148

LE.11/4

APPLICATION NO:
F/2002/5998

LOCATION:
10 Murray Road, Wokingham.

APPLICANT:
Mr & Mrs Strange C/O Anglian Home Improvements

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

EARLIEST DATE FOR DECISION: **06/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/04/2002

CASE OFFICER: **Louise Smith**

APPROVED

11.16

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Strange
C/O Anglian Home Improvements
Conservatory Admin Dept
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2002/5998

Parish: **WOKINGHAM**

Location: **10, Murray Road, Wokingham.**

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

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

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

Condition
2. All new 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.

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.

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 22/04/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5998

Applicant : Mr & Mrs Strange C/O Anglian Home Improvements.

Location : 10, Murray Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....18/3.....

Date Registered : 26/02/2002

Earliest Date for Decision : 06/04/2002

Latest Consultation Date/Site Notice Expiry Date : 06/04/2002

This application will have expired on: 23/04/2002. 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 :

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Street scene.

Application Number: F/2002/5998

Appraisal :

The site is a two storey terrace dwelling, situated within the identified settlement boundary of Wokingham. The applicant proposes a single storey rear extension to form a conservatory. This extension would project 3m to the rear of the dwelling, measuring 2.9m in width with a monopitch roof (2.5m to the eaves and 2.7m to the ridge).

Impact on Neighbouring Properties : The conservatory would be set behind a c.2m high cb boundary fence and therefore a very limited amount of overlooking could occur. No 8 is set at a lower level to No 10 (c. 0.9m lower) and to compensate for this height difference solid panels are plans for this side elevation to prevent loss of privacy on the neighbour.

The scale and light-weight structure of the proposed conservatory would prevent any adverse effects in terms of overshadowing and overbearing.

Impact on character of the area. The development would be screened behind the dwelling and therefore not detract from the character of the street scene. Furthermore, No 12 has a rear conservatory of similar scale and design to that being proposed here.

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

Application Number F/2002/5998
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 10 Murray Road Wokingham.

APPLICATION NUMBER: F/2002/5998

OFFICER: Louise Smith

DATE OF SITE VISIT: 18/3

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Residential terrace (2/s) set off from main part of Murray Rd.
redbrick, grey roof tiles ~~level to the No 12 (front + rear)~~

3. DESCRIPTION OF SITE/BUILDING
middle terrace dwelling set back from No 8 at the front + set further back at the rear
Level with No 12 (front + rear).
No 20 & 6 slope down slight angle.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A.

LEVELS c. 0.4m lower No 8.

BOUNDARY TREATMENT sides boundary fence c 2M.

OTHERS

No 12 - rear cons.

WOKINGHAM D.C. DEVELOPMENT CONTROL

75A/75B

Start date: 26 FEB 2002	Map No. ..... Site ...0.02...
Officer: LS	Application No. F | 2002 | 5998
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 10 MURRAY ROAD

Parish: WOKINGHAM Ward: Emmbrook 14.3.02 JB.

Applicant: MR/MRS STRANGE
PD rights removed?

Fee Received 00-00 Required NR 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	[illegible]		
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 : 14.3.02 TD 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:

.....
.....
.....

NEIGHBOURS:

.....
.....
S/N + See map
.....
.....
No pre-apps.
.....
.....
.....

Organisation_Name	Building_Name	address1	Postcode
		14MEADOW ROADWOKINGHAM	RG412TD
		12MURRAY ROADWOKINGHAM	RG412TB
		6MURRAY ROADWOKINGHAM	RG412TB
		8MURRAY ROADWOKINGHAM	RG412TB
		14MURRAY ROADWOKINGHAM	RG412TB

Neighbours Consulted F/2002/5998 14.3.

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/5998

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/5998
10, Murray Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5998**
10, Murray Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Malvern

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

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/5998

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Eke

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

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/5998

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/5998

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

Location:
10, Murray Road, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5998 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

**Trevor Watson
Development Control Manager**

14 March 2002

26.FEB.2002 998

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

25th February 2002

Our ref: LS 099/10474 Strange

Dear Sir or Madam,

REF: PROPOSED CONSERVATORY AT: 10 MURRAY ROAD WOKINGHAM BERKSHIRE RG41 2TB

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

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com

PA1

1933

LAND R/O WEST OAK NURSING HOME

ADDRESS 6 - 20 MURRAY ROAD PARISH WOKINGHAM

PLOT No PART OF WOKINGHAM HOSPITAL ORD. SHEET No.

