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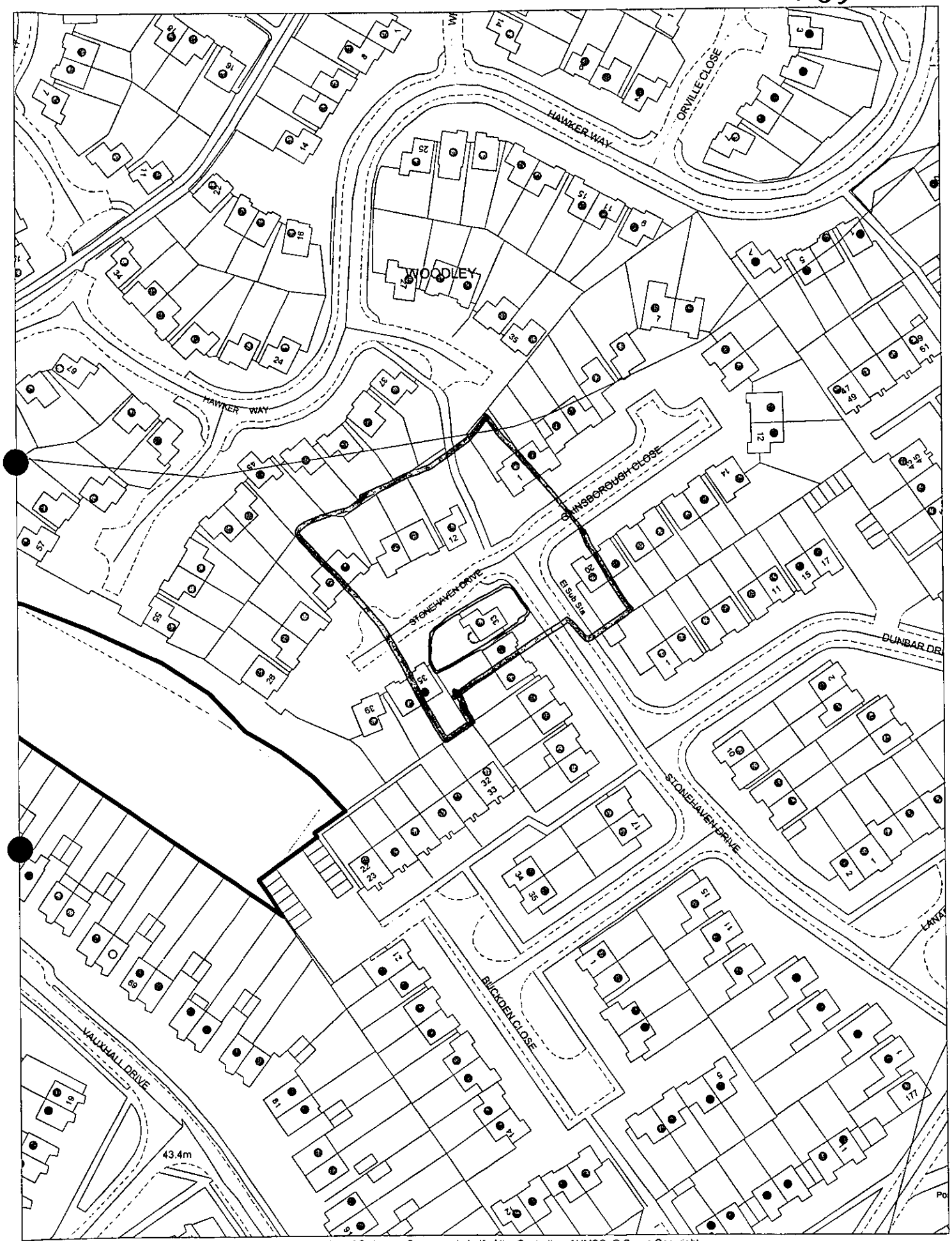

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Development Control,Wokingham District Council.
12 November 2002

