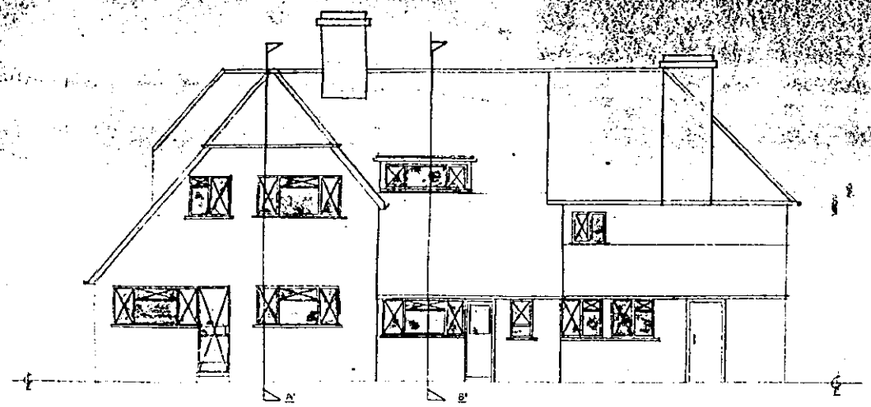
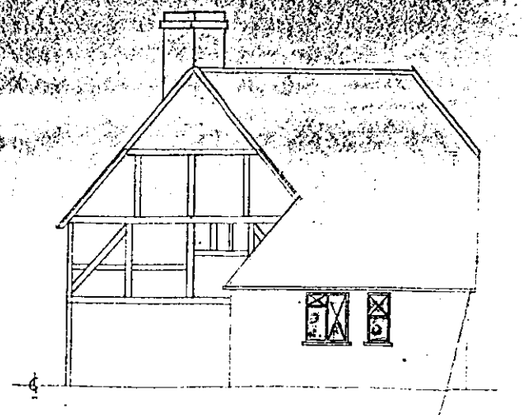
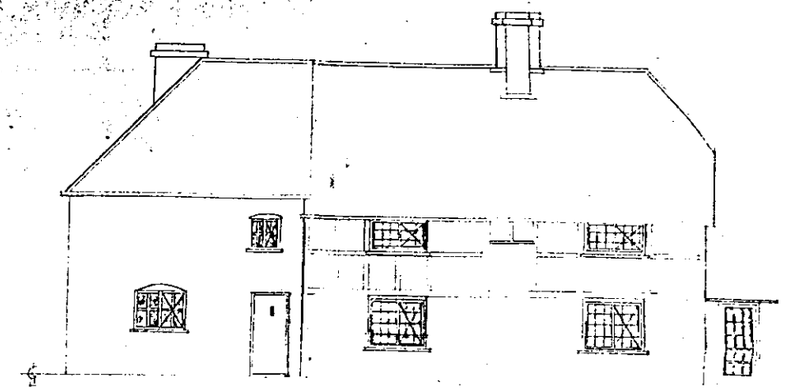
R/93/64



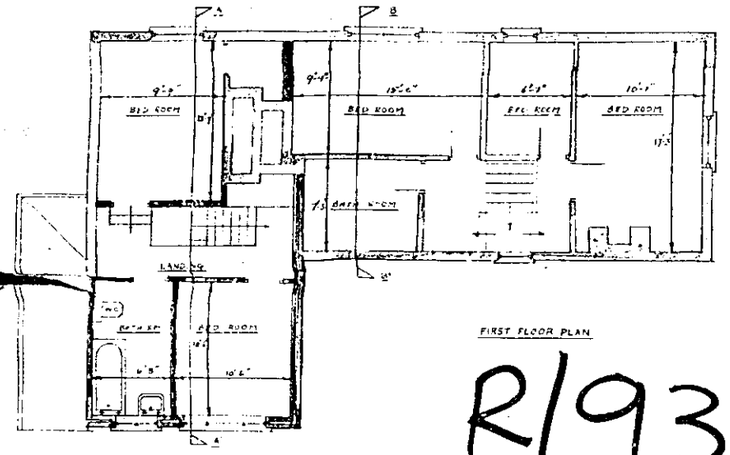
NORTH ELEVATION



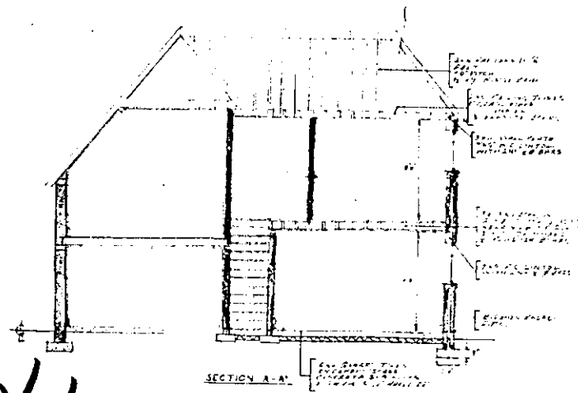
EAST ELEVATION



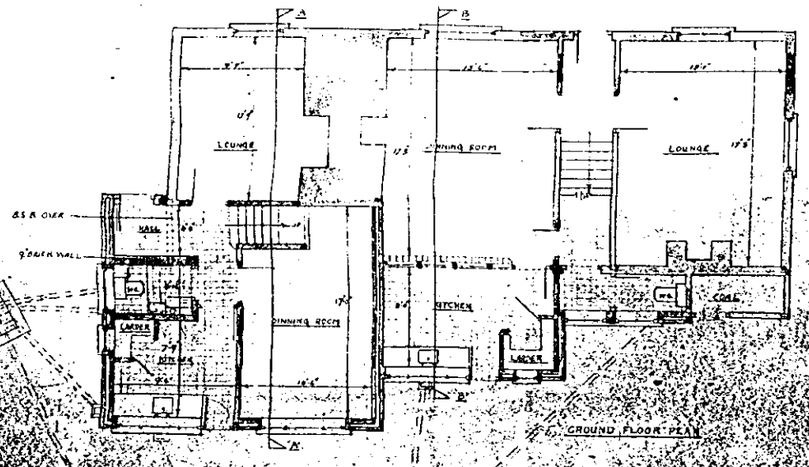
SOUTH ELEVATION



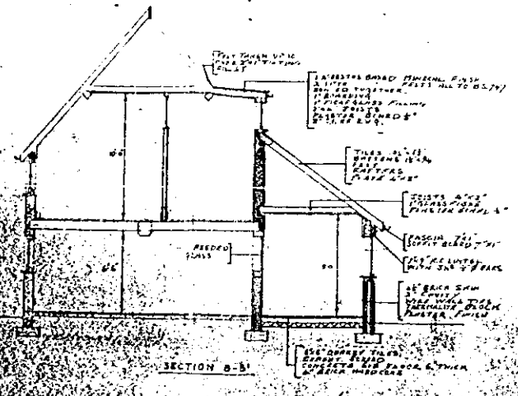
FIRST FLOOR PLAN



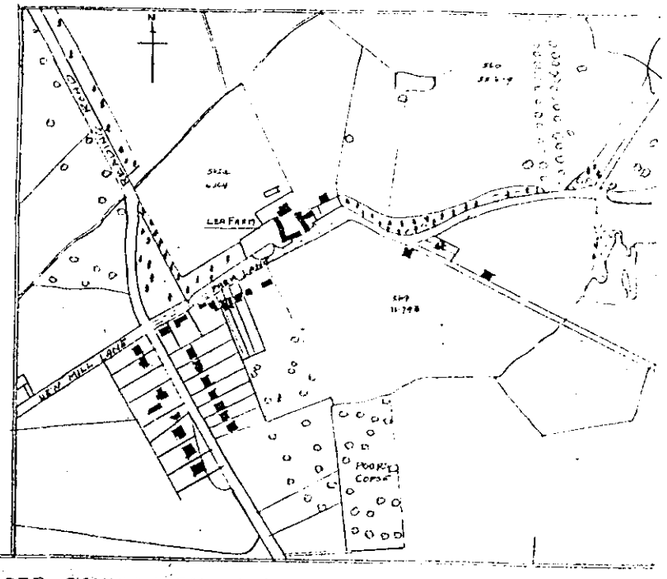
SECTION A-A'



GROUND FLOOR PLAN



SECTION B-B'



PROPOSED CONVERTION OF 'LEA FARM HOUSE' AT LEA FARM, PARK LANE, FINCHAMPSTEAD, BERKSHIRE, INTO TWO DWELLINGS.

