APPLICATION NO:
F/2000/2967

LOCATION:
49 Shefford Crescent, Wokingham.

APPLICANT:
Mr Morgan C/O Excel Design

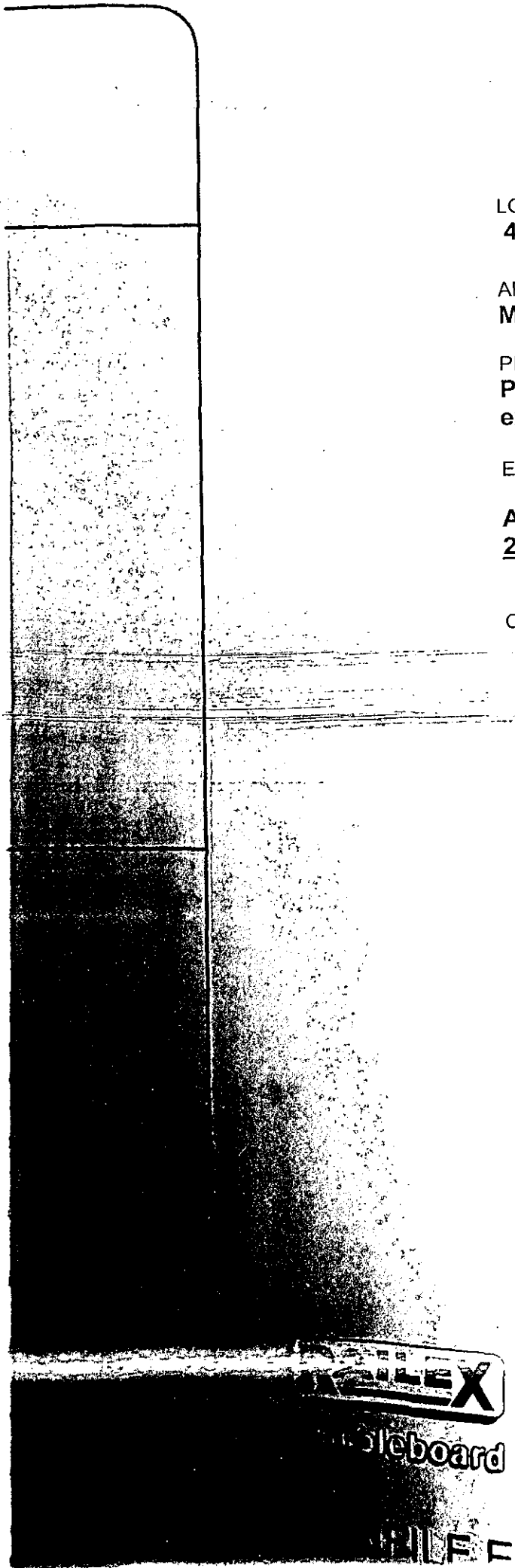
PROPOSAL:
Proposed single storey front and side extension to dwelling.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **Andrew Thorley**

APPROVED



(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Morgan
C/O Excel Design
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/2967

Parish: **WOKINGHAM**

Location: **49, Shefford Crescent, Wokingham.**

Proposal: **Proposed single storey front and side extension to dwelling.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. 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.

South East Area Local Plan Policies SBE1/2, STV1 and STV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 26/01/2001

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.

Relised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2967 AT
BUILDING CONTROL NUMBER	RP 2000/1378 Howard
~~APPLICANT~~/AGENT	Excel.
ADDRESS OF SITE	49. Stafford Crescent WOKINGHAM
DESCRIPTION OF PROPOSED WORK	S/S front (DC only) S/S side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00681/4	00681/4
ELEVATIONS	8, 9, 10	8, 9, 10
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/2/01	

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	

Received by Wokingham District Council

Application No: F/2000/2967

Proposal:
Proposed single storey front and side extension to dwelling.

Location:
49, Shefford Crescent, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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

14 December 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2967

Applicant : Mr Morgan C/O Excel Design.

Location : 49, Shefford Crescent, , Wokingham.
Proposal : Proposed single storey front and side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓	~~[illegible]~~	~~[illegible]~~ 24/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 9/1/01

Date Registered : 04/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 29/01/2001. 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 :

Highways : Approval with conditions
Wokingham TC : No objections
Neighbours : No comments received.

Planning Issues : (identified settlement)

1) neighbours.
2) Street scene.
3) Highways.

Application Number: F/2000/2967
Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey front and side extension to a 2 storey, detached house to form a new porch and an extension to the existing garage. It will be 'L' shaped in design.

The new porch will replace an existing flat roofed open porch. It will be 2.6 metres wide approximately by 1.5 metres deep. To be constructed in brick with a tiled pitched roof, which will match the existing main roof. The eaves height will be 2.4 metres and the ridge height 3.2 metres. The front glazed door will be relocated on the east elevation facing the road.

