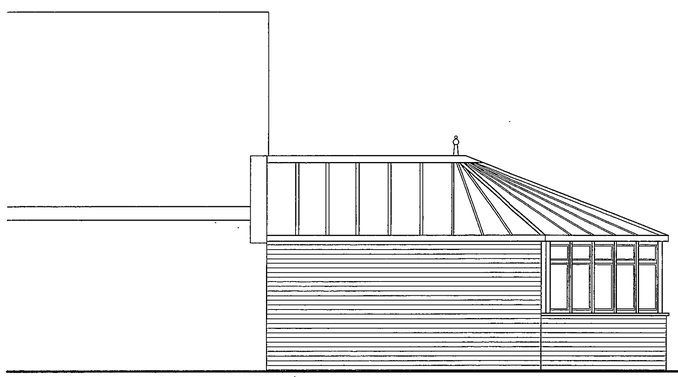
NOTE

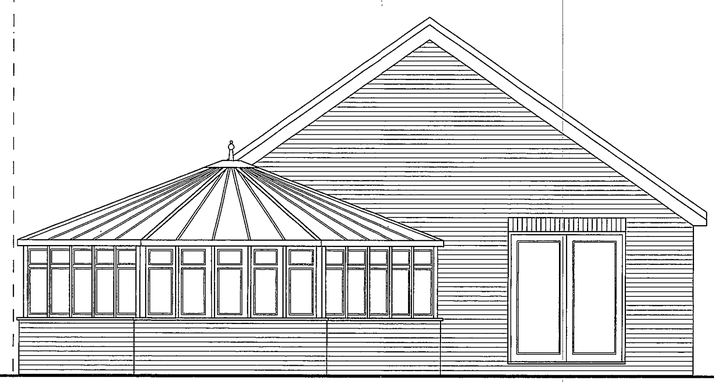
ALL MATERIALS INTENDED TO BE USED ON NEW EXTENSION ARE TO MATCH EXISTING.

THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ACCURATE SITE SURVEY

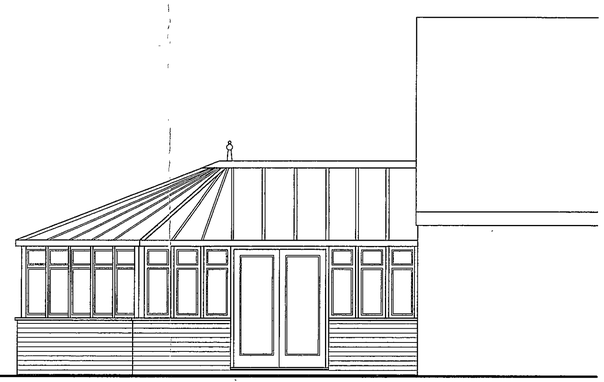
FRONT ELEVATION IS UNAFFECTED BY PROPOSED NEW EXTENSION



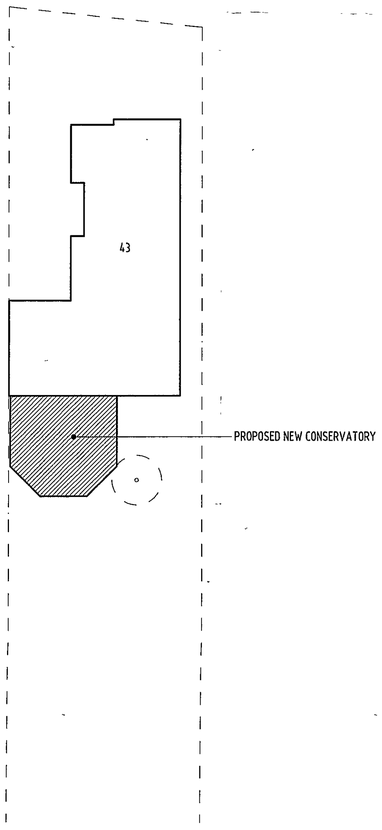
PROPOSED SIDE ELEVATION (Scale 1:50)



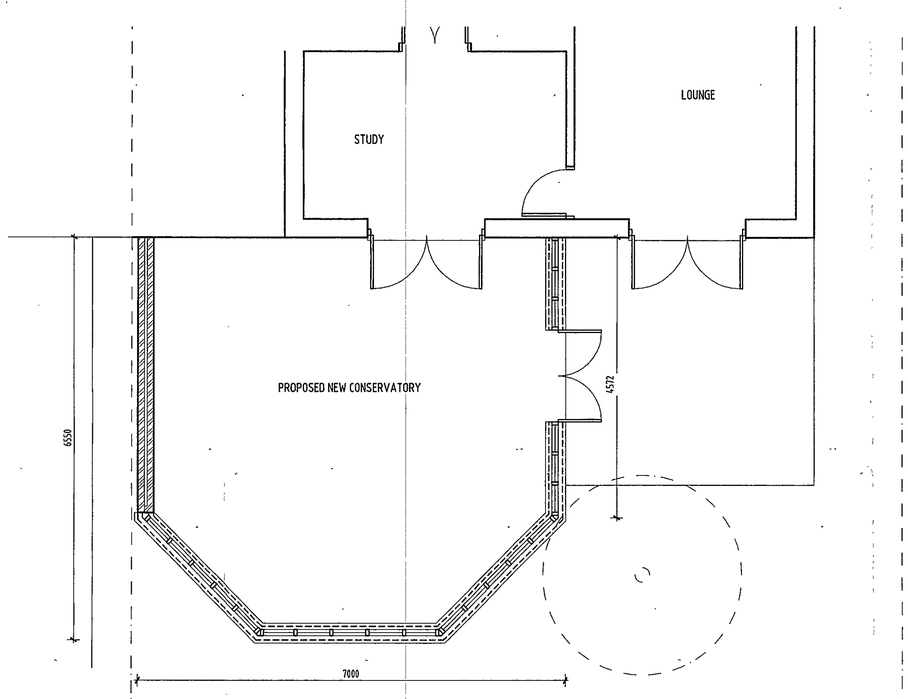
PROPOSED REAR ELEVATION (Scale 1:50)



