APPLICATION NO:
F/2001/3131

LOCATION:
8 Milsom Close, Shinfield Reading.

APPLICANT:
Mr P Wellstead

PROPOSAL:
Proposed loft conversion and front and rear dormer extensions to dwelling.

EARLIEST DATE FOR DECISION: **04/02/2001**
28 day exp : 04/02/01.
APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Wellstead
8, Milsom Close
Shinfield
Reading
Berkshire
RG2 9DS

Application Number: F/2001/3131

Parish: **SHINFIELD**

Location: **8, Milsom Close, Shinfield, Reading.**

Proposal: **Proposed loft conversion and front and rear dormer extensions 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 15/02/2001

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.

Received by Wokingham District Council

Application No: F/2001/3131

Proposal:
Proposed loft conversion and front and rear dormer extensions to dwelling.

Location:
8, Milsom Close, Shinfield, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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

11 January 2001

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

Tel: (0118) 974 6492

Date: **11 January 2001**

My ref: F/2001/3131

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/3131
8, Milsom Close, Shinfield, Reading.
Proposed loft conversion and front and rear dormer extensions 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3131**
8, Milsom Close, Shinfield, Reading.
Proposed loft conversion and front and rear dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel: (0118) 974 6492

Date: **11 January 2001**

My ref: F/2001/3131

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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: **Natalie Brown** Application Number: **F/2001/3131**
8, Milsom Close, Shinfield, Reading.
Proposed loft conversion and front and rear dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6492

Date: **11 January 2001**

My ref: F/2001/3131

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2001/3131
8, Milsom Close, Shinfield, Reading.
Proposed loft conversion and front and rear dormer extensions to dwelling.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/3131**
8, Milsom Close, Shinfield, Reading.
Proposed loft conversion and front and rear dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3131	NB
BUILDING CONTROL NUMBER.	FP2000/1336	Ala.
APPLICANT/~~AGENT~~	Mr P. Wellstead	
ADDRESS OF SITE	8. Melsom Close SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	loft conversion - front + rear dormers	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	location
ELEVATIONS	None	✓
FLOOR PLANS	recd 23/11/00	recd 8/1/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/2/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/2/01.	

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 : Natalie Brown

Application Number : F/2001/3131

Applicant : Mr P Wellstead .

Location : 8, Milsom Close, Shinfield, Reading.
Proposal : Proposed loft conversion and front and rear dormer extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		22/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....22/1.....

Date Registered : 08/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 05/03/2001. 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 :

Shinfield PC : none rec.

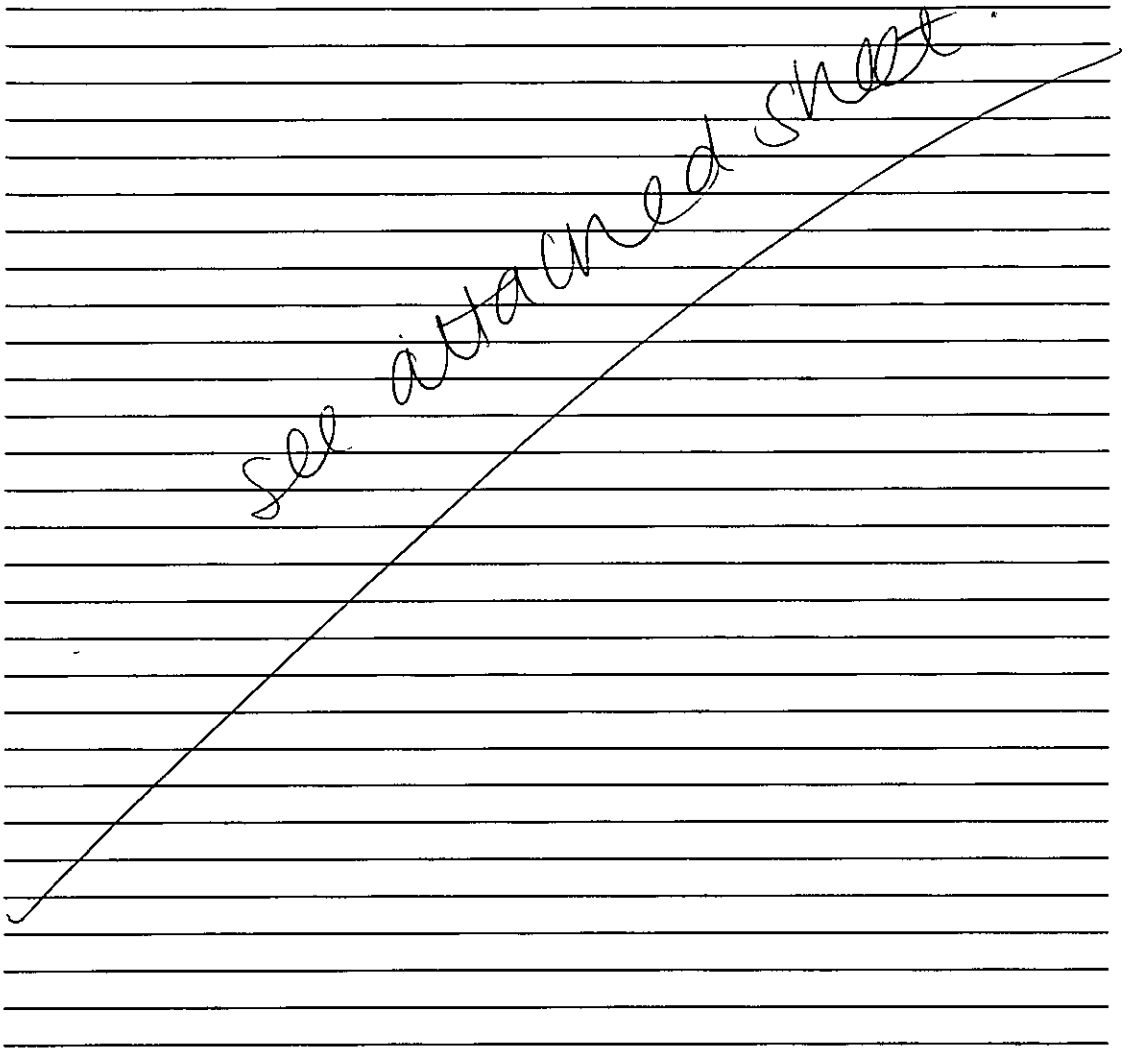
Highways: parking/turning to remain.
in this case without prejudice to standards the TIA will except provision of 2 off road spaces.

