

Joinery Package - Condition 4 Response

Scale: N/A

31 Rose Street, Wokingham RG40 1XS

Draft scaled joinery details and cross-sections for client approval and submission to Wokingham Borough Council.

Purpose

To supplement the previously submitted door photographs, supplier information and dining room window elevation with the frame, threshold, section, material and finish information requested under Condition 4.

Important limitation

This is a planning/listed-building condition package based on the information provided. It is not a fabrication package. Contractor/joiner/manufacture must verify opening sizes, structural support, damp/weathering, ironmongery, Building Regulations and exact installation details before ordering or manufacture.

Submitted references used

Reclaimed oak door photographs and supplier dimensions: 1965 x 840 x 60 mm; flush casement dining room window drawing: 1420 x 1370 mm; JCI / Jewson French door product JCIL0032: 1800 x 2090 x 54 mm pre-finished oak/hardwood external French door set.

Outstanding information to confirm

Please confirm exact locations of each window/door type on the approved elevations and provide the rooflight manufacturer/model if not already fixed on the approved plans. A rooflight placeholder sheet is included for completion.

Joinery Schedule and Condition 4 Compliance Matrix

Scale: N/A

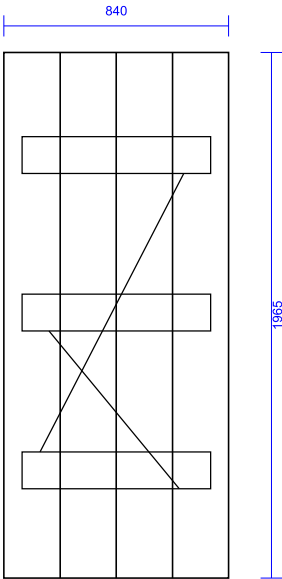
Ref	Item / location	Information included	Finish / material	Status
D01	New side/front entrance door - exact approved elevation	Retained timber door elevation frame/jamb/head/threshold details, repair/finish	Restored solid oak door; new oak/hardwood	Submit for client/LPA review / subject to site conditions
D02	External French door set to rear extension, if formi	Supply to provide details and typical installation section	JCI JCIL0032, factory pre-finished oak/hardwood	Submit manufacturer data sheet with submission
W01	Dining room flush casement window	Elevation, typical head/jamb/sill sections, glazing and frame notes	Painted timber flush casement; slim glazing	Provide standard profile dimensions checked
W02 etc.	Other new/replacement windows shown on approved	Use W01 typical section unless a different pattern/size applies	Painted timber to match W01	Add schedule rows for each approved opening before submission
R01	Rooflight(s)	Placeholder sheet included	Conservation type, dark/black external finish	Submit manufacturer/model and data sheet required before final issue

Submission note

Condition 4 asks for scaled drawings, cross-sections, profiles, material/finish information, and means of securing glazing. This package provides typical planning-level details. For discharge, every approved new/replacement window and door should be individually referenced on the approved elevation drawings.

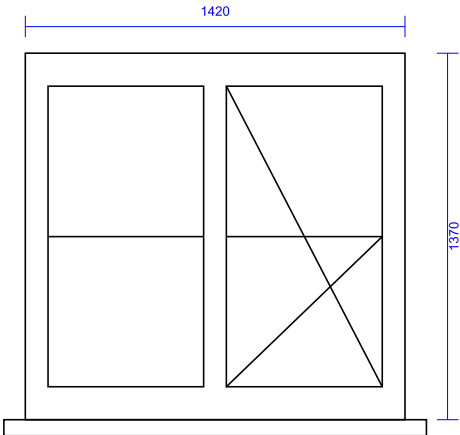
Door and Window Elevations

Scale: 1:20 / 1:25 as noted



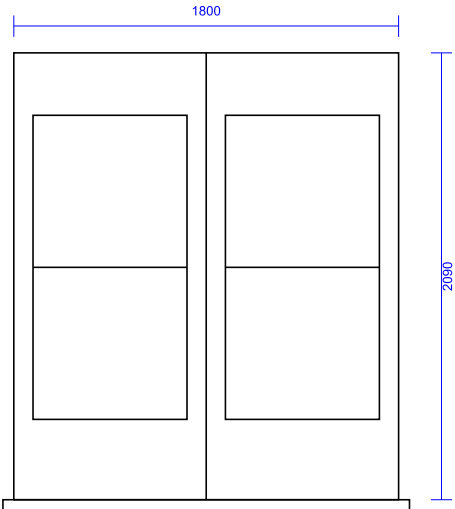
D01 Reclaimed oak entrance door

Existing reclaimed solid oak ledged/braced/panelled door. Size from supplier: 1965 x 840 x 60 mm.



