APPLICATION NO:
F/2001/5419

LOCATION:
34 Caldbeck Drive, Woodley Reading.

APPLICANT:
Mr & Mrs Ballard C/O Excel Design Ltd.

PROPOSAL:
Proposed two storey and first floor side extension to dwelling plus single storey side extension.

Only amps 4/01/02

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

S31

Do

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5419

Parish: **WOODLEY**

Location: **34, Caldbeck Drive, Woodley, Reading.**

Proposal: **Proposed two storey and first floor side extension to dwelling plus single storey side extension.**

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.

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.

Informative
1. This permission relates to the application as amended with revised plans numbers 01736/8A, 01736/9B, 01736/11A and 01736/13A showing removal of one garage and does not approve the proposals as originally submitted.

Informative
2. 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.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 21/02/2002

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.

Received by Wokingham District Council

Application No: F/2001/5419

Proposal:
Proposed two storey and first floor side extension to dwelling plus single storey side extension.

Location:
34, Caldbeck Drive, 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 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/2001/5419 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. 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 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

07 December 2001

finalised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

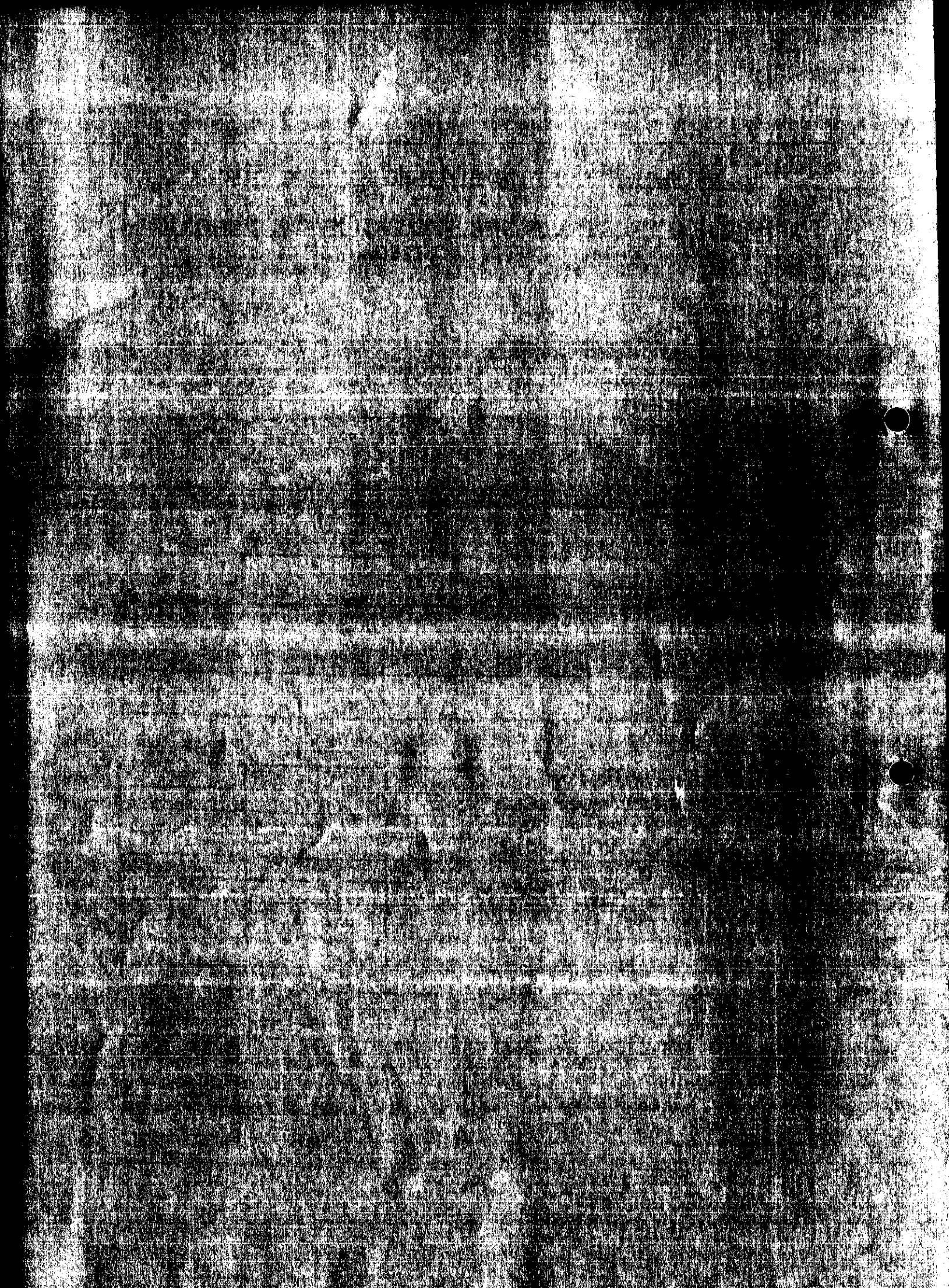
PLANNING APPLICATION NUMBER	5419 — Philip Taylor.
BUILDING CONTROL NUMBER	FP2002/2583 — North
~~APPLICANT~~/AGENT	Excel
ADDRESS OF SITE	34 Caldbeck Drive Woodley
DESCRIPTION OF PROPOSED WORK	2 storey side ext • first floor side ext - s/s side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01736/4	01736/4
ELEVATIONS	8, 9A, 10A, 11	8A, 9B, 10A, 11A
FLOOR PLANS	13, 15	13A, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - s/s side ext reduced in width by more than 1m metres	
DATE	22/5/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC.	22/5/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5419

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

Location : 34, Caldbeck Drive, Woodley, Reading.
Proposal : Proposed two storey and first floor side extension to dwelling plus single storey side extension.

Site Notice Displayed ? :	YES	NO	DATE
		✓	18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 16/12/01

Date Registered : 29/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application <u>will have expired on</u>: <u>24/01/2002.</u> 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 :

prior to revised plans - Woodley Parish/Town Council - unacceptable impact on the streetscene.

Highways - no objection.

Planning Issues :

Policy Used

Impact on Neighbouring Properties
Impact on Character of the area
Highways

Application Number: F/2001/ 5419- 34 Caldbeck Drive, Woodley

Appraisal

Development

The application property is a semi-detached house located within the identified settlement of Woodley. The property is situated in the top right hand corner of Caldbeck drive. The neighbouring properties are the attached 36 and the unattached 32. There have been two prior extensions, a garage and single storey side extension.

The proposal is for a two storey side extension which would be built over the existing single storey side extension. The garage would be demolished and a new one built integrally. The dimensions of the extension are 8.3m (width) by 7m (ridge) by 7.6m (depth). The roof is set lower (0.2m) and is level at the eaves with a gable end. The extension is set back from the front building line by 5.3m.In the rear, the extension protrudes no further back than the existing extension (4.5m).

1. Impact upon neighbouring properties

No.32 is set at 90 degrees to 34. It has no windows in the side elevation at first floor. A bedroom window opens out onto the front of the dwelling but would not be overshadowed by the extension. Being set at a right angle the extension is less likely to overbear because it meets the boundary only on one corner. The garden plots are large. The extension would not be overlooked from the rear of 36 and only from a acute angle at the front. I

No 36 is the attached neighbour. They can presently view the single storey extension at the rear. The proposal builds above this extension to almost full ridge height. The extension would be 5.0m from the boundary. The residents have no problem with the proposal and have not objected. The proposal complies with council day-lighting standards.

2. Impact upon the character of the area

The situation of the property facilitates minimal impact on the street scene. The proposal is not overlooked by any of the immediate neighbours nor from Caldbeck Drive. The stagger and lower ridge height reduce the impact of terracing and it is considered the proposal would not harm the street scene.

3. Highways

Highways have no objection to the proposal provided the garage is retained for parking.

