SYSTEMS LTD

APPLICATION NO:
F/2000/1741

LOCATION:
608 Wokingham Road, Earley Reading.

APPLICANT:
Mr & Mrs Fuller C/O Excel Design Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
07/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Fuller
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/1741

Parish: **EARLEY**

Location: **608, Wokingham Road, Earley, Reading.**

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

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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 24/07/2000

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.

FROM: Andrew Thorley

DATE: 21 June 2000

Received too late after decision made 24/07/00 AT.

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1741

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 608, Wokingham Road, Earley, Reading.

Applicant: Mr & Mrs Fuller C/O Excel Design Ltd.

Your observations are required in respect of this application **by 15/07/2000** .

23 JUL 2000
PLANNING SEC
POL
DC
CS
COF

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1741	AT
BUILDING CONTROL NUMBER	FP/2000/0735	Paul
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	608 Wokingham Road EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	99575/4	99575/4
ELEVATIONS	9, 10 + 11	9, 10 + 11
FLOOR PLANS	13A	13A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/7/00	

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	

Received by Wokingham District Council

Application No: F/2000/1741

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
608, Wokingham Road, 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. 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 normally be possible for an individual reply 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

21 June 2000

Application Number F/2000/1741
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC53	SR12	"WORK"

John Mitchell
24/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 608 Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2000/1741

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential, just off (detached houses across the road) main A329 Reading Road, service road for ~~[illegible]~~ line of semi detached 2 storey houses 1950s housing, similar designs along road. attached garages + own driveways.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-detached house, modernised white painted brick + render walls, white UPVC windows, dark brown front door, Red clay tiled roof, black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Block Plan — site slopes gently down hill to the rear, long gardens.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at side, garage + driveway + parking space at front.

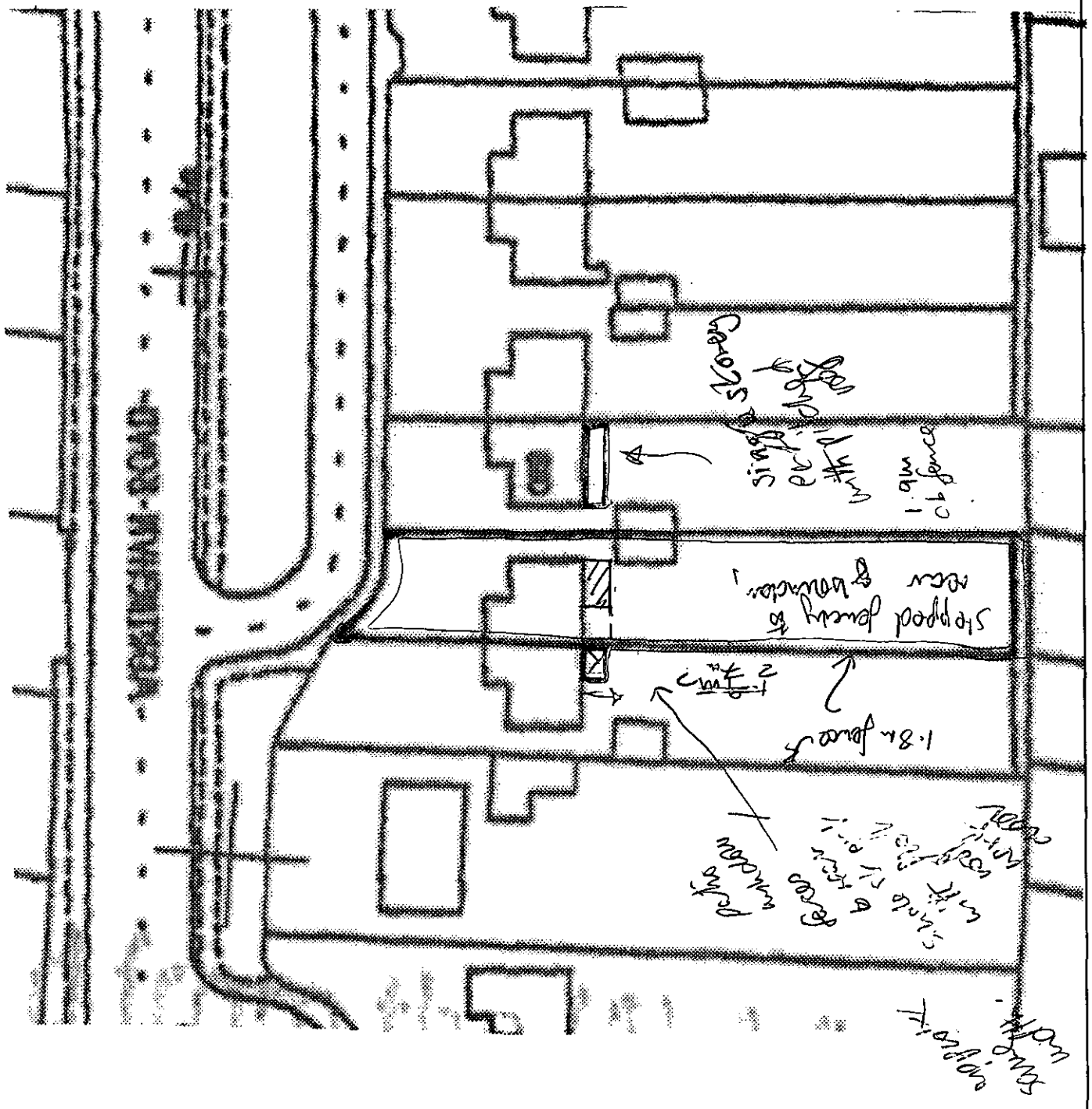
LEVELS — Site slopes down hill at the rear + ~~at sides~~

