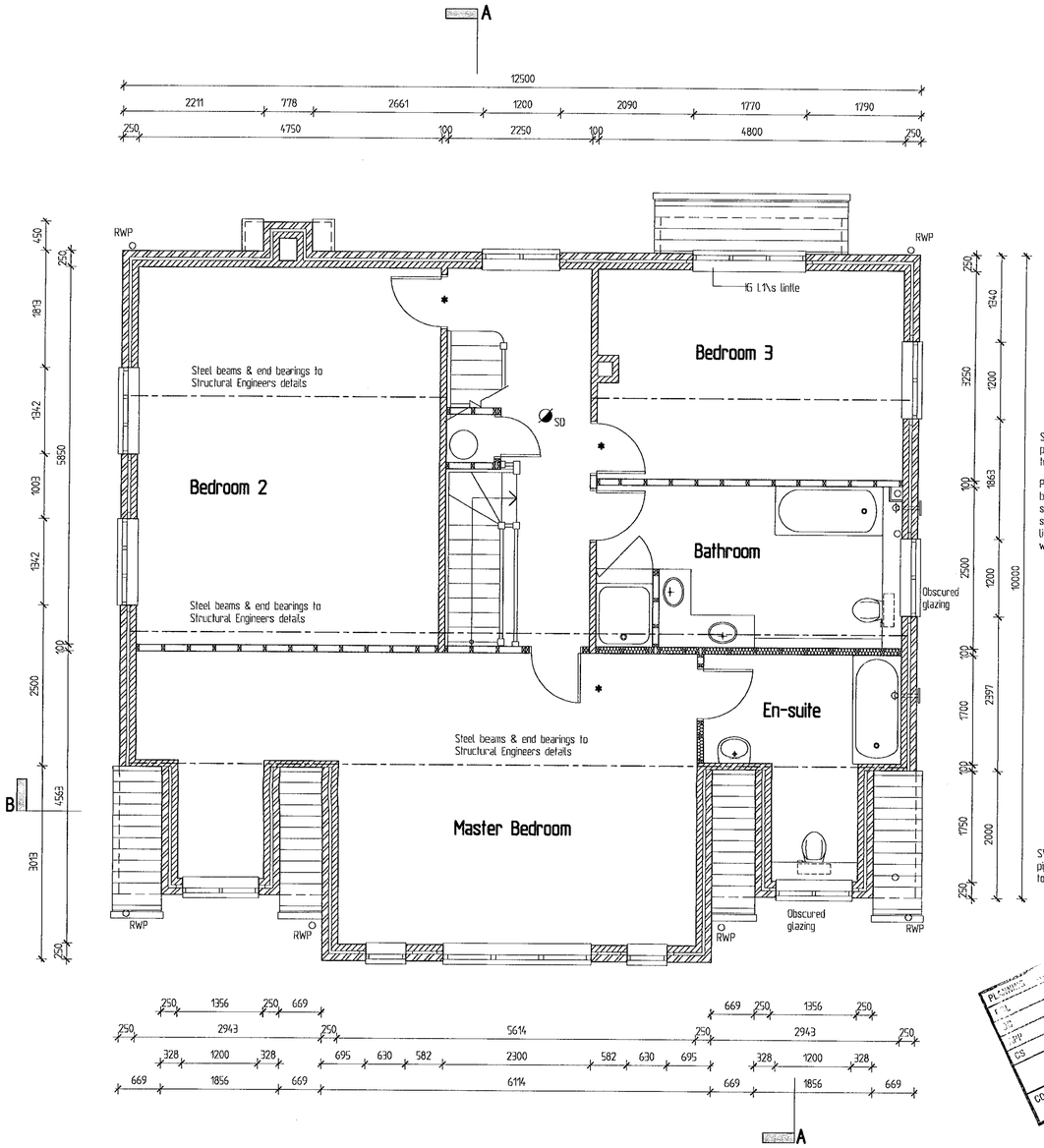
Provide vent in living room to provide permanent ventilation to the open fire in accordance with the provisions of PART J of the Building regulations.



NOTE

All doors marked * to be fitted with full half hour self closeing door and smoke seals

Ground Floor Plan



SVP encased & insulated. Vent pipe taken up through roof void to roof tile terminal

Provide mechanical extractors to bathrooms activated by light switch, connected to switched spur capable of min 15 litres/second air extraction rate with 15min. overun.

SVP encased & insulated. Vent pipe taken up through roof void to roof tile terminal