BUILDER P.D. RIGHTS REMOVED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/64881/F	GILMOOR FREEMAN DEVS/ PRIOR MAVEN	2x2 BED TERRACED HOUSES	28.7.97	C/A
		6x3 " " "		
FP97/6960	Thomas & Co.	8 new dwellings	12.12.97	REF.
FP97/6960/A	"	"	20.02.98	C/A
98/68494/F	(12) GOODMAN/PRIEST	CONSERVATORY	24.11.98	C/A

MINISTRY DECISION

SPECIAL ORDERS P.D. EXP - CONSERVATORY No. 12 - 17-8-98

Environmental Services

For office use only.
Application number: 26.FEB.2002* 5998

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 + MRS STRANGE 10 MURRAY ROAD WOKINGHAM BERKSHIRE RG41 2TB
	Agent's Name Address and postcode Phone number	ANGLIAN HOME IMPROVEMENTS CONSERVATORY ADMIN DEPT PO BOX 65 NORWICH NR6 6EJ 01603 420780
3	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. Site	10 MURRAY ROAD WOKINGHAM BERKSHIRE RG41 2TB.
4	Give brief details of the proposal for example, *two storey side extension.* About the application	ERECT A PVCu CONSERVATORY TO REAR OF PROPERTY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. 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	WALLS: WHITE PVCu FRAMES / DOUBLE GLAZING ROOF: TOUGHENED GLASS
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. N/A	Yes ☐ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
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.~~

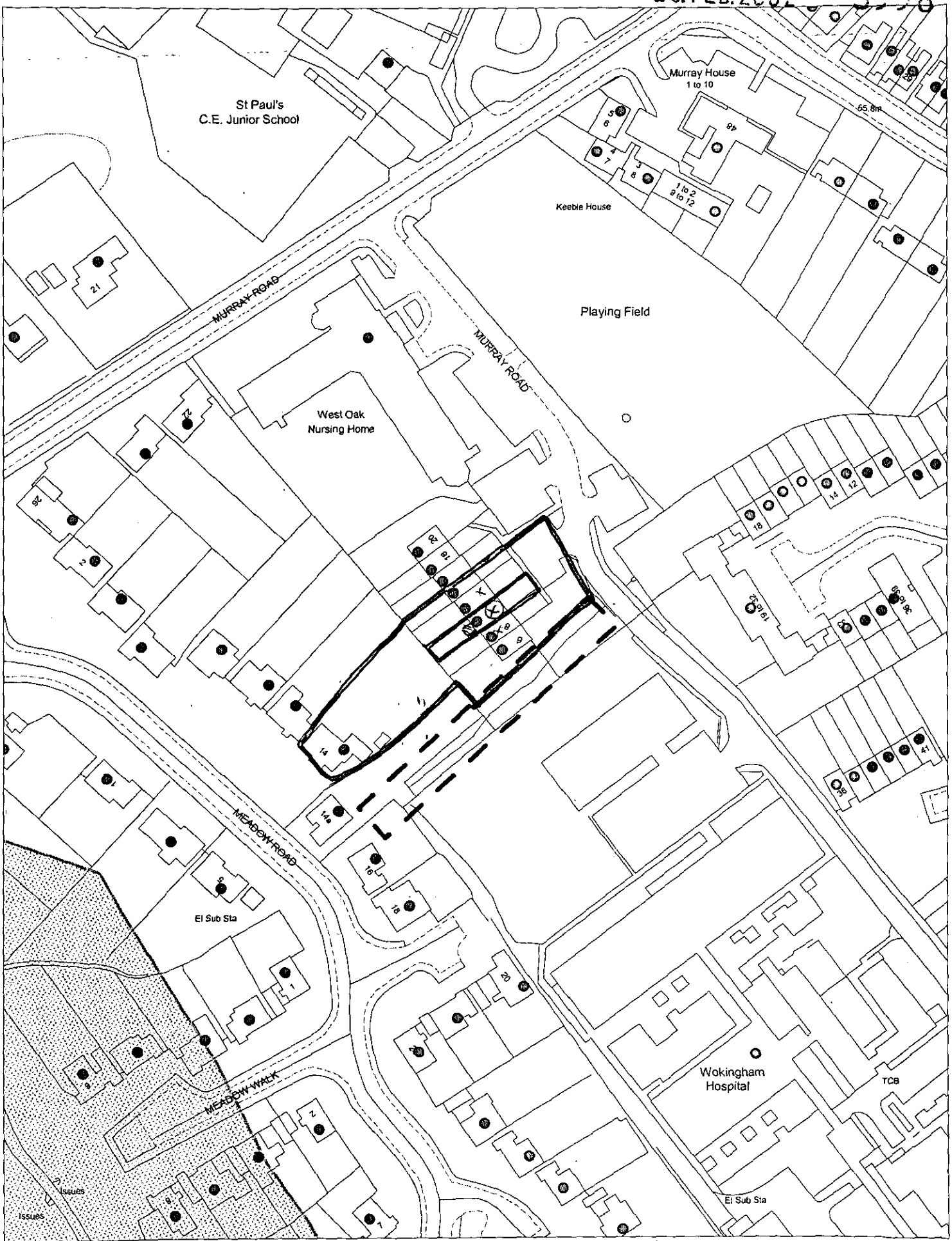
Your signature: [signature]

