APPLICATION NO:
F/2001/3299

LOCATION:
166 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr & Mrs Thomas C/O Excel Design Ltd

PROPOSAL:
Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.

EARLIEST DATE FOR DECISION: **08/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/04/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Thomas
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2001/3299

Parish:	**WOODLEY**
Location:	**166 Loddon Bridge Road, Woodley, Reading.**
Proposal:	**Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.**

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) no additional windows or similar openings shall be constructed in the first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 27/03/2001

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3299	FH
BUILDING CONTROL NUMBER	FP 2001/1950	Andy
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	166 Loddon Bridge Rd Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey rear + side exts + loft conversion with dormer exts	

DRAWING NUMBERS		BC	DC
BLOCK PLAN		00647/4	00647/4
ELEVATIONS	rear	00647/8	00647/11A
	front	00647/11	00647/8A
	side	9, 10	9A, 10A
FLOOR PLANS		13, 15	13A, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - right side door omitted	
DATE	12/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3299

Applicant : Mr & Mrs Thomas C/O Excel Design Ltd.

Location : 166, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/02/01

Date Registered : 05/02/2001

Earliest Date for Decision : 08/03/2001

Latest Consultation Date/Site Notice Expiry Date : 08/03/2001

This application will have expired on: 02/04/2001. 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 :

WOODLEY TOWN COUNCIL - Concern over prop. left side window causing overlooking issue.

ENVIRONMENT AGENCY - No objection

HIGHWAYS - Rec. approval subject to conditions

ENVIRONMENTAL HEALTH - No objections

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES

+ IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3299

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop two storey extension to dwelling. Previous application F/2000/1729 was refused for similar proposal with larger projection. Under the current scheme the projection has been reduced to 4 metres, thereby reducing the bulk and massing of the extension.

The reduction in projection reduces any potential overshadowing impact. There are no proposed windows on the right side elevation at first floor level. To the left side there is a proposed dormer extension. The neighbouring property of No 168 has one front and rear facing dormer.

Therefore it is considered the prop. dev will not not have an adverse overbearing, overshadowing or overlooking impact.

IMPACT UPON THE STREET SCENE

The proposed dev would be set back 0.6 metres back from the front of existing dwelling. The extended gable roof and proposed dormer would not have a significant detrimental impact upon the character of the existing dwelling or the wider area.

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

Application Number F/2001/3299
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	BUILDING FIRST FLOOR LEVEL OR ABOVE OF THE EXTENSION.
~~4 C122~~			
4	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 166 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2001/3299

OFFICER: Farah Humayun

DATE OF SITE VISIT: 23/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

RES

3. DESCRIPTION OF SITE/BUILDING

2 STOREY. DETACHED

4. RELATIONSHIP TO ADJOINING PROPERTIES

168 - FRT + REAR FACING DORMER - NO SIDE FACING WINDOWS.
164 - VELUX IN ROOF. ~~ED~~ NO SIDE WINDOWS.
SIMILAR EXT NO (164)

5. SITE CONSTRAINTS

TREES -

ACCESS/PARKING 2/3 CARS

LEVELS LEVEL.

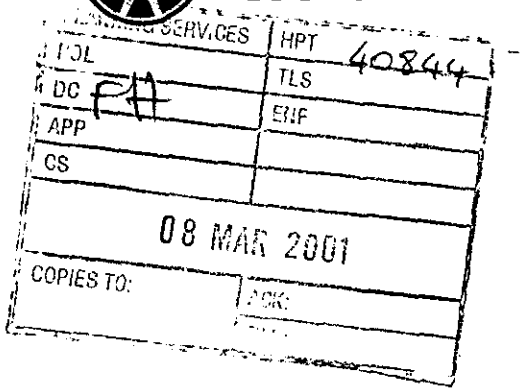
BOUNDARY TREATMENT 1M FENCING TO FRONT WITH 168
1.8 M CD fence + trees to rear
1M CHAIN LINK TO 164 - SOME landscaping

OTHERS

Our ref: SP\2001\003172\001
Your ref: F/2001/3299

Date: 6th March 2001

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

2 STOREY REAR EXTNS. PLUS LOFT CONVERSION WITH DORMER WINDOWS
166 LODDON BRIDGE ROAD, WOODLEY, READING

Thank you for your letter dated 12 February 2001 which was received on 14 February 2001. You are asked to quote the following reference in any correspondence: **SU77SE/12/7**.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste Regulation: Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 768 723	115m	Loddon Bridge Road, Earley	Unknown

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

Advice To Applicant

Scientific Support: contact Ian Doyle on 01276 454365

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

A copy of this letter has been sent to the Agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Excel design Ltd.
17 Gorse Ride South
Finchampstead, RG40 4EH

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 12 February 2001

Application Number: F/2001/3299

Proposal: Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.

Parish: WOODLEY TOWN

Site Address:
166, Loddon Bridge Road, Woodley, Reading.

Applicant:
Mr & Mrs Thomas C/O Excel Design Ltd.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins

23/02/01

FROM: Farah Humayun

DATE: 12 February 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3299

Proposal: Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions..

Site Address: 166, Loddon Bridge Road, Woodley, Reading.

Applicant: Mr & Mrs Thomas C/O Excel Design Ltd.

Your observations are required in respect of this application **by 08/03/2001** .

The committee had some concern about the proposed window left-hand side elevation which may cause unacceptable overlooking of the neighbour/garden at No. 164.

SIGNED: _____ DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

POL	TLS
DC	**MEMORANDUM**
APP	
CS	

21 FEB 2001

From: Joanne Ellis
Environmental Health

My Ref: JPE/JS/20004835

To: Farah Humayun
Planning

COPIES TO: | ACK:

FILE: Your Ref: 0/20001/3299

Date. February 19, 2001

PROPOSED: PROPOSED TWO STOREY REAR AND SIDE EXTENSIONS TO DWELLING PLUS LOFT CONVERSION

LOCATION: 166 LODDON BRIDGE ROAD WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Environmental Health Officer

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

Tel: 0118 974 6482

Date: **12 February 2001**

My ref: F/2001/3299

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3299
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3299**
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: 0118 974 6482

Date: **12 February 2001**

My ref: F/2001/3299

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3299**
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6482

Date: **12 February 2001**

My ref: F/2001/3299

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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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166, Loddon Bridge Road, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3299**
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

Received by Wokingham District Council

Application No: F/2001/3299

Proposal:
Proposed two storey rear and side extensions to dwelling plus loft conversion with dormer extensions.