First Floor Plan

REVISIONS		
Rev.	Description	Date

JOB TITLE

Mr & Mrs De Meyer
Warrenside, Maidenhead Road
Wokingham

TITLE

Proposed Floor Plans

SCALE	DATE	DRAWING No.
1:50	Jun. 2000	10

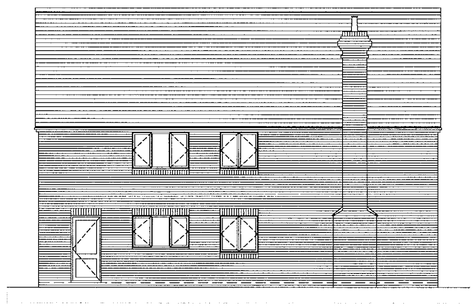
12/9/00



Front Elevation



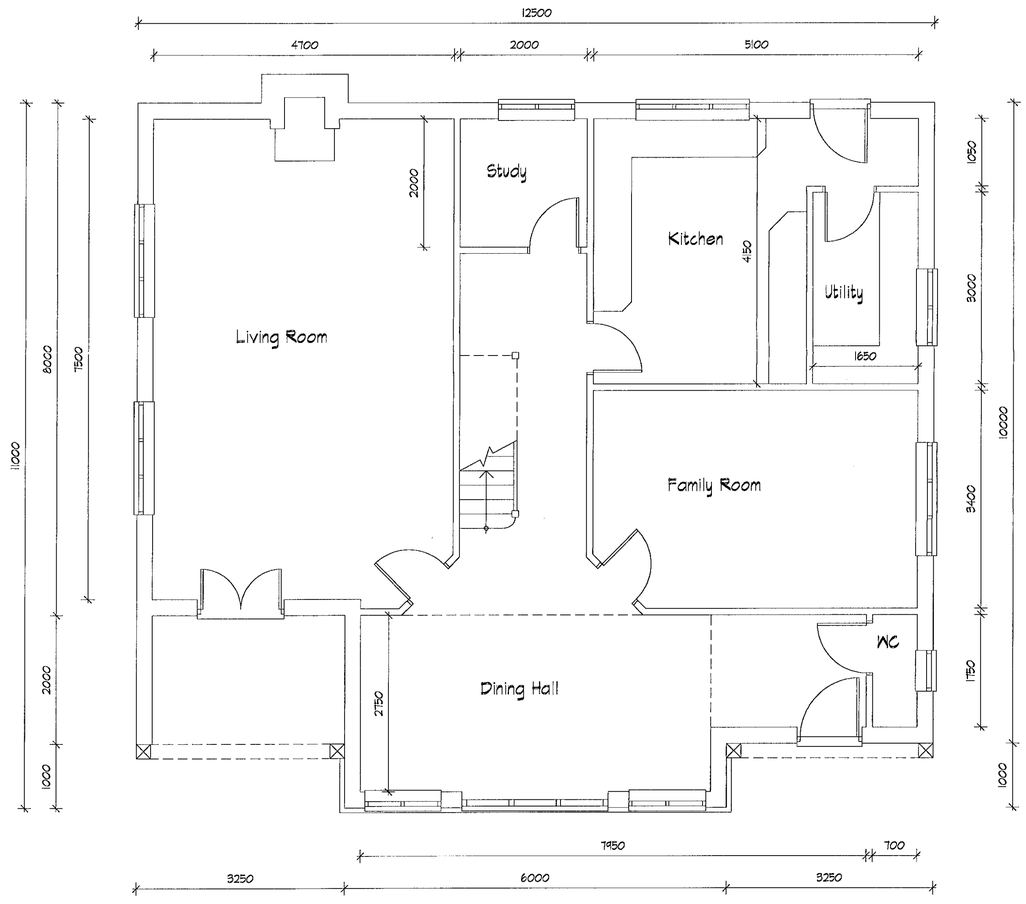
Side Elevation



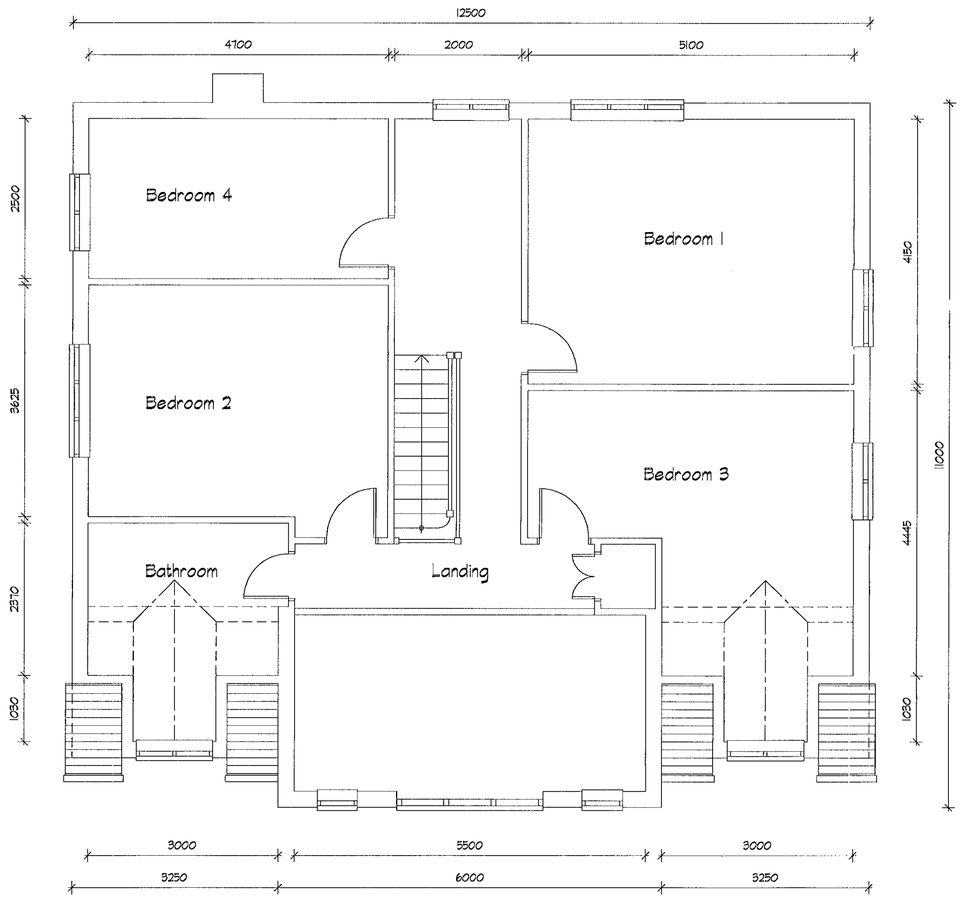
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

APPROVED

22.FEB.2000* 0683

REVISIONS

Rev.	Description	Date

JOB TITLE

Mr & Mrs De Meyer
Maidenhead Road
Wokingham

TITLE

Proposed Plans & Elevations

SCALE	DATE	DRAWING No.
1:50/100	Feb. 2000	01

25/8/00

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Strip existing topsoil averagre 150mm and store on site for re-use

The foundations are to be as shown on the drawings min 600mm wide x approx 750mm deep taken down to a safe load bearing strata as determined on site to Local Authority satisfaction.

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DPC to be provided as a cavity tray (width as necessary) over all lintels.
All other reveals to be closed with Thermabate 85 (Yellow) or other similar insulated vertical DPC.

BELOW GROUND DRAINAGE
Generally all drainage to comply with BS803

FOULWATER
Below ground drainage to be 'Osma' plastic drainage system or similar uPVC, generally 100mm. diameter,(or as specified elsewhere). with push fit couplings all laid in accordance with manufacturer's instructions and in accordance with all relevant building regulations. Foul water laid to falls min. 1 in 40. Minimum 150mm. concrete surround to pipes under drive, or with 600mm. or less of cover, with flexible connections of fibreboard/polystyrene at joints max. 5000mm. apart. Where cover is greater than 600mm, bedding type N bedding, factor 1.1. Drains under building to be surrounded in 150mm. min. concrete, with compacted fill over, dependent on depth, and flexible joints/bridging at passage through walls/footings.

New Foulwater drain runs connected to new sewage treatment plant (details to be provided) & positioned to the front of the property with the outfall
To discharge to the ditch

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Rainwater drainage generally as foul drains.

Rainwater to discharge into new soakaways sized to suit local soil conditions, set min. 5m. from face of building to local authority approval.

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System to have min 1 No 100mm. dia. soil pipe to discharge externally with remaining stacks to have air admittance valves.

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All fitted with 75mm. Anti-syphon traps

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EXTERNAL WALLS
To be 250mm. cavity construction, 103mm outer skin facing brickwork, 50 mm. cavity filled with Rockwool cavity fill insulation, 100mm. Arc clinker block or Celcon solar blockwork inner skin, internal finish of 13mm 2-coat plaster.

WALL TIES
Provide stainless steel wall ties set at 450mm centres vertically (225mm at opening reveals) and 750mm centres horizontally, staggered 450mm on alternate courses

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Internal walls either side of staircase to be 150mm blockwork -all other partitions to ground and first floor to be 100mm lightweight blockwork with 13mm 2-coat plaster to both sides.