The extended garage will be 2.6 metres wide and will project forward of the existing single storey garage to be in line with the new porch. To be constructed in brick, with a dummy pitched roof, the eaves height will be 2.4 metres, the height of the flat roof will be 2.7 metres and the ridge height will match the proposed porch.

No. 51, to the north, 2 storey detached house. Footprint identical but set forward by 1 metre, proposal adjacent to party wall with no windows in the flank elevation.

Windows at ground floor and at first floor face front and rear gardens. It is considered that there will be minimal loss of light to the rear dining room window located adjacent to proposal on the ground floor. Therefore considered acceptable.

2) Impact on street scene /visual impact.

The design of the front porch and garage extensions is in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

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

Application Number F/2000/2967
Conditions/[redacted]

No	Std Con	Std Reas	Non Std Conditions / [redacted]
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to match
3.	CO49	RO49	Garage (s) to be Retained for Vehicle Parking
4.	C122	R122	Parking & Turning Area Before Occupation

INFORMATIVES:

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1/2, STV1, STV6.
BSP: EN1

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

John Murray
26/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 49 Shefford Crescent Wokingham.

APPLICATION NUMBER: F/2000/2967

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 9/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes on front post in ~~[illegible]~~ drive

2. DESCRIPTION OF SURROUNDINGS Residential Area / Estate dev
No. 51, 2 storey detached house, shares party wall wit proposal. No windows in frank elevation, boundary brick wall extends at rear of house by 1.76m high then 10 single st' ext' garage of No 49, 2.49 metres high.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, with attached garage at rear of property. Grey coloured brick, white plastic panelling at first floor level, white UPVC windows, doors, fascia boards, grittering
Brown coloured concrete tiles on roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location plan / houses of similar design + layout along frontage road

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, 2 spaces on drive at present.

LEVELS — house level 0.5m approx lower than pavement level.

BOUNDARY TREATMENT — Front boundary 1m high conifer hedge

OTHERS — No 51 front open plan
rear side of house wall,
1.76m high brick wall then
2.45m high single storey garage ext'g

— No 47, open plan boundary.

Nb Neighbour concerned re: useage of extension + noise etc.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2967
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

4

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

Tel: 0118 974 6441

Date: **14 December 2000**

My ref: F/2000/2967

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/2967
49, Shefford Crescent, , Wokingham.
Proposed single storey front and side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2967**
49, Shefford Crescent, , Wokingham.
Proposed single storey front and side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: 0118 974 6441

Date: **14 December 2000**

My ref: F/2000/2967

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell
Development Control Manager

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Proposed single storey front and side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6441

Date: **14 December 2000**

My ref: F/2000/2967

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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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49, Shefford Crescent, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2967**
49, Shefford Crescent, , Wokingham.
Proposed single storey front and side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 22/01/01 Time 1.45

WHILE YOU WERE OUT

Name Mr Morgan

Of 49 Sheffyld Cres.

Phone No. _____ Ext. _____

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE He displayed site notice from 10/01/01, but cannot find postcard to send back - Has been out of the country, that's why only ringing now.

Signed Den.

WOKINGHAM D.C. DEVELOPMENT CONTROL

68B

Start date: 04 DEC 2000	Map No. ..... Site ...0.02..
Officer: AT | Application No. F/2000/2967	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY FRONT & SIDE EXTENSION TO DWELLING

Location: 49 SHEFFORD CRES

Parish: WOKINGHAM Ward: Norreys 14.12.2000 B.

Applicant: MR MORGAN

Fee Received 95-00 (6) 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 : 14.12.2000 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 and see map.....

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 14 December 2000

Application Number: F/2000/2967

Proposal: Proposed single storey front and side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
49, Shefford Crescent, , Wokingham.

Applicant:
Mr Morgan C/O Excel Design.

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.

Signed: _____ **Print name:** Adam Coggins 18/12/00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

DC
APP
CS
2001
ASSIGNED TO:
ACK:
FILE:

Case officer: Andrew Thorley

Application Number: F/2000/2967

Proposal: Proposed single storey front and side extension to dwelling

Site Address: 49 Shefford Crescent, Wokingham

Applicant: Mr Morgan C/O Excel Design

Your observations are required in respect of this application **by 07/01/2001**

No objections

SIGNED: _____ **DATE:** 09/01/2001

CLERK TO Wokingham Town Council

49 SHEFFORD CRESCENT Plot 207

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COM
PLANNING	BUILDING			PLANNING	BUILDING		
6/24/69			Rear Ext	27/5/70c			
8/7/71	-		Det house & garage	16/9/71c			

1959/a

HOUSEHOLDER PLANNING APPLICATION

04 DEC 2000 2967

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr Morgan
	ADDRESS	49 Shefford Crescent Wokingham Berks
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	49 Shefford Crescent Wokingham Berks
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Single Storey Front & Side Extension

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

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

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

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr Morgan

DATE 24-11-00

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2967**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

