EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0334

LOCATION:
19 Blanchard Close Reading.

APPLICANT:
Mr & Mrs Saunders C/O Anglian Home Improvements (Simon Dickerson)

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

EARLIEST DATE FOR DECISION: **14/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Saunders
C/O Anglian Home Improvements (Simon Dickerson)
Conservatory Admin. Dept.
PO Box 65
Norwich
NR6 6EJ

Application Number: F/2000/0334

Parish: **WOODLEY**

Location: **19, Blanchard Close, Woodley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new 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.

Head of Planning and Transportation
Date: 29 February 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.

Received 6/3/2000
(after ~~[illegible]~~ application advertised)

TO: DEVELOPMENT CONTROL
Natalie Brown

FROM: Environmental Design

DATE: 1st March 2000

Location:	19, Blanchard Close, Woodley
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION TO FORM A CONSERVATORY
Application Number:	F/2000/0334

In response to your consultation dated 21 January 2000 for the above application, the tree and landscape comments are as follows:

I have no objection to the proposals in principle.

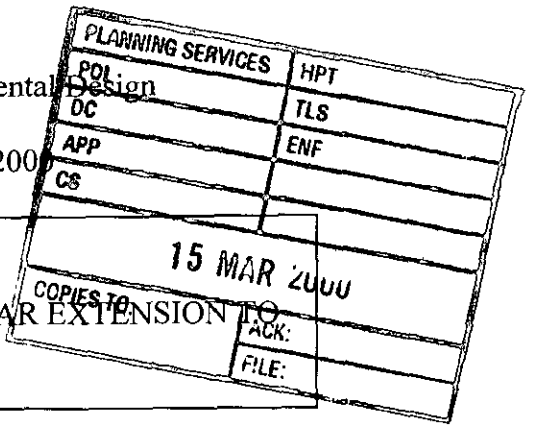
The proposals will not affect any existing trees, landscape features and there are no significant views into or out from the site.

Please note that during my site visit I noted that construction had already started and foundations were already in place.

CB

pp ROBERT PETROW
Consultant Landscape Architect

Received after decision made on application.



TO: DEVELOPMENT CONTROL FROM: Environmental Design
Natalie Brown

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ROBERT PETROW
Consultant Landscape Architect

To:
Trees

24 JAN 2000

From: Natalie Brown

Date: 21 January 2000

Application Number: F/2000/0334

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

Site Address:
19, Blanchard Close, Woodley.

Applicant:
Mr & Mrs Saunders C/O Anglian Home Improvements (Simon Dickerson).

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

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, RG11 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 0734 778763.

10.JAN.2000* U554

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 SAUNDERS
	ADDRESS	19 BLANCHARD CLOSE
		WOODLEY, BERKSHIRE
	POST CODE	RG5 4XQ Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANGLIAN HOME IMPROVEMENTS
	ADDRESS	CONSERVATORY ADMIN. DEPT.
		PO BOX 65, NORWICH
		SIMON DICKERSON
	POST CODE	NR6 6EJ Tel. No. 01603 420775
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	19 BLANCHARD CLOSE
		WOODLEY, BERKSHIRE
		RG5 4XQ
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	RETAIN P.V.C.u CONSERVATORY TO
		REAR OF PROPERTY

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — WHITE P.V.C.u WALL FRAMES D/GLAZING; CLEAR POLYCARBONATE ROOF SHEETS

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

Received by Wokingham District Council

Application No: F/2000/0334

Proposal:

Proposed single storey rear extension to dwelling to form conservatory.

Location:

19 Blanchard Close Woodley.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/02/2000. 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 Planning and Transportation

Application Number F/2000/0334
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK

RECORD OF SITE VISIT

SITE ADDRESS: 19 Blanchard Close Reading.

APPLICATION NUMBER: F/2000/0334

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes 31/01 - state in grassed area infront of house.

Residential

2. DESCRIPTION OF SURROUNDINGS

Detached with integral garage (side)
small open plan front garden
Driveway infront of garage.

3. DESCRIPTION OF SITE/BUILDING

conservatory (foundation & brick wall base built) right on boundary (but set back)
White panels (proposed) will be visible (but no windows)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Joined to → 20
(Garage of next door (No 20) set back from boundary).
overlooked by master close.

5. SITE CONSTRAINTS

TREES — Tree in neighbouring garden.

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 1.8m fence surrounding conifers at bottom.

OTHERS —

conservatories (x2 visible) on properties opposite.
Nos 25 + 24

Tel: (0118) 974 6492

Date: 16/2/2000

My ref: F/2000/0334

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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/2000/0334
19 Blanchard Close Woodley.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28/2/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: Natalie Brown Application Number: F/2000/0334
19 Blanchard Close ~~Reading~~. Woodley
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 16/2/2000

My ref: F/2000/0334

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

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/0334
19 Blanchard Close Woodley.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

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Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: Natalie Brown Application Number: F/2000/0334
19 Blanchard Close Reading. Woodley
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Transfer: Yes ☐ No ☐
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Environmental Services Department
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P.O. Box 157
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Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/0334
19 Blanchard Close Woodley.
Proposed single storey rear extension to dwelling to form conservatory.

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Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0334

Applicant : Mr & Mrs Saunders C/O Anglian Home Improvements (Simon Dickerson).

Location : 19 Blanchard Close Woodley.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/01/2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....10/2/2000.....

Date Registered : 10/01/2000

Earliest Date for Decision : 14/02/2000

Latest Consultation Date/Site Notice Expiry Date : 14/02/2000

Application Expiry Date: 06/03/2000

Consultation Responses :

Woodley PC : 14/2 **"No comment"** faxed comments dated 11/2 received after 14/2.

Trees: no response received (15/2/2000).

Neighbours/SN : 8 @ 2000; 8 Master close objections, see letter in file

Planning Issues : (Old SH)

1) Impact upon neighbouring properties
2) Impact upon the street scene.
(Impact upon the health of the tree).

Application Number: F/2000/0334

Appraisal :

1) Impact upon neighbouring properties

The proposed development is a single storey rear extension forming a conservatory. It will be approx 6m from the 1.8m boundary fence with the properties in Master close (these in turn are set back from the boundary - due to the face it will be set away from this boundary - there will be no detrimental impact upon properties in Master close from the proposed extn).

It will be set back by approx 1m from the boundary with Nº 20 ∴ no encroachment (Nº 20's garage is alongside the 1.8m boundary with the house set further from the boundary).

The height of the proposed conservatory will be 2.2m to eaves & 3.2m to ridge (3.5m to decorative spines on ridge). It will be of width 3.1m & protrude forward from the d'line by 4.1m.

The side elevation facing Nº 20 will consist of solid white panels ∴ no overlooking.

The proposed development will have no detrimental impact upon neighbouring properties by overlooking, over shadowing or being overbearing.

2) Impact upon the street scene:

2 properties opposite (Nº 23 + 25 Blanchard close) have conservatories which are visible from Nº 21 ∴ no detrimental impact upon the street scene

3) Impact upon the health of the neighbouring tree.

This is not covered by a TPO. As this is a retrospective application, the foundations for the conservatory have already been laid and the base of the conservatory built

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

applicationo	Name and address
F/2000/0334	Miss W J Terry 8 Master Close Woodley Rading Berks Rg45 4UB

App approved.
Letter sent
02/03/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 JAN 2000	
Officer: NAB	Application No. F|2000|0334

Map No. ..... Site ..004...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY (RETROSPECTIVE)

Location: 19 BLANCHARD CLOSE

Parish: WOODLEY Ward: ~~Lodden~~ ✓ 21/01/00

Applicant: MR/MRS SAUNDERS
PD rights removed

Fee Received 00-00 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 : 21/01/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control NF: .....
Landscape NK: .....
Trees NK: ✓ 21/01
Conservation Officer NK: .....
Environmental Health NA: .....
Housing NA: .....
Leisure & Cultural services PA: .....
Public Rights of Way PA: .....
Property NG: .....
District Secretary (only if called in by SOS) MA: .....
Policy & Plans QA: .....
Strategic Planning (JSPU) HA: .....
Minerals (BABTIE) GA: .....
Archaeological Site (BABTIE) : .....
Education AP: .....
Social Services BT: .....
Highways XA: .....