PROPOSED SIDE ELEVATION (Scale 1:50)



BLOCK PLAN (Scale 1:200)



PROPOSED GROUND FLOOR LAYOUT (Scale 1:50)

08.NOV.2002 7971

RFDL

RICHARD FENN DESIGNS LIMITED
11 HANNER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone READING (0118) 9691864
Fax (0118) 9628318

PROPOSED NEW CONSERVATORY TO THE REAR OF 43 SIMONS LANE, WOKINGHAM for
for MR and MRS G.WRIGHT.

PLANNING DRAWING

DATE	SCALE
NOVEMBER 4th 2002	1:50 (Except where stated)

DRAWING No. GW.10

REVISION

D21/03

H.M. LAND REGISTRY

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	(TITLE NUMBER) BK98842 NATIONAL GRID	SECTION
	BERKSHIRE		SU 7869	

Scale: 1/1250 Enlarged from 1/2500

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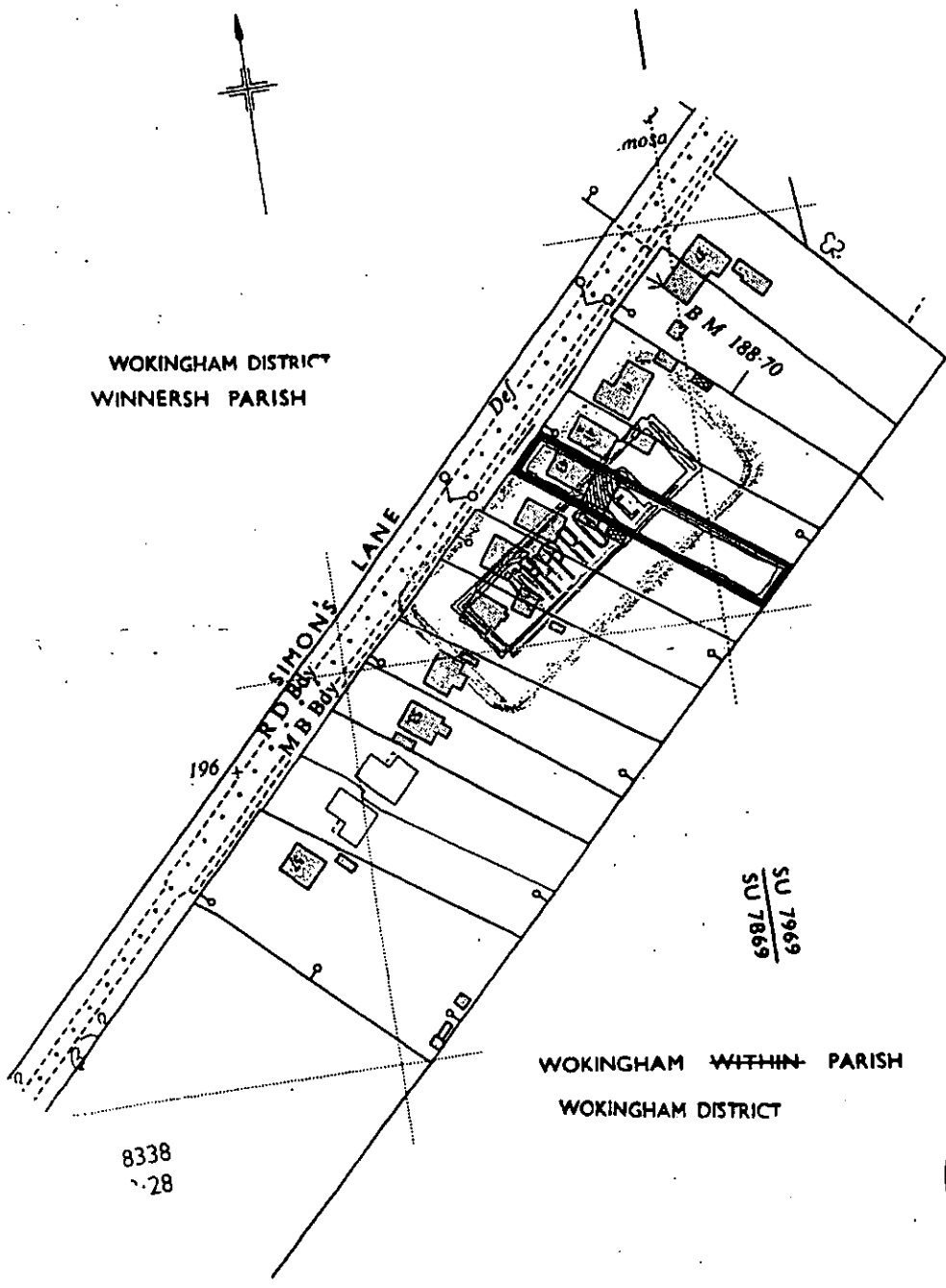