CEILING FINISH
To be 12.5mm plasterboard with joints taped and filled, and to receive an skimmed finish. All joints to be corked out and left to set prior to skim

VENTILATION
All habitable rooms to have background "Trickle" ventilator fitted to windows to give minimum of 8000 sq. mm of ventilation per room. Positions of all vent fans and route of ductwork to outside air to be agreed on site.

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Wall plates are to be continuous 100x50 s/w with galvanised holding down straps at max. 2 metre centres.

Provide birdsmouthed connections as shown on the section and all rafter/ceiling joist connections to have 125mm dia bolts with timber connections. Plate on top of steels to be shot fired.

TIMBER PRESERVATION
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ROOF FINISH
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Valleys to be formed using proprietary valley tiles on 19 plywood bearers continuous thro length of valley.

ROOF INSULATION
To be 75mm Celotex GA2059 insulation laid on top of rafters and fixed in accordance with manufacturers instructions..

FLASHINGS/ABUTMENTS
Code 5 lead flashings and soakers, to be provided at all wall/roof abutments.
Stepped code 5 lead flashings and soakers to be provided at junction of chimneys to roof / dormers etc.

FIRE PRECAUTIONS
House to be fitted with a mains operated smoke alarm system comprising a smoke alarm unit located in the circulation area on each floor. System to be wired back to a separate fuseway in the consumer unit and positioned min 600mm away from wall ceiling abutment and close to door openings.

HEATING
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GENERAL
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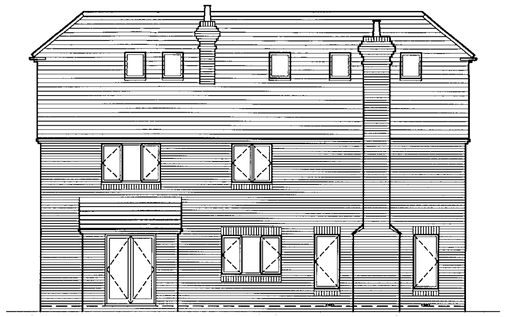
Front Elevation



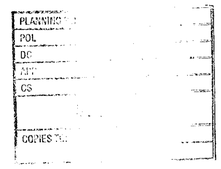
Side Elevation



Rear Elevation



Side Elevation



REVISIONS

Rev.	Description	Date

PLANS ACCOMPANYING LETTER DATED 29/6/00

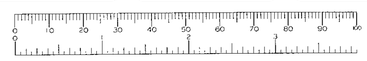
RE: MINOR AMENDMENTS

REF: F/2000/0683

JOB TITLE
Mr & Mrs De Meyer
Warrenside, Maidenhead Road
Wokingham

TITLE
Proposed Elevations

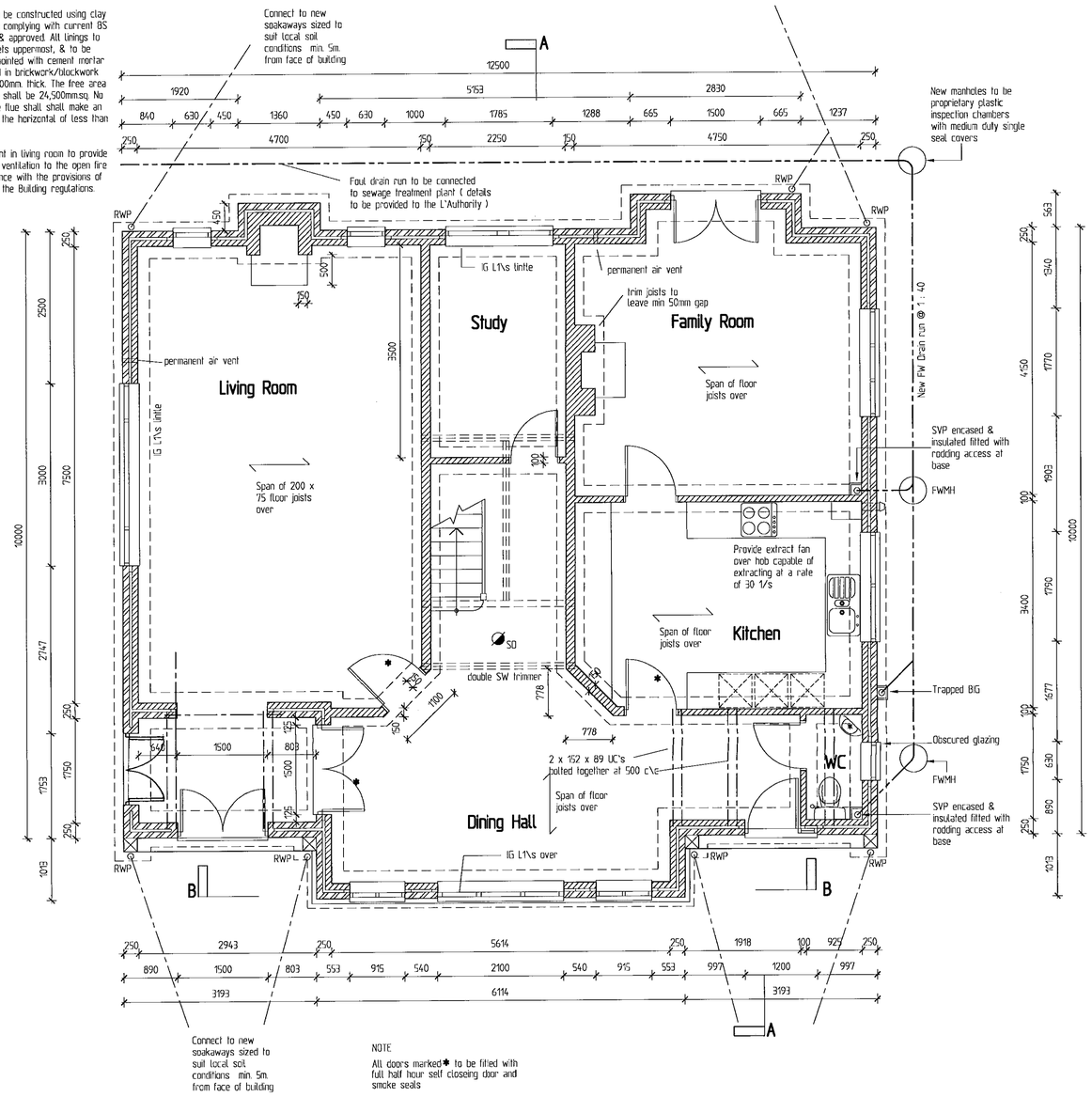
SCALE	DATE	DRAWING No.
1:100	Jun. 2000	11



