APPLICATION NO:
F/2002/5399

LOCATION:
326 London Road, Wokingham.

APPLICANT:
Mr/Mrs Acton C/O Excel Design Ltd

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **06/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/02/2002
Listing Exp 11/2/2.

CASE OFFICER: **Louise Smith**

S11

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/5399

Parish: **WOKINGHAM**

Location: **326, London Road, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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.

Condition
5. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. In the interests of highway safety and convenience.

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, ST3, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

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/2002/5399

Applicant : Mr/Mrs Acton C/O Excel Design Ltd.

Location : 326, London Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		22/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : 21/1/2

Date Registered : 02/01/2002

Earliest Date for Decision : 06/02/2002

Latest Consultation Date/Site Notice Expiry Date : 06/02/2002

This application will have expired on: 27/02/2002. 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 :

Highways - conditional approval.
Parish Council - no objection

Planning Issues :

Identified Settlement
Impact on neighbours
" " Streatseare.
Parking + Highways.

Application Number: F/2002/5399 - 326 London Road
Appraisal

Development
The site is a two storey detached dwelling, situated within the identified settlement of Wokingham.

The application proposes a first floor side extension to the dwelling infilling above the existing garage with eaves and ridge height corresponding to the existing. It would incorporate a gable end in the front and hip end in the rear elevation.

1) Impact upon Neighbouring Properties
There is sufficient distance and screening to the dwellings on Proctors road to the rear so that overlooking would not be a major issue. Furthermore, the proposed rear window would sit at the same level to those existing.

The extension would not exert an overshadowing influence over its neighbour, as no 324 is a bungalow with no side elevation windows. The two neighbours sit 1m astride of a 1.6m close boarded fence/hedge, although the distance is relatively small, it is not felt that the development could be refused on overbearing grounds.

2) Impact upon the Character of the Area
The dwelling is a peculiar shape and lends itself to this style of extension which seems to complete the design of the house. A similar extension is seen at No 334, however, it is not as attractive as it comprises a flat roof finnish. Materials proposed are to match the existing and it is therefore felt that the development would compliment the dwelling and be in keeping with the houses along this stretch of London Road.

3) Parking and Highways
The proposed development would increase the parking requirement for this property, however, parking needs are sufficiently met by the existing driveway and garage. Highways are happy for the development to be approved on the condition that these spaces are maintained and turning space is facilitated.

Approved ~~**Refused**~~

Application Number F/2002/5399
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C137	R137.	INSERT : extension

LOOK FOR SIMILAR EXTENSIONS

No 334 - first floor extension above gge flat roof → not v in keeping

RECORD OF SITE VISIT

SITE ADDRESS: 326 London Road Wokingham.

APPLICATION NUMBER: F/2002/5399

OFFICER: Louise Smith

DATE OF SITE VISIT: 21/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

Busy rd - houses set back - 2 diff styles visible in the short stretch along London Rd here.

Red brick + white render

3. DESCRIPTION OF SITE/BUILDING

2 storey detached red brick

4. RELATIONSHIP TO ADJOINING PROPERTIES

Neighbour = bungalow No 324. - no side windows.

Left (324) 1·6m high hedge. Rear 1·6m fence cb. Trees in rear gdn (deadwood).

Right (328) 2m brick wall, neighbours gge, 2m cb fence.

5. SITE CONSTRAINTS

TREES Not applicable.

ACCESS/PARKING

LEVELS same

BOUNDARY TREATMENT - as above.

OTHERS To the left - bungalows.

* Look at side elevation windows in No 324 overshadow/overbear.

1:1250

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER Louise Smith

SITE DETAILS	
PLANNING APPLICATION NUMBER	F/2002/5399
BUILDING CONTROL NUMBER	FX2001/2508 Central
APPLICANT/AGENT	Excel.
ADDRESS OF SITE	326 London Road WOKINGHAM
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01741/4	01741/4
ELEVATIONS	01741/8,9,11	01741/8,9,11
FLOOR PLANS	13,15	13,15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/2/02	

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	

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

Tel: (0118) 974 6463

Date: **14 January 2002**

My ref: F/2002/5399

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2002/5399
326, London Road, , Wokingham.
Proposed two storey side extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5399**
326, London Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: (0118) 974 6463

Date: **14 January 2002**

My ref: F/2002/5399

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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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Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5399**
326, London Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6463

Date: **14 January 2002**

My ref: F/2002/5399

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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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DX: 33506 – Wokingham

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326, London Road, , Wokingham.
Proposed two storey side extension to dwelling.

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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5399**
326, London Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Received by Wokingham District Council

Application No: F/2002/5399

Proposal:
Proposed two storey side extension to dwelling.

Location:
326, London 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/2002/5399 to enable the library staff to locate the correct information.

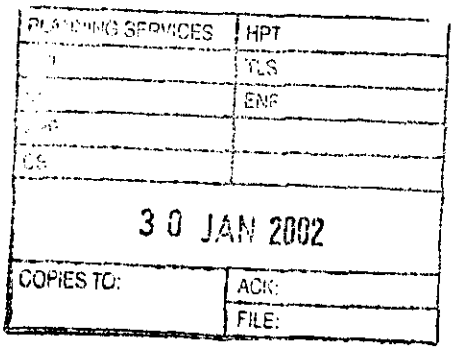
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2002. Written comments submitted will become available for public inspection.

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.

Head Planning and Transportation

14 January 2002

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Louise Smith

Application Number: F/2002/5399

Proposal: Proposed two storey side extension to dwelling

Site Address: 326 London Road, Wokingham

Applicant: Mr & Mrs Acton C/O Excel Design Ltd

Your observations are required in respect of this application **by 06/02/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection, subject to there being no objection from the neighbouring property No. 324 London Road.

SIGNED: _____ **DATE:** 29/01/02

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 14 January 2002

Application Number: F/2002/5399

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
326, London Road, , Wokingham.

Applicant:
Mr/Mrs Acton 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).

C049, R049
C122, R122
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** ADAM 17/01/02

F

Application Number : NEW/2001/5399	Map No : 76
Case Officer : LS	Site Area : 0.06
Valid Date : 2/1/02	Received Date: 05/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 326, London Road, , Wokingham.

Parish : WK **Ward : NOR** 14-01-02 JB.

Applicant : Mr/Mrs Acton C/O Excel Design Ltd.

Fee Required: £95 **Fee Received: £95** (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	QUERY KITCHEN ON FIRST FLOOR.		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation SIDE ELEVATION TO SHOW LOUNGE BAY WINDOW.	phoned 12/12	
FLOOR PLANS		Spoke to agent 17/12	to follow
NO SCALE OR SCALE IS IMPERIAL		phoned 8/1	2/1/02
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 14-1-02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England

NEIGHBOURS

S/N + see map

OTHERS

(LANDFILL SITE)

No pre-apps

02.JAN.2002* 5399

Excel Design

DESIGN FOR CONSTRUCTION	
PLANNING SERVICES	HPT 51730
POL	TLS
DC	ENF
APP	
CS	
11 JAN 2002	
COPIES TO:	ACK:

Mrs Hurst
Planning Department
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WW

Our ref. 01741
Your ref.