04.DEC.2000* 2967



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Development Control Section, Environmental Services, Wokingham District Council.
12 December 2000

Scale: 1 : 1250

N
W E
S

Client:

04. DEC. 2008* 2967

Mr Morgan
49 Shefford Crescent
Wokingham
Berkshire

Project:

Single Storey Front and Side Extension

Location:

49 Shefford Crescent
Wokingham
Berkshire

APPROVED

Excel Design
XL00681

Drawing List

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

APPROVED

CLIENT:	Mr Morgan, 49 Shefford Crescent, Wokingham	DESCRIPTION:	Drawing List
PROJECT:	Single storey front and side extension	SCALE:	DRAWING No: 00681/ 2
DATE:	November 2000	REVISION:	

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

© COPYRIGHT RESERVED

Excel DeSign



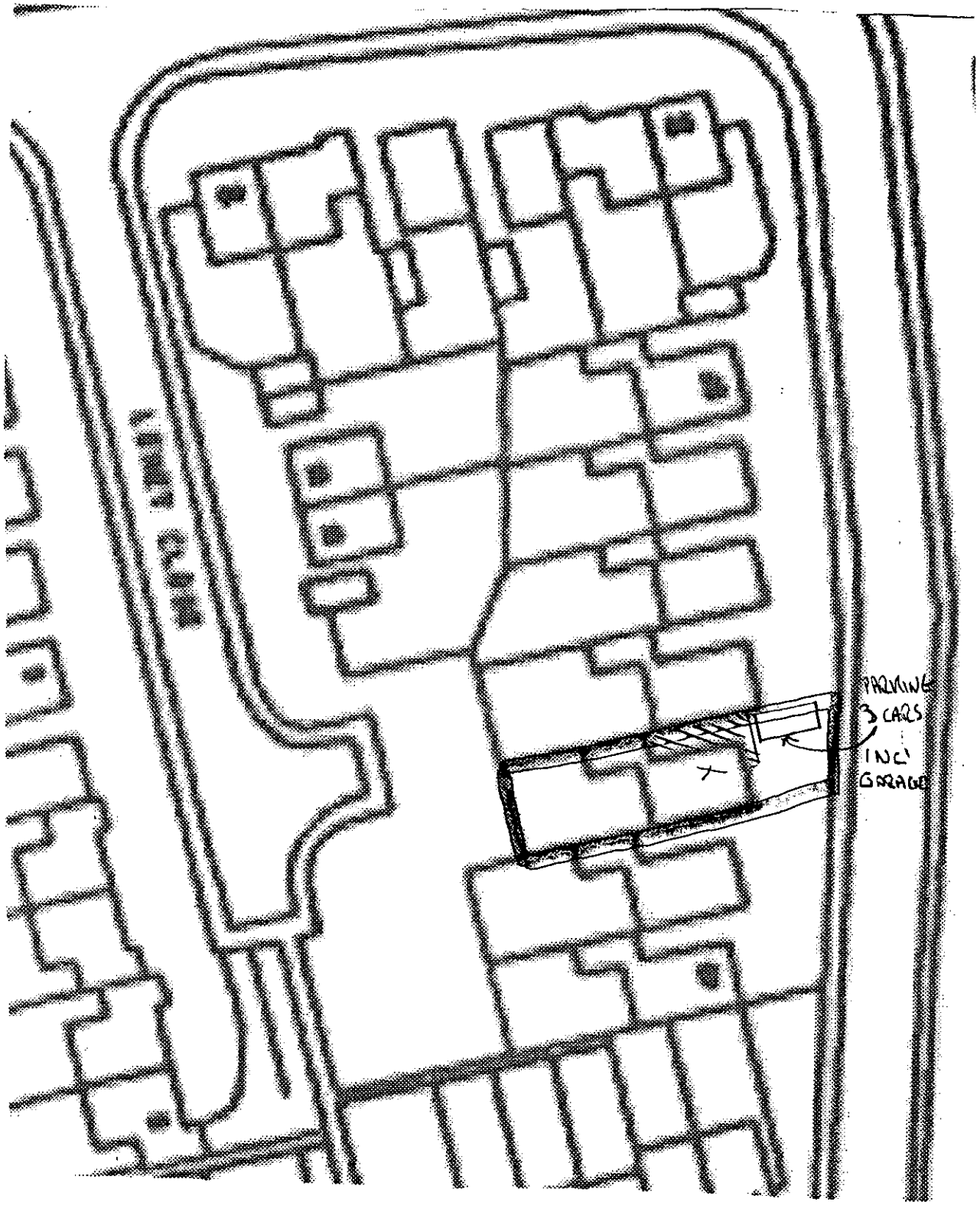
APPROVED

CLIENT:	Mr Morgan, 49 Shefford Crescent, Wokingham	DESCRIPTION:	Location Plan		
PROJECT:	*Single storey front and side extension*	SCALE:	1:2500	DRAWING No:	00681/ 3
DATE:	November 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design



