APPLICATION NO:
F/2001/3501

LOCATION:
145 Woodward Close, Winnersh Wokingham.

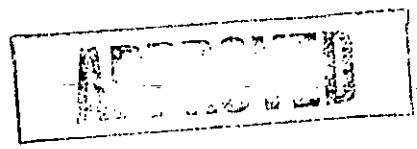
APPLICANT:
Mr & Mrs Weeks C/O Excel Design Ltd

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **06/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

CASE OFFICER: **Farah Humayun**



RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/3501

Parish: **WINNERSH**

Location: **145 Woodward Close, Winnersh, Wokingham**

Proposal: **Proposed single storey front 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 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 27/04/2001

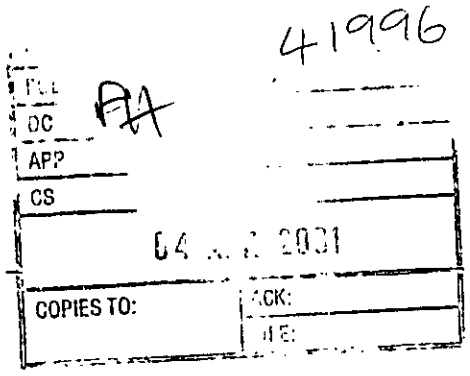
Notice checked by: _____

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.

RAILTRACK
Southern
M HOLDEN Director

2nd April 2001

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham. RG40 1WR.



Tel : 020-7902-3183

Y/r Farrah Humayun/F/2001/3501
O/r C7/01/523/1/125/AN

Dear Ms Humayan,

TOWN & COUNTRY PLANNING ACT
WINNERSH, 145 WOODWARD CLOSE
SINGLE STOREY FRONT EXTENSION
APPLICATION No F/2001/3501.

I acknowledge receipt of your letter dated 13th March 2001, in respect of the above application.

As it would appear the proposal is of a minor nature, the above proposal is unlikely to affect Railtrack's interests adversely. However, I note that soakaways are mentioned in the application and this type of drainage can be a potential risk to Railtrack's infrastructure. I therefore request that any new soakaways are positioned as far away as possible from the railway and be designed for over capacity to cope with excess water in adverse weather conditions.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I would also be grateful if you could forward a copy of this letter to the Applicant's Agent and look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours sincerely,

Mansfield

pp **B. Purcell.**
Outside Party Engineer.

Engineering Manager. Suite 2.CP2 2H. General Offices.Waterloo Station. London. SE1 8SW
Tel : 020-7902-3183 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2:

Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3501	FH
BUILDING CONTROL NUMBER.	FP 2001/1638	Howard
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	145 Woodcrord Close WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01693/4	01693/4
ELEVATIONS	8, 9, 10	8, 9, 10
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	16/5/01	

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 : Farah Humayun

Application Number : F/2001/3501

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

Location : 145, Woodward Close, Winnersh, Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/01

Date Registered : 05/03/2001

Earliest Date for Decision : 06/04/2001

Latest Consultation Date/Site Notice Expiry Date : 06/04/2001

This application will have expired on: 30/04/2001. 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 :

WINNERSH PARISH COUNCIL - NO COMMENTS.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2001/3501

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered a prop. s/st front extension to dwelling. The front extension has a pitched roof design which stands at 3.6 m to the pitch and 2.4 m to the eaves. The pitch is in line with the bottom of first floor window and the eaves are in line with the top of the ground floor window.

The prop. extension project 2-5 m from the front of the dwelling. The prop. extension is sited in the centre of the property, therefore there is a distance of approx 4 metres to the neighbouring property. There is a distance of 13 metres from the prop to the side flank wall facing NO 45. Therefore it is considered that the prop. exten will not have an adverse impact upon the res. amenities of neighbouring properties.

IMPACT UPON STREET SCENE

The prop. exten projects forward to the front elev. of the property. However the prop. is a corner property in a cul de sac. The neighbouring property has a staggered shape therefore the prop. extension does not project forward of the building line. Therefore it is considered the prop. exten will not have an adverse impact upon the street scene.

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

Application Number F/2001/3501
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATIONS OF THE EXTENSION

RECORD OF SITE VISIT

SITE ADDRESS: 145 Woodward Close Winnersh Wokingham. APPLICATION NUMBER: F/2001/3501	OFFICER: Farah Humayun DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - GARAGE.

2. DESCRIPTION OF SURROUNDINGS

RED

3. DESCRIPTION OF SITE/BUILDING

CORNER PROP.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No143 - PROJECTING FORWARD 9 [illegible]

TO SIDE ADJ. TREES - 1.8 MCB FENCE.

No144 - NO SIDE F WINDOWS IN 1 GAINSE WHERE 1.8 MCB FENCE FACING

NO SIMILAR EXTENS IN AREA.

