Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

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Environmental Services Department *Planning Services*
Wokingham District Council
Civic Offices: PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

DETAILS TO COMPLY WITH CONDITIONS

F- 5468
F- 5469

11 January 2005
Our ref: AGF.99.211
Your refs: F/2001/5469
LB/2001/5468

Dear Sirs

Ref: Conversion of skittle alley into letting bedroom accommodation
56 Denmark St, Wokingham

As agent for and on behalf of my client, Messrs WH Brakspear & Sons Plc and further to proposed conditions to the planning permission and listed building consent, I enclose details so that they may be discharged.

Planning Condition 1	*Commencement five years*
Listed Building Condition 1	*Commencement five years*
Starting on site 10th January 2005.	

Planning Condition 2	*Sample materials - weatherboard roof tiles and bricks*
Listed Building Condition 2	*Sample materials - weatherboard roof tiles and bricks*
See Roofing Specification	*Sample to follow*
See Brickwork Specification	*Sample to follow*
See Weatherboard Specification	*Sample to follow*

Planning Condition 3	*Details of external lighting*
Listed Building Condition 3	*Details of external lighting*
See enclosed specification:	*Sample to follow*

Planning Condition 4	*Rooflight*
Listed Building Condition 4	*Rooflight*

The proposed rooflight windows will be set flush with the adjacent roofing materials and not project above the plane of the roof in which they are located.

Should you have any queries please do not hesitate to contact me.
Yours sincerely

Andrew French TechRICS
encl.
cc Client Contractors file

5.00 BRICKLAYER

5.1 General

5.1.1 *Bricks & Blockwork below dpc* to be approved hard wirecut brick or class A conc block

5.1.2 *Facing Brickwork Sec-Hand* where using, to be approved local second-hand bricks to match **NB No painted or sooty facing brick to be used**

5.1.3 *Tieing-In* Where new construction meets existing walls, Furfix connection system or similar approved is to be utilized, in accordance with the manufacturers requirements. Alternately the contractor may tooth and band.

5.1.4 *Damp Proof Course* Provide and lay polymer damp course on all new work or where rebuilt at dpc level brickwork / blockwork minimum 150mm above finished ground level. dpc to be placed at all horizontal and vertical closures of cavity and proprietary cavity closer used. Provide and fix stepped dpc over all areas where cavity is bridged.

5.2 Internal Block Partitions: *Build up and make good as shown on plan*

5.2.1 All new internal solid blockwork walls to be in concrete 7.0N / mm² blockwork

5.2.2 Build the partitions in position shown on plan with partition blocks, as described in 1:3-4 cement mortar, properly bonded to exg structure with crocodile wall ties and at angles and intersections. Provide and lay pitch polymer damp course as before described. Work to include blockwork over door transoms. Plaster finished as described for cavity walls.

5.3 Lintols *see also KRA Plan*

5.3.1 *Generally*

5.3.1.1 Supply, hoist and fix lintols to new windows and door openings as shown on plan. Catnic / IG galvanised mild steel lintols or approved equivalent throughout. Lintols to have min 150mm bearing each end. Insulate with Owens-Corning polyfoam insulation *to avoid cold bridging.*

5.3.1.2 Supply and fix all necessary bracket to fix door / window frame heads.

5.3.2 *External Lintols*

5.3.2.1 External openings are to have the standard cavity lintel L1/75/ST IG or equivalent

5.3.2.2 For floor supporting openings heavy duty lintel type L1/75/HD IG or equivalent is to be used

5.3.3 *Internal Lintols*

5.3.3.1 New door internal openings are to have 1no 152 x 89mm x 16kg UB for every 100mm of wall width.

5.4 Brick Arches *to new external openings as shown on plan*

5.4.1 *Rough Gauged Arches* Form brick arch to **W4** over lintol with softwood former to match over all new openings *as shown on plan.*

5.5 Alterations *to existing building*

5.5.1 *Form / Alter Door & Window Openings* Form / alter openings including forming reveals with face brick to external walls, inserting lintols and make good plaster round internally. Part infill with matching face brickwork as necessary toothed to existing.