Neighbours/SN: none rec.

Planning Issues : (10'd sett)

Application Number: F/2001/3131

Appraisal :



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

Application Number F/2001/3131
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5yrs
	C014	R014	Materials to match
	C049	R049	garaging to remain
	C122	R122	Parking to remain

RECORD OF SITE VISIT

SITE ADDRESS: 8 Milsom Close
Shinfield Reading.

APPLICATION NUMBER: F/2001/3131

OFFICER: Natalie Brown

DATE OF SITE VISIT: 22/1

1 SITE/STATUTORY NOTICE DISPLAYED ? yes – Stake in f. garden

2. DESCRIPTION OF SURROUNDINGS
Residential – ID'd Sett.
↓
established
semi – D's/bungalows.

3. DESCRIPTION OF SITE/BUILDING
semi-D with detached garage (1 from a block of 3)
open plan f. garden. cul-de-sac of
roofs, are visible from x Milsom close
↓ of 7, 8, 9 Milsom + 11 Ishury close

semi-D with No 7
4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

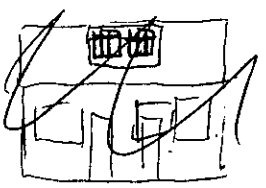
ACCESS/PARKING Block of 3 garages with parking spaces in front
∴ No 8 has 1 garage + 1 space = 2 parking spaces

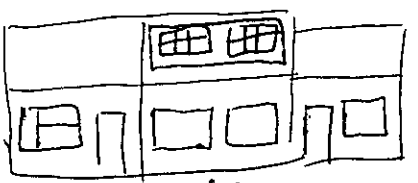
LEVELS

BOUNDARY TREATMENT with No 7
with No 9 – 1.8m fencing

OTHERS

Nos 5 + 6 have a front flat roofed dormer in middle of roof.





No 5 No 6.

Application Number: F/2001/3131

Appraisal:

Development

For a proposed loft conversion with front and rear dormer extensions. This would provide an additional bedroom bringing the total to 3.

The site lies within the identified settlement of Shinfield and forms one of a semi-detached bungalow

1. Impact upon neighbouring properties
   (NB. No letters of objection have been received).
   No. 8 is a semi-detached with No. 7. The proposed dormers would not be the full height of the roof when viewed from the front and rear, and would not extend the full width of the roof. There are no windows (i.e. velux roof lights) in the roof of No. 7 so it is therefore considered that the proposed development would not be overbearing, overshadowing nor cause any overlooking to neighbouring properties.

2. Impact upon the character of the area
   No. 6 has had similar dormer extensions to the property. Other properties outside of Milsom close but within the vicinity have small dormers as part of the design of the house. It is therefore considered that the principles of dormers have been accepted as part of the street scene and that the proposed development would not so detrimental as to warrant a refusal.

3. Impact upon highway safety (parking provision)
   Subject to existing parking and garaging remaining, the Highways department has no objection to the proposed development. There are only 2 parking spaces existing, and the Highways department will accept the shortfall of spaces in this instance without prejudice to Council parking standards.

Approval: ✓ ~~**Refusal:**~~

Date: 06 February 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3131

Location: 8, Milsom Close, Shinfield, Reading.

Proposal: Proposed loft conversion and front and rear dormer extensions to dwelling.

Applicant: Mr P Wellstead.

Case Officer: Natalie Brown

The new plans show the following: North elevation. Clarification of parking and garage space.

For information only.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comments as previous, dated 25/01/01.

ADAM COSSINS
09/02/01

Date: 06 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3131

Location: 8, Milsom Close, Shinfield, Reading.

Proposal: Proposed loft conversion and front and rear dormer extensions to dwelling.

Applicant: Mr P Wellstead.

Case Officer: Natalie Brown

The new plans show the following: North elevation. Clarification of parking and garage space.

For information only.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3131 (Planaps) / (Ludhouse) Date Rec. 26/1/01

Location: 8 Milsom Close

Parish Shirfield.

Applicant:

Description of attached plans North elevation
Clarification of parking + garage space

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

FOR INFO ONLY

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: as appn.

Date for Responses n/a

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 06.02.R5.

Yellow - Part One Copy
Green - Officer's Copy

NAB.

F/2001/3131.

Information which was asked for.

8 Milsom Close
Shinfield
Reading
Berkshire
RG2 9DS

9th January 2001-01-09	
PLANNING SERVICES	HPT 39173
POL NAB	TLS
DC	ENF
APP	PB.
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

Dear Theresa Brown,

Re: Loft Conversion – Application Number FP/2000/1336

At: 8 Milsom Close Shinfield Reading

Reference our telephone conversation of this morning

Please find enclosed a revised elevation plan to cover the North side of the building. Furthermore, and to avoid any confusion in relation to the car parking at the property, I have included a further drawing that identifies the allocated driveway and garage space available.

I trust this information is to you satisfaction

Yours sincerely

Mr P A Wellstead

3131

ADDITIONAL PLAN

Theresa Brown
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WW

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 11 January 2001

Application Number: F/2001/3131

Proposal: Proposed loft conversion and front and rear dormer extensions to dwelling.

Parish: SHINFIELD PARISH

Site Address:
8, Milsom Close, Shinfield, Reading.

Applicant:
Mr P Wellstead .

