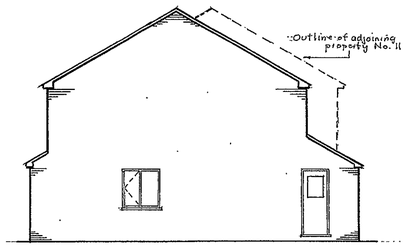
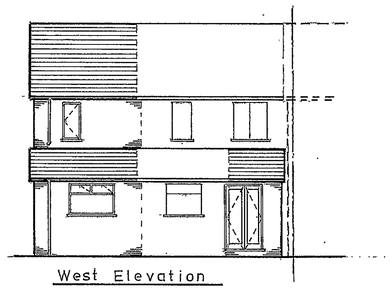


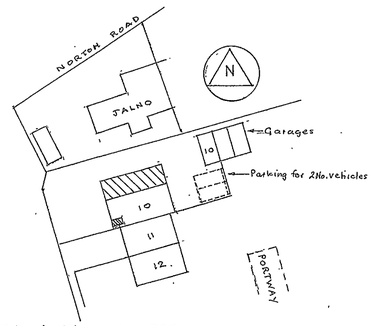
East Elevation



North Elevation



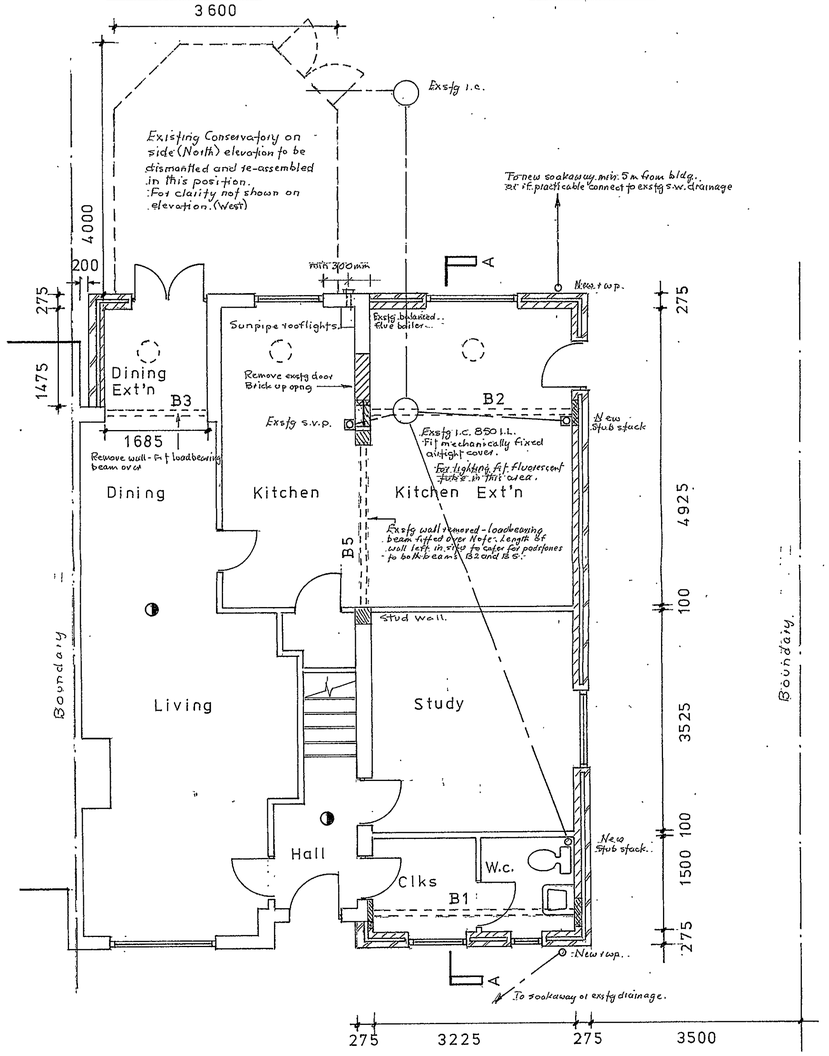
West Elevation



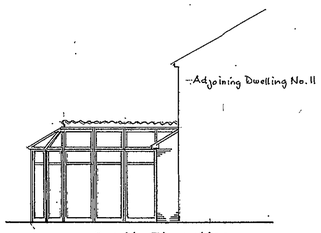
Block Plan 1 : 500

Notes

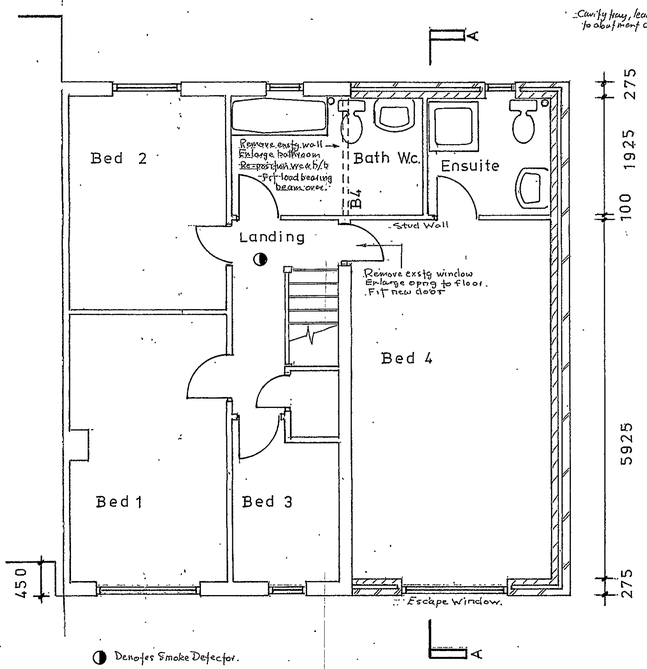
1. Notwithstanding the representation on this drawing all work to conform to current Building Regulations & relevant British Standards and contractor to check & verify all dimensions & levels including site & storey levels, drain invert levels, outfalls & connections and where possible any underground services within the vicinity of the proposed works, prior to commencement. Any discrepancies to be notified to owner of property prior to commencement as no claim will be accepted for lack of information after work has started.
2. These works will be subject to The Party Wall etc Act 1996 and owner of this property to arrange a party wall notice with owner of adjoining property No.11, Portway.
3. No part of extension to encroach on or over adjoining property.
4. Contractor to pay close attention to the alleviation of thermal bridging and air leakage and Robust construction details must be strictly adhered to. Refer to D.T.L.R. robust details for dwellings and similar buildings.
5. Contractor to note and include for all relevant operations under "General Information" on the structural engineers calculation sheets Ref. Job No. RH.01.10 dated Oct '02.