5.5.2 *Form new Internal Openings* Form door opening including making good jambs inserting lintol over and making good floor through opening; make good plaster all round both sides.

5.5.3 *Take out extract fan* to main room and clear away; infill opening internally with brickwork flush with surrounding wall. Retain external cast iron *air brick.*

5.5.4 *Take out 2no balanced flue terminals* to end elevation and clear away; infill opening with facing brickwork flush with surrounding wall.

5.5.5 *Air Bricks :* reserved

5.6 Making Good: Make good to walls where disturbed during the works

5.7 Powered Flue Outlet Form the aperture in the external wall for flue outlet for new boilers as shown on plan. Attend on plumber to make good the aperture and flue pipe sleeve in mortar. Supply and Fix guarded terminal.

5.8 Mechanical Extraction Form the aperture in the external wall for extraction outlet for the mechanical ventilation which is detailed elsewhere. Attend on electrician.

5.9 Repairs

5.9.1 *Stitch Cracks* as detailed on KRA plan
Cracks to Brickwork shall be repaired by raking out effective mortar joints and replacing cracked bricks. All to be made good using a mortar with a resin additive.

5.9.2 *Re-pointing Brick* Former Coach House Allow to repoint **5**m²
Properly prepare, raking out all joints to 20mm and re-point external brickwork in rubbed pointing with lime mortar strength as original..
Make good and repoint to extl face of brick rough gauged arches to stable door as detailed by KRA

5.9.3 *Spalled Brickwork* Cut out **20no** spalled bricks and make good with second-hand bricks to match existing with mortar and pointing in equal strength to match existing.

5.9.4 *General Repairs* **Allow a provisional sum of £250** to effect further repairs as detailed on site.

5.10 Drainage

5.10.1 Construct 225mm solid walls to inspection chambers. *see* **16.00 DRAINAGE** *reserved where using plastic*

5.10.2 Supply and fix new reinforced concrete lintol under walls over new drain runs.

5.11 Tanking *reserved*

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6.00 ROOFER

6.1 Generally

6.1.1 *Scaffolding* Allow for all temporary weathering and for accuses scaffolding for carrying out the works including lighting, obtaining licence for scaffolding on pavement etc. Obtain all necessary consents and erect scaffolding where required by works as detailed on the plan and in the specification. Ensure all ladders properly secured and all necessary toe board properly fixed.

6.1.2 Attend on external plumber and carpenter.

6.1.3 *Tilting Fillet* *see* **7. 00 CARPENTER**

6.1.4 *Roofing Membrane*: Using 19mm clout nails, fix to rafters air permeable *Tyvek* Permo-Forte breathable sheet underlay: Dress in to gutters. with min horizontal laps of 150mm and vertical laps of min 300mm; all laid to manufacturer's instructions

6.1.5 *Battens* to be minimum 38mm x 25mm treated softwood battens to be minimum 38mm x 25mm tanalised softwood battens fixed with galvanised steel or cut wire nails as detailed in BS 5534: Part 1, fixed over roof membrane.

6.2 Tiles

6.2.1 *Tiles for re-roofing* (to match existing roofs) hand-made new dark brown-red or if unavailable second-hand to match existing *depending on availability* approved second hand **made** tiles to match existing

6.2.2 *Fixing* Plain clay tiles laid in accordance with BS 5534: 1997 Part 1 & 2: Code of Practice for slating and tiling. Fix as appropriate to tilting fillets and battens as after described. Tiles to be laid in double lap parallel horizontal courses. Lay each course to a half lap bond with tails aligned and joints slightly open, ensure that cut tiles are as large as possible; Lap to suit pitch min double lap 65mm, maximum gauge 100mm. Nails for battens and tiles shall be aluminium alloy, copper or silicon bronze to BS 1202:1974.

6.2.3 *Nailing* *Plain Tiles at Pitch 35° - 60°:* Two nails in each tile every fifth. At verges and abutments at each side of valleys and hips nail course of end tiles. At eaves and top edges nail two courses of tiles, all in accordance with BS 5534: pt 1.