on behalf of MR + MRS STRANGE

Date 20/02/2002

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

26.FEB.2002 5998



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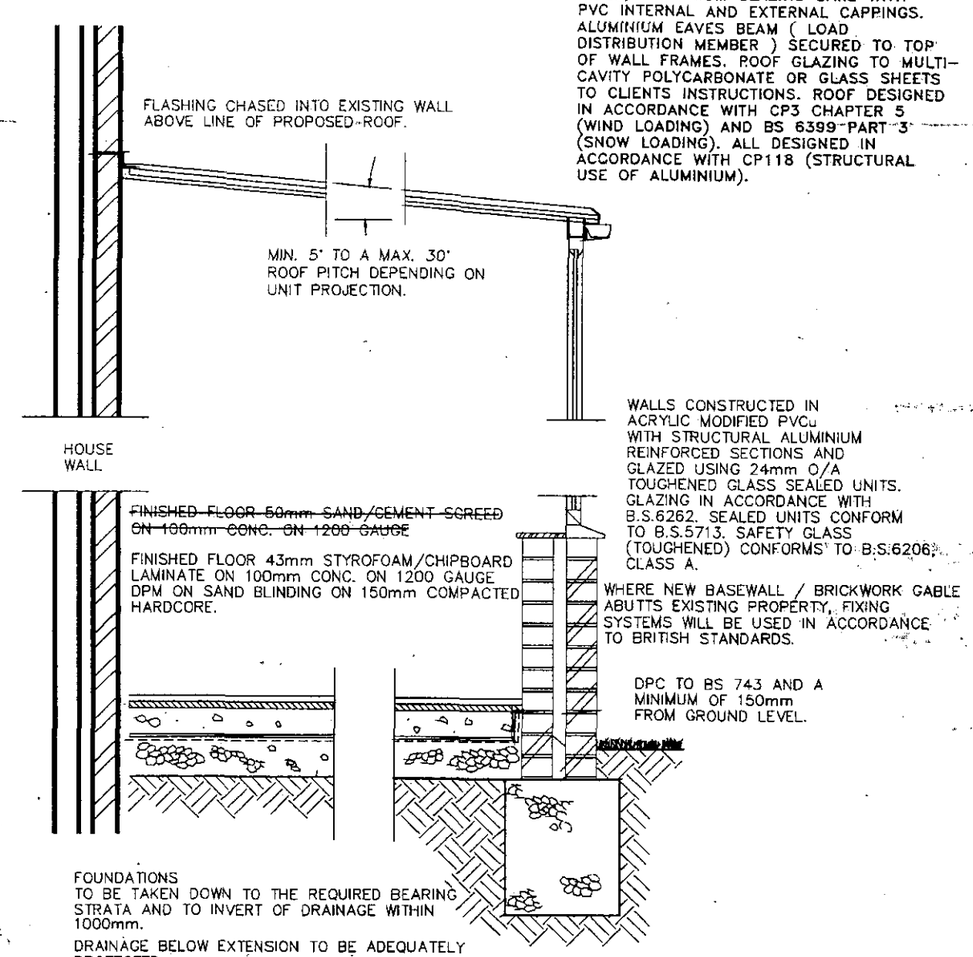
Development Control Section, Environmental Services, Wokingham District Council.
1 March 2002 Scale: 1 : 1250

N
W E
S



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

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

WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

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

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

TYPICAL SECTION

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

DWG: SHT2NCBW REV: D

Anglian Home improvements

26.FEB.2002* 5998

PROPOSED . NO0102 LEAN TO SQUARE ENDS CONSERVATORY

AT . . . . 10 MURRAY ROAD
WOKINGHAM
BERKSHIRE
RG41 2TB

FOR. . . . MR AND MRS D STRANGE

CUSTOMER CONTRACT COPY CHECK. YES ☐

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

DATE.	REVISIONS.	BY.
12/2/02	UNIT WIDTH = 2930mm	P.SMITH

DRAWING No. 099/10474

DRAWN BY.. MATTHEW MAYES — DATE 06/02/2002

BRANCH NAME N/A

SURVEYOR.. PETER SMITH — DATE 12/2/02

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

Customers Signature ..... Date 12.2.02

Expected Installation Date
ASAP AFTER PLANNING
(Subject to third party approval being obtained)

Comments on deferred installation
.....

Method of payment
CASH
(Anglian does not accept final balance payment by credit card.)