Scale: 1 : 1250

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W E
S

Ordnance Survey®

Superplan®

99/14983 PEARS

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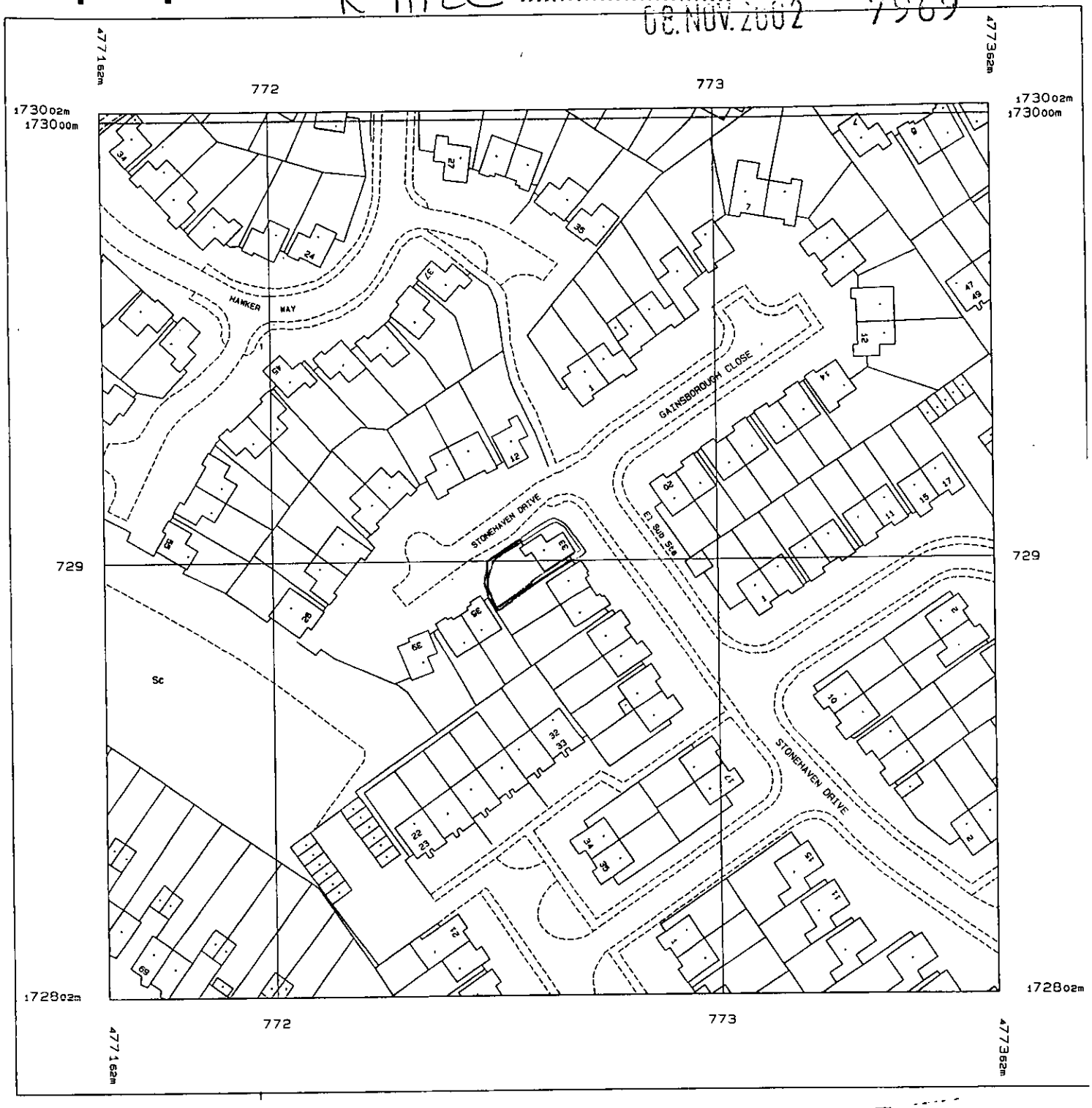
31 OCT 2002

Planning Extract - 1

Site-centred

K-HILL 08.NOV.2002 7969



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7772NW

The representation of a road, track or path is no evidence of a right of way.

