APPLICATION NO:
F/2002/5910

LOCATION:
7 Adams Way, Earley Reading.

APPLICANT:
Mr/Mrs Godfrey C/O Anglian Home Improvements

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **15/03/2002**
Member listing date 01/3102
APPLICATION WILL HAVE EXPIRED ON:
10/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1028
00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Godfrey
C/O Anglian Home Improvements
Conservatory Admin Dept
P O Box 65
Norwich
Norfolk
NR6 6EJ

Application Number: F/2002/5910

Parish: **EARLEY**

Location: **7, Adams Way, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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 works and works of making good to the retained fabric shall be finished to match 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 the external appearance of the building is satisfactory.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

2. 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:

Loddon Area Local Plan Policies LBE1 *and* LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 27/03/2002

Notice checked by: _____

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.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5910

Applicant : Mr/Mrs Godfrey C/O Anglian Home Improvements.

Location : 7, Adams Way, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/02/2002

Earliest Date for Decision : 15/03/2002

Latest Consultation Date/Site Notice Expiry Date : 15/03/2002

This application will have expired on: 10/04/2002. 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 :

Earley P.C. : No objection

Planning Issues :

Application Number: F/2002/5910

Appraisal :

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

Application Number F/2002/5910
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 7 Adams Way Earley Reading.

APPLICATION NUMBER: F/2002/5910

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached houses

3. DESCRIPTION OF SITE/BUILDING Detached house

4. RELATIONSHIP TO ADJOINING PROPERTIES

Set completely in front of No. 6 (c. 20m). Houses in Hutton Close to S.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING Unaffected.

LEVELS Garden slopes down to E towards No. 6.

BOUNDARY TREATMENT 1-8m fence to all sides.

OTHERS No. 6 has double garage nearest bdy.

Application Number: F/2002/5910 – 7 Adams Way, Earley, Reading

Appraisal:

This application is for a single storey rear extension to form a conservatory. It raises tow issues:

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

Views of this conservatory will be possible from Adams Way to the north. Given that the proposal is 2.5m high to the eaves and set in from the boundary by 2.5m, it is not considered that this will cause harm.

Impact on adjoining properties: LBE 1, WBE 1

The neighbouring property of 6 Adams Way is set slightly lower than the application site. The conservatory will be set down some steps from the main house to accommodate the changing levels. The nearest part of the conservatory to a window to a habitable room in No 6 is approximately 20m, such that there is no harm caused.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 19 February 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	
18 MAR 2002	
	CR
	LE

Application Number: F/2002/5910

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 7, Adams Way, Earley, Reading.

Applicant: Mr/Mrs Godfrey C/O Anglian Home Improvements.

Your observations are required in respect of this application **by 15/03/2002** .

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5910

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2002/5910
7, Adams Way, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5910**
7, Adams Way, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5910

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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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Richard Kelly

Development Control Officer

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Case officer: **Richard Kelly** Application Number: **F/2002/5910**
7, Adams Way, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5910

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229.**

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5910**
7, Adams Way, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5910
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/5910

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

LOCATION:
7, Adams Way, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5910 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2002. 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 be possible for an individual reply to be issued 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 of Planning and Transportation

19 February 2002

Application Number : F/2002/5910	Map No : 57
Case Officer : RK.	Site Area : 0.04
Valid Date : 13 FEB 2002	Received Date: 13/02/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 7, Adams Way, Earley, Reading.

Parish : EA **Ward : RED** 19/2/02 TB.

Applicant : Mr/Mrs Godfrey C/O Anglian Home Improvements.

Fee Required: £95 **Fee Received: £95** (11)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 19/2/02 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

No pre-apps.

5910

13.FEB.2002 5910

Anglian Home improvements

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

8th February 2002

Our ref: AT 099/09807B Godfrey

Dear Sir or Madam,

REF: PROPOSED CONSERVATORY AT: 7 ADAMS WAY, EARLEY, READING, RG6 5UT

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including a cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com PA1

4787

ADDRESS 7 ADAMS WAY PARISH EARLEY

PLOT No. 7 Area 7 Lower Earley ORD. SHEET No. SU 7370 57

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17972	Taylor Woodrow	DET. HSE + GAR.	26.8.82	N/A C/A
BR 19501	"	"	19.11.82	APP N/A
BRA 1958	MR. R. KNOWLES	GARAGE TO LOUNGE	25.11.86	APP
27161	"		15.5.87	C/A
BRA 2066	"	CARPORT	14.1.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Summer House in R. Garden. - Mrs. Godfrey - 5.9.88

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 13.FEB.2002 * 5910

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS GODFREY
	Address and postcode	7 ADAMS WAY EARLEY READING RG6 5UT.
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN DEPT P.O. BOX 65 NORWICH NR6 6EJ
	Phone number	01603 420780
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485	7 ADAMS WAY EARLEY READING RG6 5UT.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT A PVCu CONSERVATORY TO REAR OF PROPERTY.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber	WALLS: WHITE PVCu WINDOW FRAMES ROOF: BRONZE GLASS.
7	Will the proposal change the pedestrian or vehicle access to 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.	N/A. Yes ☐ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A.	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