√ Approval

Application Number F/2001/5419
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~~	N02		Revised Plans
			(revised plans 01736/8 A
			01736/9 B
			01736/11 A
			01736/13 A
			showing (removal of one garage) ~~and~~

RECORD OF SITE VISIT

SITE ADDRESS: 34 Caldbeck Drive Woodley Reading. APPLICATION NUMBER: F/2001/5419	OFFICER: Phillip Taylor DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No Yes

2. DESCRIPTION OF SURROUNDINGS Residential - detached - semis
high-rich density located on lagby road

3. DESCRIPTION OF SITE/BUILDING semi detached on lagby road.
orange brick white upvc windows
pebble dash frontage
gravel frontage dibon like single garage

4. RELATIONSHIP TO ADJOINING PROPERTIES adjoins No 36
38 at Right angle to it
No 38 1.8m lane - garage garden has 1.7m wire lane - clear

5. SITE CONSTRAINTS large rear garden.
overlooks no 38 > windows in g/flow only.
overlooks garden

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS Building on top of older est (SIS) double house size
create d/garage

rear of no 34 + 32

view from 38 at 36 ~~is of~~ would be a large
wall of brick

with fill in the 'gap' of sky in the corner with the ext

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 NOV 2001
Officer: PT	Application No. F/2001/5419

Map No. 42 Site 0.07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY & FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY SIDE EXTENSION

Location: 34 CALDBECK DRIVE

Parish: WOODLEY Ward: BULMERSHE

Applicant: MR/MRS BALLARD

Fee (11) Received 95-00 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	GROUND FLOOR LEFTSIDE NOT SHOWING NEW HALLWAY WINDOW, RIGHT SIDE NOT SHOWING OVERHANG OF GROUND FLOOR LEFT SIDE SLOPING ROOFS	request with SW 7/12	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
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-appo.....
.....
.....

NEIGHBOURS:

S/N + see map.....
.....
.....
.....
.....
.....
.....
.....
.....

PC. 23210 034

ADDRESS 34 CALDBECK DRIVE PARISH WOODLEY

PLOT No. 21 ORD. SHEET No. SU.7673(A2)

BUILDER Messrs. G. Wimpey & Co Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
873/57	Messrs G. Wimpey & Co	Ltd Outline	25.2.58	N/A Refuse
O/49/58	"	Outline - layout	8.4.58	N/A C/A
O/102/58	" Outline-	Layout of C/S Sewers	9.9.58	N/A C/A
152/58	"	Semi/Det. House etc	9.9.58	App C/A
PD/272/60	Mr. B. Martin	Garage	14.7.60	App N/A
6R 1494	"	S/storey extension	3.10.74	Ref N/A
01574	" "	"	31 10 74	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Excel Design
DESIGN FOR CONSTRUCTION

PLANNING SERVICES	HPT 52843
POL	TLS
DC PT	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

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

Our ref. 01736
Your ref. F/2001/5419

4th February 2002

Dear Mr Taylor

Re: 34 Calbeck Drive, Woodley.

Further to your recent telephone call please find enclosed revised drawings 01736/8A, 9B, 11A and 13A showing the width of the garage reduced as discussed.

We hope this meets with your approval.

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

FROM: Phillip Taylor

DATE: 07 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5419

Proposal: Proposed two storey and first floor side extension to dwelling plus single storey side extension..

Site Address: 34, Caldbeck Drive, Woodley, Reading.

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

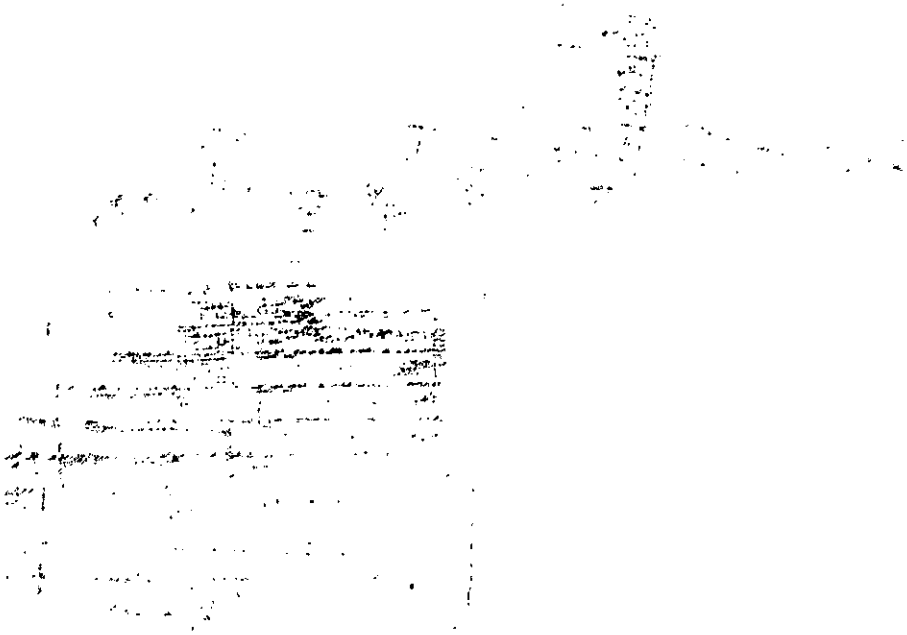
PLANNING SERVICES	HPT
DC	TLS
APP	ENF
CS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application by 31/12/2001

The committee was concerned that the massing effect of the front elevation would have an unacceptable impact on the street scene.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.



HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 07 December 2001

Application Number: F/2001/5419

Proposal: Proposed two storey and first floor side extension to dwelling plus single storey side extension.

Parish: WOODLEY TOWN

Site Address:
34, Caldbeck Drive, Woodley, Reading.

Applicant:
Mr & Mrs Ballard 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.

Signed: _____ **Print name:** AC 10/12/01

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

Tel: (0118) 974 6444

Date: **07 December 2001**

My ref: F/2001/5419

CONFIDENTIAL

Councillor Rahmouni
C/O Wokingham District Council

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/2001/5419
34, Caldbeck Drive, Woodley, Reading.
Proposed two storey and first floor side extension to dwelling plus single storey side extension.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5419**
34, Caldbeck Drive, Woodley, Reading.
Proposed two storey and first floor side extension to dwelling plus single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rahmouni

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

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

Tel: (0118) 974 6444

Date: **07 December 2001**

My ref: F/2001/5419

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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
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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

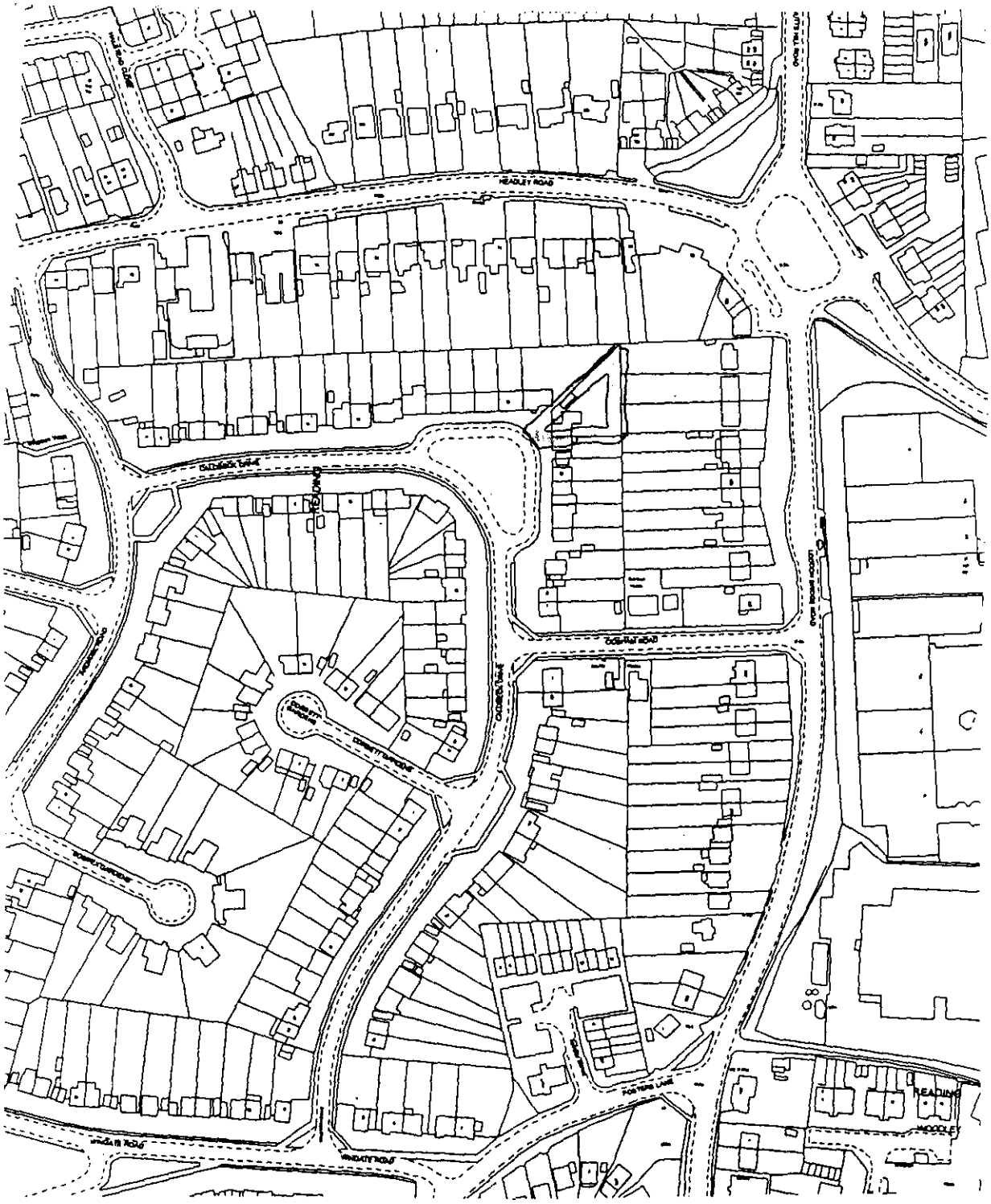
Case officer: **Phillip Taylor** Application Number: **F/2001/5419**
34, Caldbeck Drive, Woodley, Reading.
Proposed two storey and first floor side extension to dwelling plus single storey side extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