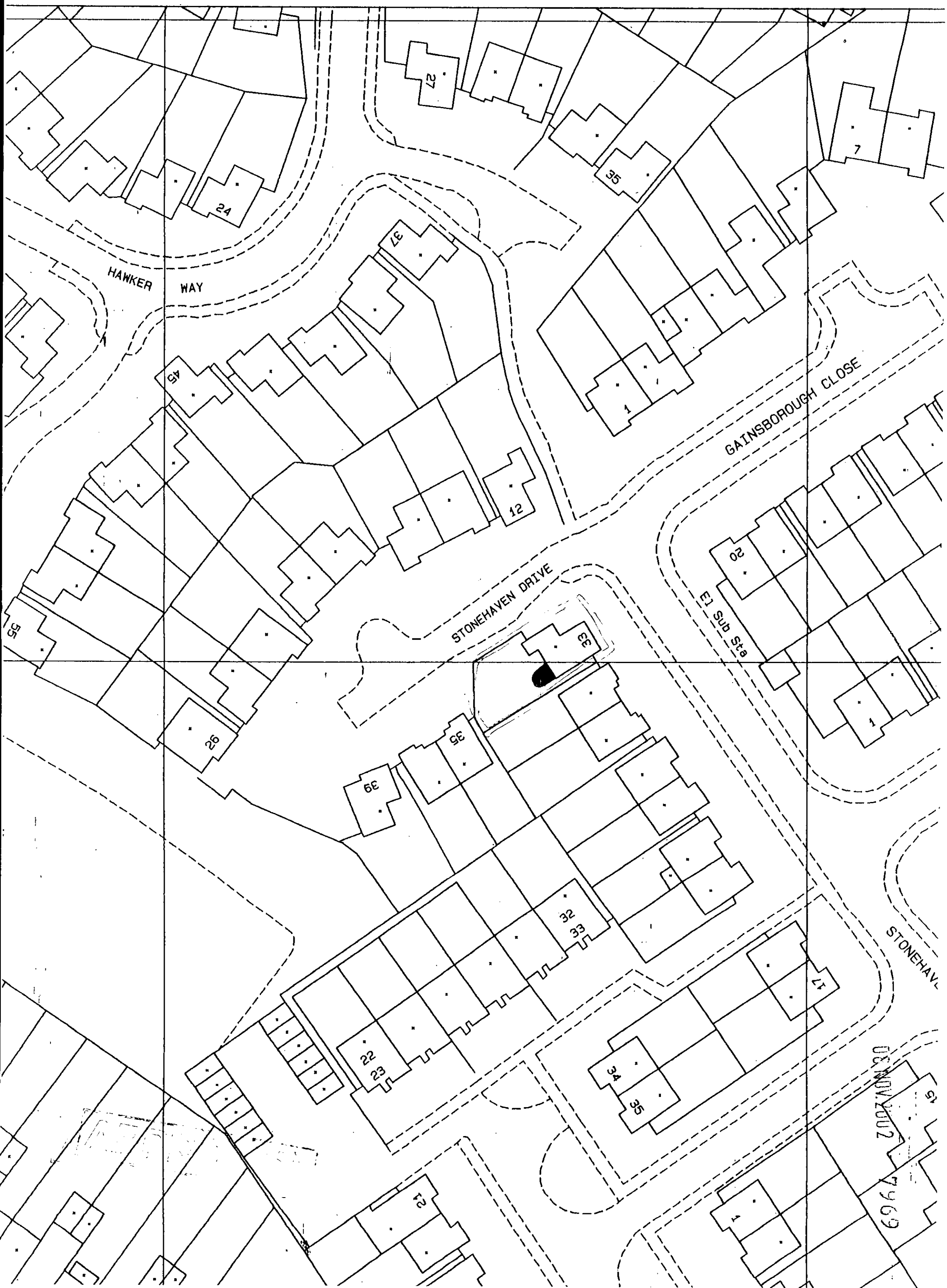
This Superplan product does not contain all recorded map information.

