APPLICATION NO:
F/2002/5919

LOCATION:
4 Chamberlain's Gardens, Arborfield Cross Reading.

APPLICANT:
Mr/Mrs D Chamberlain C/O Loft Conversion Co

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **04/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2002

CASE OFFICER: **Helen Pollock**

1036

DO

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs D Chamberlain
C/O Loft Conversion Co
60 Grasmere Avenue
Tilehurst
Reading
Berks
RG30 6XX

Application Number: F/2002/5919

Parish: **ARBORFIELD**

Location: **4, Chamberlain's Gardens, Arborfield Cross, Reading.**

Proposal: **Proposed single storey front extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development due to its size, location and prominence would adversely affect the street scene, detrimental to the visual amenity of the surrounding area. The proposal is therefore contrary to policy LBE2 of the Loddon Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. 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:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policy LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 17/04/2002

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.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5919	Helen Pollock
BUILDING CONTROL NUMBER	FP 2002/2742	
~~APPLICANT~~/AGENT	The Loft Conversion Company	
ADDRESS OF SITE	4 Chamberlain Gardens ARBORFIELD	
DESCRIPTION OF PROPOSED WORK	S/S front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	rec'd 5/3/02
ELEVATIONS	rec'd 18/2/02	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	17/4/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	29/4/02	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2002/5919

Applicant : Mr/Mrs D Chamberlain C/O Loft Conversion Co.

Location : 4, Chamberlain's Gardens, Arborfield Cross, Reading.

Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/4

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/03/2002

Earliest Date for Decision : 04/04/2002

Latest Consultation Date/Site Notice Expiry Date : 04/04/2002

This application will have expired on: 30/04/2002. 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 :

landscape: No objections

Parish: No objections - Providing no impact on street scene.

highways: No objections.

Planning Issues :

Street scene
neighbouring properties.

Application Number: F/2002/5919

Appraisal :

The proposed development is for a single storey front extension to form a new kitchen, hallway + WC. The proposal would be 3m deep + 5.5m wide (the full width of the plot). It would have a single pitched roof, standing 2.5m to the eaves + 4m to the intersection with the main hse.

The property is semi-detached + together with nº 2 Chamberlain Gardens occupies a corner plot + 4m further forward than the neighbouring property (nº 6).

Several of the properties along the street have front extensions similar to that proposed @ nº 4, however the deepest of those is 2.4m + the properties occupy much less predominant locations in the street scene. Previously extended properties include 9, 10, 11 + 12.

It is ∴ considered that given the location of the property in a predominant location in the street scene, forward of the neighbouring properties that the proposal would @ 3m depth have a significant detrimental impact upon the street scene.

Although the proposal is deep + has a high ridge it is not considered it would have a significant detrimental impact on the adjoining property, as the proposal is to the NE of the neighbour + would result in no loss of light + is single storey + would not be overbearing.

Recomendation : Approval: ☒ **Refusal:** ☑

(tick appropriate box)

Application Number F/2002/5919
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development due to its size, location + prominence would adversely affect the street scene, detrimental to the visual amenity of the surrounding area. The proposal is ∴ contrary to policy UBE2 of the LALP + Policies WBE1 + WOS3 of the WDLP.

RECORD OF SITE VISIT

SITE ADDRESS: 4 Chamberlain's Gardens Arborfield Cross Reading.

APPLICATION NUMBER: F/2002/5919

OFFICER: Helen Pollock

DATE OF SITE VISIT: 04.04

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post in front gd

2. DESCRIPTION OF SURROUNDINGS

R.o.S.

3. DESCRIPTION OF SITE/BUILDING

2 Storey Semi

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING garag + 3 drive

LEVELS —

BOUNDARY TREATMENT open plan to front.

OTHERS

Proposal identical to that already built @ 9+11 +10+12.

∴ Could not refuse.

↳ POS. only 2m not 3. See plans.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Helen Pollock DATE: 2nd April 2002

Location:	4 Chamberlains Gardens, Arborfield Cross, Reading
Proposal:	Proposed single storey front extension to dwelling
Application Number:	F/2002/5919

In response to your consultation dated 12th March 2002 for the above application, the tree and landscape comments are as follows:

The only significant landscape feature within he above site is an existing Christmas Tree which is growing within the front garden of No. 2 Chamberlain Gardens close to the boundary with the applicant site. This tree is growing adjacent to the roadside footpath and is sufficiently distant from the development proposals not to be affected.

The application does not affect any significant landscape features within the site and I do not wish to raise any objections to the granting of planning consent.



ROBERT PETROW
Consultant Landscape Architect

Arborfield & Newland Parish Council

Parish Office
Arborfield Village Hall
Eversley Road
Arborfield
Berkshire
RG2 9PQ

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

PLANNING SERVICES | HPT
POL | TLS
DC HP | ENF
APP |
CS |
02 APR 2002
COPIES TO | ACK:
FILE:

27 March 2002

Helen Pollock
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

Reference: PA F/2002/5919, 4, Chamberlain Gardens, Arborfield

If the neighboring properties have no objection and the extension does not impact on the street scene then the Parish Council has no objections to the proposal.