DENSE + V. CLOSE KNT PROPERTIES.

5. SITE CONSTRAINTS

TREES ——

ACCESS/PARKING

LEVELS LEVEL

BOUNDARY TREATMENT OPEN TO FRONT.

OTHERS

FROM: Farah Humayun

DATE: 13 March 2001

15 MAR 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3501

Proposal: Proposed single storey front extension to dwelling..

Site Address: 145, Woodward Close, Winnersh, Wokingham.

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

Your observations are required in respect of this application **by 06/04/2001** .

No comments

P...	TLS
DC	ENF
APP	
CS	
30 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 28-03-01

Clerk To Winnersh Parish/Town Council.

FROM: Farah Humayun

DATE: 21 March 2001

DESIGNED

WINNERSH PARISH CONSULTATION SHEET

RECEIVED
23 MAR 2001

Application Number: F/2001/3548

Proposal: Proposed two storey side extension to dwelling..

Site Address: 29, Danywern Drive, Winnersh, Wokingham.

Applicant: J White C/O R F Hood.

Your observations are required in respect of this application **by 14/04/2001** .

No comments

SIGNED: _____ DATE: 28.03.01

Clerk To Winnersh Parish/Town Council.

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

Tel: 0118 974 6482

Date: **13 March 2001**

My ref: F/2001/3501

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2001/3501
145, Woodward Close, Winnersh, Wokingham.
Proposed single storey front 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3501**
145, Woodward Close, Winnersh, Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: 0118 974 6482

Date: **13 March 2001**

My ref: F/2001/3501

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2001/3501**
145, Woodward Close, Winnersh, Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6482

Date: **13 March 2001**

My ref: F/2001/3501

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3501**
145, Woodward Close, Winnersh, Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2001/3501

Proposal:
Proposed single storey front extension to dwelling.

Location:
145, Woodward Close, Winnersh, Wokingham.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2001. 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 Planning and Transportation

13 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAR 2001
Officer: FH	Application No. F/2001/3501

Map No. 60 Site ...0:05....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 14 S WOODWARD CLOSE

Parish: WINNERSH Ward: Winnersh 13.3.01 B.

Applicant: MR/MRS WEEKS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) 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 : 13.3.01 B

Parish Council Informed - YES / NO

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 (INTERNAL) .....
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) ✓ Southern Zone
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:

..... site notice & see map for neighbour notices .....

05 MAR 2001 * 3501

ADDRESS 145 WOODWARD CLOSE PARISH WINNLEIGH

PLOT No. 144 & SITE 2 ORD. SHEET No. SU. 7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22653	BCC	"	3.6.86	C/A
31730	MASON	DET HOUSE & GARAGE	26.10.88	C/A
BRA6367	"		12.12.88	APP
368574	MR. A. WELLS	CARPORT	19.12.90	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

05.MAR2001 WOKINGHAM 501

WOKINGHAM DISTRICT COUNCIL

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	MR & MRS WEBB
	ADDRESS	145 WOODWARD CLOSE
		WINNERSH -
	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	145 WOODWARD CLOSE
		WINNERSH
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY
		FRONT 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 — BRICK & TILE TO MATCH

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) ✓
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 MTTMDWEERS

DATE 19-2-01

05.MAR2001

Client:

Mr and Mrs Weeks
145 Woodward Close
Winnersh
Berkshire

Project:

Single Storey Front Extension

APPROVED

Location:

145 Woodward Close
Winnersh
Berkshire

Excel Design
XL01693

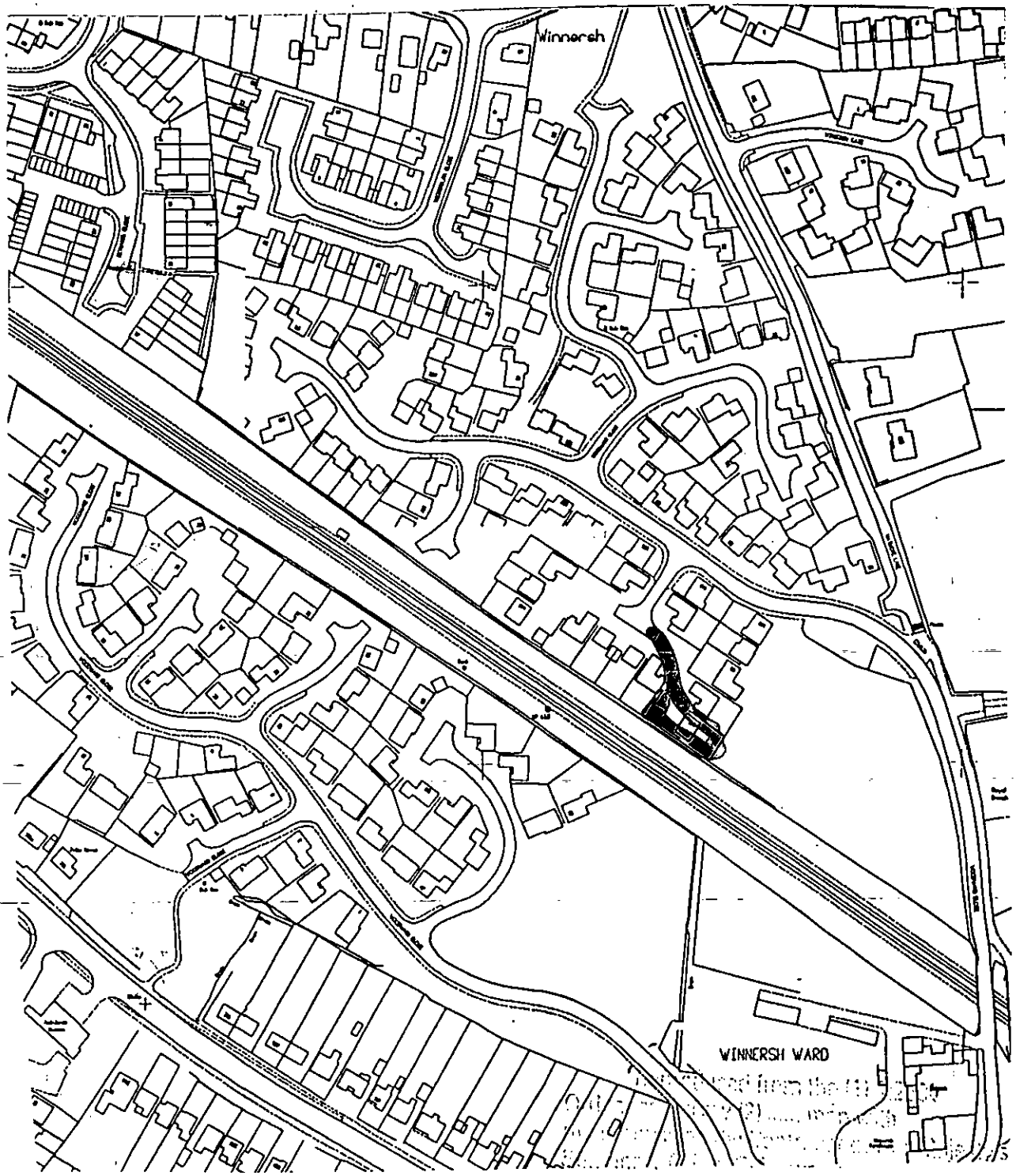
Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor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

CLIENT:	Mr and Mrs Weeks, 145 Woodward Close, Winnersh, Berks.	DESCRIPTION:	Drawing List
PROJECT:	Single storey front extension.	SCALE:	DRAWING No: 01693/ 2
DATE:	February 2001	REVISION:	