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

✓ below as applicable;

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

C049, R049 .
C122, R122 .

Comment

In this instance and without prejudice to our standards the highway authority will accept the provision of 2no. off road parking spaces.

Signed: _____ **Print name:** Adam Coggins 25/01/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~3 NOV 2000~~ 08 JAN 2001	Map No. 72 Site 0.03
Officer: NAB / Application No. F/2001/3131	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED LOFT CONVERSION AND FRONT & REAR DORMER EXTENSIONS TO DWELLING

Location: 8 MILSOM CLOSE

Parish: SHINFIELD Ward: SHINFIELD
11.01.01

Applicant: MR P WELLSTEAD

Fee Received 95-00 Required ..... Additional ..... Refund .....
(7)

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	mark position dormers parking layout.	4/12	
3	Forms unsigned	~~Still require parking layout.~~		
4	Correct S 66 certificate	and other side ~~elevation of dormers.~~	Phoned	~~8-01.~~ 8-01.
(5)	Elevation plans	all external elevations		
6	Floor plans	Scale: 1:50?	4/12	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

08.JAN.2001* 3131

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11-01-01 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 .....
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:

S/N + 7, 9, 10, 6 Milsom Close
18 The Manor, Shinfield ✓

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR PAUL NEILSTEAD 8 MILSOM CLOSE SHINFIELD READING RG2 9DS 0118 9882 656
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	8 MILSOM CLOSE SHINFIELD READING RG2 9DS
4	Give brief details of the proposal for example, two storey side extension. About the application	20 FT EXTENSION. FORMER FRONT 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. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ANTIQUE HUNG TILES ON ALL SIDES FLAT ROOF OVER. UPVC WINDOWS
7	Will the proposal change the pedestrian or vehicle access to 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

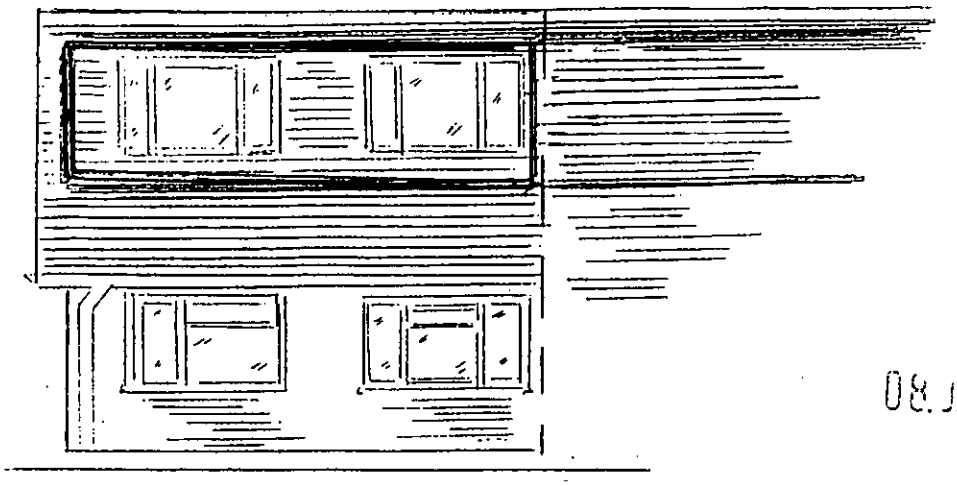
Your signature: [signature]

on behalf of

Date 20/11/00

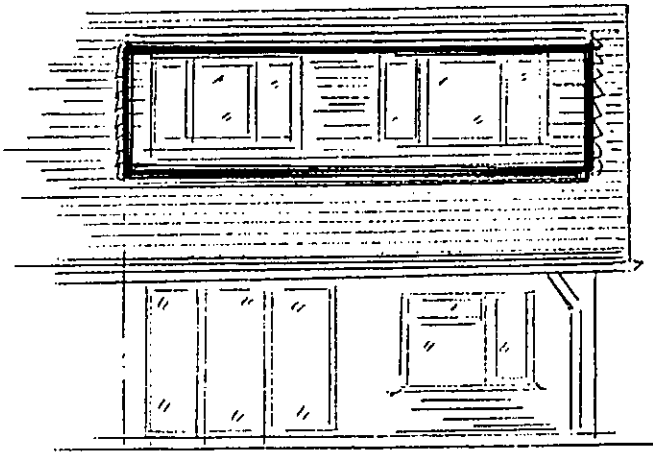
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

PROPOSED ELEVATIONS



REAR ELEVATION
(EAST)

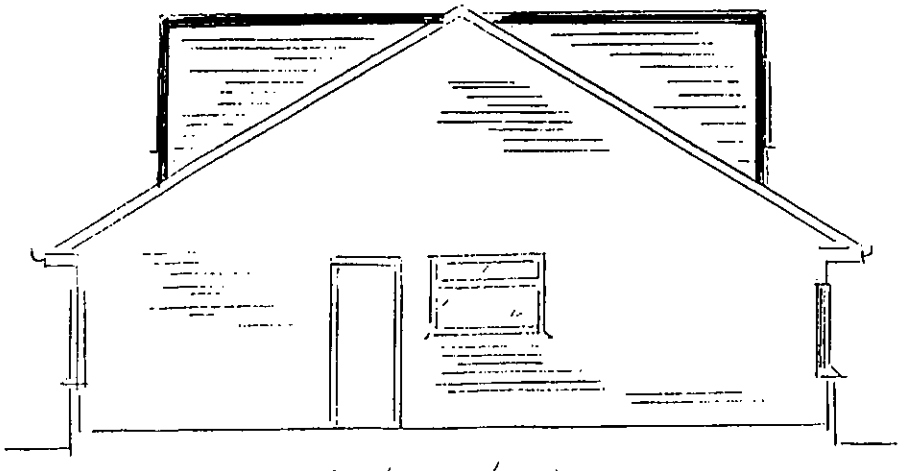
08. JAN. 2007 » 3131



FRONT ELEVATION
(WEST)

NOTES:

1. PVC GUTTER AND DOWN PIPE TO MATCH EXISTING 8 NO 6
2. PVC WINDOWS TO MATCH EXISTING DORMER.
3. FLAT ROOF ON DORMER - BITUMILED PLYWOOD WITH GREEN MINERAL FELT AND GRANITE CHIPPINGS.
4. REAR DORMER TO MATCH FRONT SPECIFICATION.
5. FALL OF DORMER 25mm IN 3.6m
6. 1.2M WINDOWS IN DORMER.