Yours sincerely

Zoe Bolton
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 12 March 2002

Application Number: F/2002/5919

Proposal: Proposed single storey front extension to dwelling.

Parish: ARBORFIELD PARISH

Site Address:
4, Chamberlain's Gardens, Arborfield Cross, Reading.

Applicant:
Mr/Mrs D Chamberlain C/O Loft Conversion Co.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

No objection providing parking provision isn't affected.

Signed: _____ **Print name:** Adam 19/03/02

Application Number : F/2002/5919	**Map No :** ~~90~~ 89
Case Officer : HP	**Site Area :** 0·03
Valid Date : 5/3/02	**Received Date: 14/02/2002**

Level : Delegated Application

Description : Proposed single storey front extension to dwelling.

Location : 4, Chamberlain's Gardens, Arborfield Cross, Reading.

Parish : AB **Ward : ARB** 12·3·02 JJ

Applicant : Mr/Mrs D Chamberlain C/O Loft Conversion Co.

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

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS (only 1 of each.)	Extend red line to road (proposed extn is outside red line as they have drawn it)	22/2	✓ 5/3
BLOCK PLANS (only 1 of each.)	~~Not Supplied~~. Show proposal + any trees + parking layout (@5)	22/2	✓ 5/3
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation (+ rear elev. to show protruding roof line)	22/2	✓ 5/3
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment? letter required	22/2	No comment
OTHER			

9 - 1.75m in 1996

11 - " — " in 1992

- 2.75m rec "

10 - 2.4m - 1984

12 - 2.4m - 1984

- Impact of Streetscape



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 12.3.02 -b

Building Control

Heritage (Harold Sanders)

Landscape

? Trees ? Depends on position of trees on block plan. ✓

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

Organisation_Name	Building_Name	address1	Postcode
		45MELROSE GARDENSREADING	RG2 9PY
		47MELROSE GARDENSREADING	RG2 9PY
		49MELROSE GARDENSREADING	RG2 9PY
		51MELROSE GARDENSREADING	RG2 9PY
		38MELROSE GARDENSREADING	RG2 9PZ
		1CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		2CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		3CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		4CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		5CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		6CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		7CHAMBERLAIN'S GARDENSREADING	RG2 9QA
		8CHAMBERLAIN'S GARDENSREADING	RG2 9QA

WOKINGHAM UNITARY
Aiming for Excellence

Neighbours Consulted 12.3.02 5919

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

Tel: 0118 974 6480

Date: 12 March 2002

My ref: F/2002/5919

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2002/5919
4, Chamberlain's Gardens, Arborfield Cross, Reading.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Helen Pollock** on **0118 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2002/5919**
4, Chamberlain's Gardens, Arborfield Cross, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cowan

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

Received by Wokingham District Council

Application No: F/2002/5919

Proposal:
Proposed single storey front extension to dwelling.

Location:
4, Chamberlain's Gardens, Arborfield Cross, Reading.

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 and 1.00pm - 4.00pm Sunday. Library 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/2002/5919 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/04/2002. 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.

Trevor Watson
Development Control Manager

12 March 2002

1959/a

05 MAR 2002 5919

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 (0118) 9778763.

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	MR. & MRS. D. CHAMBERLAIN
	ADDRESS	4. CHAMBERLAIN GARDENS
		ARBORFIELD CROSS
		BERKS.
	POST CODE	RG Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	LOFT CONVERSION COMPANY
	ADDRESS	60, GRASMERE AVE.
		TILEHURST
		READING
	POST CODE	RG30 6XX Tel. No. 0118 945 346
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	4. CHAMBERLAIN GARDENS
		ARBORFIELD CROSS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GROUND FLOOR HOUSE EXTENSION

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 — OCRE COLOUR BRICKWORK AND GREY ROOF TILES TO MATCH EXISTING.

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) £95.-
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 MR. & MRS. D. CHAMBERLAIN

DATE 13.02.02

5919

05.MAR2002 * 05 MAR 2002 5919

1959/a

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.
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WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

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* extensions
* loft conversions ✓
* garages and outbuildings
* garden fences or walls
* new or altered access

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	ADDRESS	4. CHAMBERLAIN GARDENS
		ARBORFIELD CROSS
		BERKS.
	POST CODE	RG Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	LOFT CONVERSION COMPANY
	ADDRESS	60, GRASMERE AVE.
		TILEHURST
		READING
	POST CODE	RG30 6XX Tel. No. 0118 945 3469
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	4. CHAMBERLAIN GARDENS
		ARBORFIELD CROSS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GROUND FLOOR HOUSE EXTENSION

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 — OCRE COLOUR BRICKWORK AND GREY ROOF TILES TO MATCH EXISTING.