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

© COPYRIGHT RESERVED

Excel DeSign

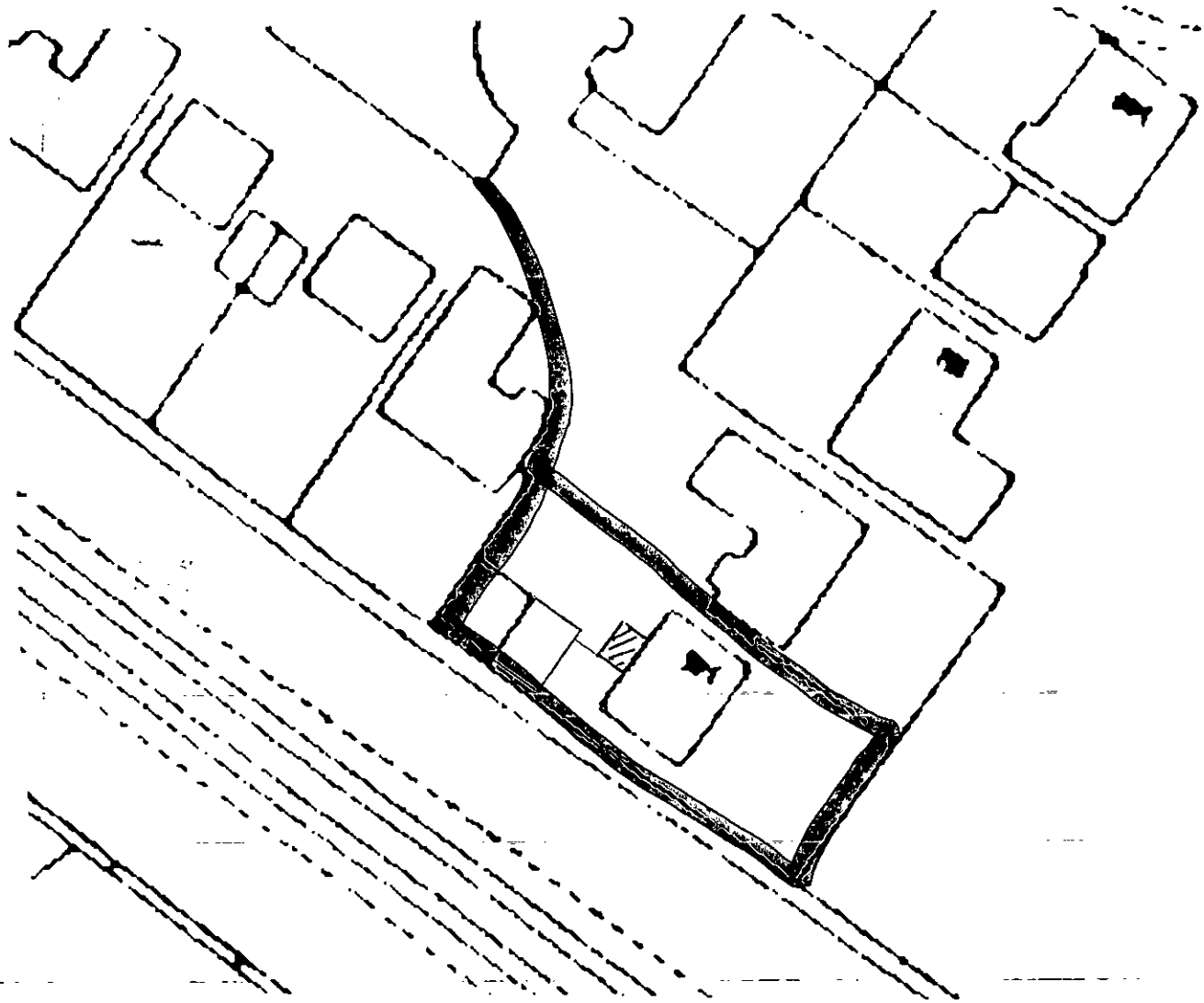


CLIENT:	Mr and Mrs Weeks, 145 Woodward Close, Winnersh, Berks.	DESCRIPTION:	Location Plan	
PROJECT:	Single storey front extension.	SCALE:	1:2500	DRAWING No: 01693/ 3
DATE:	February 2001	REVISION:		

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

© COPYRIGHT RESERVED

Excel Design



[illegible] MOVED

CLIENT:	Mr and Mrs Weeks, 145 Woodward Close, Winnersh, Berks.	DESCRIPTION:	Block Plan	
PROJECT:	Single storey front extension.	SCALE:	1:500	DRAWING No: 01693/ 4
DATE:	February 2001	REVISION:		

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

© COPYRIGHT RESERVED

Excel DeSign

CD 14/5/01

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 on 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. Existing foundation to be laid open for inspection when and where required by the building inspector.

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. Suspended slab resting on inner skin of cavity walls and internal walls (where necessary), thickness and reinforcing specification as shown on section drawings. Remove all vegetation below slab. Bottom mesh to have 40 mm cover.

4. EXTERNAL WALLS
   Facing brickwork and render on block work 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 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 insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

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PROJECT:	Single storey front extension.	SCALE:	DRAWING No: 01693/ 5
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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking 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. Timber sizes and design as shown on section drawing. 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 unless otherwise stated. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. 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.

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

11. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

12. 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 existing system or new soakaways in garden as directed by Building Inspector. 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.