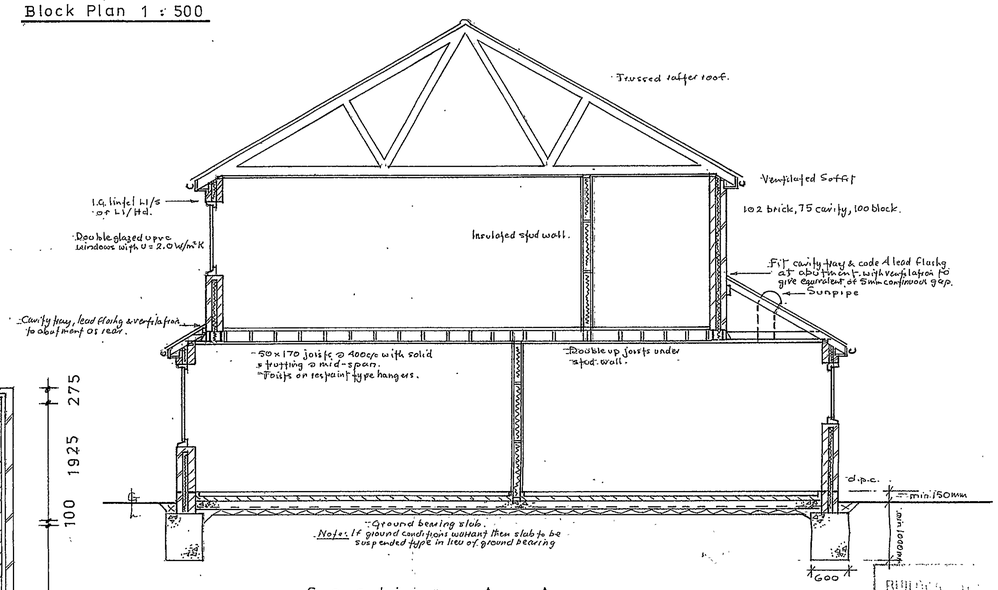
Plan - Ground Floor



South Elevation



Plan - First Floor



Section A - A

Roof: Tiles to match exstg, 25 x 38 sw battens, underslate felt to BS747, trussed rafter roof @ 400 c/c by approved supplier to include all necessary longitudenal & dicgonal wind and stability bracings in 22 x 100 sawn timbers fixed of each intersection with 2No. 3.35 x 65 round wire nails all in acc. with BS 5268: Part 3. Conditional approval requested. Builder to supply full details & calculations of trusses to L.A. before commencing any roofing operations. Rafters/joists bearing on 50 x 100 plates bedded & strapped @ 1200 c/c using approved type g.m.s. vertical restraint anchors & truss clips. At gables at both rafter & ceiling joist levels fit approved type gms horizontal restraint anchors to cover min 3No. trusses. Joists infilled with 250mm BS wool insulation or approved with ceiling of 12.7 duplex plasterbd. as exstg finish. Fascia/soffit in upvc with approved ventilation to give equivalent of continuous 10mm gap. Fit approved type eaves vents to ensure air flow over insulation. Insulation between joists to be linked to cavity wall insulation. Mono pitch roofing to front & rear generally as above but with 50 x 100 rafters & joists @ 400 c/c. Fit sanpipes as detailed all to manufacturers recommendations. At mono pitch abutment fit cavity tray and code 4 lead flashing with ventilation to give equivalent of continuous 5mm gap. Gutter to match exstg 112 h/v & 68 d/pipes to new soakaways or exstg s.w. drains via 100 ϕ pipework bedded in pea shingle & laid to min 1:60 gradient.

Windows, Doors: D/glazed upvc construction fully weatherstripped with low 'E' glazing to give U = 2.0 W/m²K. I.C. lintels over type 1/S or 1/Hd with min 150mm bearings & Flexible d.p.c. Units with head ventilation to give 8000mm² air flow (Dining, Study, Bed 4) or 4000mm² air flow (Kitchen, Bath, Ensuite). Opng. vents to Dining, Study, Bed 4 and sanitary accommodation to give 1/20th floor area of ventilation. Escape window to Bed 4 with opng. min 450 x 450 clear and openable area min 0.33m². Cill of window max 1100 above FFL. Doors glazed in toughened glass to BS 6206. Windows to sanitary accommodation glazed in obscure glass.

First Floor: 18mm t & g flooring, 50 x 170 joists @ 400 c/c on restraint type hangers, 12.7 plasterbd. ceiling as exstg finish. Fit solid strutting @ mid-span. Fit approved type horiz/vert restraint anchors @ 1200 c/c a.b.d. Double up joists under first floor partn. walls.

Ext. Walls: 102 facings to match exstg, 75 cavity, 100 Celcon block, 13 lightwt plaster. Cavities infilled with 75mm thick 150 wool insulation. Stainless steel wall ties 900 horiz 450 vert c/c staggered. Fit brick on bed reinforcement below window areas to reduce thermal shrinkage. Double up ties around reveals. Cavities closed with Thermabate 75 closers or approved. New brick/block tied to exstg. using Fun fix or approved profiles with vert. d.p.c. Builder to check with brick/block manufacturers regarding the necessity for movement joints.

Int. Walls: 50 x 100 studs @ 400 c/c on 50 x 100 head & sole plates with 50 x 100 noggings faced both sides with 12.7 plasterbd. and infilled with approved type insulation.

Beams: As per engineer. Encased in 2 layers of 9.5 plasterbd wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½ hr. fire rating.