Location:
166, Loddon Bridge Road, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2001. 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

12 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 FEB 2001

Officer: FH | Application No. F/2001/3299

Map No. 47 Site 0.05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F.) PROPOSED ~~SINGLE~~ TWO STOREY REAR & SIDE EXTENSIONS TO DWELLING PLUS LOFT CONVERSION WITH DORMER EXTENSIONS

Location: 166 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: LODDON

12.02.01

Applicant: MR/MRS THOMAS

RESUBMISSION 2000/1729 - refused.

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	This app. has changed so little from previous one that I think it should probably have same description, which is "Proposed two storey extension to dwelling".		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.02.01. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health — 250m Landfill site consultation
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 + See map. ✓

By hand 2/2/01

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, 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.

WOKINGHAM DISTRICT COUNCIL

05.FEB.2001 * 3299

For office use only
Application No.

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

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

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

1.	YOUR NAME	MR MRS THOMAS
	ADDRESS	166 LODDON BRIDGE RD WOODLEY
	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 4EN Tel. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	166 LODDON BRIDGE RD WOODLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR & SIDE EXT - ROOMS IN LOFT

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 / RENDER & 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 RESUBMISSION

(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.

05.FEB.2001 * 3299

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS THOMAS

DATE 28-1-01

ADDRESS 166 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/437/66	Mr. L.W. Tanner	Garage	4.8.66	App. U/A.
F/2000/1729	Mr + Mrs Thomas	2 st/ext to dwell	5.8.00	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D Eng, Workshop + Garden Store, 15.10.97 N/R.

DRAINAGE P.D. Eng. Mr D. Thomas. Proposed Porch. 16/4/99.

Client:

Mr and Mrs Thomas
166 Loddon Bridge Road
Woodley
Berkshire

05.FEB.2001 * 3299

Project:

Single Storey Rear and side Extension
with Rooms in Loft

Location:

166 Loddon Bridge Road
Woodley
Berkshire

Excel Design
XLØØ647

Drawing List

Drawin	Description	Drawings
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 Plan 1	✓
13	Ground Floor Plan 2	✓
14	First Floor Plan 1	✓
15	First Floor Plan 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓

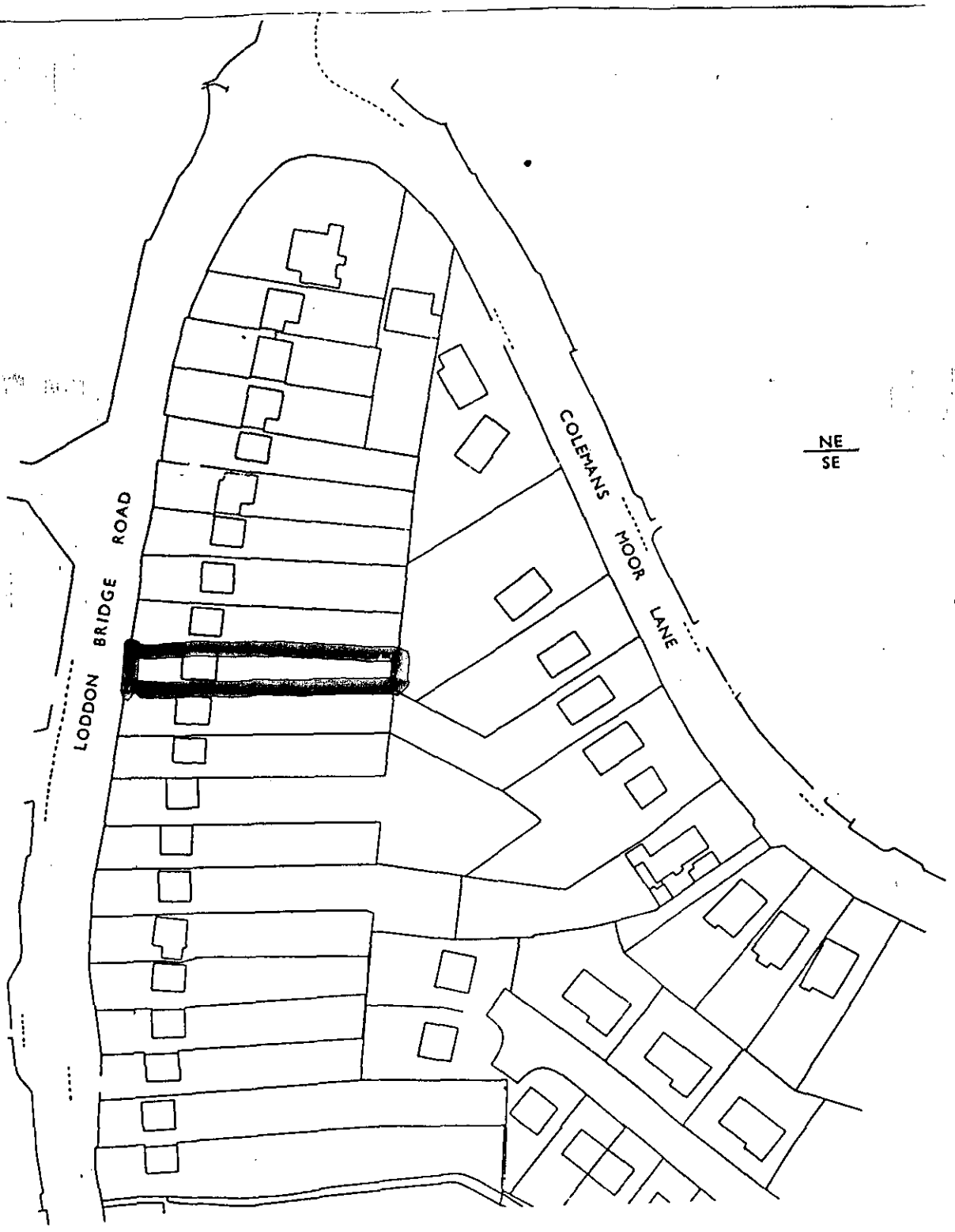
05.FEB.2001* 3299

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Drawing List
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	DRAWING No: 00647/ 2
DATE:	May 2000	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design

