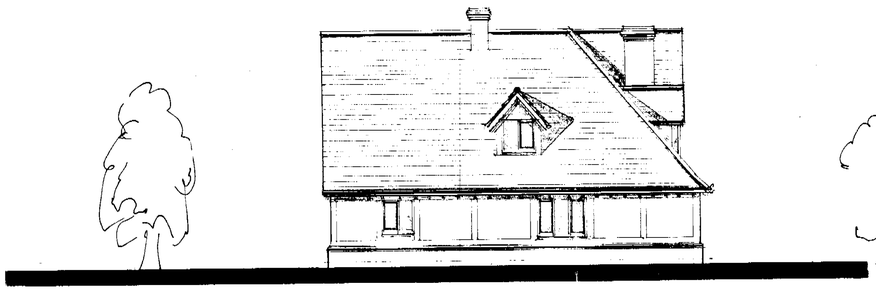


SOUTHEAST ELEVATION

SOUTHWEST ELEVATION

PART NORTHEAST ELEVATION
TO PROPOSED EXTENSION



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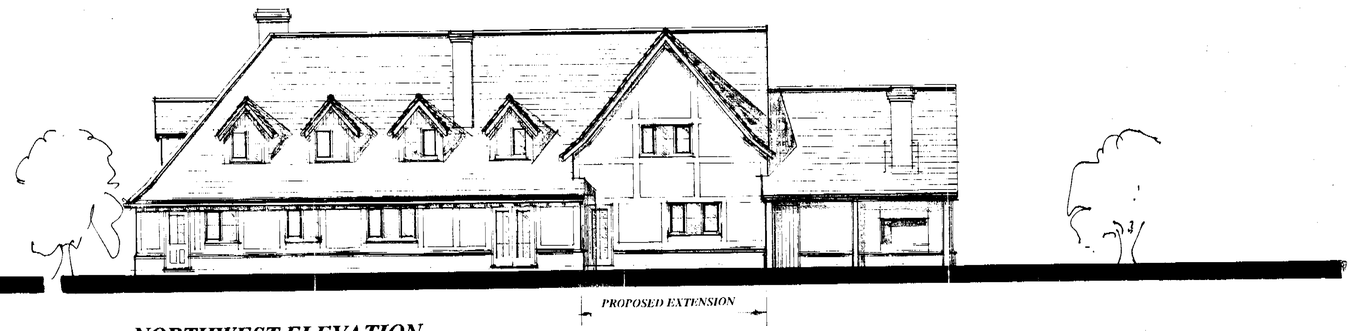

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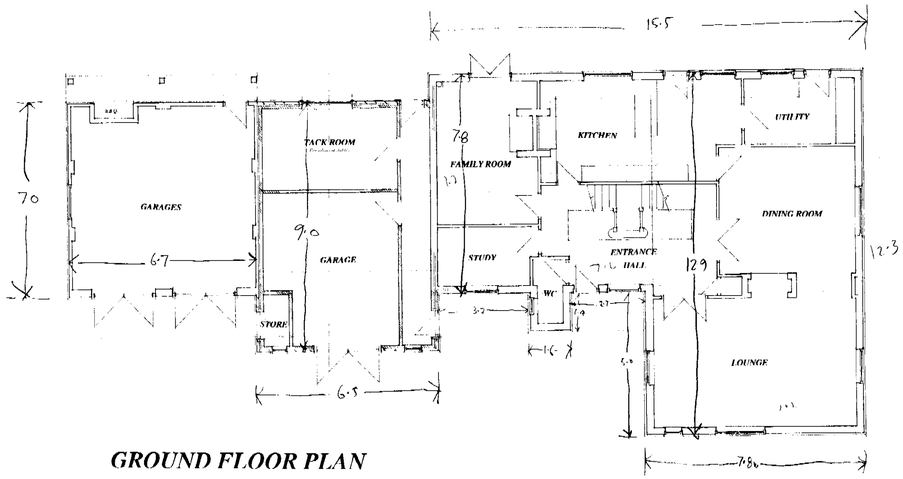
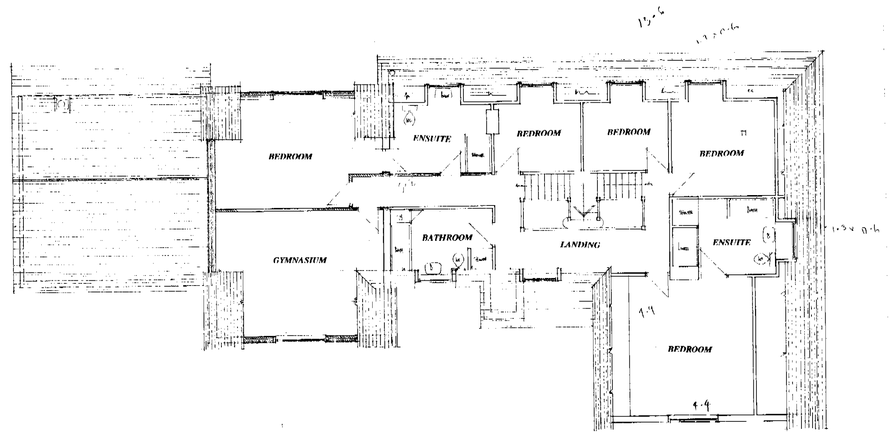


GROUND FLOOR PLAN



FIRST FLOOR PLAN

REFUSED

21.MAR.2002* 6192

Proposal
PROPOSED EXTENSIONS.