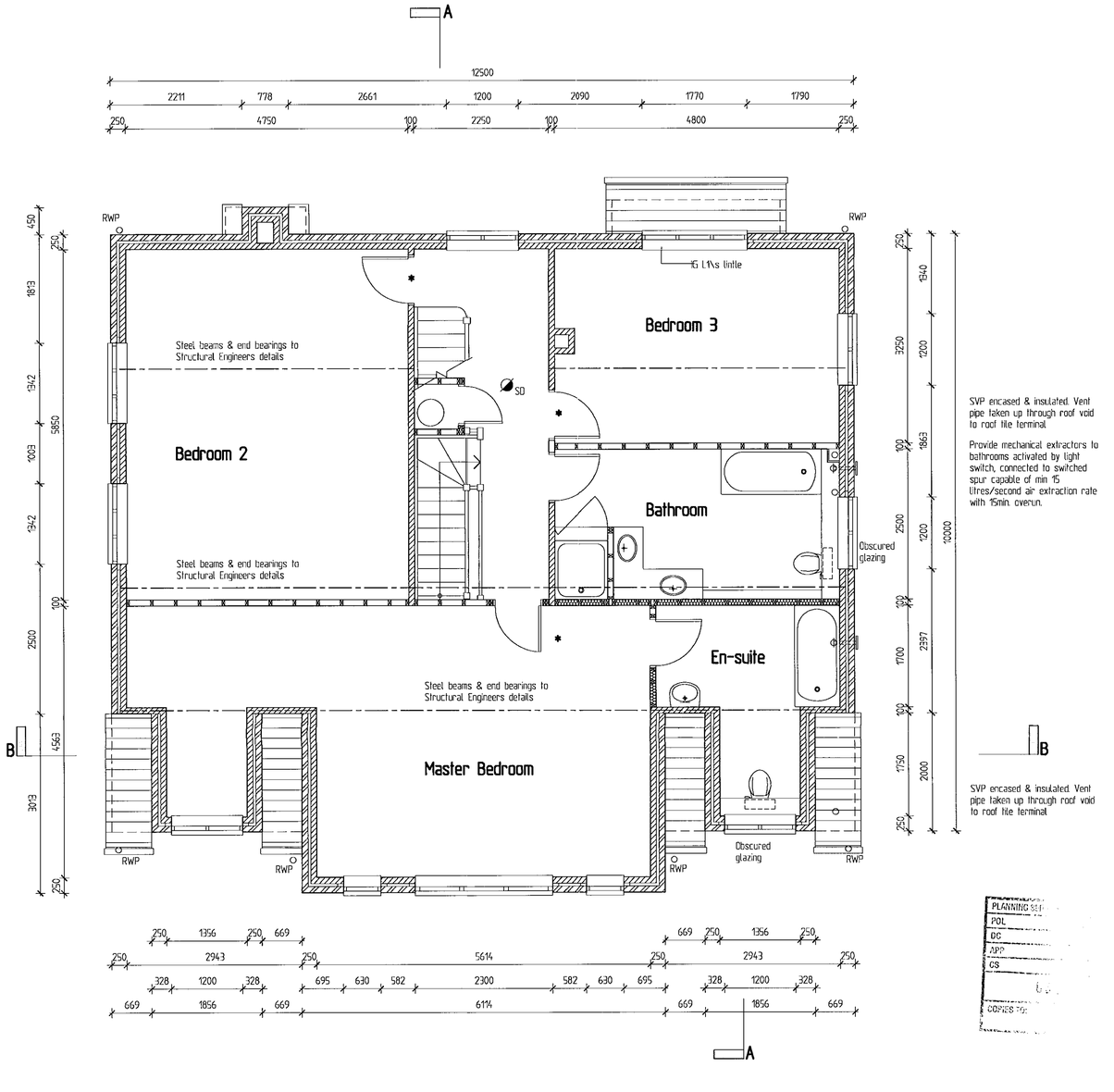
Min. 125mm. thick constructional hearth to fire place.

Chimney to be constructed using clay flue linings complying with current BS or similar & approved. All linings to have sockets uppermost, & to be jointed & pointed with cement mortar surrounded in brickwork/blockwork to a min. 100mm. thick. The free area of the flue shall be 24,500mmsq. No part of the flue shall shall make an angle with the horizontal of less than 45 deg.

Provide vent in living room to provide permanent ventilation to the open fire in accordance with the provisions of PART J of the Building regulations.