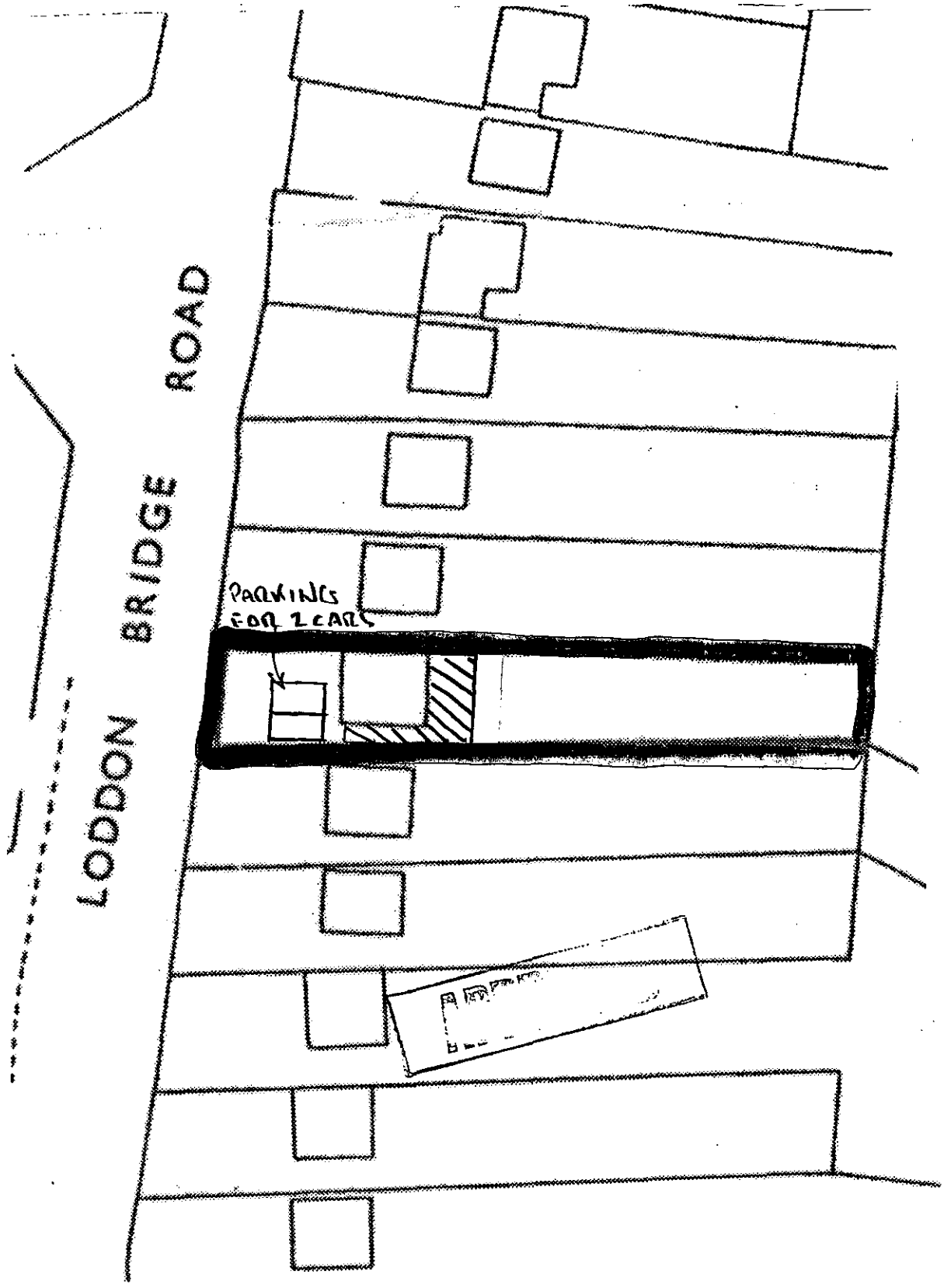


CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Location Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:2500	DRAWING No:	00647/ 3
DATE:	May 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design



CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Block Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:500	DRAWING No:	00647/ 4
DATE:	May 2000	REVISION:			

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

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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.

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.

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 Damcor 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
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.

4. EXTERNAL WALLS
102mm thick facing brickwork to match existing, 50mm insulated cavity, 100mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13mm lightweight plaster and skim internally. Cavity insulated with 50mm 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 900mm horizontal and 450mm 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
Unless otherwise stated, 100 x 50 timber studding at 400 vertical c-c, 10mm plater board and skim finish.

6. JOINERY
All doors and windows to be fitted with double glazed factory sealed units. All opening lights to give minimum 1/20th floor area in ventilation. All softwood to be pressure impregnated preservative treated to B.S 4072. All windows fitted with 8000 mm^2 trickle ventilator.

7. LINTELS
To be Catnic steel lintels or similar to manufacturer's span/load tables. Minimum 150mm end bearing with cavity trays over.

8. GLAZING
Windows to be fitted with double glazed factory sealed units. Full height glazed screens, doors and sidelights to be fitted with class B safety glass. Fit obscure glass to all bathroom and w.c windows

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 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.

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION: Notes	
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	DRAWING No: 00647/ 5
DATE:	May 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

10. FIRST FLOOR

18mm tongue and groove flooring grade chipboard on joists as specified on section drawings. Underside of joists lined with 10.5mm plasterboard finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centers fixed to 3 no. floor joists and build into walls.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS

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

12. FIRE DETECTION

Smoke detectors are to be installed on the landing and in the hall. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

13. 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. Both units operate intermittently.

Bathrooms and W. C: Provide mechanical vent units ducted through roof vent tile giving 15 liters per second extract rate operated intermittently.

14. S.W. DRAINAGE

100 diameter half round gutters to rear extension 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.