Drawing
PLANNING PROPOSALS

Site
SOUTH BROOK, RED LAKE LANE, WOKINGHAM, BERKSHIRE.

Date 11 March, 2002 Scale 1:100 Drawing No D 622-21

COLIN DAWSON & ASSOCIATES
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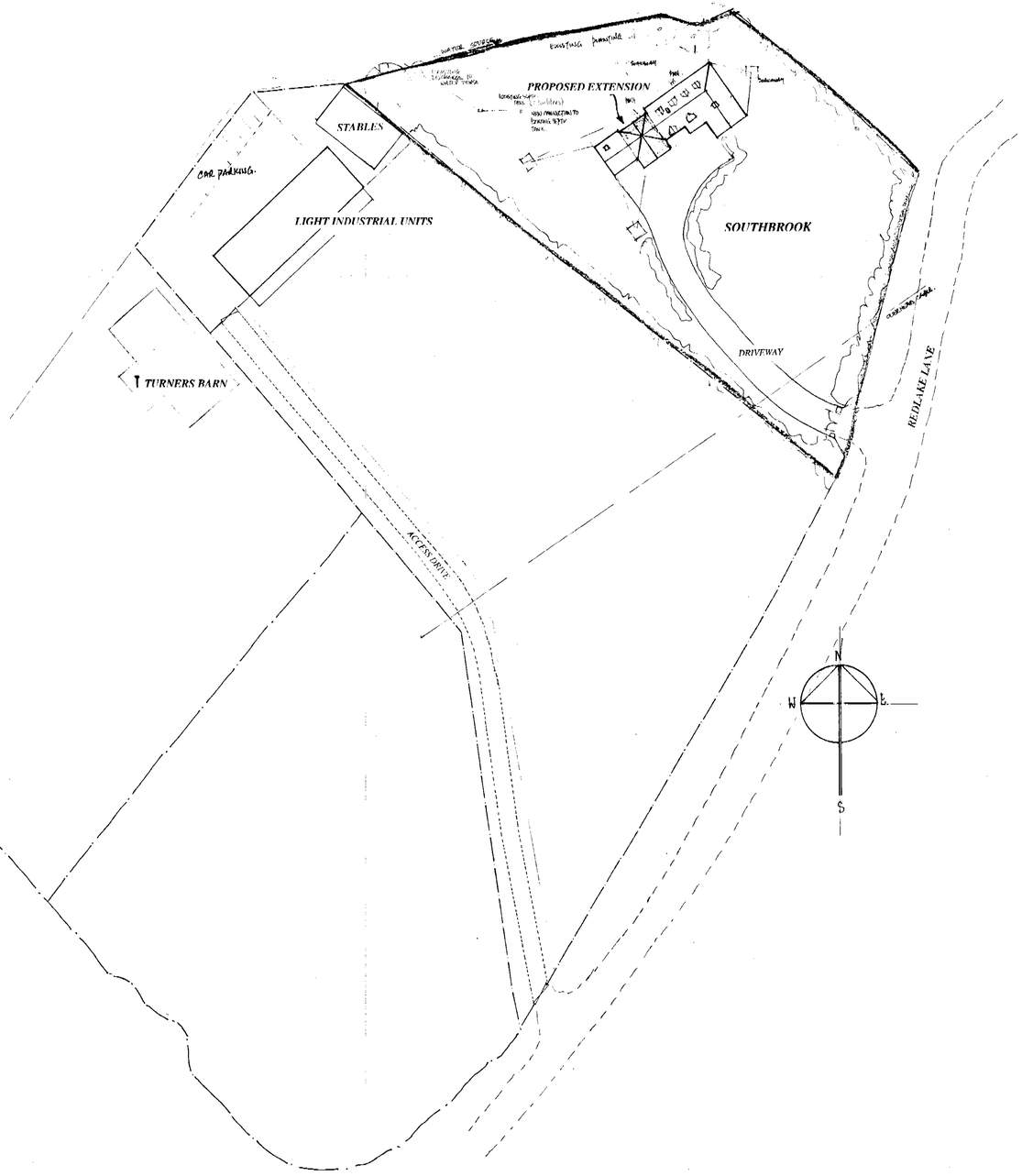
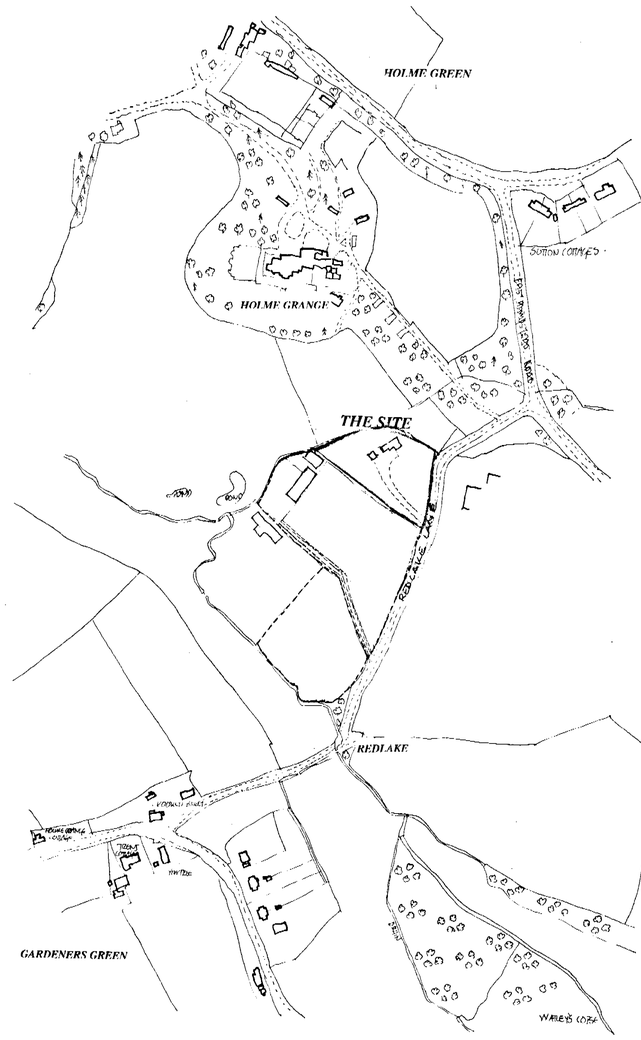
24/6/3