FOR THE EXORS OF THE LATE V.W. SAYER.
LEA FARM, PARK LANE, FINCHAMPSTEAD.

PHONE EVERSLEY 2193

SCALE
½ INCH TO ONE FOOT

PD/69/73

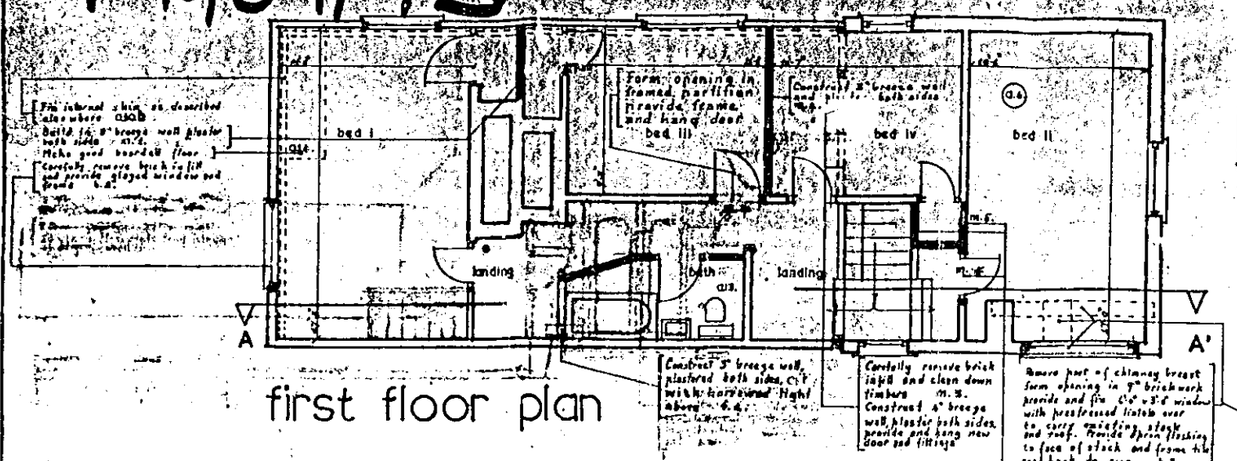
PD 69/73
3 NOV 1972

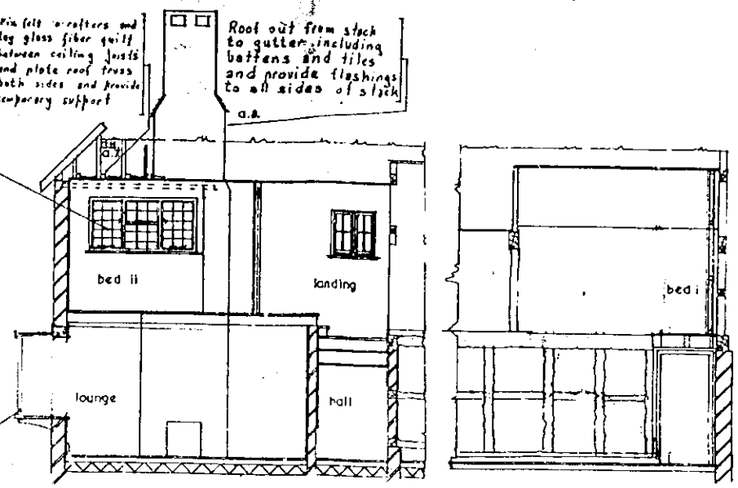
"LEA FARM", PARK LANE, FINCHAMPSTEAD, BERKS.

SCALE 1/50

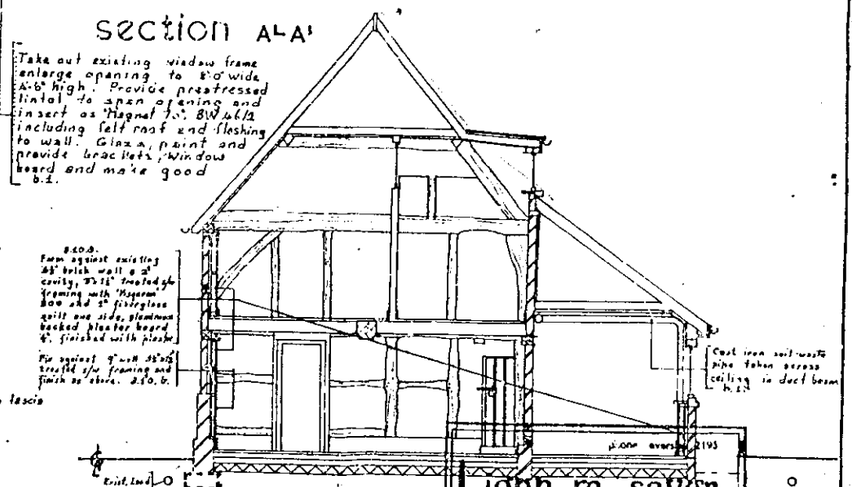


first floor plan



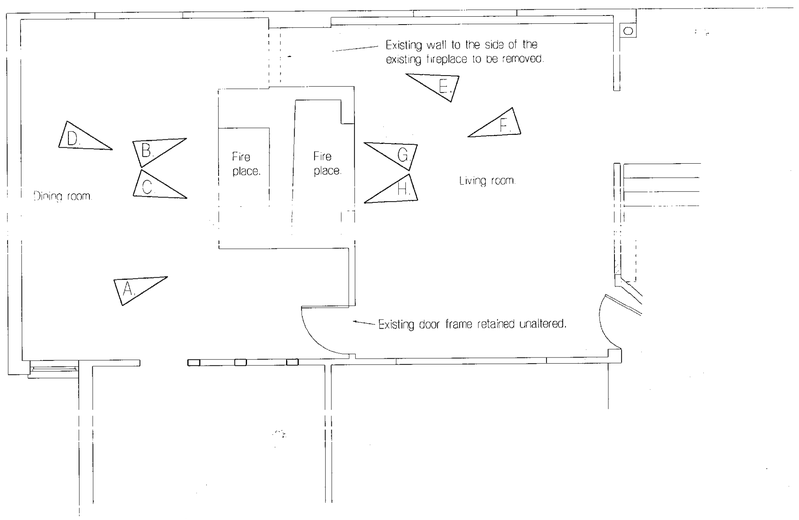


section A-A'

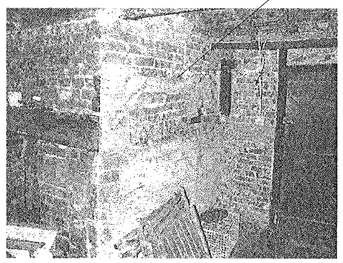

Take out existing window frame enlarge opening to 8'0" wide x 6'6" high. Provide prestressed lintol to span opening and insert as "Regnal" Ref. BW 1x6/2 including felt roof and flashing to wall. Glaze, paint and provide brackets, window board and make good b.s.
a.s.o.b.
Form against existing 28" brick wall a 4" cavity, 2"x 12" treated s/s framing with "Rigorm" box and 2" fiberglass quilt one side, plasterboard backed plaster board & finished with plaster
Fix against 9" inch 28" brick trestle s/w framing and finish as above. a.s.o.b.
Cast iron soil waste pipe taken across ceiling in duct boxing b.s.
Knee brace
Knee brace
Knee brace

Do not scale this drawing. Work to figured dimensions only. If in doubt please ask.