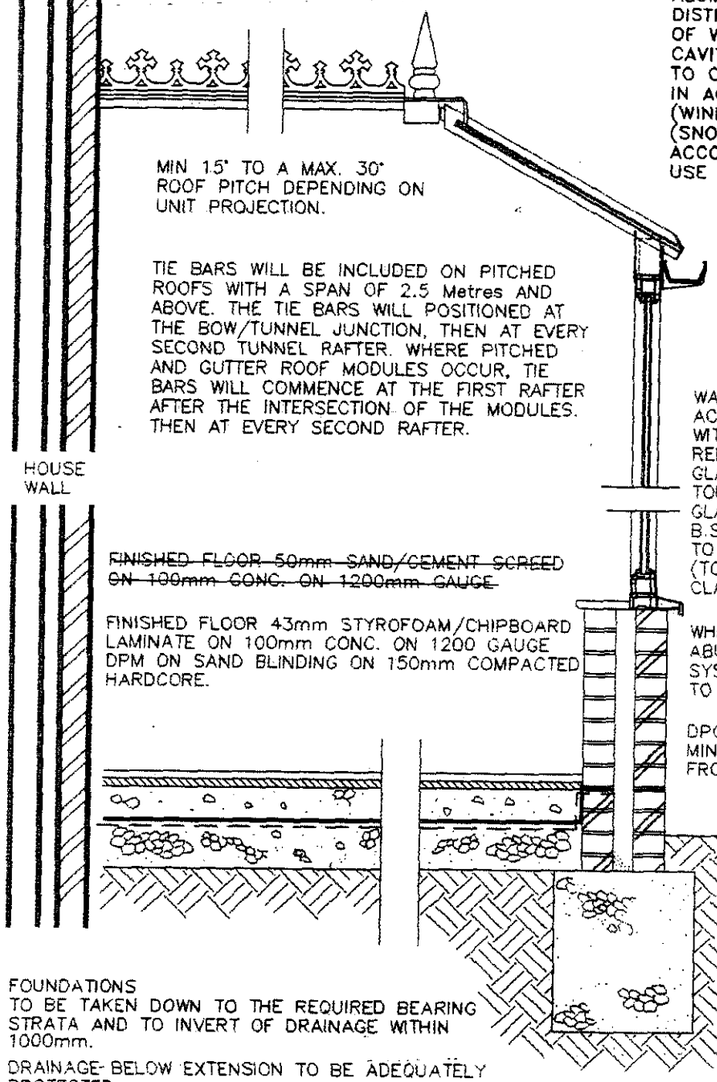
Your signature: [signature]

on behalf of MR+MRS GODFREY.

Date 08/02/02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

FLASHING CHASED INTO EXISTING WALL ABOVE LINE OF PROPOSED ROOF.



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.

~~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.

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

DRAINAGE BELOW EXTENSION TO BE ADEQUATELY PROTECTED

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).

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.

WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

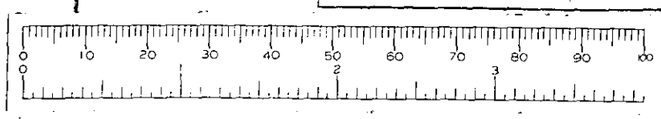
DPC TO BS 743 AND A MINIMUM OF 150mm FROM GROUND LEVEL.

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



APPROVED

13.FEB.2002* 5910 PAGE 1

Anglian Home improvements

PROPOSED . PVCu WHITE KNIGHT CONSERVATORY.
AT . . . . . 7, Adams Way,
Earley,
READING
RG6 5UT.
FOR . . . . Mr. & Mrs. J. GODFREY

CUSTOMER CONTRACT COPY CHECK. YES ☐

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. . YES ☐

DATE.	REVISIONS.	BY.
28/01/02	UNIT & BASEWALL SIZE AMENDMENT AS RE-DRAW	
	REQUEST.	S.Drake
1/2/02	OUTER DOOR IS OPENER. NO CHANGE/HANDING	P.S.

DRAWING No. 099/09807B	DRAWN BY.. SDR — DATE 28/01/02
BRANCH NAME	SURVEYOR.. PETER SMITH — DATE 30/01/02

The Company Surveyor has discussed the aboye survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature ..... Date .....