21.MAR.2002. 6192

Proposal
PROPOSED EXTENSION..

Drawing
SITE & LOCATIONS PLANS

Site
SOUTH BROOK, RED LAKE LANE, WOKINGHAM, BERKSHIRE.

Date 11 March, 2002 Scale . 1:2500 & 1:500 Drawing No D 622-20

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24/2/03

PLANNING DEPT.	DPO
PCL	FD
DOS	DGN
APP.	UC
FS	

11 SEP 1996

COPIES TO: ACK: HHF:

1.0 PITCHED ROOF CONSTRUCTION
FLANN CLAY OR CONCRETE ROOF TILES TO MATCH EXISTING FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
RIDGE AND HIP TILES TO MATCH ROOF TILES MEAN MORTAR WITH IRONS
AT EAVES LEVEL
38mm x 25mm SAW EDGED TILE BATTENS TO SUIT PITCH OF TILES FIXED TO
WHERE RAFTERS ARE AT 600mm
GARAGES ONLY 50x225 mm WITH MINIMUM 150mm TOP AND BOTTOM LAP S AND
100mm WIDTH FOR VALES

ROOF TRUSSES TO SPECIALIST DESIGN COMPLETE WITH BRACING A D
STRAPS IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMEN DA
TIONS DETAILED CALCULATIONS TO BE SUBMITTED AND APPROVED BY LOCAL
AUTHORITY PRIOR TO ERECTION

TO GABLE ENDS ROOFS TRUSSES
38mm x 5mm x 1800mm LONG GALVANISED MILD STEEL STRAPS AT MAXIMUM
600mm CENTRES TO SECURE BARGE BOARDS AND CEILING JOISTS TO GABLE END
WALL FIXED TO WALL PLATES AND RAFTERS AS SHOWN

100mm x 50mm WALL PLATES SECURED AT 2000mm CENTRES OR 3 TIMBERS PER
STRAIGHT RUN WITH 30mm x 5mm x 1500mm LONG GALVANISED MILD STEEL
STRAPS 3 RUNS SCREW FIXED TO WALL

SOFFIT BOARDS TO MATCH EXISTING HOUSE FIXED TO ENDS OF RAFTERS
10mm EXTERNAL QUALITY PLYWOOD BOARD SOFFITS TO MATCH EXISTING
IN SIZE ON SOFFIT BATTENS AT MAXIMUM CENTRES

CLIDEVALE SWAN BLACK CONTINUOUS SOFFIT VENT FIXED TO REAR OF
FASCIA GIVING MINIMUM 25mm CONTINUOUS FREE AIR GAP
CLIDEVALE TYPE SOFFIT AND TILE VENTILATORS AS WITH EXISTING ROOF
WHERE TRUSSES OCCUR

ALL FLASHING TO BE CODE FOUR LEAD SHEET DRESSED TO SUIT SITUATION
WITH MINIMUM 150mm HORIZONTAL SHEET UNDER TILES OR AS ABOVE
TABLE 1
INTEGRAL FLASHINGS TO BE 150mm HIGH AND TURNED IN UNDER CAVITY TRAY
FLASHING WHERE ABUTTING WALLS

2.0 BRICK/BLOCK CAVITY WALLS
215mm FACING BRICKWORK IN 1:1:6 CEMENT LIME SAND MORTAR TO MATCH
EXISTING HOUSE WITH RELAYED BRICK TO COURSE IN KIND
2.1 REINFORCED EXTERNAL CAVITY WALLS
20mm BASE COAT CEMENT RENDER FINISH TO MATCH EXISTING ON 100mm
CONCRETE BLOCKWORK IN 3:1 MIX LAY

INSTALL GALVANISED MILD STEEL LINTELS OVER OPENINGS AS REFERENCE
NUMBERS ON PLANS WITH MINIMUM 150mm END BEARING AND CAVITY TRAY
OVER, RETURN SILLS IN BRICK ON BRICKWORK OVER CAVITY AND
INCORPORATING DPC
LINTELS AS MANUFACTURED BY "G" LINTELS LIMITED AVONDALE ROAD
CWMBRAN GWENT NP44 1XX

140mm CONCRETE BLOCKWORK ABOVE PLINTH LEVEL
DOORS, IRONMONGERY, DOOR FRAMES, DOOR LININGS, ARCHITRAVES
COVINGS AND WINDOWS TO MATCH EXISTING