13. F.W. DRAINAGE
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

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PROJECT:	Single storey front extension.	SCALE:	1:100	DRAWING No:	01693/ 8
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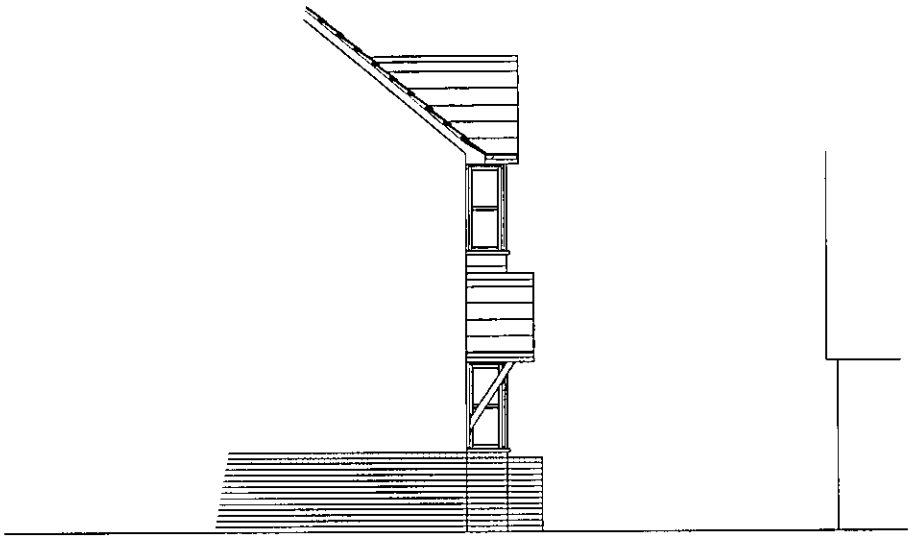
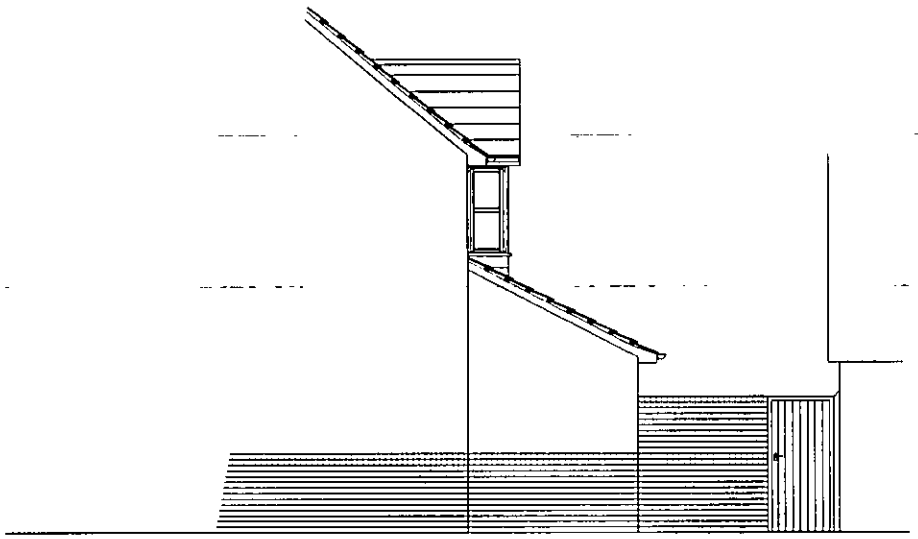


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

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PROJECT:	Single storey front extension.	SCALE:	1:100	DRAWING No:	01693/ 9
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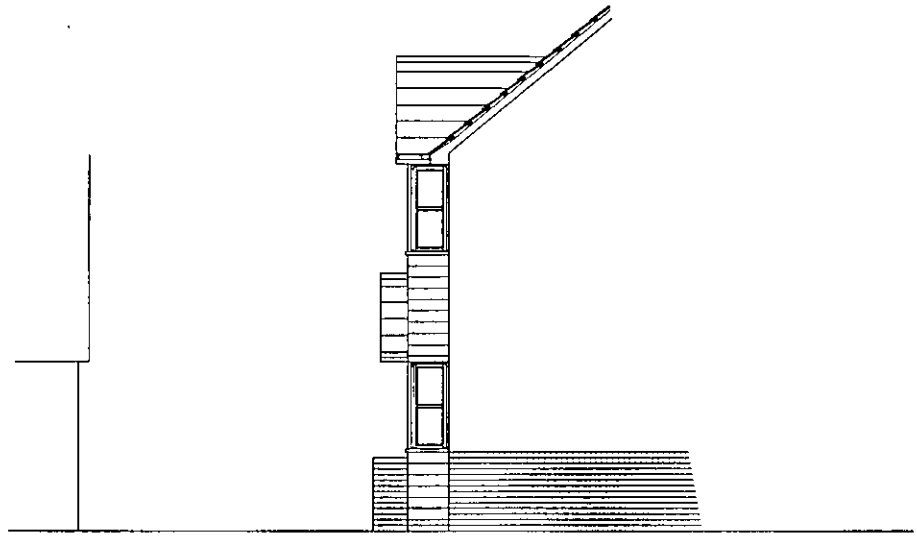
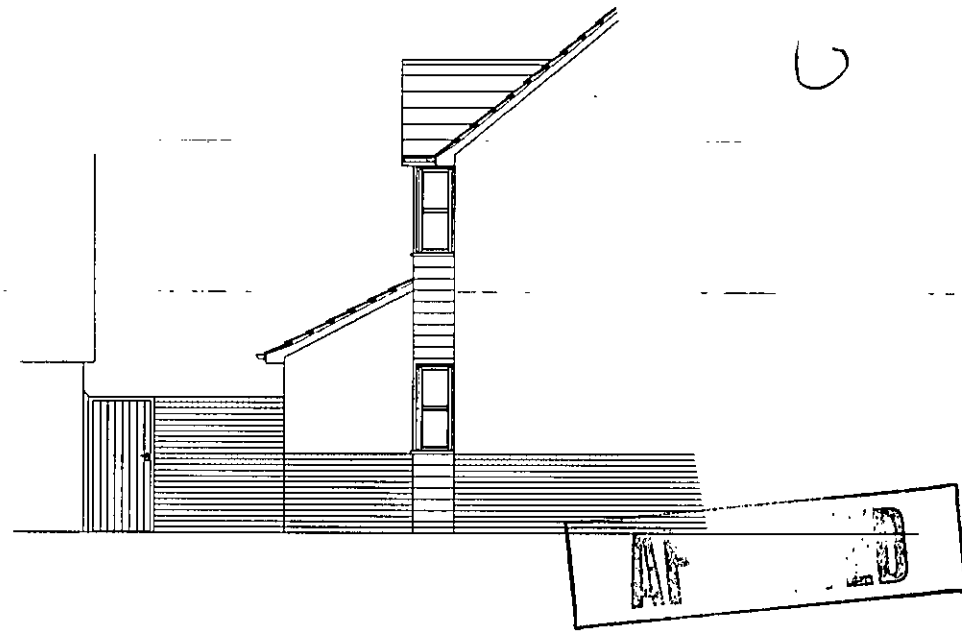