APPROVED

CLIENT:	Mr Morgan, 49 Shefford Crescent, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	Single storey front and side extension	SCALE:	1:500	DRAWING No:	00681/ 4
DATE:	November 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design

CB 21/1/01

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

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

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

3. GROUND FLOOR SLAB
   Porch: Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.
   Garage: 100 mm concrete, 150 mm consolidated hardcore

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

5. INTERNAL WALLS
   225 mm Turbo block, unless other wise shown.

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

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

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

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CLIENT:	Mr Morgan, 49 Shefford Crescent, Wokingham	DESCRIPTION: Notes	
PROJECT:	Single storey front and side extension	SCALE:	DRAWING No: 00681/ 5
DATE:	*November 2000*	REVISION:	

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF

Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber design and sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS

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

11. STEELWORK

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

12. S.W. DRAINAGE

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

13. F.W. DRAINAGE

Above ground: Waste sizes to be: S.v.p's & w.c's 100 dia, W.h.b's 32 dia. Sink and shower 38mm dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.

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

14. MECHANICAL VENTS

Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.

WCs and Bathrooms: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

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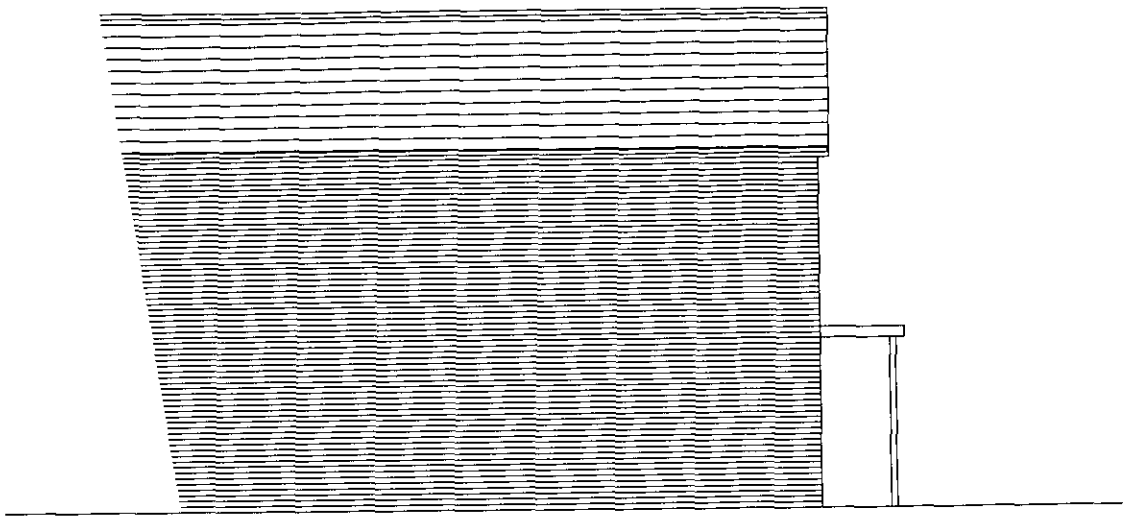
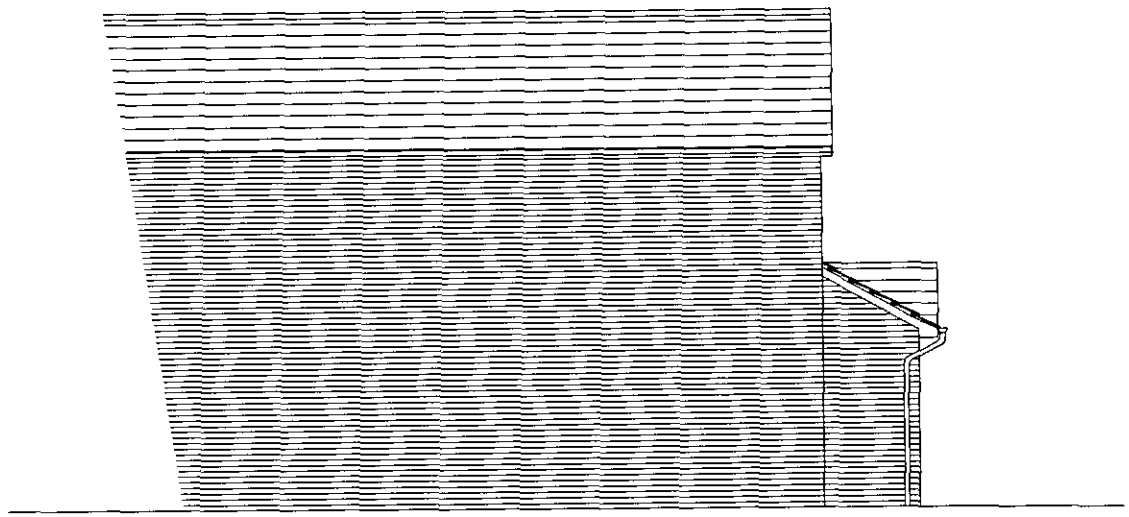


