MARSH

POST

APPLICATION NO:
F/2000/1306

LOCATION:
10 Merrifield Close, Lower Earley Reading.

APPLICANT:
Mr C Faulkner C/O Vesy Design

PROPOSAL:
Proposed two storey side extension to dwelling plus loft conversion

EARLIEST DATE FOR DECISION: **03/06/2000**

APPLICATION EXPIRY DATE: **13/06/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Faulkner
C/O Vesy Design
Po Box 1482
Sutton Coldfield
West Midlands
B76 8FH

Application Number: F/2000/1306

Parish: **EARLEY**

Location: **10, Merrifield Close, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus loft conversion**

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 resemble 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) no additional windows or similar openings shall be constructed in the first floor level and above/north-east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 13.9.00 showing ridge line reduced by 0.6m and first floor set back from main front footprint of house by 1m 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 EN1 and OS1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WBE2.

John Mitchell
Development Control Manager
Date: 03/11/2000

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.

finalised for planning.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1306 JM
BUILDING CONTROL NUMBER	FP 2000/0602 Martin
~~APPLICANT~~/AGENT	Vesey Design
ADDRESS OF SITE	10 Merrifield Close Lower EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	recd 2/3/00	recd 13/9/00
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC	ridge line 0.6 higher than planning (original plan) - first floor not set back 1 metre.	
DATE		

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	15/11/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1306
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
3	C044	R044	first floor level & above. North - east elevation
4	C049	R049	
		N02	Plans '13/9/00' - Ridge line reduced by 0.6m & first floor set back from main front footprint of house by 1m.
		N16	BSP EN1, OS1, LALP LTV1, LBE1, LBE2 LDLP LOS2, LOS3, LBE1, LBE2

3/11/00

History of 15, 16, 17, 18, 19, 20, 21 28. not have 2 spaces

RECORD OF SITE VISIT

SITE ADDRESS: 10 Merrifield Close Lower Earley Reading.

APPLICATION NUMBER: F/2000/1306

OFFICER: Joss Miller

DATE OF SITE VISIT: 16/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on garage door

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
11. Stepped back from applicant. No side windows living & bedroom at front.
9. Other side of extn.
Houses to rear.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 3 spaces.

LEVELS ~

BOUNDARY TREATMENT open at front. 1.8m fence to rear and shrubery.

OTHERS

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1306

Applicant : Mr C Faulkner C/O Vesy Design.

Location : 10, Merrifield Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling plus loft conversion

Site Notice Displayed ? :

YES	NO	DATE
✓		15/5 .

Date of Neighbour Notifications : 10/5

Date of Site Visit : 15/5

Date Registered : 18/04/2000

Earliest Date for Decision : 03/06/2000

Latest Consultation Date/Site Notice Expiry Date : 03/06/2000

Application Expiry Date: 13/06/2000

Consultation Responses :

Highways - Amended plans for parking
Earley TC - No objection
No 11. - Concern re light (loss of)

Planning Issues :

Effect on street scene & neighbouring properties WP&E1.
Identified settlement.

Application Number: F/2000/1306

Appraisal :

This application is for a 2 storey side extension & loft conversion.

Neighbours.

No 11 is situated to the north-east of the extension. There are no side windows and the boundary fence is 1.8m high. There is a living room and bedroom window to the front of No 11. The ground floor element will remain 5m forward of No 11's living room windows (as it is now) The first floor will be set back 1m from the main front footprint of the applicant's house. 2m forward of No 11's living room windows. This will reduce the bulk and massing of the extension. Therefore any issues regarding overbearing, overshadowing & privacy will not be sufficient to warrant a refusal. All other neighbours are a sufficient distance for any impact to be minimised. *

Street scene.

This extension is approx 2.8m wide (0.5m from the boundary) 4.8m to the eaves and 7m to the ridge - approx 0.6m lower than the original ridge height. It is also stepped back at first floor level from the main front footprint of the house by 1m. This reduces the bulk and massing of the extension along with any impact regarding terracing. The design is in keeping with the existing dwelling and the surrounding area. Therefore any impact on the street scene will be minimised.

There are sufficient parking spaces (3) to satisfy Council policies.

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

* No 11 mentions a previous refusal for a similar extension, however, there are no letters or applications indicated on the history file that demonstrate any previous problems. A large proportion of nearby properties have similar extensions and the revised plans submitted on 13/9/00 are considered to overcome any issues discussed by the owner of No 11 in the letter dated 31 May.

Applicationo	Name & Address
F/2000/1306	Mrs I Pollard 11 Merryfield Close Lower Earley RG6 4BN

App. approved
Letter sent 10/11/00

Date: 23 October 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1306

Location: 10, Merrifield Close, Lower Earley, Reading.

Proposal: Proposed two storey side extension to dwelling plus loft conversion

Applicant: Mr C Faulkner C/O Vesy Design.

Case Officer: Joss Miller

The new plans show the following: Ridge line reduced by 0.6m, first floor set back from main front footprint of the house by 1m.

Comments are required by 02/11/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No 2000/1306 (Planaps) / (Ludhouse) Date Rec. 13/9/00

Location: 10 Merrifield Close

Parish Earley

Applicant: Mr Faulkner

Description of attached plans Ridge line reduced by 0.6m first floor set back from main front footprint of the house by 1m.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐

_____ 2. NK (Env. Design) _____ ☐

_____ 3. XA (Highways) _____ ☐

_____ 4. NF (Building Control) _____ ☐

5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 9, 11, 15 Merrifield Close ✓

39, 40 Doddington Close ✓ Date for Responses ~~5~~ 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER JM

Consultations Sent by Admin. on 23.10.00.

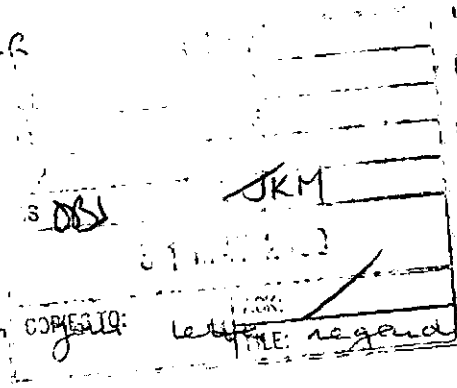
Neighbours have a copy of plans

Yellow - Part One Copy
Green - Officer's Copy

F/2000/1306

Mr. C. FAULKNER

11 MERRIFIELD CLOSE
LOWER EARLEY
READING RG6 4BN



Dear Sirs

Thankyou for letter regarding the Planning Application for No 10.

I am quite concerned about the extension as another occupant that lived there before, has turned back as the house is at an angle he was told that it would be too near to my house at the rear end.

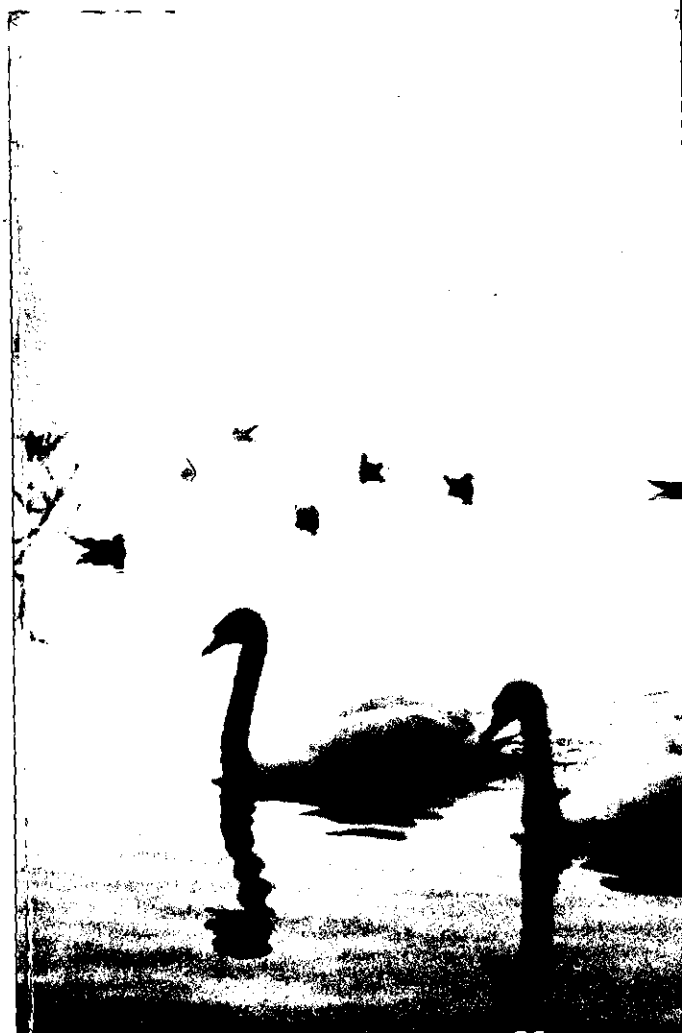
I also hope that it will not block my light in the front, as my lounge is quite dark, anyway.

As his path is on my lawn at the side of the garage, could you please ensure that every thing is put right, if this goes ahead.

Mr Faulkner has taken advantage before, as he has drilled into my wall to put a line in, without my consent, so I do not want him making any more liberties. As my husband has passed away I cannot afford to put anything right.