Rev. A - Building Control letter of 7/11/02 Ref. FP/2002/3635.
01/ Note added to Sect A-A re. ventilation of abutments of monopitch roofing to front & rear.
02/ Exstg. boiler flue outlet now shown.
03/ Insulation to ceiling comprising 100mm laid between joists with 150mm over at right angles. U = 0.15 W/m²K.
04/ Note added re. fluorescent light in Kitchen extension area.
05/ Note A above (typ. of dwg.) indicates Builders responsibilities regarding Robust construction.

RECEIVED 7 NOV
BUILDING CONTROL
FP/2002/3635

Grnd. Floor: 65 s/c screed with lightwt. anti-crack mesh, 500g. polythene vapour control layer, 100mm thick Celotex Floor insulation with Celotex perimeter edging to screed, 1200g. vir queen d.p.m. lapped into d.p.c. 150mm thick concrete slab in 30N/mm² mix with A142 reinforcing mesh, 100 well consolidated h/core. Exstg. floors are solid.

Founds: In 21N/mm² mix conc. taken to requisite depth to suit sub-soil conditions (min 1000mm) all to Bldg. Insp. approval and to meet the requirements of the Bldg. Regs. 1991 in all respects. Where within 1m of drainage founds taken down to min depth of drain invert level. Care taken to ensure no pressure or damage occurs to exstg. drainage and where this passes through founds a clearance of 50mm all round to be maintained. Void to be filled with compressible sealant and sides marked with rigid sheet material all in acc. with Part H of Bldg. Regs.

Drainage: New drainage in 110 ϕ Osmo drain or approved all laid & connected in acc. with manufacturers recommendations and in acc. with Part H of Bldg. Regs 2000. Stub stacks 100 ϕ with air admittance valve fitted above basin levels.

Sanitary Fittings: W.c outlets 100 ϕ. Shower waste 40 ϕ. Bath waste 40 ϕ. Basin waste 32 ϕ. With 75 deep seal traps & combined overflow. Above grnd. wastes fitted screw-on type access cover. Drainage to be tested before covering up.

Smoke Detectors: To BS 5446: Part 1 installed to manufacturers recommendations. To be self-contained & inter connected & permanently wired to separate fused circuit at D.B. All wiring to I.E.E. regulations.

Ventilation: Kitchen fitted mech. vent type Maxivent 150 (72 litres/sec) Bath & Ensuite fitted Solo Mini Isovent (18 litres/sec) Ducted to outside via 110 or 150 ϕ pipework terminating in wall grille. For light, door switch or pull switch operation.

PROPOSED TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION AT No.10, PORTWAY, RISELEY, FOR G PARR ESQ.,	
DRAWING No.	P/695/1A
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	OCT'02

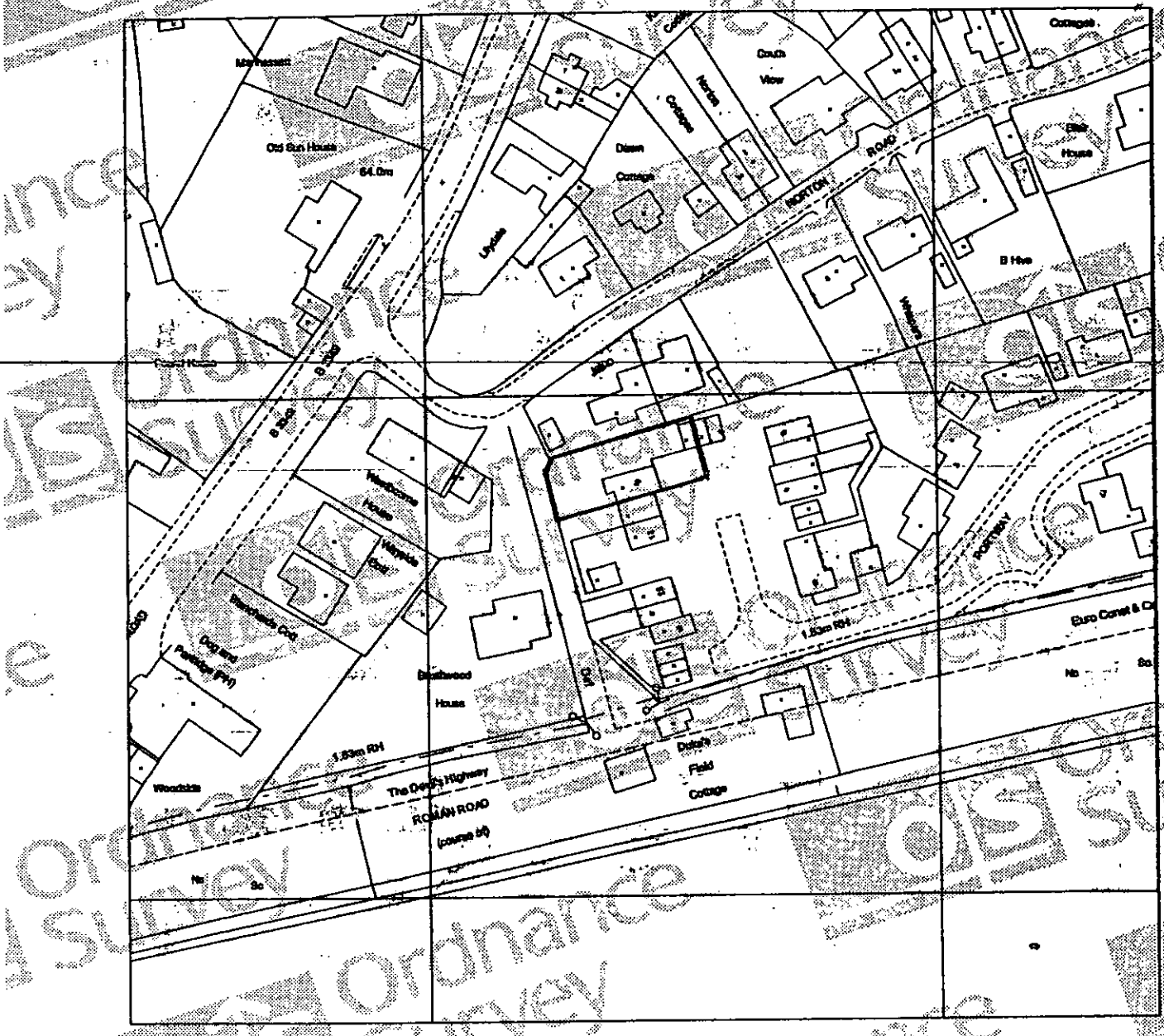
9/6/12/02

Ordnance Survey®

01 NOV 2002 7920

Siteplan®

1:1250 Scale



Produced 01 Oct 2002 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2002.