Ground Floor Plan



First Floor Plan

REVISIONS

Rev.	Description	Date

PLANS ACCOMPANYING LETTER DATED 29/6/00

RE: MINOR AMENDMENTS

REF: F/2000/0683

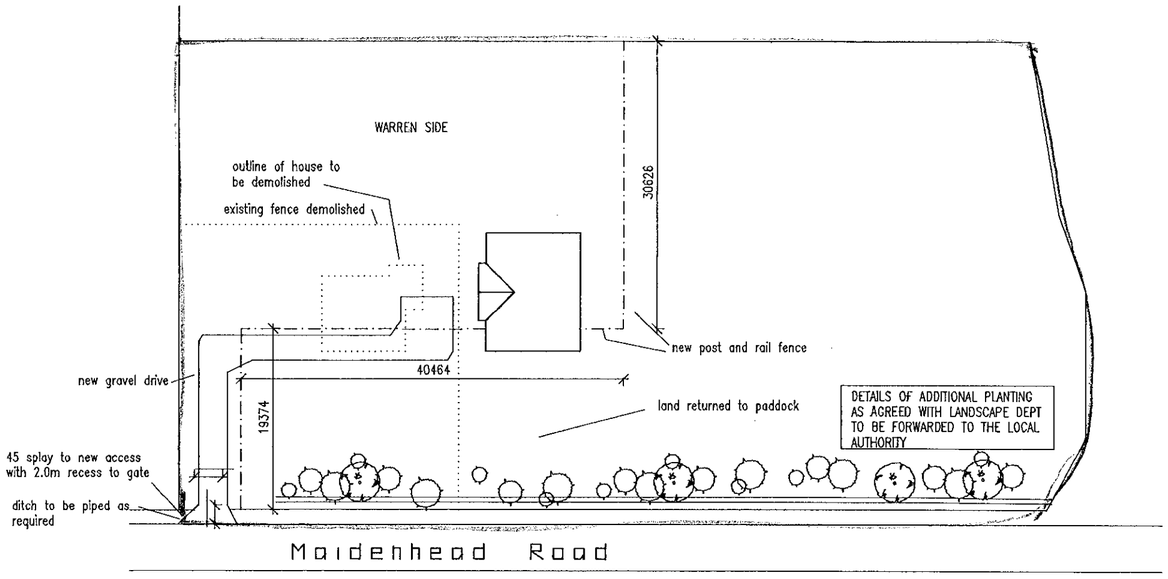
JOB TITLE

Mr & Mrs De Meyer
Warrenside, Maidenhead Road
Wokingham

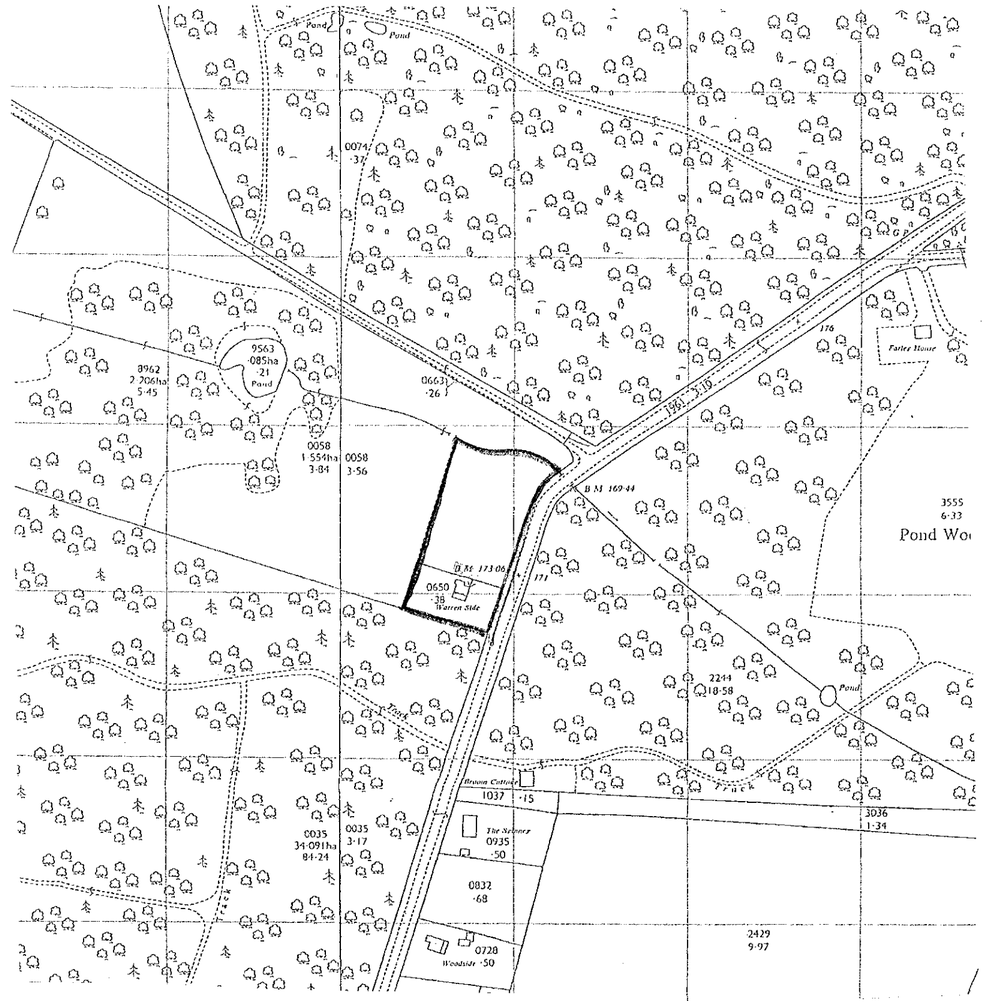
TITLE

Proposed Floor Plans

SCALE	DATE	DRAWING No.
1:50	Jun. 2000	10



Block Plan 1:500



Location Plan 1:1250

SUPERSEDED

REVISIONS

Rev.	Description	Date

JOB TITLE

Mr & Mrs De-Meyer