EXTERNAL CONSULTATIONS

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

Rail Track BI: .....
Police Arch. Liaison Officer PC: .....

HERITAGE BODIES

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

OTHERS:

.....
.....
..... No pre-apps .....

NEIGHBOURS:

..... S/N + 25 Blandford Close ✓ 21/01 .....
..... & Master Close ✓ .....

FROM: Natalie Brown

DATE: 21 January 2000

PLANNING SERVICES | HPT
POL
DC
CS

Woodley Town Council Consultation Sheet

Application Number: F/2000/0334

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

Site Address: 19 Blanchard Close Woodley.

Applicant: Mr & Mrs Saunders C/O Anglian Home Improvements (Simon Dickerson).

Your observations are required in respect of this application **by 14/02/2000** .

0334

No comment.

SIGNED: Aleena DATE: 10.2.00

CLERK TO Woodley Town Council

3

NB

Plan No. F/2000/0334: Proposed single storey rear extension to dwelling to form conservatory – 19 Blanchard Close

Plan No. F/2000/0368: Proposed single storey rear extension to dwelling to form conservatory – 1 Ladbroke Close

Plan No. F/2000/0434: Proposed conversion of part of existing garage to study/playroom and utility room – 62 Colemansmoor Lane

Plan No. A/2000/0464: Proposed erection of non-illuminated shop sign (retrospective) – 72 Headley Road

PLANNING SERVICES
POL
DC
APP
CS
11 FEB 2000
COPIES TO:
ACK:
FILE:

Chris Wood
Head of Planning and Transportation
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG10 1WR.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0225	NB
08 FEB 2000	
COPIES TO:	ACK:
	FILE:

8, Master Close
Woodley
Reading
Berks
RG5 4UB.

7th February. 2000.

Your Ref: Natalie Brown /F/2000/0334

Re Application Number F/2000/0334
19, Blanchard Close Woodley

Dear Sir.

I am writing to object to the above planning application. The reasons are as follows:-

1) As a neighbour whose back garden is at 90 degrees to 19, Blanchard Close I will have full view of the proposed conservatory from both my garden and my house. Given that it is of substantial size and height, it will spoil the view from both. I have been used to an uninterrupted view for the past 7 years, i.e. since my house was built, and do not wish to have this spoiled by the proposed construction.

2) The brightness of the construction is another reason for the objection. The starkness of the white panels and uprights is out of keeping with the surroundings and in my opinion it will be an eyesore that does not blend in.

I trust that you will take these comments into consideration when making your decision.

Yours faithfully,

(Miss WJ Terry).

Anglian Home improvements

Our Ref: SD/AM 99/00078 Saunders

7 January, 2000

16. JAN. 2000* 0554

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Dear Sirs,

REF: PROPOSED RETENTION AT: 19 BLANCHARD CLOSE WOODLEY BERKSHIRE RG5 4XQ

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

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

Yours faithfully,

Mr Simon Dickerson
PLANNING OFFICER

c.c. Slough Branch

Enc.

Registered Office Anglian Windows Limited Anson Road Norwich NR6 6EJ Registered in England No 2540020. A member of Anglian Group PLC.

1764

ADDRESS 19 Blanchard Close PARISH Woodley

PLOT No. 43 42 Woodley Rise ORD. SHEET No. SU 7773 42

BUILDER 23796 O/L. CA

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29802	BRYANT	DET. HOUSE & GARAGE	16.3.88	CIA
BRA6950	"	"	1.6.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

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16.JAN.2000* 0534

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Application No.

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	ADDRESS	CONSERVATORY ADMIN. DEPT.
		PO BOX 65, NORWICH
		SIMON DICKERSON
	POST CODE	NR6 6EJ Tel. No. 01603 420775
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	19 BLANCHARD CLOSE
		WOODLEY, BERKSHIRE
		RG5 4XQ
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	RETAIN P.V.C.u CONSERVATORY TO
		REAR OF PROPERTY

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — WHITE P.V.C.u WALL FRAMES D/GLAZING; CLEAR POLYCARBONATE ROOF SHEETS

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

PERMITTED DEVELOPMENT RIGHTS REMOVED

(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:

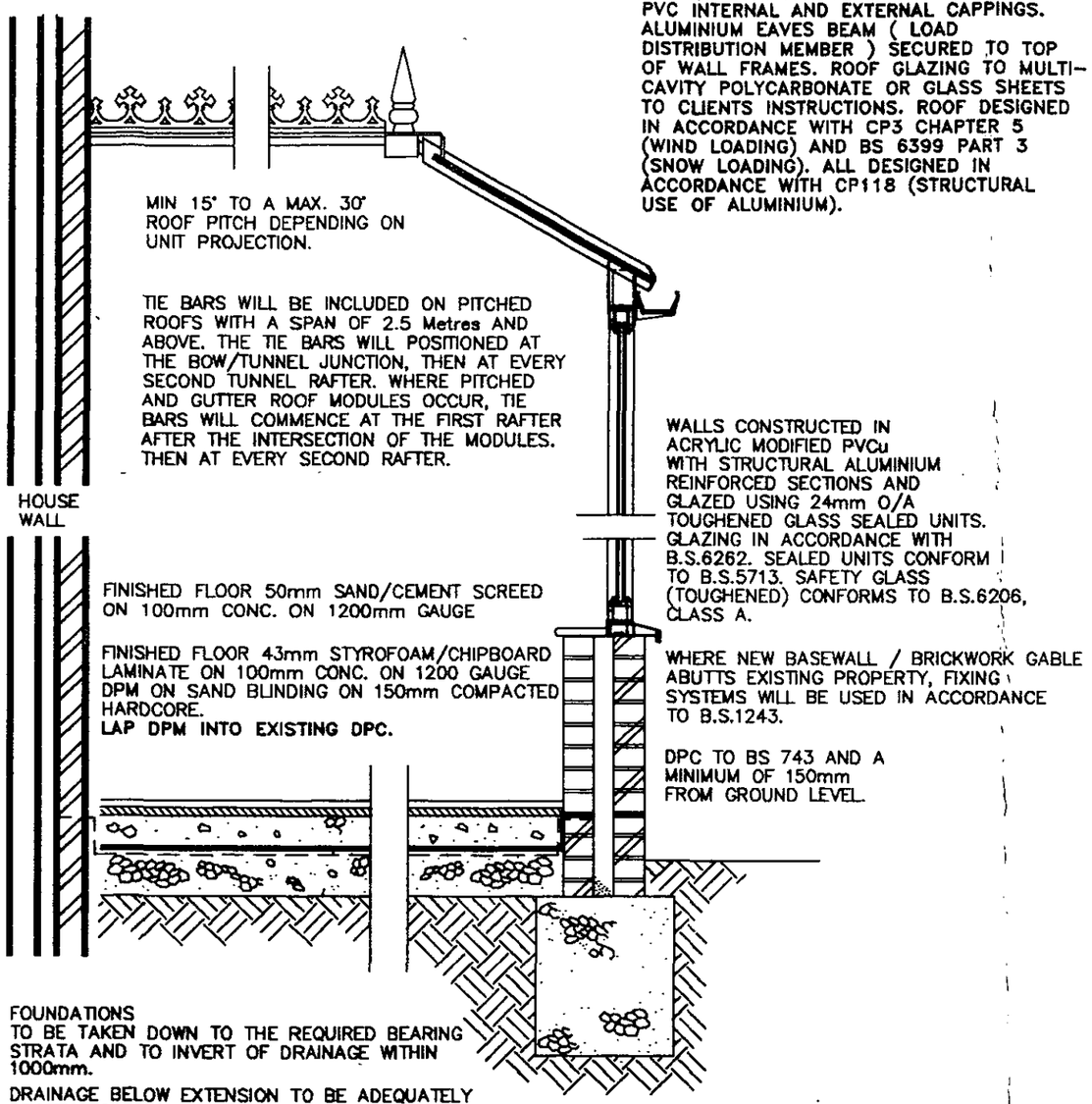
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS SAUNDERS

DATE 07/01/2000

FLASHING CHASED INTO EXISTING WALL ABOVE LINE OF PROPOSED ROOF.