The alignment of tunnels is approximate.

Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

Ordnance Survey and the OS symbol are registered trade marks and Siteplan a trade mark of Ordnance Survey, the national mapping agency of Great Britain.

20 0 20 40 60 80

Metres

1 - 17 PORTWAY, RISELEY, READING
RG7 1SQ

Centre coordinates : 472141mE 162975mN

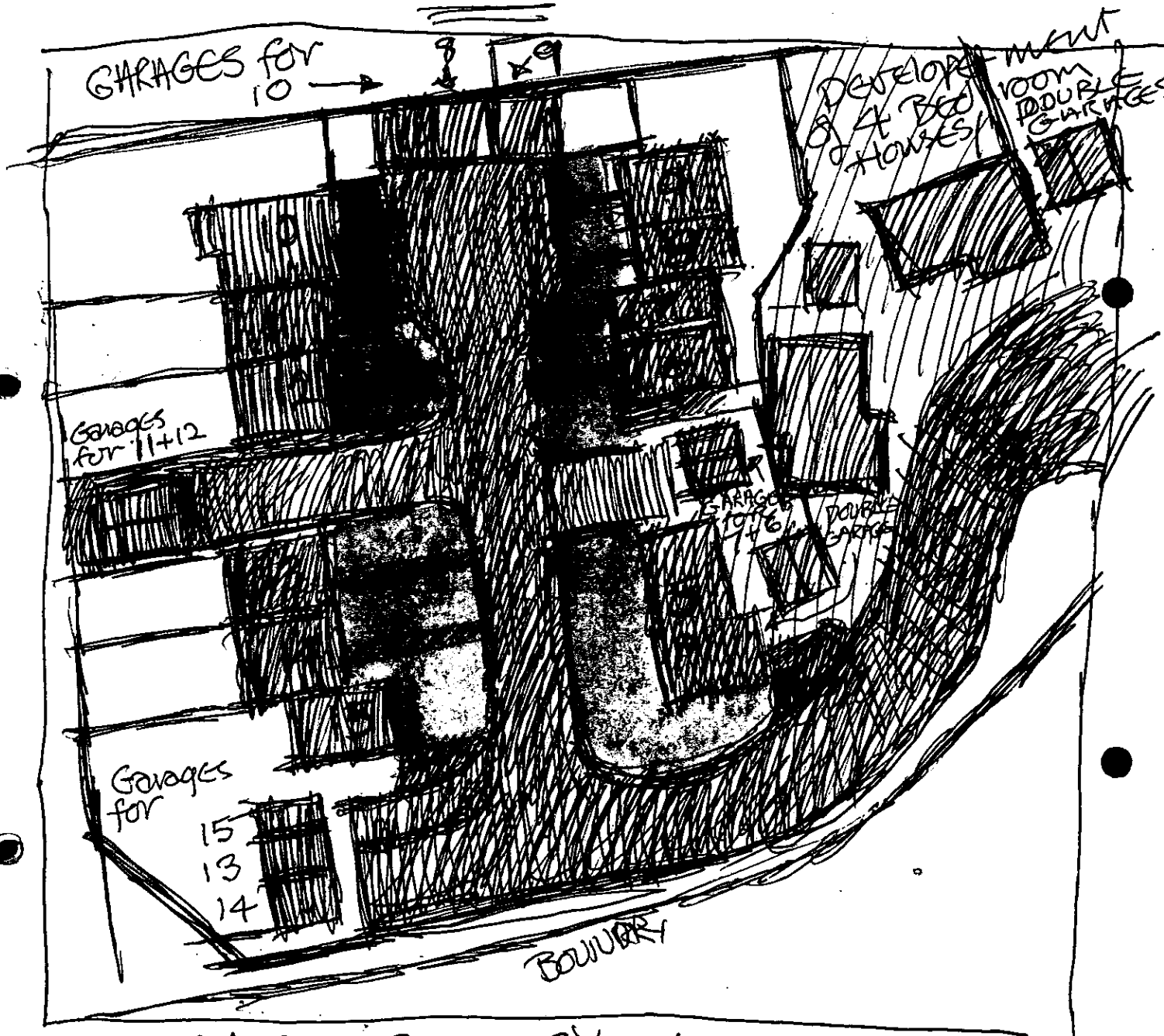
National Grid sheet reference at centre of this Siteplan: SU7262NW.

Supplied by : Blackwell's Reading
Serial Number : 1333

Ordnance Survey

Plan of low cost ~~houses~~ (3+2 BED ROOM) houses, rear development at the PORTWAY