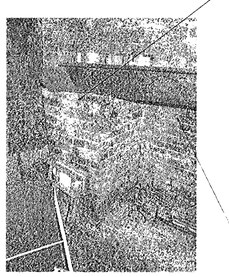
General Notes.



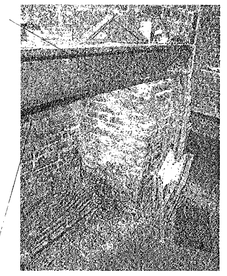
Plan on ground floor fireplaces.
A.



Dining room. A.



Dining room. B.

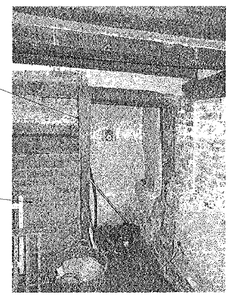


Dining room. C.

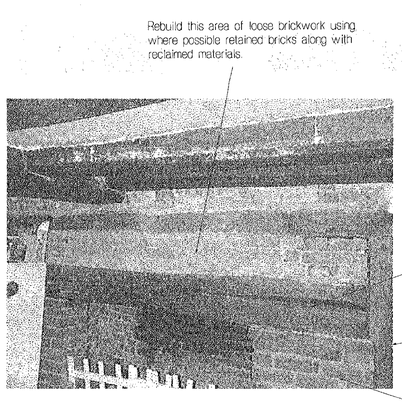


Dining room. D.

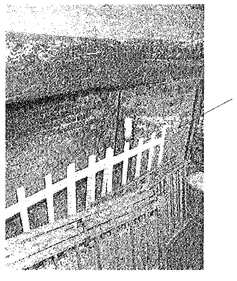
Upon commencement of work, the contractor is to contact the Conservation Officer in order that exposed areas may be inspected.



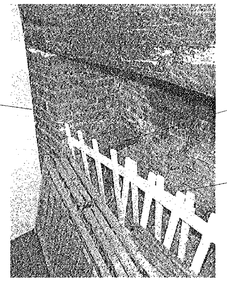
Living room. E.



Living room. F.



Living room. G.



Living room. H.



Rev.	Description.	Date.

PREMIER DESIGN
Architectural & Structural Consultants
Thatch Cottage
Farley Green
Albury
Guildford
GU5 9PX
Tel 01483 202274 - Fax 01483 205274

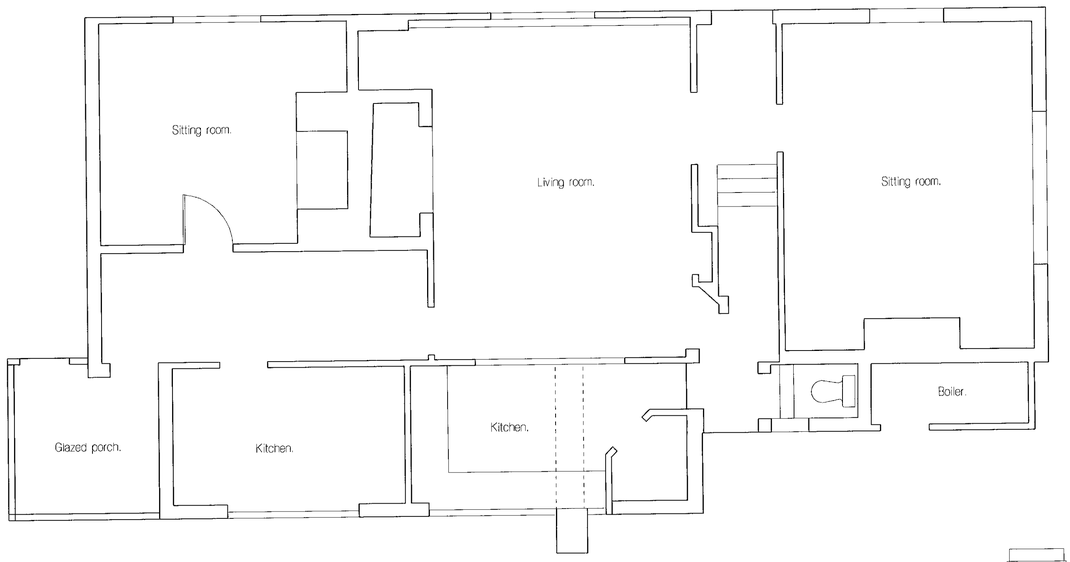
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REVISED PLAN

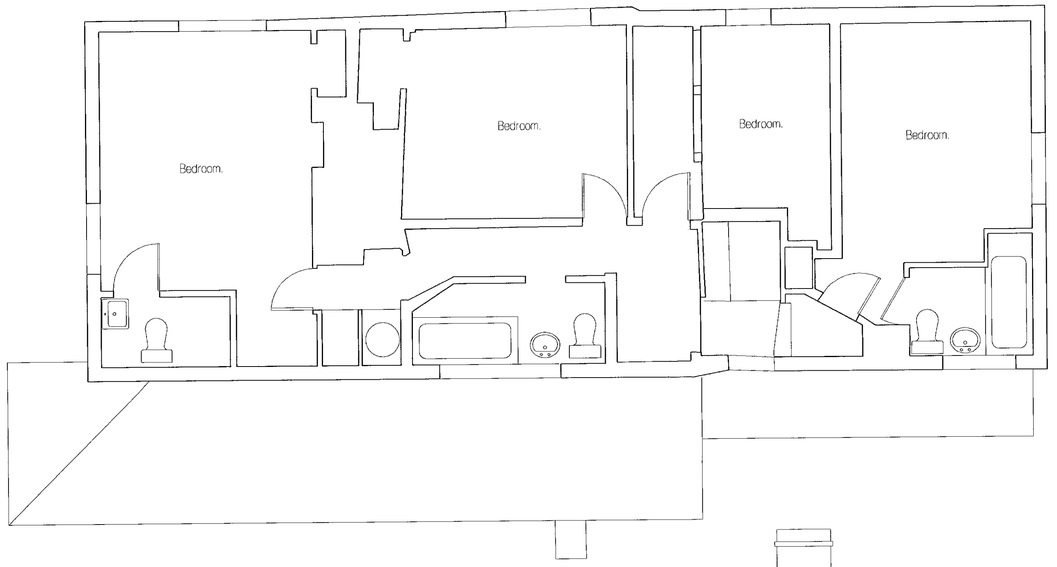
client	Mr & Mrs J Griffiths
address	Lea Farm, Park Lane, Hinchampstead, Berkshire. RG40 4QR. 0118 9732176
site address	APPROVED
scale.	1:50 & NTS photographs.
date.	May 2001

Proposed works to fireplaces.