MIN 15° TO A MAX. 30° ROOF PITCH DEPENDING ON UNIT PROJECTION.

TIE BARS WILL BE INCLUDED ON PITCHED ROOFS WITH A SPAN OF 2.5 Metres AND ABOVE. THE TIE BARS WILL POSITIONED AT THE BOW/TUNNEL JUNCTION, THEN AT EVERY SECOND TUNNEL RAFTER. WHERE PITCHED AND GUTTER ROOF MODULES OCCUR, TIE BARS WILL COMMENCE AT THE FIRST RAFTER AFTER THE INTERSECTION OF THE MODULES. THEN AT EVERY SECOND RAFTER.

ROOF COMPRISES
STRUCTURAL ALUMINIUM, VENTILATED RIDGE, ALUMINIUM GLAZING BARS WITH PVC INTERNAL AND EXTERNAL CAPPINGS. ALUMINIUM EAVES BEAM (LOAD DISTRIBUTION MEMBER) SECURED TO TOP OF WALL FRAMES. ROOF GLAZING TO MULTI-CAVITY POLYCARBONATE OR GLASS SHEETS TO CLIENTS INSTRUCTIONS. ROOF DESIGNED IN ACCORDANCE WITH CP3 CHAPTER 5 (WIND LOADING) AND BS 6399 PART 3 (SNOW LOADING). ALL DESIGNED IN ACCORDANCE WITH CP118 (STRUCTURAL USE OF ALUMINIUM).

WALLS CONSTRUCTED IN ACRYLIC MODIFIED PVCu WITH STRUCTURAL ALUMINIUM REINFORCED SECTIONS AND GLAZED USING 24mm O/A TOUGHENED GLASS SEALED UNITS. GLAZING IN ACCORDANCE WITH B.S.6262. SEALED UNITS CONFORM TO B.S.5713. SAFETY GLASS (TOUGHENED) CONFORMS TO B.S.6206, CLASS A.

WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO B.S.1243.

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

NOTE:— CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NVBW REV: E

Anglian Home improvements

PROPOSED . PVCu CRUSADER CONSERVATORY.
AT . . . . . 19 BLANCHARD CLOSE
WOODLEY
BERKSHIRE
RG5 4XQ
FOR . . . . MR & MRS SAUNDERS

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

DATE.	REVISIONS.	BY.

DRAWING No. 099/00078	DRAWN BY.. LEON NOCKOLDS	DATE 29/9/99
BRANCH NAME	SURVEYOR.. PETER LOVELL	DATE 12-10-99

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

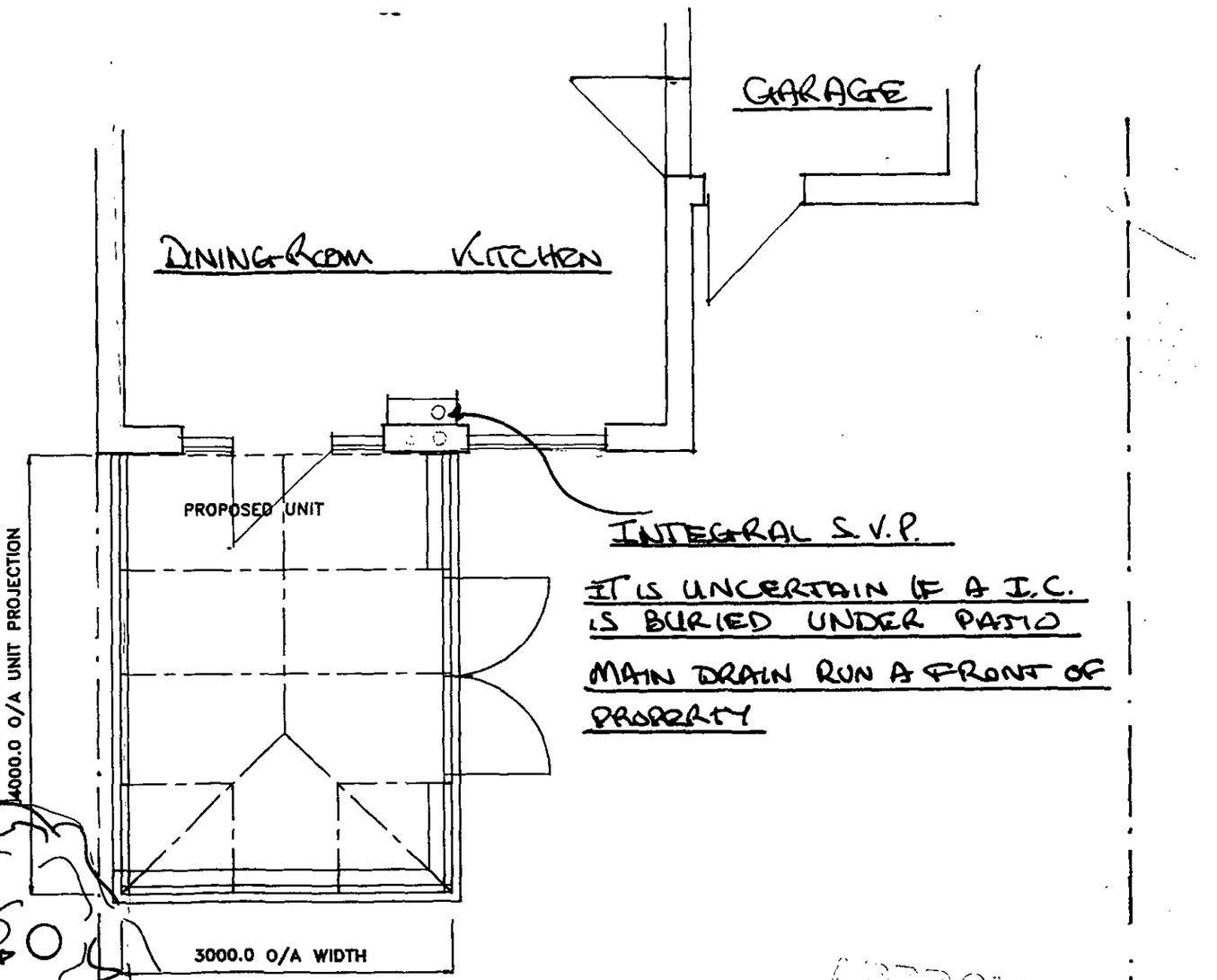
Customers Signature J Saunders Date 12-10-99

Expected Installation Date BEFORE XMAS 99. PLEASE.	**Comments on deferred installation** ....
Method of payment CASH	**Code** 01
Confirmed with customer as: ..... (Anglian does not accept final balance payment by credit card.)	