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) £95.-
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 ✓

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Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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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 MR. & MRS. D. CHAMBERLAIN

DATE 13.02.02

1933

ADDRESS 4 CHAMBERLAIN GARDENS PARISH ARBORFIELD

PLOT No ORD. SHEET No.

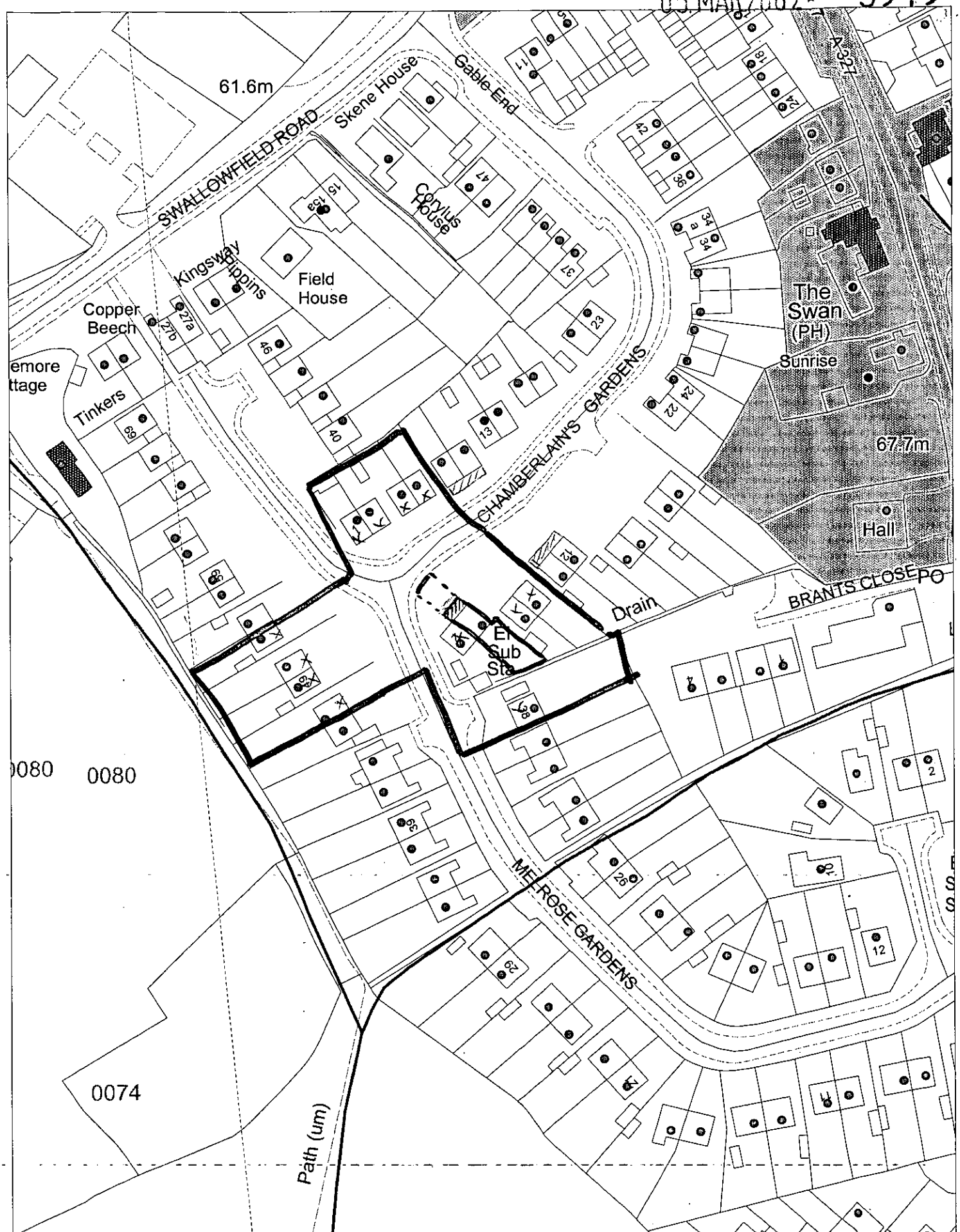
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/330/63		RES. DEV.	19.3.64	C
O/277/64		41 S/D HOUSES	1.10.64	C
193/64		"	26.11.64	C
BR 24421	MR. J. MUNDY	GARAGE	EXEMPT	
33331			2.6.89	C
BRA 7112	"	FR. EXT.	21.4.89	APP
F/2002/5919	Mr. & Mrs. Chamberlain	S/SM/F Ext.		