29.NOV.2001* 5419



CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Location Plan		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:2500	DRAWING No:	01736/ 3
DATE:	November 2001	REVISION:			

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

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Excel Design

20.NOV.2001 5419

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.

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 BALLARD
	ADDRESS	34 CALDBECK DRIVE
		WOODLEY READING.
		BERKS
	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. 01189733336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	34 CALDBECK DRIVE
		WOODLEY READING.
		BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY & FIRST FLOOR SIDE EXTENSION.
		& SINGLE 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.

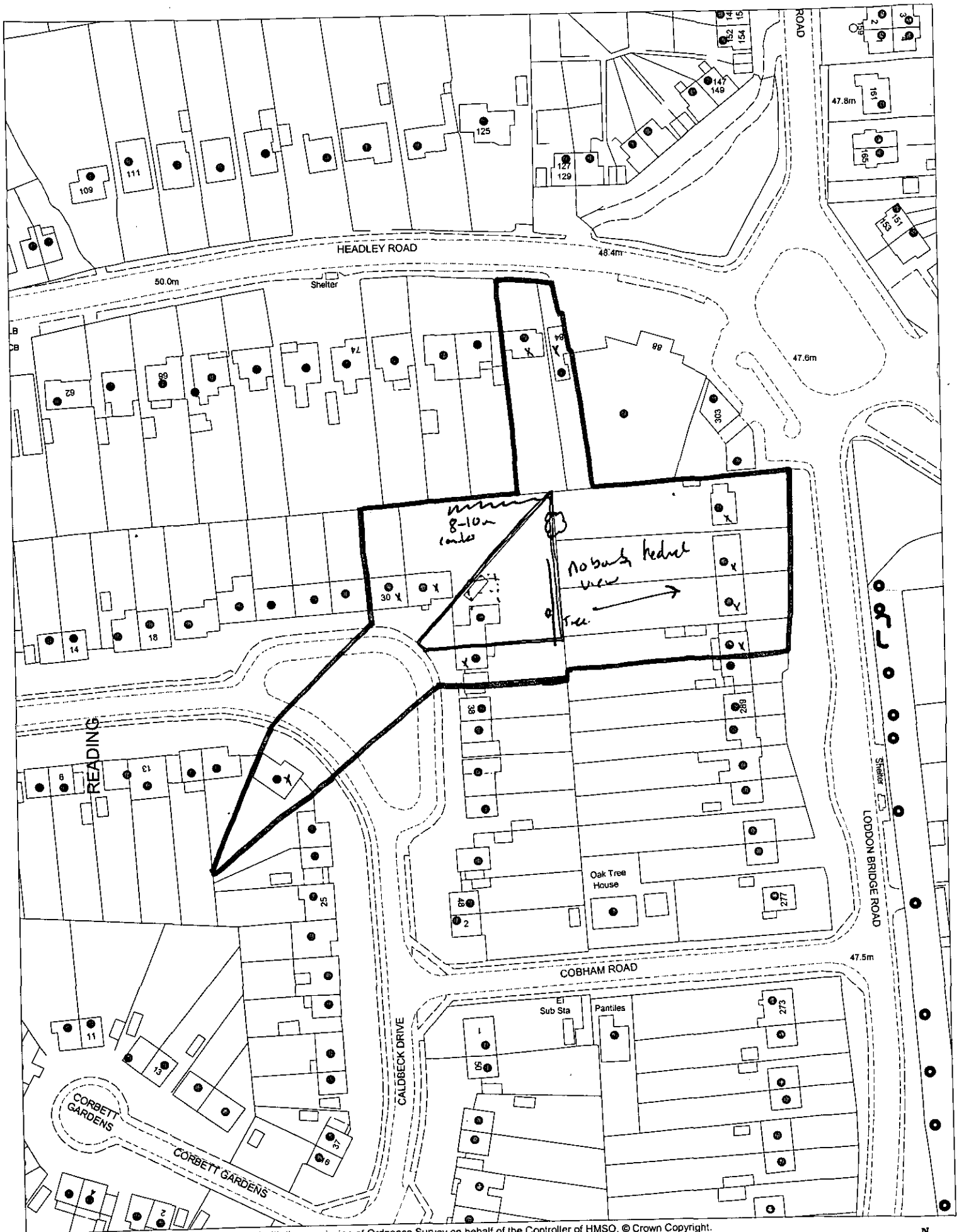
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Miss BALLARD

DATE 16-11-01

29.NOV.2001* 5419



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Development Control Section, Environmental Services, Wokingham District Council.
3 December 2001

Scale: 1 : 1250

N
W E
S

29.NOV.2001* 5419

Client:

Mr and Mrs Ballard
34 Caldbeck Drive
Woodley
Reading
Berkshire

Project:

Two Storey and First Floor Side Extension
And
Single Storey Side Extension

Location:

34 Caldbeck Drive
Woodley
Reading
Berkshire

APPROVED

Excel
DeSign
XLØ1736

29.NOV.2001* 5419

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	Section	✓

CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION: Drawing List	
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	DRAWING No: 01736/ 2
DATE:	November 2001	REVISION:	