11th January 2002

Dear Mrs Hurst

Re: 326 London Road, Wokingham.

Please find enclosed revised drawings 9A, 14A and 15A as requested, which were originally delivered by hand on the 2nd January.

Yours sincerely

George Avis

17 Gorse Ride South | Finchampstead | Wokingham | Berkshire RG40 4EH | UK | Phone: 0118 973 7336 | Fax: 0118 973 4175
Directors: C. Avis. and G. F. S. Avis (Managing Director) *Associate of the Chartered Institute of Building.*
Excel Design Ltd . Company registration number: 3249201

Rec'd 2.00PM 4.12.01

1959/a

02. JAN. 2002 * 55399

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.

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	N, e Mrs Acton
	ADDRESS	326 LONDON ROAD
		WOKINGHAM.
		BERKSHIRE
	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. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	326 LONDON ROAD.
		WOKINGHAM.
		BERKSHIRE.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE
		EXTENSION

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 & 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

(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.

(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 HACTON

DATE 4-12-01

ADDRESS 326 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6R 10295	MR G CATHCART	GARAGE	20.2.79	APP. N/A
10526	"	"	8.6.79	N/A C/A

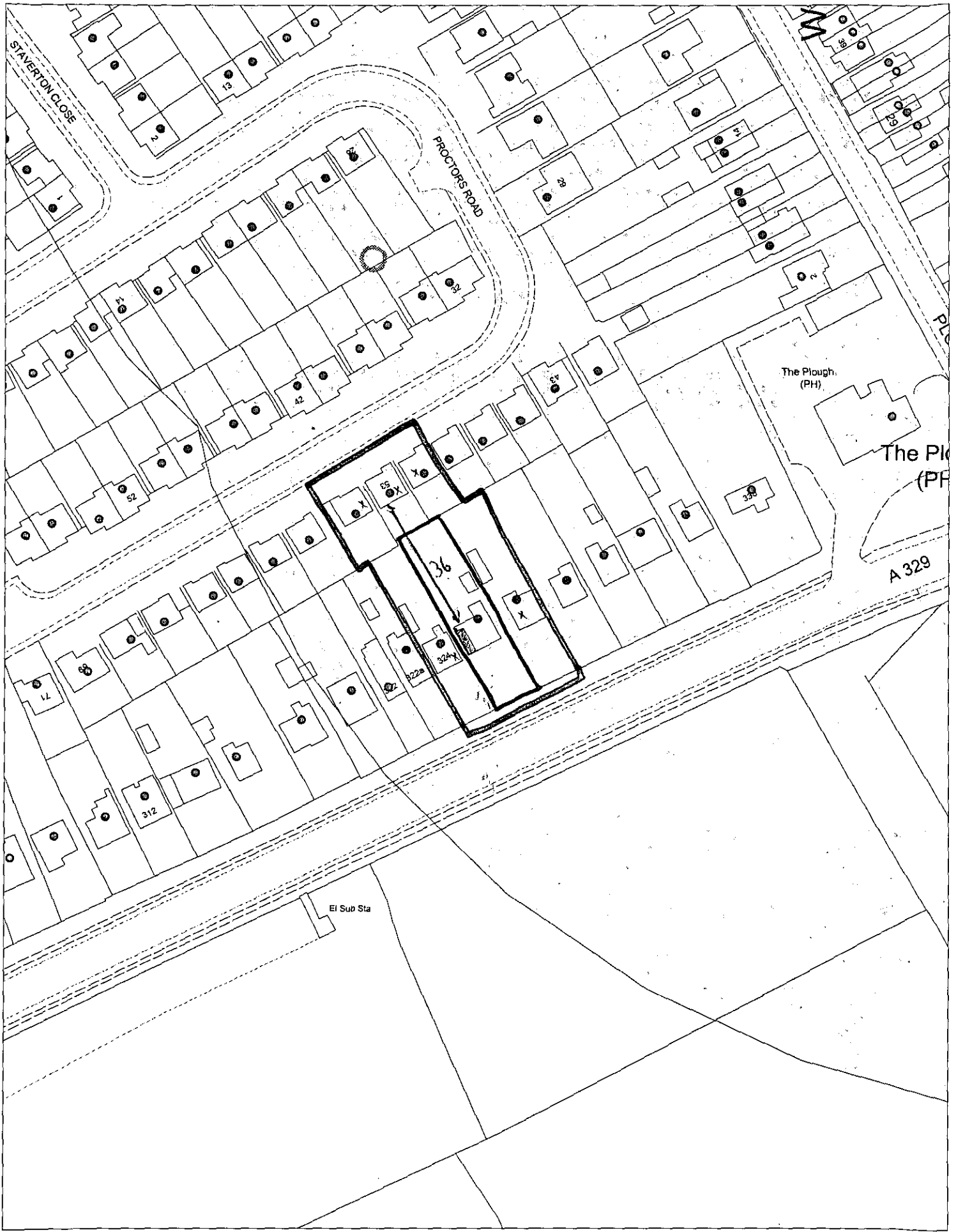
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

02.JAN.2002* 5399



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Development Control Section, Environmental Services, Wokingham District Council.
10 December 2001 Scale: 1 : 1250

Client:

02 JAN 2002* 5399

Mr and Mrs Acton
326 London Road
Wokingham
Berkshire

Project:

Two Storey Side Extension

Location:

326 London Road
Wokingham
Berkshire

Excel Design
XL01741

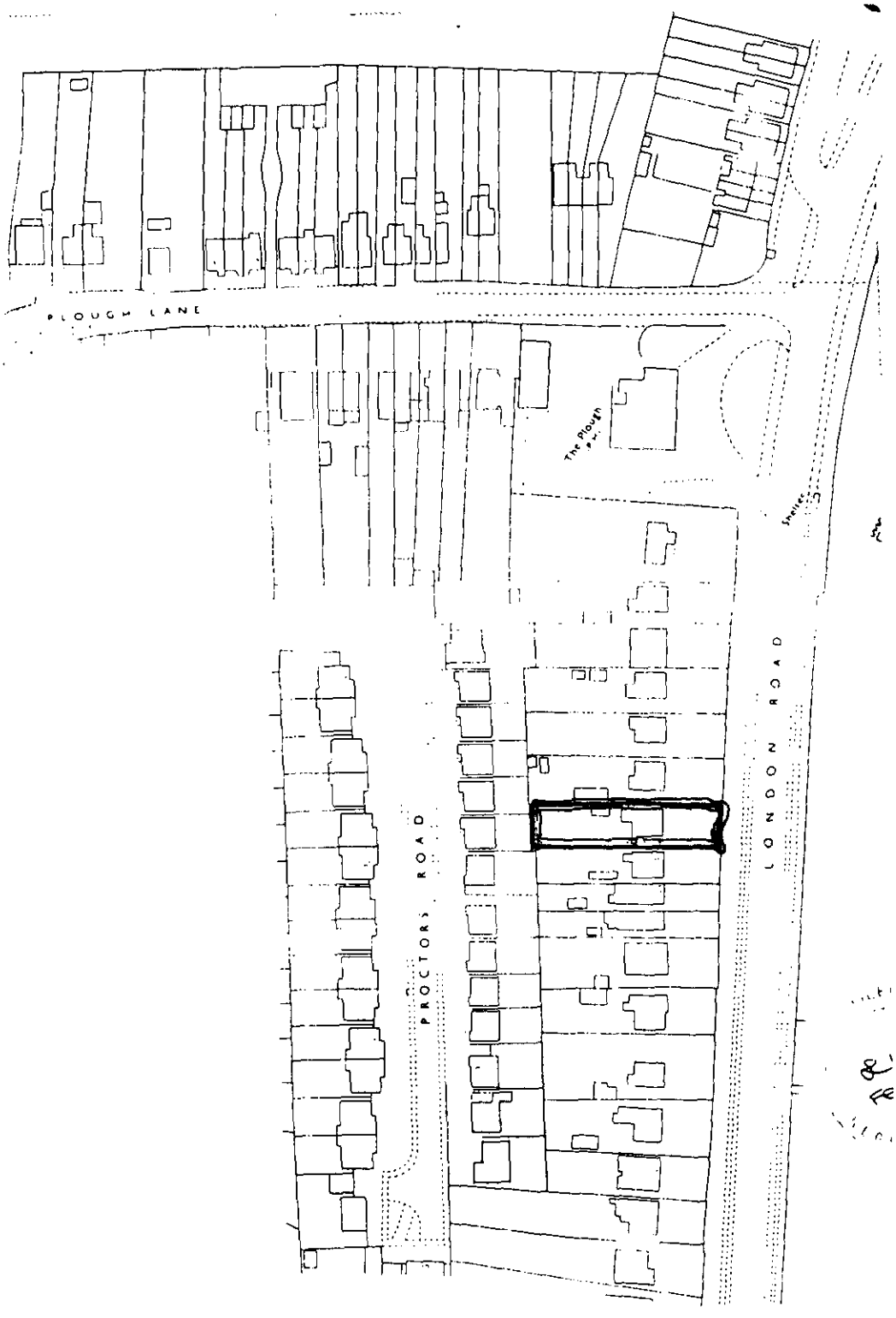
Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18		

CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION: Drawing List	
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 01741/ 2
DATE:	November 2001	REVISION:	

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

© COPYRIGHT RESERVED

Excel DeSign

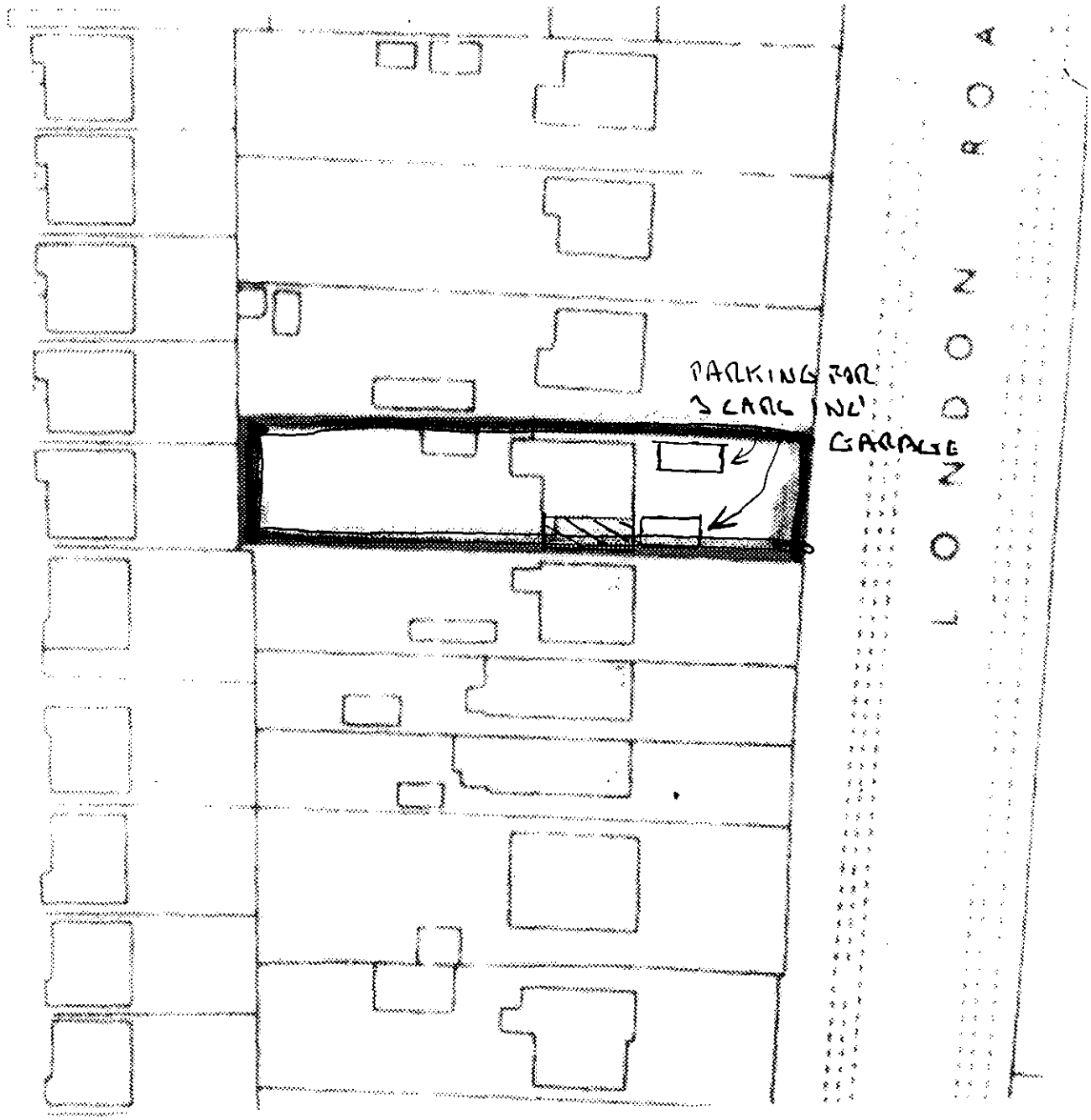


CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	Location Plan		
PROJECT:	Two storey side extension	SCALE:	1:2500	DRAWING No:	01741/ 3
DATE:	November 2001	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design



D 21/1/02

CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension	SCALE:	1:500	DRAWING No:	01741/ 4
DATE:	November 2001	REVISION:			

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

© COPYRIGHT RESERVED

Excel DeSign

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.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

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. Existing foundation to be laid open for inspection when and where required by the building inspector.