FILED PLAN H.M. LAND REGISTRY

1897034003

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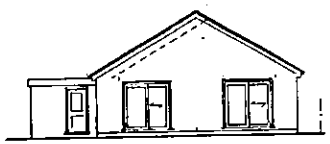
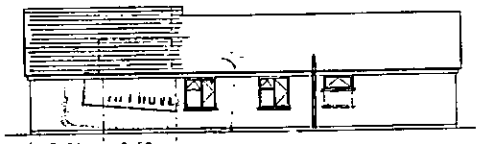


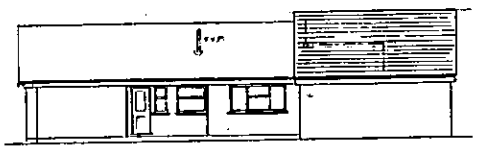
NEW REAR



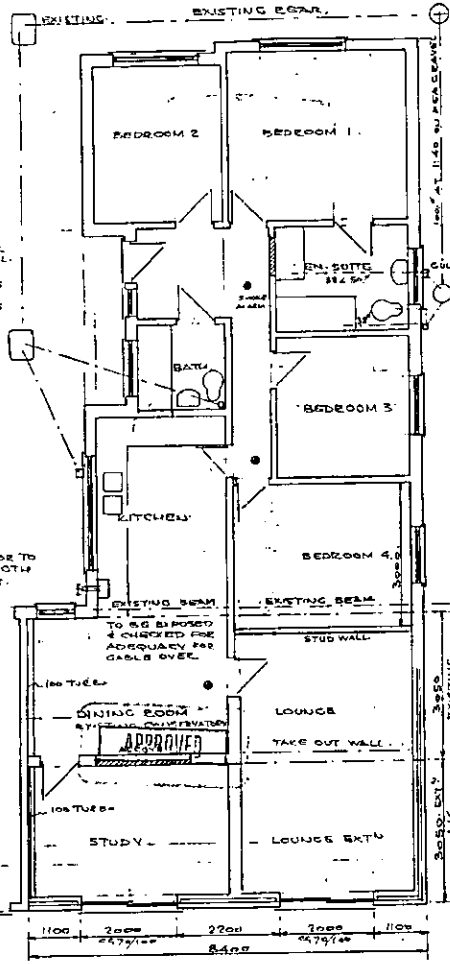
NEW SIDE



NEW FRONT



NEW SIDE



PLUMBING SERVICES
BATH, SHOWER, HANDBASIN ETC TO HAVE 75 SEAL TRAPS & 38 & 50 UPVC WASTES. TOILET 100 CONNECT TO 100 UPVC SOIL PIPE & SOWER AT 1:40 SLOPE ON PEA GRAVEL. HEATING & DOMESTIC HOT WATER FROM EXISTING GAS FIRED COMBI BOILER TO RADIATORS WITH ISOLATING THERMOSTATIC VALVES

EXISTING DOOR TO BE FULL LENGTH D.G. WINDOW.

TO BE EXPOSED & CHECKED FOR ADEQUACY FOR GABLE OVER.

100 TURBO

WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUCHWOOD OR LAMINATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & 860 x 650 (0.33M²) OPENERS.

BUILD UP EXISTING GABLE WITH SINGLE SKIN BRICK WITH EXISTING ROOF SLATING 150 HIGH LEAD FLASHING INTO MORTAR OF NEW WALL

GARAGE ROOF FELT TO BE TAKEN UNDER MIN. 3 ROOF TILES

50 CONT. VENT CAP WITH INSECT SCREEN AT ABUTMENT

100 UPVC CUTTER TO REAR E.W.D

GARAGE ROOF

FIRE STOP WALL WITH FIBRECLASS PACKING

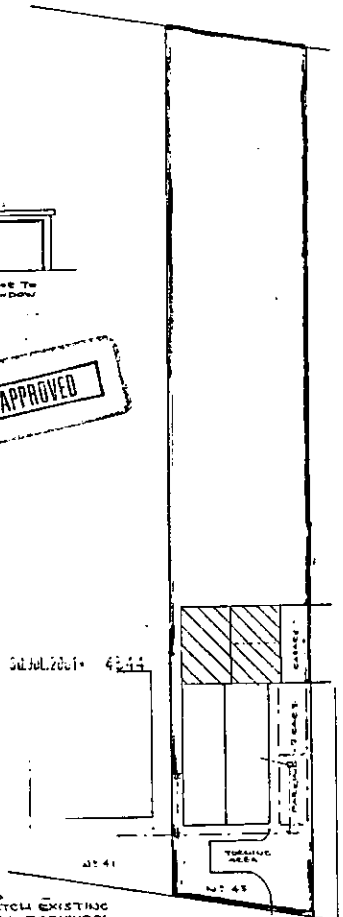
100 'TURBO' BLOCK INNER LEAF FIREFIX AT 900 VERT CRS & 450 HORIZ. 0.6 W/M²°C U VALUE

FLOOR CONSTRUCTION
35 SCREED OVER 150 CONCRETE SLAB. 500g VAPOUR SCREEN. 50 POLYSTYRENE TO GIVE 0.45 W/M²°C. 1200g DAMP PROOF MEMBRANE. 12 SAND BLINDING & 150 SELECTED HARDCORE.