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

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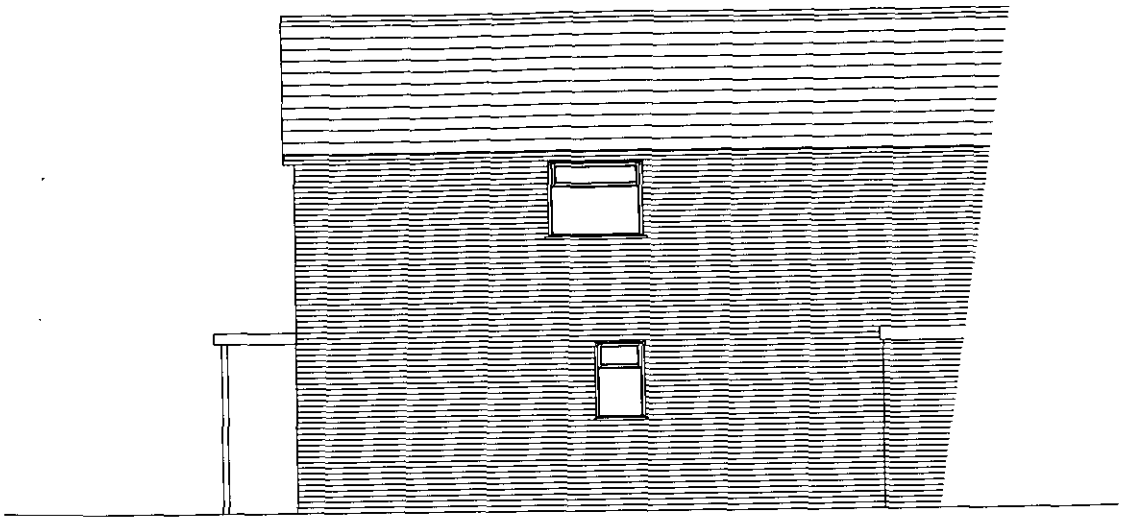
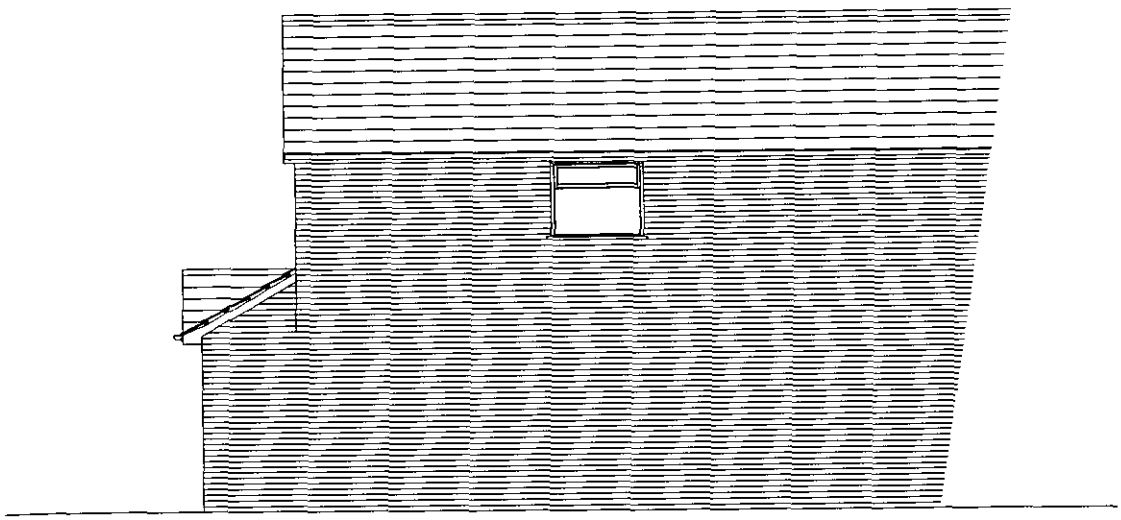