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 Dampcor 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
112 mm facing brickwork, block work and render to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm 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 900 mm horizontal and 450 mm 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
100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION: Notes	
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 01741/ 5
DATE:	November 2001	REVISION:	

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GENERAL NOTES
(Not a specification)

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.

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent.

14. S.W. DRAINAGE
100 diameter half round gutters 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 or to existing system as directed by the Building Inspector. Existing storm water sewers should be used in preference to soakaways. 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. Existing drains to be checked for exact depth and position prior to construction.

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. Existing drains to be checked for exact depth and position prior to construction.

16. MEANS OF ESCAPE
Escape windows are to be provided to all habitable rooms on the first floor for emergency egress. These windows should have an unobstructed openable area that is at least $0.33m^2$ and at least 750 mm high and 450 mm wide. The bottom of the openable area should be not more than 1100 mm above the floor.

17. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors will be interlinked, hard wired back to the distribution board and fitted with battery backups.

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PROJECT:	Two storey side extension	SCALE:	DRAWING No: 01741/ 6
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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

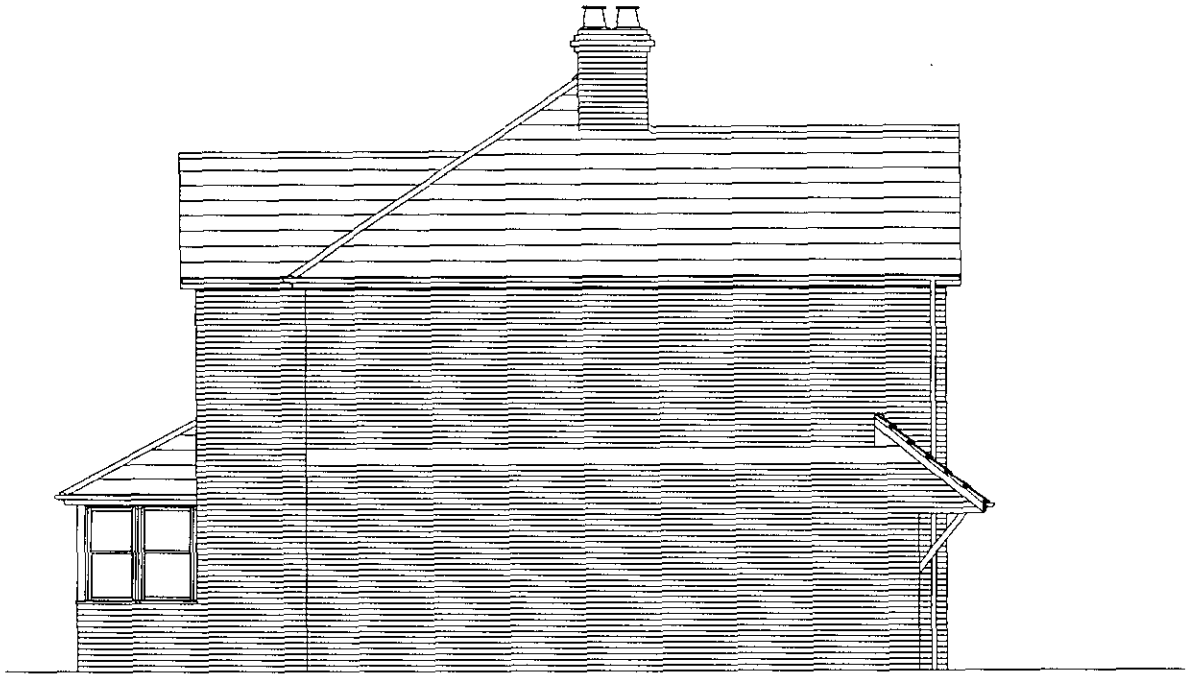
CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01741/ 8
DATE:	November 2001	REVISION:			

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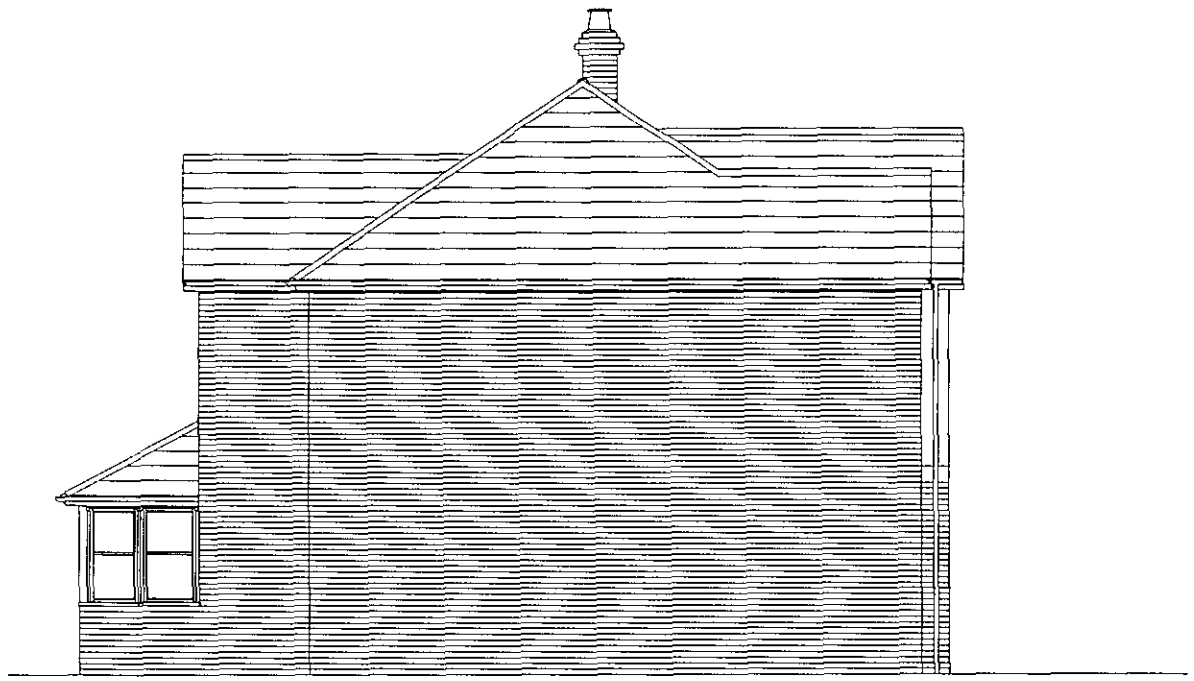
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EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

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PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01741/ 9
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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