SIDE ELEVATION
(SOUTH)

SCALE: 1:100

ADDITIONAL PLAN

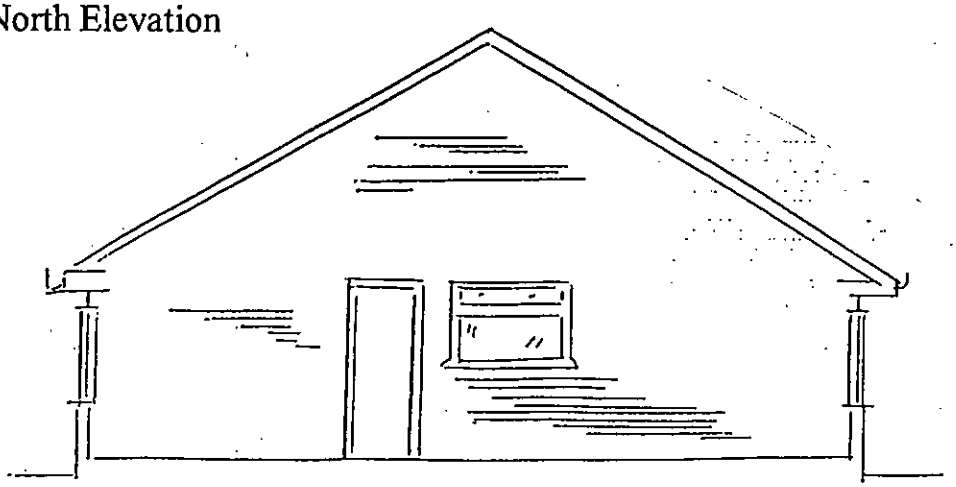
Re: Loft Conversion – Application Number FP/2000/1336

3131

At: 8 Milsom Close Shinfield Reading

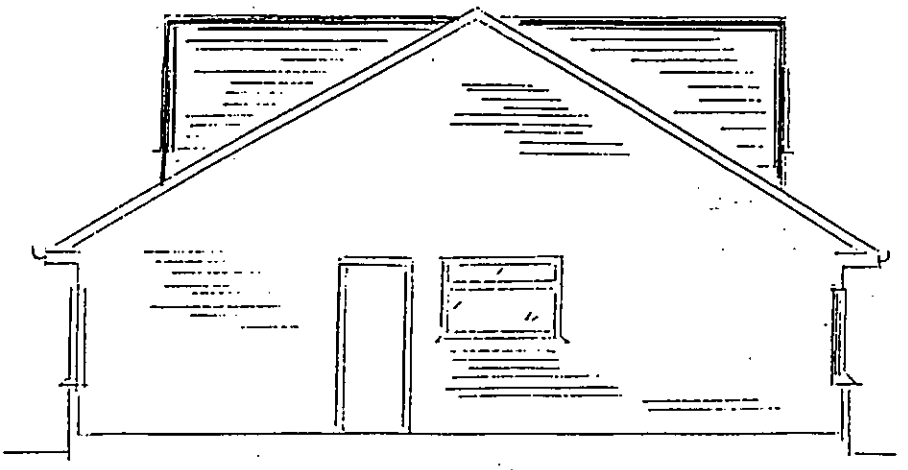
Plan showing existing/revised North Elevation