15. F.W. DRAINAGE

Above ground: Waste sizes to be: S.v.p's & w.c's 100 dia, W.h.b's 32 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.

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PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	DRAWING No: 00647/ 6
DATE:	May 2000	REVISION:	

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 8 A
DATE:	January 2001	REVISION:	Ridge line lowered on side extension		

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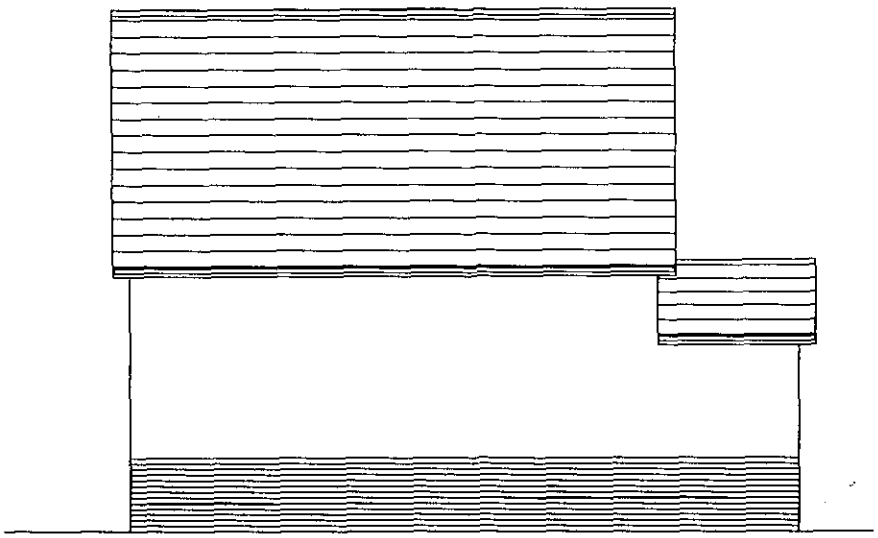
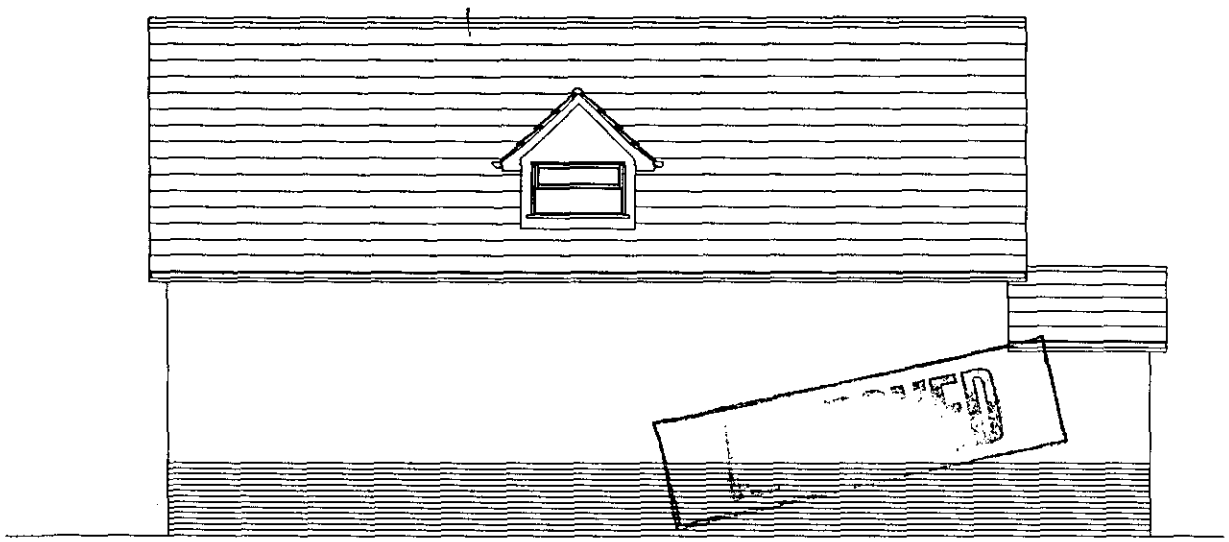


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 9 A
DATE:	January 2001	REVISION:	Rear extension depth reduced		