NEW ROOF CONSTRUCTION 30° PITCH ROOF TILES TO MATCH EXISTING OVER. 38 x 25 TIMBER BATTENS, BITUMEN FELT, & MANUFACTURED ROOF TRUSSES WITH CALCULATIONS SUPPLIED PRIOR TO INSTALLATION. S/W STEEL FIXINGS & 1000 x 30 x 5 RESTRAINT STRAPS PARL. TO JOISTS & 90° TO GABLE AT 1200 CRS 270 ROCKWOOL OVER. 12.5 FOIL BACK PLASTER BOARD CEILING.

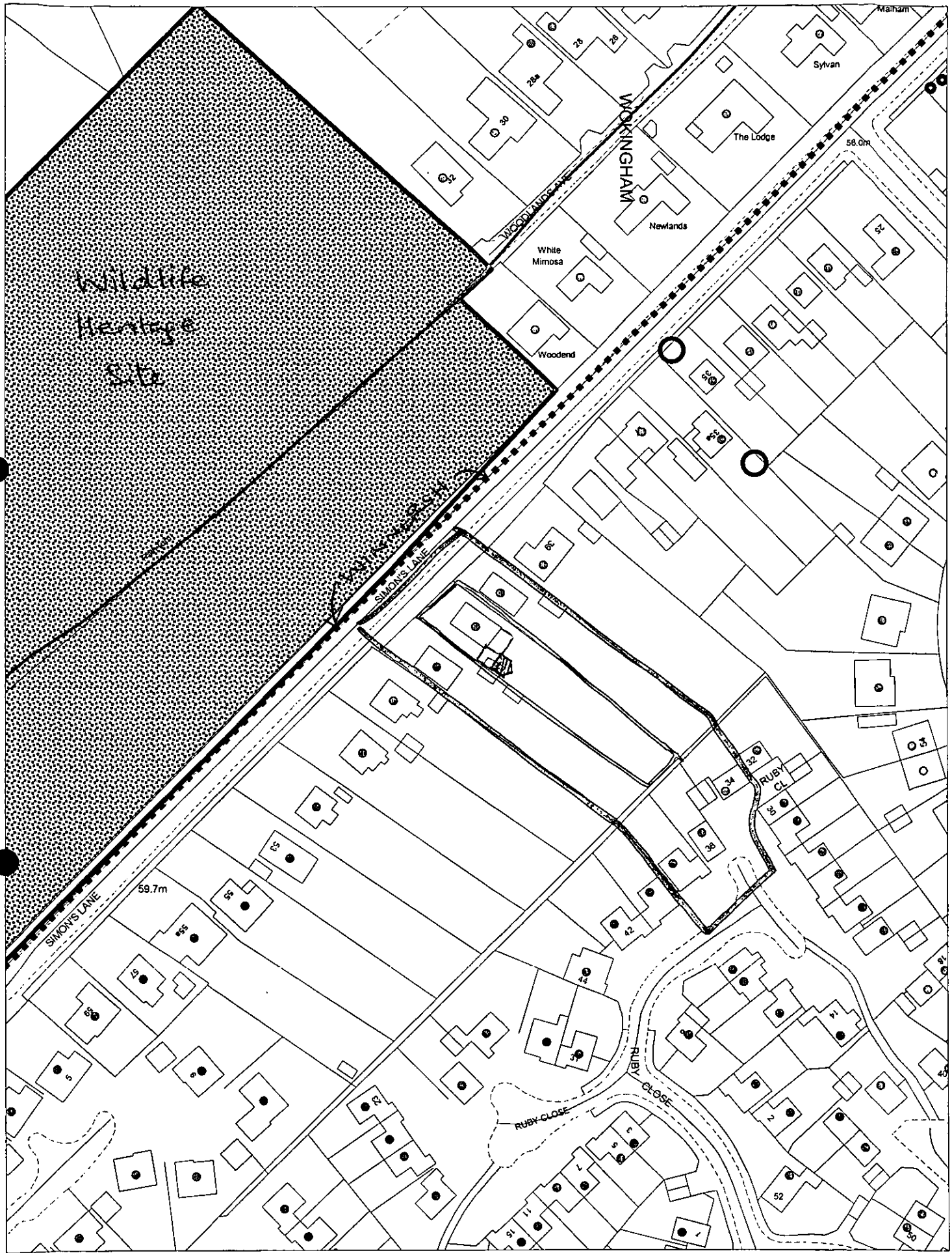
225 x 25 FACIA BOARDS 200 x 25 SOFFITS WITH 25 VENT GAP & INSECT SCREEN. 100 UPVC GUTTERS & 68 E.W PIPES TO EXISTING S.W.D.

NEW WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING 75 CAVITY WITH FULL FILL ROCKWOOL 100 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/M²°C. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS LINTELS CETUIC 'COUGAR' WALL TIES AT 450 VERT. & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600 x 300 STRIP FOUNDATIONS TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50 CAN ALL ROUND & 100 BEHIND SCREENS. EXISTING AIR BRICKS CONNECT TO OUTER WALL WITH 100 UPVC PIPES SET IN HARDCORE.