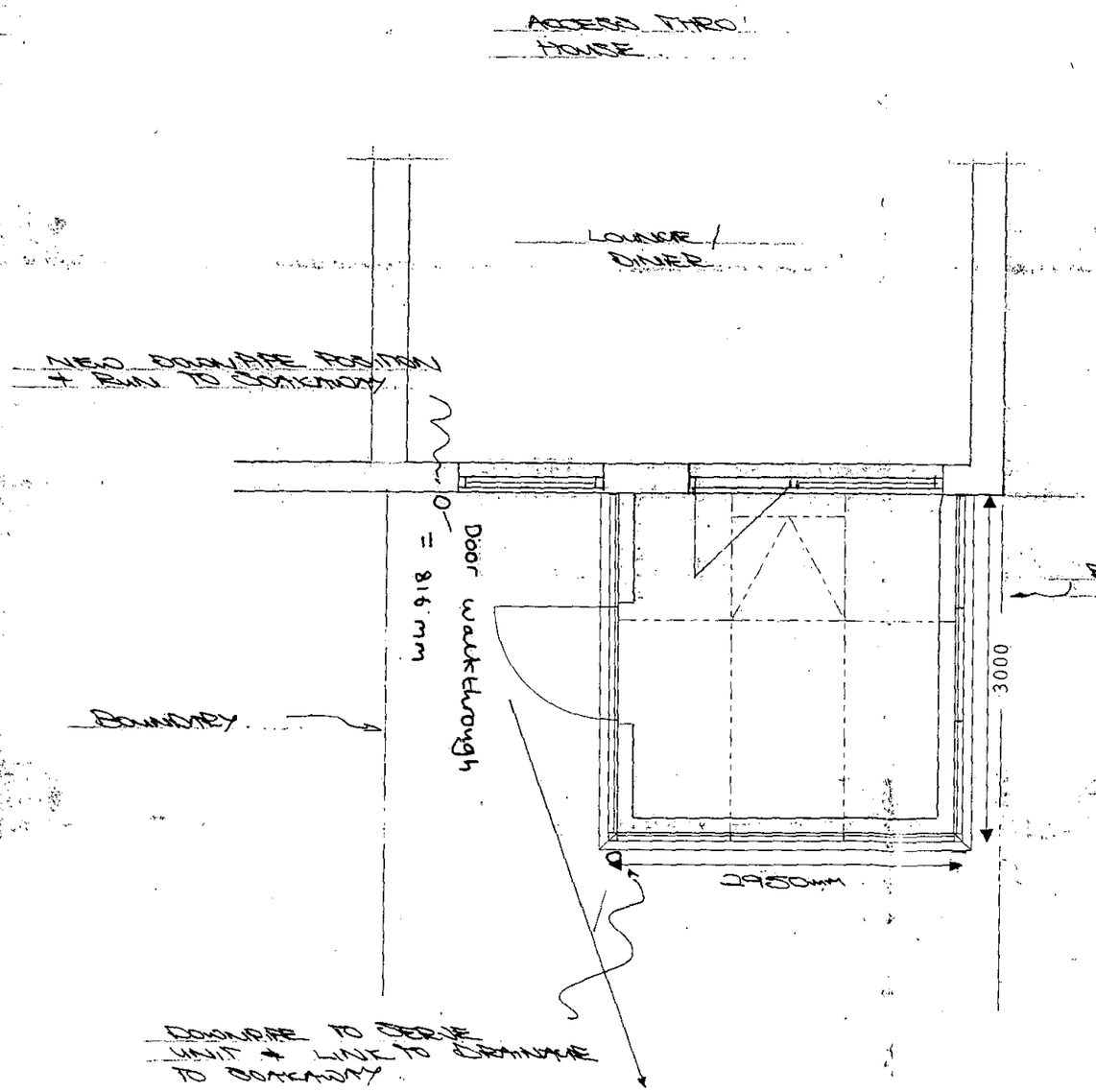
Code .....

APPROVED

APPROVAL REQUIRED ☑ Where applicable

PLANNING PERMISSION NOT REQUIRED	YES ☑ NO ☐	RESTRICTIVE COVENANTS	YES ☐ NO ☑
BUILDING REGULATION	YES ☐ NO ☑	HOUSING ASSOC. CONSENT	YES ☐ NO ☑
LISTED BUILDING CONSENT	YES ☐ NO ☑	BUILDERS CONSENT	YES ☑ NO ☐
CONSERVATION AREA	YES ☐ NO ☑	LANDLORDS CONSENT	YES ☐ NO ☑
NEIGHBOURS CONSENT	YES ☐ NO ☑	PARTY WALL ACT	YES ☐ NO ☑