Centre Coordinates: 477262 172902

772

BLOCK PLAN @ 1:500

773



FLASHING CHASED INTO EXISTING WALL ABOVE LINE OF PROPOSED ROOF.

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).

MIN 15° TO A MAX. 30° ROOF PITCH DEPENDING ON UNIT PROJECTION.

TIE BARS WILL BE INCLUDED ON PITCHED ROOFS WITH A SPAN OF 2.5 Metres AND ABOVE. THE TIE BARS WILL POSITIONED AT THE BOW/TUNNEL JUNCTION, THEN AT EVERY SECOND TUNNEL RAFTER. WHERE PITCHED AND GUTTER ROOF MODULES OCCUR, TIE BARS WILL COMMENCE AT THE FIRST RAFTER AFTER THE INTERSECTION OF THE MODULES. THEN AT EVERY SECOND RAFTER.

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.

HOUSE WALL

FINISHED FLOOR 50mm SAND/CEMENT SCREED ON 100mm CONC. ON 1200mm GAUGE

FINISHED FLOOR 43mm STYROFOAM/CHIPBOARD LAMINATE ON 100mm CONC. ON 1200 GAUGE DPM ON SAND BLINDING ON 150mm COMPACTED HARDCORE.

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.

(REINFORCED RAFT FOUNDATION)

FOUNDATIONS
TO BE TAKEN DOWN TO THE REQUIRED BEARING STRATA AND TO INVERT OF DRAINAGE WITHIN 1000mm.