W01 Flush casement window - dining room

Timber flush casement. Size submitted: 1420 x 1370 mm. Opening/right-hand casement as indicated.



D02 External French door set - JCI JCIL0032

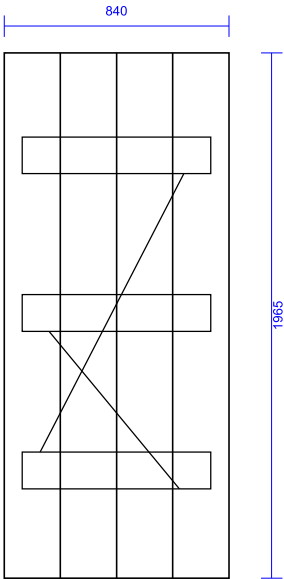
Factory pre-finished oak/hardwood external French door set, 1800 x 2090 x 54 mm.

Drawing basis

Elevations are based on information already submitted by the applicant: reclaimed oak door photographs and supplier dimensions, dining room flush casement drawing, and JCI JCIL0032 French door product details. Exact rough opening sizes and handedness to be confirmed on site before manufacture/order.

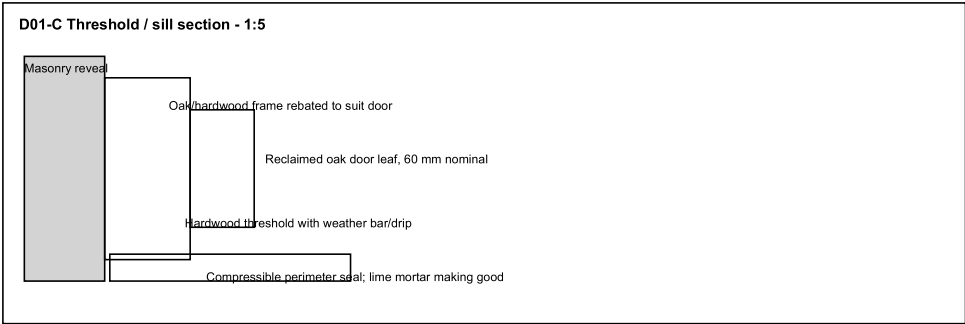
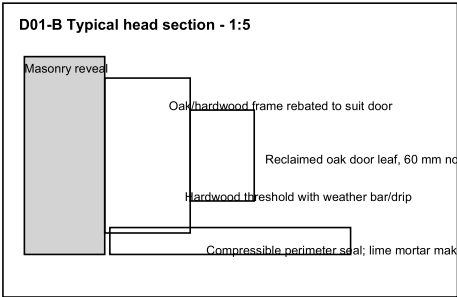
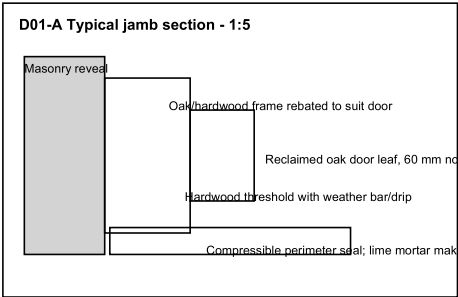
D01 Reclaimed Oak Entrance Door - Frame, Jamb, Head and Threshold Details

Scale: 1:20 and 1:5 typical



D01 Reclaimed oak entrance door

Existing reclaimed solid oak ledged/braced/panelled door. Size from supplier: 1965 x 840 x 60 mm.

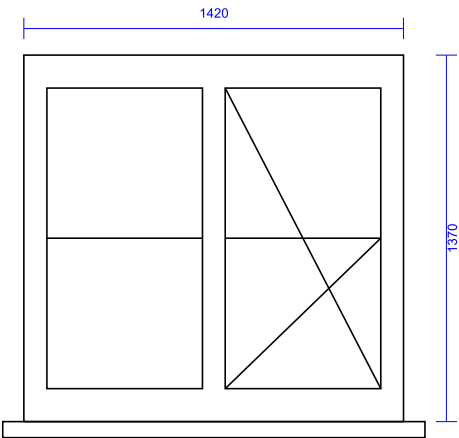


D01 specification

New oak/hardwood rebated frame to suit reclaimed 60 mm nominal oak door. Frame fixed into opening with concealed stainless/non-ferrous fixings where practicable. Perimeter to be sealed with compressible draught/weather seals and made good with compatible lime mortar/render at masonry. Retain/reuse historic-looking strap hinges where serviceable or replace with blackened steel strap hinges of similar appearance. Final external finish to be breathable/microporous oil or stain; avoid impermeable film coatings.