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

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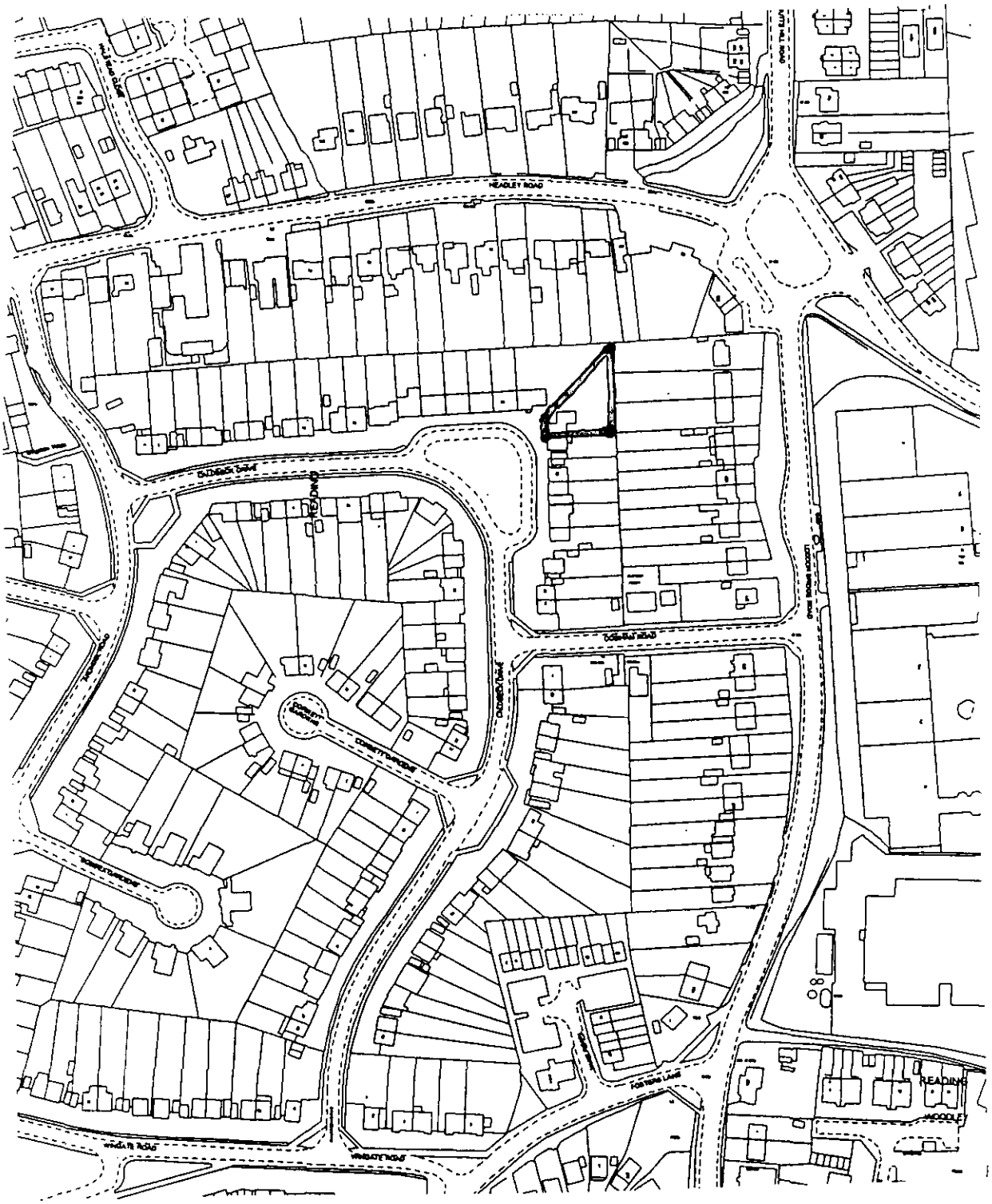
29 NOV 2001 * 5419



CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Location Plan		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:2500	DRAWING No:	01736/ 3
DATE:	November 2001	REVISION:			

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

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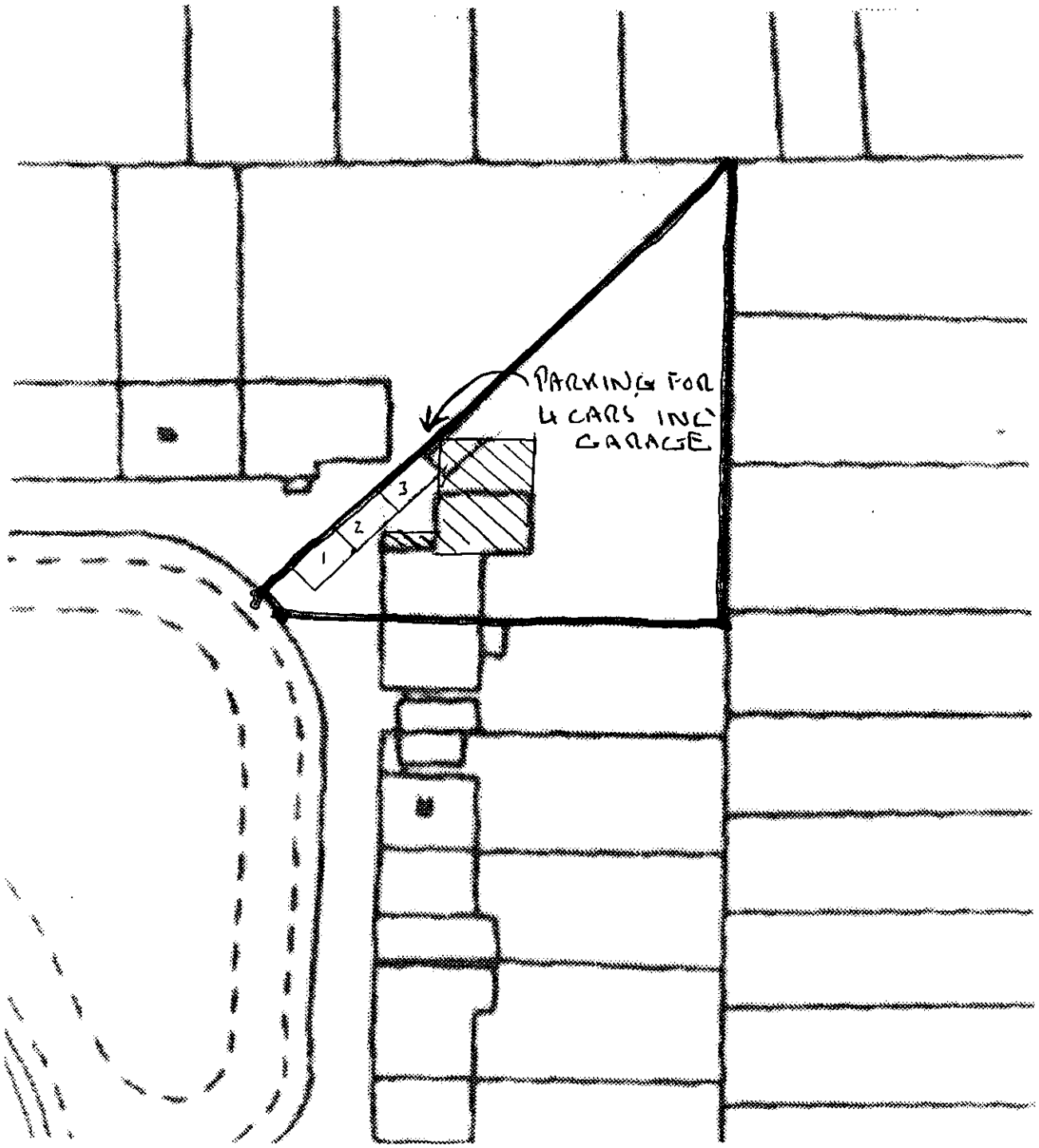

CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Block Plan		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:500	DRAWING No:	01736/ 4
DATE:	November 2001	REVISION:			

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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.

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
House: 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.
Garage: 100 mm concrete on 150 mm consolidated hardcore.

4. EXTERNAL WALLS
112 mm facing brickwork and 100 mm concrete block rendered 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. 10 mm plaster board and skim unless otherwise shown.

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 insulated 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 Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION: Notes	
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	DRAWING No: 01736/ 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
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.
Bathrooms: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittently.

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. 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, Basins 32 dia. Sink and bath 40 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. Redundant drains to be broken out and sealed off. 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.

CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION: Notes	
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	DRAWING No: 01736/ 6
DATE:	November 2001	REVISION:	

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

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

PLANNING SERVICES	HPT
	TLS
	ENF
07 FEB 2002	
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	FILE:

CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:100	DRAWING No:	01736/ 8 A
DATE:	January 2002	REVISION:	Garage reduced in width		

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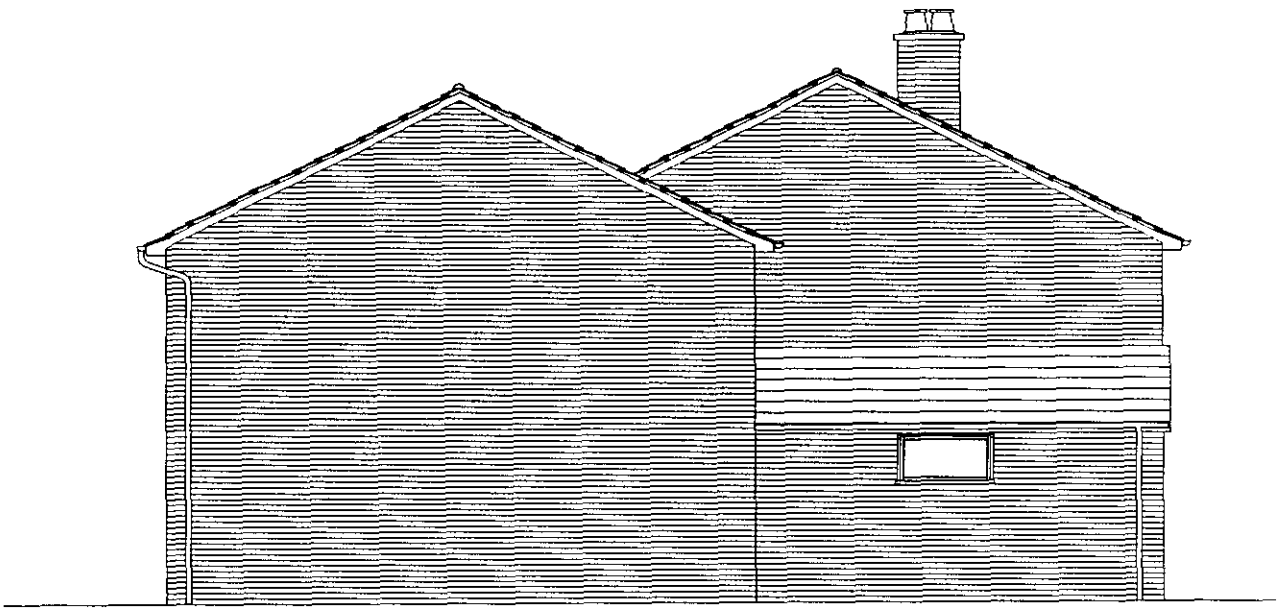
EXISTING LEFT SIDE ELEVATION



5.3

PROPOSED LEFT SIDE ELEVATION

APPROVED

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POL	TLS
DC	ENF
APP	
CS	

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CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:100	DRAWING No:	01736/ 9 B
DATE:	January 2002	REVISION:	Garage width reduced		

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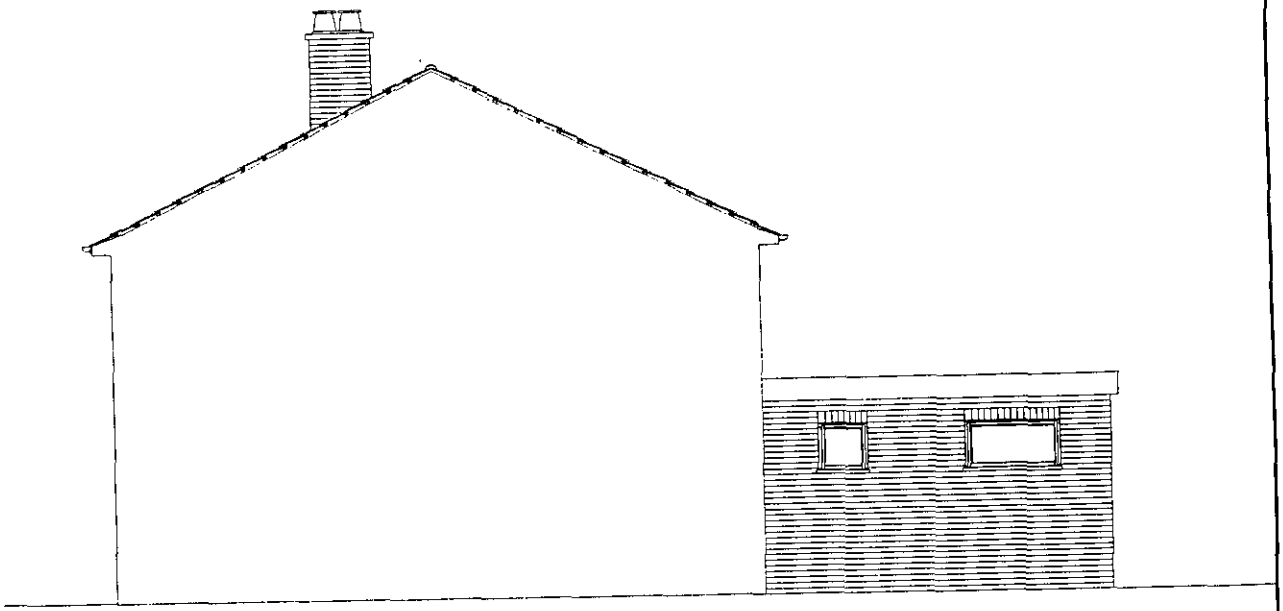
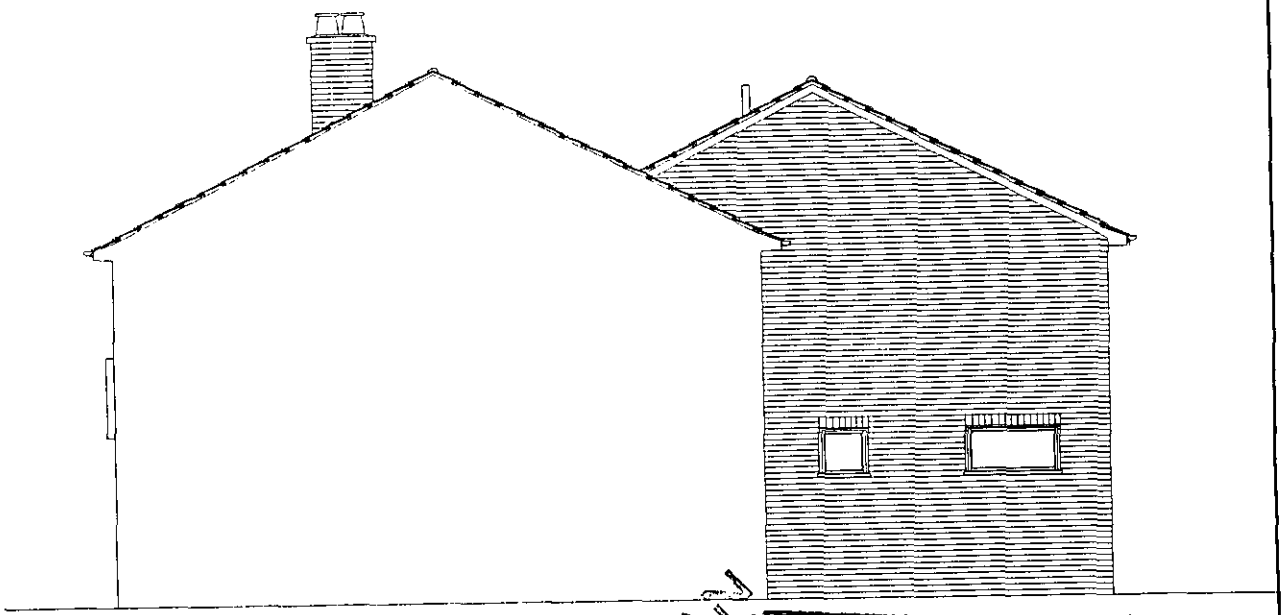


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

ADDITIONAL PLAN

PLANNING SERVICES	HPT
POL	TLB
DC	ENF
APP	
CS	
0 2 JAN 2002	
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CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:100	DRAWING No:	01736/ 10 A
DATE:	December 2001	REVISION:	Front roof overhang added		

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

PLANNING SERVICES	HPT
POL	[illegible]
DC	[illegible]
APP	
CS	
[illegible]	
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CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:100	DRAWING No:	01736/ 11 A
DATE:	January 2002	REVISION:	Garage reduced in width		