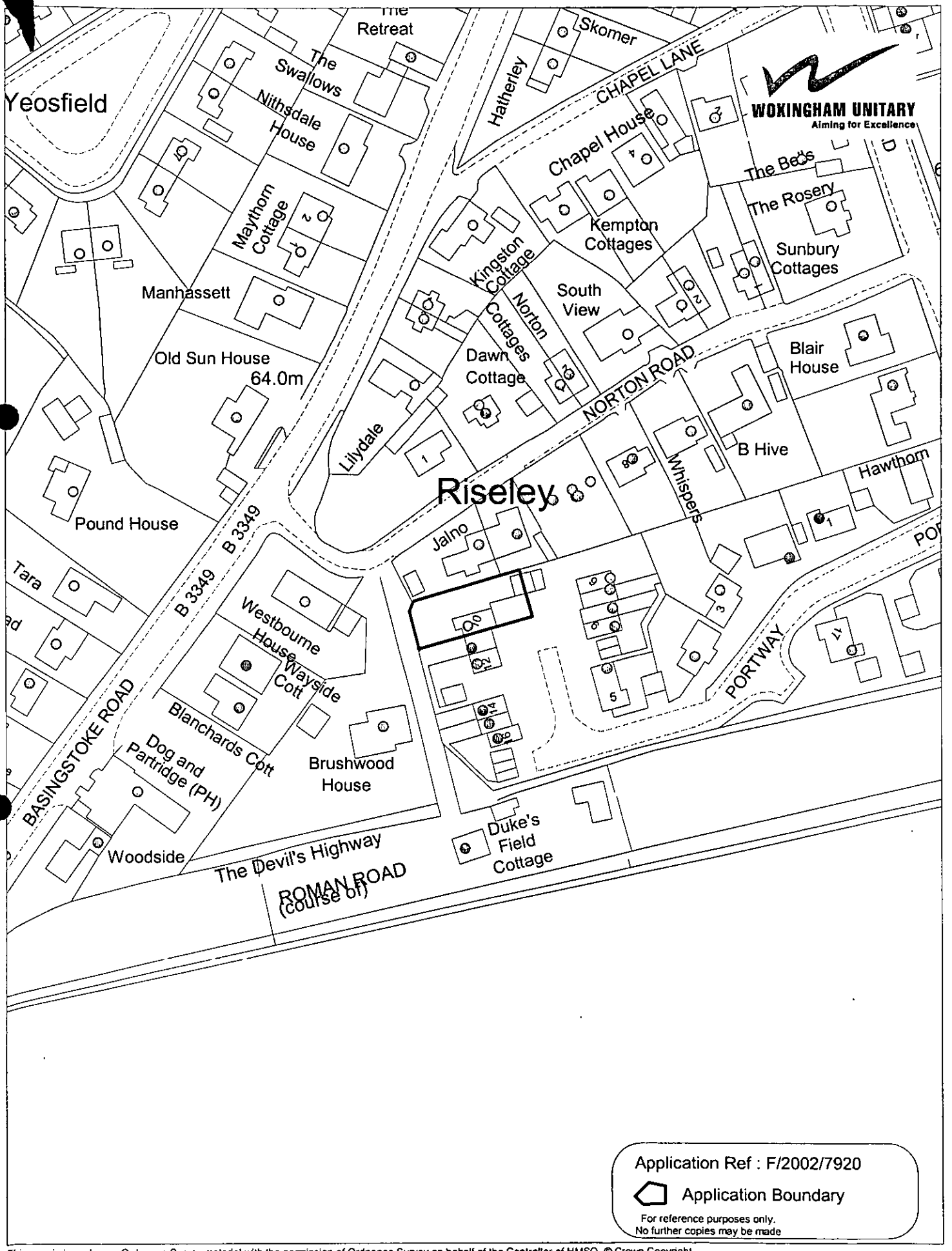
TOP



ORDNANCE SURVEY Siteplan 7920 11 NOV 02

IS MISSLEADING as road appears to stop at ~~UNIT~~ Nº 6.9 But actually widens for access to units Nos 7.9, 8.9, 9.9, 10.9, 11.9, +12 Plus Garages for Nos 10/8/9.

ALL PLOTS SHOWN SHOULD BE NUMBERED,



Application Ref : F/2002/7920

Application Boundary

For reference purposes only.
No further copies may be made

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

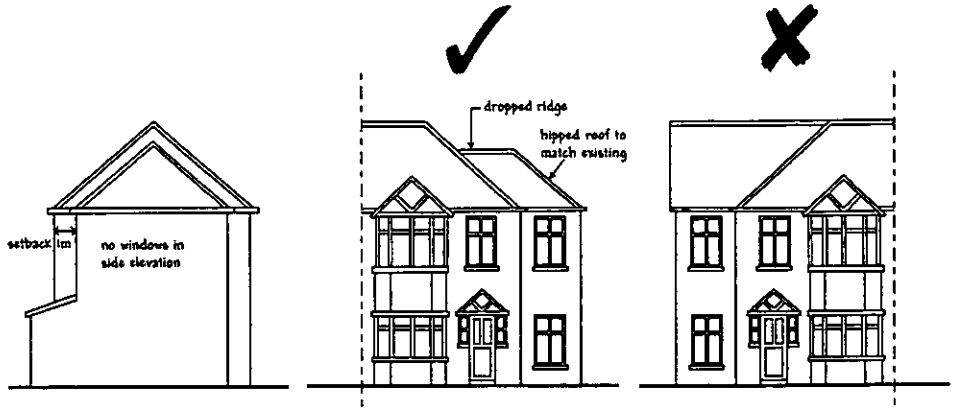
Development Control Section, Environmental Services, Wokingham District Council.