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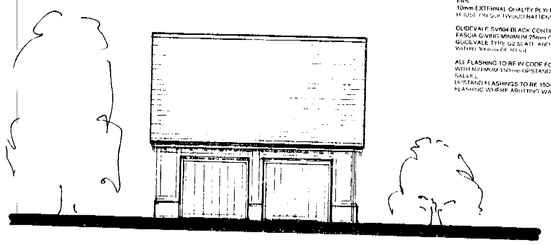
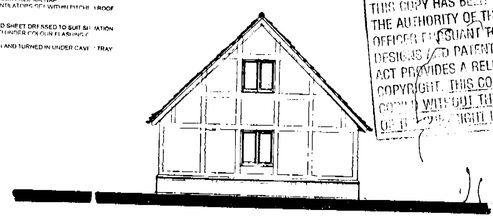
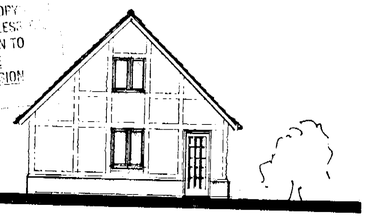


SOUTH EAST ELEVATION



S.W. ELEVATION

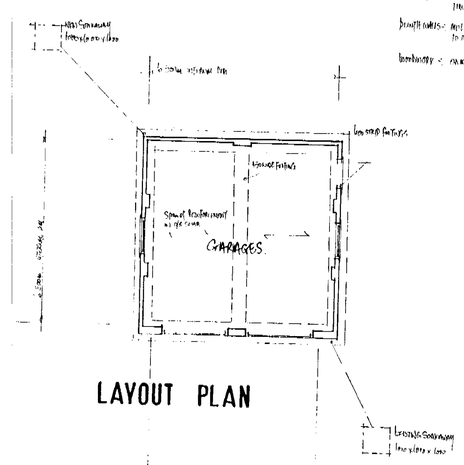


N.E. ELEVATION

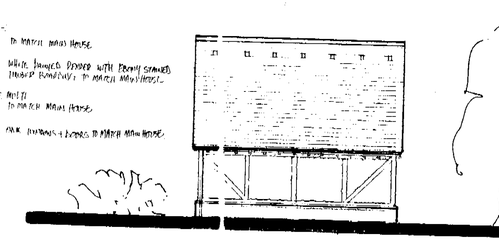
9.0 RAINWATER GOODS
115mm HALF ROUND SQUARE END/OR UPVC GUTTERS TO MATCH AND LINE
THROUGH WITH EXISTING FIXED TO FALL TO OUTLETS
64mm UPVC ROUND/SQUARE SECTION DOWNPIPE SECURED AT 1800mm
CENTRES TO MATCH EXISTING CONNECTED TO UNDERGROUND DRAINS WITH REAR PIPE CLEAR

9.1 SURFACE WATER DRAINS
100mm OSMA GH SIMILAR UNDERGROUND PLASTIC DRAINS TO FALL AT 1:40
MINIMUM RUNS IN 150mm FLEXIBLE CONNECT TO EXISTING MAIN
SURFACE WATER DRAIN/SOAKAWAY

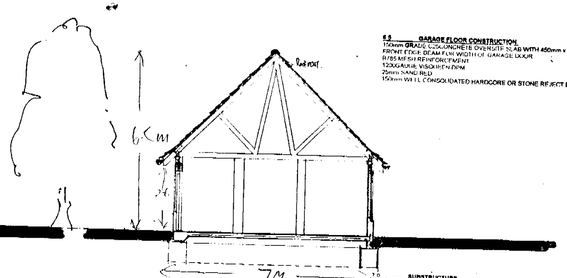
9.2 SOAKAWAYS
EXCAVATE SOAKAWAY TO SIZES SHOWN ON PLANS MIN. 4500mm FROM ANY
BUILDING FILL WITH CLEAN BROKEN BRICK AND COVER WITH 1000 GAUGE
POLYTHENE SHEET 600mm BELOW GROUND LEVEL MARK POSITION OF
EXISTING MANHOLE



Roof TILES:- TO MATCH MAIN HOUSE.
WALLS :- WHITE PAINTED RENDER WITH PRIMED STAINED TIMBER BOARDING TO MATCH MAIN HOUSE.
SOUTH GABLE:- AS TO MATCH MAIN HOUSE.
WINDOWS :- OAK FRAMES & LINERS TO MATCH MAIN HOUSE.



NORTH WEST ELEVATION



SECTION

6.0 GARAGE FLOOR CONSTRUCTION
150mm GRADE C25 CONCRETE OVERSITE SLAB WITH 450mm x 300mm DEEP
PERIMETER BEAM FILLING WIDTH OF GARAGE DOOR
B785 MESH REINFORCEMENT
1200 GAUGE VISQUEEN DPM
25mm SAND BED
150mm WELL CONSOLIDATED HARDCORE OR STONE REJECT BASE

SUBSTRUCTURE
TOP OF FOUNDATIONS TO BE TAKEN DOWN 300mm BELOW TREE ROOT LEVEL
AS DETERMINED ON SITE BY BUILDING CONTROL OFFICER
600mm x 250mm GRADE C20 MASS CONCRETE FOOTINGS 1000mm BELOW
EXISTING GROUND LEVEL OR SUITABLE LOADBEARING SOIL TO LOCAL AUTHORITY
APPROVAL