Existing North Elevation



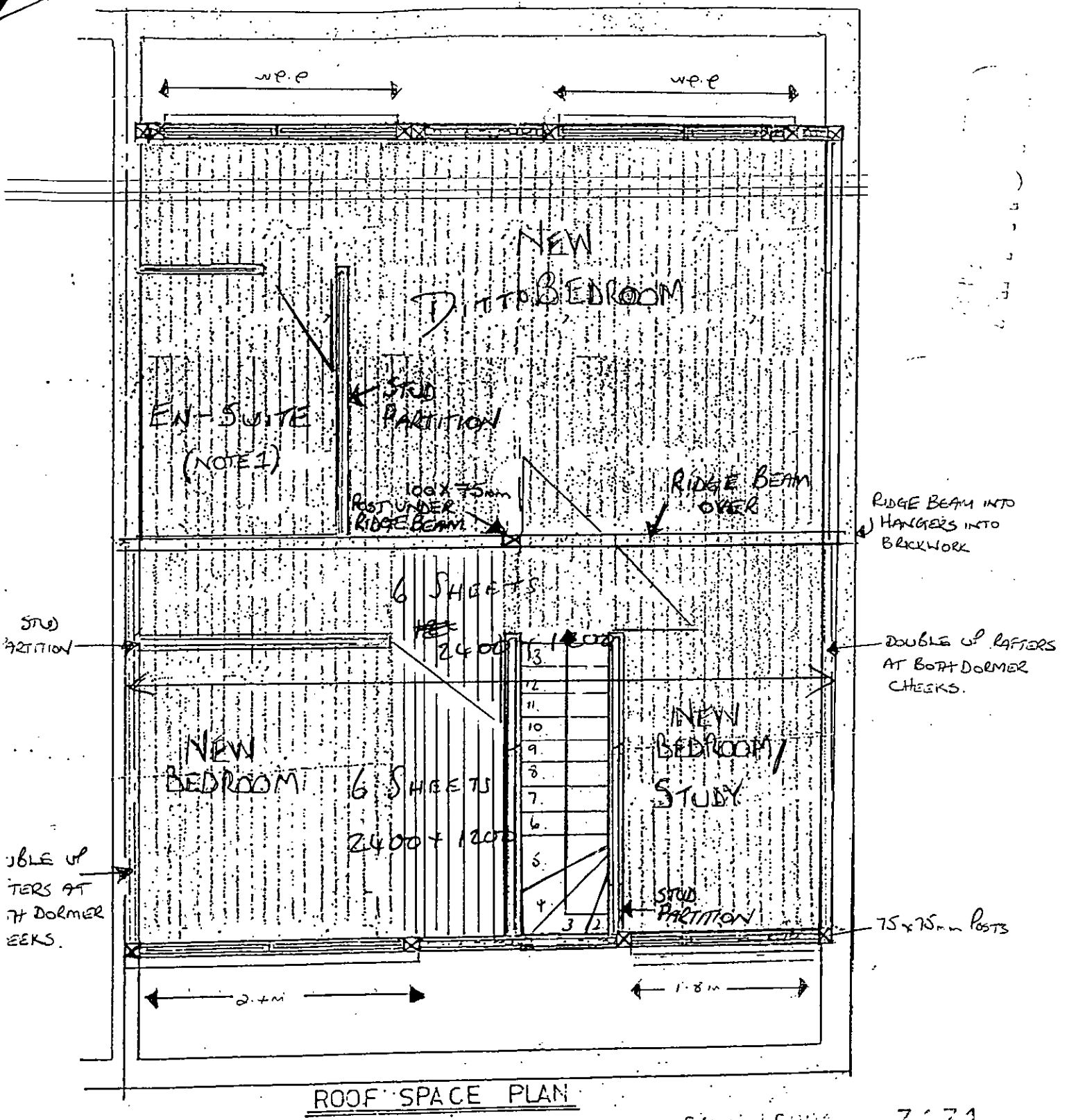
SIDE ELEVATION
(NORTH)

Proposed North Elevation



SIDE ELEVATION
(NORTH)

APPROVED



ROOF SPACE PLAN

08.JAN.2001* 3131

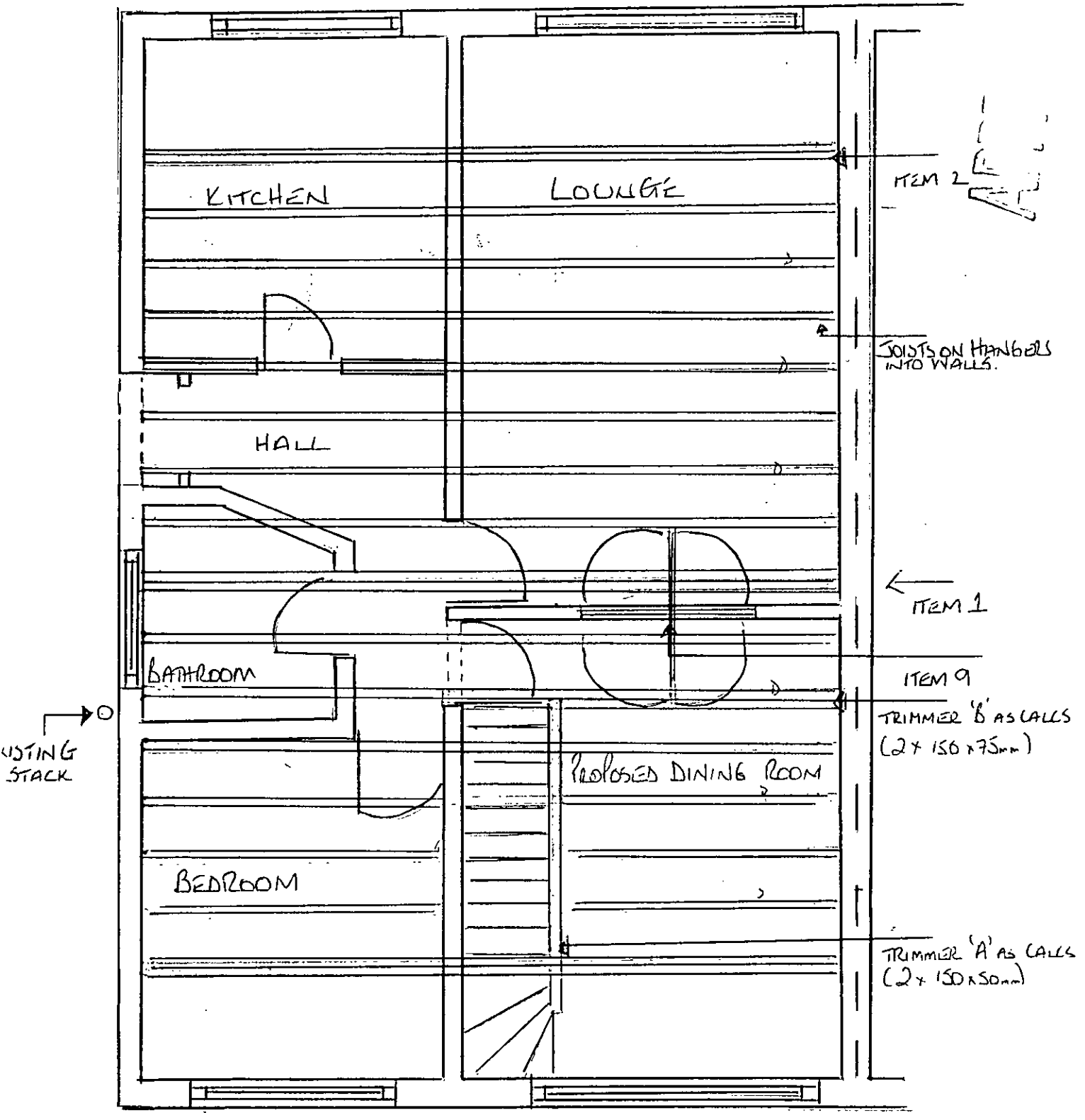
NOTES:

ENSUITE - DRAINAGE INTO EXISTING SOIL PIPE FROM BATHROOM.