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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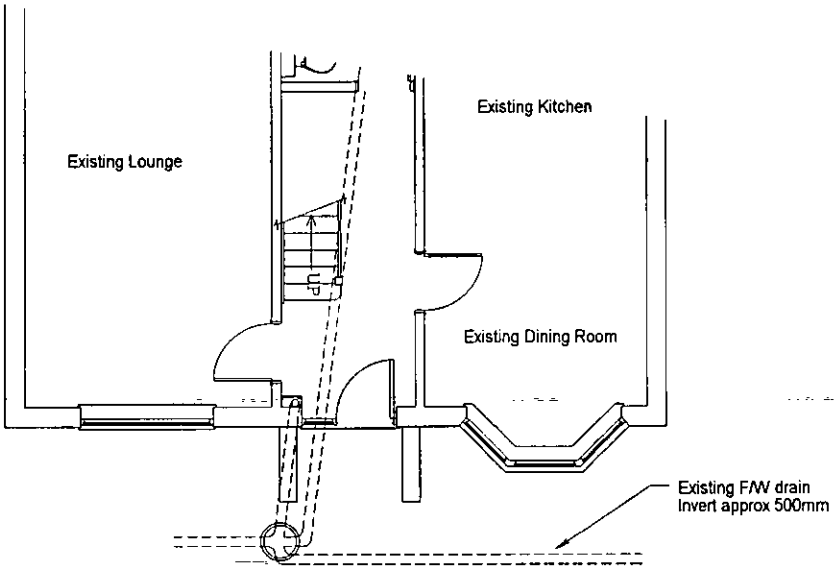
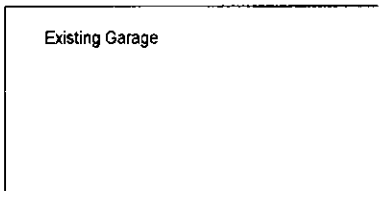
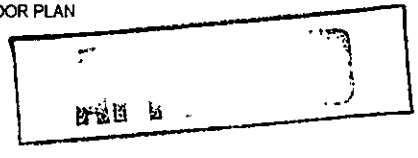