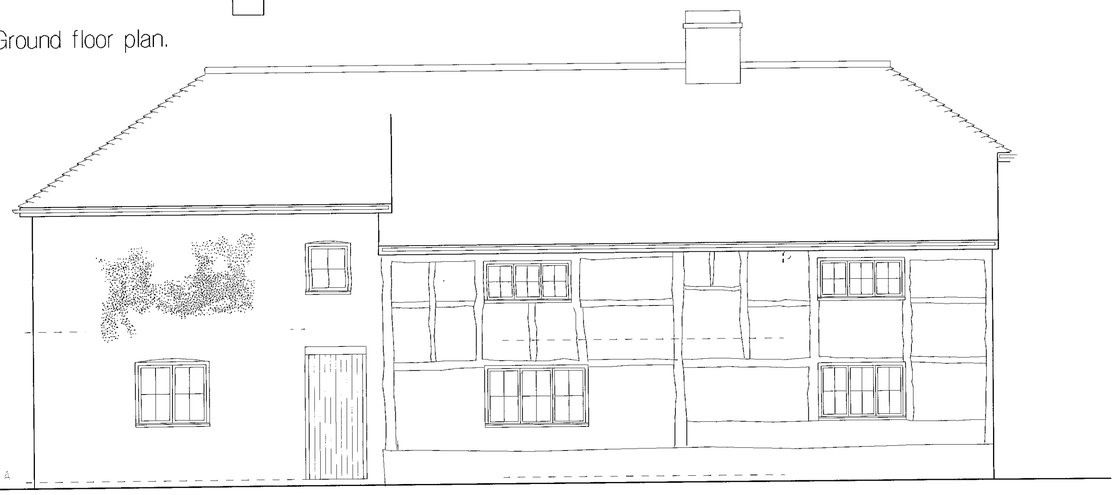
Drawing No. 00/67/03



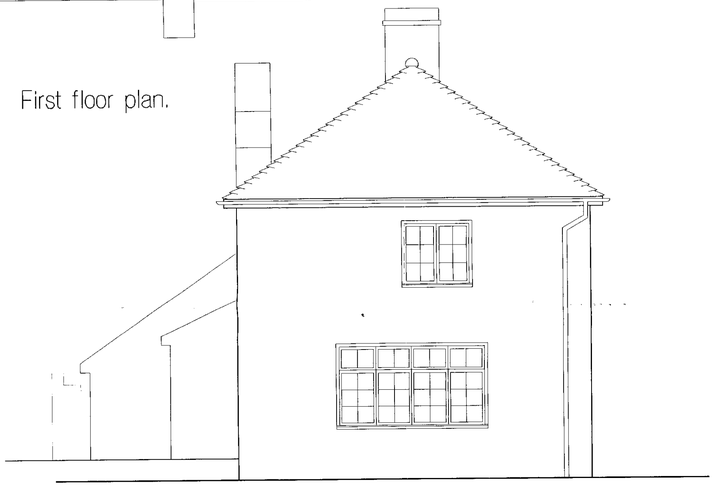
Ground floor plan.



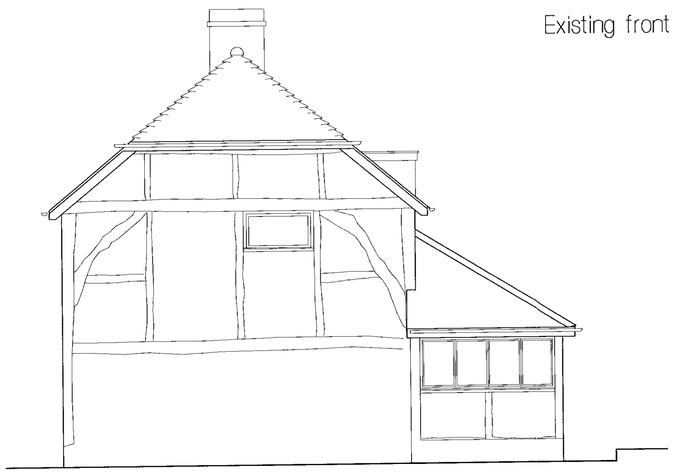
First floor plan.



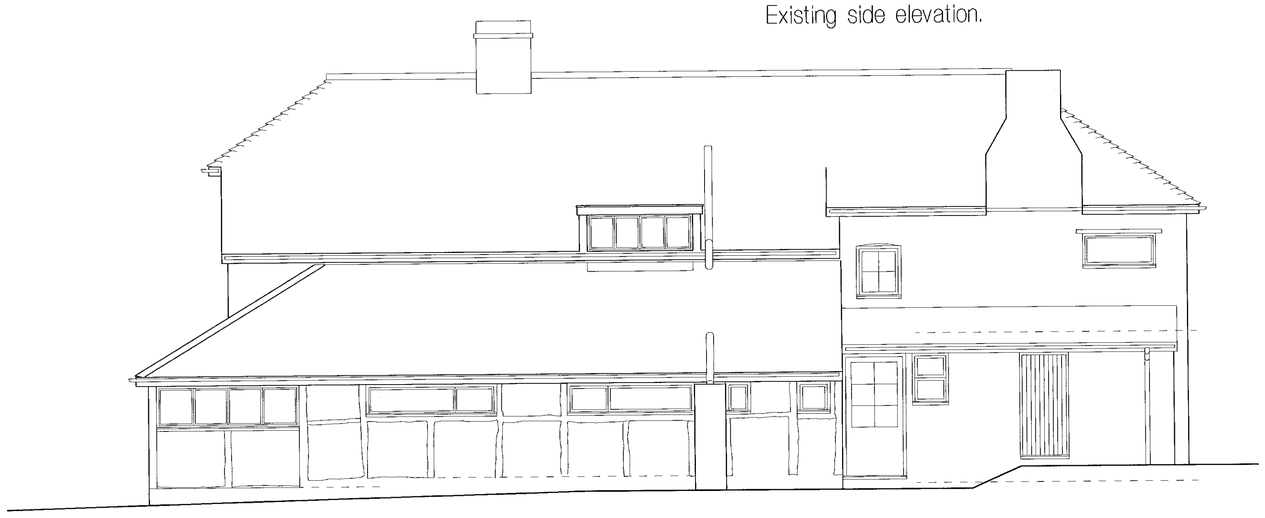
Existing front elevation.



Existing side elevation.



Existing side elevation.



Existing rear elevation.

General Notes.

No work shall commence until the relevant approval has been granted. Any work carried out prior to this approval shall be at the Client's / Contractors own risk.

This drawing has been prepared for the purpose of gaining Planning and / or Building regulation approval only. Additional information may be required for constructional purposes. Unless otherwise stated or a full specification is provided there may be items additional to those shown, that are required to carry out the works.

There may be covenants on your property that either prohibit or restrict your rights to build on / alter your property. You should check with your solicitor before commencing work.

Party Walls / Boundaries.
Where work is to be carried out on or within 6000mm of any party wall or boundary it shall be the responsibility of the Applicant / Client to enter into / obtain a party wall agreement with all parties who may be affected by the proposed works. If in doubt it shall the responsibility of the Applicant / Client to obtain the services of a qualified Surveyor.

This is a requirement of the London Building (Amendment) Act 1939 and the Party wall Act 1996.

The proposed building works may be subject to the Construction (Design & Management) Regulations 1994 which govern health and safety through all stages of a construction project. The regulations require Clients and or Contractors who commission construction projects to appoint a planning supervisor and or principal contractor who are competent and adequately recource to carry out their health and safety responsibilities.

05 MAR 2001 3318

Rev.	Description.	Date.

PREMIER DESIGN
Architectural & Structural Consultants
Thatch Cottage
Farley Green
Albury
Guildford
GU5 9DN
Tel 01483 202274 - Fax 01483 205274

client Mr & Mrs J Griffiths

address Lea Farm, Park Lane,
Finchampstead, Berkshire. RG40 4QR.
01189 732176

site address

APPROVED

scale. 1:50 date. Nov 2000

Existing floor plans & elevations.

Drawing No. 00/67/01

The existing half glazed tiled roof area here is to be cleared away and existing walls made good. The internal door is to be removed and the opening bricked up to suit a new window.

Proposed new waste pipe from the new en-suite bathroom over boxed into this corner.

Proposed new staircase width increased to suit the existing enclosure. No alterations to the existing walls. New handrail, newels & spindles.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Existing wall to the side of the existing fireplace to be removed.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Proposed dining room.

2.

Fire place.

Fire place.

1. Living room.

Sitting room.

3.

Existing non original stud wall to be removed and all areas made good.

Proposed new cupboard storage under the existing staircase.

Existing brickwork to be removed from between the existing timber frame to provide access from living room into a raised area.

The existing fireplace and chimney are to be retained unaltered and arched openings formed both sides of the chimney for access into the proposed kitchen.

Proposed new window.

Fireplace.

Boiler.

Proposed stud wall to form the new larder, accessable from the proposed kitchen.

The existing boiler room and wc are to be demolished and cleared away.

Glazed area with tiled roof.

Study

Larder.

Remove the brick infill panels from the timber work. To allow light into the proposed dining room.