MINISTRY DECISION

SPECIAL ORDERS

05 MAR 2002★ 5919



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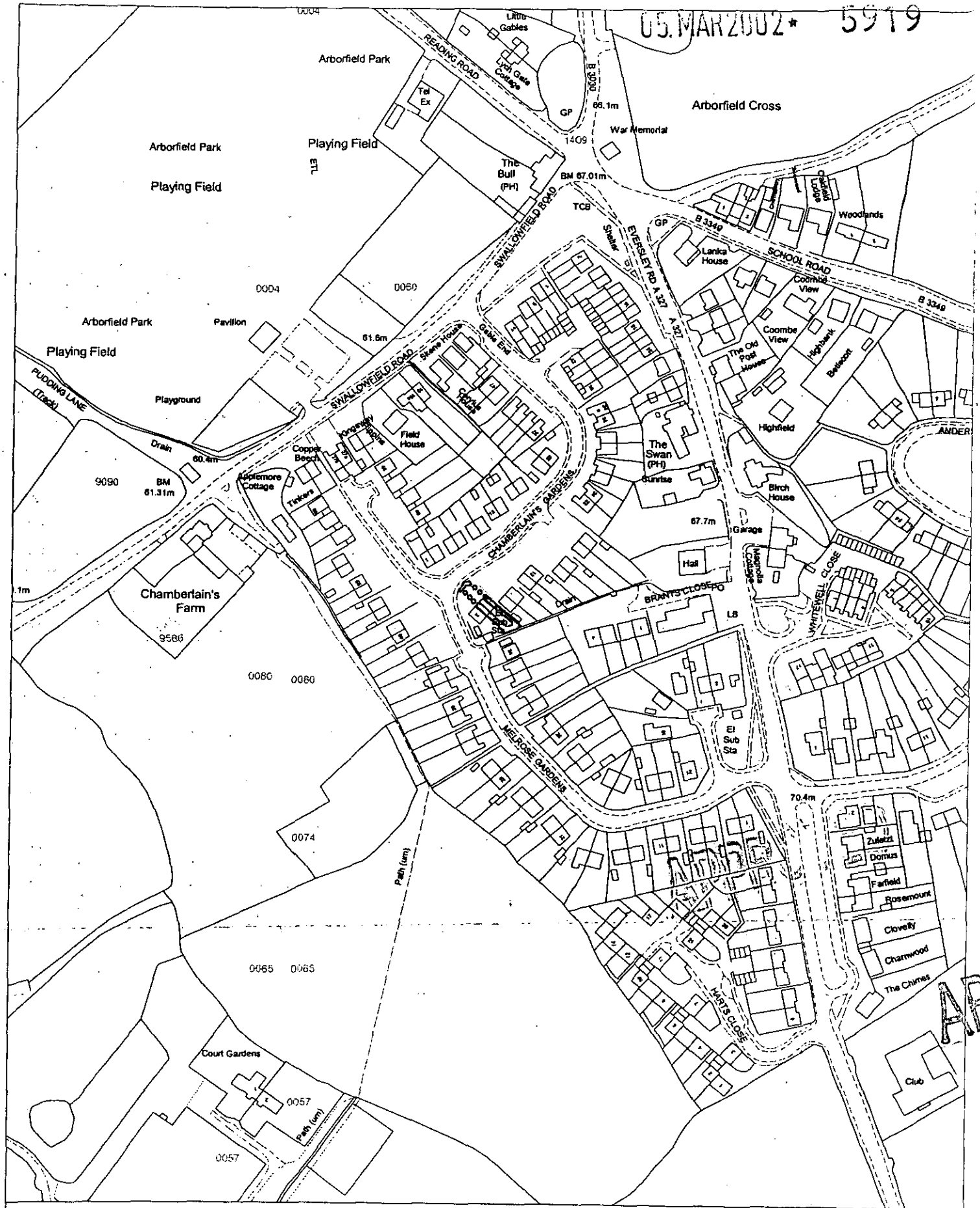
Development Control Section, Environmental Services, Wokingham District Council.