T+G FLOORING BOARDED.

STUD WALLS 75x50mm STUDDING + NOGGING COVERED WITH 12mm PLASTER BOARD

CD 26/2/01

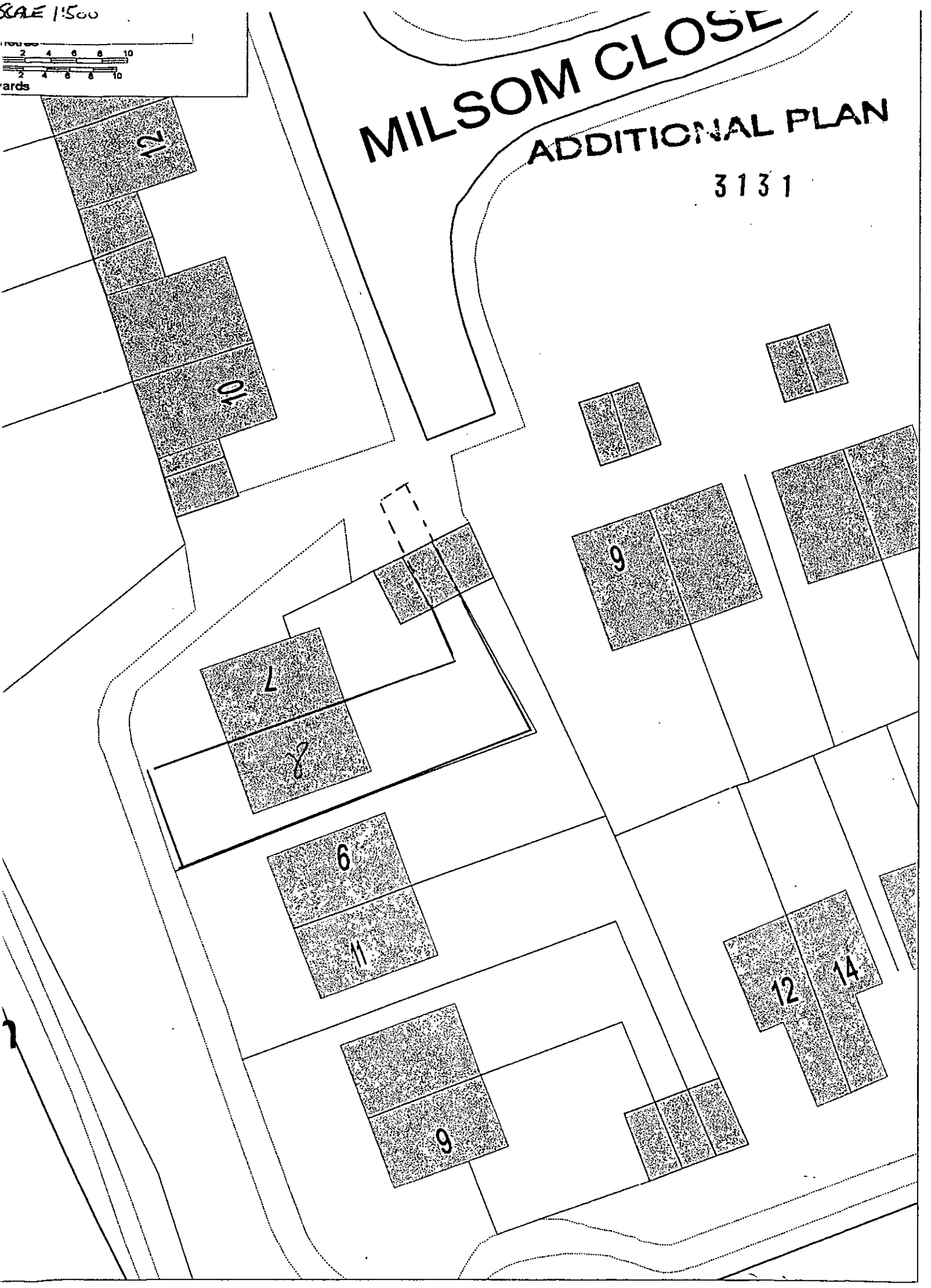


GROUND FLOOR PLAN.
(ALTERATION)