The existing timber framed rear wall to the single storey part of the existing house is to be retained but will require underpinning and the installation of an approved damp proof course.

Porch

4.

5.

Utility room.

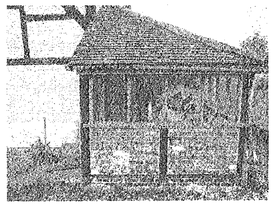
Kitchen / breakfast room.

Aga

7160

8250

Ground floor plan.



Flank elevation on glazed area.



Rear elevation on glazed area.

Existing cupboards retained unaltered.

Proposed studwork over the existing timber framing. Existing timbers retained within the new wall.

Bedroom.

Existing stud wall (not original) is to be removed and new stud wall constructed.

Proposed en-suite bathroom.

Bedroom.

Proposed new doorway.

Bedroom.

The existing en-suite shower room is to be removed and the walls made good.

The existing en-suite bathroom is to be removed and walls made good. The existing bedroom door is to be removed and relocated to new position as indicated.

The existing window is to be removed and the opening blocked up to form alcove.

Proposed airing cupboard constructed on the landing.

The existing family bathroom is to be removed. The existing flat roof dormer window are to be removed a new window made and the existing roof made good.

Family bathroom.

Details of all materials to be submitted and agreed prior to commencement of work.

Bedroom.

4.

5.

Bedroom.

5730

8550

First floor plan.

Proposed extension.

Glazed are to be demolished.

Existing willow tree.

Park Lane

Site plan.

Scale 1:500

05.MAR2001 3518

Rev.	Description.	Date.

PREMIER DESIGN

Architectural & Structural Consultants

Thatch Cottage
Farley Green
Albury
Guildford
GU5 9DN
Tel 01483 202274 - Fax 01483 205274

client: Mr & Mrs J Griffiths

address: Lea Farm, Park Lane, Finchampstead, Berkshire. RG40 4QR. 0118 9732176

site address:

scale: 1:50 & 100 date: Nov 2000

Proposed floor plans & elevations.

Drawing No. 00/67/02

SUBSEQUENT BY 00/67/02 REV B

Proposed rear elevation.

Proposed side elevation.

Proposed side elevation.

The existing half glazed tiled roof area here is to be cleared away and existing walls made good. The internal door is to be removed and the opening bricked up to suit a new window.

Where alterations are carried out to the fire places the bricks and timbers are to be submitted to the Conservation Officer for approval. When opening up the fire place confirm whether the original bread oven is in situ. If found to be in place, consult the Conservation Officer prior to any works taking place.

Proposed new waste pipe from the new en-suite bathroom over boxed into this corner.

Proposed new staircase width increased to suit the existing enclosure. No alterations to the existing walls. New handrail, newels & spindles.

It is proposed to remove the existing floor screed if upon commencement an existing brick or tile floor is found under the render the Conservation Officer must be consulted before any further work is undertaken.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Existing wall to the side of the existing fireplace to be removed.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Proposed dining room. 2.

Fire place.

Fire place.

1. Living room.

Sitting room.

Proposed new cupboard storage under the existing staircase.

The existing fireplace and chimney are to be retained unaltered and an arched opening formed this side of the chimney for access into the proposed kitchen.

3.

Existing non original stud wall to be removed and all areas made good.

Existing brickwork to be removed from between the existing timber frame to provide access from living room into a raised area.

Proposed new window.

Fireplace.

Boiler.

The existing boiler room and wc are to be demolished and cleared away.

Glazed area with tiled roof.

Study

Existing larder cupboard to be removed.

The existing timber framed rear wall to the single storey part of the existing house is to be retained but will require underpinning and the installation of an approved damp proof course.

Porch

4.

5.

Kitchen / breakfast room.

Aga

7180

1500

Ground floor plan.

Existing cupboards retained unaltered.

Proposed studwork over the existing timber framing. Existing timbers retained within the new wall. The existing lathe and plaster is to be retained.

New studwalls at first floor are to be shiplap or similar approved timber clad. Not plasterboard.

Bedroom.

Existing stud wall (not original) is to be removed and new stud wall constructed.

Bedroom.

The existing en-suite shower room is to be removed and the walls made good.

Proposed en-suite bathroom.

Bedroom.

Proposed new doorway.

The existing en-suite bathroom is to be removed and walls made good. The existing bedroom door is to be removed and relocated to new position as indicated.

The existing window is to be removed and the opening blocked up to form alcove.

Proposed airing cupboard constructed on the landing.

The existing family bathroom is to be removed. The existing flat roof dormer window are to be removed a new window made and the existing roof made good.

Family bathroom.

Bedroom.

Details of all materials to be submitted and agreed prior to commencement of work.

First floor plan.

4.

Bedroom.

5730

1500

5.

Proposed extension.

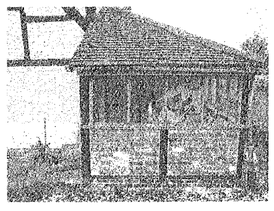
Glazed are to be demolished.

Existing willow tree.

Park Lane.

Site plan.

Scale 1:500

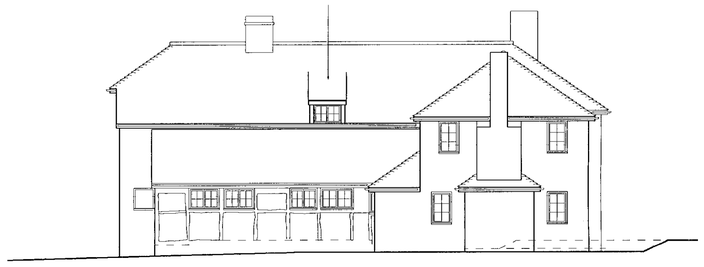


Flank elevation on glazed area.



Rear elevation on glazed area.

Tiled flip in the roof to cover a new window onto the new landing area.



Proposed rear elevation.



Proposed side elevation.

Roof tilted up over new landing window.



Proposed side elevation.

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS	
23 APR 2001	
COPIES TO:	ACK:
	FILE:

REVISED PLAN

3516
3518

Rev.	Description.	Date.
B.	Amended and increased in size to suit Client's comments.	18/4/01
A.	Proposed extension reduced in depth and height. Internal alterations as agreed at site meeting.	April 01

PREMIER DESIGN
Architectural & Structural Consultants
Thatch Cottage
Farley Green
Albury
Guildford
GU5 9DN
Tel 01483 202274 - Fax 01483 205274

client: Mr & Mrs J Griffiths

address: Lea Farm, Park Lane, Finchampstead, Berkshire. RG40 4QR. 0118 9732176

site address:

scale. 1:50 & 100 date. Nov 2000

Proposed floor plans & elevations.

Drawing No. 00/67/02 Rev B.

SUPERSEDES BY 00/67/02 REV C.

The existing half glazed tiled roof area here is to be cleared away and existing walls made good. The internal door is to be removed and the opening bricked up to suit a new window.

Where alterations are carried out to the fire places the bricks and timbers are to be submitted to the Conservation Officer for approval. When opening up the fire place confirm whether the original bread oven is in situ. If found to be in place, consult the Conservation Officer prior to any works taking place.

Proposed new waste pipe from the new en-suite bathroom over boxed into this corner.

Proposed new staircase width increased to suit the existing enclosure. No alterations to the existing walls. New handrail, newels & spindles.

It is proposed to remove the existing floor screed if upon commencement an existing brick or tile floor is found under the render the Conservation Officer must be consulted before any further work is undertaken.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Existing wall to the side of the existing fireplace to be removed.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Proposed dining room.

2.

Fire place.

Fire place.

1. Living room.

Sitting room.

3.

Existing non original stud wall to be removed and all areas made good.

Existing brickwork to be removed from between the existing timber frame to provide access from living room into a raised area.

Proposed new cupboard storage under the existing staircase.

The existing fireplace and chimney are to be retained unaltered and an arched opening formed this side of the chimney for access into the proposed kitchen.