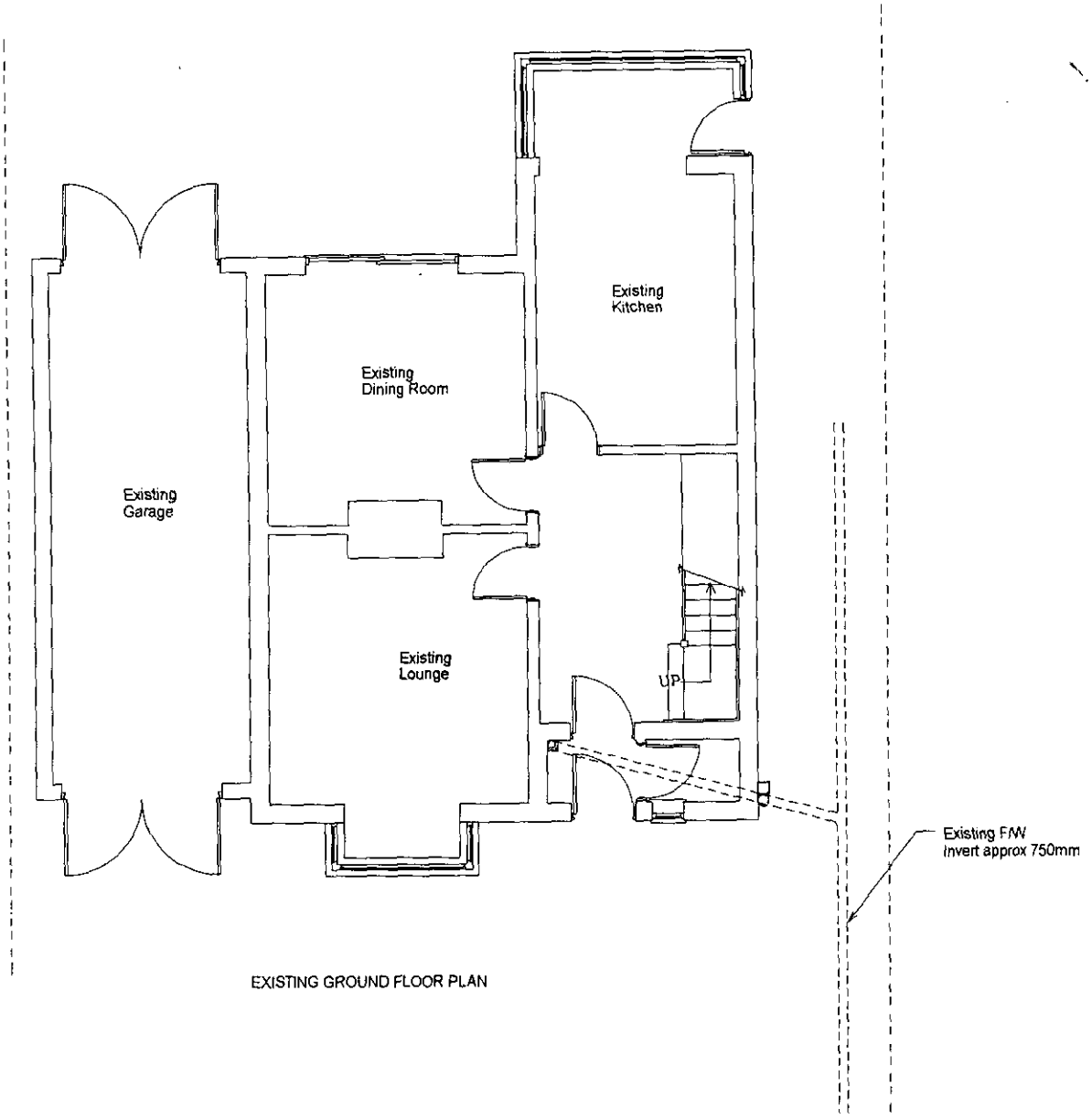
CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01741/ 11
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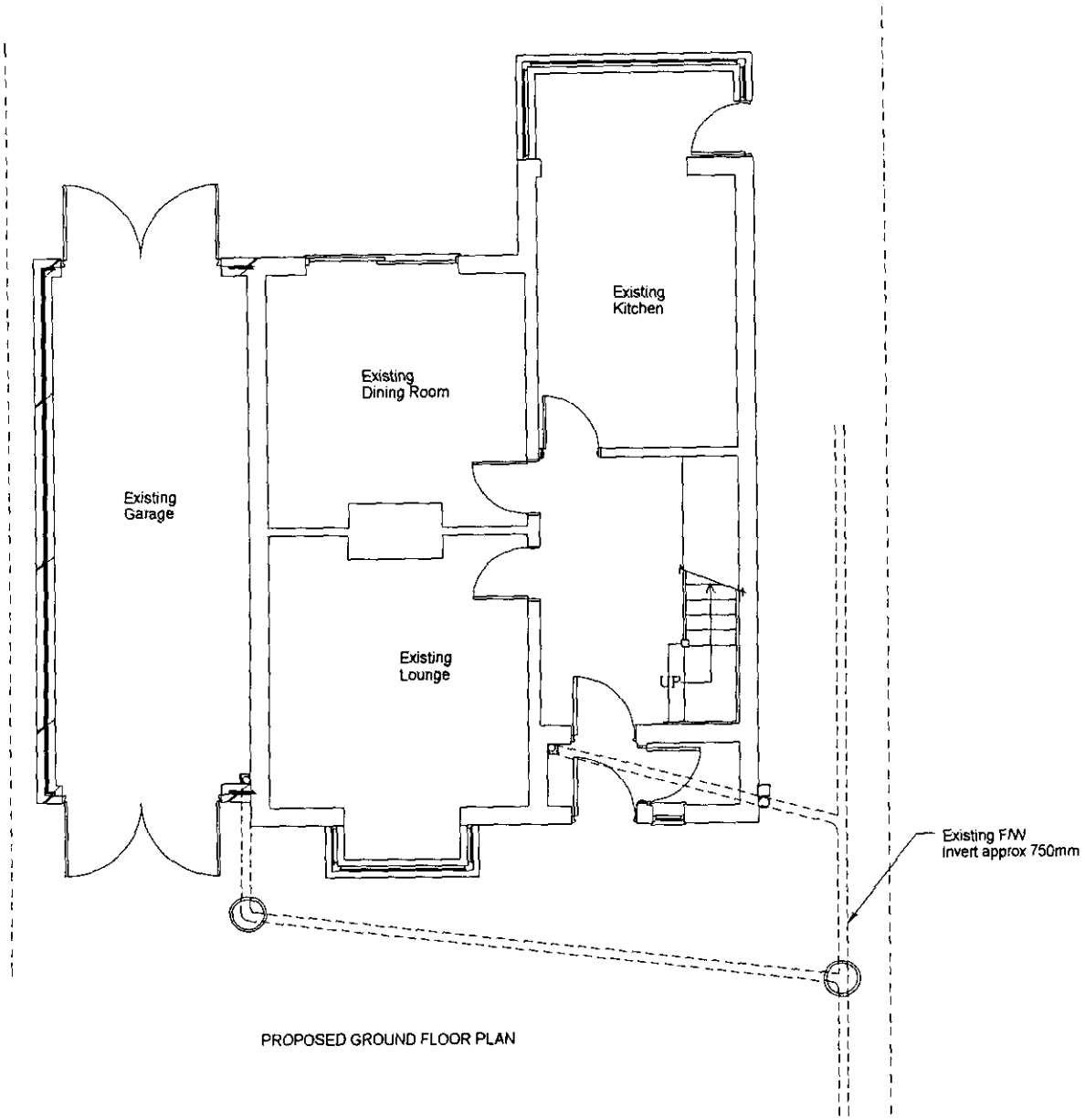
EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	Ground Floor Plans	
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No: 01741/ 12
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PROPOSED GROUND FLOOR PLAN