08.JAN.2001 * 3131

20/2/01

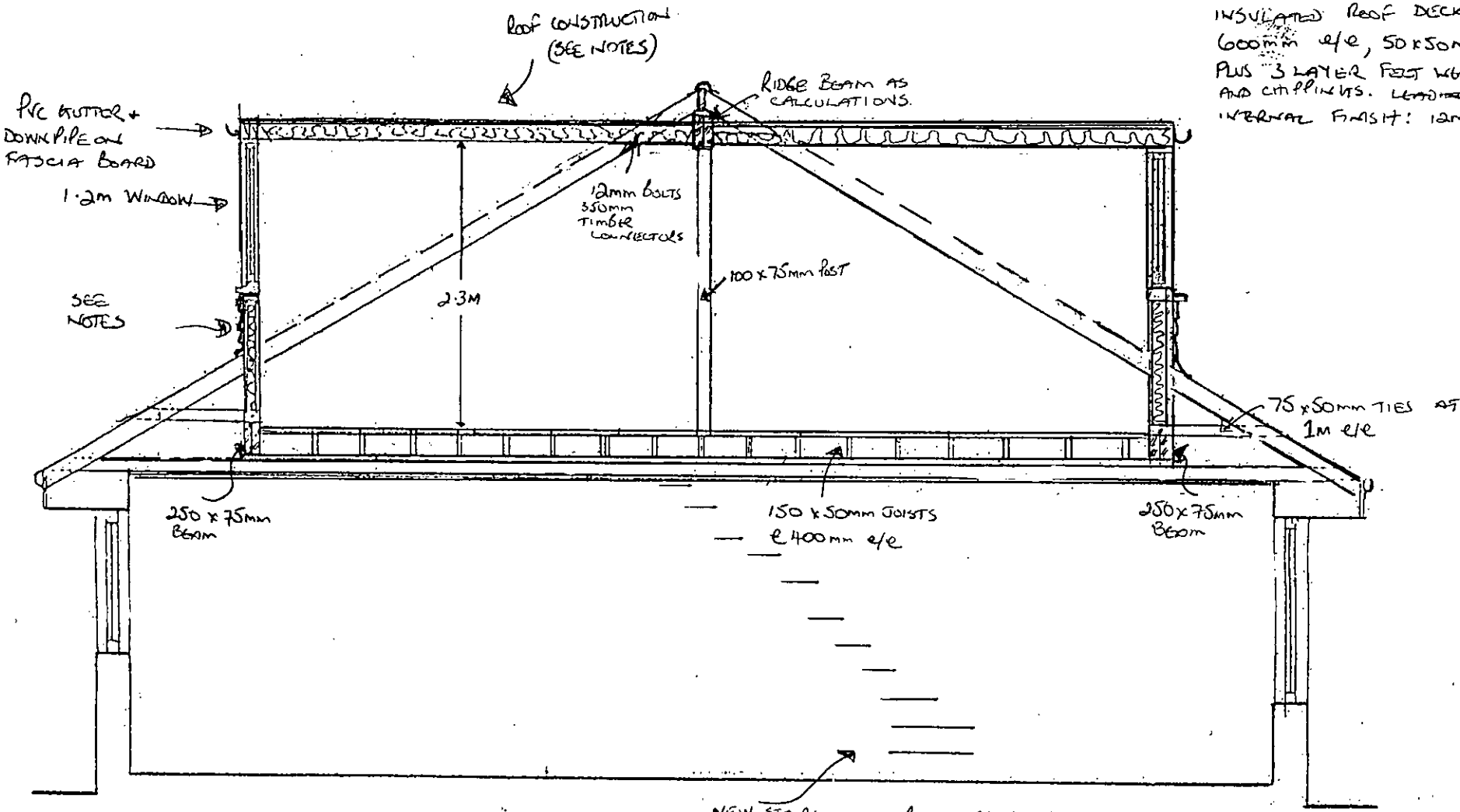
SCALE 1:5


SCALE 1:500
MILSOM CLOSE
ADDITIONAL PLAN
3131
12
10
9
7
8
6
11
9
12
14

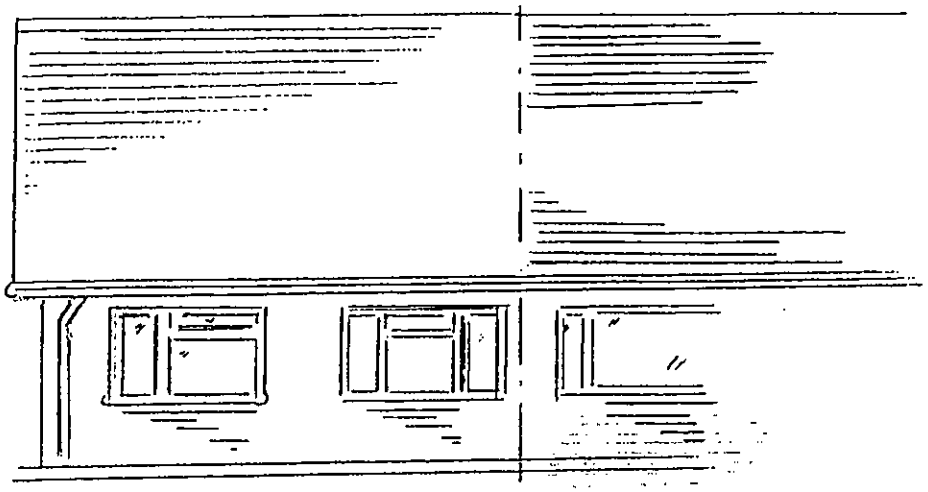
08.JAN.2001* 3131

1. DORMER CONSTRUCTION: STRENGTHENED BY 9mm PLY-BOARDING, FELT, BATONS AND TILE HUNG WITH LEAD FLASHING TO EXTERIOR.

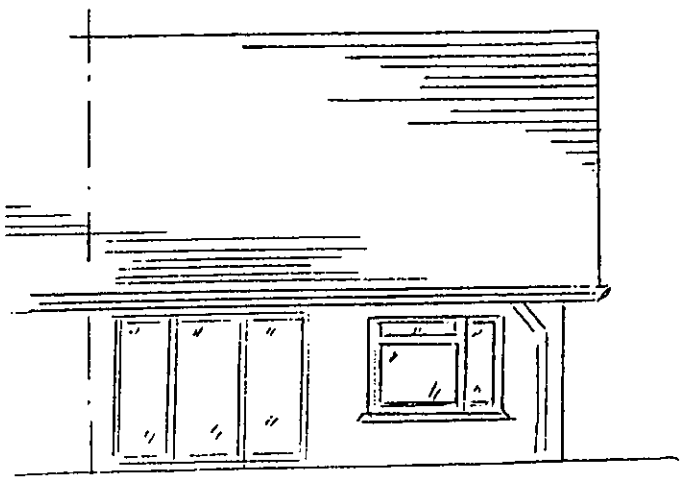
2. Roof CONSTRUCTION: INSULATED ROOF DECKING @ 600mm c/c, 50x50mm NOGGINGS PLUS 3 LAYER FELT WEATHERING AND CAPPINGS. LEADWORK UPSTANDS. INTERNAL FINISH: 12mm PLASTERBOARD