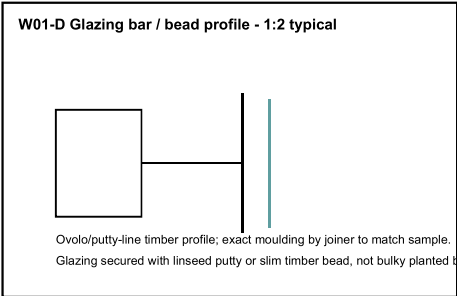
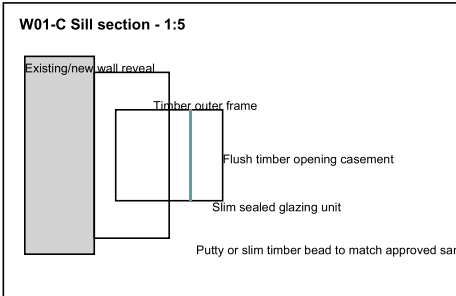
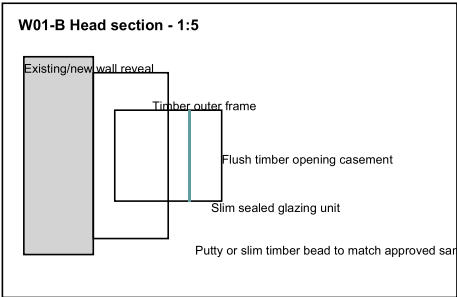
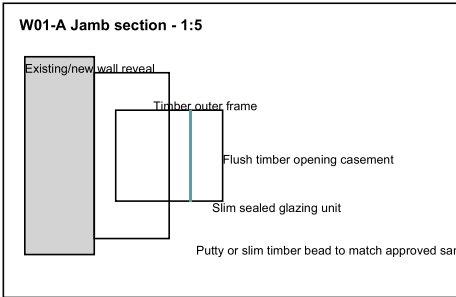
W01 Timber Flush Casement Window - Sections and Glazing Profiles

Scale: 1:20 and 1:2 / 1:5 typical



W01 Flush casement window - dining room

Timber flush casement. Size submitted: 1420 x 1370 mm. Opening/right-hand casement as indicated.

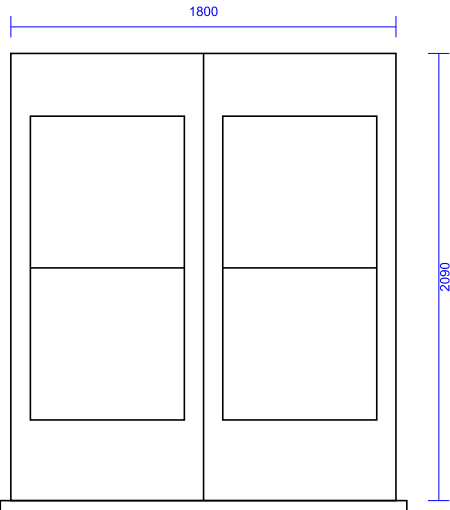


W01 specification

Timber flush casement construction. Frame and casements to be painted timber, colour to client/LPA approval. Glazing to be slim double-glazed or single-glazed as agreed; final glass specification to satisfy conservation and Building Regulation requirements. External sill to include fall and throated drip. Profiles to be agreed from joiner sample before manufacture.

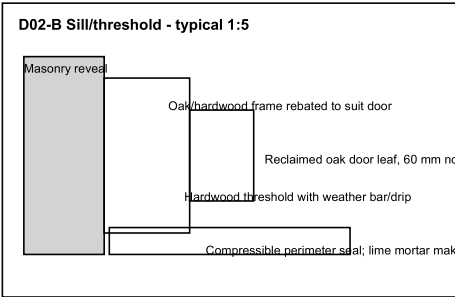
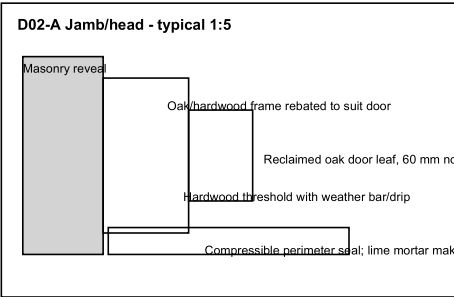
D02 JCI External French Door Set - Product and Typical Installation

Scale: 1:25 and 1:5 typical



D02 External French door set - JCI JCIL0032

Factory pre-finished oak/hardwood external French door set, 1800 x 2090 x 54 mm.