225 CLASS A LOADBEARING CONCRETE BLOCKWORK IN 3:1 SAND CEMENT
MORTAR TO ALL WALLS BELOW GROUND LEVEL
DAMP PROOF COURSE TO BE LAID MIN. 150mm ABOVE ADJACENT GROUND
LEVEL

REVISED PLAN
96/00056/F

GENERAL
1.0 DRAWINGS AND SPECIFICATIONS ARE FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY AND SHOULD NOT BE REGARDED AS DETAILED CONSTRUCTIONAL DRAWINGS OR SPECIFICATIONS

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BUILDER IS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND VERIFY ANY DISCREPANCIES WITH THE ARCHITECTS

ALL STRUCTURAL TIMBER TO BE STRENGTH CLASS 3 UNLESS OTHERWISE SHOWN AS DEFINED IN THE BUILDING ACT 1995
ALL TIMBER TO BE TANALISED OR OTHERWISE IMPREGNATED WITH PRESERVATIVE AS EVERY SITE
CLEAN SITE UPON PRACTICAL COMPLETION OF THE WORKS

Notes: 1. Ridge height reduced by 1mm but then reduced to 6.5m on 9/9/96

PROPOSED GARAGES
SOUTH BROOK HONEY HILL WOKINGHAM

DATE June 96 SCALE 1/100 DRAWING Nº D696-09A

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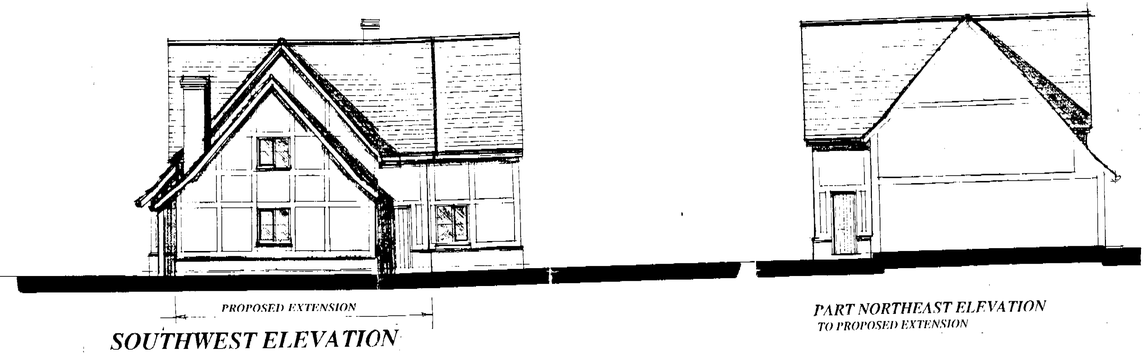
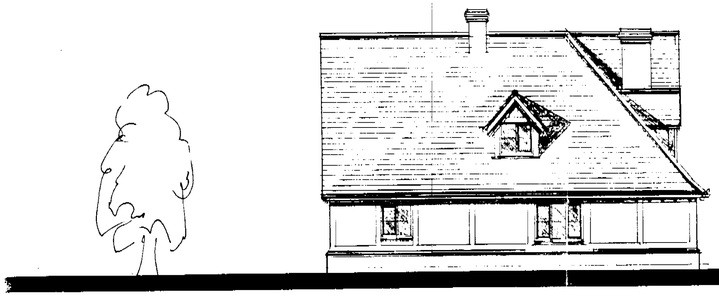


SOUTHWEST ELEVATION

PART NORTHEAST ELEVATION
TO PROPOSED EXTENSION



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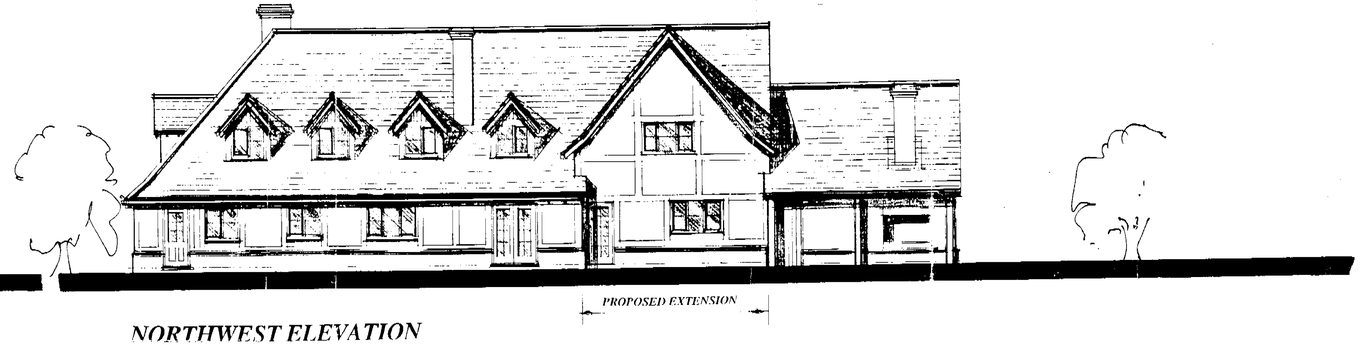