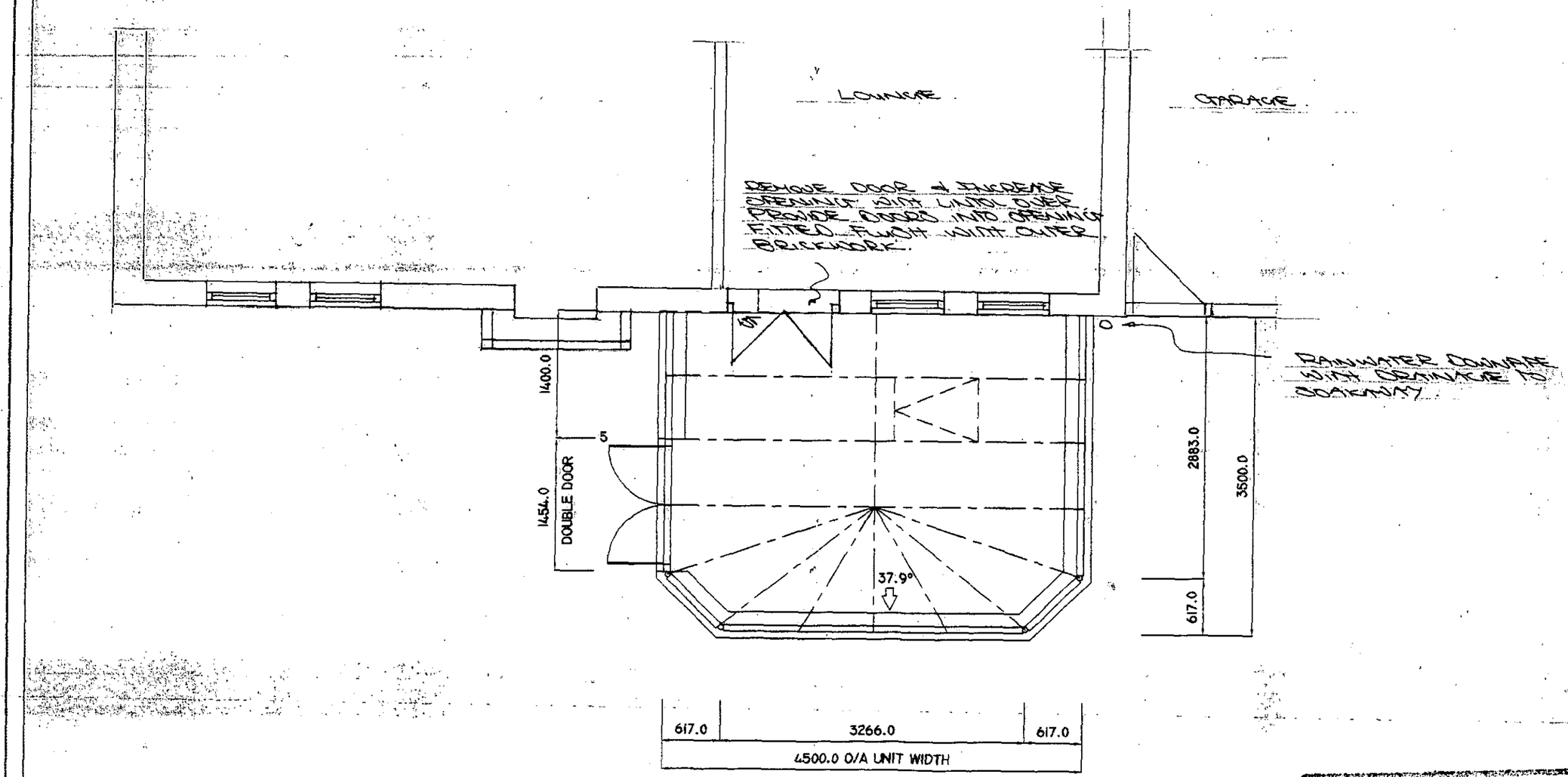
Expected Installation Date	Comments on deferred installation
..MAY 2002..	.....
(Subject to third party approval being obtained)	.....

Method of payment (Confirmed with Customer) ..INTEREST FREE..
(Anglian does not accept final balance payment by credit card.)

Code .....

APPROVAL REQUIRED ☑ Where applicable					
PLANNING PERMISSION	YES ☑	NO ☐	LOCAL WATER AUTHORITY	YES ☐	NO ☑
BUILDING REGULATION	YES ☐	NO ☑	RESTRICTIVE COVENANTS	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
CONSERVATION AREA	YES ☐	NO ☑	BUILDERS CONSENT	YES ☐	NO ☑
NEIGHBOURS CONSENT	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑
			PARTY WALL ACT	YES ☐	NO ☑