Product data to append

JCI FSC Pre-Finished Slimline External French Door Set 1.8m Oak, Jewson SKU / model JCIL0032. Published product data: 1800 mm width, 2090 mm height, 54 mm thickness, factory pre-finished natural oak/hardwood veneer; set includes doors, frame, sill, hardware, locks, handles, frame fixings, seals and lintel fixings.

D02 specification

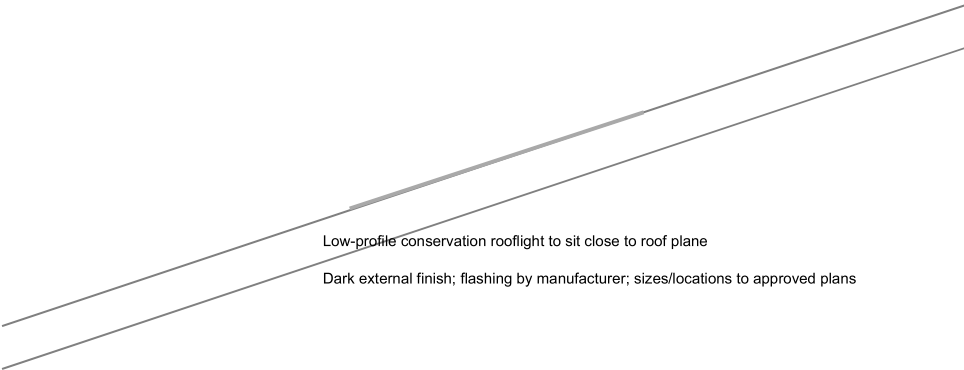
Install strictly to manufacturer instructions. Opening dimensions and support to be checked by contractor. Exposed perimeter made good in lime-compatible materials; external sealant to be discreet and colour matched. Submit manufacturer sheet and any installation drawing with LPA package.

R01 Rooflight Details - Placeholder for Manufacturer Data

Scale: As noted

Required action

The Heritage Officer noted that rooflight details are required under Condition 4 even where the approved plans note a model. Before final submission, insert the rooflight manufacturer, model, size, external finish, section/profile, flashing detail, and location(s) on the approved roof plan/elevations.

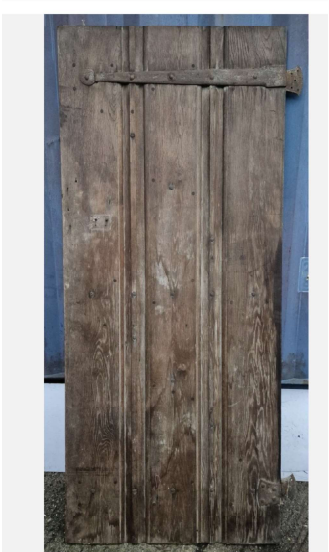


Suggested specification

Suggested submission wording: Rooflight to be a conservation type rooflight, dark external finish, installed flush/low-profile within roof slope using manufacturer flashing. Exact model and dimensions to match the approved plan note and manufacturer data sheet appended to this package.

Previously Submitted Images / Drawing Extracts

Scale: N/A



D01 reclaimed oak door - external face



D01 reclaimed oak door - internal face

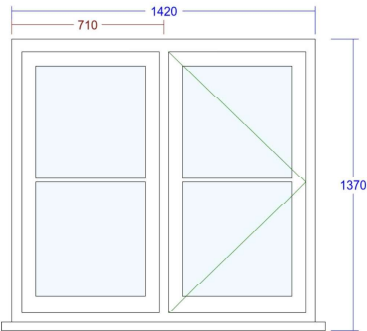
Vintage Solid Oak Panelled Door with Large Metal Hinges and Wooden Sliding Catch

This wooden door is made from solid oak panels, it has large metal hinges and a wooden sliding catch. It could be used as a side or back door or as a door to an outbuilding. You could even use it as a garden gate if you treated the whole door. It is missing a handle on one side and it has natural wear and tear from usual use. The wood is sound, See Pictures for full condition. It could be used as it is or sanded and refinished any way you choose, it would make a great upcycle project. It would also make a great prop for a play, Tv show or film.

Height - 196.5cm
Width - 84cm
Depth - 6cm

Supplier description and dimensions

5. Flush Casement Window (Dining room)



W01 dining room flush casement elevation

Appendix note

These are included as an appendix to connect the new scaled details back to the material already submitted. The formal discharge package should also include the approved elevation/plan extracts marked with each item reference: D01, D02, W01, W02 etc., and R01.