Yours sincerely

Mrs. D. M. Pollard.



9079
Printed in U.K.

FROM: Joss Miller

DATE: 10 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
23 MAR 2000	
COPIES TO:	ACK
	FILE

Application Number: F/2000/1306

Proposal: Proposed two storey side extension to dwelling plus loft conversion.

Site Address: 10, Merrifield Close, Lower Earley, Reading.

Applicant: Mr C Faulkner C/O Vesy Design.

Your observations are required in respect of this application **by 03/06/2000** .

NO OBJECTION

SIGNED: _____ DATE: 18 MAY 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 10 May 2000

Application Number: F/2000/1306

Proposal: Proposed two storey side extension to dwelling plus loft conversion

Parish: EARLEY TOWN

Site Address:
10, Merrifield Close, Lower Earley, Reading.

Applicant:
Mr C Faulkner C/O Vesy Design.

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).

No Details showing loft conversion & no details on proposed Parking. Amended plans for these comments Please?

SEK 15/05/00.

Signed: _____ **Print name:** _____

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1306

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2000/1306
10, Merrifield Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus loft conversion

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1306**
10, Merrifield Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus loft conversion
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1306

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Joss Miller** Application Number: **F/2000/1306**
10, Merrifield Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus loft conversion
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1306

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/1306
10, Merrifield Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus loft conversion

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1306**
10, Merrifield Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus loft conversion
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Received by Wokingham District Council

Application No: F/2000/1306

PROPOSAL:
Proposed two storey side extension to dwelling plus loft conversion

LOCATION:
10, Merrifield Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/06/2000. 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 normally be possible for an individual reply 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 of Planning and Transportation

10 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 APR 2000	
Officer: JTM	Application No. F/2000/1306

Map No. 58 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY ~~REAR~~ SIDE EXTENSION TO DWELLING PLUS LOFT CONVERSION

Location: 10 MERRIFIELD CLOSE

Parish: EARLEY Ward: Redhatch
10.5.2000

Applicant: MR C FAULKNER

Fee Received 95-00 (7) 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	DOESN'T SHOW DEVELOPMENT?	10-5	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	FLOOR PLAN FOR LOFT?	10.5.	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	PARKING?	10.5.	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

no pre-apps .....

.....

.....

NEIGHBOURS: S/N + 9, 11 + 15 Merrifield close ✓

39 + 40 Paddington close

.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number: 18.APR.2000* 1306

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR. CHRIS FAULKNER
	Address and postcode	10 MERRIFIELD CLOSE LOWER EARLEY READING BERKS RG6 4BN
	Phone number	01189 311 312
2	Agent's Name	Vesey Design
	Address and postcode	PO Box V 1482 Sutton Coldfield West Midlands B76 1GJ
	Phone number	
3	Site	As above.
	We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO REAR OF GARAGE AND SINGLE STOREY OVER LOFT CONVERSION IN EXTENDED AREA ONLY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICKS TO MATCH EXISTING CONCRETE TILES DITTO SOFTWOOD PAINTED DITTO
7	Will the proposal change the pedestrian or vehicle access to 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of Mr Faulkner

Date 12-4-09

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS 10 MERRIFIELD CLOSE PARISH EARLEY

PLOT No. 85. LOWER EARLEY AREA Q ORD. SHEET No. SU 7570 (58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19491 -	Thamesway	Detached House + Garage	6.2.83	N/A C/A
BR 20959	"	"	12.7.83	App. N/A

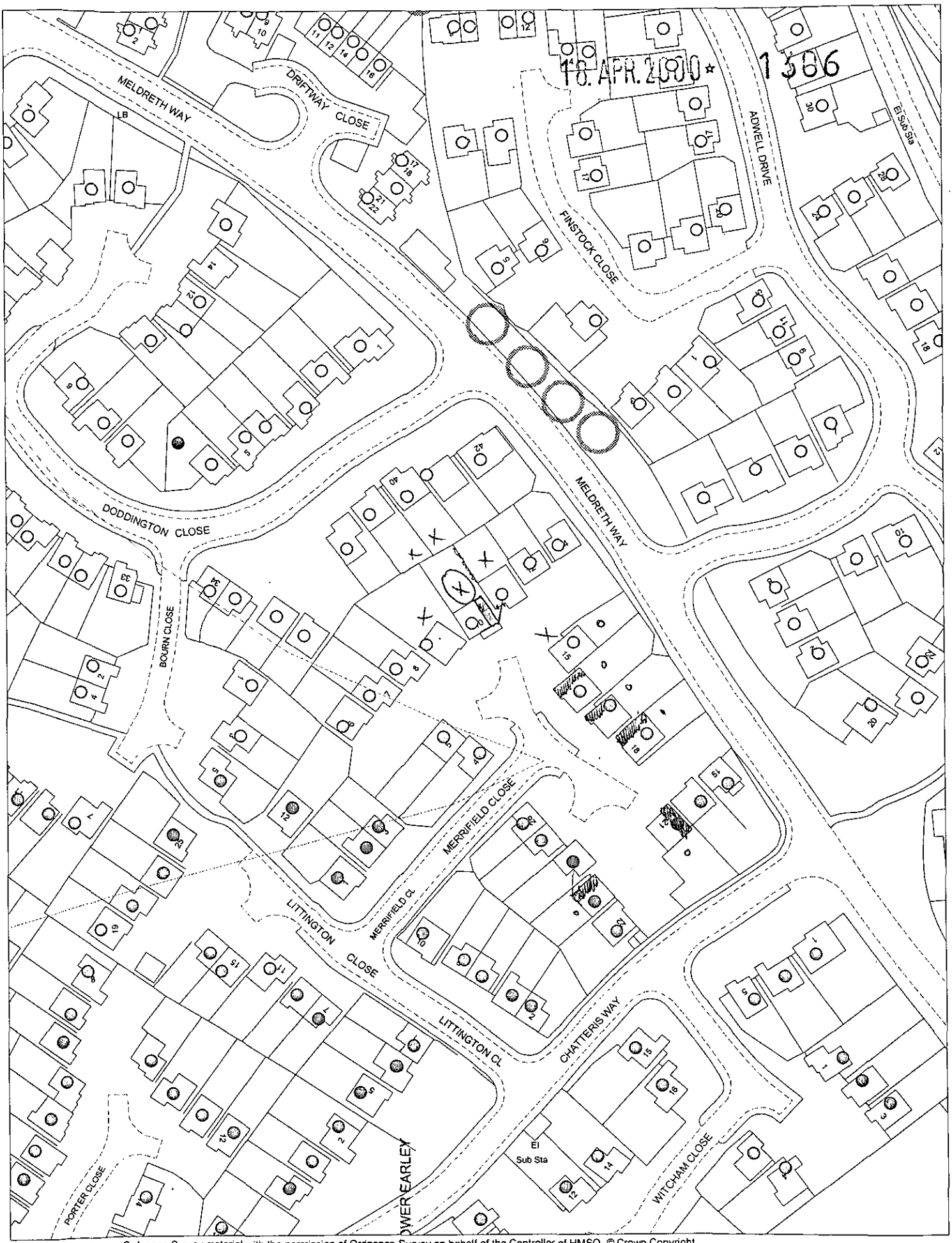
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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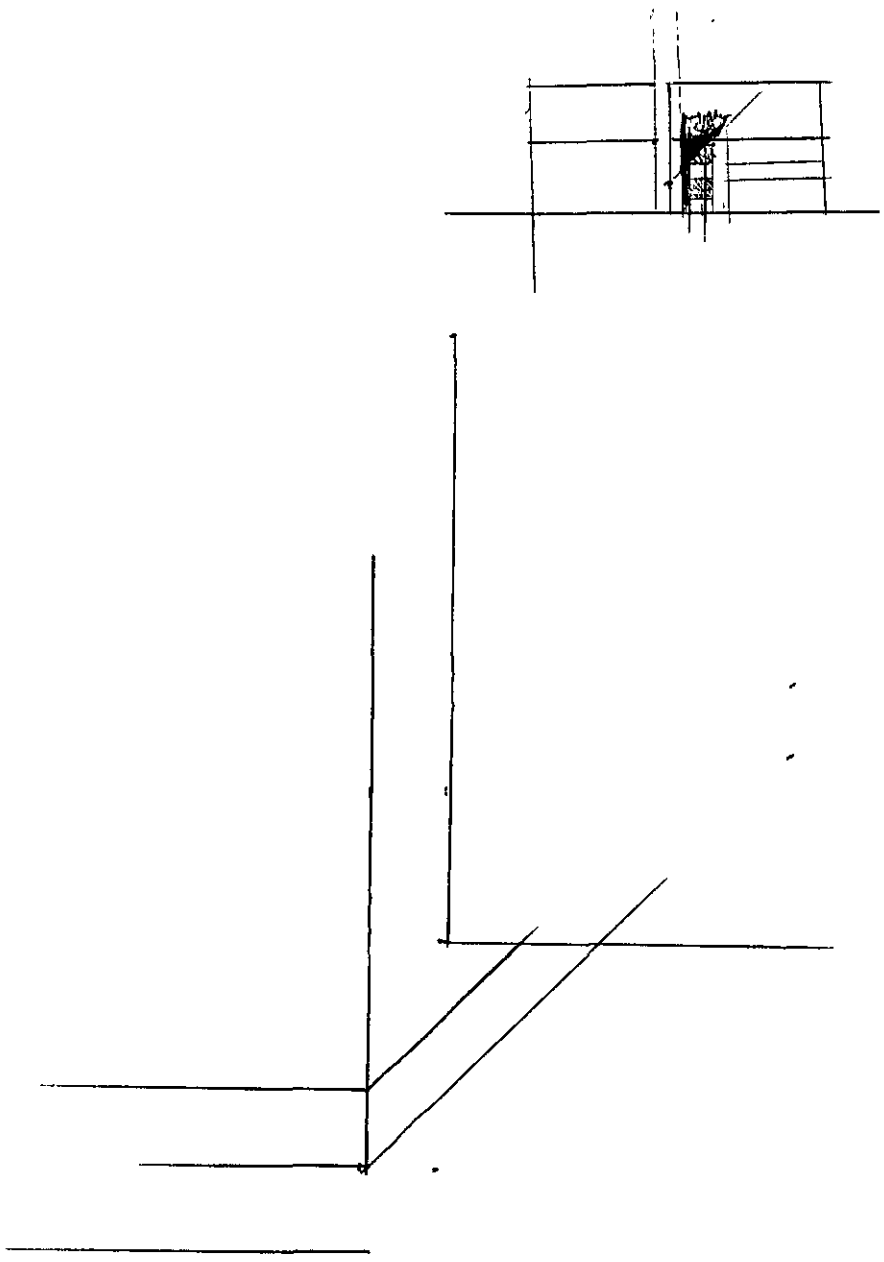
Development Control Section, Environmental Services, Wokingham District Council.