APPROVAL REQUIRED ☑ **Where applicable**

PLANNING PERMISSION	YES ☑	NO ☑	RESTRICTIVE COVENANTS	YES ☐	NO ☑
BUILDING REGULATION	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	BUILDERS CONSENT	YES ☐	NO ☑
CONSERVATION AREA	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑

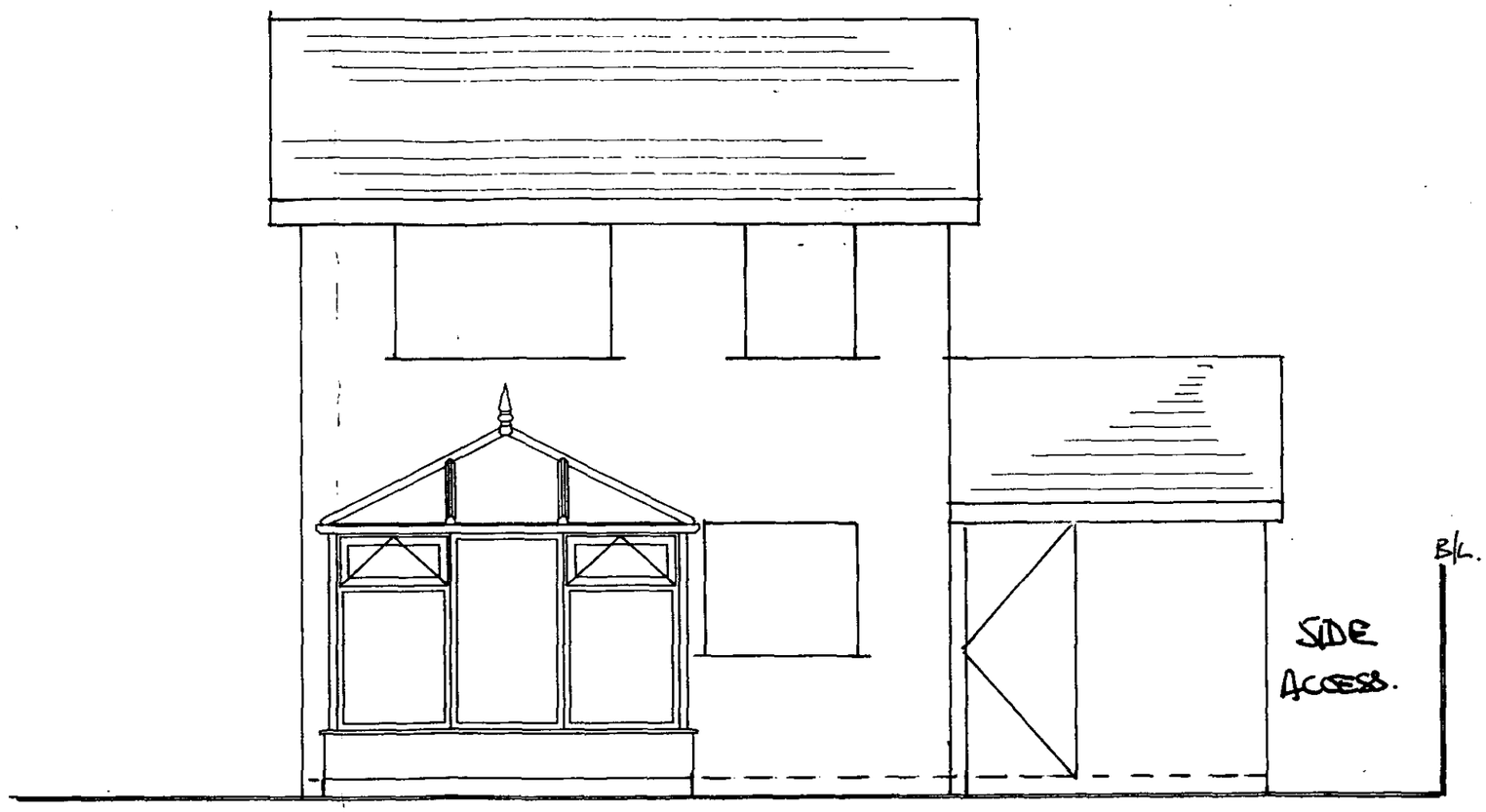
16. JAN. 2000* 0564



APPROVED

Drawing No.	Unit Elevation.	Scale..	Drawn..
099/00078	PLAN LAYOUT / ROOF DETAILS.	1:50	LN
		Date.. 29/9/99	Surveyor. P.L

16.JAN.2000* 0534



SPECIFICATION:

1 NO. DOUBLE DOOR WHERE SHOWN (OPEN OUT)
2 NO. TOP HUNG FANLIGHT VENTS WHERE SHOWN
375mm BASE WALL
25° ROOF PITCH

Drawing No. 099/00078	Property Elevation: REAR	Unit Elevation: FRONT ELEVATION.	Scale.. 1:50	Drawn.. LN
			Date.. 29/9/99	Surveyor. P.L

PRODUCT CHECK SHEET.

16.JAN.2000* 0554

☑ Where applicable

PRODUCT: EXCALIBUR ☐ PVCu ☐ DUAL KNIGHT ☐ CRUSADER * ☑

EXCALIBUR COLOUR: N/A OUT/WHITE IN.

ROOF COLOUR: WHITE OUT/WHITE IN.

ROOF MATERIAL: POLYCARBONATE ☑ GLASS ☐ TIMBER ☐ GRP ☐

ROOF MATERIAL COLOUR: CLEAR /SPEC. (Glass) N/A

ROOF VENT: YES ☐ NO ☑

HANDLE COLOUR: WHITE STRAIGHT

SPECIAL GLASS TO FRAMES: N/A (If required)

OBSCURE GLAZING PATTERN: N/A (If required)

EXTRA TIMBER: YES ☐ NO ☑ IF YES PLEASE SUPPLY TIMBER SHEET.

EXTRA FRAMES: YES ☐ NO ☑ IF YES PLEASE SUPPLY MATRIX OR TOSHIBA PRINT.

* NOTE:- ALL CRUSADER CONSERVATORIES ARE GLAZED EXTERNALLY.

NOTE:
IF NO TIMBER SHEET OR MATRIX/TOSHIBA PRINT SUPPLIED , IT IS THE RESPONSIBILITY OF THE BRANCH TO ORDER EXTRA ITEMS AS REQUIRED.

NUMBER OF DOWNPIPES: ONE

POSITION OF DOWNPIPE(S) L/H ☑ R/H ☐ INTERMEDIATE ☐
(AS VIEWED FROM OUTSIDE).

BRANCH SURVEYORS No. ☐

☑ Where applicable

LOCAL COUNCIL ☑ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHERS ☐

ADDRESS – READING D.C.

PRODUCT POSITION : REAR ☑ SIDE ☐ FRONT ☐ BALCONY ☐

FLOOR SYSTEM : INSULATED BOARDS (FOR SOFT COVERINGS) ☑ cobfloor
SCREED (FOR CERAMIC TILES) ☐

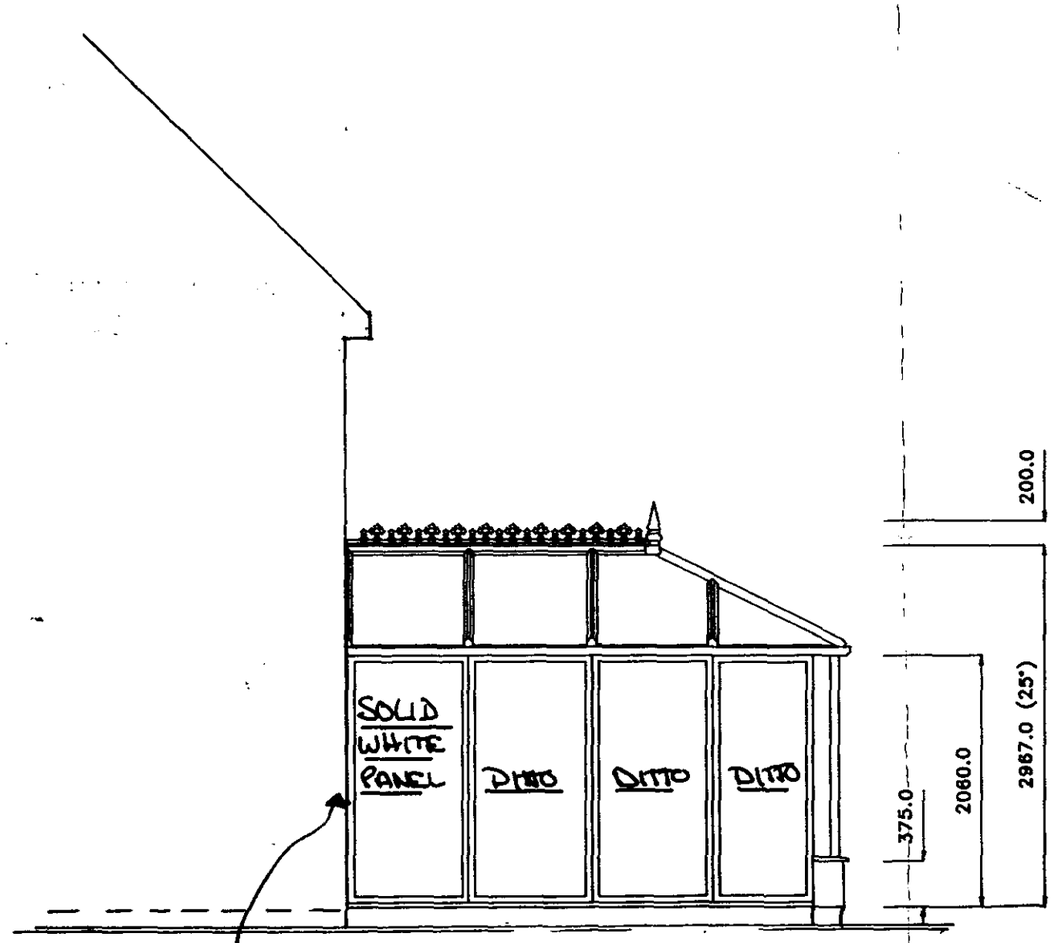
SOAKAWAY REQUIRED YES ☐ NO ☑ Position Left/Right