EXISTING GROUND FLOOR PLAN



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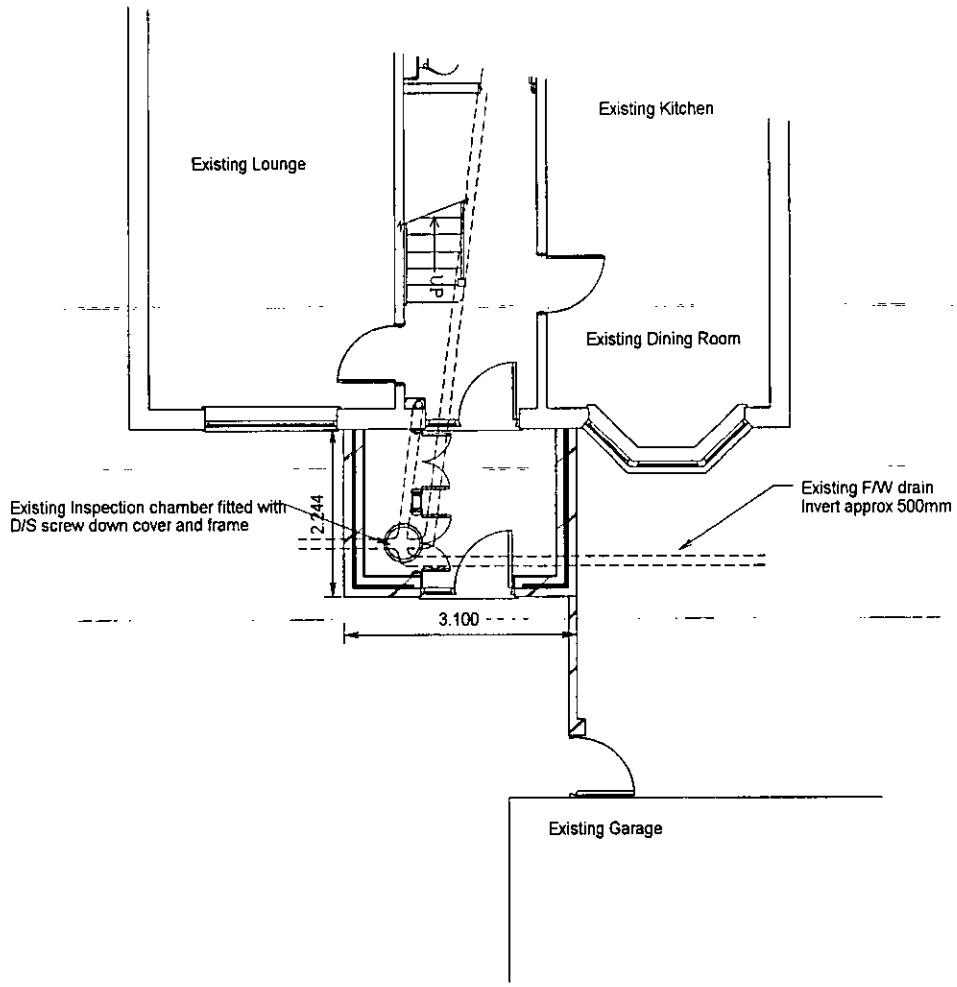

PROPOSED GROUND FLOOR PLAN

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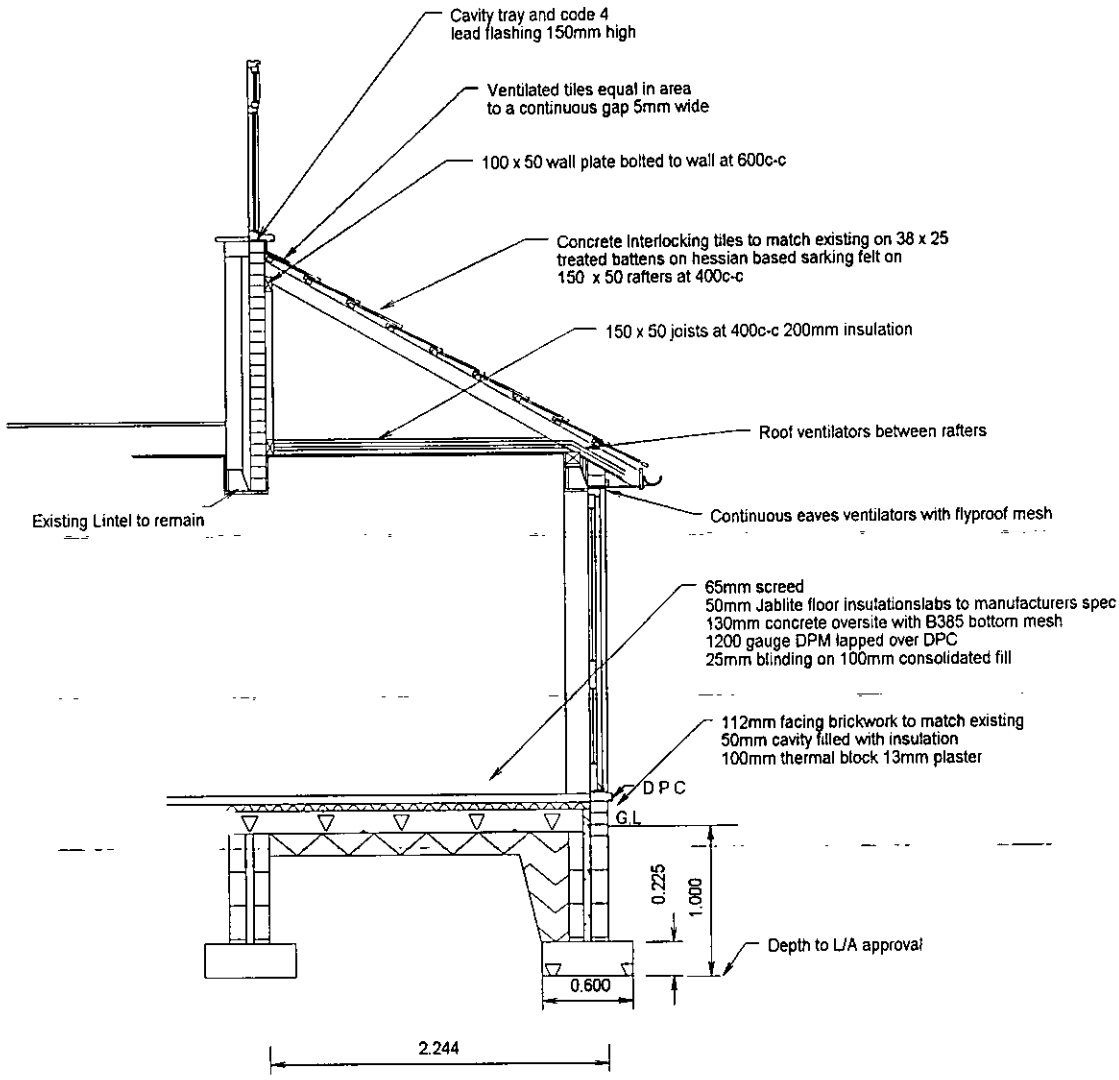