Warren Side, Maidenhead Road
Wokingham

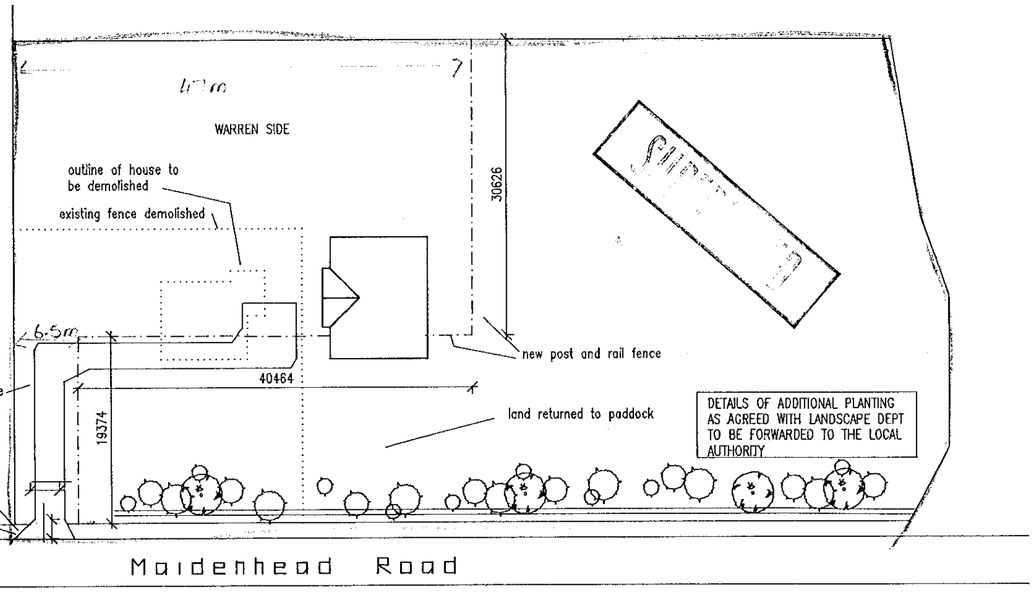
TITLE

Block & Location Plan

SCALE	DATE	DRAWING No.
1:500 1:2500	12/2/2000	

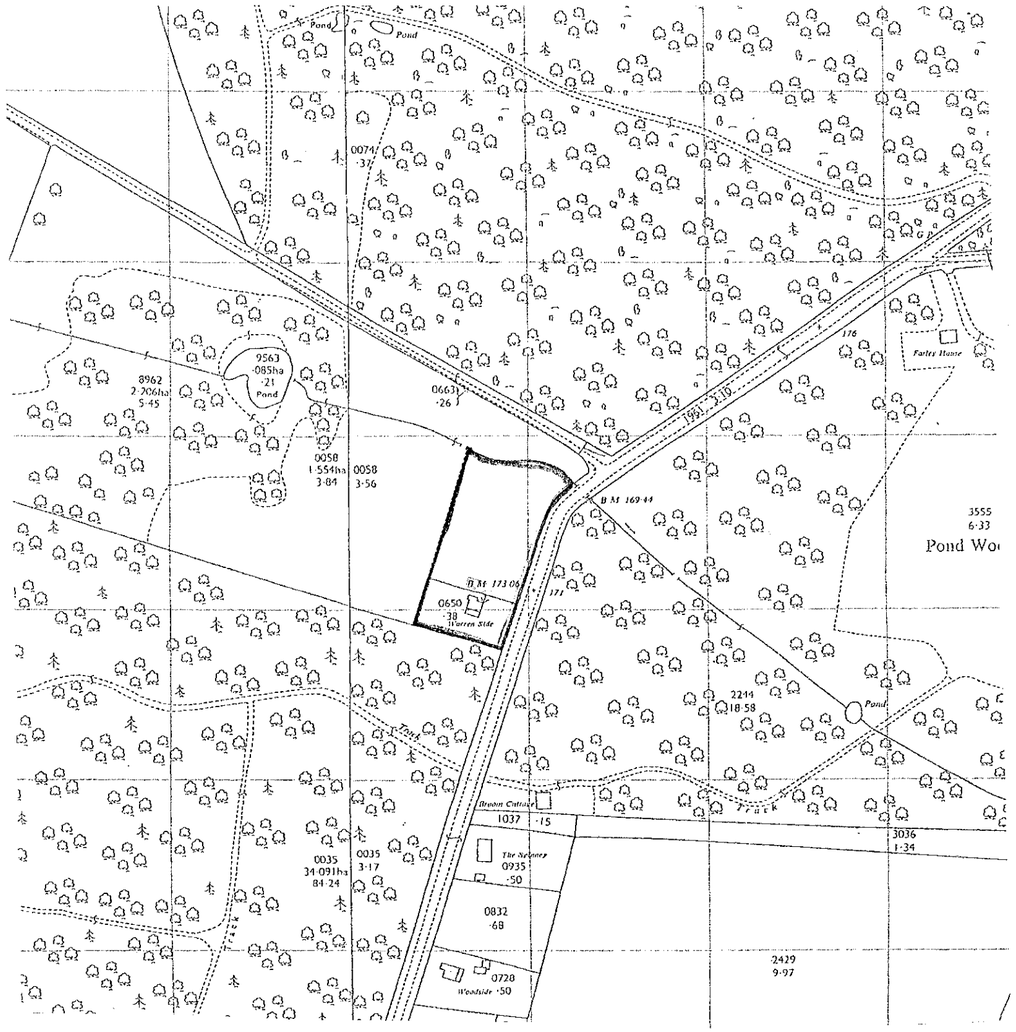
22 FEB 2000

0683



Block Plan 1:500

SUPERSEDED



Location Plan 1:1250

REVISIONS

Rev.	Description	Date

SUPERSEDED

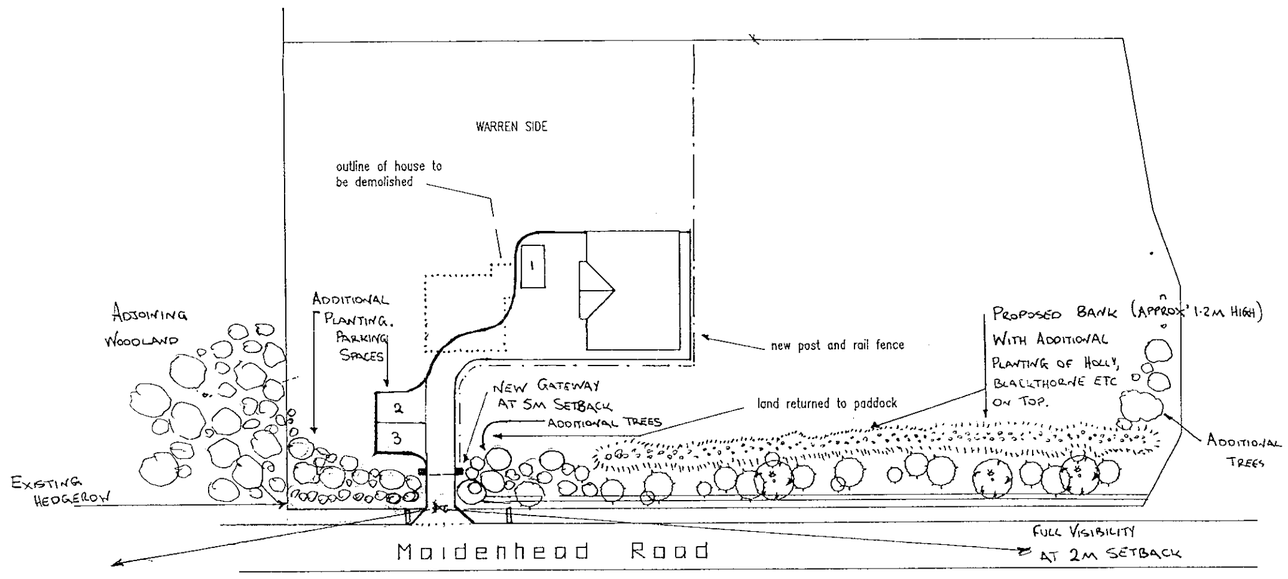
JOB TITLE

Mr & Mrs De-Meyer
Warren Side, Maidenhead Road
Wokingham

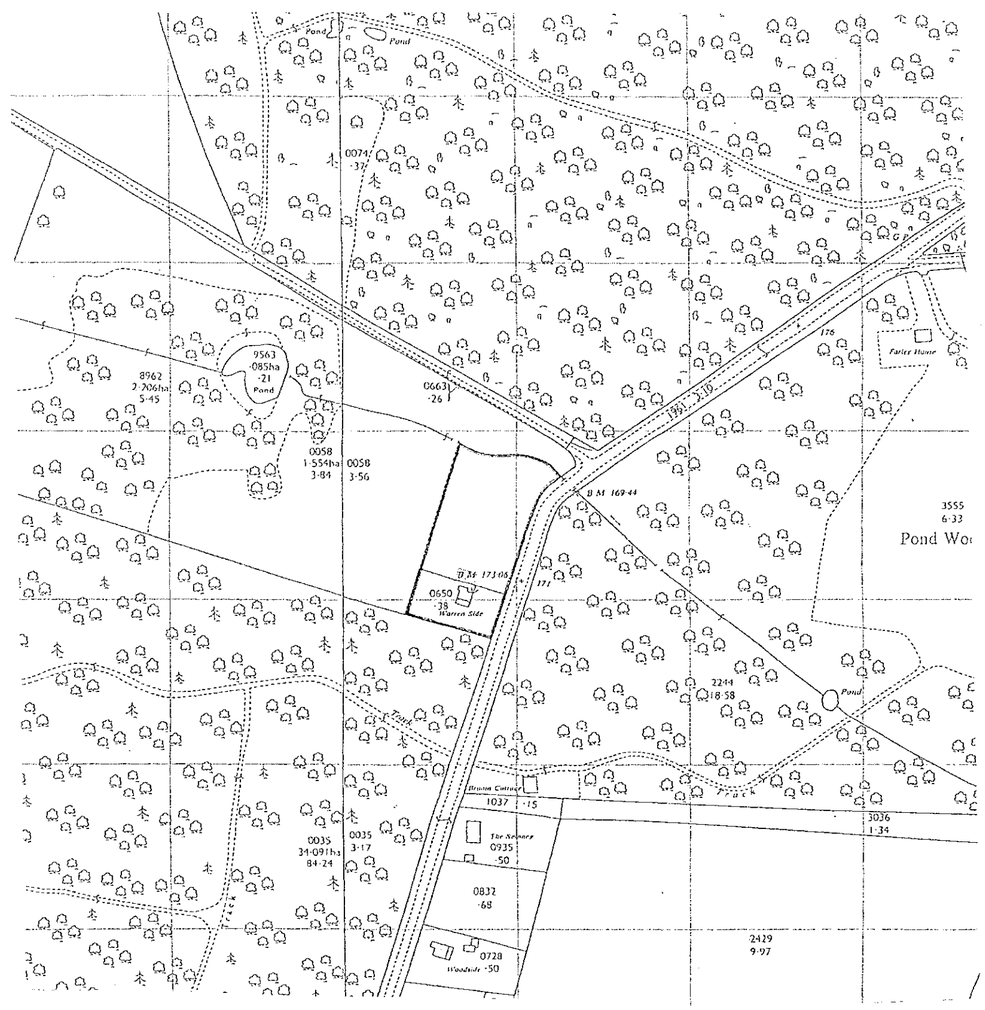
TITLE

Block & Location Plan

SCALE	DATE	DRAWING No.