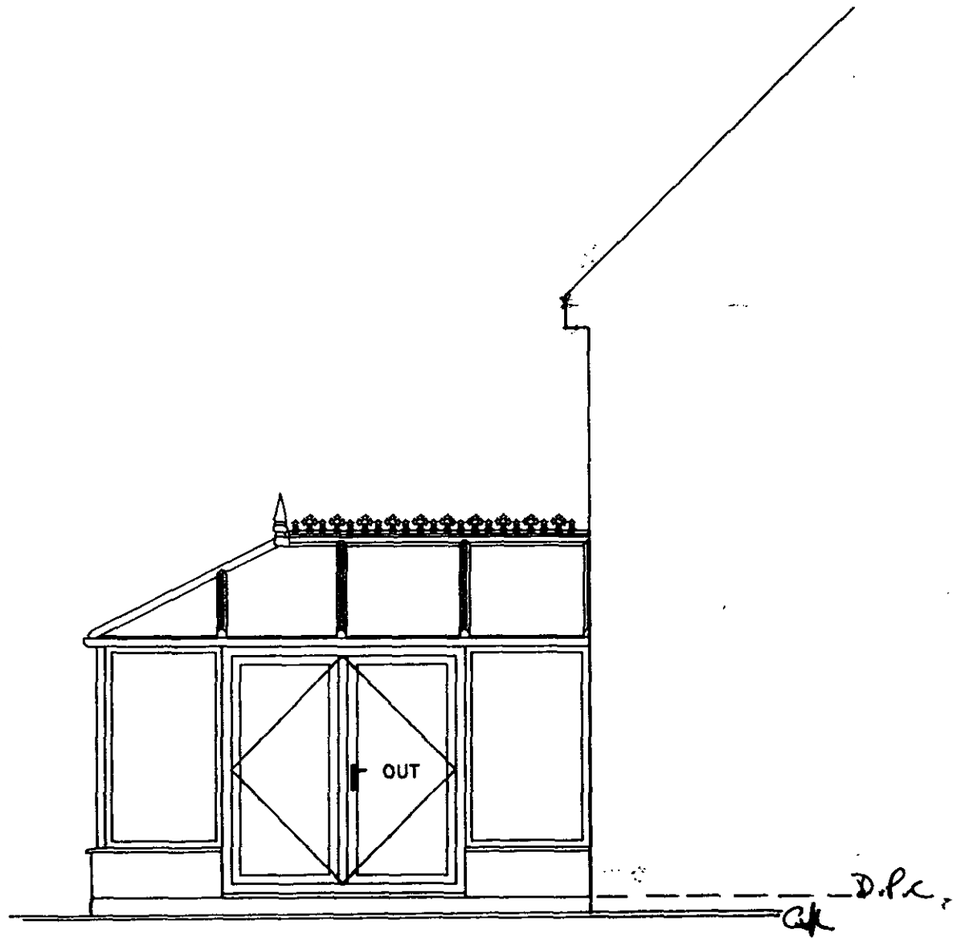
R.W. LINK TO EXISTING SYSTEM YES ☑ NO ☐

REMOVE SITE OBSTRUCTION YES ☐ NO ☑ Type:_____ Dims:_____

TREES (mature) YES ☑ NO ☐ Type: _____ Height: _____ Proximity: 2.0M
NOTE:- IN ADJACENT PROPERTY

Drawing No. 099/00078	Description. CHECK SHEET.	Scale.. 1:50	Drawn.. LN
		Date.. 29/9/99	Surveyor.





APPROVED

Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
099/00078	Rear	SIDE ELEVATIONS.	1:50	LN
			Date.. 29/9/99	Surveyor. P.L

DWG: ENGNTBW	REV: B

NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL.
7. BUILD NEW 375mm (5 COURSE) BASE WALL ABOVE D.P.C LEVEL OF UNIT. BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS. CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT. ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).
8. WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY "HALFEN FIXING SYSTEMS" WILL BE USED. HSC 12S STAINLESS STEEL PERFORATED FRAME CRAMPS WITH 125 MM TAIL LENGTHS AND 3 No. 15 MM DIAMETER HOLES TO PROVIDE A BOND WILL BE FIXED USING AN M8 FIXING BOLT THROUGH THE 9 x 25 MM CENTRAL SLOT IN ACCORDANCE WITH B.S. 1243.
9. SEE SCHEDULE OF WORKS.

10.JAN.2000* 0534

SURVEYOR:
Please ensure existing walls are plumb.

Base Layout to follow on completion of survey.