BOUNDARY TREATMENT — ~~has change at sides~~ on adj boundaries

OTHERS — No 606, semi detached neighbour 1.8m c/b stepped along boundary to rear + extended to rear with a single st' ext with flat roof, projection approx 2.7m + similar width to proposed.

— No 610, semi detached 2 st' neighbour, 1.9m c/b fence along boundary stepped. Extended to rear with a single st' ext with pitched roof similar to proposed projection 2.7m approx, whole width of rear property.

Site Notes



CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Block Plan		
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:500	DRAWING No:	99575/ 4
DATE:	July 1999	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design

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

Tel: 0118 974 6441

Date: ***21 June 2000***

My ref: F/2000/1741

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1741
608, Wokingham Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1741**
608, Wokingham Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6441

Date: **21 June 2000**

My ref: F/2000/1741

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

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608, Wokingham Road, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1741**
608, Wokingham Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6441

Date: **21 June 2000**

My ref: F/2000/1741

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/1741
608, Wokingham Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1741**
608, Wokingham Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1741

Applicant : Mr & Mrs Fuller C/O Excel Design Ltd.

Location : 608, Wokingham Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	24/07/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 24/07/2000

Date Registered : 12/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 07/08/2000. 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 :
Neighbours : No comments received
Earley Town Council : No comments received

Planning Issues : (identified settlement) LALP

1) Impact on neighbours
2) Impact on street scene.

19/07/2000

Application Number: F/2000/1741

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey extension to the rear of a 2 storey semi-detached house. It will replace an existing single storey rear porch measuring 1.4 metres square.

The proposed extension will be 4 m wide and protrude from the rear elevation by 3 m. It will have a tiled, lean to pitched roof with an eaves height of 2.7 m approximately and a ridge height of 3.8 m. There will be a new window in the south elevation and a new door in the west elevation but these will not cause any overlooking.

No. 606, to the west, adjacent semi-detached neighbour. Extended to the rear with a single storey extension with a flat roof, located on boundary line, set approximately 3 metres away from the proposal. No windows in flank elevation, projects from rear elevation by 2.7 metres, a 1.8 metre high fence continues along the rest of the boundary which slopes downhill towards the rear boundary. It is considered that the occupants of this property will not be overlooked or overshadowed.

No. 610, to the east, adjacent semi-detached house. Extended to the rear by 2.7 metres deep approximately, with a single storey extension with lean to pitched roof, set 4.5 metres away from the proposal behind a 1.9 metre close boarded fence. No windows in flank elevation. Due to the proposed blank wall on the east elevation, the occupants of this property will not be overlooked or overshadowed.

There is a long garden at the rear of No. 608, which slopes downhill towards the rear boundary – no impact on rear neighbours.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to the position of the houses built so close together. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] **Refusal :** [ ]
(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 JUN 2000	Map No. 53 Site 0105
Officer: AT | Application No. F/2000/1741	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 608 WOKINGHAM ROAD

Parish: EARLEY Ward: L. Hungerford. 21.6.2000

Applicant: MR/MRS FULLER

Fee Received 95-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.6.2000 Parish Council Informed - YES / NO ✓ 21/6/00

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre-apps.