DRAWN	P.H.W.	PETER H. WATKINS — 48 BROOMFIELD ROAD — TILEHURST, READING, RG30 6AL — 0118 9423696.
DATE	12.7.2001	CLIENT MR. & MRS. WRIGHT. 0118 9789610.
		TITLE SINGLE STOREY REAR EXTN
		LOCATION: 48 SIMONS LANE, WOKINGHAM.
SCALES (50, 1:100, 1:200		DRAWING Nº PW. 21129

08.NOV.2002 7971



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Development Control,Wokingham District Council.
12 November 2002

Scale: 1 : 1250

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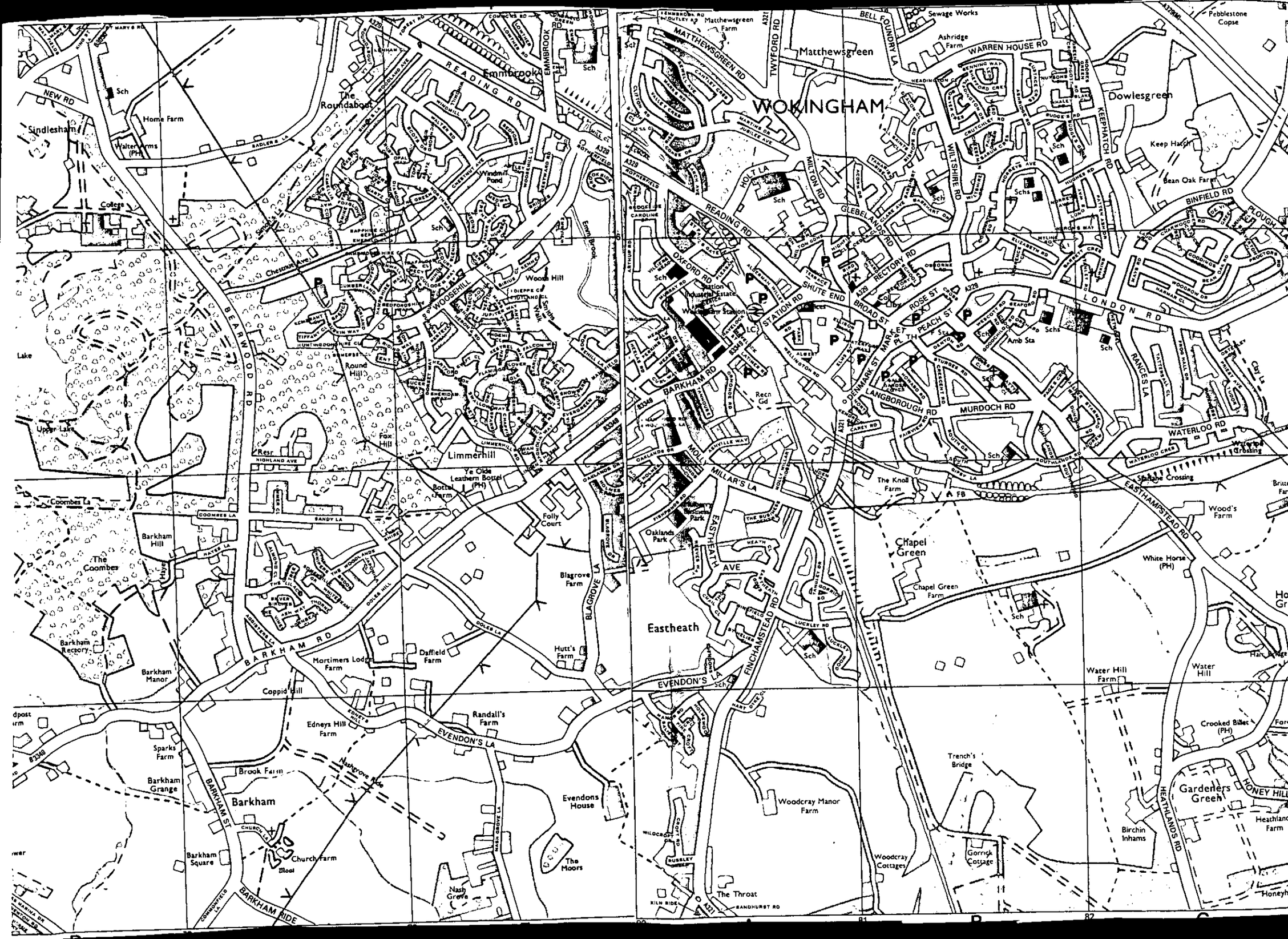
WOKINGHAM
Matthewsgreen
Dowlesgreen
Emmbrook
Sindlesham
Limmerhill
Barkham
Eastheath
Chapel Green
Gardeners Green
Woodcray Manor Farm
Evendons House
Barkham Manor
Barkham Recory
Barkham Grange
Barkham Square
Church Farm
Mortimers Lodge Farm
Daffield Farm
Hutt's Farm
Blagrove Farm
Folly Court
Randall's Farm
Edneys Hill Farm
Sparks Farm
Brook Farm
Coppid Hill
Mashgrove Ride
Nash Grove
The Moors
Woodcray Cottages
Gorrick Cottage
Trench's Bridge
Water Hill Farm
Water Hill
Birchin Inhams
Heathlands Farm
Crooked Billet (PH)
White Horse (PH)
Wood's Farm
The Knoll Farm
Oaklands Park
Ye Olde Leathern Bottel (PH)
Bottel Farm