1:500 1:2500	12/2/2000	



Block Plan 1:500



Location Plan 1:1250

REVISIONS

Rev.	Description	Date
No.01	EXISTING DRIVEWAY OPENING RETAINED & ENLARGED PARKING SPACES & LANDSCAPING DETAILS SHOWN	3/4/00

REVISED PLAN

0683

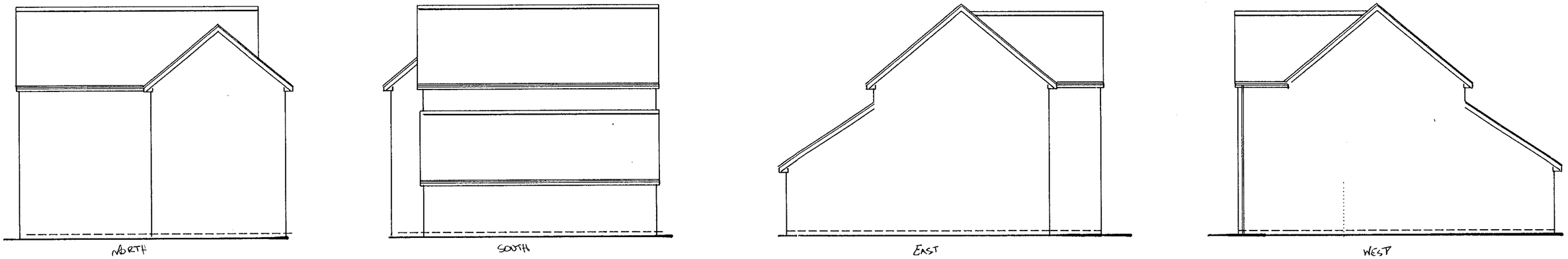
JOB TITLE

Mr & Mrs De-Meyer
Warren Side, Maidenhead Road
Wokingham

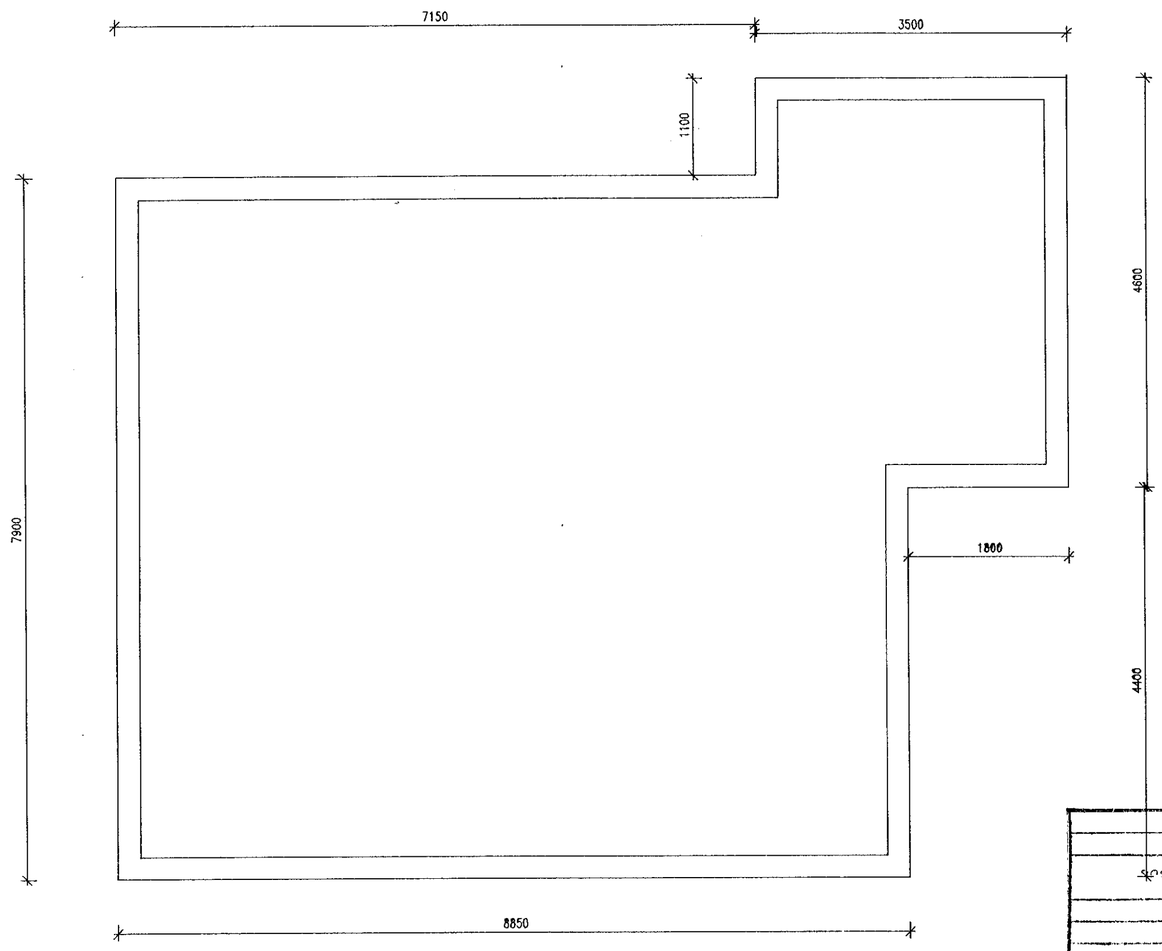
TITLE

Block & Location Plan

SCALE	DATE	DRAWING No.
1:500 1:2500	12/2/2000	



Existing Elevations (Scale 1:100)