NEIGHBOURS:

SIN + 431, 606 + 610 Wokingham Rd. EARLEY

61, 63 + 65 Skelmerdale Way.

ADDRESS 608 WOKINGHAM ROAD PARISH ~~WOODLEY~~ Earley 1-K:86

PLOT No.

ORD. SHEET No. SU 76 71 (53)

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

12 JAN 2000 1741

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 01734 778763.

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	MRS M FULLER
	ADDRESS	60 X WOKINGHAM RD
		EARLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	60 X WOKINGHAM RD
		EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	DEMOLISH EXISTING LOBBY
		& BUILD NEW KITCHEN

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK/TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

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? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

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) ✓
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 Fuller

DATE 6-6-00

Client:

Mr and Mrs Fuller
608 Wokingham Road
Early
Reading

Project:

Demolish Existing Lobby
and Build New Kitchen

APPROVED

Location:

608 Wokingham Road
Early
Reading

Excel Design
XL99575

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Site Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Second Floor Plan	
17	Section Through Rear Extension	✓
18		



CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Drawing List
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	DRAWING No: 99575/ 2
DATE:	July 1999	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design



APPROVED

CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Location Plan		
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:2500	DRAWING No:	99575/ 3
DATE:	July 1999	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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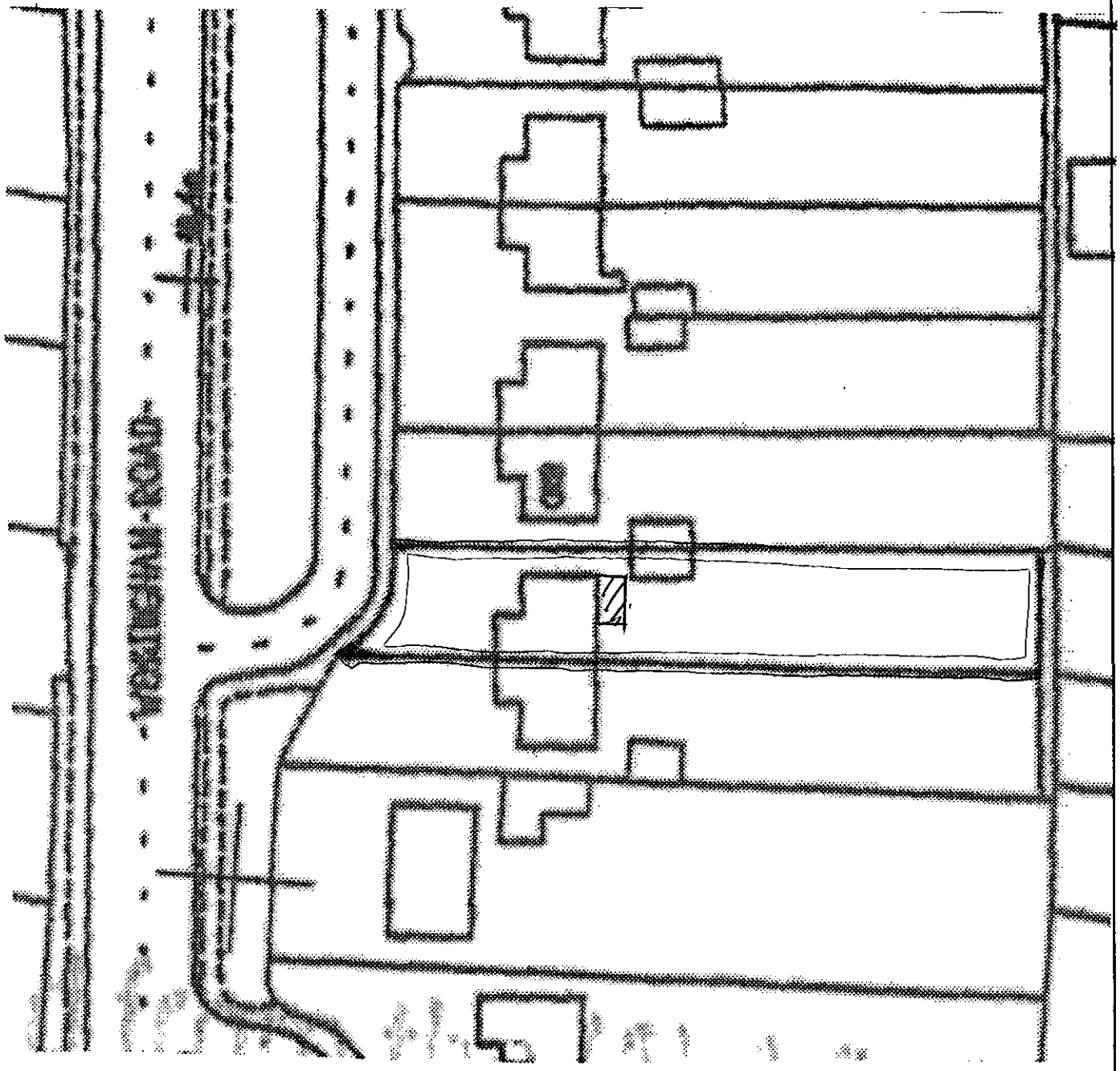
Excel Design