20 March 2003

Scale: 1 : 1250

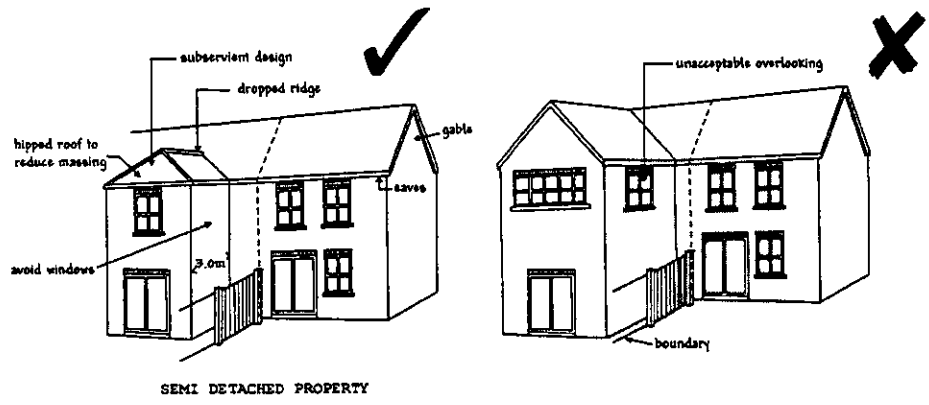
N W E S

2 STOREY SIDE EXTENSION WITH HIP AND DROPPED RIDGE
SET BACK 1M FROM FRONT AT FIRST FLOOR LEVEL

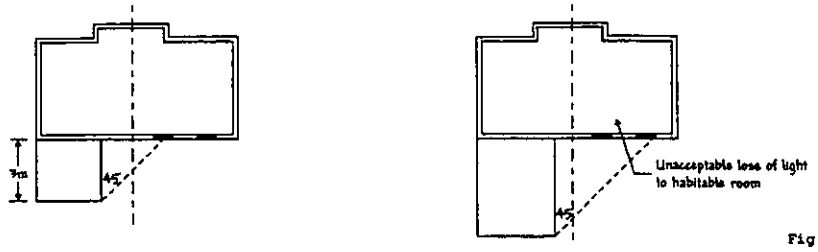


SIDE ELEVATION FRONT ELEVATION FRONT ELEVATION

Fig. 1



SEMI DETACHED PROPERTY



ACCEPTABLE EXTENSION UNACCEPTABLE

Fig. 2

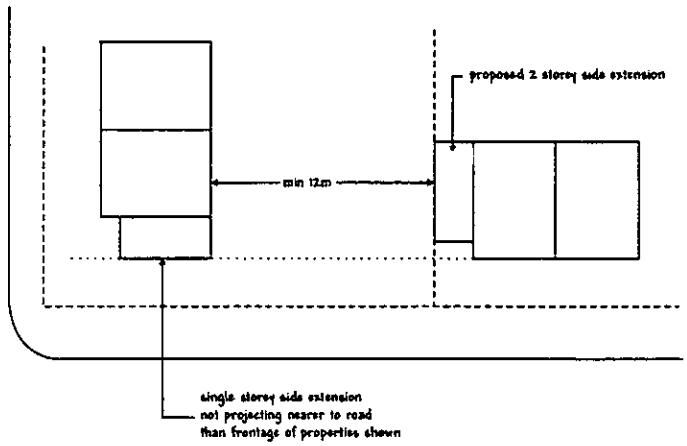
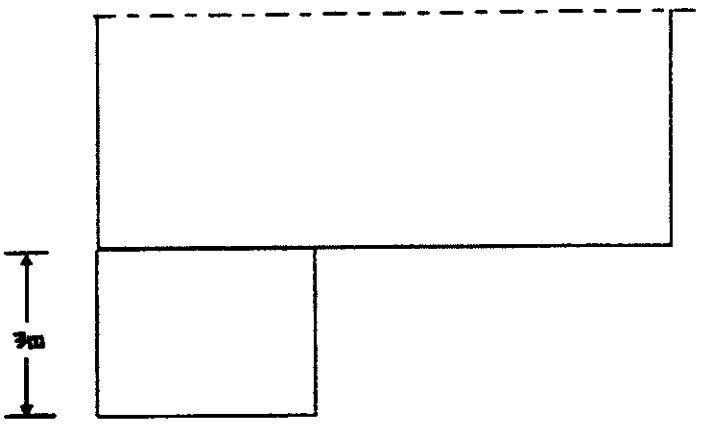

proposed 2 storey side extension
min 12m
single storey side extension
not projecting nearer to road
than frontage of properties shown