Plan of Footprint

Mrs Polnik,

Landscaping & Existing House Plans

Enclosed

Kind Regards

Carl

01344 424217

PLANNING SERVICES | REF 27985
PCL | TLS
BC | ENF
APP | CS
04 APR 2000
SUPPORT | ACK

REVISED PLAN

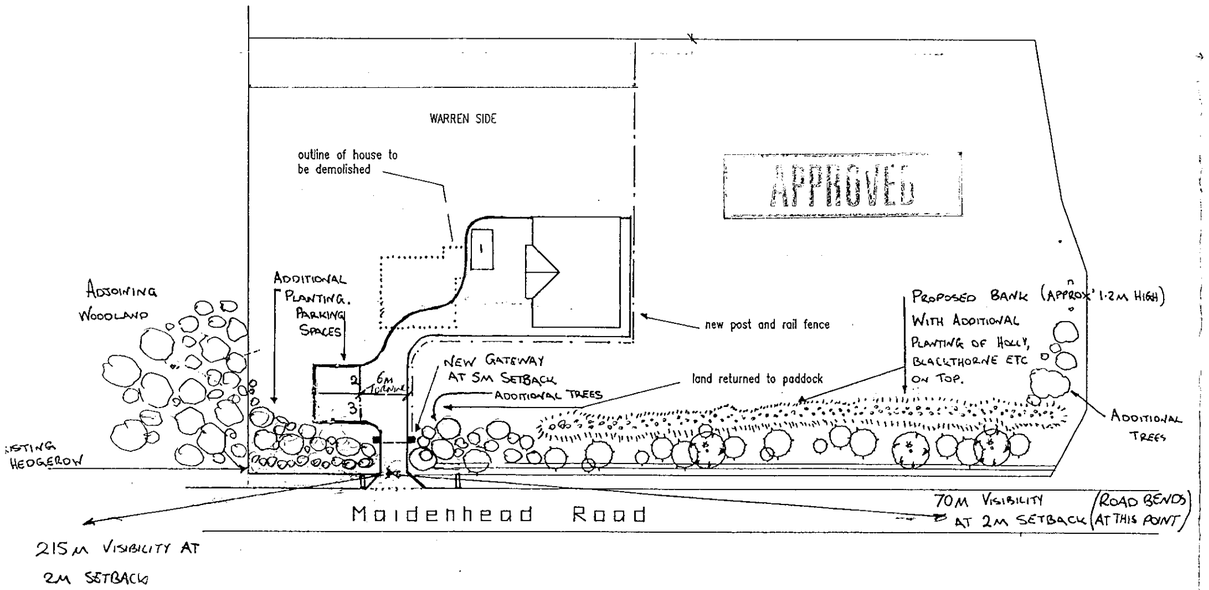
0683

REVISIONS		
Rev.	Description	Date

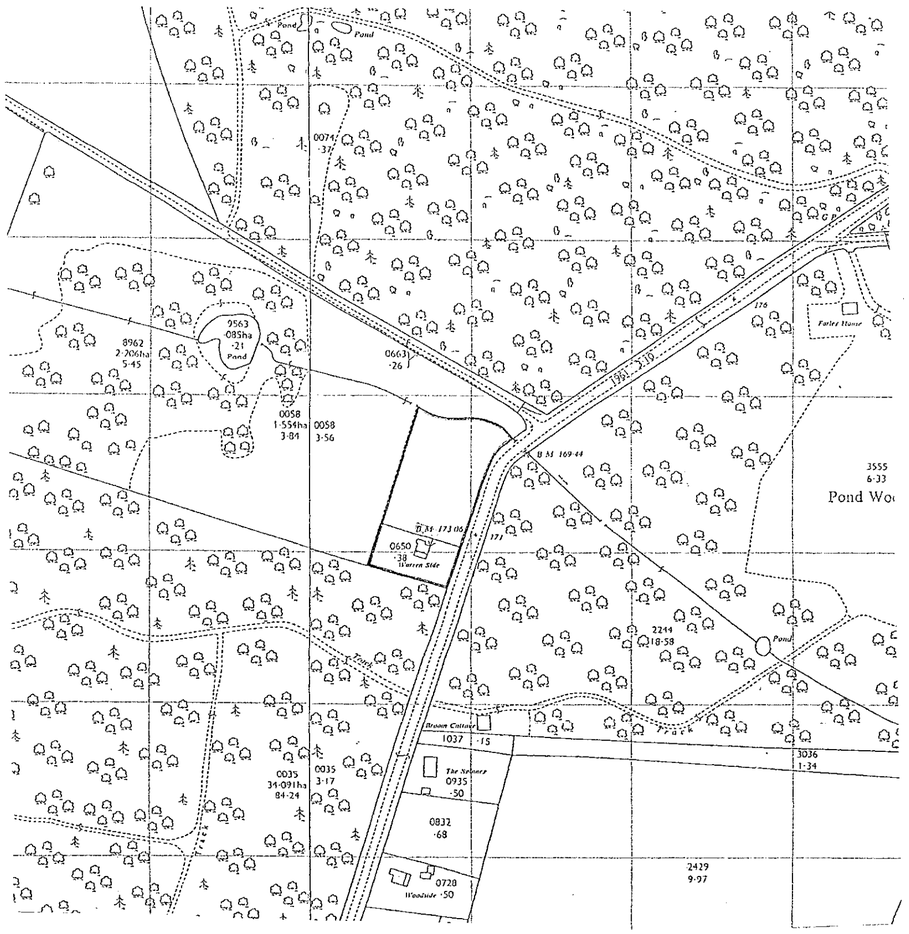
JOB TITLE
Warrenside
Maidenhead Road

TITLE
Existing Detail

SCALE	DATE	DRAWING No.
1:50 1:100	30/3/2000	



Block Plan 1:500



Location Plan 1:1250

REVISIONS

Rev.	Description	Date
No.01	EXISTING DRIVEWAY OPENING RETAINED & ENLARGED PARKING SPACES & LANDSCAPING DETAILS SHOWN	3/4/00

0683

REVISED PLAN

JOB TITLE
Mr & Mrs De-Meyer
Warren Side, Maidenhead Road
Wokingham

TITLE
Block & Location Plan

SCALE 1:500 1:2500

DATE 12/2/2000

DRAWING No.

23/8/00