APPROVED

CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Block Plan		
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:500	DRAWING No:	99575/ 4
DATE:	July 1999	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design

26/7/00

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.
There must be no encroachment neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the party wall act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade jablite floor insulation fitted to manufactures specification on 150 mm thick reinforced concrete suspended insitu slab resting on inner skin of cavity walls and internal walls. Remove all vegetation below slab. B785 bottom mesh with 40 mm cover.

4. EXTERNAL WALLS
Facing brickwork to match existing, 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
None

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to match existing and to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

9. PITCHED ROOF
Tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747 on 150 x 50mm SC3 grade rafters and joists at 400mm centers 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation. 200 mm fiberglass quilt insulation laid between joists.

APPROVED

CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION: Notes	
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	DRAWING No: 99575/ 5
DATE:	July 1999	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

GENERAL NOTES
(Not a specification)

10. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

11. MECHANICAL VENTS
Kitchen - provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall. Both units operate intermittently.

12. F.W. DRAINAGE
Above ground: Waste sizes to be: S.v.p's & w.c's 100 dia, W.h.b's 32 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100dia 'Hepsleve' drain runs to minimum 1:40 fall to existing drain runs via new manholes. Drains encased in 150mm peashingle and lintelled over when passing through walls using reinforced concrete lintels. Manholes constructed in 225mm thick semi-engineering brickwork on 150mm concrete slab with mild steel galvanized cover and frame. Redundant drains to be broken out and sealed off.

13. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200mm centres spanning three joists. Provide m.s. galv. gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5mm straps at 2m centres.

CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION: Notes	
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	DRAWING No: 99575/ 6
DATE:	July 1999	REVISION:	