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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CLIENT:	Mr Morgan, 49 Shefford Crescent, Wokingham	DESCRIPTION:	Right Side Elevations		
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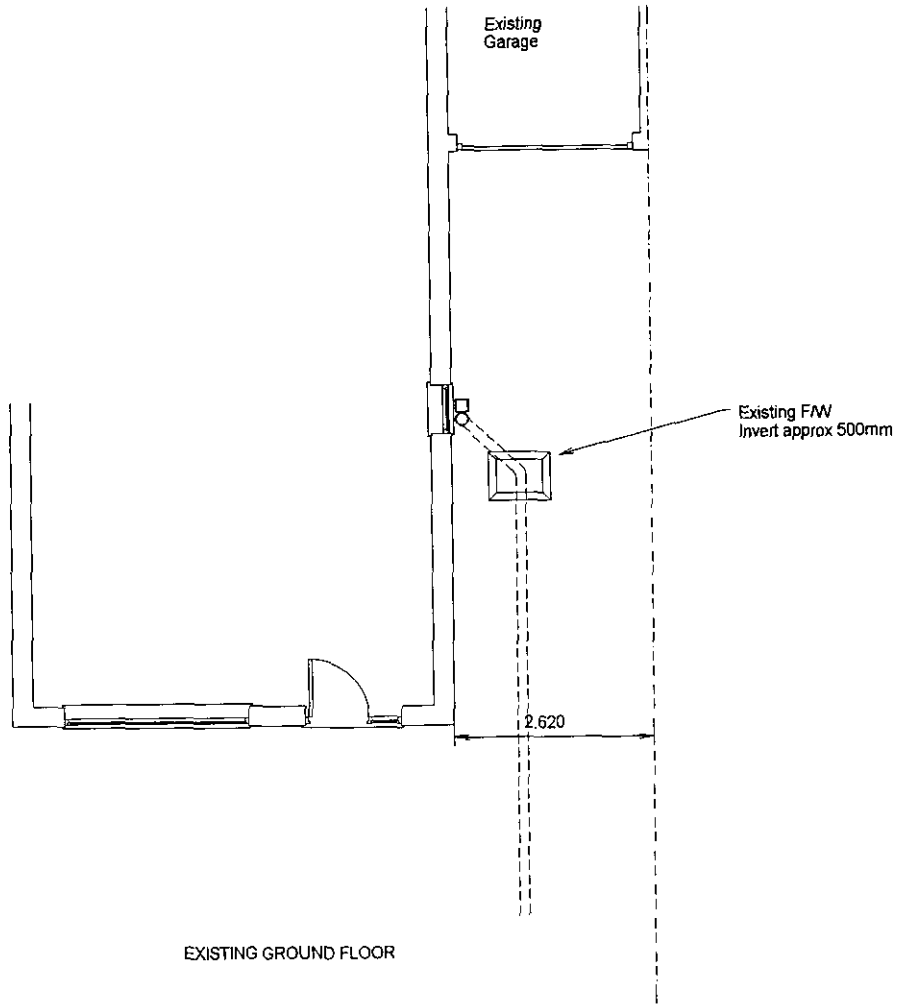

EXISTING GROUND FLOOR

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CLIENT:	Mr Morgan, 49 Shefford Crescent, Wokingham	*DESCRIPTION:*	*Ground Floor Plans*		
PROJECT:	Single storey front and side extension	SCALE:	1:100	DRAWING No:	00681/ 12
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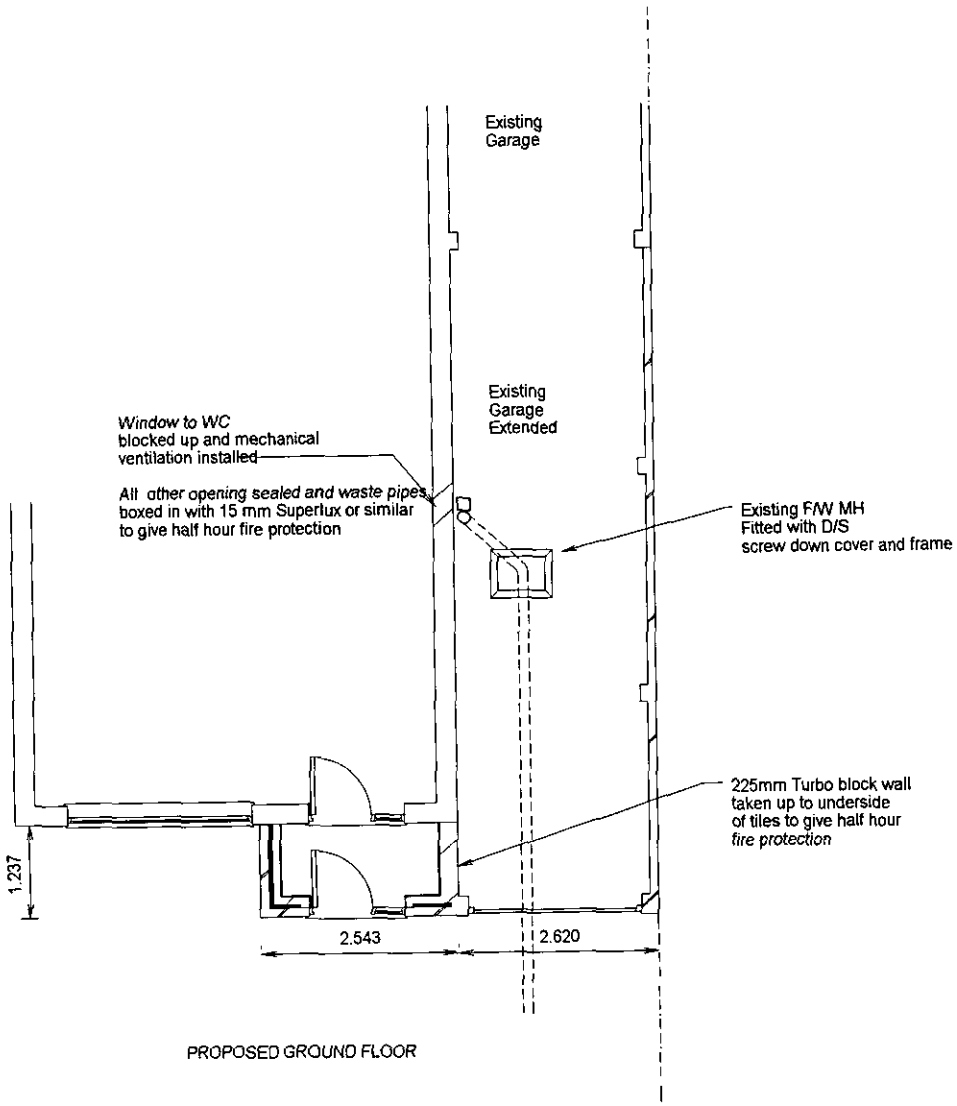