Proposed new window.

Fireplace.

Boiler.

The existing boiler room and wc are to be demolished and cleared away.

Glazed area with tiled roof.

Study

Existing larder cupboard to be removed.

The existing timber framed rear wall to the single storey part of the existing house is to be retained but will require underpinning and the installation of an approved damp proof course.

Porch

Kitchen / breakfast room.

4.

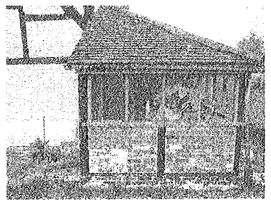
Ground floor plan.

Aga

7180

6000

5.



Flank elevation on glazed area.



Rear elevation on glazed area.

Existing cupboards retained unaltered.

Proposed studwork over the existing timber framing. Existing timbers retained within the new wall. The existing lathe and plaster is to be retained.

New studwalls at first floor are to be shiplap or similar approved timber clad. Not plasterboard.

Bedroom.

Existing stud wall (not original) is to be removed and new stud wall constructed.

Bedroom.

The existing en-suite shower room is to be removed and the walls made good.

Proposed en-suite bathroom.

Bedroom.

Proposed new doorway.

The existing en-suite bathroom is to be removed and walls made good. The existing bedroom door is to be removed and relocated to new position as indicated.

The existing window is to be removed and the opening blocked up to form alcove.

Proposed airing cupboard constructed on the landing.

The existing family bathroom is to be removed. The existing flat roof dormer window are to be removed a new window made and the existing roof made good.

Family bathroom.

Details of all materials to be submitted and agreed prior to commencement of work.

First floor plan.

4.

Bedroom.

5730

6000

5.

Proposed extension.

Glazed are to be demolished.

Existing garage.

Existing parking & turning area to the front of the existing property retained.

Existing willow tree.

Park Lane.

Site plan.

Scale 1:500

Rev.	Description.	Date.
C.	Amended and reduced in size to suit Planning dept.	25/6/01
B.	Amended and increased in size to suit Client's comments.	18/4/01
A.	Proposed extension reduced in depth and height. Internal alterations as agreed at site meeting.	April 01



Proposed rear elevation.

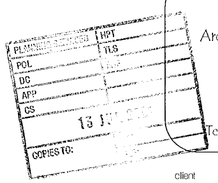


Proposed side elevation.



Proposed side elevation.

PREMIER DESIGN
Architectural & Structural Consultants
Thatch Cottage
Farley Green
Albury
Guildford
GU5 9DN
Tel 01483 202274 - Fax 01483 205274



client: Mr & Mrs J Griffiths

address: Lea Farm, Park Lane, Finchampstead, Berkshire. RG40 4QR. 0118 9732176

site address:

scale: 1:50 & 100 date: Nov 2000

Proposed floor plans & elevations.

Drawing No. 00/67/02 Rev C.

3516
3518
REVISED PLAN

SUPERSEDED BY 00/67/02 REV D.

Do not scale this drawing. Work to figured dimensions only. If in doubt please ask.

The existing half glazed tiled roof area here is to be cleared away and existing walls made good. The internal door is to be removed and the opening bricked up to suit a new window.

Where alterations are carried out to the fire places the bricks and timbers are to be submitted to the Conservation Officer for approval. When opening up the fire place confirm whether the original bread oven is in situ. If found to be in place, consult the Conservation Officer prior to any works taking place.

Proposed new waste pipe from the new en-suite bathroom over boxed into this corner.

Proposed new staircase width increased to suit the existing enclosure. No alterations to the existing walls. New handrail, newels & spindles.

It is proposed to remove the existing floor screed if upon commencement an existing brick or tile floor is found under the render the Conservation Officer must be consulted before any further work is undertaken.

Existing cupboards retained unaltered.

Proposed studwork over the existing timber framing. Existing timbers retained within the new wall. The existing lathe and plaster is to be retained.

New studwalls at first floor are to be shiplap or similar approved timber clad. Not plasterboard.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Existing wall to the side of the existing fireplace to be removed.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Proposed dining room.

Fire place.

Fire place.

Living room.

Sitting room.

Existing non original stud wall to be removed and all areas made good.

Existing brickwork to be removed from between the existing timber frame to provide access from living room into a raised area.

Proposed new cupboard storage under the existing staircase.

The existing fireplace and chimney are to be retained unaltered and an arched opening formed this side of the chimney for access into the proposed kitchen.

Proposed new window.

Fireplace.

Boiler.

The existing boiler room and wc are to be demolished and cleared away.

Glazed area with tiled roof.

Study

Existing larder cupboard to be removed.

Porch

Kitchen / breakfast room.

Aga

The existing timber framed rear wall to the single storey part of the existing house is to be retained but will require underpinning and the installation of an approved damp proof course.

Ground floor plan.

Bedroom.

Existing stud wall (not original) is to be removed and new stud wall constructed.

Bedroom

The existing en-suite shower room is to be removed and the walls made good.

Proposed en-suite bathroom.

Bedroom.

Proposed new doorway.

The existing en-suite bathroom is to be removed and walls made good. The existing bearoom door is to be removed and relocated to new position as indicated.

The existing window is to be removed and the opening bricked up to form alcove.

Proposed airing cupboard constructed on the landing.

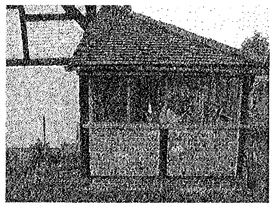
The existing family bathroom is to be removed. The existing flat roof dormer window are to be removed a new window made and the existing roof made good.

Family bathroom.

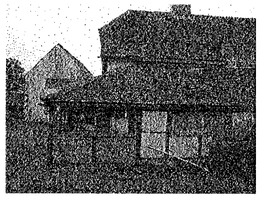
Bedroom.

Details of all materials to be submitted and agreed prior to commencement of work.

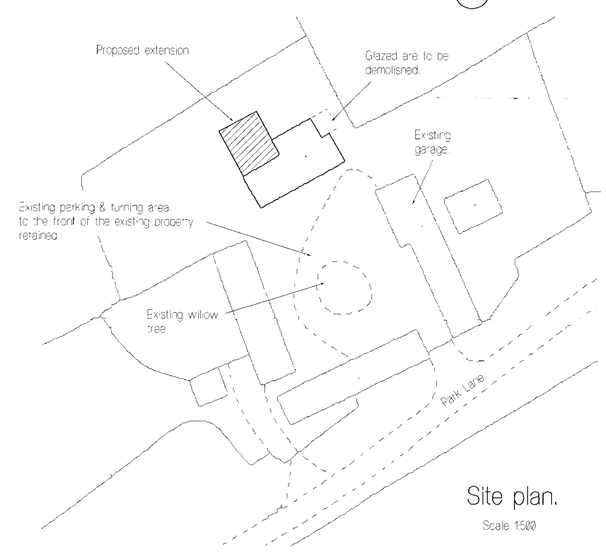
First floor plan.



Flank elevation on glazed area.

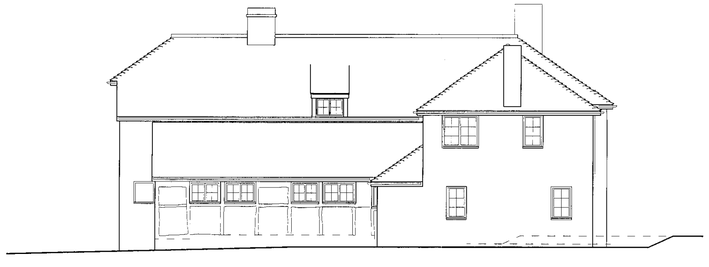


Rear elevation on glazed area.



Site plan.

Scale 1:500



Proposed rear elevation.



Proposed side elevation.



Proposed side elevation.