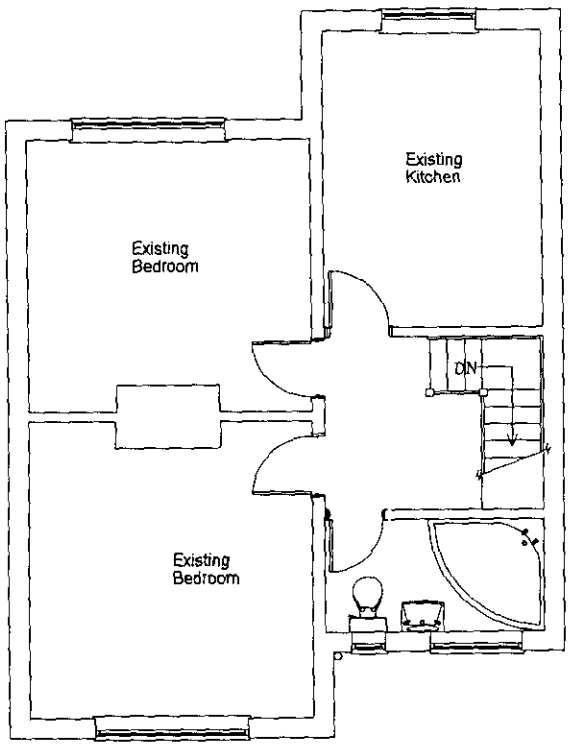
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PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No: 01741/ 13
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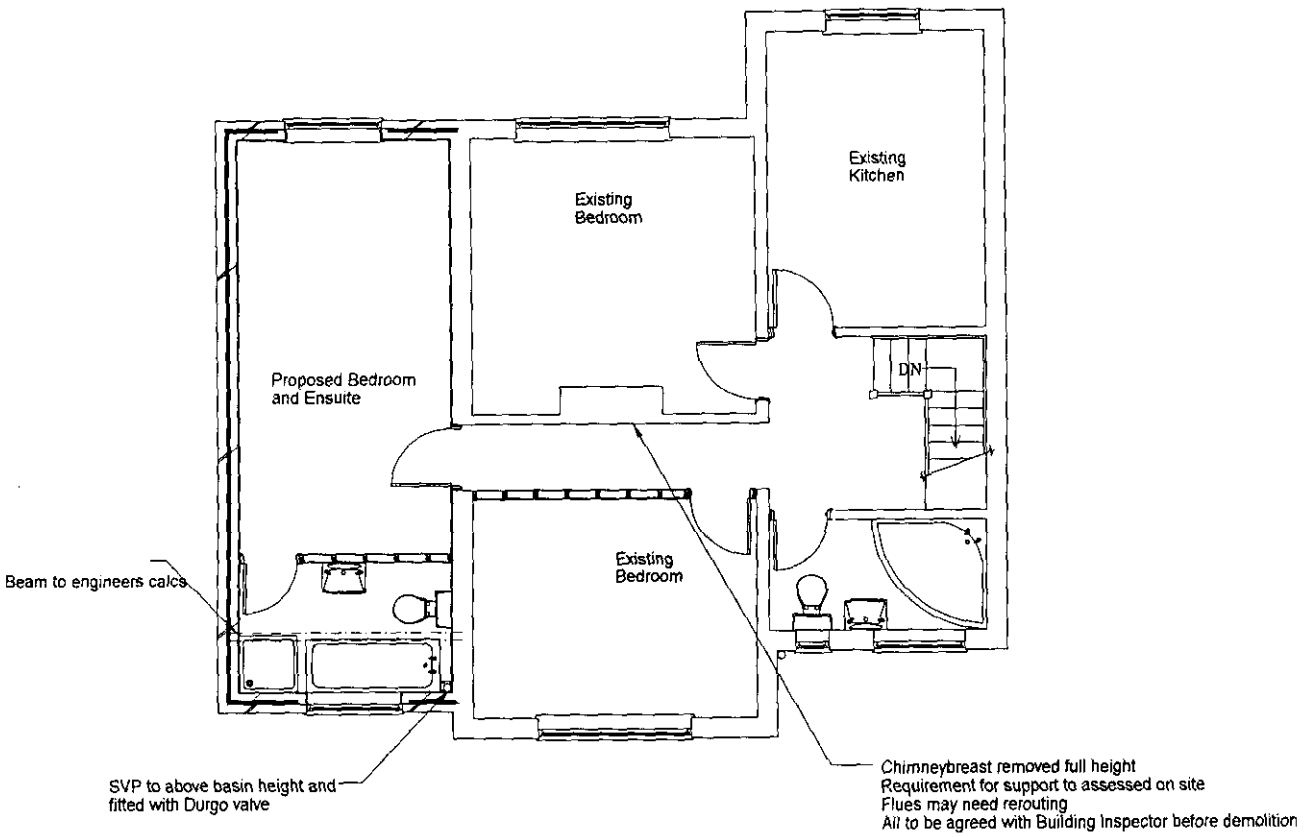
EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01741/ 14
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PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	First Floor Plans	
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No: 01741/ 15
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CLIENT: *Mr and Mrs Acton, 326 London Road, Wokingham*