2 May 2000

Scale: 1 : 1250

N W E S

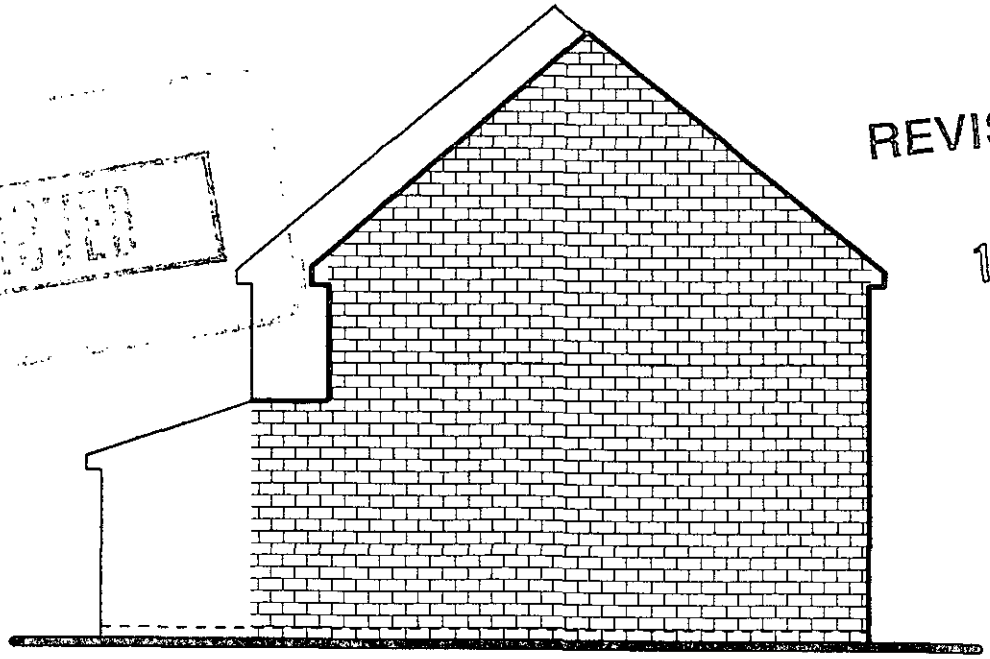


Location : 10 Merrifield Close

Scale 1:100 Proposed Elevations







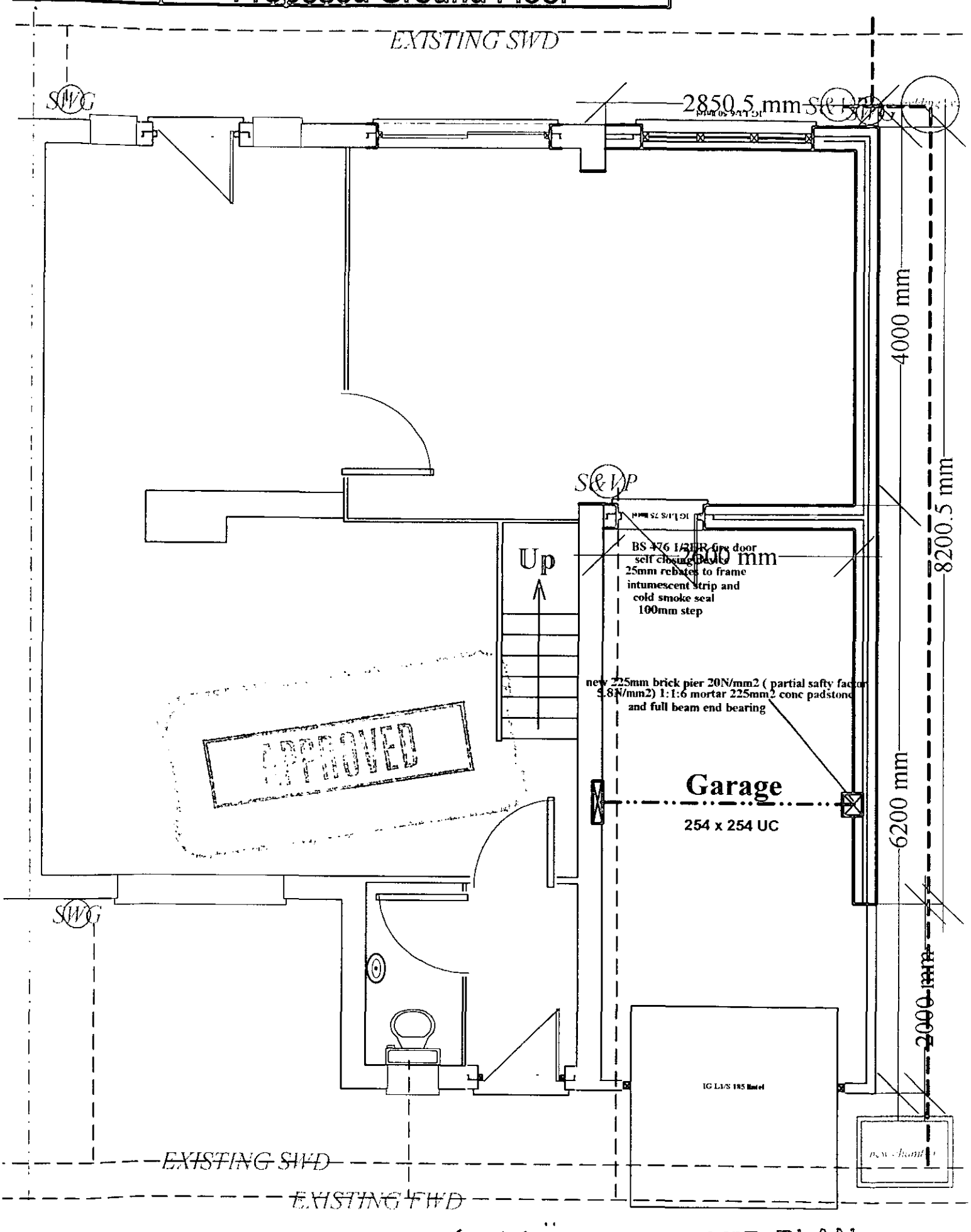
REVISED PLAN

1306

D 15/11/00.