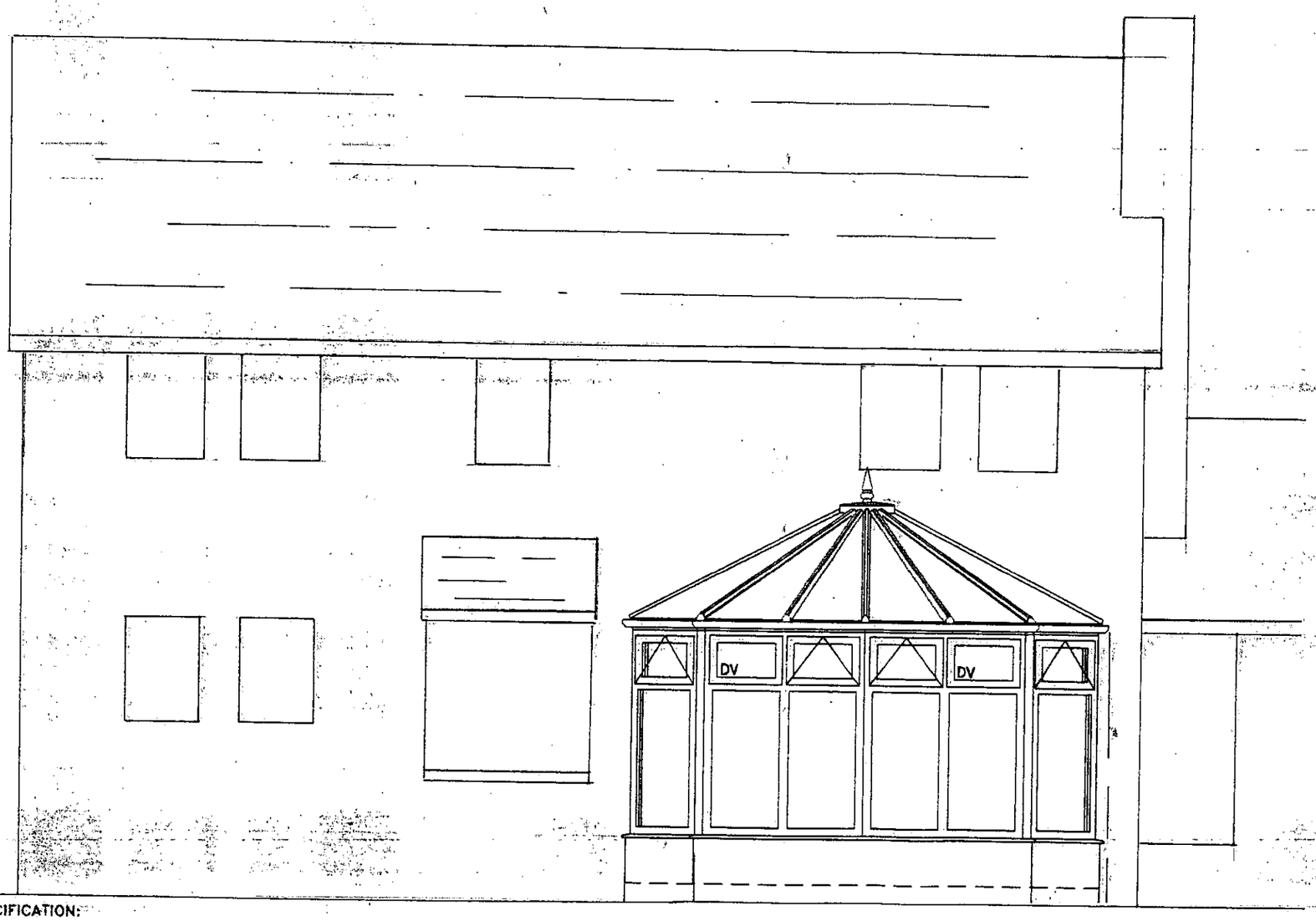
13.FEB.2002* 5910



APPROVED

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
		099/098078	PLAN LAYOUT / ROOF DETAILS.	1:50	SDR
				Date.. 28/01/02	Surveyor. R SMITH

13.FEB.2002* 5910



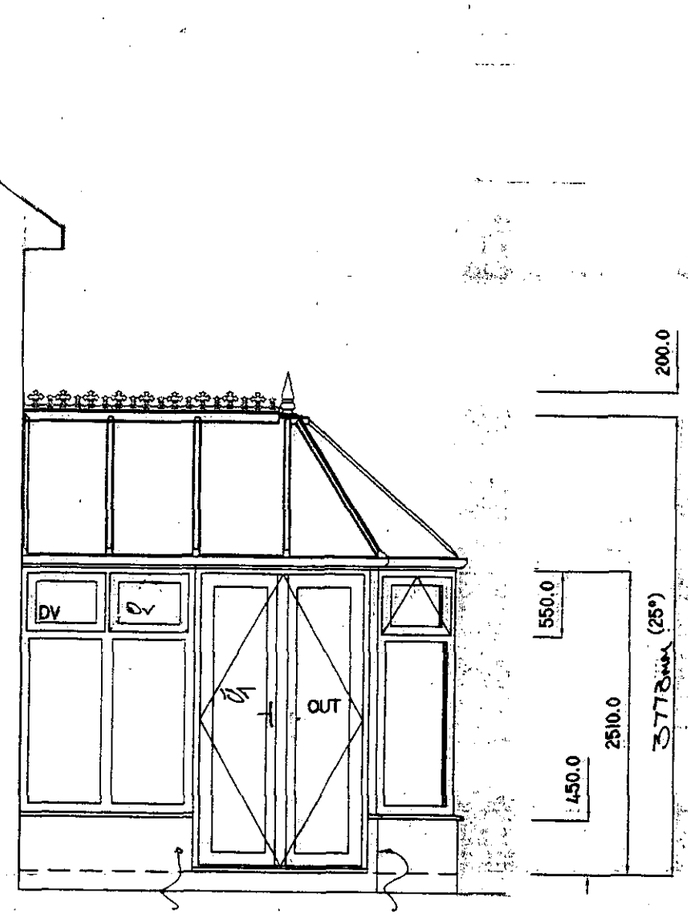
SPECIFICATION:

1 No. DOUBLE DOOR TO LH TUNNEL (OPEN OUT)
6 No. FANLIGHT VENTS WHERE SHOWN.
6 No. DUMMY FANLIGHT VENTS WHERE SHOWN.
25° ROOF PITCH.
1 No. ROOF VENT WHERE SHOWN.