Fox Hill
Round Hill
Windmill Pond
Woose Hill
Home Farm
Walter Arms (PH)
The Roundabout
Keep Hatch
Bean Oak Farm
Ashridge Farm
Matthewsgreen Farm
Sewage Works
Pebblestone Copse
Amb Sta
Station Industrial Estate
Wokingham Station
Recn Gd
Lake
Upper Lake
College
Resr
Chy La
Barkham Ride
Kiln Ride
The Throat
Honeyhill
Heathlands Rd
Finchampstead Rd
Eastheath Ave
Evendon's La
Barkham Rd
Barkham St
Bearwood Rd
Reading Rd
London Rd
Rectory Rd
Station Rd
Shute End
Broad St
Peach St
Market Pl
Denmark St
Oxford Rd
Milton Rd
Holt La
Wiltshire Rd
Keephatch Rd
Binfield Rd
Rances La
Murdoch Rd
Langborough Rd
Waterloo Rd
Eastampstead Rd
Millar's La
Molly Millar's La
Glebelands
Matthewsgreen Rd
Twyford Rd
Bell Foundry La
Warren House Rd
Emmbrook Rd
New Rd
Cheshire Ave
Woosehill
Coombes La
Sandy La
Gorse La
Gorse Hill
Blagrove La
Nash Grove La
Church La
Coopmanfield La
Hayes La
Oakland Dr
Fishponds Rd
Lucklay Rd
Mary Otter Cl
Wilcroft Rd
Russley Rd
Sandhurst Rd
Honey Hill
Keephatch Rd
Hare Hatch
Sch
Schs
Libry
Cty
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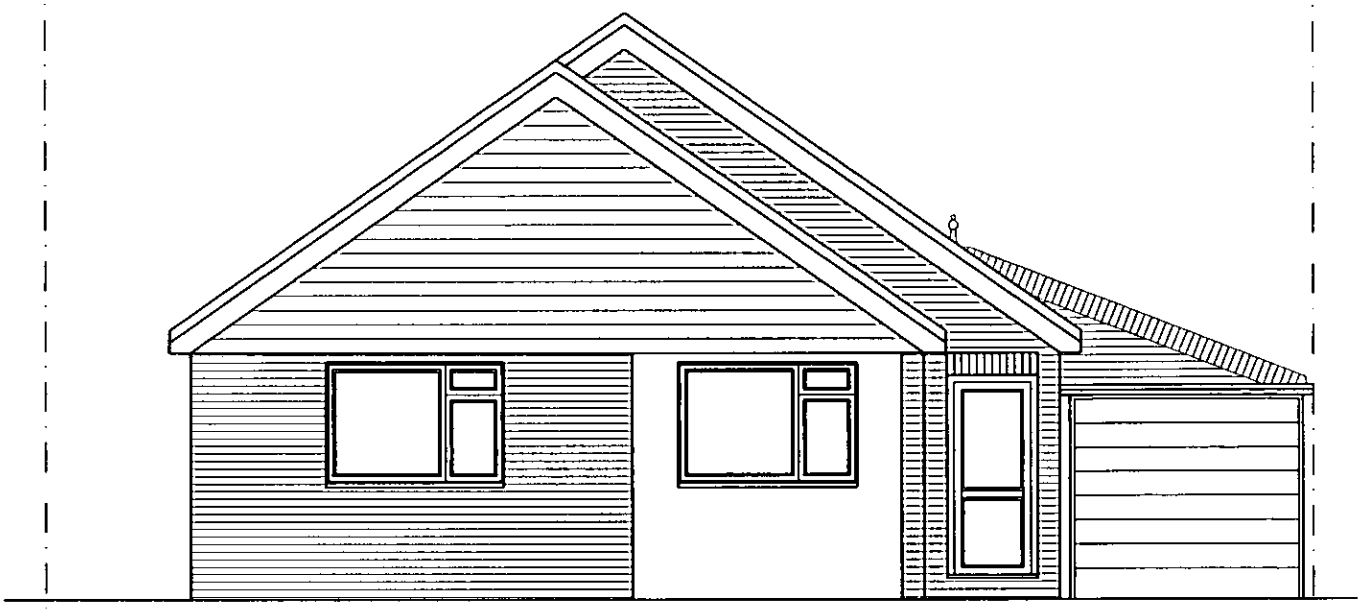
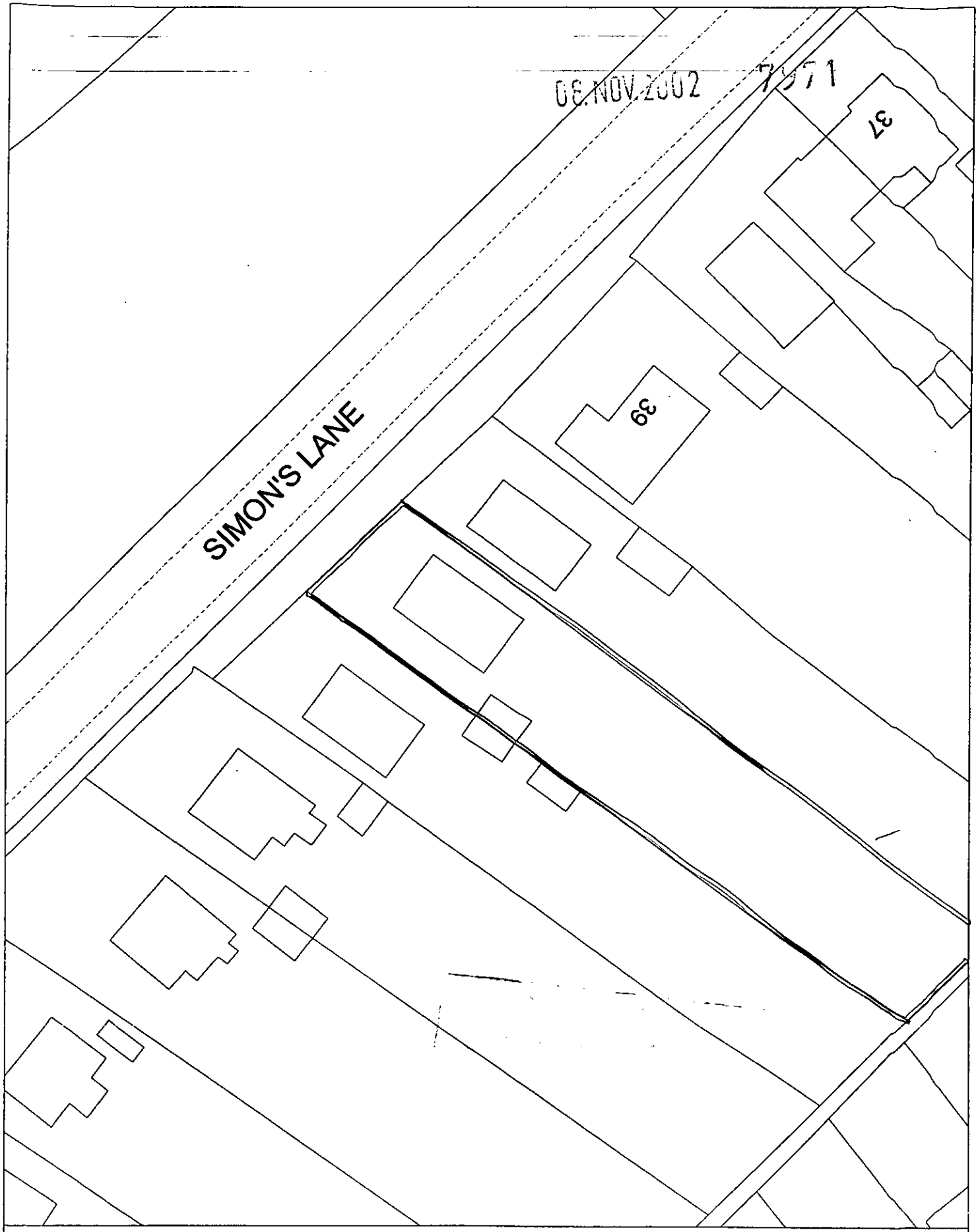