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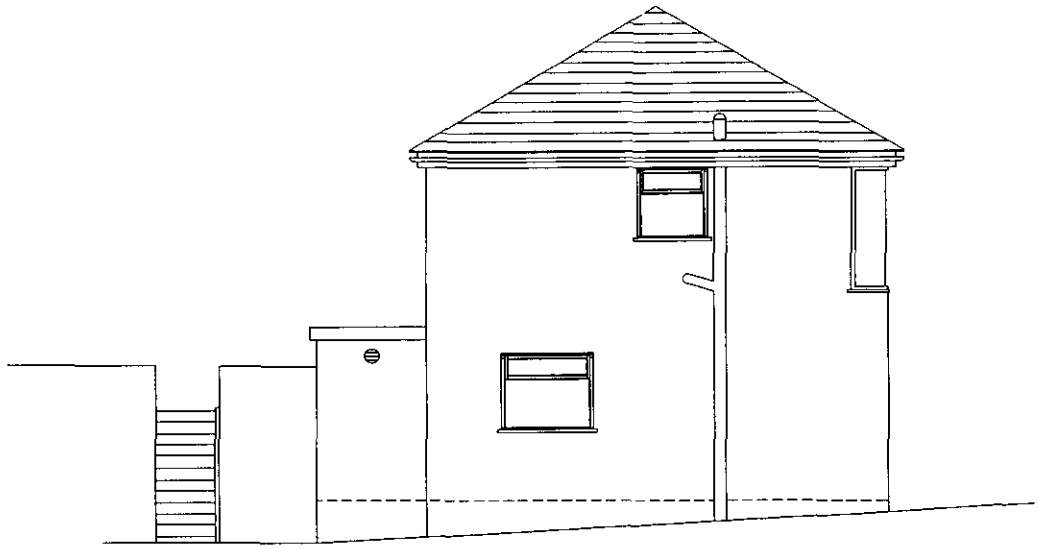
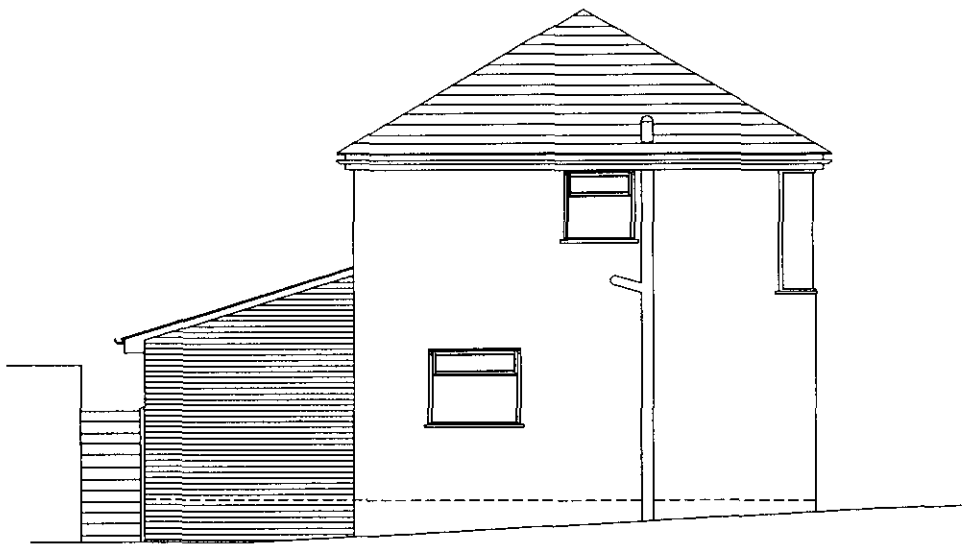


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:100	DRAWING No:	99575/ 9
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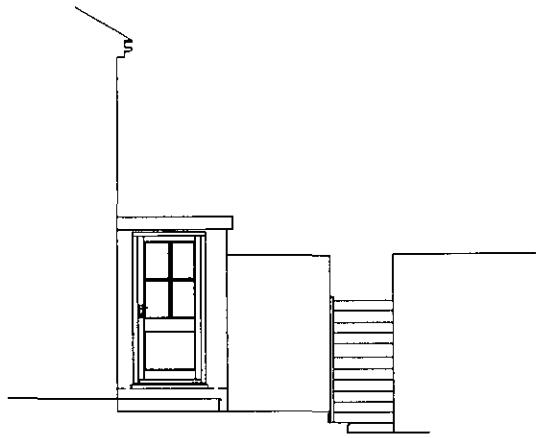
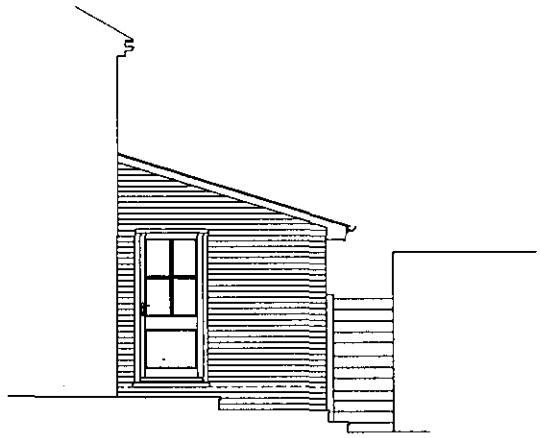


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:100	DRAWING No:	99575/ 10
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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