26.FEB.2002* 5998

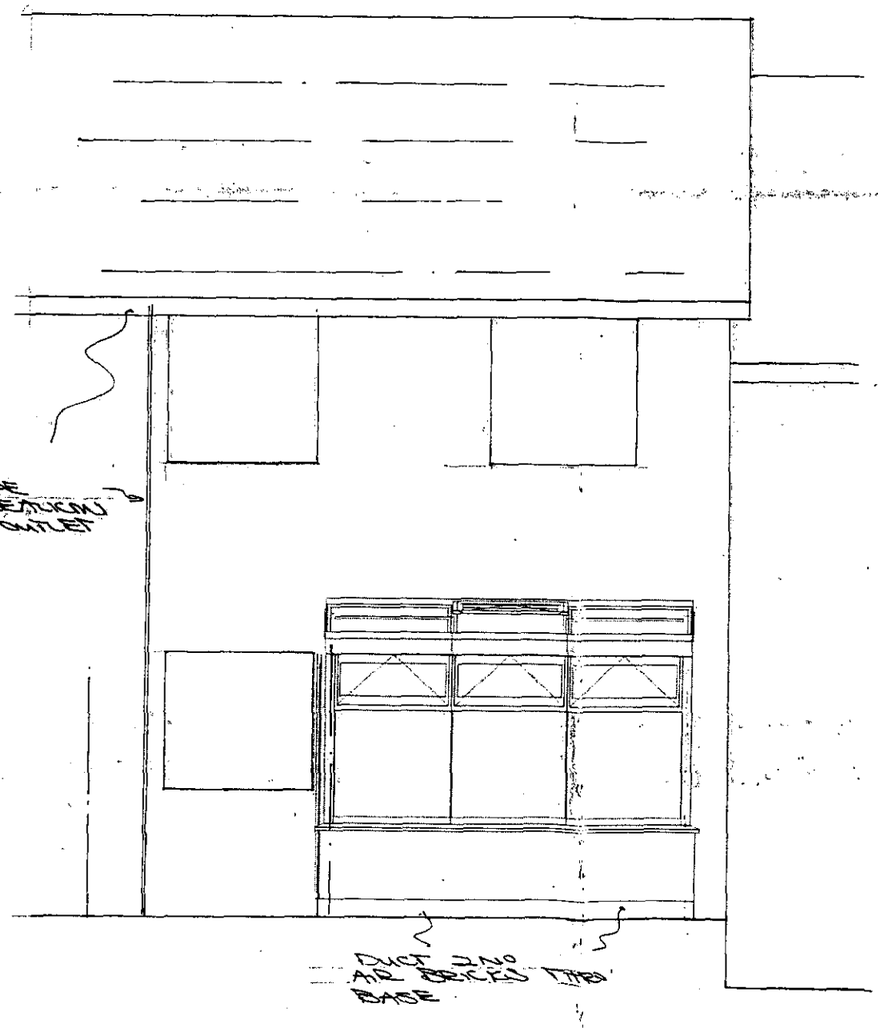


APPROVED

Report Version 1.05 21/01/02

Customer Signature	Date	DRAWING NO.	Unit Elevation	Scale.. 1:50	Drawn.. MATTHEW MAYES
	12/2/02	099/10474	PLAN LAYOUT / ROOF DETAILS.	Date.. 06/02/2002	Surveyor.. PETER SMITH

26.FEB.2002* 5998



SPECIFICATION

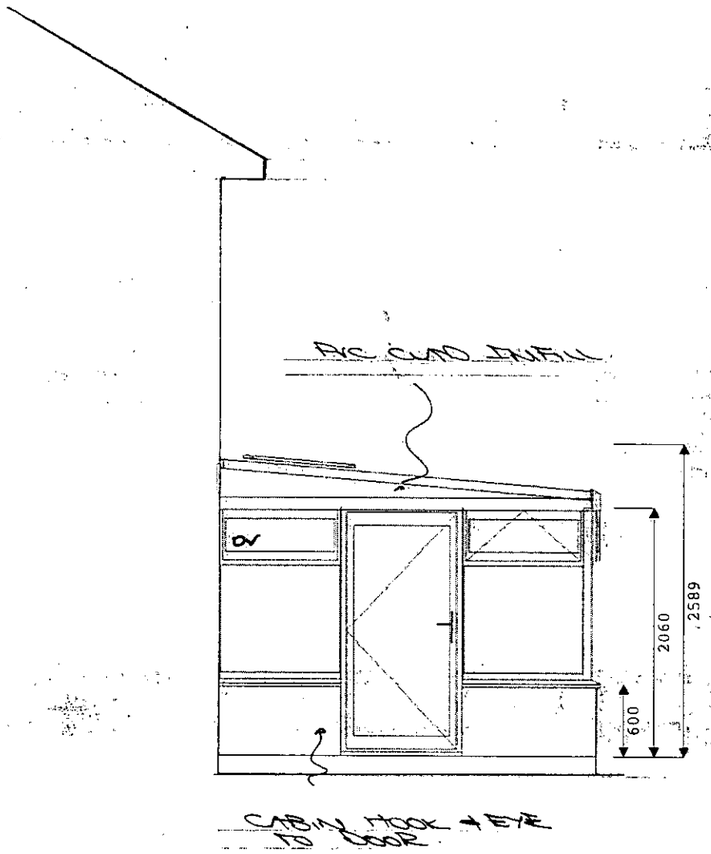
PVCU CRUSADER CONSERVATORY
1 no. single door open out where shown
4 no. top hung fanlight vents where shown
1 no. dummy vent where shown
Solid panels where shown
Muntin bars required to roof
Sealed units in roof to be 24mm
600mm basewall required
5° roof pitch