Location: 10 Merrifield Close

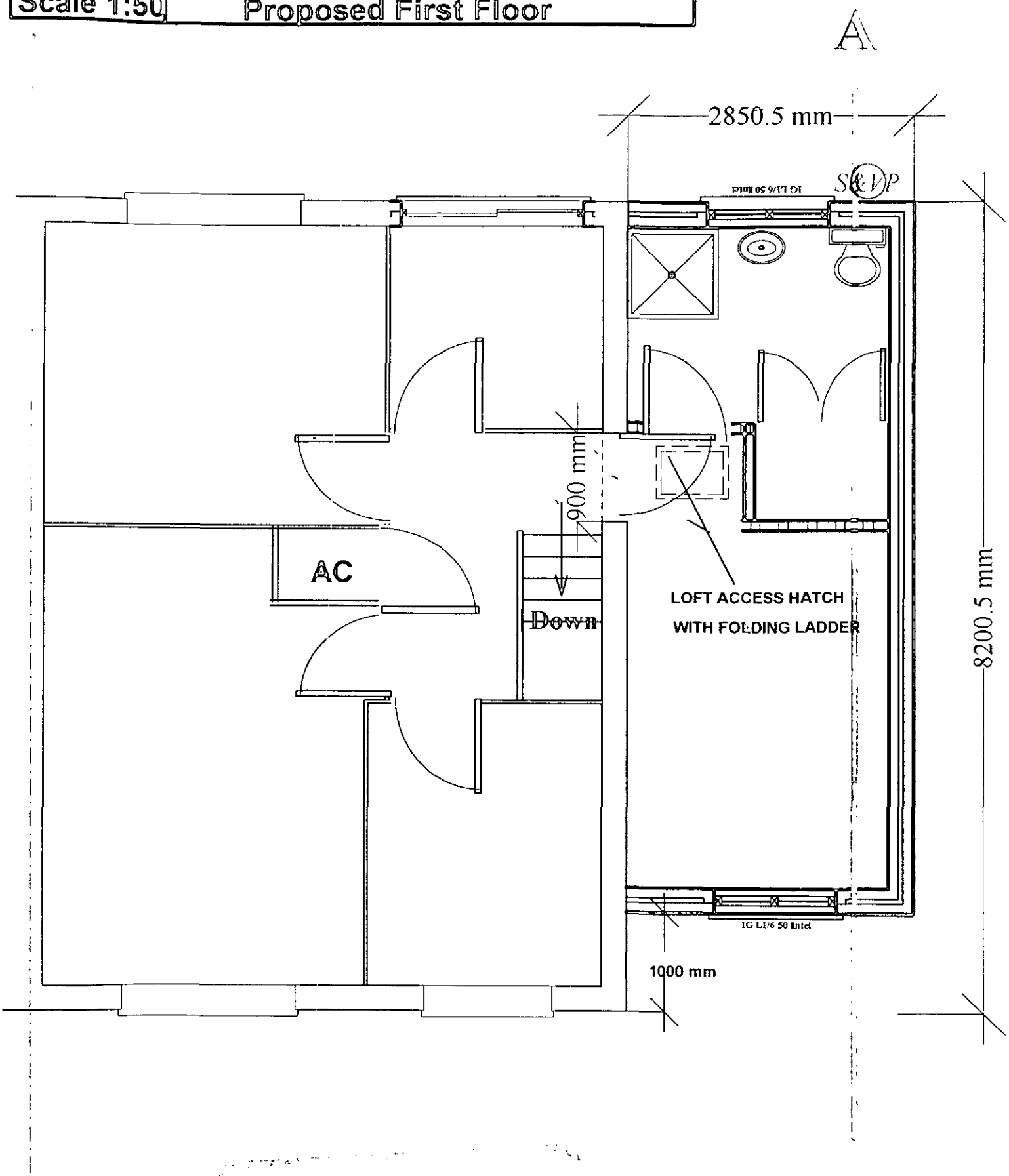
Scale 1:50 Proposed Ground Floor



1306 REVISED PLAN 15/4/00.

Location: 10 Merryfield Close

Scale 1:50 Proposed First Floor



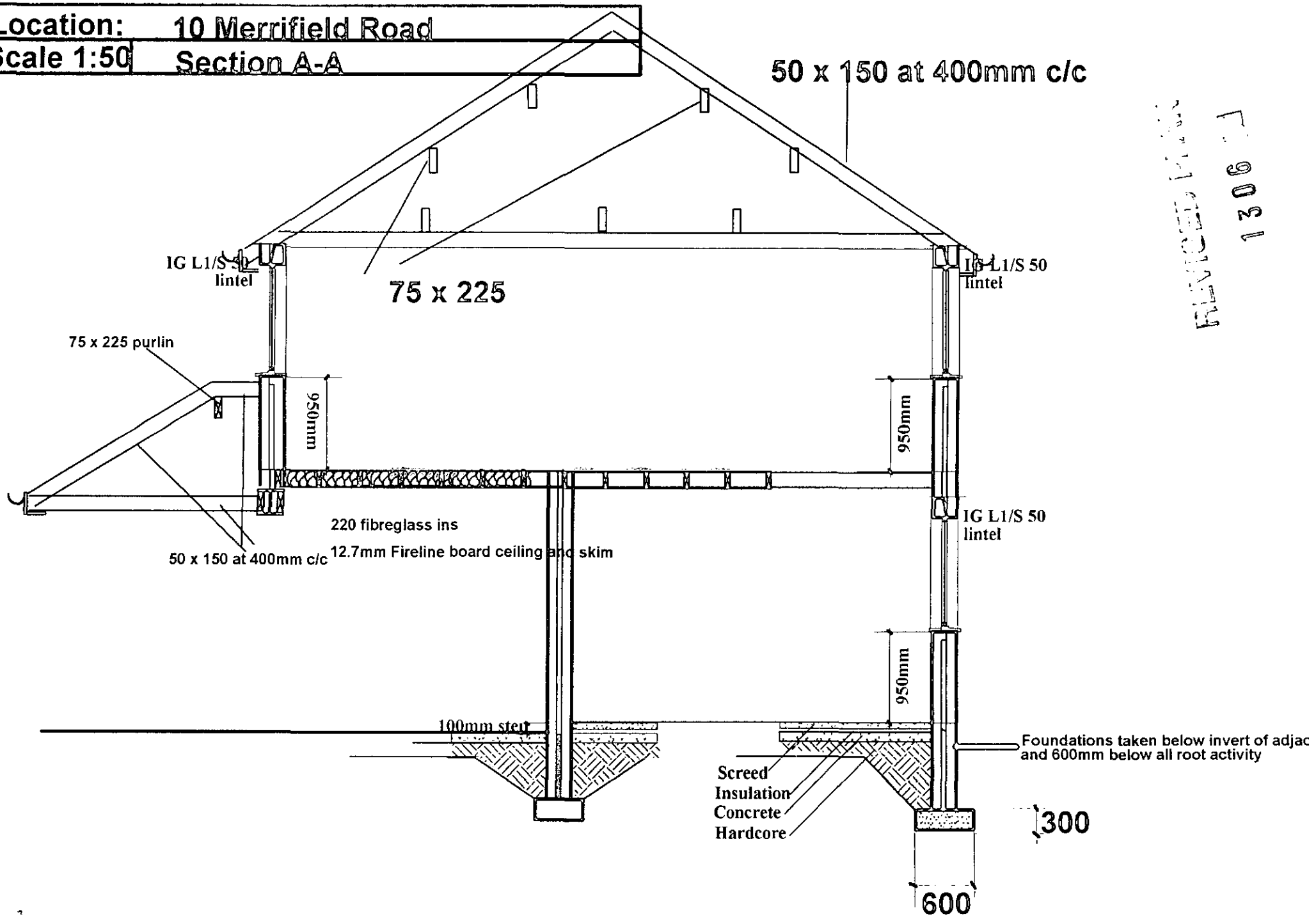
APPROVED

A

REVISED PLAN

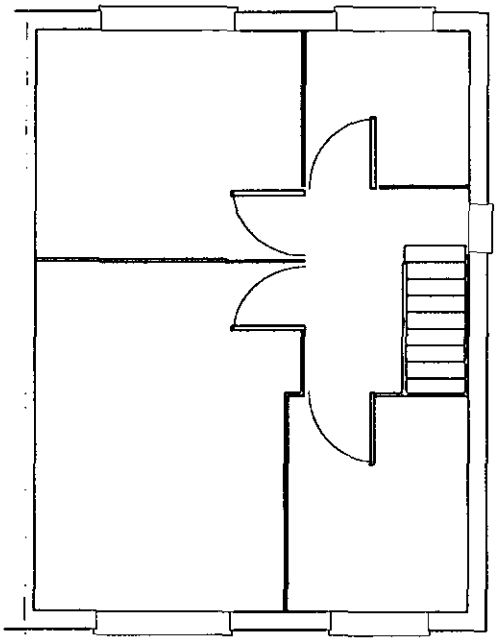
15/11/00.