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PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:100	DRAWING No:	99575/ 11
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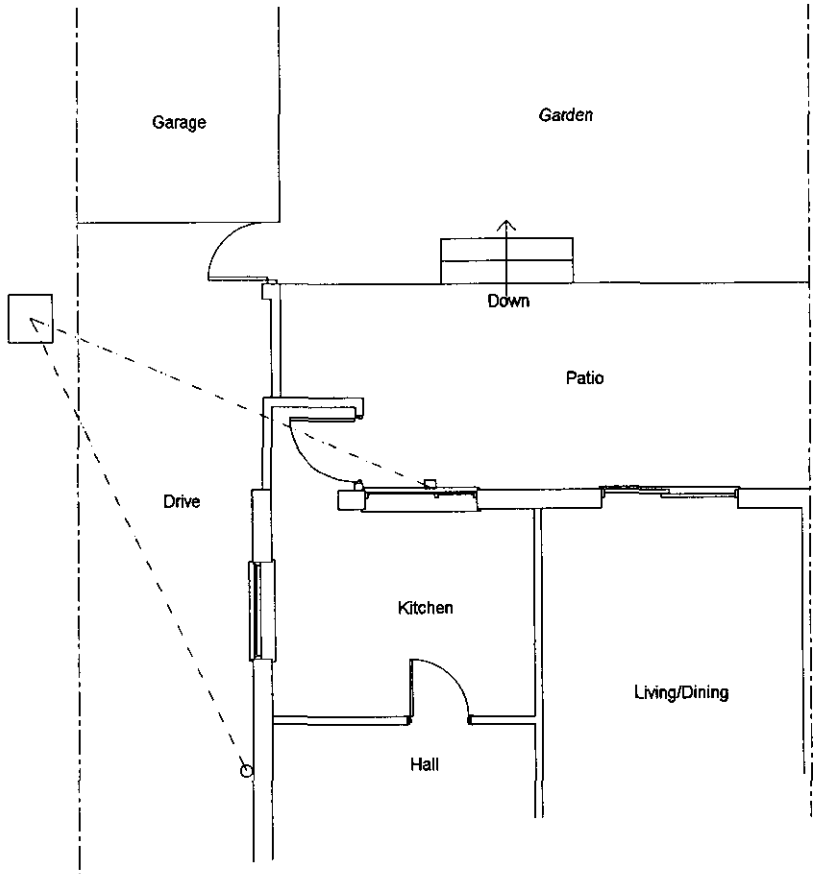

EXISTING GROUND FLOOR PLAN

APPROVED

CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:100	DRAWING No:	99575/ 12
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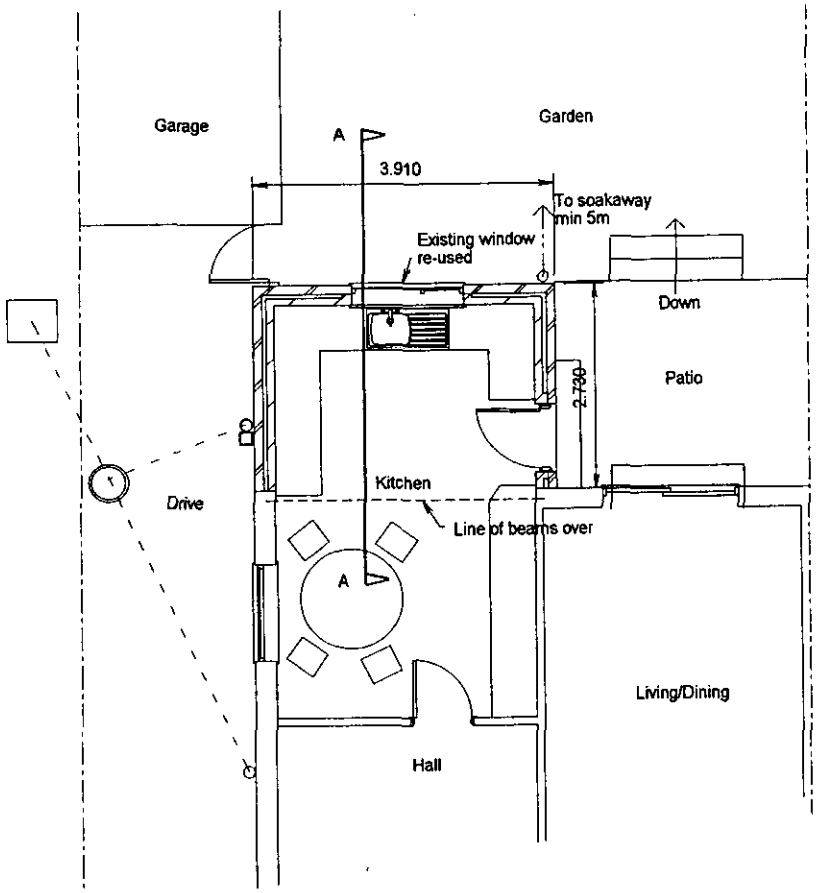