APPROVED

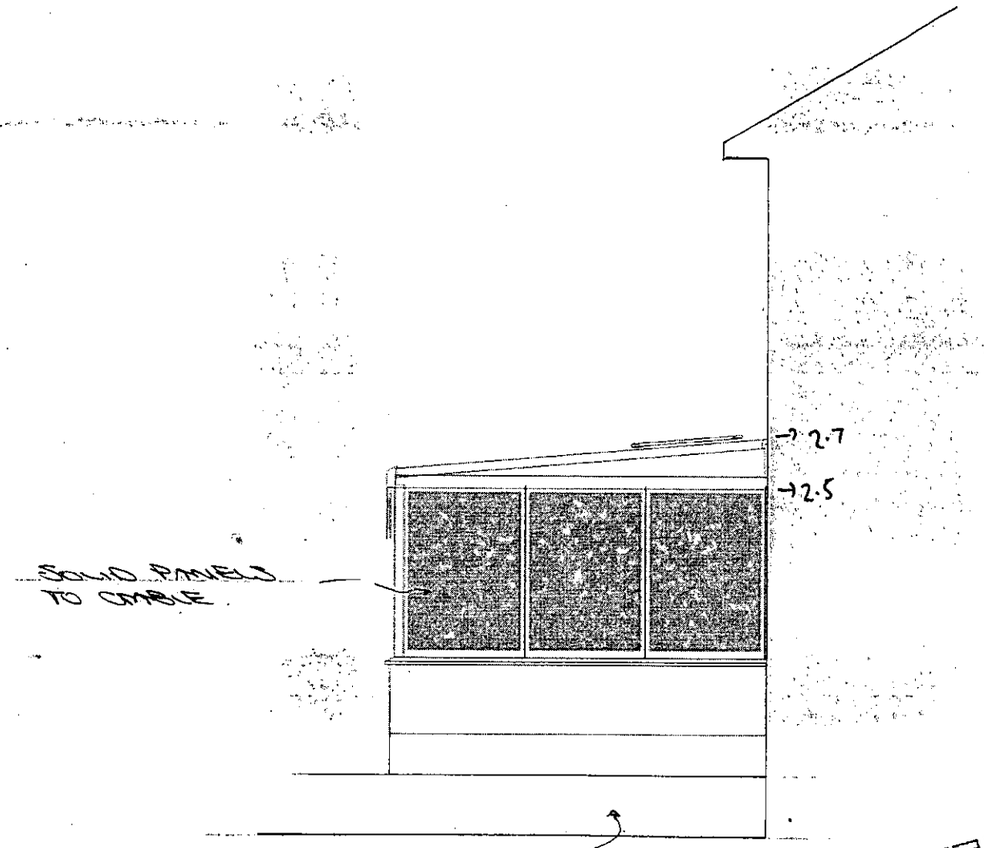
Report Version 1.07 21/01/02

Customer Signature	Date	Drawing No.	Property Elevation	Unit Elevation	Scale.. 1:50	Drawn MATTHEW MAYES
	12/02/02	099/10474	REAR ELEVATION	FRONT ELEVATION	Date.. 06/02/2002	Surveyor.. PETER SMITH

26.FEB.2002* 5998



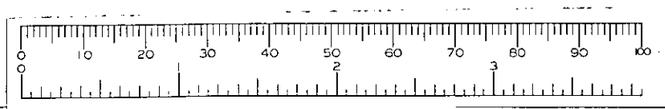
CAB'N HOOK + EYE TO DOOR



SOLID PANEL TO GABLE

EXISTING LOG RETAINING WALL

APPROVED



Report Version 1.07 21/01/02

Customer Signature	Date	Drawing No.	Property Elevation:	Unit Elevation	Scale.. 1:50	Drawn MATTHEW MAYES
	12/02/02	099/10474	SIDE ELEVATION	SIDE ELEVATIONS.	Date.. 06/02/2002	Surveyor PETER SMITH

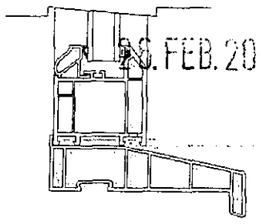
SURVEYORS BASE PLAN

(TO ACCOMPANY ACTUAL BASE PLAN
PROVIDED BY CONSERVATORY ADMIN.)