Location:	10 Merrifield Road
Scale 1:50	Section A-A

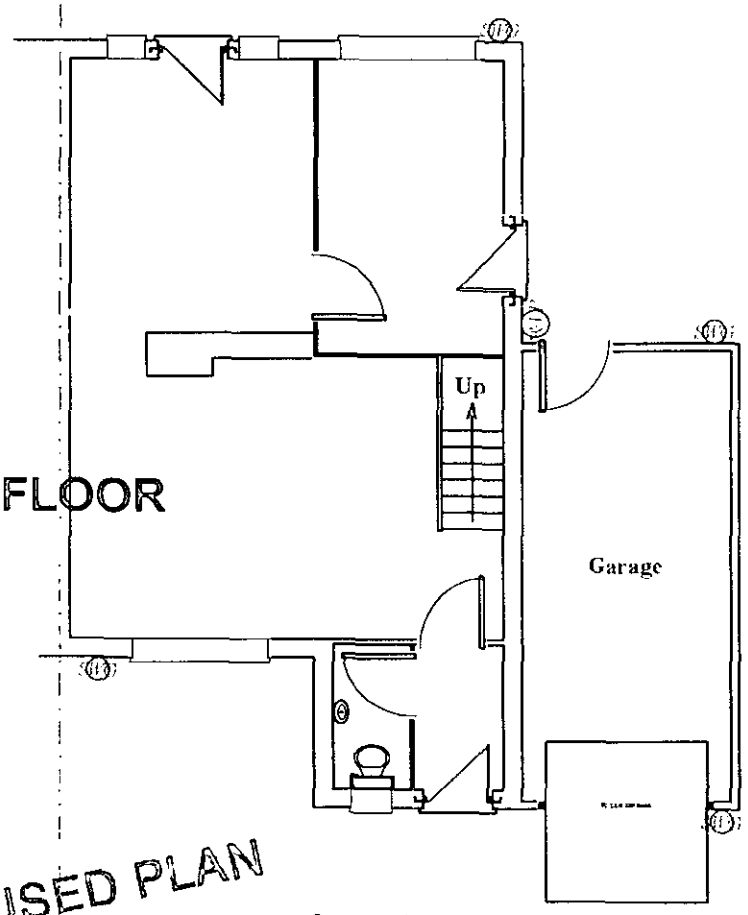


REVISED PLAN
1306

Location :	10 Merrifield Close
Scale 1:100	Existing Floor Plans



FIRST FLOOR

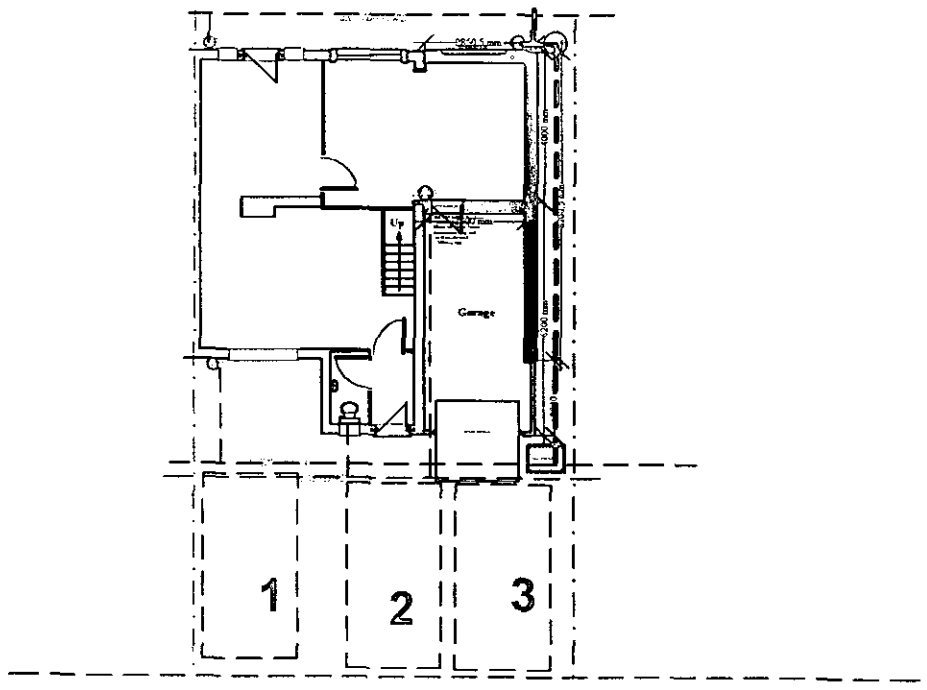


GROUND FLOOR

REVISED PLAN

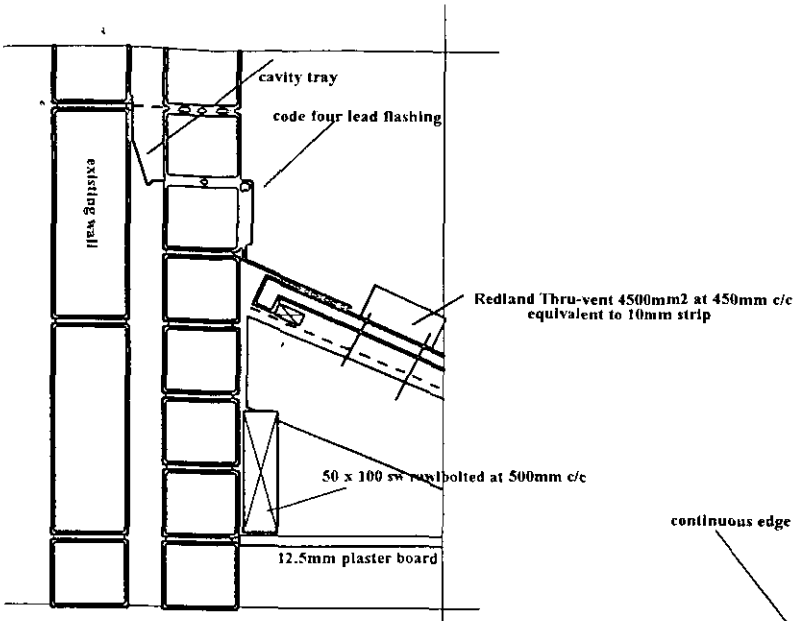
1306

Location 10 Merrifield Close
Scale 1:200 Site Plan

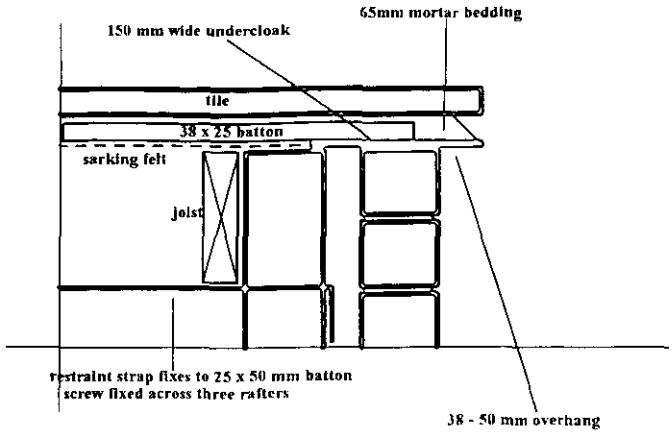


REVISED PLAN

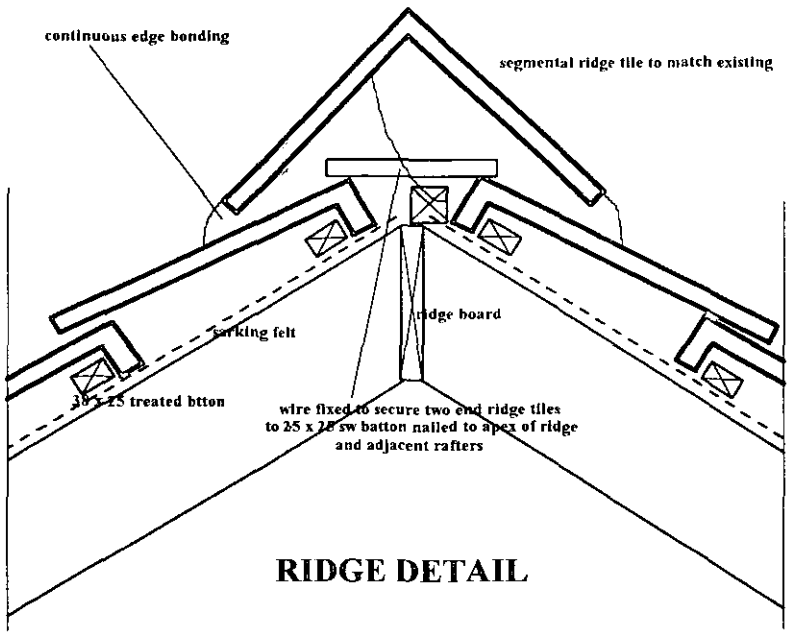
1306



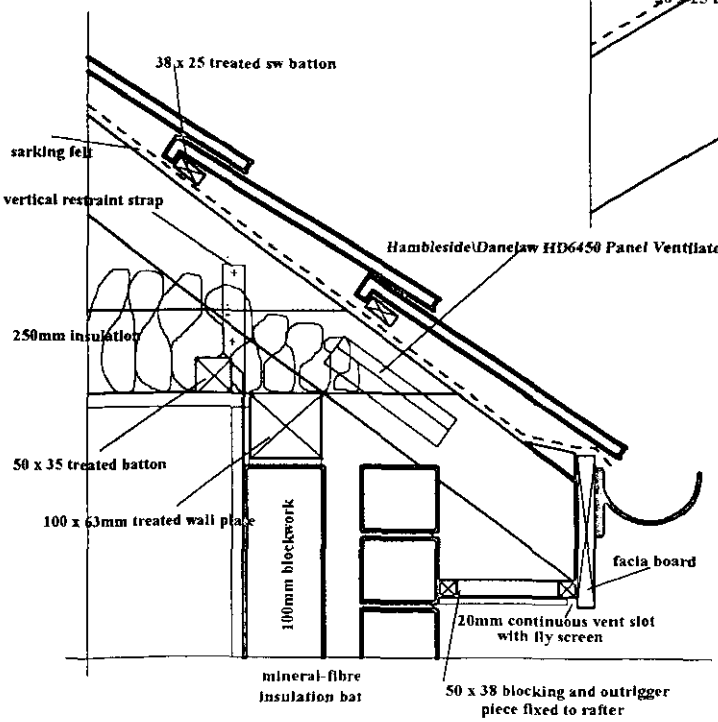
ABUTMENT DETAIL



VERGE DETAIL



RIDGE DETAIL

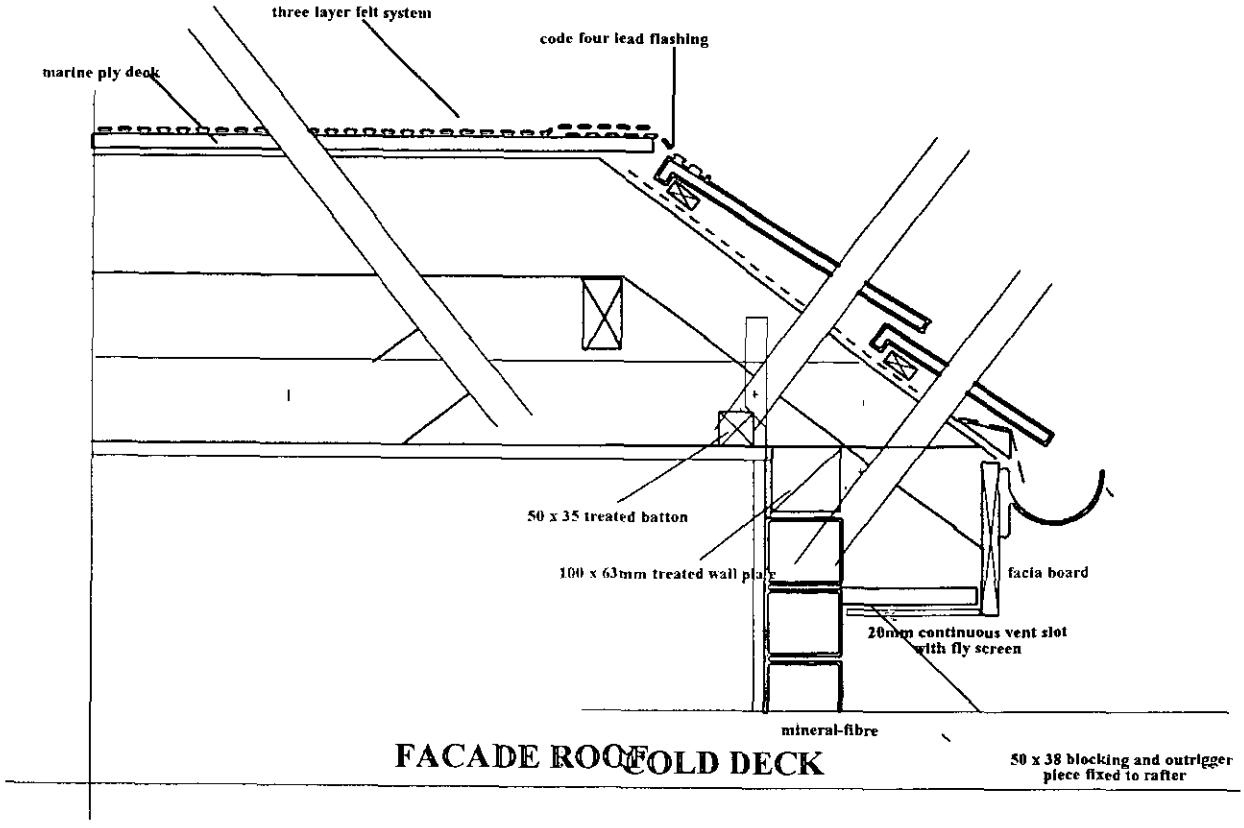


FACIA DETAIL

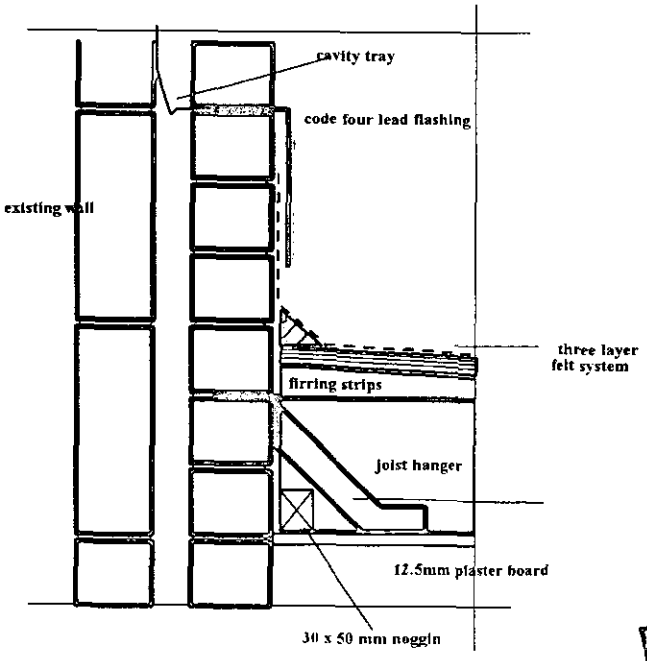
REVISED PLAN

1306

Location :	
Scale 1:10	Construction Details



FACADE ROOF COLD DECK

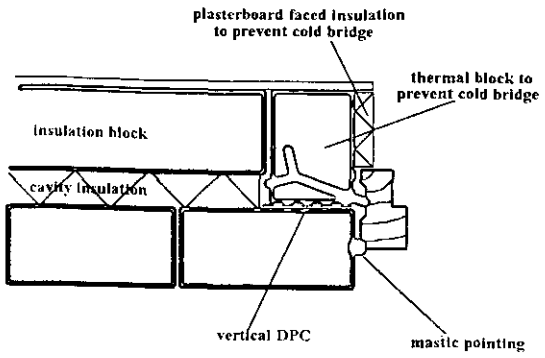


ABUTMENT DETAIL

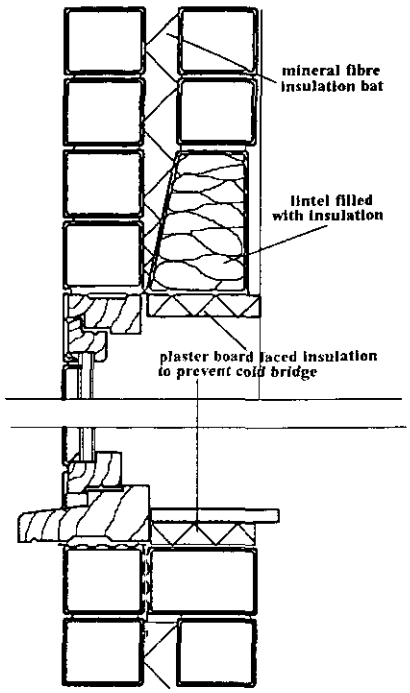
REVISED PLAN

1306

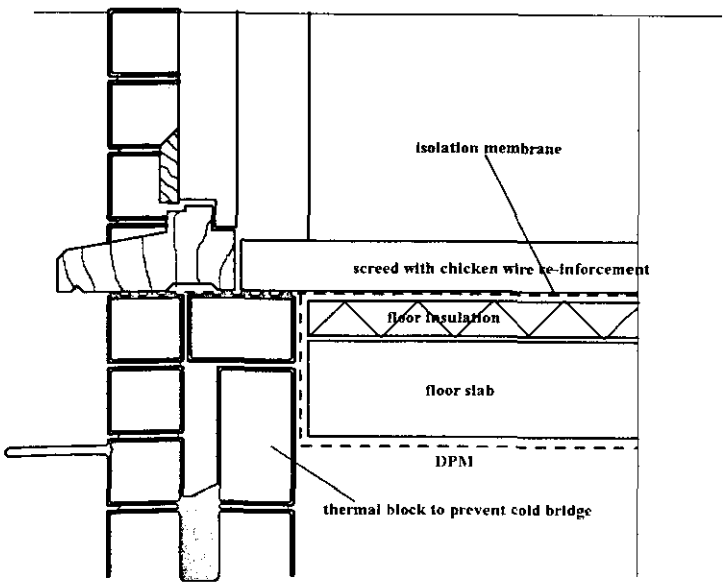