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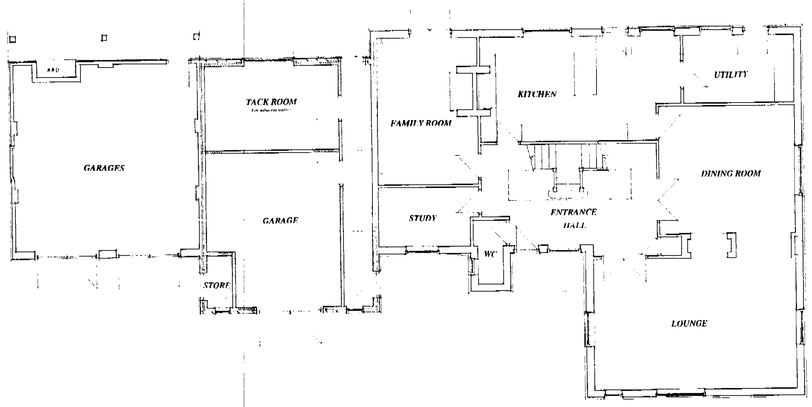
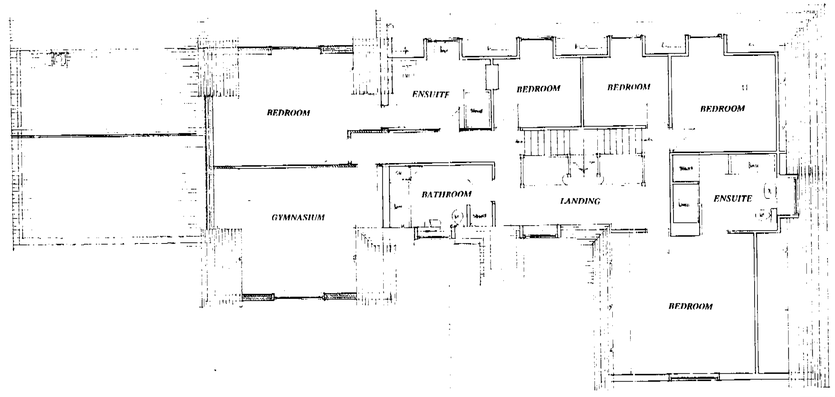


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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PROPOSED EXTENSIONS

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Date 11 March, 2002 Scale . 1:100 Drawing No D 622-21

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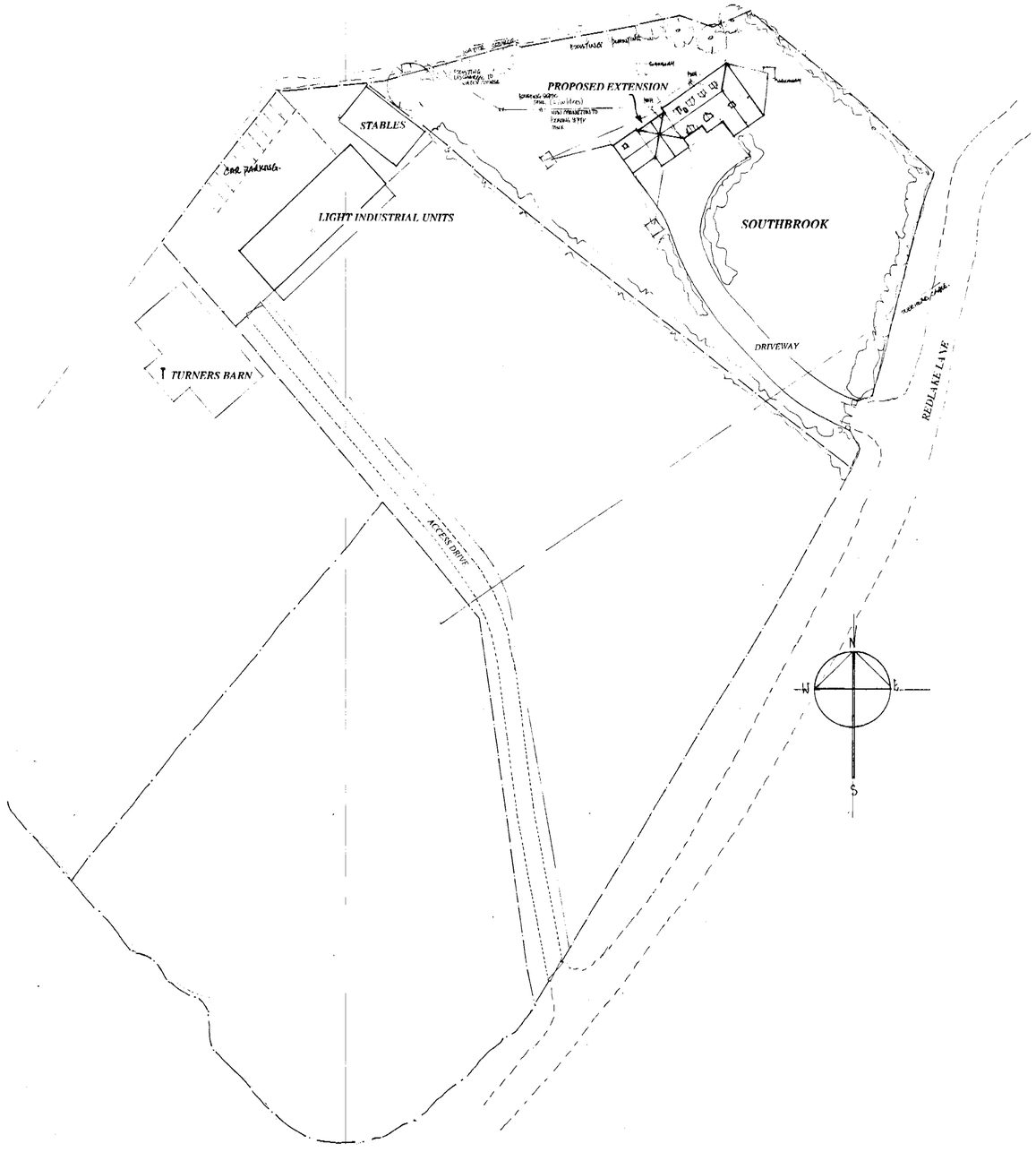