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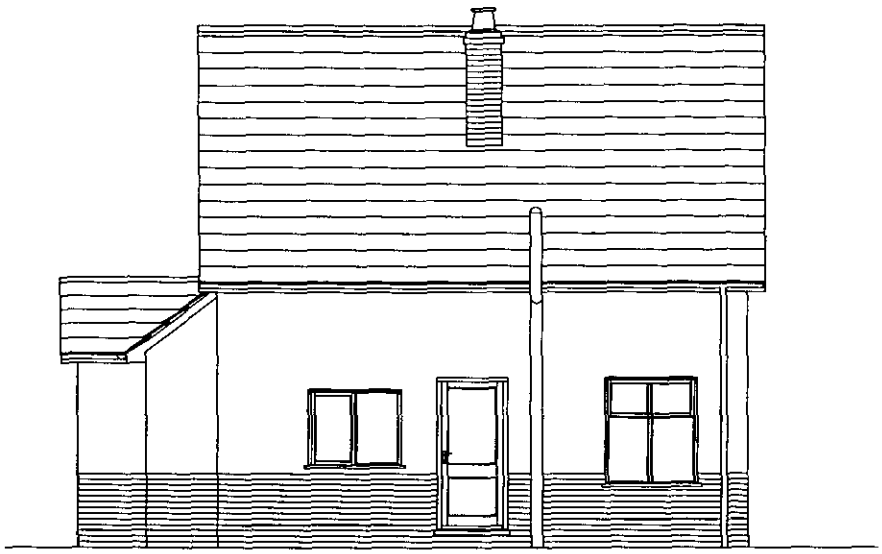
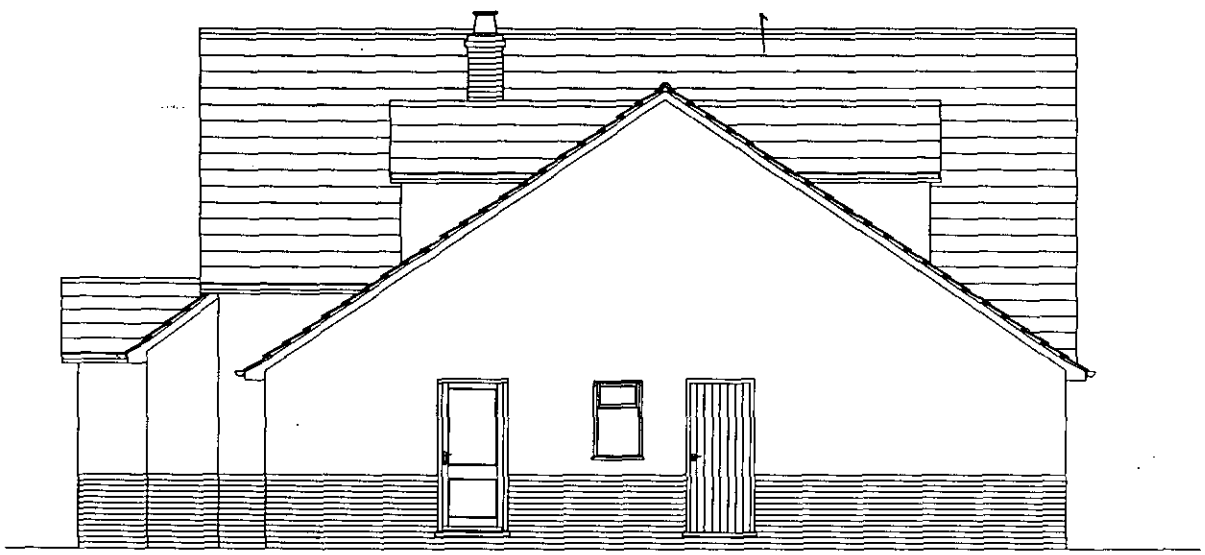


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 10 A
DATE:	January 2001	REVISION:	Rear extension depth reduced		

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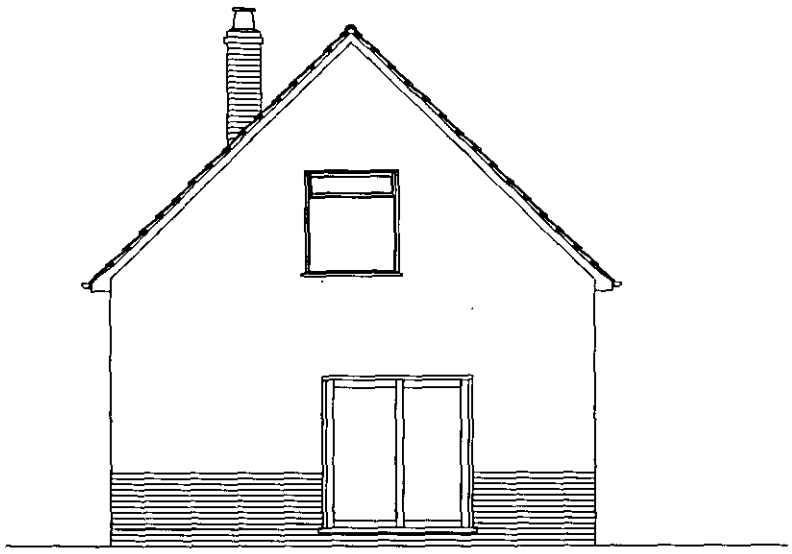

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 11 A
DATE:	January 2001	REVISION:	Ridge line lowered on side extension		

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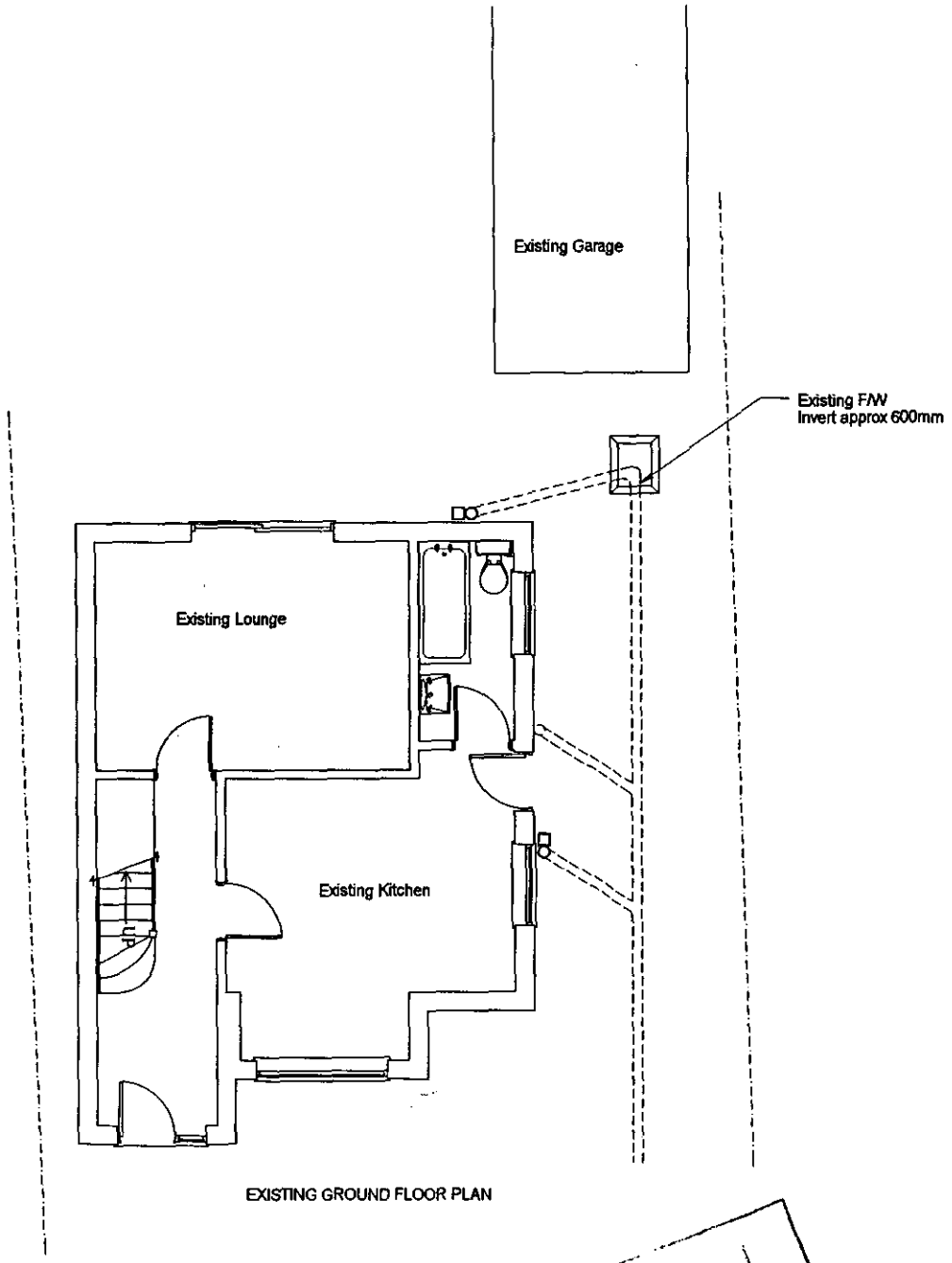