PROPOSED GROUND FLOOR PLAN

APPROVED

CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:100	DRAWING No:	99575/ 13 A
DATE:	June 2000	REVISION:	F/W drains altered		

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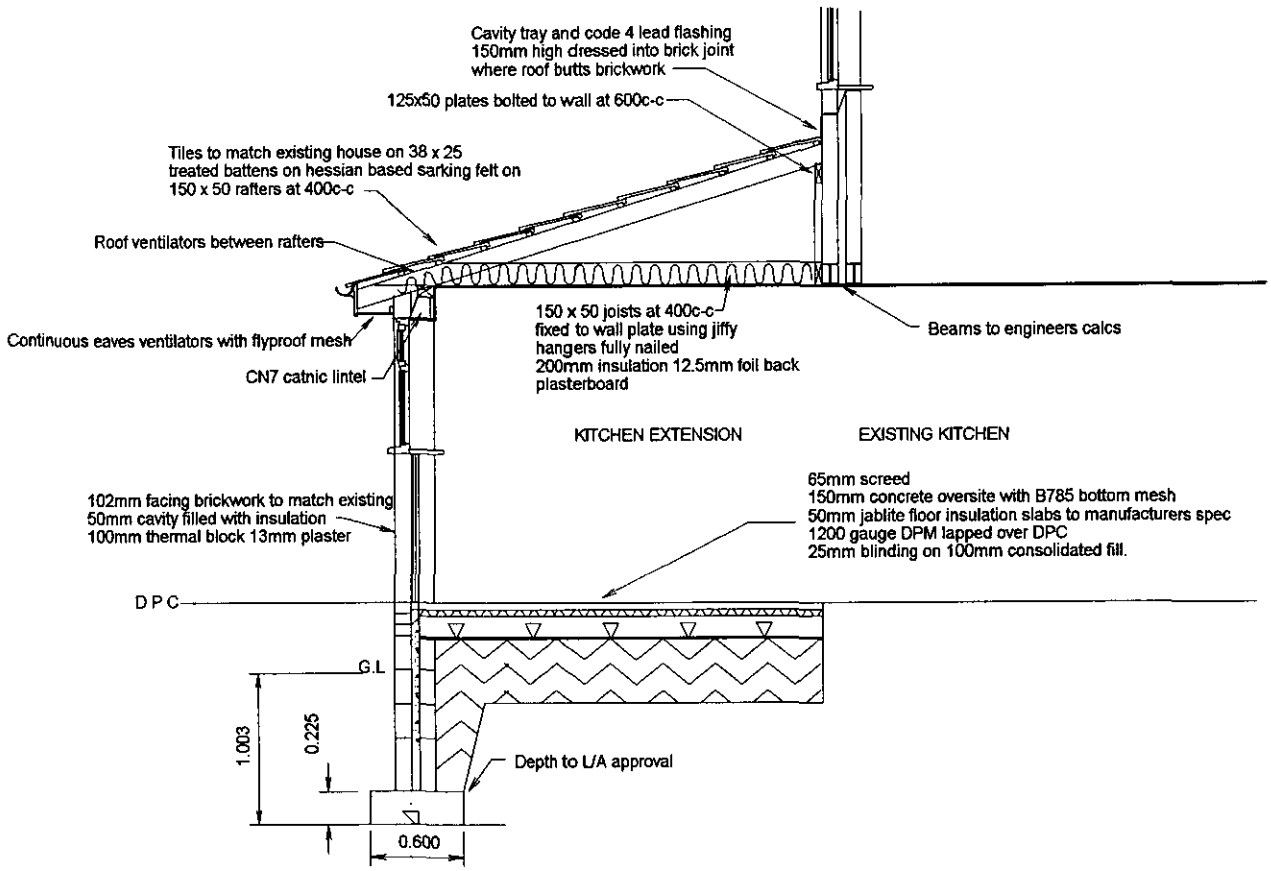

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CLIENT:	Nichola Fuller, 608 Wokingham Road, Early, Reading.	DESCRIPTION:	Section		
PROJECT:	Demolish rear extension to kitchen and build new.	SCALE:	1:50	DRAWING No:	99575/ 17
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Additional Notes:

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15 June 2000

Scale: 1 : 1250