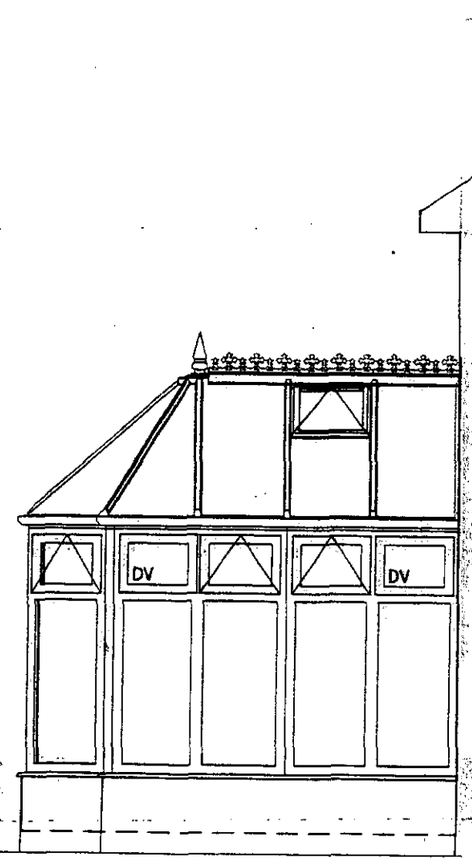
APPROVED

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
Godman		099/09807B	REAR ELEVATION	FRONT ELEVATION.	1:50	SDR
					Date.. 28/01/02	Surveyor. P. SMITH

13.FEB.2002 5910



CABIN HOOK & EYED TO DOOR.



APPROVED

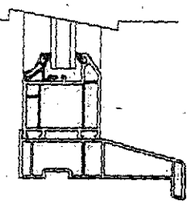
Customers Signature	Date	Drawing No. 099/09807B	Property Elevation: SIDE ELEVATIONS	Unit Elevation: SIDE ELEVATIONS.	Scale.. 1:50	Drawn.. SDR
					Date.. 28/01/02	Surveyor. P.SMITH

13.FEB.2002 5910

DWG: ENGNTBW	REV: E

SURVEYORS BASE PLAN

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

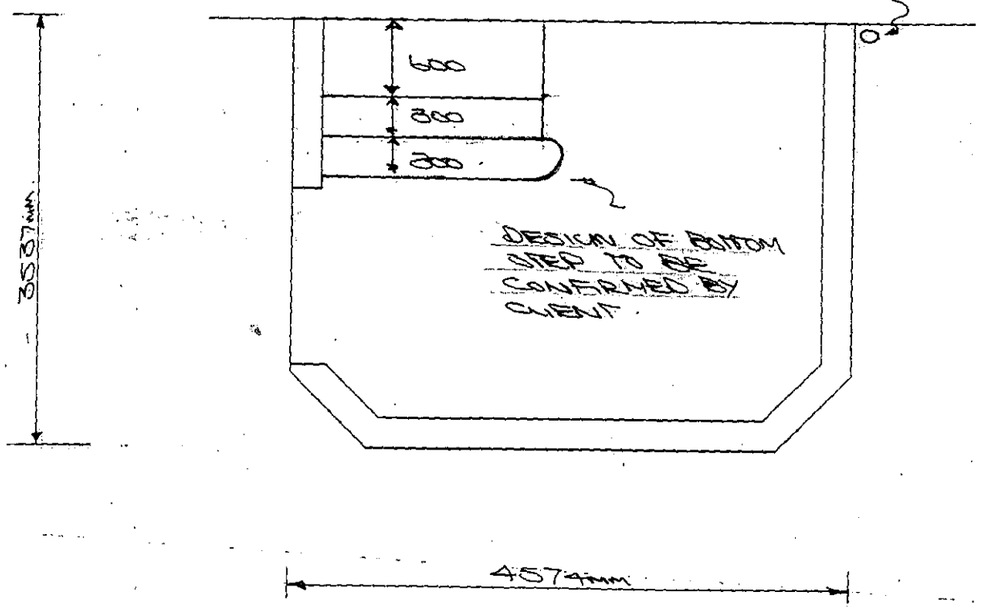


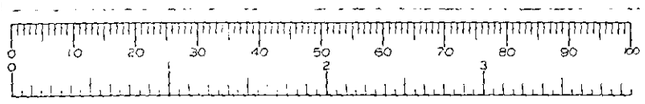
NOTES

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 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. BASE WALL + HOUSE WALL TO BE PLASTERED INTERNALLY

DPC LEVEL TO UNIT TO BE 450mm BELOW HOUSE. RUN DAMPROOF MEMBRANE FROM HOUSE DPC + LINK TO UNIT DPC.