19 February 2002

Scale: 1 : 1250

N W E S

05 MAR 2002* 5919



Site Plan, Scale: 1 to 2500

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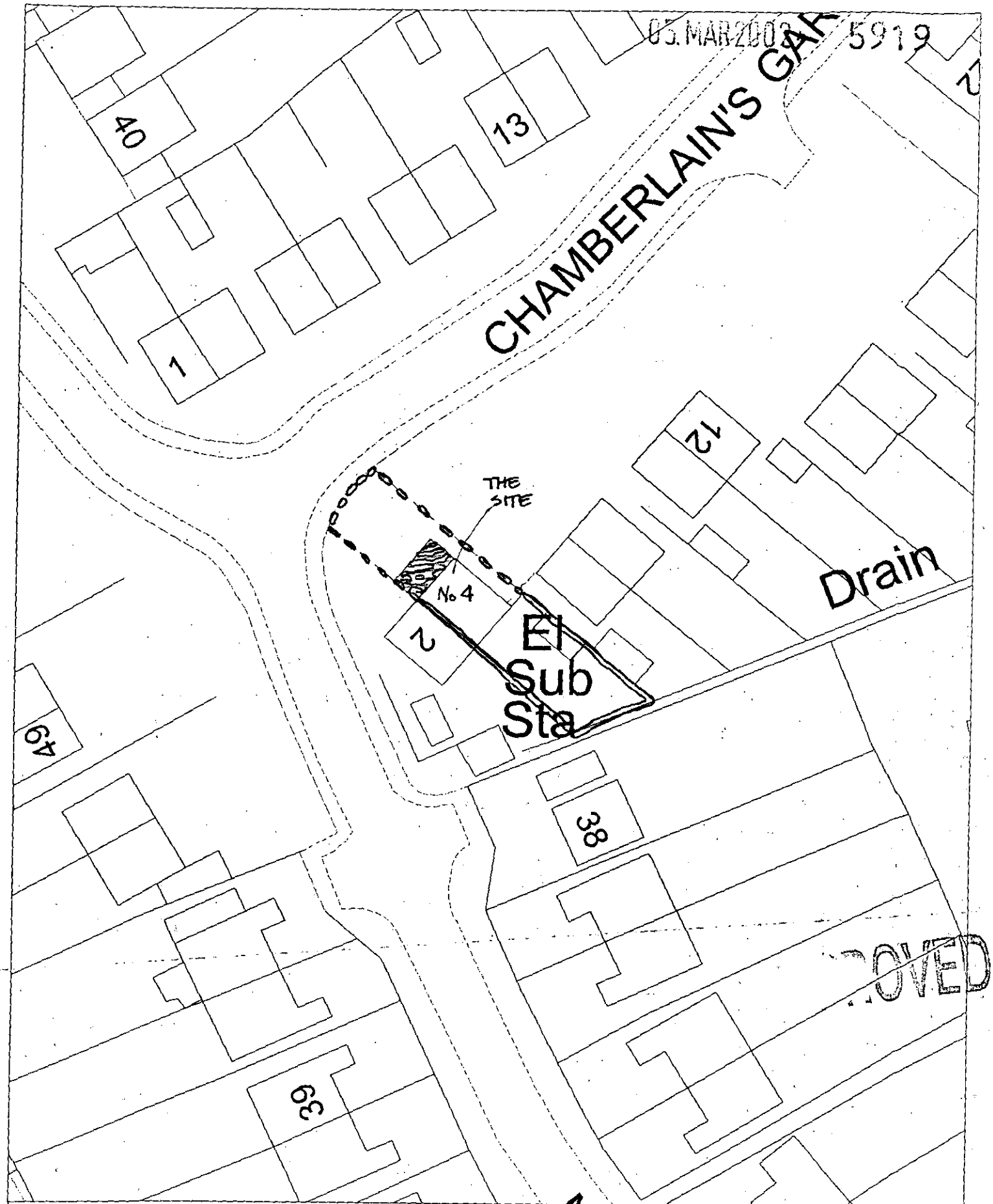
Date: 8 February 2002

N W E S



Site Plan, Scale: 1 to 500

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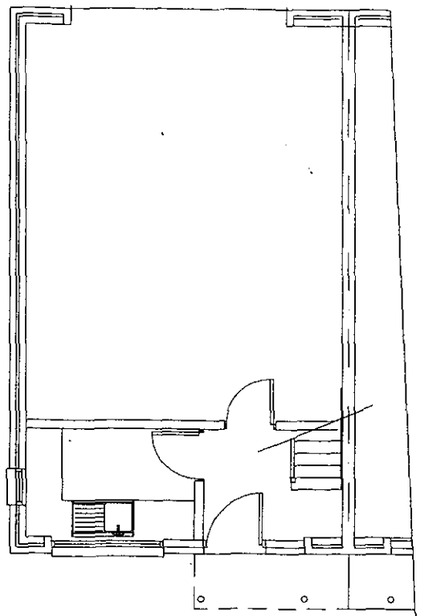
Date: 8 February 2002