DRAINAGE BELOW EXTENSION TO BE ADEQUATELY PROTECTED

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

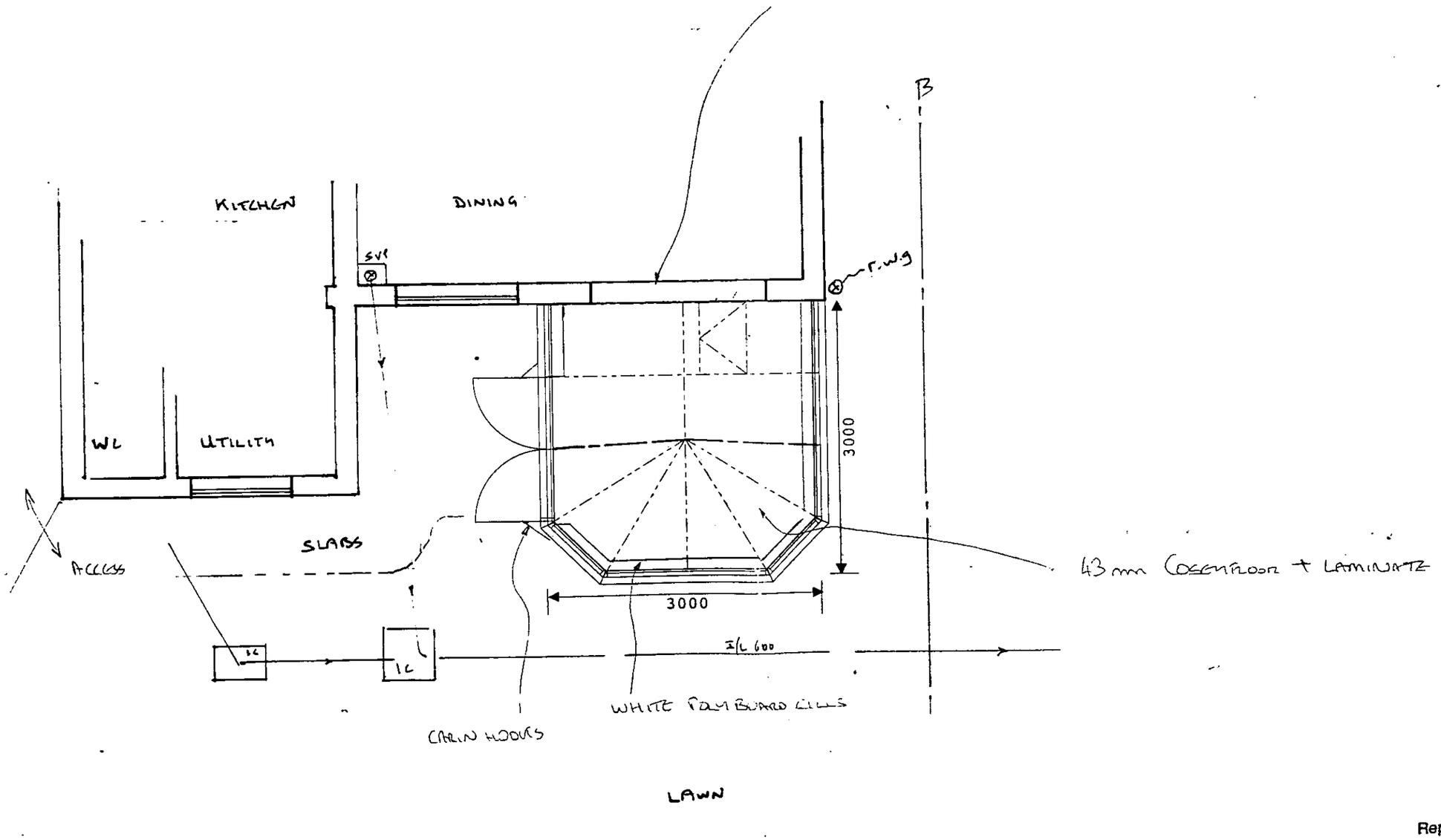
TYPICAL SECTION

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

DWG: SHT2NVBW REV: E

DEC.NOV.2002 7:09

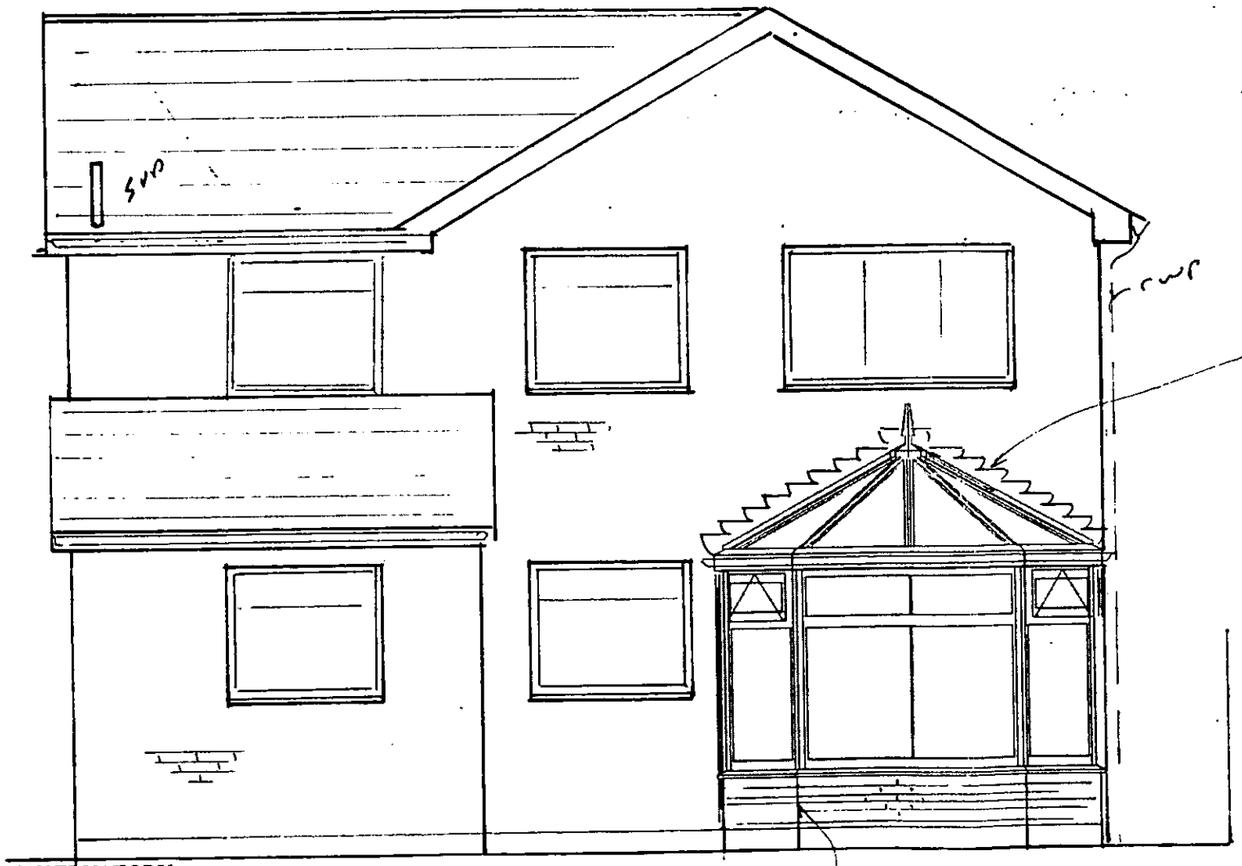
KNOCKTHROUGH:
- REMOVE EXISTING FRENCH DOORS + FRAME, RETAIN EXISTING LINTEL
- MAKE GOOD REVEALS, INSTALL SOFTWOOD LINGE FRAME
- CLIENT TO REPLACE PHYSICAL BARRIER