DRAINAGE TO SOAKAWAY





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

APPROVED

Customers Signature	Date		Drawing No.	Unit Elevation.	Scale..	Drawn..
.....	.....		099/09807B	BASE LAYOUT.	1:50	SDR
					Date.. 28/01/02	Surveyor. P.SMITH

13.FEB.2002 5210

PRODUCT CHECK SHEET.

✓ Where Applicable

	PVCu WHITE KNIGHT	PVCu DUAL KNIGHT	PVCu GOLDEN OAK	PVCu CRUSADER	EXCALIBUR	TIMBER
PRODUCT:	✓					

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

EXCALIBUR COLOUR: N/A OUT/ N/A IN:

ROOF COLOUR: WHITE OUT/ WHITE IN.

ROOF MATERIAL:	POLYCARBONATE	GLASS	TIMBER	GRP	SPACER	SILVER
		✓				

ROOF MATERIAL COLOUR: BRONZE THICKNESS: 20mm GLAZING SPEC: TOUGHENED 'K' ANTI-SUN

ROOF VENT:	YES	NO		MANUAL	AUTOMATED		YES	NO
	✓		QUANTITY: ONE	✓		RIDGEFLOW:		✓

FINIAL TYPE (WHERE APPLICABLE) TRADITIONAL CRESTING TYPE (WHERE APPLICABLE) TRADITIONAL

NUMBER OF DOWNPIPES: 1	POSITION:	L/H	R/H	INTERMEDIATE
			✓	

HANDLE COLOUR:	SILVER	WHITE	GOLD	BLACK	TYPE: STRAIGHT	CURVED
			✓		✓	

DENTIL MOULDING:	YES	NO	THRESHOLD:	LOW	HIGH	WHEELCHAIR
		✓		✓		

SPECIAL GLASS TO FRAMES AND LOCATION: TOUGHENED 'K' (If Required)

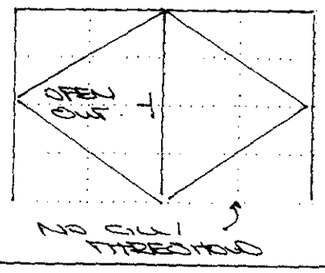
OBSCURE GLAZING PATTERN AND LOCATION: N/A (If Required)

S.G.O.:	YES	NO	LOCATION AND PATTERN No.: (If Required)
		✓	

WINDOW BOARDS:	HARDWOOD	PVCu	WHITE DURABOARD	MAHOGANY DURABOARD	GOLDEN OAK DURABOARD	LIGHT OAK DURABOARD	TILED
			✓				

ADDITIONAL PRODUCT / PHYSICAL BARRIER:	PVCu	HARDWOOD TIMBER	SOFTWOOD TIMBER

DESIGN-VIEWED EXTERNALLY.



MANUFACTURING SIZES.

HEIGHT: 2110 ~~INC. CILL.~~

WIDTH: 1200

GLASS TYPE. CLEAR TOUGHENED

HANDLES: WHITE LEVER/LEVER

CILL TYPE: N/A

THRESHOLD: N/A

ADDITIONAL INFORMATION

NO CILL/ THRESHOLD DOORS OPEN OUT.

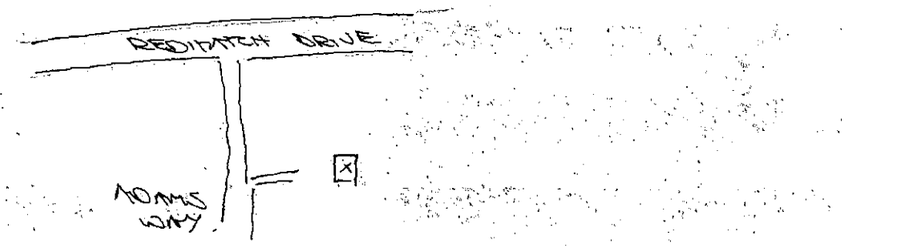
THIRD PARTY APPROVAL

LOCAL COUNCIL ✓ HOUSING ASSOCIATION BUILDER OTHER

ADDRESS - WOKINGHAM D.C

APPROVED

BLOCK PLAN (NOT TO SCALE)



ADDITIONAL PRODUCT.

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

Customers Signature	Date		Drawing No.	Description.	Scale..	Drawn..
.....	.....		099/09807B	CHECK SHEET.	N/A	SDR
					Date.. 28/01/02	Surveyor. P. SMITH.