6.2.4 *Verges*: to be formed using tile / tile-and-half, with undercloak of plain tile pointed in 1:1:5 gauged lime mortar. Mortar to verges and bonnet hips to be slightly coloured with grey pigment to surveyors satisfaction.

6.2.5 *Accessories & Fittings*

Ridge: to be matching hogs back ridge tile bedded in 1:1:5 gauged lime mortar

Ventilating tiles: Contractor to supply & fix approved tiles as detailed in **7.00 CARPENTER**

6.3 Re-Roofing *Existing tiles roof* = *50% - 50% hand - machine made*

6.3.1 Carefully strip existing tiles setting aside sound tiles for reuse. Strip off all battens, felt, cement fillets, flashings, soakers, valley gutter linings, etc, denail rafters; dispose. Carefully take off all fittings and set aside for re-use Assume 50% reuse of exg tiles and 0% fittings.

6.3.2 Prepare for making out for relaid tiled roof; lay new roofing membrane and battens as before described; lay tiles, mix in and make out with set aside and replacement second-hand tiles to line through and mix in.

7.17 Half-height Studding to Scaled Ceiling Form new 1/2 height stud walls in 75 x 50mm tanalised softwood framing to positions shown on drawings bolted at each end with M.12 bolts and plate connector at 600mm c/s (or as feasible for rafter centres) Infill between with 75 x 50mm head and sole plate. 75 x 50mm noggins behind horizontal joints at half height. Provide additional noggins to stud walling to support shelving, radiators, etc. Min two nails per joints. Install rock wool 80mm x 23kg/m³ between studs and noggings. Line one side with 12.5mm vapour check plasterboard with 50mm nails at 300m centres ready to receive skim coat. Include for 1no access hatch to each enclosed roof-space.

7.18 Cupboard under Stairs *to new stairs* Form the cupboard under the staircase with 75 x 50 mm sawn s.w. studs nailed to sole plate, strings, and carriage piece. Cover the studding and staircase soffit with plasterboard, scrim and set as described in Plastering. Form the door opening under the staircase and fit lining, door, and ironmongery as described in the Window and Door Schedule. Fix architraves o.s. as described.

7.19 Existing Stud Walls Make good and trim to existing studwork and reveals where openings enlarged or altered.

7.20 C.W.S.T & Expansion Tank Fix Pre-formed insulating slabs of polystyrene, around and over new cisterns.

7.21 Weatherboarding

7.21.1 *Locations*	Above D1 and W1 to Letting bedroom 1
7.21.2 *Weatherboarding*	Supply and fix min 19mm x 250mm treated sawn feathered weatherboard, at 175mm c/s with lost head nails
7.21.3 *Background*	Supply and fix to exg external stud walls as shown on drawings sawn weatherboard, secured through a layer of tyvek membrane to studs.
7.21.4 *Finish*	*see* **15.00 PAINTER & DECORATOR.**

14.13.4.2 1no combined mirror light point / shaver point

14.13.4.3 1no towel rail point plus switch fuse spur in bedroom with neon indicator. Supply and fix electric immersion element to new towel rail

14.13.4.4 Wire in 1no shower pump in conjunction with plumber. (pump supplied by plumber)

14.13.5 *Space Heating & Hot Water System* See earlier notes

14.14 External Schedule

14.14.1 *Generally* WHB to pay for external sign lighting; Tenant to pay for other external lights incl utility lights to yard

14.14.2 *Lighting*

14.14.2.1 *Flood Lighting* 1no Down Flood-light down on exg gable facing kitchen **renew wiring as req**

14.14.2.2 *Wall Lights* 1no Lantern on corner of building **reduce height of fitting wiring in with PIR and remote switching**

14.14.2.3 *Roundlights* 2no over D1 & D2
replace with lanterns with PIR and local over ride switch beside D1 & D2

14.14.2.4 *Sign lighting* 2no swan necks over large sign **fix new fittings**