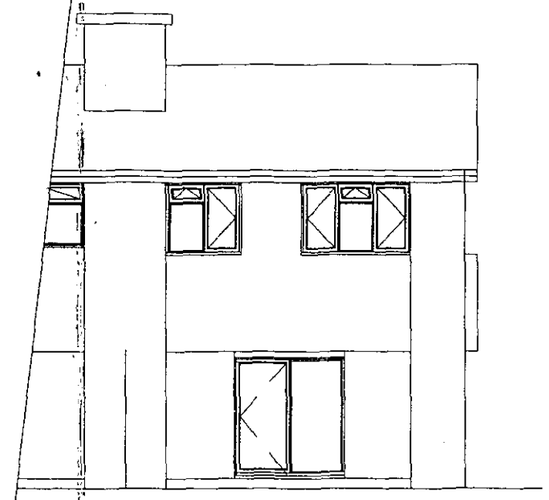
05 MAR 2002* 5919



EXISTING GROUND FLOOR PLAN



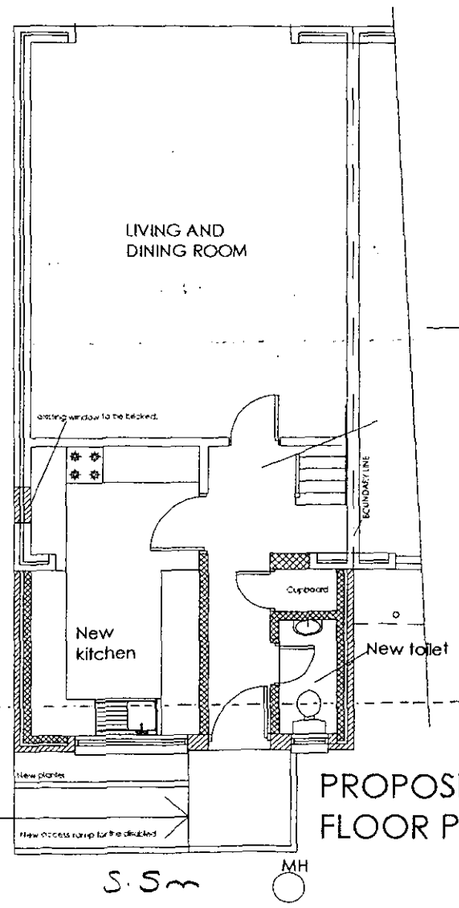
EXISTING FRONT ELEVATION



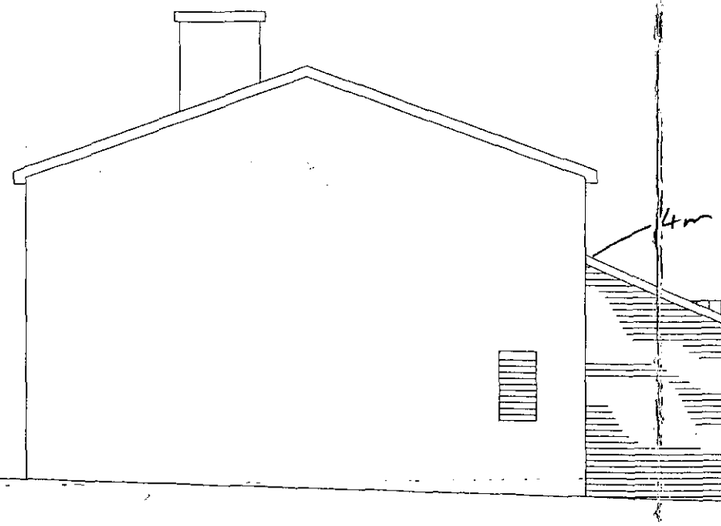
EXISTING BACK ELEVATION



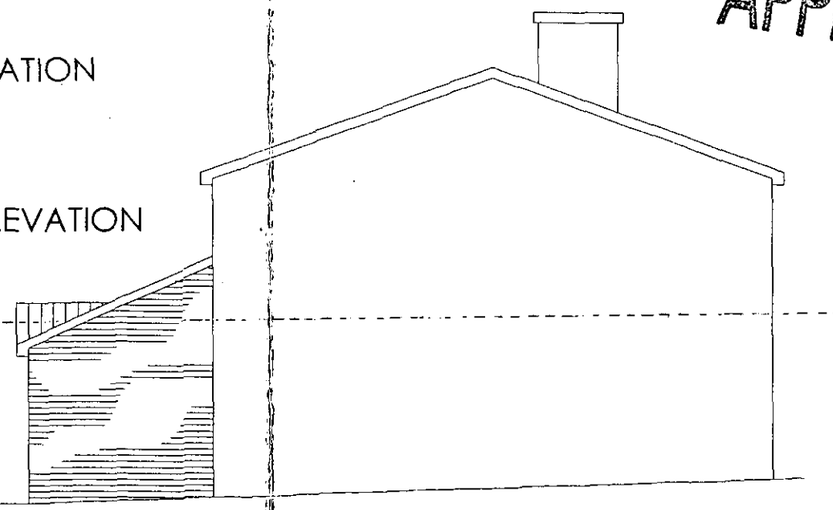
PROPOSED FRONT ELEVATION



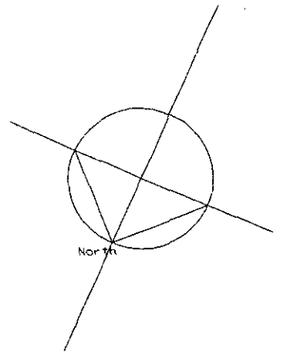
PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION
North west.



1. Existing kitchen to be extended.
2. New Toilet on Ground floor.
3. New entrance and access to disabled
4. Existing side elevation window to be bricked.
5. No overhang or encroachment on adjoining property.
6. Materials on proposed roof and walls to match existing:
   Ocre colour brickwork and grey concrete tiles.