SCHEDULE OF WORKS

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR ✓ SIDE ☐ FRONT ☐

FINISHED FLOOR LEVEL: SAME ☐ BELOW ✓

SITE ACCESS (SPECIFY): SIDE ACCESS

EXISTING PROPERTY FOUNDATION TYPE:

COUNCIL TEL. NO. & POINT OF CONTACT :

APPROVED

BRICK TYPE (IF KNOWN): BRICK MATCH

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / (DRIVE)
Remove Site Obstruction		✓	TYPE : VOLUME :
Trees		✓	TYPE : DISTANCE FROM UNIT: :
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH :
Break Up Hardstanding	✓		TYPE : RETAIN PAVING SLABS AREA (m²):
Excessive Earth Removal		✓	QUANTITY :
Retaining Wall		✓	HEIGHT : LENGTH :
Rainwater Drainage	✓		Soakaway ✓ Connect To Existing ☐ Other ☐
Manhole, Plastic/Brick/Concrete		✓	RAISE & SEAL / MOVE INVERT DEPTH :
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST ROUND / SQUARE COLOUR : DIAMETER :
Box In Pipes		✓	
Additional Height On Base At Front Of Unit		✓	Maximum height from original ground level to FFL of conservatory :
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		(BRICK) / RENDER / OTHER
Basewall Internal Finish	✓		BRICK / (PLASTER)
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : PEA - SHINGLE AROUND PERIMETER
INTERNAL Steps / Landing	✓		TOTAL RISE : QUANTITY :
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : POSITION :
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE SPECIFY :
Knockthrough	✓		FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / (NEW LINTOL + WIDTH)
Physical Barrier By (Anglian) / Customer	✓		TYPE : FRENCH DOORS
Plaster House Wall	✓		QUANTITY : m²
? Screed Floor By Anglian		✓	QUANTITY : m² SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : QUANTITY : m² SQUARED OFF OVERALL UNIT
Coseyfloor	✓		QUANTITY : 15.75 m² T.B.C. ?
Skirting Board	✓		SIZE : 70mm ARCHITRAVE (PVCU) / TIMBER
Existing Balanced Flue		✓	TYPE : DIST. FROM UNIT :
Electrics		✓	SPECIFY :
Plumbing		✓	SPECIFY :
Additional Work		✓	SPECIFY :

Customers Signature	Date		Drawing No.	Description.	Scale.	Drawn.
J Godfrey	.....		099/09807B	CHECK SHEET.	N/A	SDR
					Date. 28/01/02	Surveyor. P. SMITH