DWG: ENGNTBW	REV: D

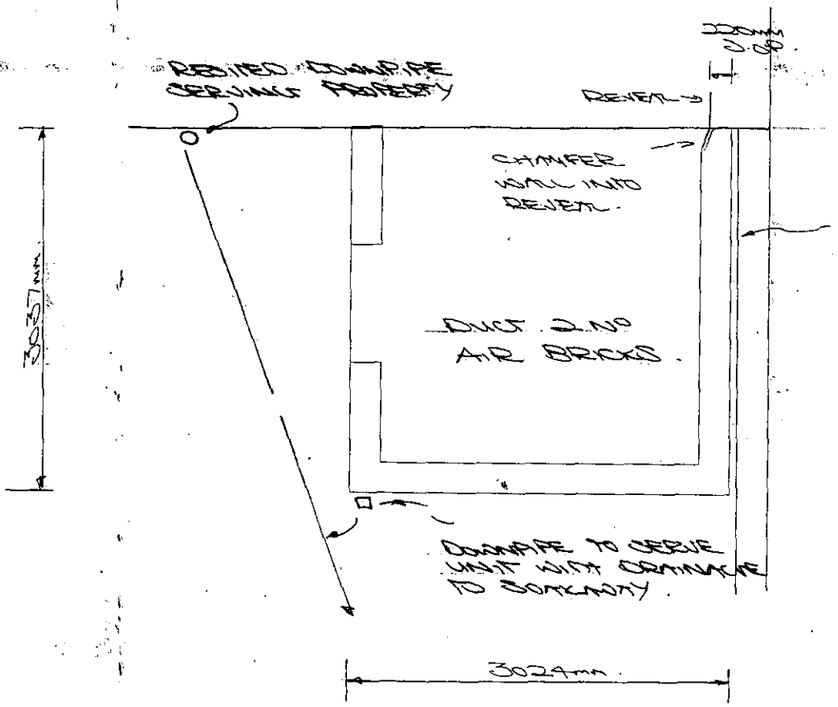
NOTES

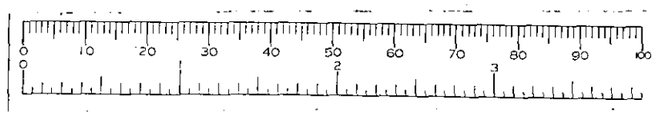
1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL, UNLESS AN ALTERNATIVE METHOD OF DRAINAGE IS FOUND ONCE WORK HAS COMMENCED ON SITE.
7. BUILD NEW BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK ~~BLOCKWORK~~/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK **(WHERE POSSIBLE).**



26. FEB. 2002* 5998

OR SAME LEVEL AS HOUSE DPC.
FLOOR TO FINISH AT UNDERSIDE OF SILL TO INTERNAL DOORS ALLOWING FOR PARQUET FLOOR.





APPROVED

NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.
ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

Report Version 1.06 21/01/02

Customer Signature	Date	Drawing No.	Property Elevation	Unit Elevation	Scale..	Drawn..
	12/02/02	099/10474		BASE LAYOUT.	1:50	MATTHEW MAYES
					Date.. 06/02/2002	Surveyor.. PETER SMITH

PRODUCT CHECK SHEET.

✓ Where Applicable

PRODUCT: Retail Crusader

NOTE - ALL CRUSADER CONSERVATORIES ARE EXTERNALLY GLAZED.

ROOF COLOUR: White OUT/ White IN

ROOF MATERIAL:	POLYCARBONATE	THICKNESS	GLASS	SPACER
	N/A	N/A	Pilkington K 24mm	Silver

ROOF VENT:	YES	NO	MANUAL	ELEC MOTOR	AUTOMATIC	RIDGEFLOW:
	✓		1.00			

FINIAL TYPE (where applicable): N/A

CRESTING TYPE (where applicable): N/A

NUMBER OF DOWNPIPES: 1

POSITION: L/H ✓ R/H INTERMEDIATE

HANDLE COLOUR: GOLD - DOOR WHITE - WINDOWS

TYPE:

EAVES BEAM TYPE: Standard

THRESHOLD: Low Threshold

SPECIAL GLASS TO FRAMES AND LOCATION: Pilkington K

OBSCURE GLAZING PATTERN AND LOCATION: N/A

S.G.O.: YES NO ✓ LOCATION AND PATTERN No.: N/A

WINDOW BOARDS: WHITE POLYBOARD

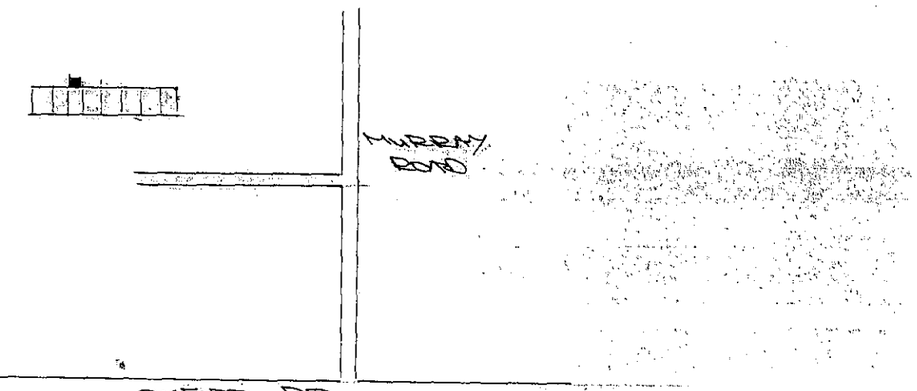
THIRD PARTY APPROVAL: 26.FEB.2002* 5998

LOCAL COUNCIL ✓ HOUSING ASSOCIATION BUILDER ✓ OTHER

ADDRESS: WOKINGHAM D.C

GILMOUR FREEMAN DEVELOPMENT LTD (DEVELOPER)
ST PETERS HILL CAVERSHAM READING
BERKS RG4 7AX.
(BUILDER)

BLOCK PLAN (NOT TO SCALE) PRIORHAVEN LTD, THE COACH HOUSE, THE MOORS, PANGBOURNE READING BERKS RG8 7LP



ADDITIONAL PRODUCT / PHYSICAL BARRIER: PVCu HARDWOOD TIMBER SOFTWARE TIMBER

DESIGN - VIEWED EXTERNALLY.