EXISTING GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Ground Floor Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 12
DATE:	May 2000	REVISION:			

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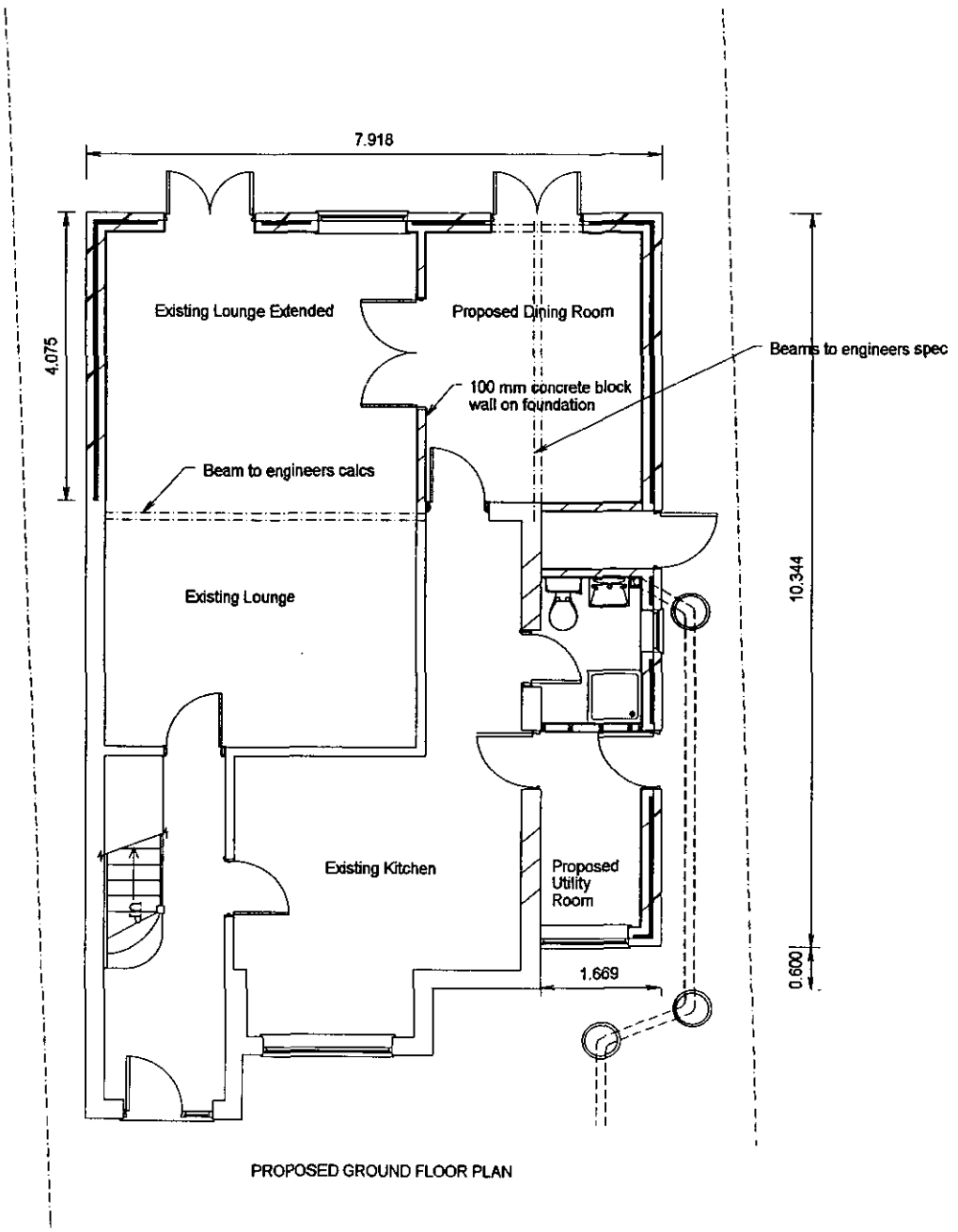

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Ground Floor Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 13 A
DATE:	January 2001	REVISION:	Rear extension depth reduced		

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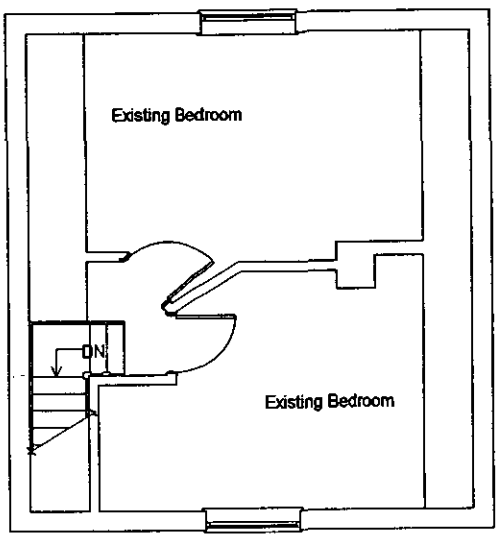