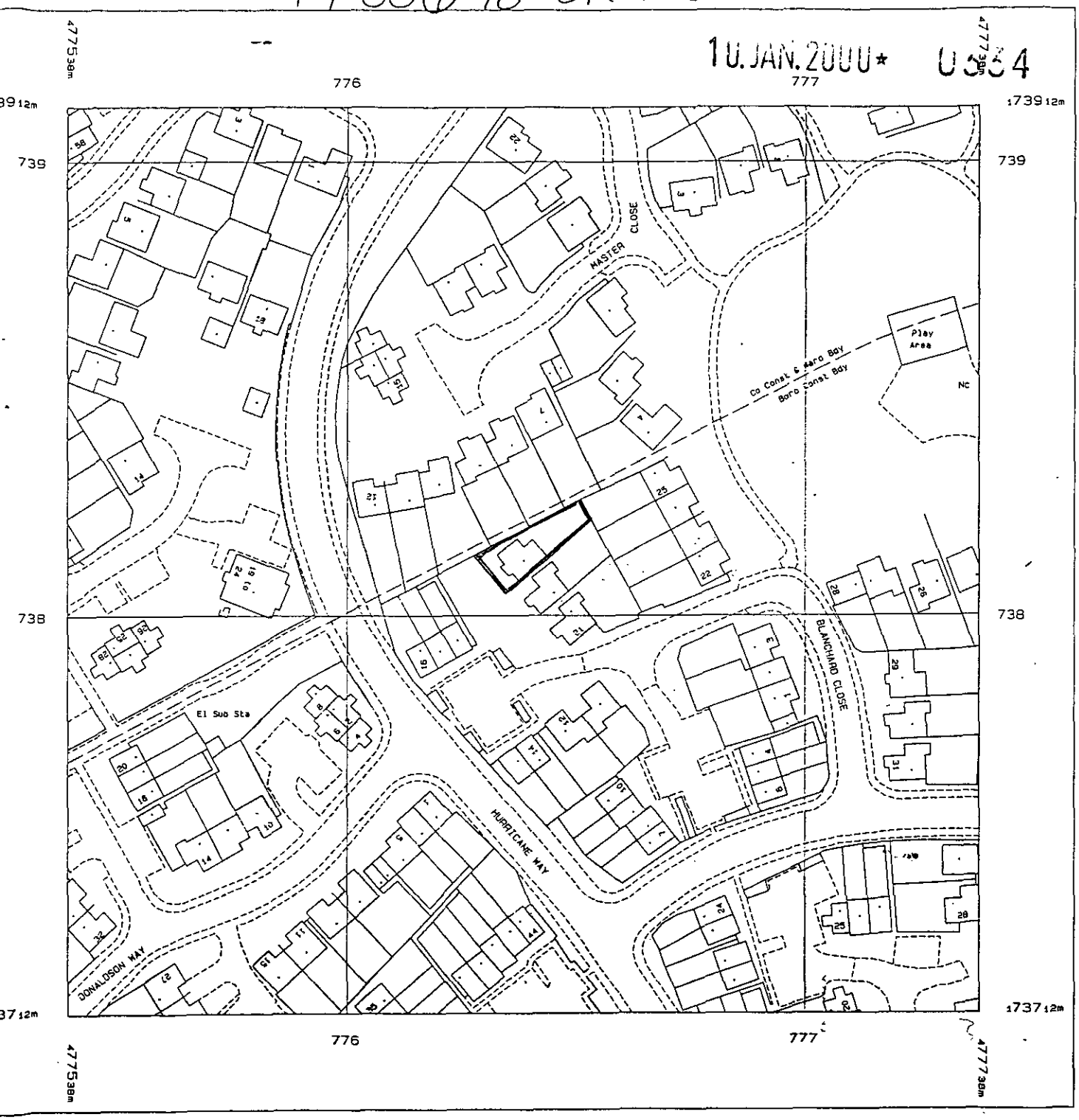
Drawing No.	Unit Elevation.	Scale..	Drawn..
099/00078	BASE LAYOUT.	1:50	LN
		Date.. 29/9/99	Surveyor. PL

Ordnance Survey®

Planning Extract - 1

Superplan 99000078 SAUNDERS Site-centred

10. JAN. 2000* 0364



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7773NE

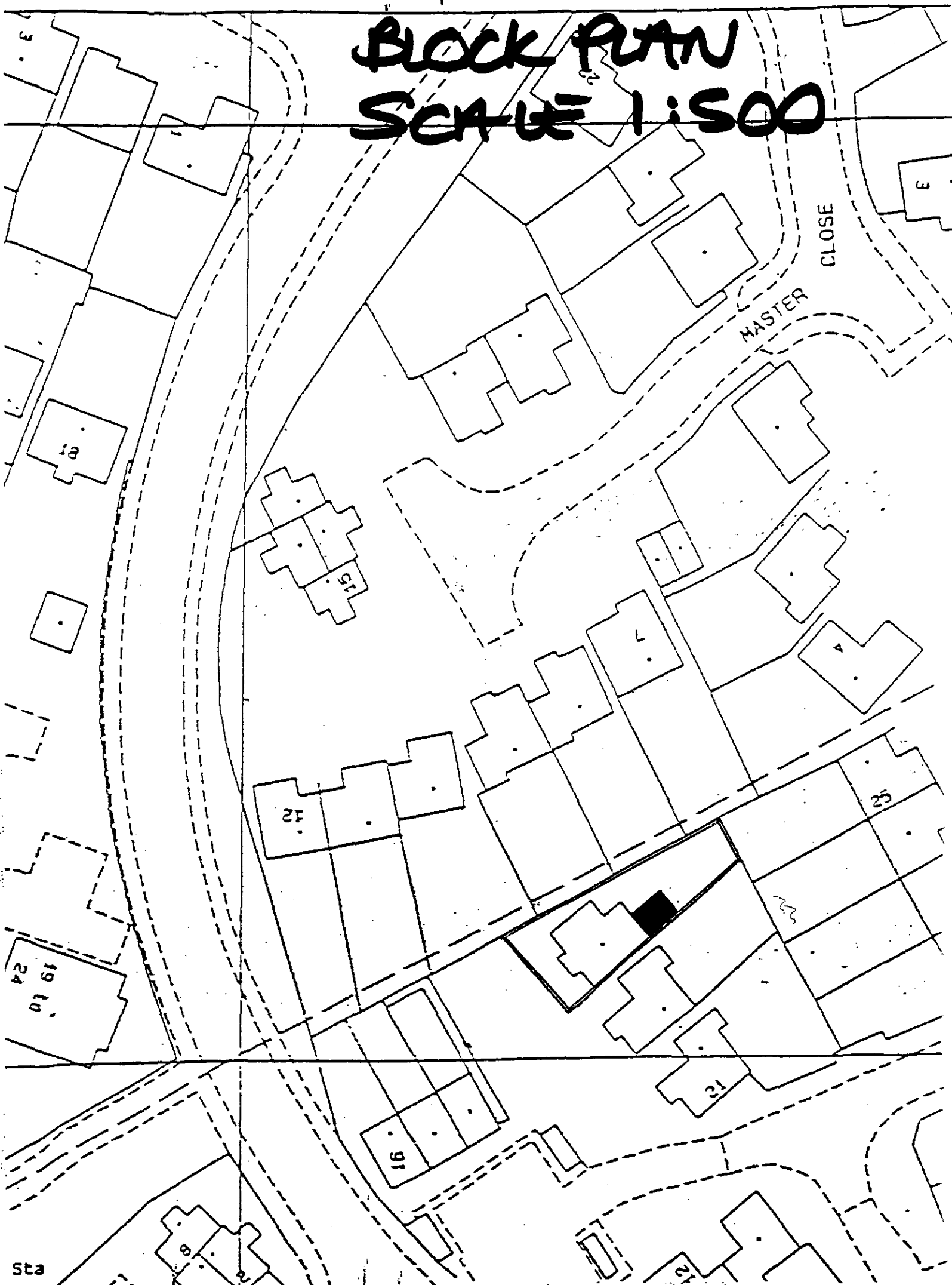
s Superplan product does not contain recorded map information.