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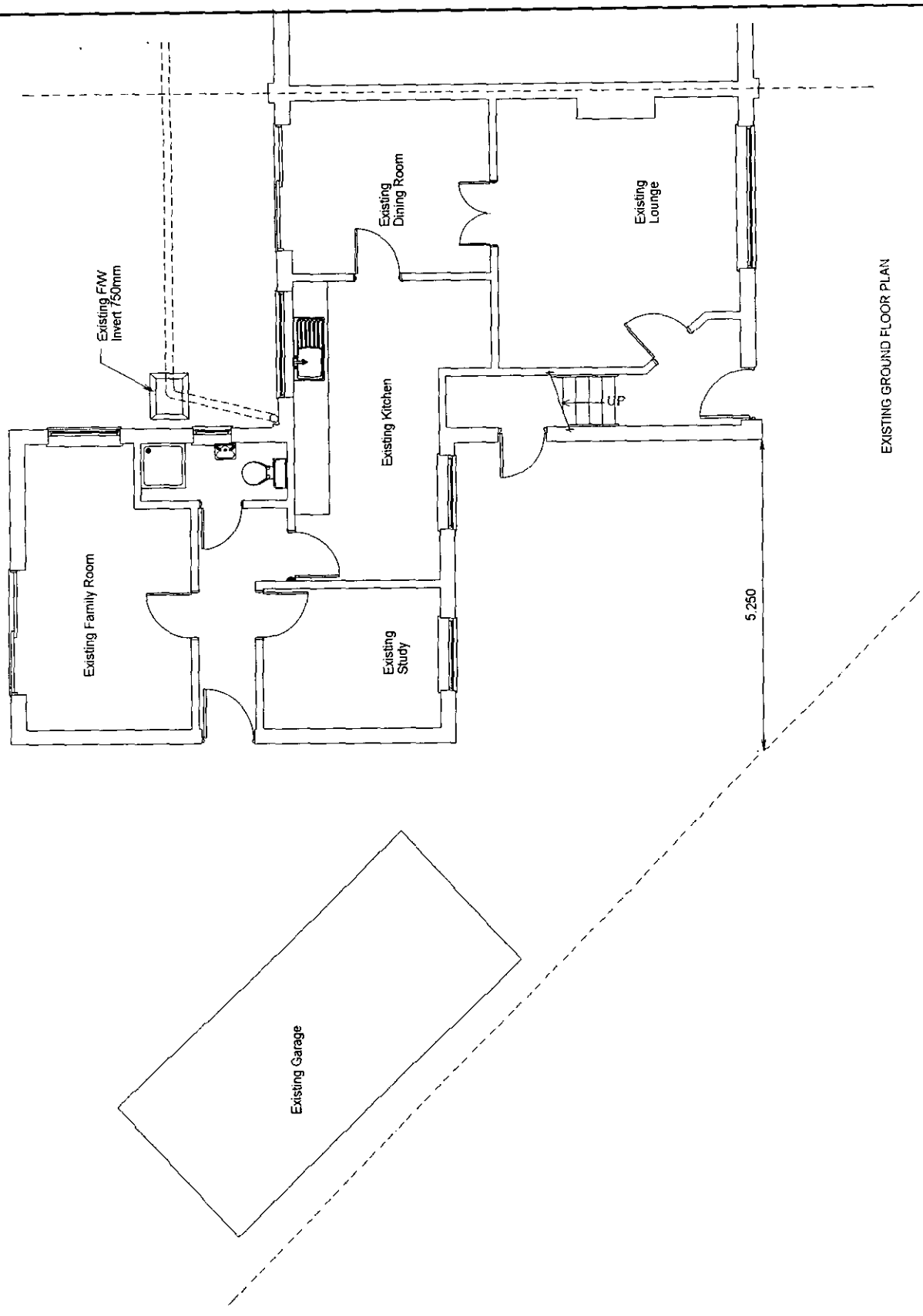

CLIENT:	Mr and Mrs Ballard, *34 Caldbeck Drive, Woodley*	DESCRIPTION:	Ground Floor Plans		
PROJECT:	*Two storey and first floor side and singe storey side extension*	SCALE:	1:100	DRAWING No:	01736/ 12
DATE:	November 2001	REVISION:			

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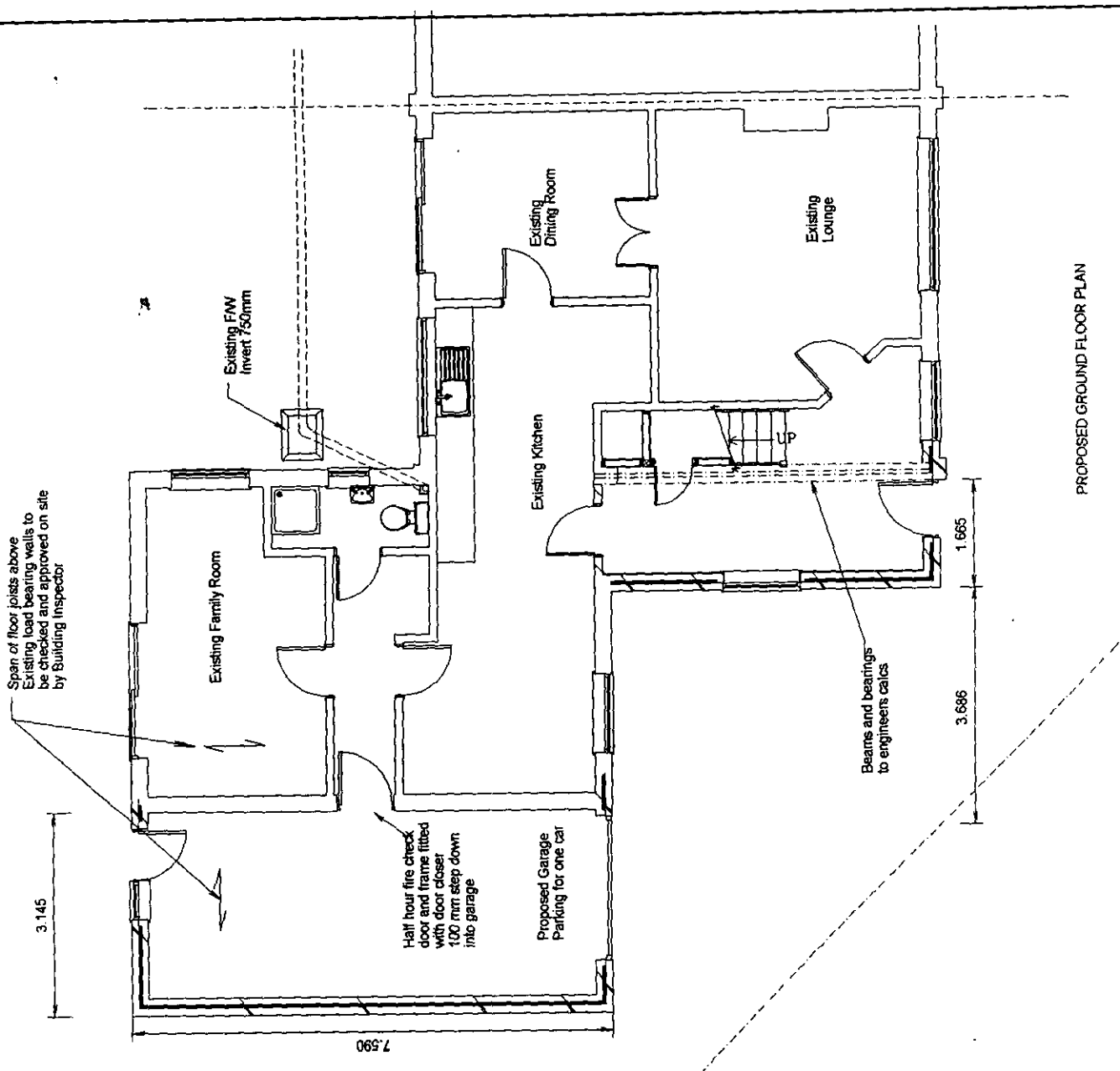

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CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:100	DRAWING No:	01736/ 13 A
DATE:	January 2002	REVISION:	Garage reduced in width		