Location :	**10 Merrifield Road**
Scale 1:10	**Construction Details**



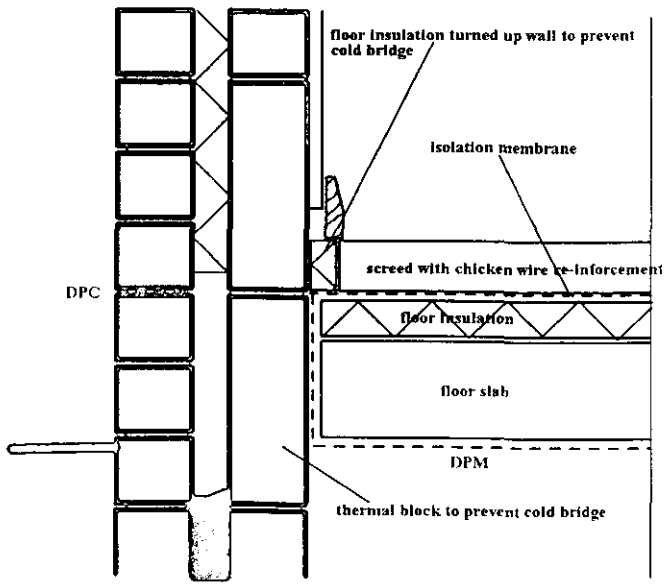
CAVITY REVEAL



WINDOW OPENING



DOOR SECTION



FLOOR SECTION

Location :	10 Merrifield Close
Scale 1:10	Construction Details

REVISED PLAN

10 Merrifield Close

VENTILATION - All rooms are to have a 2no 225 x 225mm air brick (8000 mm2) at least 1750mm off the ground, (including bathrooms and utility rooms) and provided with a hit and miss vent and fly screen. All patio doors and windows are to havenight vents (trickle vents) with an area of at least 10,000mm2. Kitchens and utility rooms are to have mechanical extracts with a capacity of at least 60 litres per second. Bathrooms and WC's will have fans with a capacity of at least 15 litres per second fitted to a light switch with a 15 min over ride.All new windows are to have openable lights equall to 5% of the floor area of the room served.