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	First Floor Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 14
DATE:	May 2000	REVISION:			

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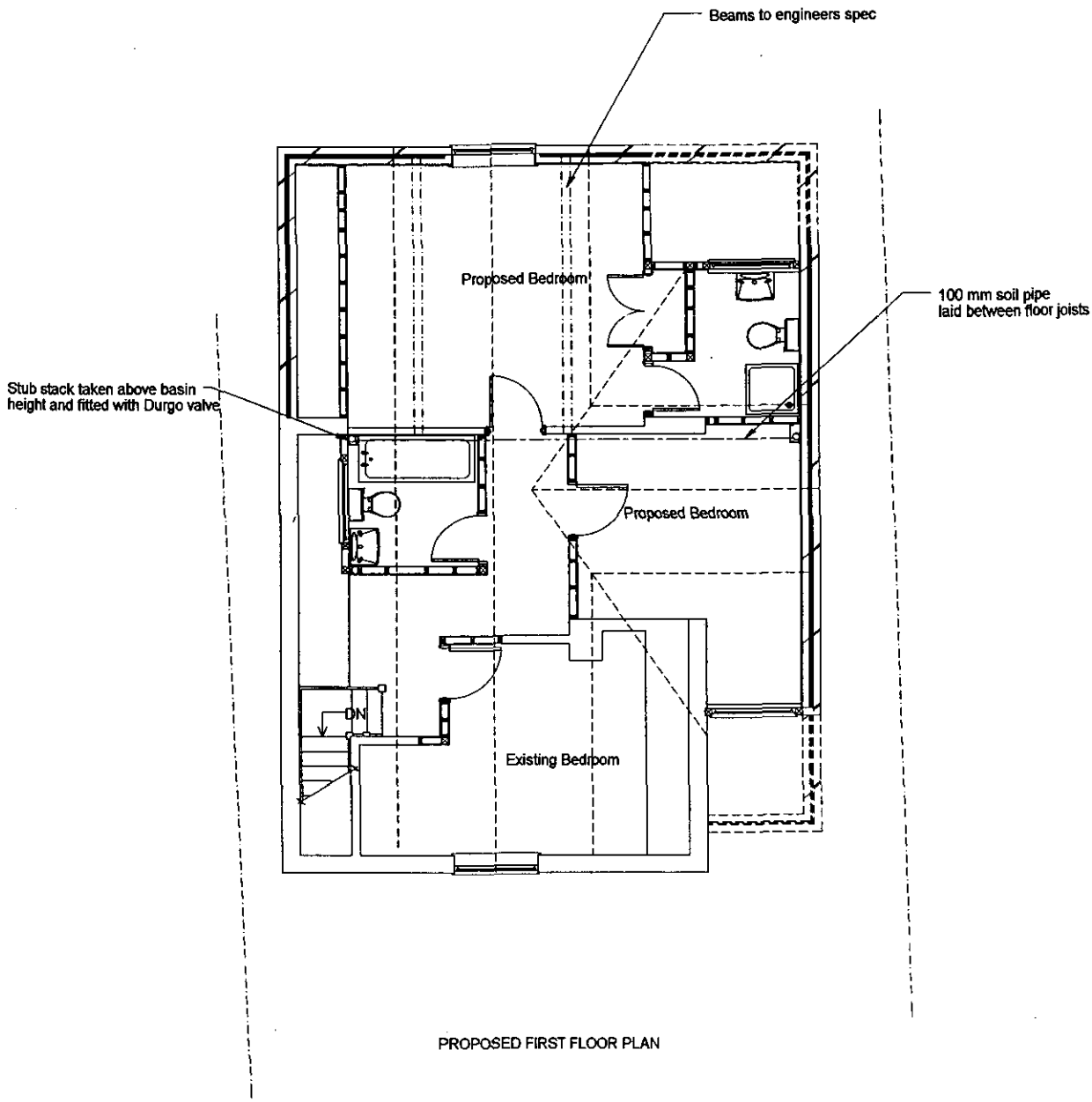

PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	First Floor Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 15 A
DATE:	January 2001	REVISION:	Rear extension depth reduced		