Fig. 3



REAR EXTENSIONS ON OR CLOSE TO A SIDE BOUNDARY SHOULD NOT PROJECT MORE THAN 3M FROM THE MAIN REAR WALL

Fig. 4

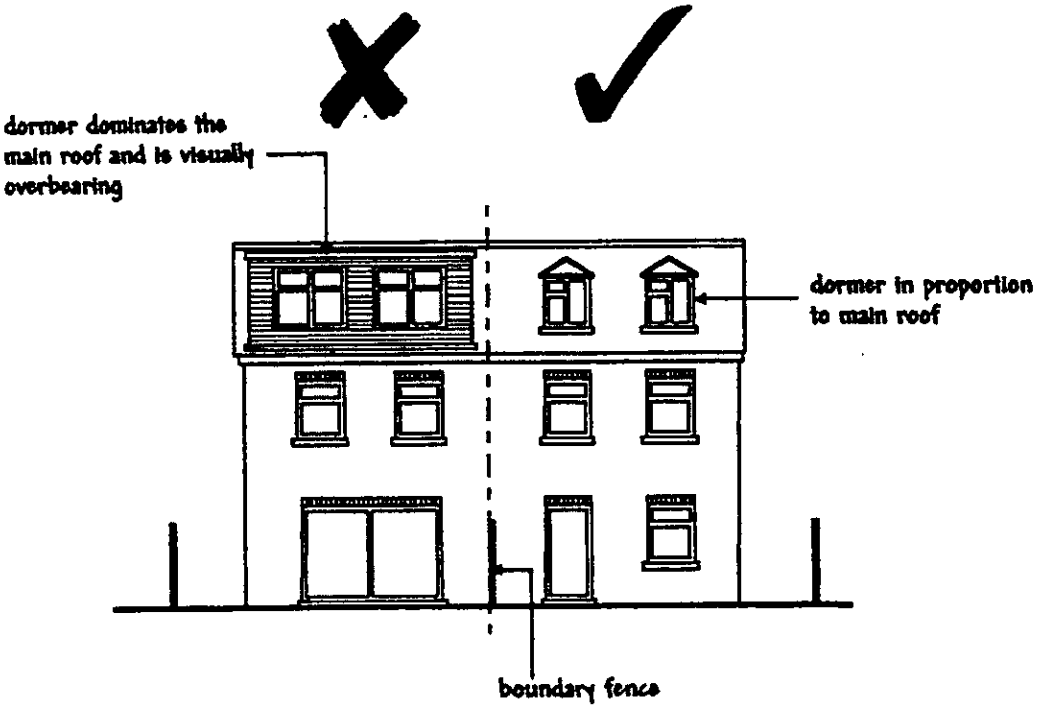


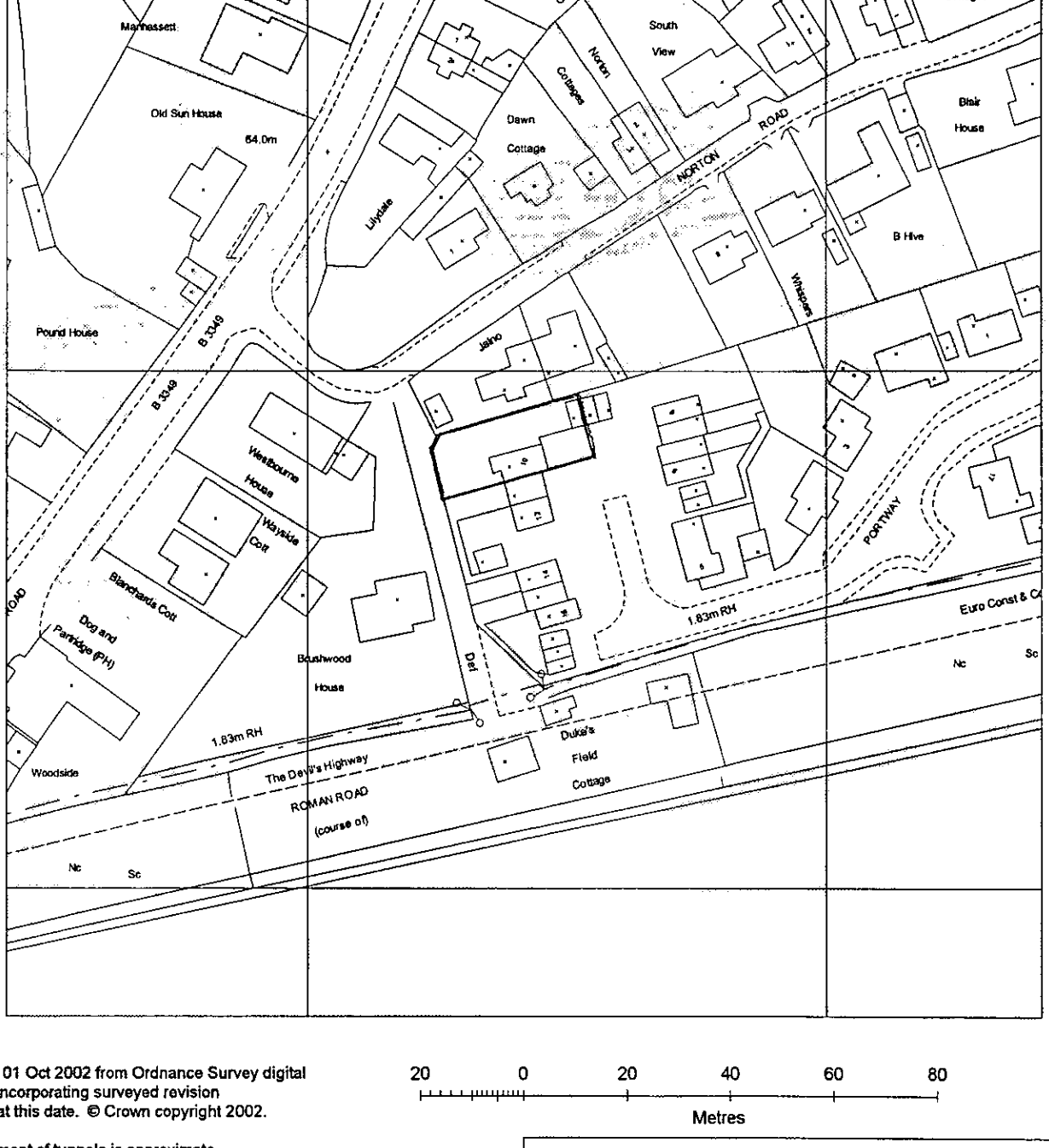
Fig. 5

Ordnance Survey®

01.NOV.2002 7920

Siteplan®

1:1250 Scale



Produced 01 Oct 2002 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2002.

The alignment of tunnels is approximate.

Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

Ordnance Survey and the OS symbol are registered trade marks and Siteplan a trade mark of Ordnance Survey, the national mapping agency of Great Britain.