GLASS - All glass to doors, patios and/or side panels to a horizontal distance of 300mm from the door and to a minimun height of 1500mm above floor level will be toughned glass to BS 6206 . Glazing else where within 800mm of floor level will also be toughned glass.

TIMBER - All timber used is to be tannalised.VERMIN - All pipe work entering the structure from below ground level, should be fitted with a rodent proof ridged masking sheet.

CONSERVATION OF HEAT - All windows and other external glazing is to be PVCu thermal break with15mm air gap double glazing with low *emissivity glass(<0.2). All reveals are to be in light weight aerated blockwork and clad with* **GYPROC URETHANE LAMINATE**, with a 25mm thickness. No bricks are to be used within the inner leaf. Hollow cavity wall lintels are to be fully fitted with *Gyproc Drytherm* insulation. All windows and doors are to be sealed around the frames with mastic and all openings draught stripped including all loft hatches.**HEATING** - The new rooms are to be heated with wet radiators exteneded from the existing central heating system. The radiators are to be fitted
with Thermostatic radiator valves.

HEATING - The new rooms are to be heated by radiators taken off the existing central heating system and fitted with thermostatic valves. A gas engineer is establish that the present system can take the additional heating load.

DRAINS - *Hepworth Supersleve* 100mm diameter pipes are to be used, laid to falls of no less than 1:40. Any pipes close to the surface and subject to heavy loads are to be encased in 150mm of concrete with polystyrene collars at alternate joints to maintain flexibility. Pipes passing through the structure are to have the walls over supported by 150 x 100 reinforced concrete lintels with 150mm end bearings. A gap of at least 50mm is to be maintained around the pipe. A flexible joint is to be provided within 100mm of theopening or any chamber connection.All drains to be bedded *in granular material with a 100mm cover all round. The existing drainsyestem has not been surveyed, and the layout shown is assumed . The builder is* to allow for a camera survey before building if he considers it necessary. **Drains which are to be adopted by the council to comply with Sewers for Adoption (4th Edition).Note:- the builder should carry out a drain survey prior to staring building work to confirm thatthe drain layout will not affect the foundation and wall layout.**

Chambers up to 900mm deep are to be 750 x 1000mm internally.
Chambers 900 x 2700mm deep are to be 1200 x 1000mm internally.
All chambers are to be built of 150mm 1:2:4 bases, with 225mm solid semi-engineering brick walls laid in English Wall Bond, having 1:1/2:4 mortar joists. A galvanised steel frame and cover is to be provided. All internal chambers are to have galvanised steel double seal bolt down covers. Chamber covers to be to EN 124.

WASTES - .
BATH and SINK wastes - 43mm uPVC pipes with 75mm deep seal traps, anti-siphon valves and access bosses to all bends.
All wastes are to discharge to 110mm stub stack with Hunter *Nouveau Relife Valve (BBA cert 83/1066) or standard S&VP.*
Connections to SVP's are to be to CP 304, with bird cages terminating 900mm above eaves and windows
WC connections to be 110mm stack pipe or stub stack with Hunter *Nouveau Relife Valve* with P trap to pan and possitioned above the flood level of the heighest connected service.

FIRE PROTECTION TO S&VP - Internal S&VP should be boxed in using ms galvanised angle with plaster board and void filled with Rock Wool

GULLIES -All external foul and surface water gullies are to be trapped roddable back inlet gullies, with waste pipes discharging below the grid but above the water level.

GUTTERING - 115mm uPVC guttering is to be used, with 65mm down pipes discharging to trapped gullies.

LAND FILL GAS - Any building likely to be affected by land fill gas is to have a 0.25mm ZEDCOR polymer thermoplastic (BBA No 94/ 3059) with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over.The *area under the floor slab is to be vented with herringbone* pattern land drains out to
225mm2 air bricks.

GENERAL - The possition of all boundaries and planning sight line s are assumed only . The client must confirm their actual possition before starting work.This work is probably covered by the PARTY WALL ACTand requires to you to write to your neighbour informingthem of the work with a copy of the plans. Work may only commencewhen you have their written consent. The builder is under a strict duty to t check all dimensions on site prior to starting work or ordering any materials. Any descrepancies on site must be reported to the company at once before work starts. The builder is required to make sure he fully understands the plans and extent of the work in conjunction with the client, and that he has all relevant details *he needs to provide a binding quotation for the cost of the works.These plans do not coverthe location of services* (drains, gas, telecoms, electric etc). These should be established by the builder before hand and a decision made by the relevant specialist tradesman as to wether thay need to be relocated or upgradedto cover the new building works. The builder must ensure that he is working from the latest version of the plans, and Building Regulations and/or Planning permission has been granted. These plans do not cover electric, gas, water or other services. The client should discuss the location and provovision of these srevices with the builder prior to contract.

YOUR ATTENTION IS BROUGHT TO THE FULL TERMS AND CONDITIONS OF OUR ENGAGEMENT ON YOUR INVOICE.

1306
REVISED PLAN

10 Merrifield Close

PITCHED ROOF EXTENTION

FOUNDATION - 1:2:4 concrete foundation (size as scaled on the drawings) at a minimum one meter depth below outside ground level, to a sub soil with a bearing capacity of no less than 75Kn/m2, or to such greater depth as dictated by the Council Inspector. In all cases foundations should betaken below the invert of all adjacent drains within the pressure zone of the foundations.In the event that roots are found in the base of the trench the depth will be increased to 600mm below last root activity.Sulphate resistant cement should be used. Where the new foundations abutt an existing structure the concrete should be taken to a depth at least equall to the existing structures foundations.

WALL - *The wall below DPC level is to be Thermalite Hl-Strength 7 blocks* (suitable up to Class 4) , with the outer leaf being in semi-engineering brick two courses below ground level and two courses above ground level. The provided, but filled up to ground level with lean mix concrete (leaving at least 150mm clear up to the DPC). A flexible *HYLOAD* DPC will be provided to both leaves two brick courses above ground level (no less than 150mm), with 100mm laps at all joints and onto the existing house DPC. The DPM to the floor is to be dresses onto the DPC. Above DPC level the wall is to be constructed with facing bricks (or Denzcrete external facing blocks as indicated on the elevation drawings) and 100mm *THERMALITE SHIELD* blocks to the inner leaf (brick strength at least 20 N/mm2, and block strength at least 5 N/mm2). A 50mm cavity will bemaintained between both leaves and fully filled with partially compressed *PILKINGTON DRYTHERM CAVITY WALL INSULATION* which will act as a cavity barrier for fire purposes. The *DRYTHERM* will be placed between the wall ties to form a neat butt jointed run, and level with the underside of the roof deck. Stainless steel butterfly ties will be used at 450mm c/c vertically(300mm adjacent to openings) and 900mm horizontally. All new walls will be bonded with 1:1:6 mortar. Both skins will be fixed to the existing structure using stainless steel *FURFIX PROFILES* secured with 2 x 1/4 galvanised coach screws and *BLUE THORSAM TP3 PLUGS* and the junction of the new and old brickwork to be provided with a vertical DPC. Vertical DPC's will be provided to all openings and returned 150mm. Vertical DPC's will be provided to all openings and returned 150mm. All openings will be supported with *IG Lintels* with 150mm end bearings.All external lintels to havedpm/cavity tray to BS 5628 to extend from the top pf the lintel to the front toe end extending 150mm beyond thelintel end. Weep holes should be provided over.

INTERNAL WALL STUD - Stud walls are to have 75 x 75mm tanalised soleplates taken off a DPC on the concrete floor, supporting 75 x 75mm vertical members at 600mm centres, with staggered horizontal noggins at 600mm centres. Both sides are to be clad with 9.5mm plasterboards, with all cut ends being supported by 75 x 75mm noggins, and finished with a two coat plaster skim. Floor slab under stud to be thickened to 200mm.

INTERNAL WALLS SOLID -Block internal walls are to be taken off 200 x 400mm foundations 1000mm below outside ground level. The DPM to the concrete floor is to be fully bonded to the new walls DPC. All clockwork below ground level is to be bonded with 1:1/2:4 mortar, and above DPC with 1:1:6 mortar. Both sides are to receive a two coat plaster finish. Openings are to be supported with *BAT SUPERGALV* lintels with 150mm end bearings.

SOLID FLOOR - The area to receive the floor is to be stripped of all top soil, and overlaid with 150mm of well consolidated inert hard-core, provided with a 20mm sand binding. A 1200 gauge polythene DPM is to be provided and lapped into the new and existing DPC's and overlaid with a 100mm concrete floor slab. On top of this is to be laid 50mm *FLOORMATE* and covered with a 500 gauge polythene isolation sheet. The whole surface is to be finished with 63mm 1:3 screed with a chicken mesh reinforcement.