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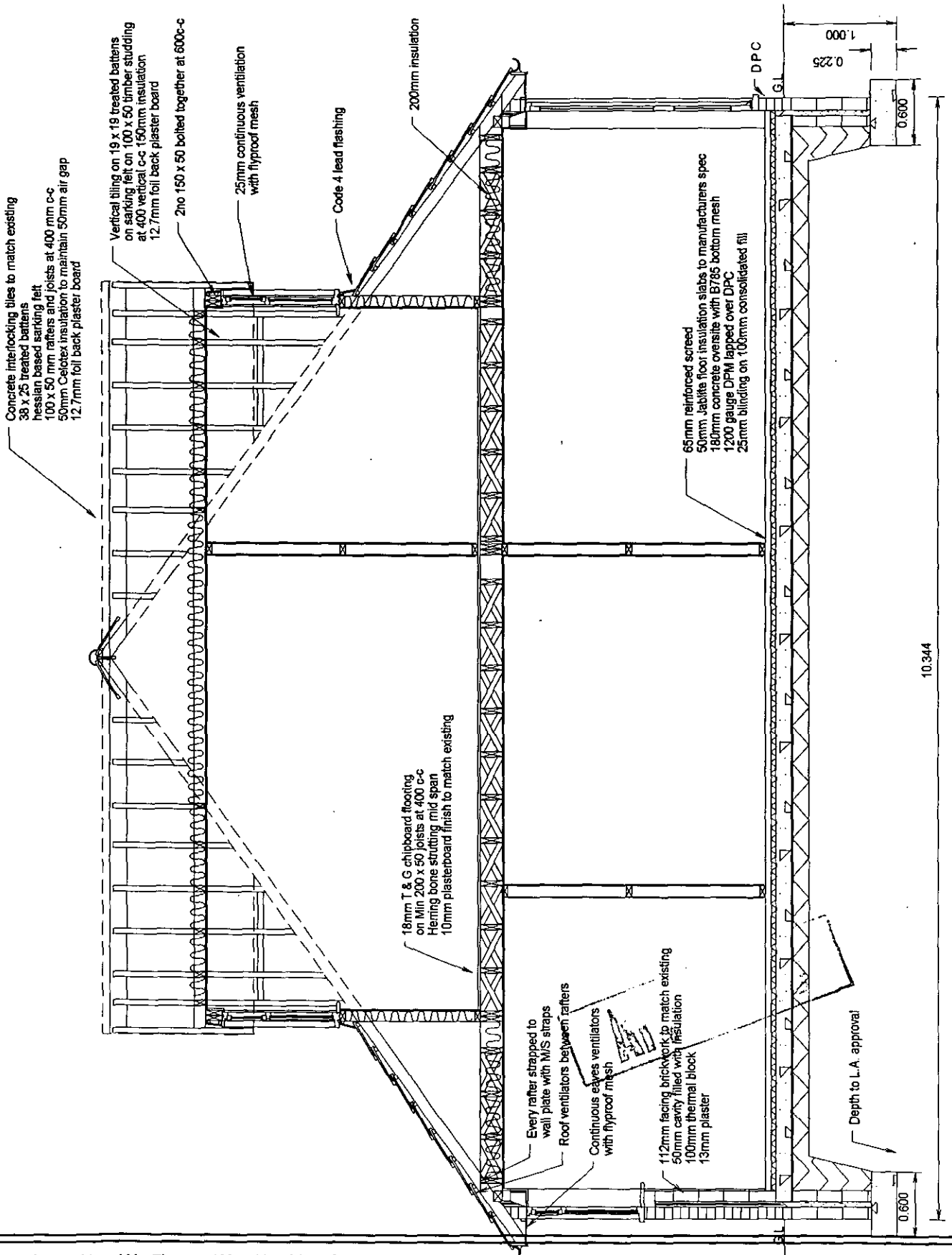

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Section		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:50	DRAWING No:	00647/ 17 A
DATE:	January 2001	REVISION:	Rear extension amended		

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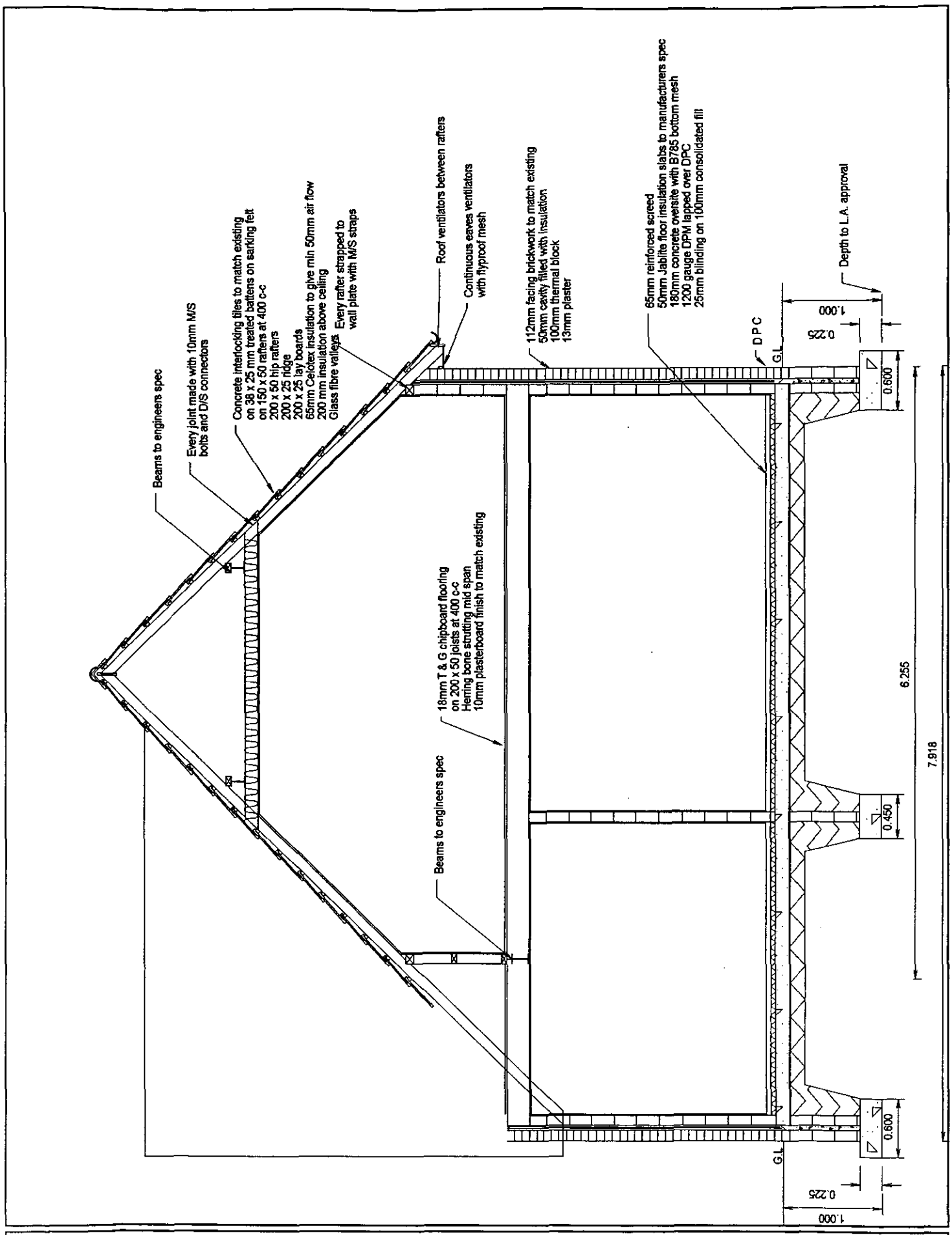

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Section		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:50	DRAWING No:	00647/ 18
DATE:	May 2000	REVISION:			

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Additional Notes:

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8 February 2001 Scale: 1 : 1250