MANUFACTURING SIZES.
HEIGHT: ____ INC. CILL.
WIDTH: ____
GLASS TYPE: _____
HANDLES: _____
CILL TYPE: _____
THRESHOLD: _____

ADDITIONAL INFORMATION

ADDITIONAL PRODUCT:

DESIGN - VIEWED EXTERNALLY.

MANUFACTURING SIZES.
HEIGHT: ____ INC. CILL.
WIDTH: ____
GLASS TYPE: _____
HANDLES: _____
CILL TYPE: _____
THRESHOLD: _____

ADDITIONAL INFORMATION: APPROVED

Report Version 1.10 21/01/02

Customer Signature	Date	Drawing No.	Unit Elevation	Scale..	Drawn.
[signature]	12/02/02	099/10474	CHECK SHEET.	N/A	Matthew Mayes
				Date.. 06/02/2002	Surveyor.. PETER SMITH

PRODUCT CHECK SHEET.

✓ Where Applicable

PRODUCT POSITION : REAR ✓ SIDE ☐ FRONT ☐

FINISHED FLOOR LEVEL : SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY) : THROUGH HOUSE

EXISTING PROPERTY FOUNDATION TYPE : WOKINGHAM DC 01189 - 746000 NICK

COUNCIL TEL. NO. & POINT OF CONTACT : HOUSE BUILT UNDER NHBC - GROUND IS O.K IN THIS AREA. COULD BE CLAY WITH POCKETS OF GRAVEL. UNLIKELY TO BE FILED.

BRICK TYPE (IF KNOWN) : BRICK MATCH

	YES	NO	DETAILS
Skip Required	✓		(ON ROAD) / DRIVE IN CAR PARK AT FRONT
Remove Site Obstruction		✓	TYPE : _____ VOLUME: ____
Trees	✓		TYPE : NUMEROUS AT DISTANCE FROM UNIT : REAR
Full Base	✓		
Extra Depth Foundations	✓		TOTAL DEPTH : TO SIDE
Break Up Hardstanding	✓		TYPE : PAVING SLABS. AREA : (m²) : ____ RETAIN SLABS
Excessive Earth Removal		✓	QUANTITY : _____
Retaining Wall		✓	HEIGHT : _____ LENGTH : _____
Rainwater Drainage	✓		Soakaway ✓ Connect To Existing ☐ Other ☐ _____
Manhole, Plastic / Brick / Concrete		✓	RAISE & SEAL / MOVE INVERT DEPTH : ____
Gulley / Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe	✓		(PLASTIC) / CAST COLOUR : BLACK (ROUND) / SQUARE DIAMETER 68
Box In Pipes		✓	
Additional Height On Base At Front Of	✓		Maximum height from original ground level to FFL of conservatory : 300mm AT SIDE ONLY
Suspend Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		(BRICK) / RENDER / OTHER 26 FEB 2002 * 5998
Basewall Internal Finish	✓		(BRICK) / PLASTER
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : CLIENT TO LAY PATH TO SHED.
Steps / Landing		✓	TOTAL RISE : _____ QUANTITY : ___
Balustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : _____ POSITION : _____
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCu / STEEL / TILE SPECIFY : _____
Knockthrough		✓	FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH : _____
Physical Barrier By Anglian / Customer		✓	TYPE : _____
Plaster House Wall		✓	QUANTITY : _____ m³
Screed Floor By Anglian		✓	QUANTITY : _____ m³ SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : __ QUANTITY : _____ m³ SQUARED OFF OVERALL UNIT
Coseyfloor	✓		QUANTITY : 9 m³
Skirting Board		✓	SIZE : _____ PVCu / TIMBER
Existing Balanced Flue		✓	TYPE : _____ DISTANCE FROM UNIT
Electrics	✓		SPECIFY : 2 NO DOUBLE POWER POINTS.
Plumbing		✓	SPECIFY : _____
Additional Work		✓	SPECIFY : _____

APPROVED

Customer Signature	Date	Drawing No.		Unit Elevation	Scale..	Drawn..
[signature]	12/02/02	099/10474		CHECK SHEET.	N/A	Matthew Mayes
					Date.. 06/02/2002	Surveyor.. PETER SMITH

Report Version 1.04 02/04/01