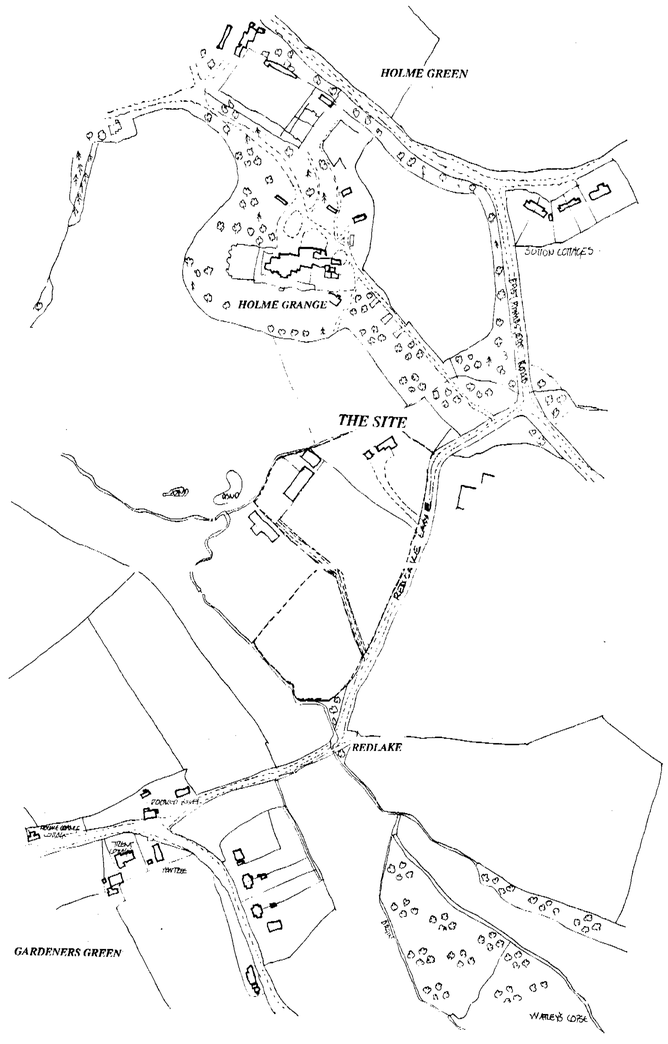

Proposal PROPOSED EXTENSION..

Drawing SITE & LOCATIONS PLANS

Site SOUTH BROOK, RED LAKE LANE, WOKINGHAM, BERKSHIRE.

Date 11 March, 2002 *Scale* . 1:2500 & 1:500 *Drawing No* D 622-20

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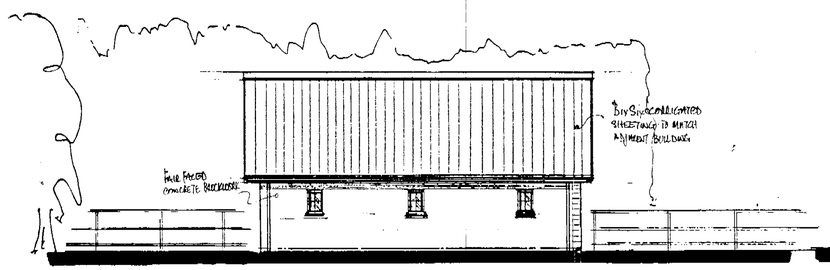

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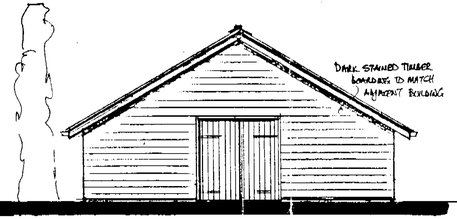

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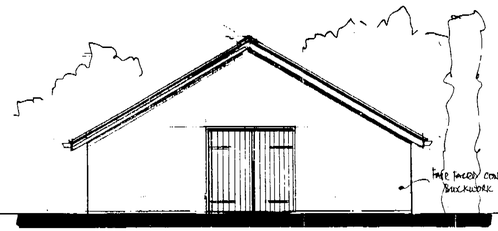

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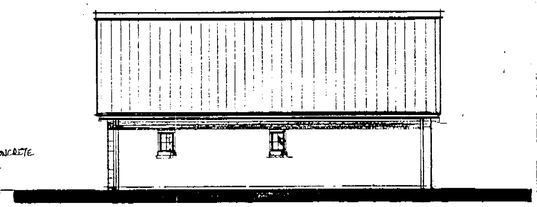