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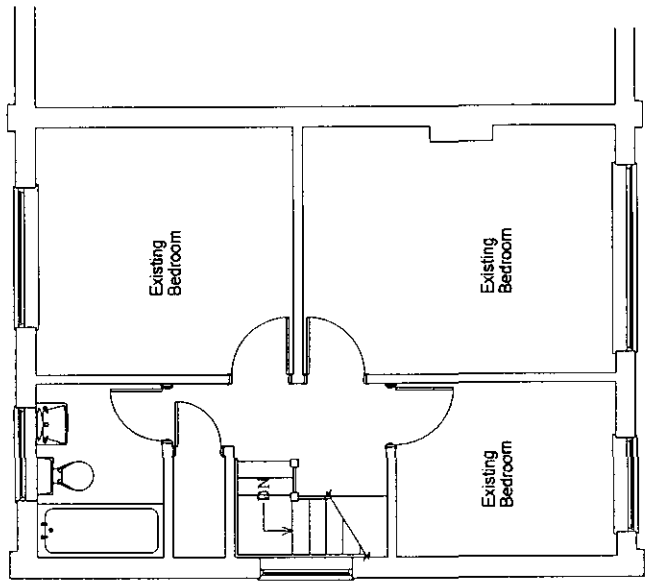

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:100	DRAWING No:	01736/ 14
DATE:	November 2001	REVISION:			

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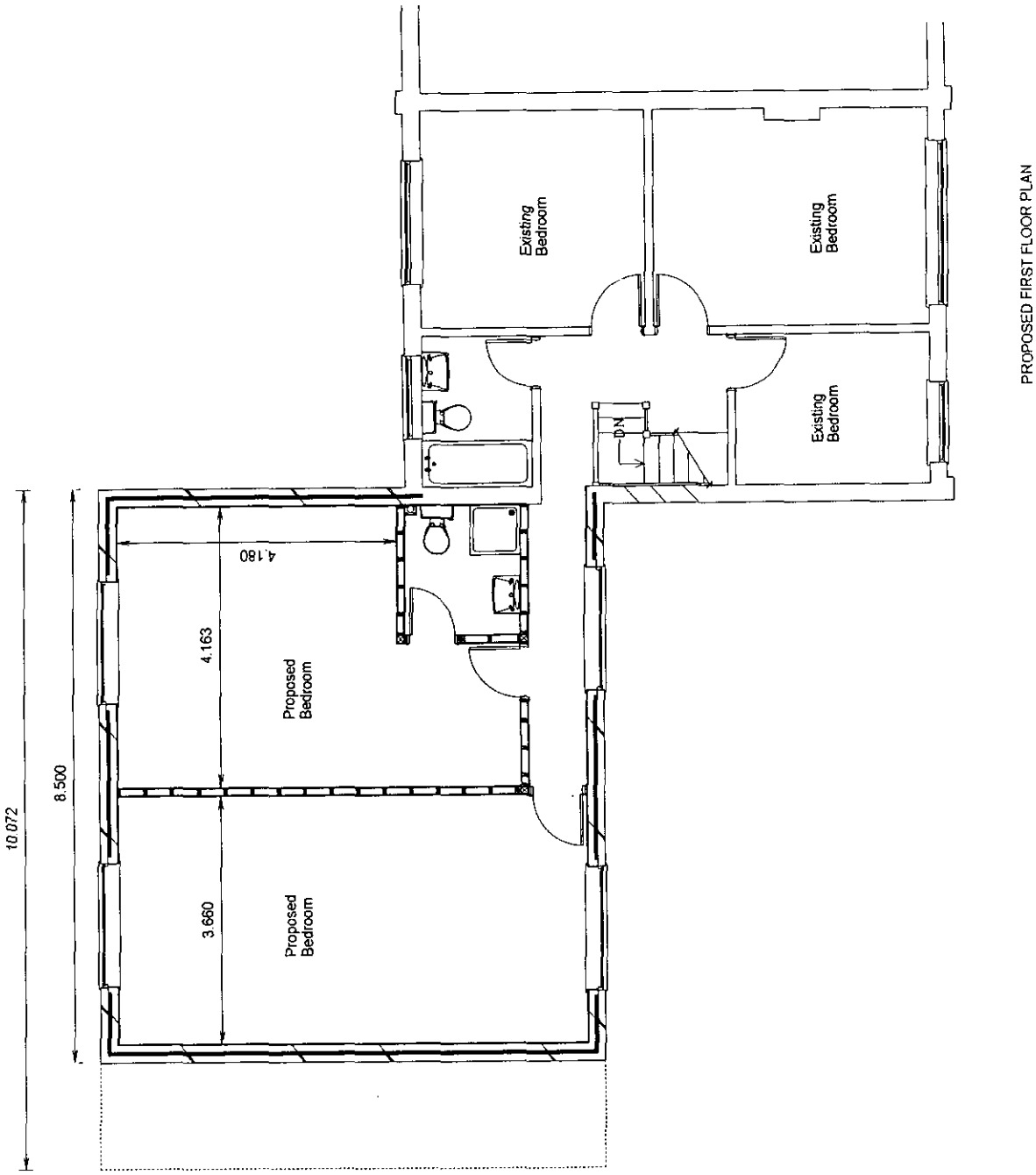

PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:100	DRAWING No:	01736/ 15
DATE:	November 2001	REVISION:			

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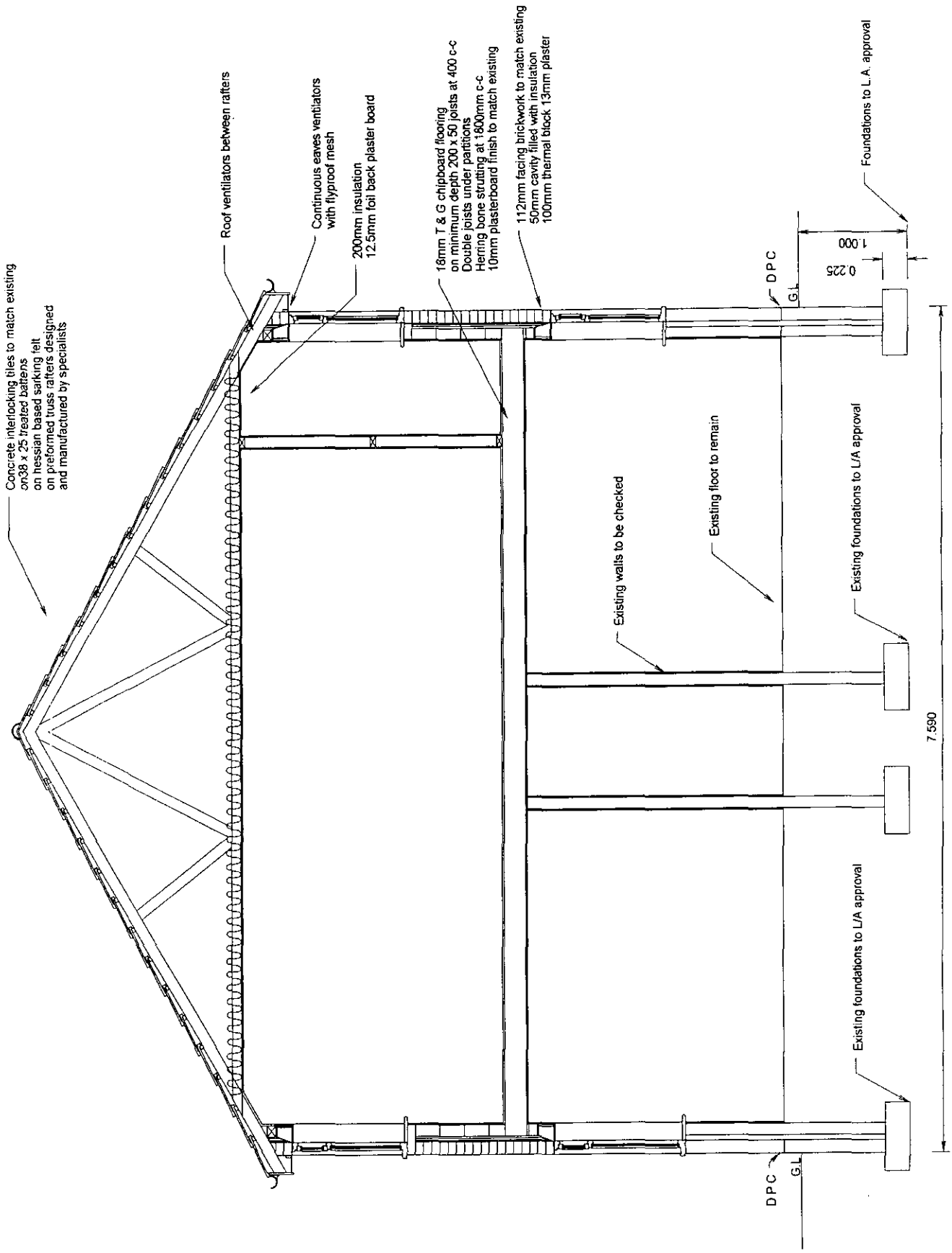

CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Section		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:50	DRAWING No:	01736/ 17
DATE:	November 2001	REVISION:			

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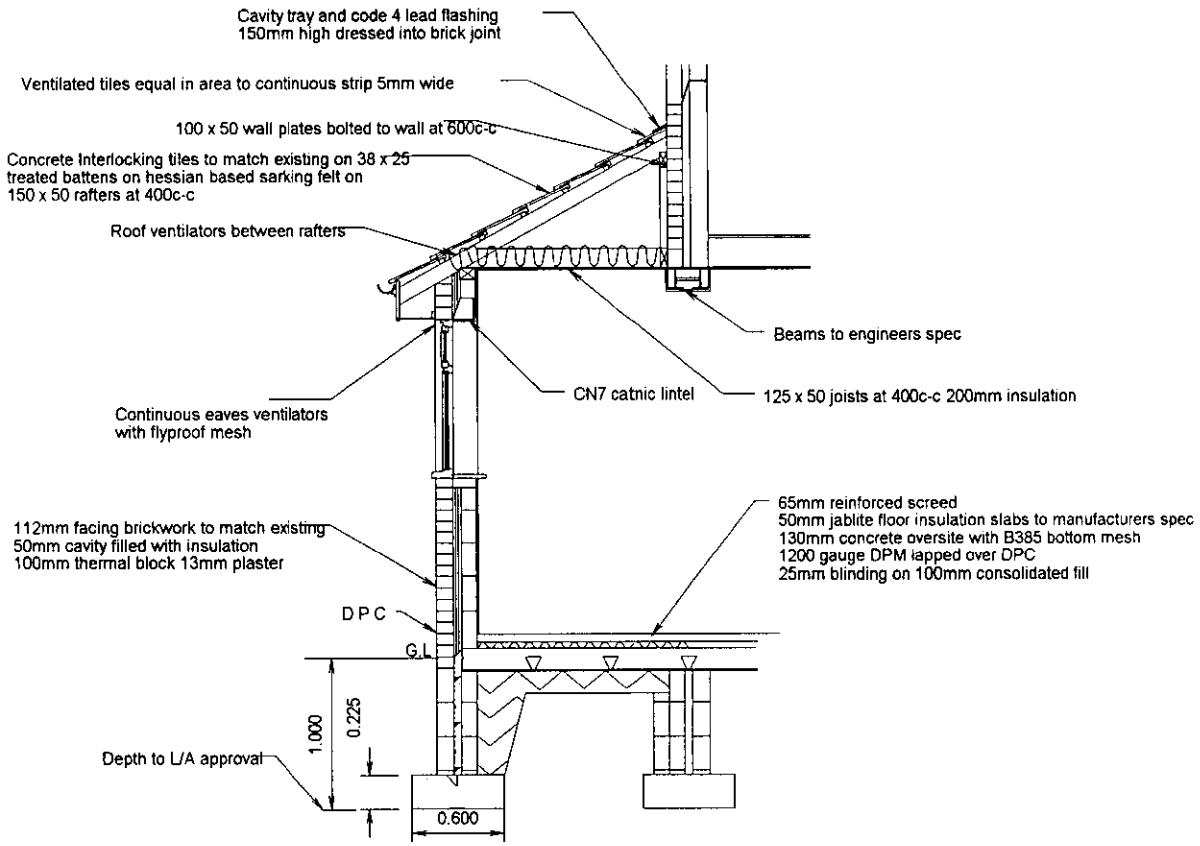

SECTION THROUGH PORCH
(Garage side similar)

CLIENT:	Mr and Mrs Ballard, 34 Caldbeck Drive, Woodley	DESCRIPTION:	Section		
PROJECT:	Two storey and first floor side and singe storey side extension	SCALE:	1:50	DRAWING No:	01736/ 18
DATE:	November 2001	REVISION:			

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Additional Notes:

Drawings Prepared By:

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Sketchscan

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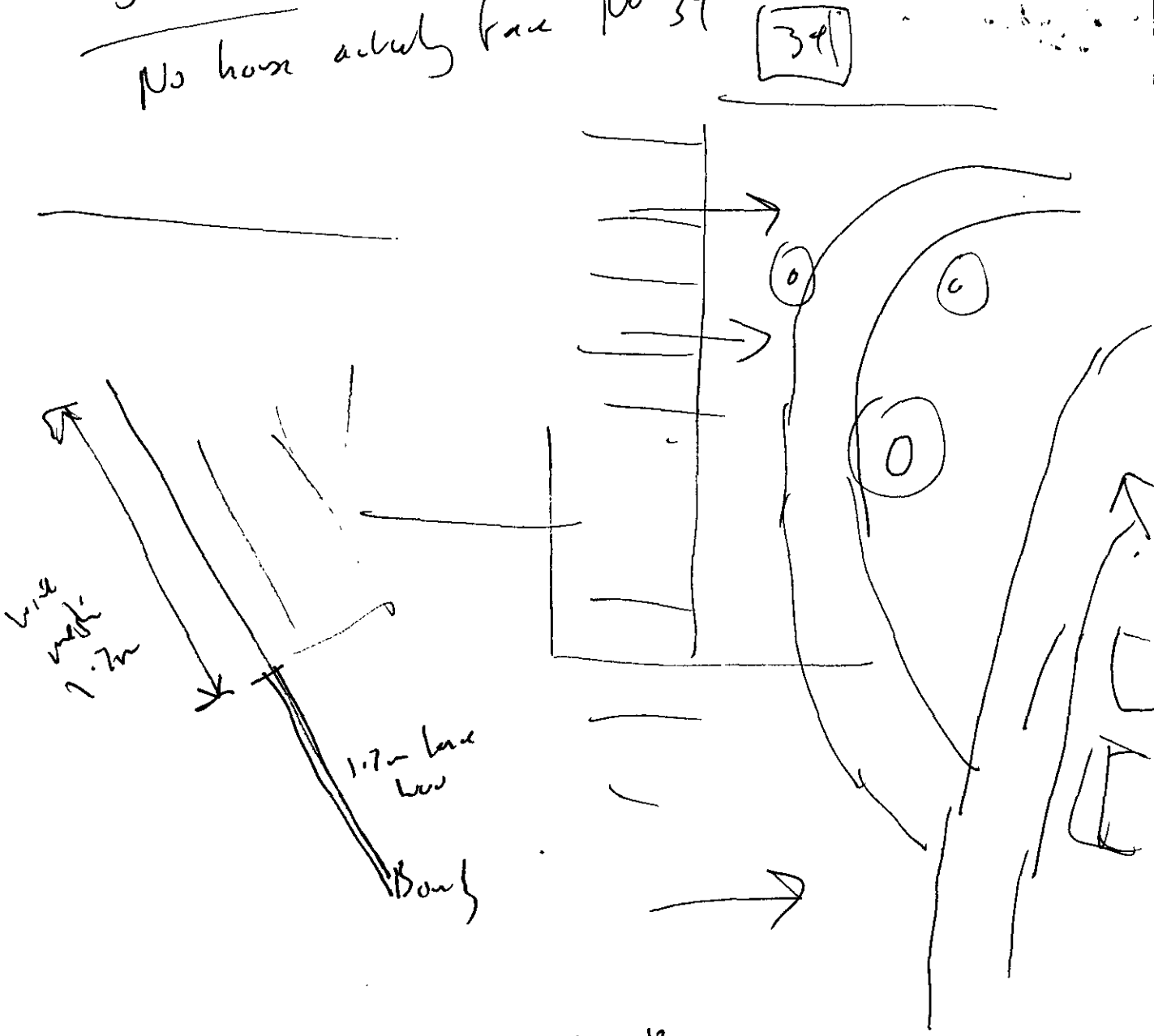

No 38

is bulky on

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