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Additional Notes:

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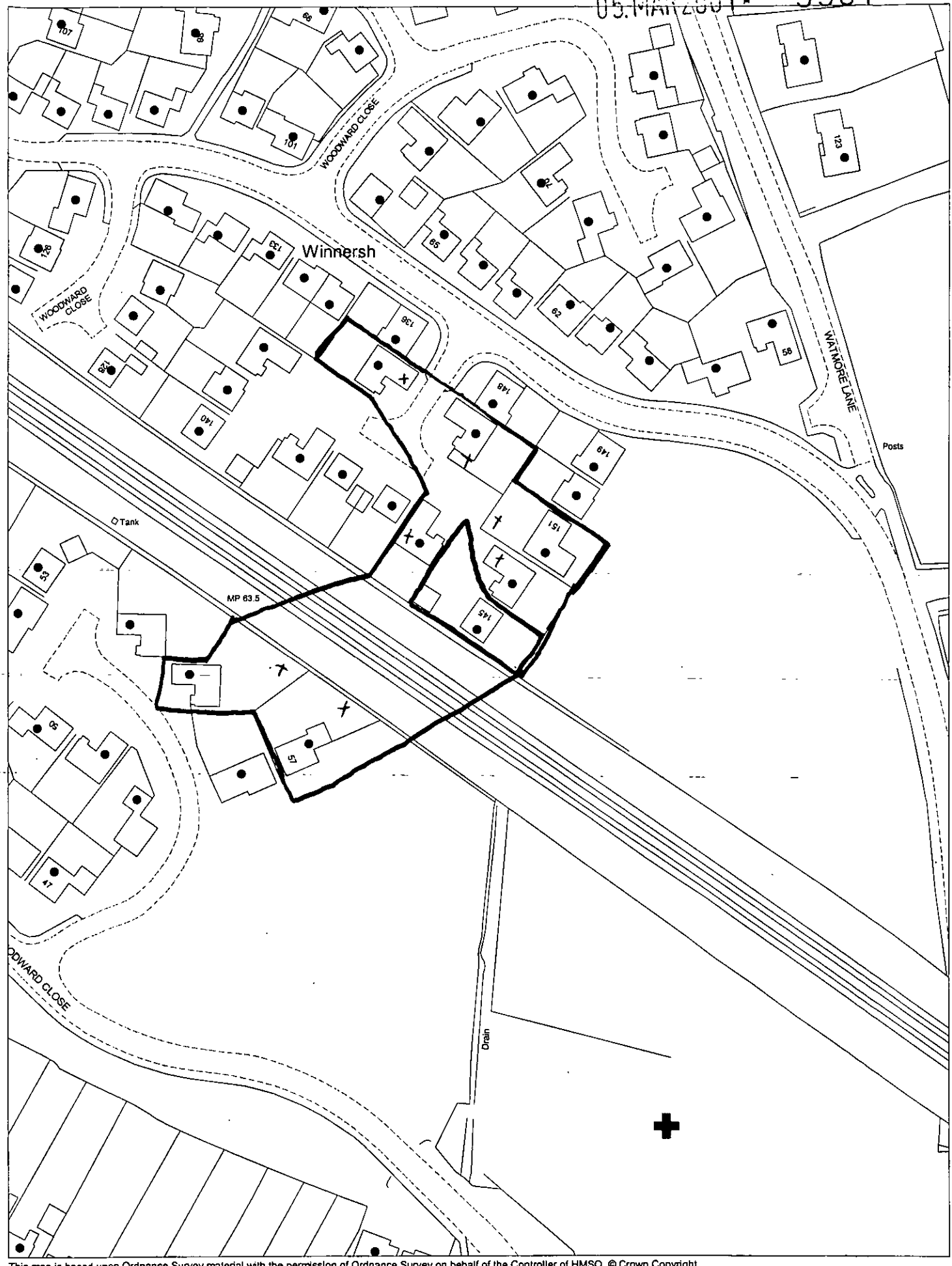

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7 March 2001

Scale: 1 : 1250

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