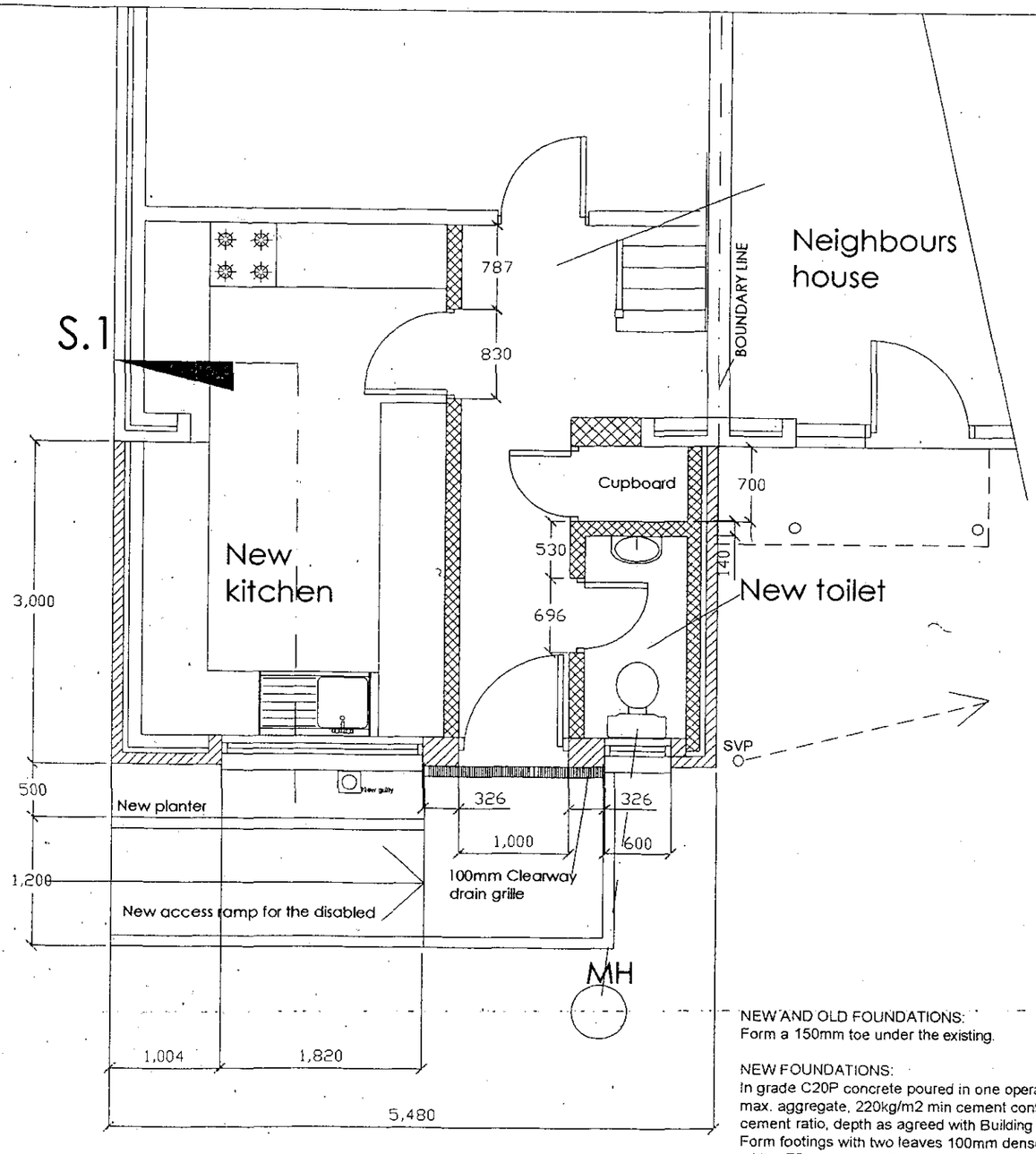
APPROVED

Existing and proposed plans and elevations.
HOUSE EXTENSION.
4, Chamberlain Gardens, Arborfield Cross;
Reading
Mr. And Mrs. Chamberlain.

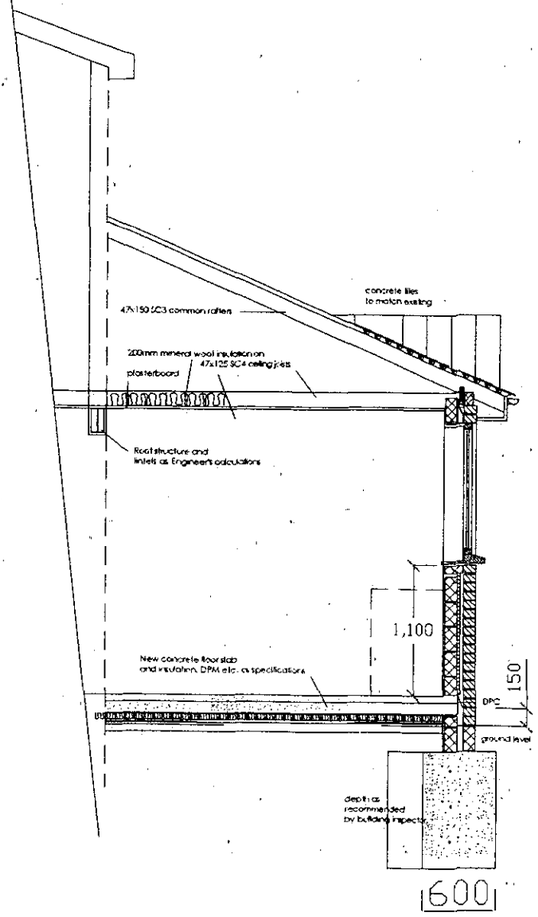
Scale 1: 100 Date: 25.02.02 Drawing No.0046-329.04