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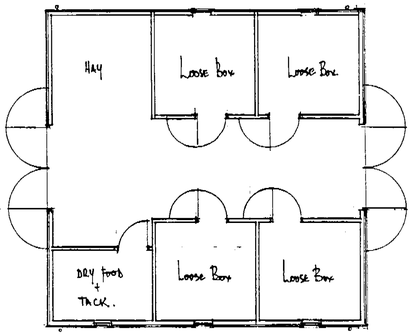
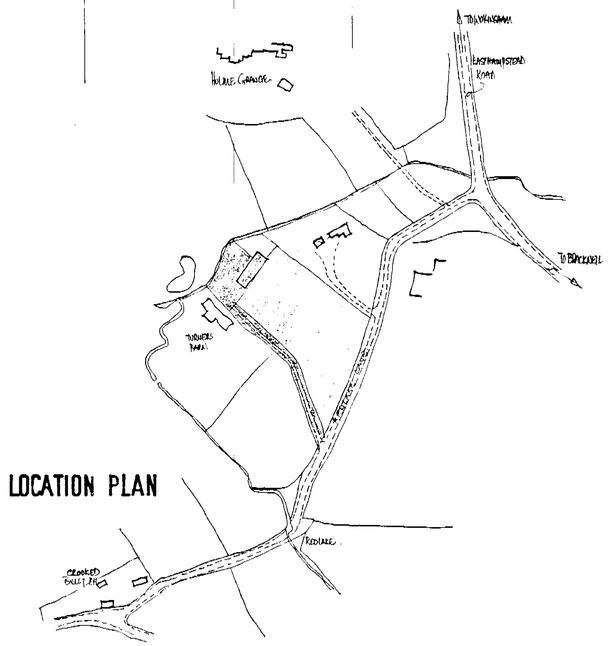
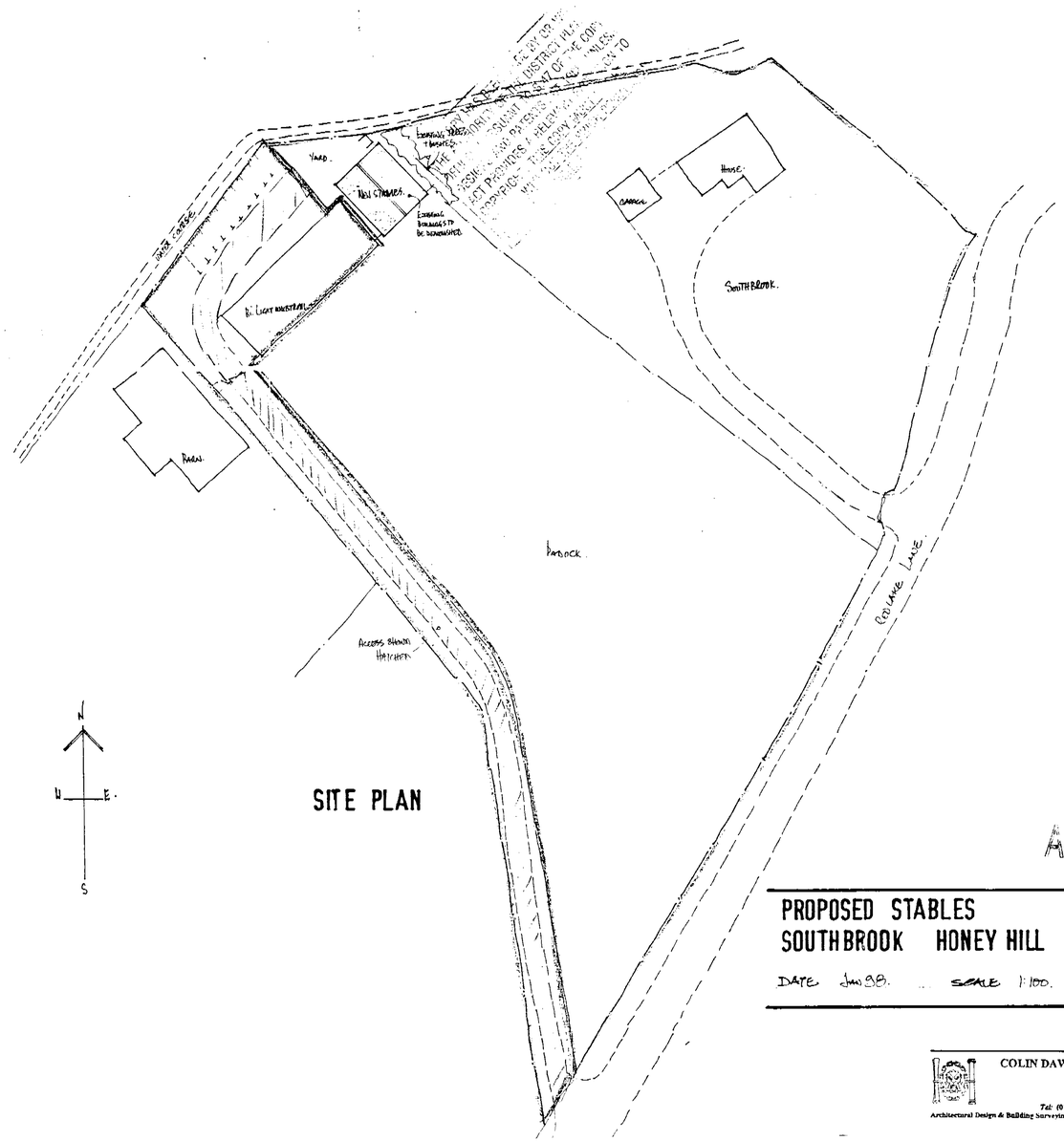


LAYOUT PLAN



LOCATION PLAN



SITE PLAN

APPROVED

PROPOSED STABLES
SOUTHBROOK HONEY HILL WOKINGHAM BERKS

DATE Jan 98. SCALE 1:100. DRG D350-01

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