PROPOSED GROUND FLOOR

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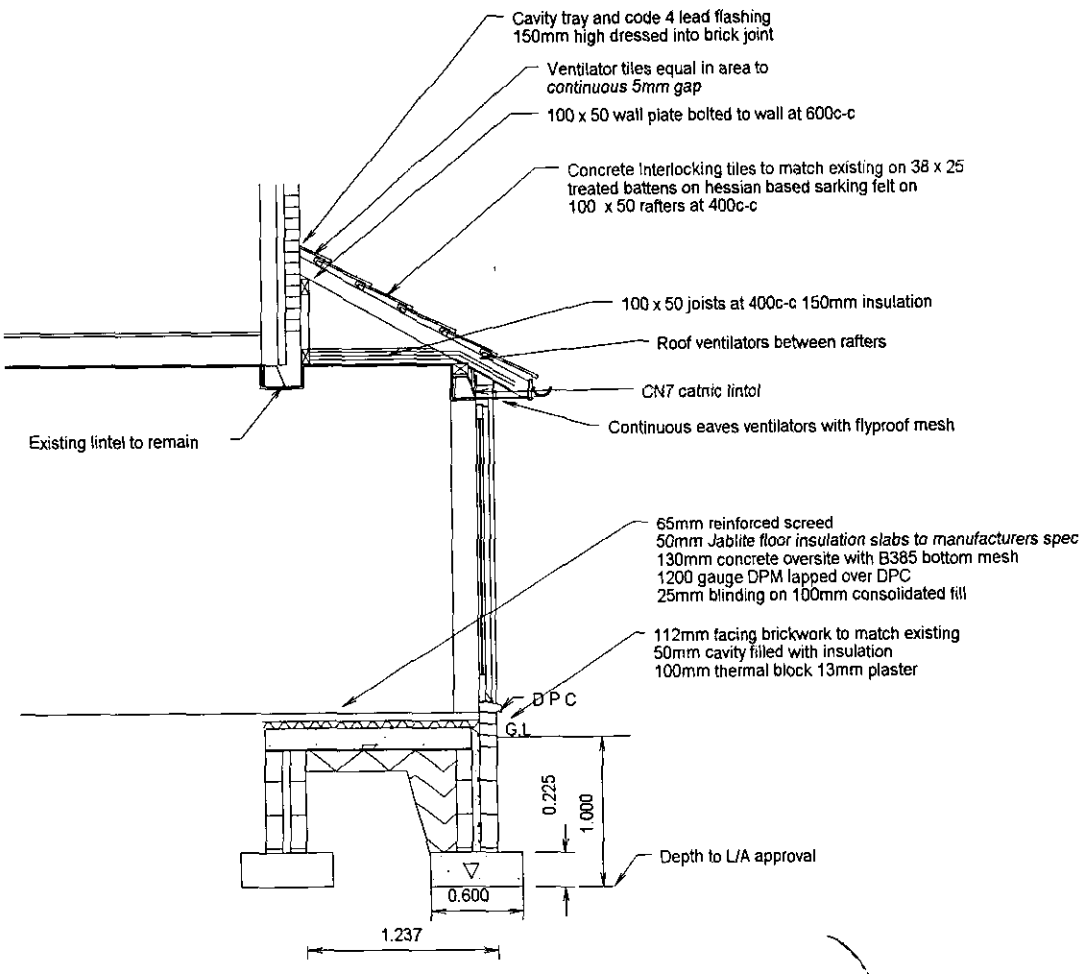