THE LOFT CONVERSION COMPANY
Reading
Tel. 0118 945 3469

CD 29/4/02



PROPOSED GROUND FLOOR PLAN



SECTION 1-1'

05.MAR2002 5919

EXISTING AND NEW ROOF.
Existing rafters, ceilings etc. to be temporarily supported during installation as necessary, Bolting, nailing etc. of timbers to be staggered and ensured they aren't on the same plane throughout individuals timbers.
Suitability of existing loads bearings structures to be verified as necessary.
Any steel beams to be clad with minimum 12.5 mm plasterboard.
Strap down wall plates at 2 mts. c/s using galvanized steel straps 30 x 5 mm screwed to the walls.
Felt new roof using untearable slaters felt to BS747. Type 1F felts are unacceptable.
Felt is to overlap a minimum of 150 mm with vertical laps occurring only at rafters and securely fixed. The battens are to be 38 x 25 pressure impregnated with preservatives. A 1 m wide strip of felt is to be laid over the ridge before battening. Supply and fix tiles matching the existing.

VENTILATION:
All new habitable rooms to have controllable trickle vents of not less than 8000 square mm.
Roof voids to have continuous 25 mm vent gap (or equivalent) as soffit level, with not less than 50 mm clear gap over insulation to exit with ridge vents giving not less than 5 mm continuous exit ventilation gap (or equivalent).

STRUCTURE / RAFTERS:
New common rafters 47x150mmSC3.
New ceiling joists 47x150mm SC4.
Lintels as engineer's calculations.

To support new lintels ensure no less than 450 x 225 solid pier with full pad stones.

NEW EXTERNAL WALLS:
Connection between existing and new walls, to be achieved by interlocking the bricks in the outside layer and the blocks on the inside layer.
Facing brick outer skin to match existing, 50 mm wide cavity to line with existing, provide 30 mm Celotex or approved insulation and inner skin of 100 mm clinker block for additional bearing with 13mm plaster and skim finish internally. Provide stainless steal twist ties at 900mm centres horizontally and 450mm vertically and staggered. Provide extra ties at openings.
Provide approved vertical insulation at the reveals, to avoid cold bridge.

INTERNAL PARTITIONS:
Lightweight concrete blocks to be plastered on both sides.
Doors frames: ex 32mm x 130mm nom width to suit wall thickness.

HEATING.
The new rooms are to be heated with water filled radiators fed from the existing heating system.
The radiators would be capable of providing 5,865 Bthu/hr each.
And to be controlled with their own thermostatic valves.

INSULATION:
200 mm mineral wool to be used over ceiling of the new extension.

APPROVED

NEW AND OLD FOUNDATIONS:
Form a 150mm toe under the existing.

NEW FOUNDATIONS:
In grade C20P concrete poured in one operation, 20mm max. aggregate, 220kg/m2 min cement content, 0.80 water / cement ratio, depth as agreed with Building inspector.
Form footings with two leaves 100mm dense concrete blocks with a 75mm cavity. The outer leaf to be of FL quality up to two courses below finished ground levels with facing brick to match existing up to DPC level.
100mm wide Ruberoid Hyload **DPC** to both leafs.
The DPC in the outer leaf is to match the level of that in the existing house walls and to be lapped over a minimum of 300 min.
Where drains pass through the walls, form an opening of sufficient width and depth to allow 50mm clear all round with precast concrete lintels over drains to each leaf. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin.

FLOOR SLAB;
150mm thick C30P concrete poured in one operation, 20mm max aggregate, 220kg/m2 min cement content, 0.80 water / cement ratio, A393 mesh on top top and bottom, 35 mm cover spacers and chairs to suit; on 1200 micron Visqueen DPM on sand blinding on ISO hardcore.
Dress DPM under Hyload DPC in walls.

- ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS.
- REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.

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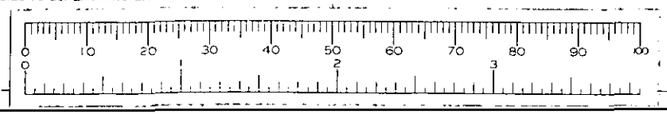

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KITCHEN AND TOILET EXTENSION DETAILS.
HOUSE EXTENSION.
4, Chamberlain Gardens, Arborfield Cross, Reading
Mr. And Mrs. Chamberlain.

29/4/02

Scale: 1:50 / Date: 11.02.02 /Drawing No.0046-329.03