13.FEB.2002*

HUTTON CLOSE

ADAMS WAY

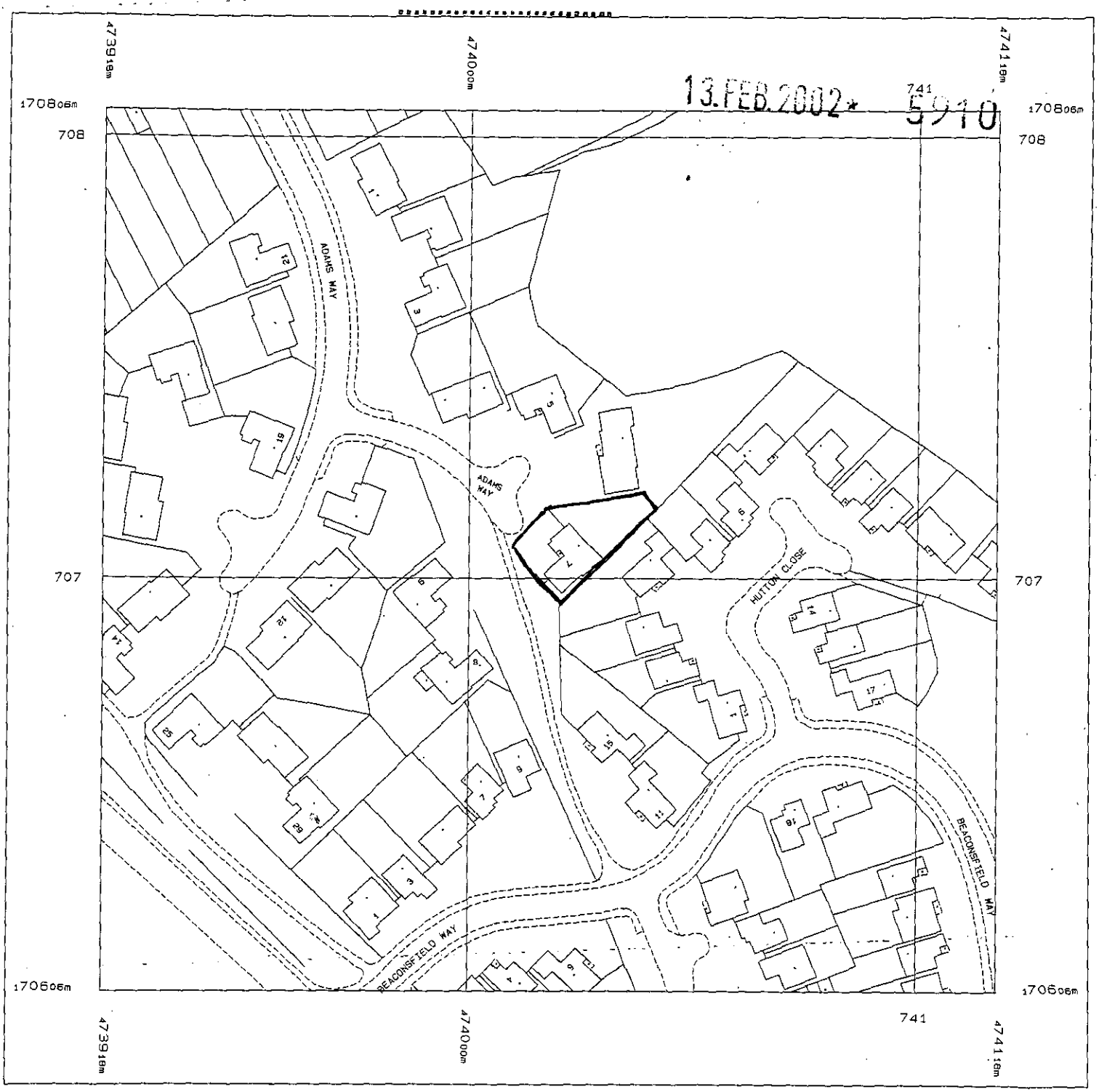
707

BLOCK PLAN
@ 1:500

Ordnance Survey®
Superplan®

RECEIVED
05 FEB 2002
099/09807

Planning Extract - 1
GODFREY ... Site-centred



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National Grid sheet reference at centre of this Superplan: SU7470NW

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Centre Coordinates: 474018 170706
Supplied by: National Map Centre
Serial Number: 50602

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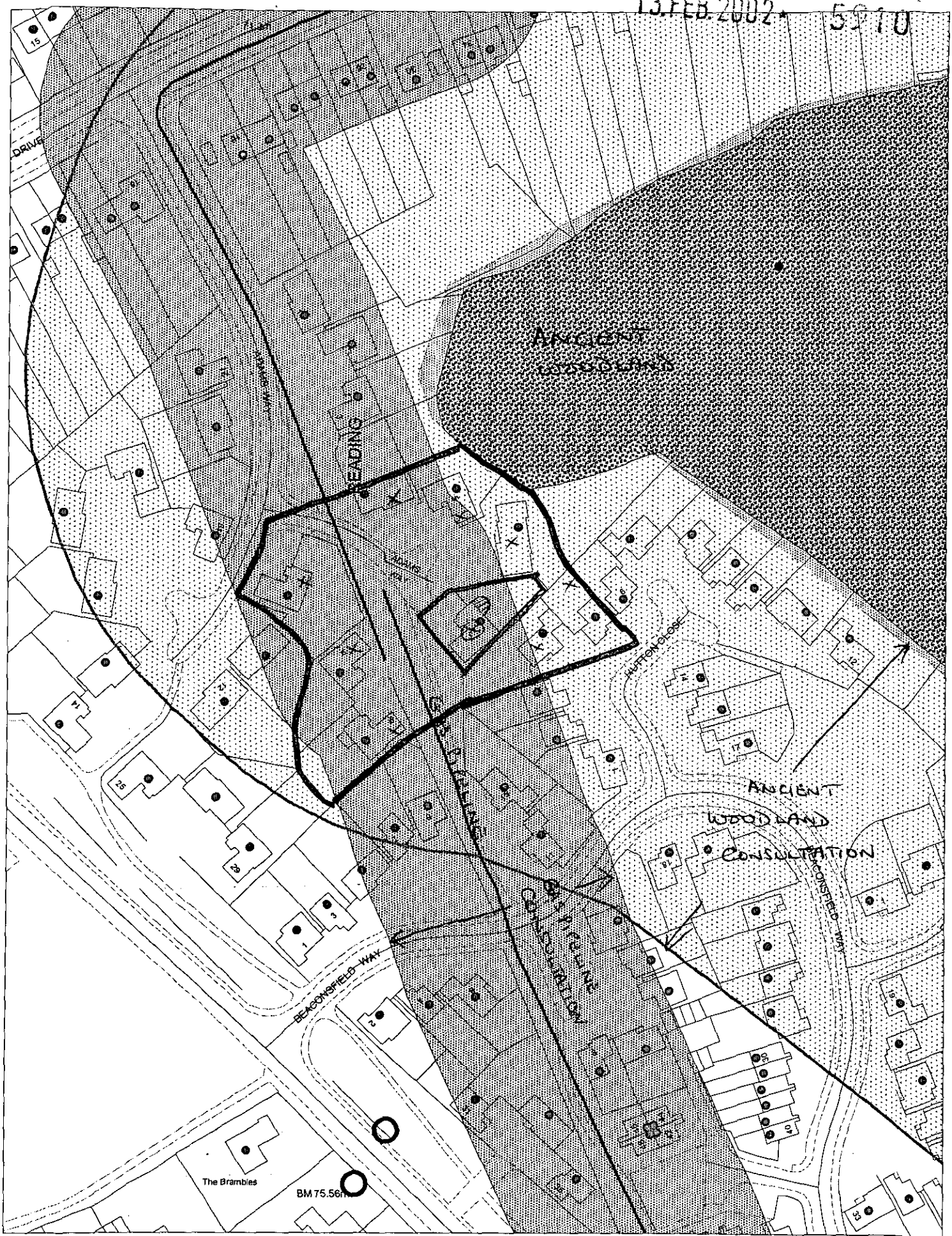

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18 February 2002 Scale: 1 : 1250

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