REVISED PLAN
3516 1
3518 1

Rev.	Description	Date
D.	Floor plans amended to show new wall set over from the existing.	27/7/01
C.	Amended and reduced in size to suit Planning dept.	25/6/01
B.	Amended and increased in size to suit Client's comments.	18/4/01
A.	Proposed extension reduced in depth and height. Internal alterations as agreed at site meeting.	April 01

DG
APP
CS
31 JUL 2001
COPIES TO: ADC FILE:

PREMIER DESIGN
Architectural & Structural Consultants
Thatch Cottage
Farley Green
Albury
Guildford
GU5 9DN
Tel 01483 202274 - Fax 01483 205274

client: Mr & Mrs J Griffiths

address: Lea Farm, Park Lane, Finchampstead, Berkshire. RG40 4QR. 0118 9732176

site address:

scale: 1:50 & 1:100 @ A1 Nov 2000

APPROVED

Proposed floor plans & elevations

Drawing No: 00/67/02 Rev D.

9/11/02

Do not scale this drawing. Work to figured dimensions only. This drawing has been prepared for planning approval only.

The existing half glazed tiled roof area here is to be cleared away and existing walls made good. The internal door is to be removed and the opening bricked up to suit a new window.

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Proposed new staircase width increased to suit the existing enclosure. No alterations to the existing walls. New handrail, newels & spindles.

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Existing wall to the side of the existing fireplace to be removed.

Existing brickwork to be replaced with reclaimed bricks. New timber (reclaimed oak or elm) over opening to replace modern materials.

Proposed dining room.

Fire place.

Fire place.

Sitting room.

1. Living room.

2.

3.

Proposed new cupboard storage under the existing staircase.

The existing fireplace and chimney are to be retained unaltered and an arched opening formed this side of the chimney for access into the proposed kitchen.

Existing brickwork to be removed from between the existing timber frame to provide access from living room into a raised area.

Existing non original stud wall to be removed and all areas made good.

BUILD NEW 220 x 330 PIER IN FLETTONS IN CLASS 3 MORTAR ON 1m x 1m CONCRETE BASE TO L.A. NAMED DEPTH.

Proposed new window.

200 SLEEPER WALL ON NEW FOUNDATION.

Fireplace.

Boiler.

WELL

The existing boiler room and wc are to be demolished and cleared away.

Glazed area with tiled roof.

Study

Existing larder cupboard to be removed.

DIRECTION OF MESH

CONTILEVERED FOUNDATION. SEE S.ENGINEER'S DETAIL.

200 SLEEPER WALL.

Porch

The existing timber framed rear wall to the single storey part of the existing house is to be retained but will require underpinning and the installation of an approved damp proof course.

Kitchen / breakfast room.

4.

EXISTING M.H. INVERT 950.

A

A

Ground floor plan.

GROUND AROUND EXTENSION TO BE REGRADED & LOWERED 100 BELOW FLOOR LEVEL.

150 WIDE PEA SHINGLE TRENCH AT BASE OF NEW WALL.

5.

Existing cupboards retained unaltered.

Proposed studwork over the existing timber framing. Existing timbers retained within the new wall. The existing lathe and plaster is to be retained.

New studwalls at first floor are to be shiplap or similar approved timber clad. Not plasterboard.

NEW SVP WITH 'DERSO' VENT.

Bedroom.

Existing stud wall (not original) is to be removed and new stud wall constructed.

Proposed en-suite bathroom.

Bedroom.

Proposed new doorway.

Bedroom.

The existing en-suite shower room is to be removed and the walls made good.

The existing en-suite bathroom is to be removed and walls made good. The existing bedroom door is to be removed and relocated to new position as indicated.

The existing window is to be removed and the opening blocked up to form alcove.

WIDEN WINDOW OPENING & BUILD IN CONCRETE LINTEL

UP

Proposed airing cupboard constructed on the landing.

The existing family bathroom is to be removed. The existing flat roof dormer window are to be removed a new window made and the existing roof made good.

bedroom

NEW ROOMS WITH OPENING WINDOW 850 x 450 MIN.

STUDWORK PARTITIONS

bedroom

bathroom

A

A

Details of all materials to be submitted and agreed prior to commencement of work.

First floor plan.

4.

Proposed extension.

Glazed are to be demolished.

EX.MH.

Existing garage.

NEW MH.

Existing parking & turning area to the front of the existing property retained.

Existing willow tree.

Park Lane.

Site plan.

Scale 1:500

5.

EXTENSIONS TO
LEA FARM
PARK LANE
FINCHAMPSTEAD
BERKS.

MR & MRS GRIFFITHS

FLOOR PLANS AND ELEVATIONS

1:50 1:100

DRWG. NO. 5105/1

PLANNING SERVICES	INIT.
POL	
DC	
KRP	
GS	

28 FEB 2002

COMMENTS	

Proposed rear elevation.

Proposed side elevation.

Roof tilted up over new landing window.

NEW SVP TO FINISH 900 ABOVE TOP OF WINDOW & WITH CAP.

3 VENT TILES.

Proposed side elevation.

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Proposed dining room.

Fire place.

Fire place.

Sitting room.

1. Living room.

2.

3.

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BUILD NEW 220 x 330 PIER IN FLETTONS IN CLASS 3 MORTAR ON 1m x 1m CONCRETE BASE TO L.A. APPROVED DEPTH.

Proposed new window.

200 SLEEPER WALL ON NEW FOUNDATION.

Fireplace.

Boiler.

WELL

The existing boiler room and wc are to be demolished and cleared away.

Glazed area with tiled roof.

Study

Existing larder cupboard to be removed.

DIRECTION OF JOISTS

CANTILEVERED FOUNDATION. SEE S.ENGINEER'S DETAIL.

The existing timber framed rear wall to the single storey part of the existing house is to be retained but will require underpinning and the installation of an approved damp proof course.

Porch

200 SLEEPER WALL.

Kitchen / breakfast room.

4.

EXISTING M.H. INVERT 950.

A

Ground floor plan.

GROUND AROUND EXTENSION TO BE RE-GRADED & LOWERED 100 BELOW FLOOR LEVEL.

150 WIDE MEA SHINGLE TRENCH AT BASE OF NEW WALL.

5.

Existing cupboards retained unaltered.

Proposed studwork over the existing timber framing. Existing timbers retained within the new wall. The existing lathe and plaster is to be retained.

New studwalls at first floor are to be shiplap or similar approved timber clad. Not plasterboard.

NEW SVP WITH 'DECCO' VENT.

Bedroom.

Existing stud wall (not original) is to be removed and new stud wall constructed.

Proposed en-suite bathroom.

Bedroom.

Proposed new doorway.

Bedroom.

The existing en-suite shower room is to be removed and the walls made good.

The existing en-suite bathroom is to be removed and walls made good. The existing bedroom door is to be removed and relocated to new position as indicated.

WORK WINDOW OPENING & BUILD IN CONCRETE LINTEL

The existing window is to be removed and the opening blocked up to form alcove.

UP

The existing family bathroom is to be removed. The existing flat roof dormer window are to be removed a new window made and the existing roof made good.

Proposed airing cupboard constructed on the landing.

bedroom

NEW ROOMS WITH OPENING WINDOW 850 x 450 min.

STUDWORK PARTITIONS

bedroom

bathroom

Details of all materials to be submitted and agreed prior to commencement of work.

First floor plan.

4.

A

5.

Proposed extension.

Glazed are to be demolished.

Existing garage.

Existing parking & turning area to the front of the existing property retained.

Existing willow tree.

Park Lane.

Site plan.

Scale 1:500

Proposed rear elevation.

Proposed side elevation.

Roof tilted up over new landing window.

NEW SVP TO FINISH 900 ABOVE TOP OF WINDOW & WITH C.P.S.

3 VENT TILES.

Proposed side elevation.

EXTENSIONS TO
LEA FARM
PARK LANE
FINCHAMPSTEAD
BERKS.