Report Version 1.05 21/01/02

Customer Signature	Date 25/10/02	DRAWING NO. 099/14983	Unit Elevation PLAN LAYOUT / ROOF DETAILS.	Scale.. 1:50 Date.. 10/10/2002	Drawn.. LUKE DISTILL Surveyor.. RH-U

08.NOV.2002 7969



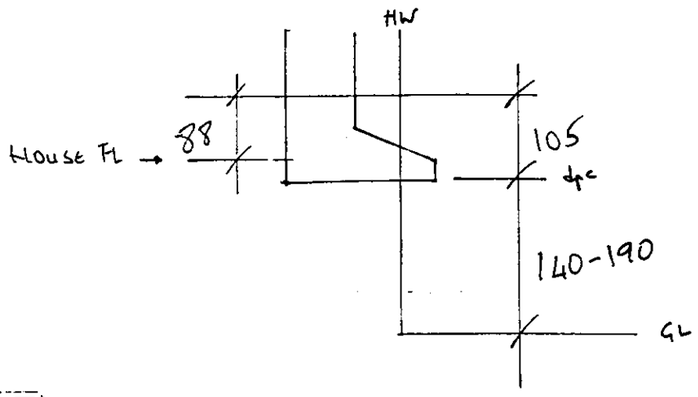
SPECIFICATION

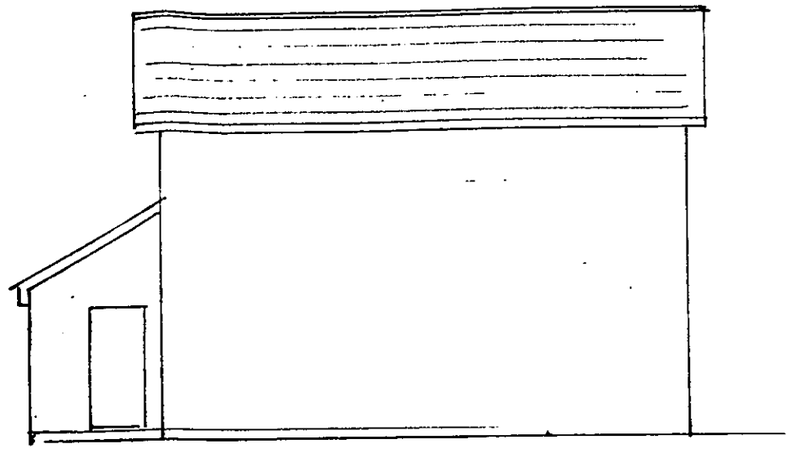
PVCU WHITE KNIGHT CONSERVATORY
1 No. Double Door First Right Open Out Where Shown
3 No. Top Hung Fanlight Vents Where Shown
450mm Basewall Required
30° Roof Pitch