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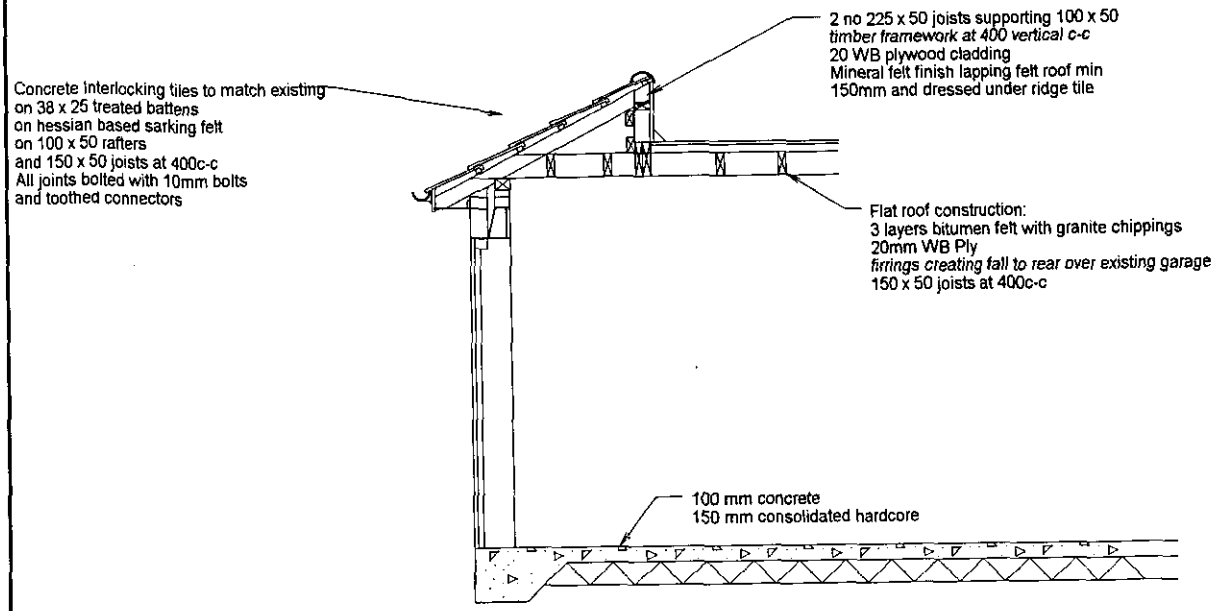
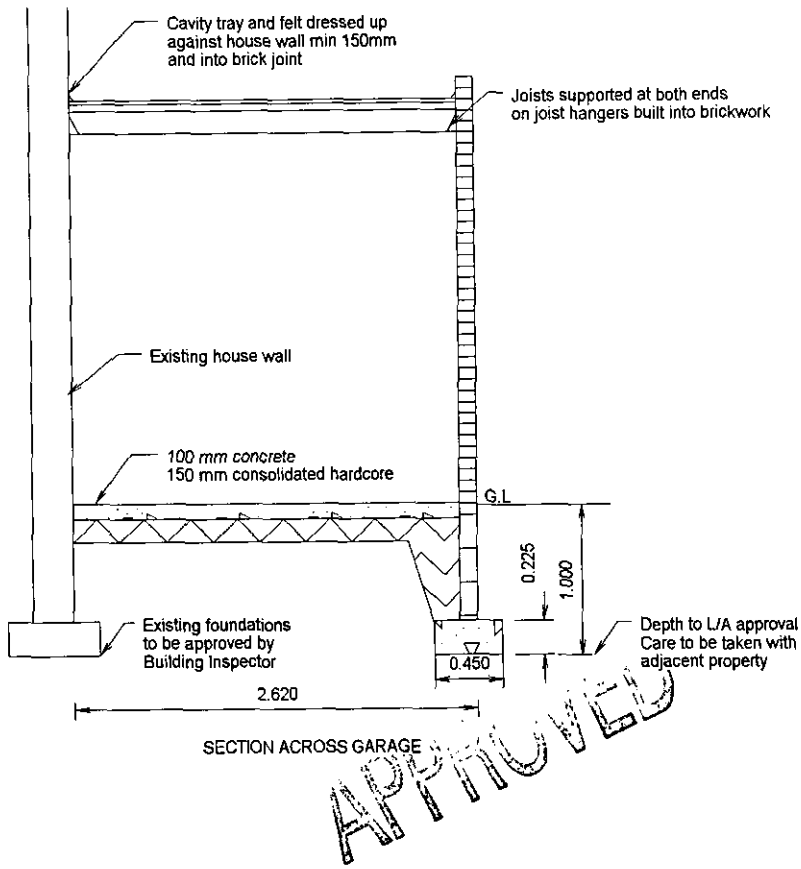


SECTION THROUGH FRONT OF GARAGE



SECTION ACROSS GARAGE

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Additional Notes:

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