PROJECT: Two storey side extension

DATE: November 2001

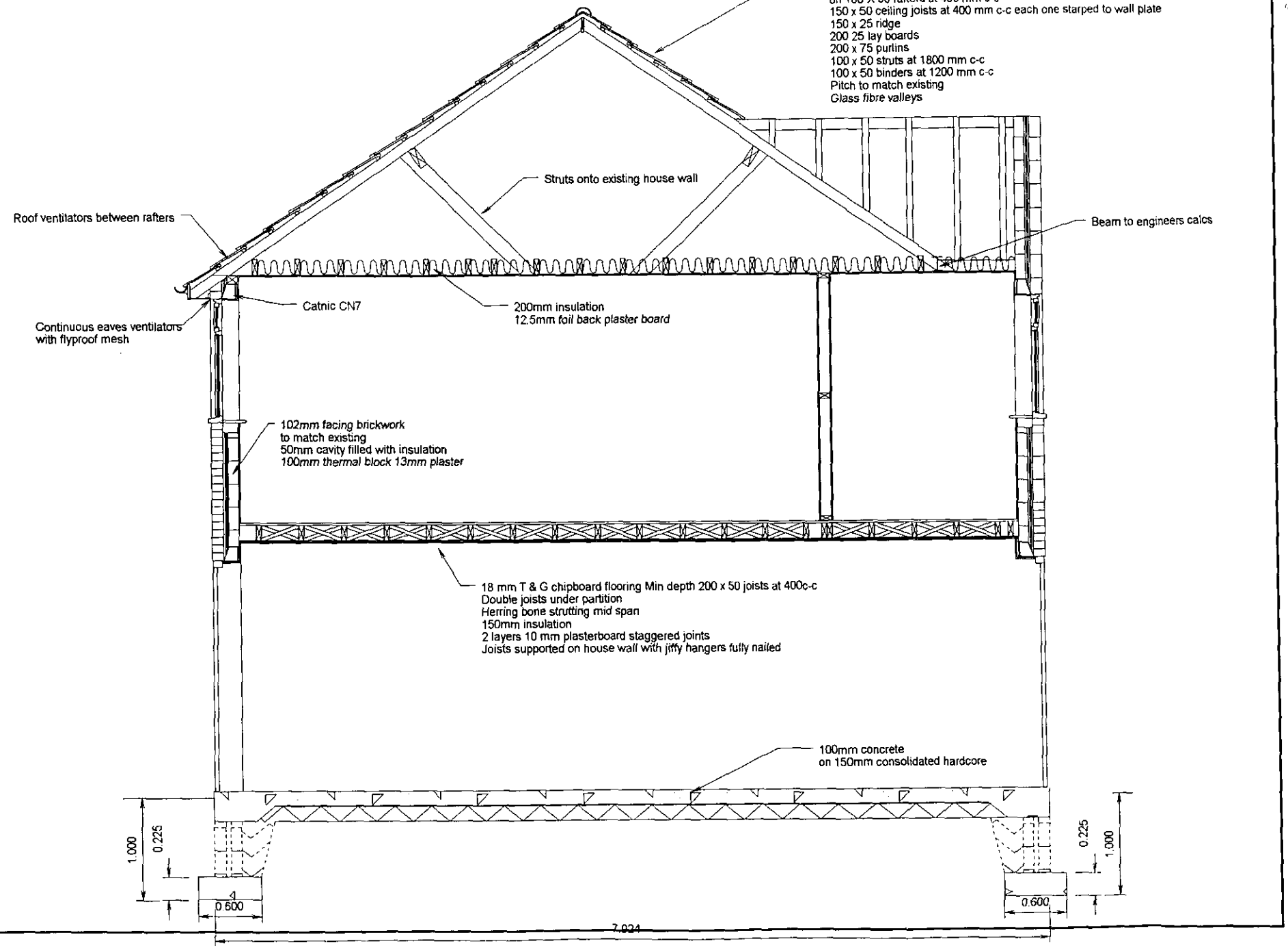
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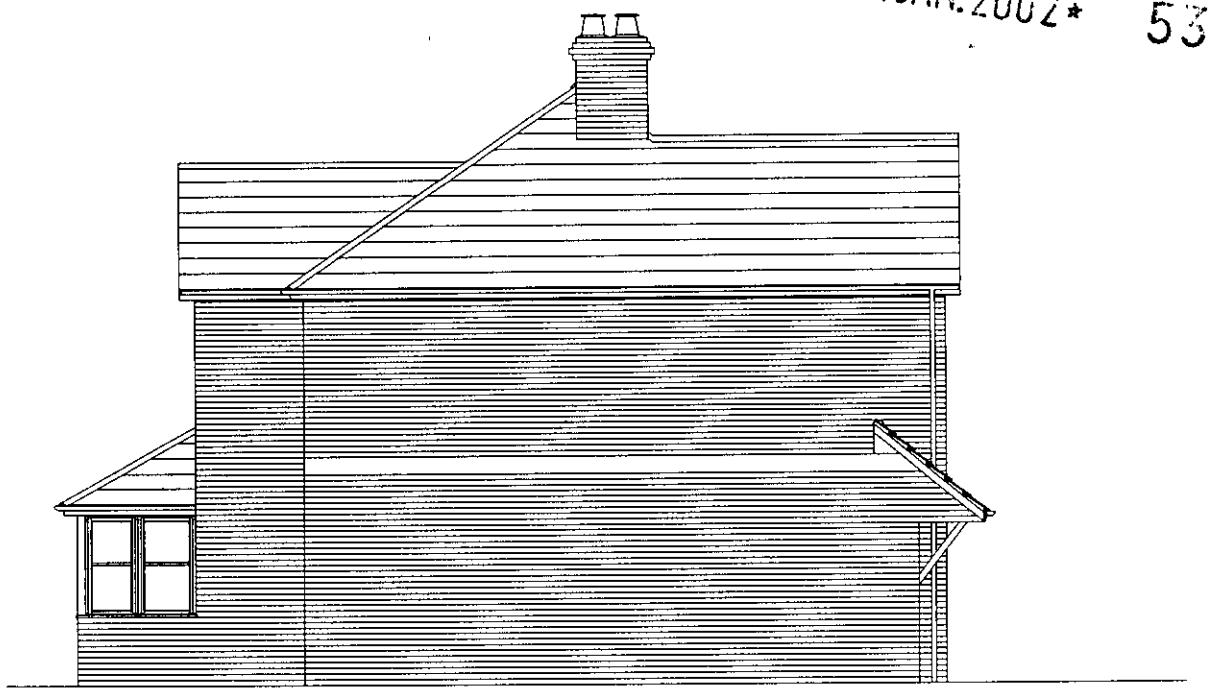
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REVISION:

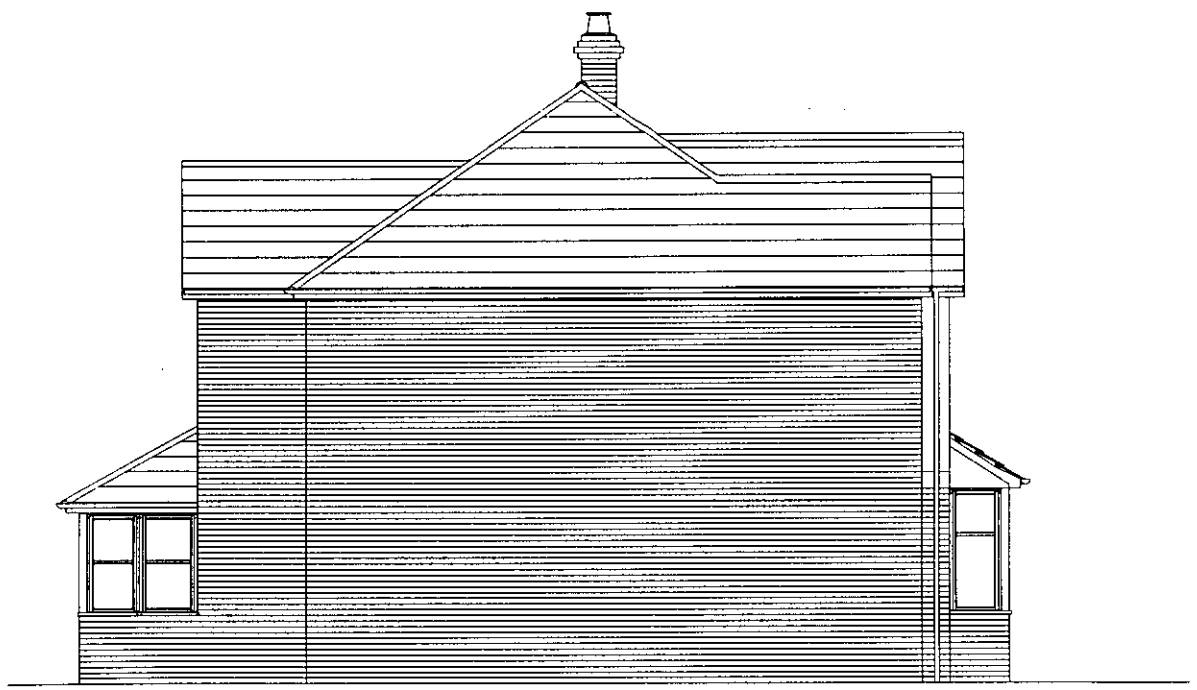
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EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

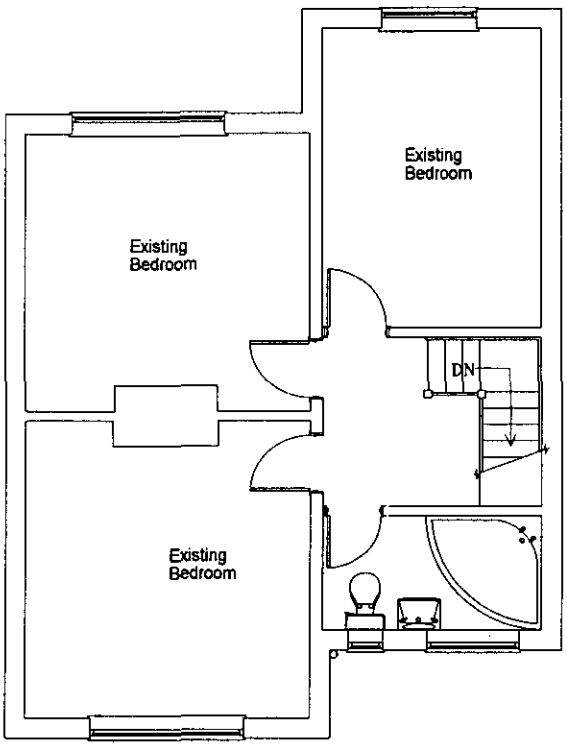
CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01741/ 9 A
DATE:	December 2001	REVISION:	Existing bay window added		

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EXISTING FIRST FLOOR PLAN

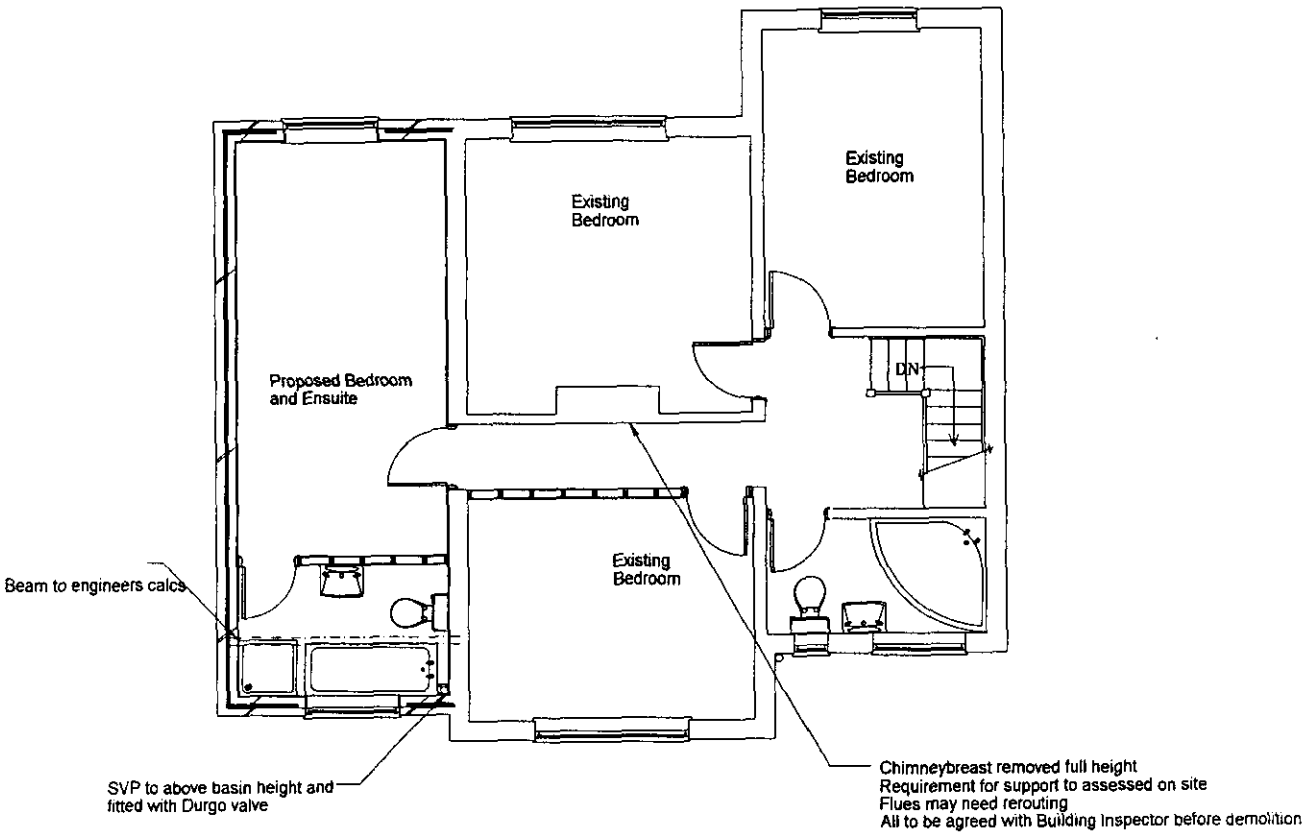
CLIENT:	Mr and Mrs Acton, 326 London Road, Wokingham	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01741/ 14 A
DATE:	December 2001	REVISION:	Room description changed		

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DATE:	December 2001	REVISION:	Room description changed		

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