Report Version 1.07 21/01/02

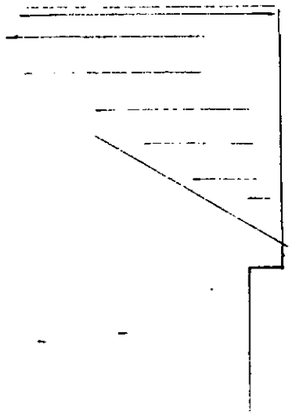
Customer Signature	Date 25/10/02	Drawing No. 099/14983	Property Elevation REAR	Unit Elevation **FRONT ELEVATION**	Scale.. 1:50	Drawn... LUKE DISTILE
					Date.. 10/10/2002	Surveyor.

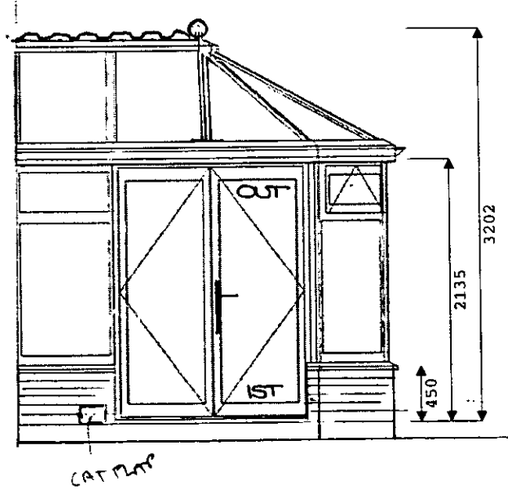
08.NOV.2002 7969



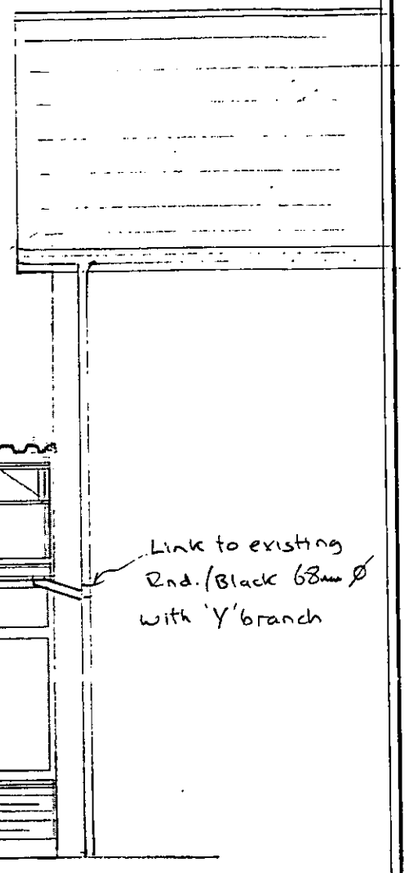


EXISTING SIDE 1:100





CAT FLAP



Report Version 1.07 21/01/02

Customer Signature	Date	Drawing No.	Property Elevation:	Unit Elevation	Scale.. 1:50	Drawn. LUKE DISTILL
	25/10/02	099/14983	SIDE	SIDE ELEVATIONS.	Date.. 10/10/2002	Surveyor. RHK