Centre Coordinates: 477638 173812

Supplied by: National Map Centre

776

10.JAN.2000* 0354


BLOCK PLAN
SCALE 1:500

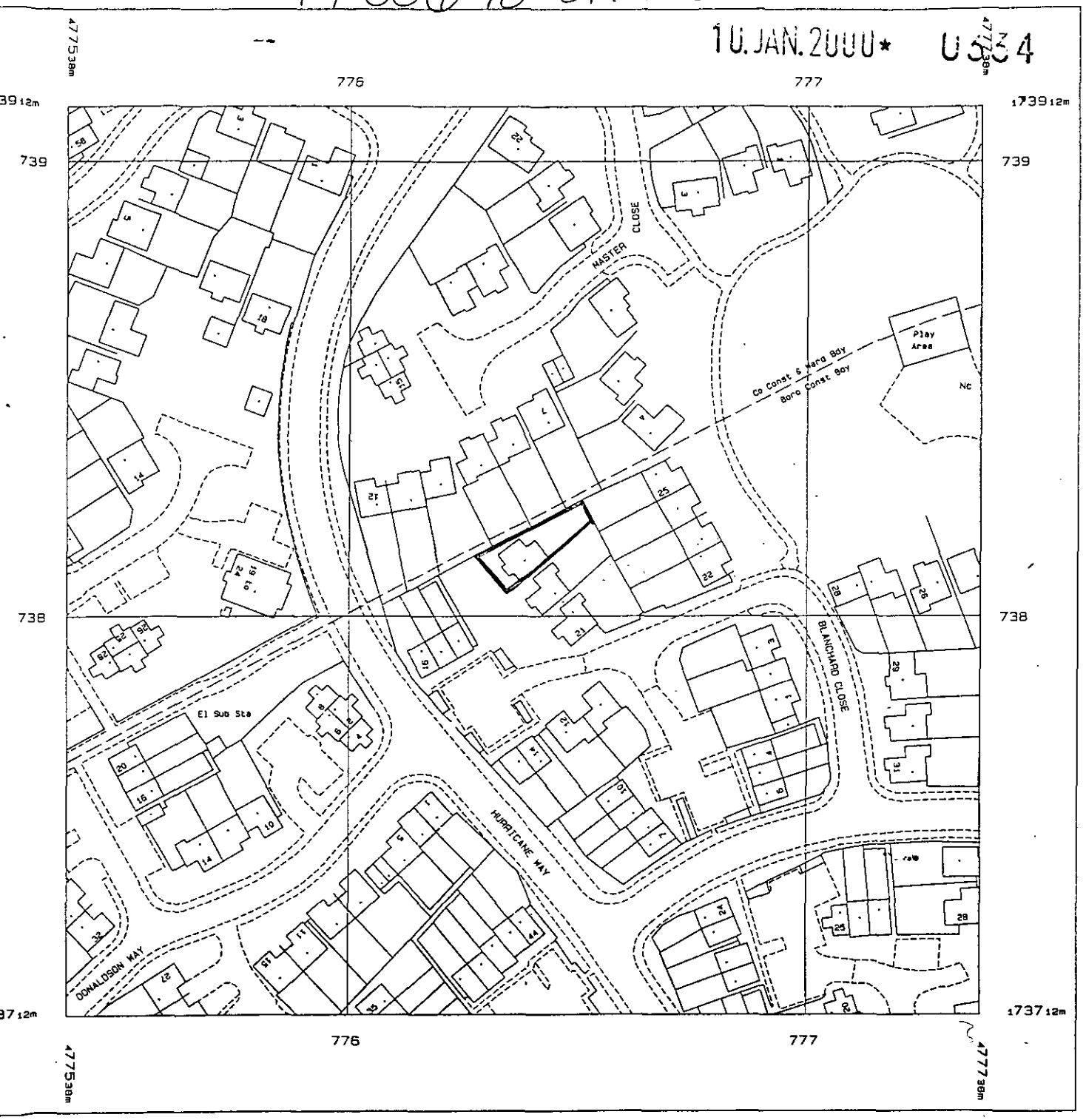
Ordnance Survey®

Superplan

Planning Extract - 1

99 00078 SAUNDERS Site-centred

10. JAN. 2000* U364



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7773NE

Superplan product does not contain recorded map information.

Centre Coordinates: 477638 173812

Supplied by: National Map Centre

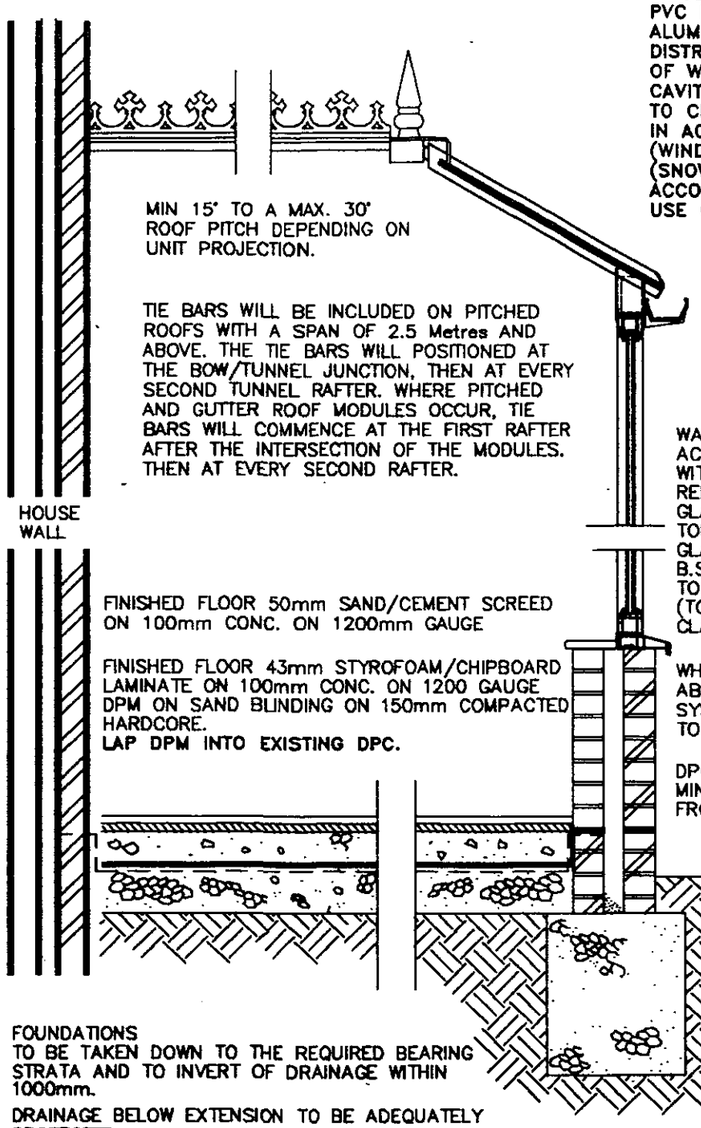
10. JAN. 20[illegible]34

Anglian Home improvements

PROPOSED . PVCu CRUSADER CONSERVATORY.
AT . . . . . 19 BLANCHARD CLOSE
WOODLEY
BERKSHIRE
RG5 4XQ
FOR . . . . MR & MRS SAUNDERS

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

DATE.	REVISIONS.	BY.



NOTE:– CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a 'Typical Example' And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NVBW REV: E