20 0 20 40 60 80

Metres

1 - 17 PORTWAY, RISELEY, READING
RG7 1SQ

Centre coordinates : 472141mE 162975mN

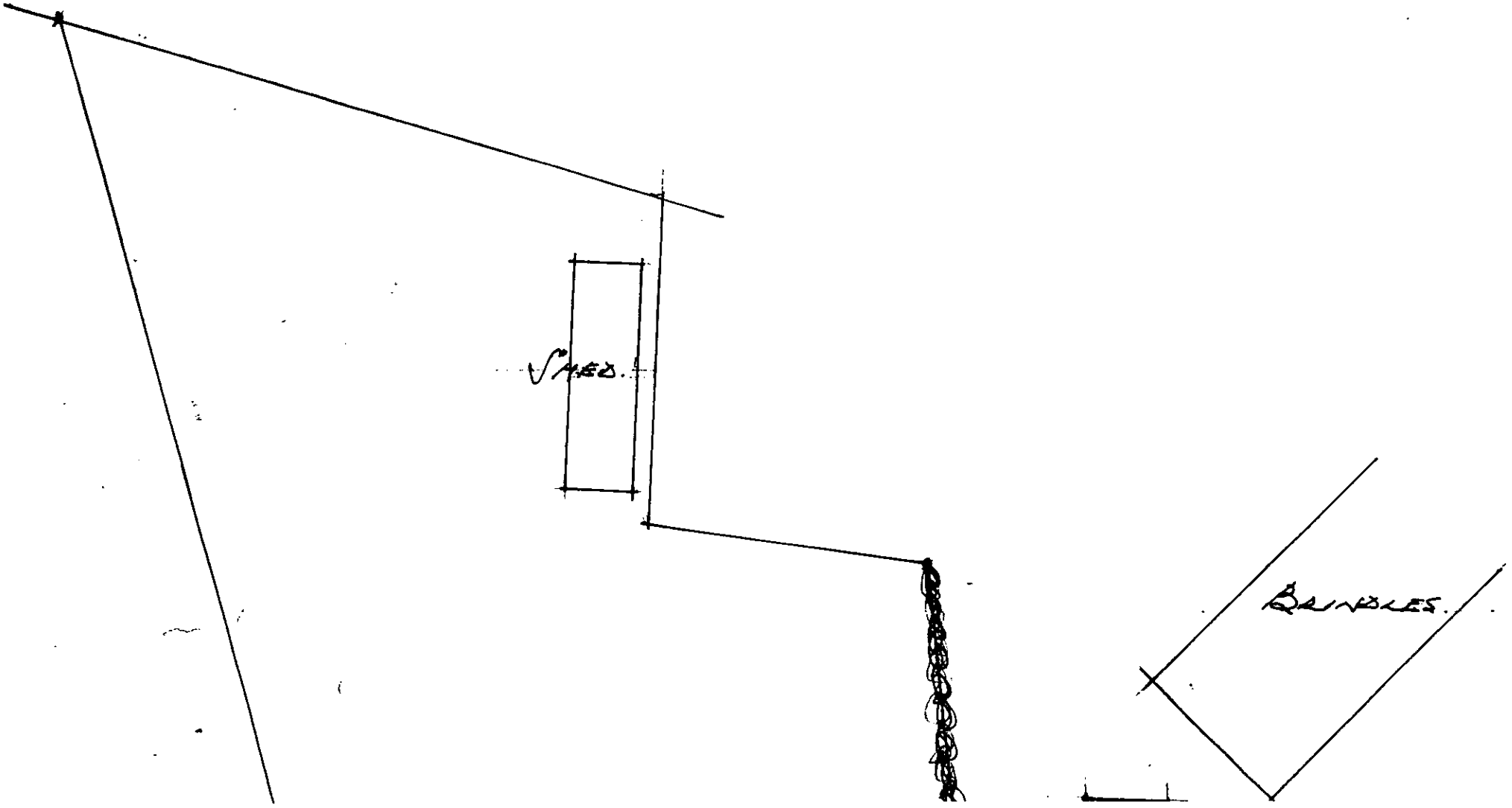
National Grid sheet reference at centre of this Siteplan: SU7262NW.

Supplied by : Blackwell's Reading
Serial Number : 1333

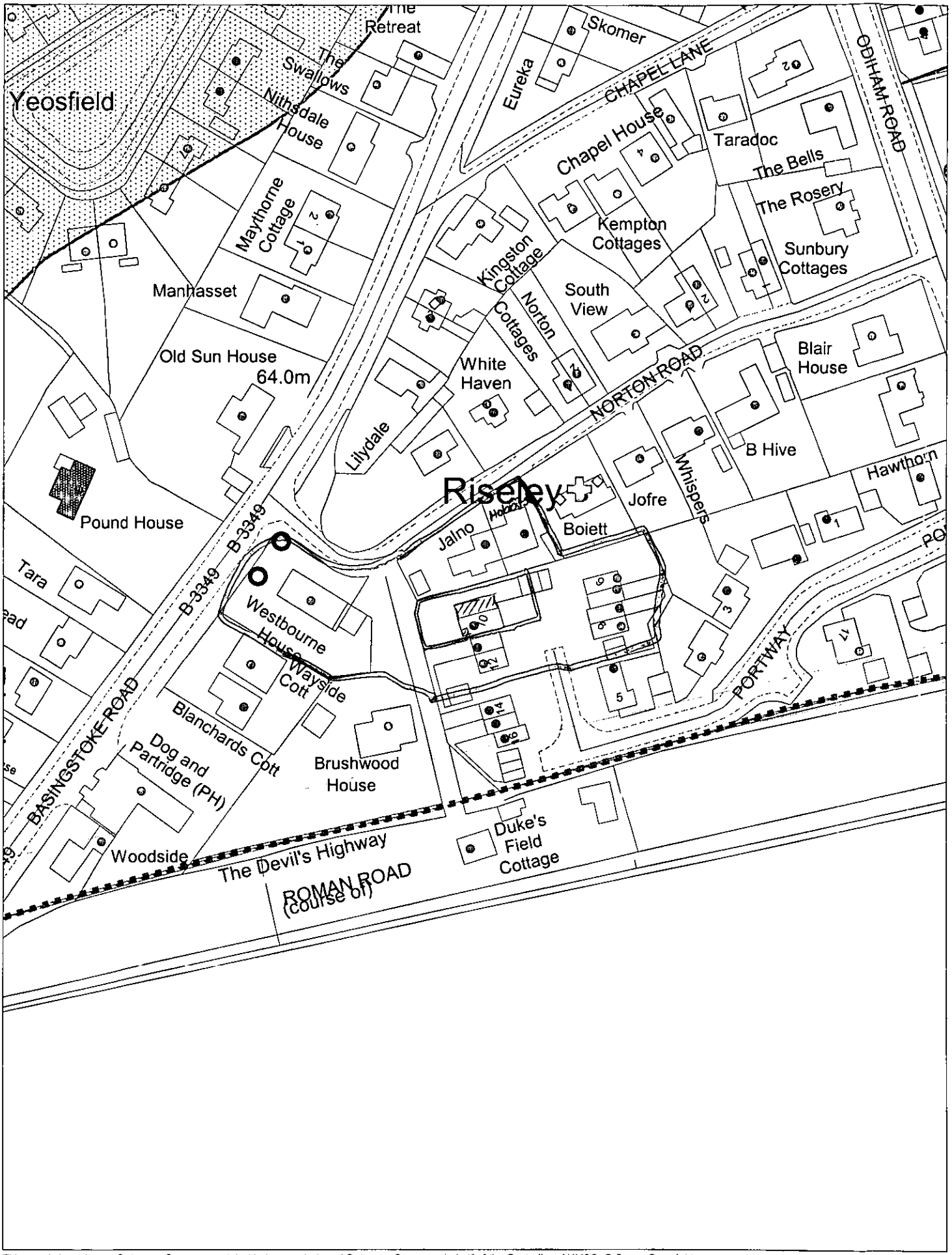
Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

Kalamazoo 10378923 m 10/01


VINES.
BRAMBLES.

01.NOV.2002 7923



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control,Wokingham District Council.
7 November 2002

Scale: 1 : 1250

N
W E
S