SURVEYORS BASE PLAN

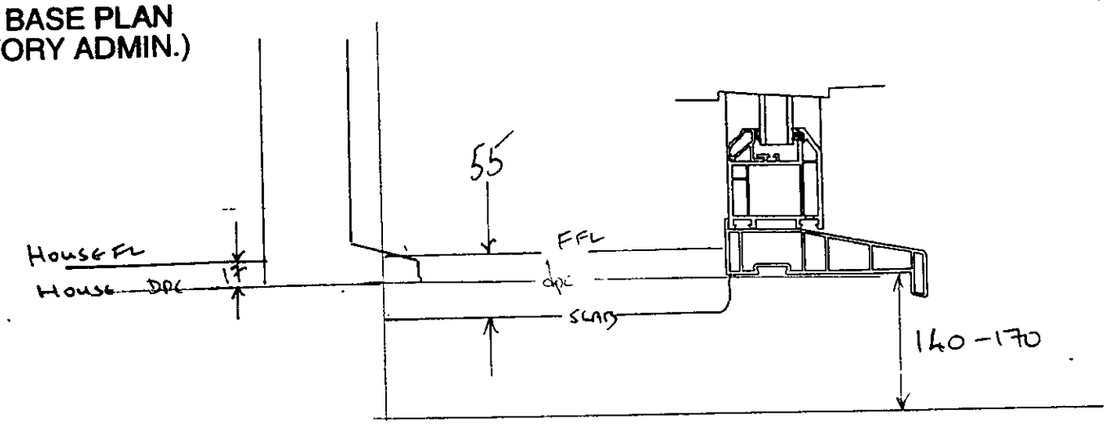
(TO ACCOMPANY ACTUAL BASE PLAN PROVIDED BY CONSERVATORY ADMIN.)

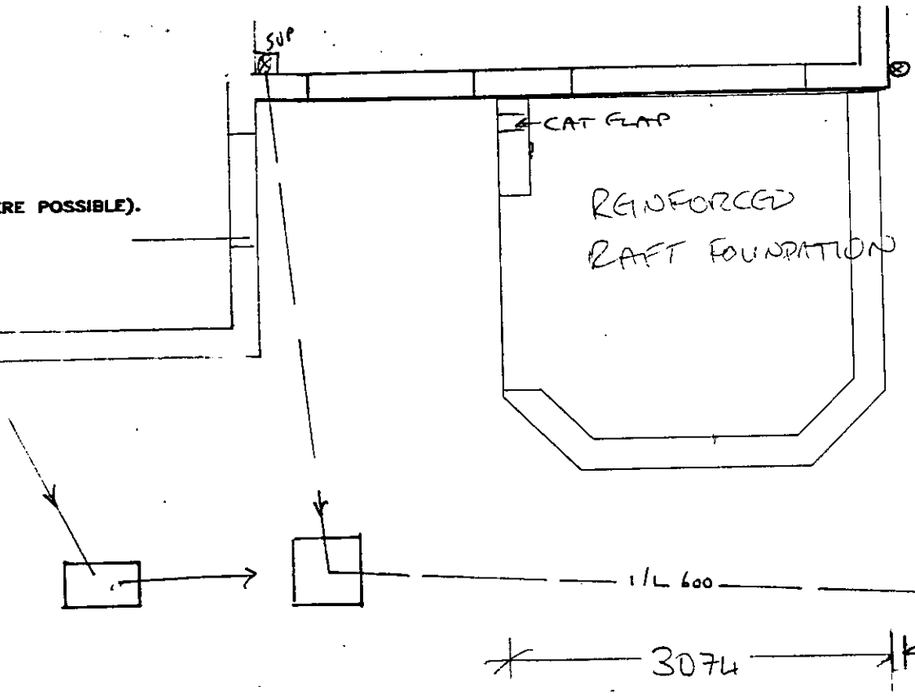
08. NOV. 2002 7109

DWG: ENGNTBW	REV: D

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. DPC- MATCH HOUSE
   FFL - MATCH HOUSE (FL IS APPROX 17mm ABOVE DPC)
   OVERSITE - 55m BELOW HOUSE F.L





IMPORTANT NOTE

This base plan MUST be read in conjunction with the seperate base plan generated by Conservatory Admin Head Office.

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

Report Version 1.07 14/02/02

Customer Signature	Date	Drawing No.	Property Elevation	Unit Elevation	Scale..	Drawn..
.....	25/10/02	099/14983		BASE LAYOUT.	1:50	LUKE DISTILL
					Date.. 10/10/2002	Surveyor..