DRAWING No. 099/00078		DRAWN BY.. LEON NOCKOLDS	DATE 29/9/99
BRANCH NAME		SURVEYOR.. PETER LOVELL	DATE 12-10-99

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

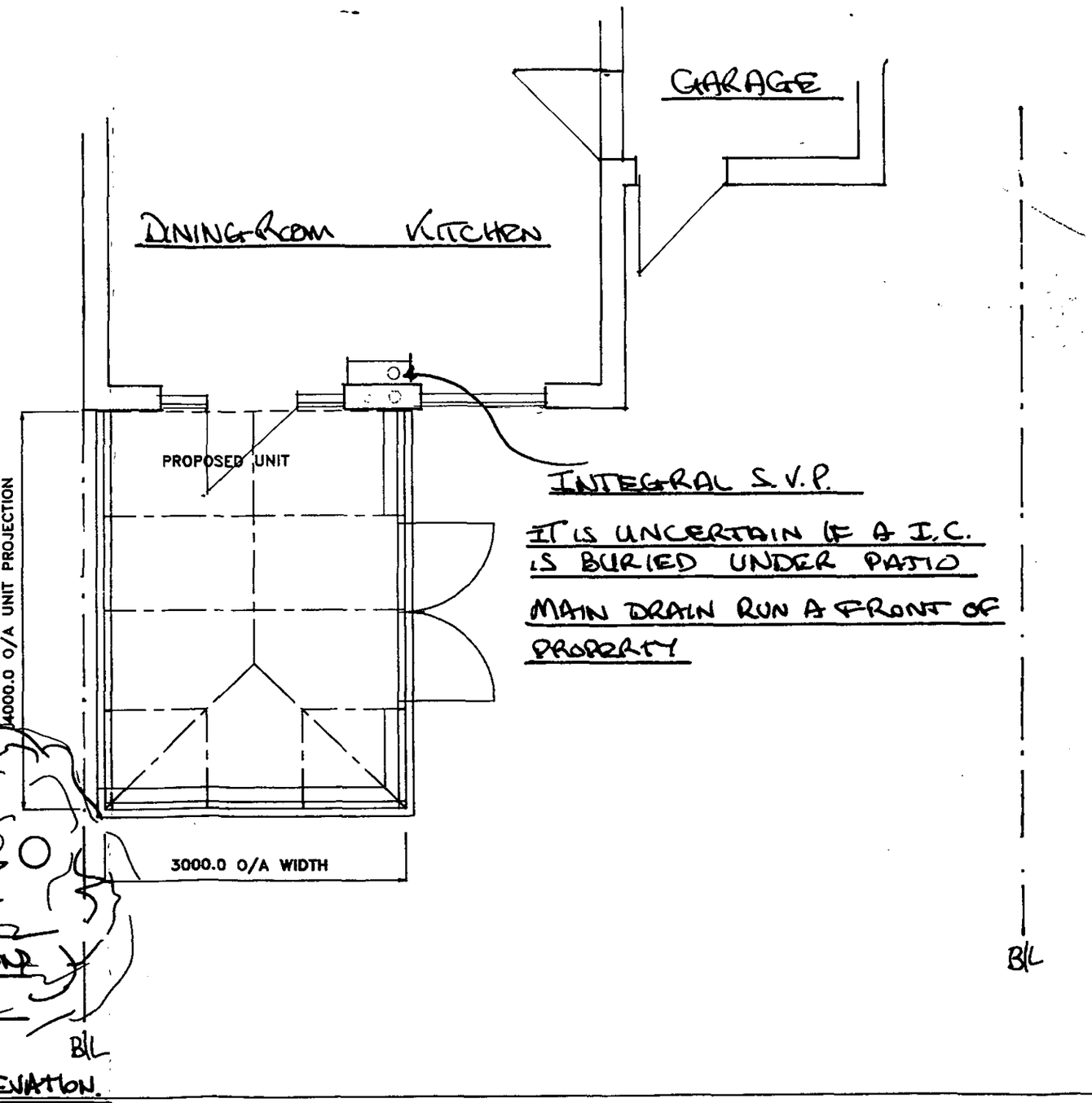
Customers Signature J Saunders Date 12-10-99

Expected Installation Date BEFORE XMAS 99 PLEASE	**Comments on deferred installation**	
Method of payment CASH	**Code** 01	**Confirmed with customer as:** ..... (Anglian does not accept final balance payment by credit card.)

APPROVAL REQUIRED ☑ **Where applicable**

PLANNING PERMISSION	YES ☑	NO ☒	RESTRICTIVE COVENANTS	YES ☐	NO ☑
BUILDING REGULATION	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	BUILDERS CONSENT	YES ☐	NO ☑
CONSERVATION AREA	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑

16 JAN. 2000* U554



INTEGRAL S.V.P.

IT IS UNCERTAIN IF A I.C. IS BURIED UNDER PATIO

MAIN DRAIN RUN A FRONT OF PROPERTY

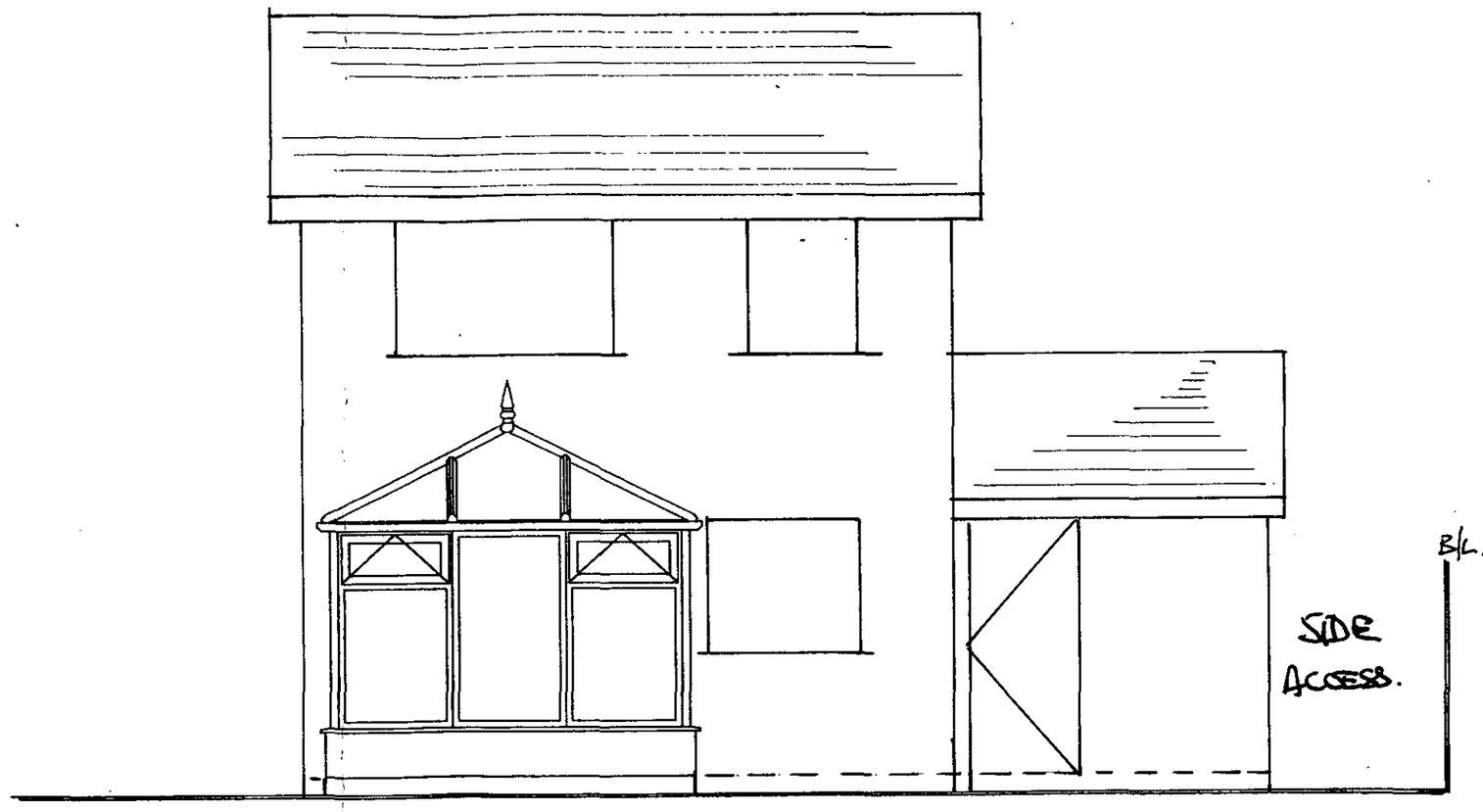
MATURE TREE IN ADJACENT PROPERTY'S GARDEN

EXTRA DEPTH FOUNDATION AND ANTI HEAVE. / ROOT MEMBRANE.

L/H GABLE + FRONT ELEVATION.

Drawing No.	Unit Elevation.	Scale..	Drawn..
099/00078	PLAN LAYOUT / ROOF DETAILS.	1:50	LN
		Date.. 29/9/99	Surveyor. P.L

10.JAN.2000* 0534



SPECIFICATION:

1 NO. DOUBLE DOOR WHERE SHOWN (OPEN OUT)
2 NO. TOP HUNG FANLIGHT VENTS WHERE SHOWN
375mm BASE WALL
25° ROOF PITCH

Drawing No. 099/00078	Property Elevation: REAR	Unit Elevation: FRONT ELEVATION.	Scale.. 1:50	Drawn.. LN
			Date.. 29/9/99	Surveyor. P.L

DWG: ENGNTBW | REV: C

NOTES

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   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).
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9. SEE SCHEDULE OF WORKS.

SURVEYOR:
Please ensure existing walls are plumb.

Base Layout to follow on completion of survey.

Drawing No.	Unit Elevation.	Scale..	Drawn..
099/00078	BASE LAYOUT.	1:50	LN
		Date.. 29/9/99	Surveyor. PL