EXISTING ELEVATIONS

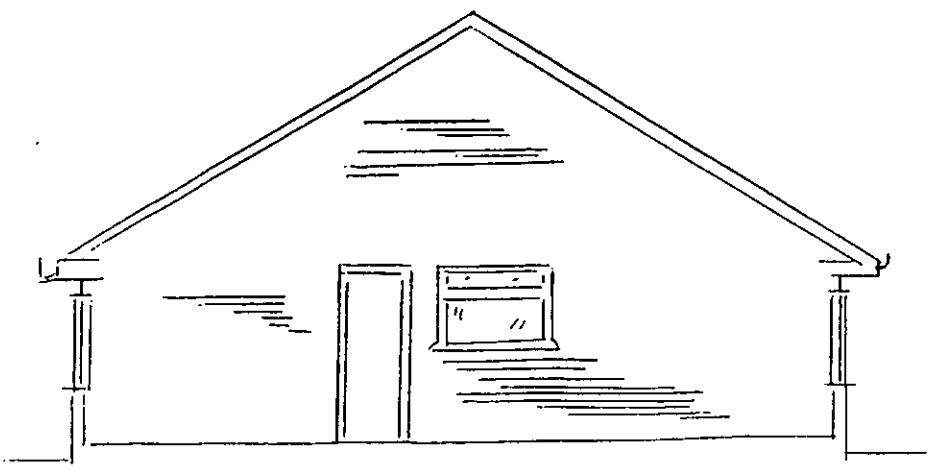


REAR ELEVATION
(EAST)



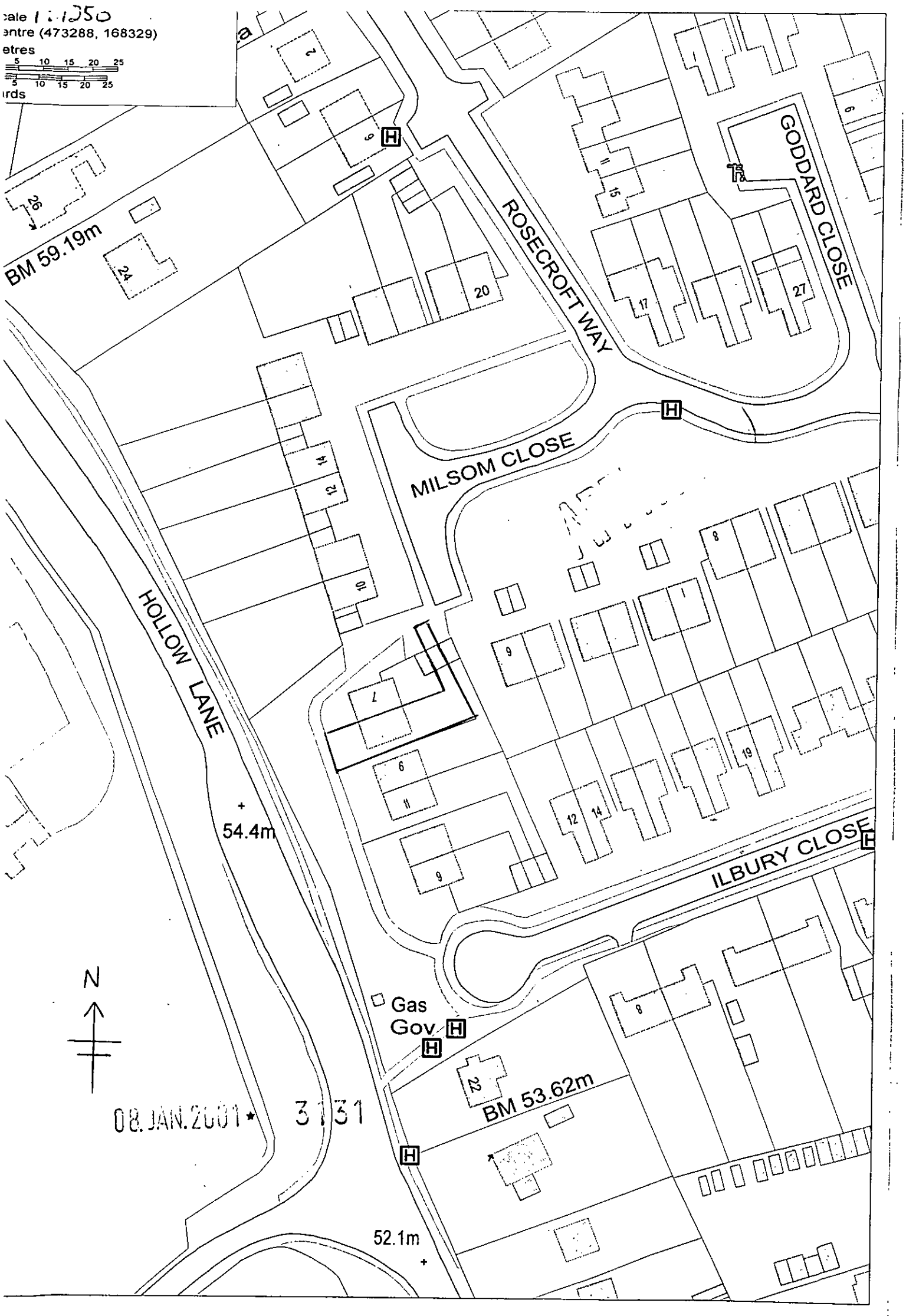
FRONT ELEVATION
(WEST)

08.JAN.2007* 3131



SIDE ELEVATION
(SOUTH)

PROPOSED LOFT CONVERSION _ 8 MILSOM CLOSE
SHINFIELD, READING.


cale 1:1250
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5 10 15 20 25
irds
ROSECROFT WAY
GODDARD CLOSE
MILSOM CLOSE
HOLLOW LANE
ILBURY CLOSE
BM 59.19m
BM 53.62m
54.4m
52.1m
Gas Gov
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