MR & MRS GRIFFITHS

FLOOR PLANS AND ELEVATIONS

1:50 1:100

DRWG. NO. 5105/1

PLANNING SERVICES HRT
POL
DC
AP/P
CS
25 FEB 2002
COPIES TO

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Proposed dining room.

Fire place.

Fire place.

Living room.

Sitting room.

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Proposed new window.

BUILD NEW 220 x 330 PIER IN FLETTONS IN CLASS 3 MORTAR ON 1M X 1M CONCRETE BASE TO L.A. APPROVED DEPTH.

200 SLEEPER WALL ON NEW FOUNDATION.

Fireplace.

Boiler.

WELL

The existing boiler room and wc are to be demolished and cleared away.

Glazed area with tiled roof.

Study

Existing larder cupboard to be removed.

DIRECTION OF MESH

CANTILEVERED FOUNDATION SEE S. ENGINEER'S DETAIL.

200 SLEEPER WALL.

Porch

The existing timber framed rear wall to the single storey part of the existing house is to be retained but will require underpinning and the installation of an approved damp proof course.

Kitchen / breakfast room.

EXISTING M.H. INVERT 950.

GROUND AROUND EXTENSION TO BE RESTRADED & LOWERED 100 BELOW FLOOR LEVEL.

150 WIDE PEA SHINGLE TRENCH AT BASE OF NEW WALL.

Ground floor plan.

4.

5.

Existing cupboards retained unaltered.

Proposed studwork over the existing timber framing. Existing timbers retained within the new wall. The existing lathe and plaster is to be retained.

New studwalls at first floor are to be shiplap or similar approved timber clad. Not plasterboard.

NEW SVP WITH 'DARGO' VENT.

Bedroom.

Existing stud wall (not original) is to be removed and new stud wall constructed.

Proposed en-suite bathroom.

Bedroom.

Proposed new doorway.

Bedroom.

The existing en-suite shower room is to be removed and the walls made good.

The existing en-suite bathroom is to be removed and walls made good. The existing bedroom door is to be removed and relocated to new position as indicated.

The existing window is to be removed and the opening blocked up to form alcove.

WIDEN WINDOW OPENING & BUILD IN CONCRETE LINTEL

Proposed airing cupboard constructed on the landing.

The existing family bathroom is to be removed. The existing flat roof dormer window are to be removed a new window made and the existing roof made good.

bedroom

NEW ROOMS WITH OPENING WINDOW 850 x 450 MIN.

STUDWORK PARTITIONS

bedroom

bathroom

SVP

Details of all materials to be submitted and agreed prior to commencement of work.

First floor plan.

Proposed extension.

Glazed are to be demolished.

Existing garage.

Existing parking & turning area to the front of the existing property retained.

Existing willow tree.

Park Lane

Site plan.

Scale 1:500

Proposed rear elevation.

Proposed side elevation.

Roof tilted up over new landing window.

NEW SVP TO FINISH 900 ABOVE TOP OF WINDOW & WITH CAP.

3 VENT TILES.

Proposed side elevation.

EXTENSIONS TO
LEA FARM
PARK LANE
FINCHAMPSTEAD
BERKS.

MR & MRS GRIFFITHS

FLOOR PLANS AND ELEVATIONS

1:50 1:100

DRWG. NO. 5105/1

PLANNING SERVICES
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CS

28 FEB 2002

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FILE

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Proposed dining room.

Fire place.

Fire place.

Sitting room.

Living room.

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Proposed new window.

BUILD NEW 220 x 330 NICHE IN FLETTONS IN CLASS 3 MORTAR ON 1H x 1H CONCRETE BASE TO L.A. APPROVED DETAIL

200 SLEEPER WALL ON NEW FOUNDATION.

Fireplace.

Boiler.

WELL.

The existing boiler room and wc are to be demolished and cleared away.

CANTILEVERED FOUNDATION. SEE S. ENGINEER'S DETAIL.

Glazed area with tiled roof.

Study

Existing larder cupboard to be removed.

2no. 1.5. HALBOX100

DIRECTION OF MARSH

3000

200 SLEEPER WALL

Porch

2no 150x150 SQ.

CG50/100

CG50/100

CG50/100

CG50/100

CN100

1.5. BOX100

CN100

Kitchen / breakfast room.

The existing timber framed rear wall to the single storey part of the existing house is to be retained but will require underpinning and the installation of an approved damp proof course.

EXISTING M.H. INVERT 950.

A

A

FAN

FAN

FAN

CG50/100

CG50/100

6880

GROUND AROUND EXTENSION TO BE RE-GRADED & LOWERED 100 BELOW FLOOR LEVEL.

150 WIDE PEA SHINGLE TRENCH AT BASE OF NEW WALL.

Ground floor plan.

4.

5.

Existing cupboards retained unaltered.

Proposed studwork over the existing timber framing. Existing timbers retained within the new wall. The existing lathe and plaster is to be retained.

New studwalls at first floor are to be shiplap or similar approved timber clad. Not plasterboard.

NEW SVP WITH DERSO VENT.

Bedroom.

FAN.

Proposed en-suite bathroom.

Existing stud wall (not original) is to be removed and new stud wall constructed.

Bedroom.

Proposed new doorway.

Bedroom.

The existing en-suite shower room is to be removed and the walls made good.

The existing en-suite bathroom is to be removed and walls made good. The existing bedroom door is to be removed and relocated to new position as indicated.

The existing window is to be removed and the opening blocked up to form alcove.

HIDDEN WINDOW OPENING BUILD IN CONCRETE LINTEL

UP

Proposed airing cupboard constructed on the landing.

The existing family bathroom is to be removed. The existing flat roof dormer window are to be removed a new window made and the existing roof made good.

bedroom

NEW ROOMS WITH OPENING WINDOW 850 x 950 min.

STUDWORK PARTITIONS

bedroom

FAN

bathroom

A

A

SVP

CG50/100

CG50/100

5430

Details of all materials to be submitted and agreed prior to commencement of work.

First floor plan.

Proposed extension.

Glazed are to be demolished.

Ex. MH.

Ex. MH.

New MH.

Ex. MH.

Existing garage.

Existing parking & turning area to the front of the existing property retained.

Existing willow tree.

Park Lane

Site plan.

Scale 1:500

EXTENSIONS TO
LEA FARM
PARK LANE
FINCHAMPSTEAD
BERKS.

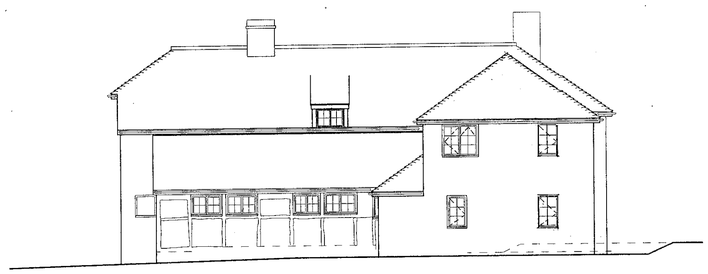
MR & MRS GRIFFITHS

FLOOR PLANS AND ELEVATIONS

1:50 1:100

DRWG. NO. 5105/1

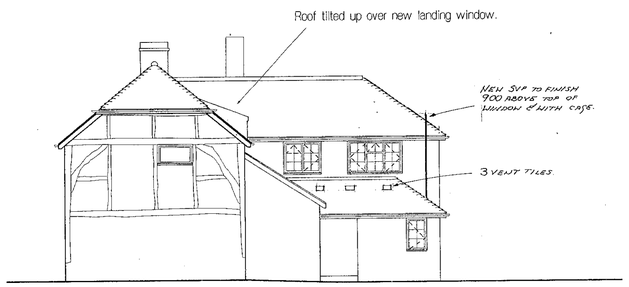
PLANNING SERVICES	NPT
PDL	TLS
DC	
AFP	
CS	
28 FEB 2002	
CHECKED	W.C.
	R.E.



Proposed rear elevation.



Proposed side elevation.



Proposed side elevation.