PROPOSED FRONT ELEVATION (Scale 1:75)

APPROVED

RICHARD FENN DESIGNS LIMITED	11 DANNIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE. Telephone READING (0118) 9691694 Fax (0118) 9626818 E-Mail : rfd@ntlworld.com
PROPOSED NEW CONSERVATORY TO THE REAR OF 48 SIMONS LANE, WOKINGHAM, BERKSHIRE for MR AND MRS G.WRIGHT.	DATE: DECEMBER 5th 2002 / SCALE: 1:75
FRONT ELEVATION OF DWELLING	DRAWING No.: GW.100. / REVISION:



Site Plan, Scale: 1 to 500

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Date: 24 October 2002

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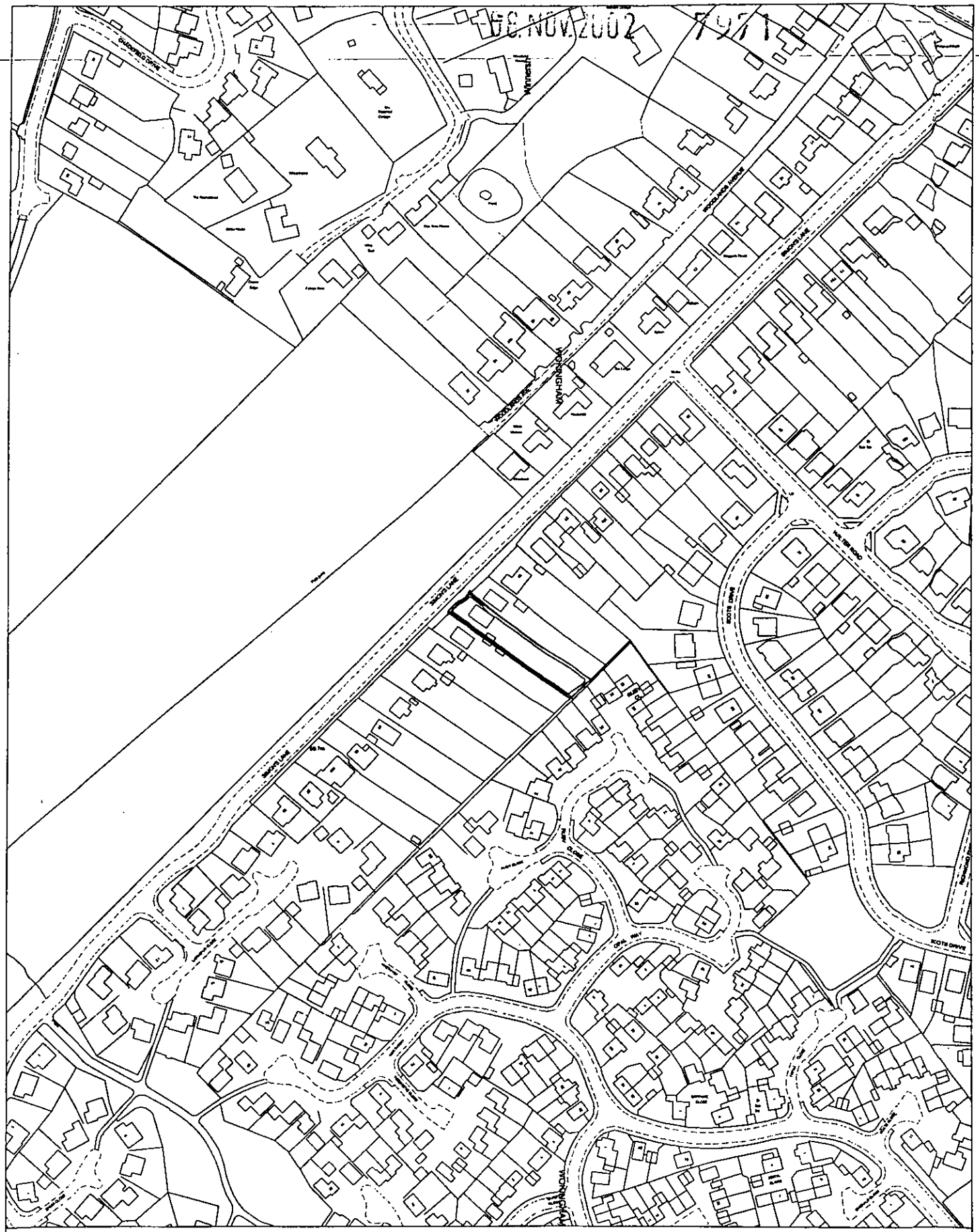

Site Plan, Scale: 1 to 2500

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Date: 24 October 2002

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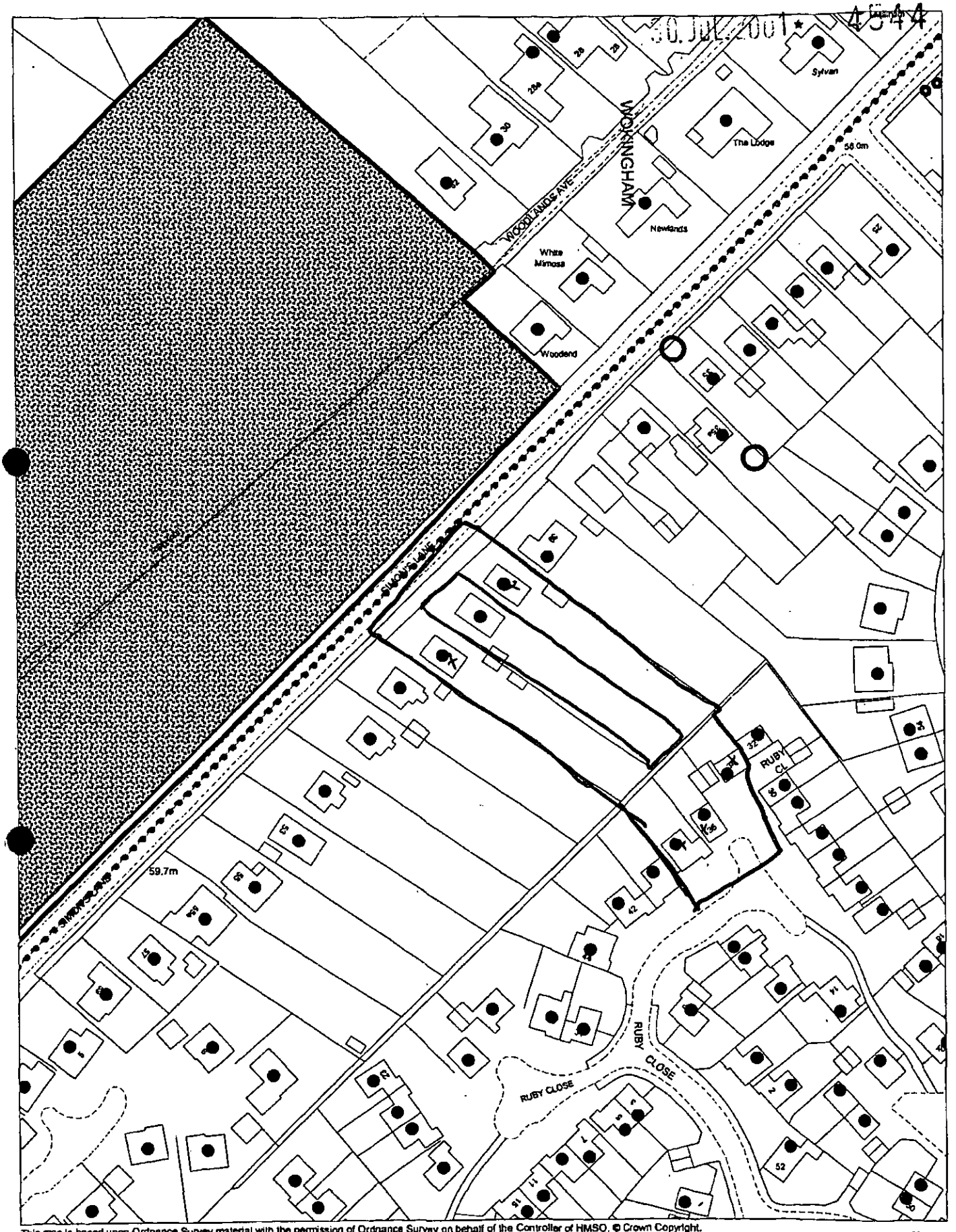

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Development Control Section, Environmental Services, Wokingham District Council.

1 August 2001

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