PITCHED ROOF -Tiles in accordance with the manufactures instructions, onto 25 x 32mm tanalised battens on BS 747 sacking felt, given 150mm laps horizontally and 100mm laps vertically. Roof timber sizes are to be as stated on the section drawings. A continuous 25mm vent strip with a fly screen will be provided at the soffit to provide cross ventilation. The ceiling will be 12.5mm plasterboard, all finished with a two coat plaster skim. Fibre glass quilt is to be laid between the ceiling joists up to the depth of the joists, and then over laid with a second layer at 90 degrees, both layers amounting to a total depth of no less than 250mm. Rafter ends are to be birdsmouthed onto the wall plate and screw nailed in pre-drilled holes. Rafter ends will be restrained by screw nailing to ceiling joists.All timber is to be tanalised.

BIRDSMOUTHING - Birdsmouth joint of rafters to purlins and wall plate to be 1/3rd rfater depth to ne effective.

RESTRAINT AND WIND LIFT -The top of the cavity wall is to be restrained at roof verge, eaves and ceiling level with 5 x 30mm galvanised mild steel straps at 1200mm centres built into the cavity wall. Where the roof straps rum at right angles to the roof, joist noggins will be used so that the strips can run across at least three joists. 5 x 30mm galvanised mild steel straps will be used at 1200mm centres and screw fixed at three points to the inner leaf.

BEAM FIRE PROTECTION - All box lintels will receive a two coat plaster skim. Steel beams will be clad with two layers of 12.7mm *FIRELINE BOARD* fixed onto 50 x 50mm battens to provide a 50mm air gap between the board and the beam. The board can be screw fixed to *GYPROC STEEL STRAPPING* at 300mm centres and finished with a two coat plaster skim. Beam ends are to be bolted to the padstones.

LINTEL SCHEDULE - Wall openings are to be supported by IG Lintels with 150mm end bearings and voids filled with Rockwool as follows :-

Span 600 - 1200mm IG L1/S 50 - 65mm high Span 1650 - 1800mm IG L1/S 50 - height 115mm
Span 1350 - 1500mm IG L1/S 50 - 80mm high Span 2250 - 2400mm IG L1/S 50 - height 150mm
Span 2550 - 2700mm IG L1/HD 50 - 195mm high Span 2850 - 3000mm IG L1/HD 50 - 220mm heigh

FLASHINGS - All new roof abutments to be provided with 150mm high code four lead flashings (where the flashing abuts a cavity wall a cavity tray will be fitted).

1306
REVISED PLAN

VESEY DESIGN

PO Box 1482, Sutton Coldfield, West Midlands

Site:	**Made**
Job:	**Page**
Job number:	**File cc**

ProSteel 4 410077b *steel beams.PSW* *Printed*

Beam: beam to garage **Span: 2.700 m.**

		Load name	*Loading w1*	*Start x1*	*Loading w2*	*End x2*	*R1comp*	*R2comp*
U	D	cavity wall	3.5 x 2.6	0		L	12.29	12.29
U	D	floor	0.6 x 7.2/2	0		L	2.92	2.92
U	L	floor	1.5 x 7.2/2	0		L	7.29	7.29
U	D	roof	1.1 x 1.5/2	0		L	1.11	1.11
U	L	roof	0.8 x 1.5/2	0		L	0.81	0.81
U	D	roof	1.1 x 4	0		L	5.94	5.94
U	L	roof	0.8 x 4	0		L	4.32	4.32
U	D	own weight	0.8	0		L	1.08	1.08
						Unfactored reactions (kN) Total:	**35.75**	**35.75**
						Dead:	*23.33*	*23.33*
						Live:	*12.42*	*12.42*
						FACTORED Total:	**52.54**	**52.54**

(Load types: U:UDL Load positions in m. from R1)

Maximum B.M. (factored) = 35.46 kNm at 1.35 m. from R1

Maximum S.F. (factored) = 52.54 kN at R1

Live load deflection = 6.367 x 1e8/EI at 1.35 m. from R1 (E in N/mm^2, I in cm^4)

Total deflection = 18.33 x 1e8/EI at 1.35 m. from R1

Beam calculation to BS5950 Part 1:1990 using Grade 43 steel

STEEL SECTION SIZE : 254 x 254 x 73 UC (compact)

I_{xx} = 11,410cm^4 r_{yy} = 6.48cm S_{xx} = 992cm^3 t = 8.6mm D = 254.1mm

Shear capacity = 0.6 x 275 x 8.6x254.1/1000 = 361 kN OK

Maximum moment = 35.46 kNm at 1.35 m. from R1

Moment capacity = $p_y.S_{xx}$ = 275 x 992/1000 = 272.8 kNm OK

Beam is laterally restrained at supports only: effective length = 0.7L

Effective length (L_e) = 1.89m
Slenderness correction factor (n) = 0.940
Slenderness factor (v) = 0.967

Slenderness (L_e/r_y) = 29.17
Buckling parameter (u) = 0.849
Equivalent slenderness (λ_{LT}) = 23.95

Maximum moment within segment, M_a = 35.46 kNm
Equivalent uniform moment, $\overline{M}$ = m.M_a = 35.46 kNm (m = 1.00)
Buckling resistance moment, M_b = 272.8 kNm (p_b = 275.0) OK

LL deflection = 6.367 x 1e8/205,000 x 11,410 = 0.3 mm (0.0001 L) OK
TL deflection = 18.33 x 1e8/205,000 x 11,410 = 0.8 mm (0.0003 L)

Bearing details

REVISED PLAN

Local design strength of masonry (factored) = 2.50 N/mm^2 (user entered value)

R1 (52.54kN factored): Padstone size 255 x 100mm
Factored stress under padstone = 52.54 x 1000/255 x 100 = 2.06 N/mm^2

R2 (52.54kN factored): Padstone size 255 x 225mm
Factored stress under padstone = 52.54 x 1000/255 x 225 = 0.92 N/mm^2

REVISED PLAN
1306

Location : Merrifield Close
Scale 1:100 Existing Elevations

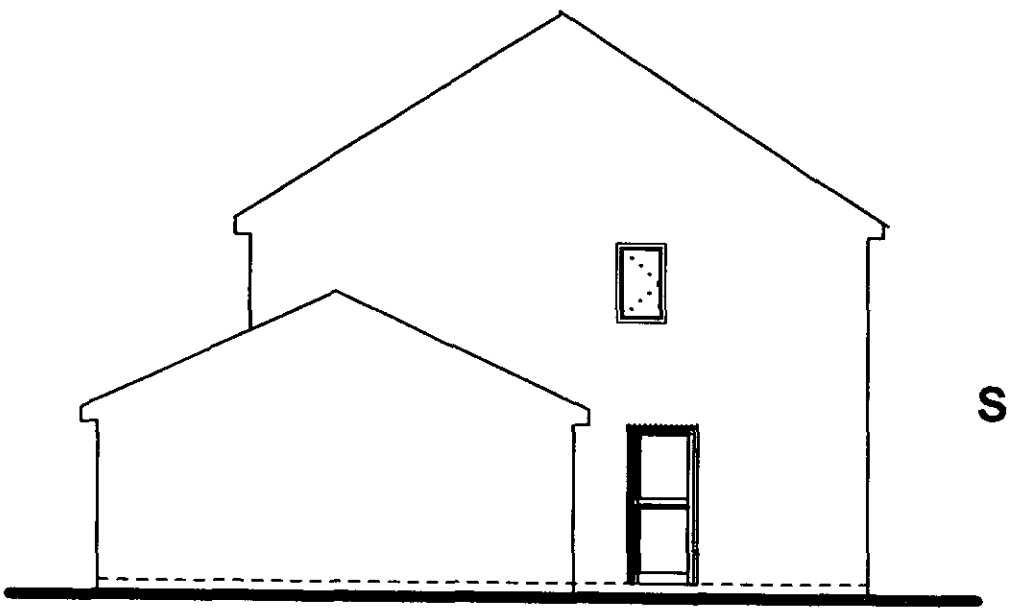
18.APR.2000* 1306

FRONT





REAR

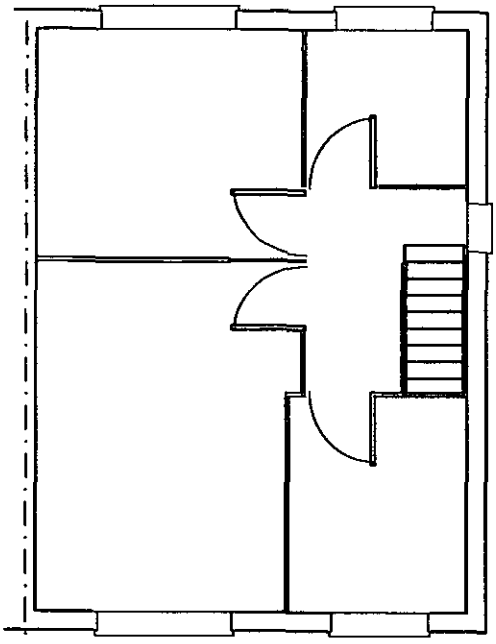


SIDE

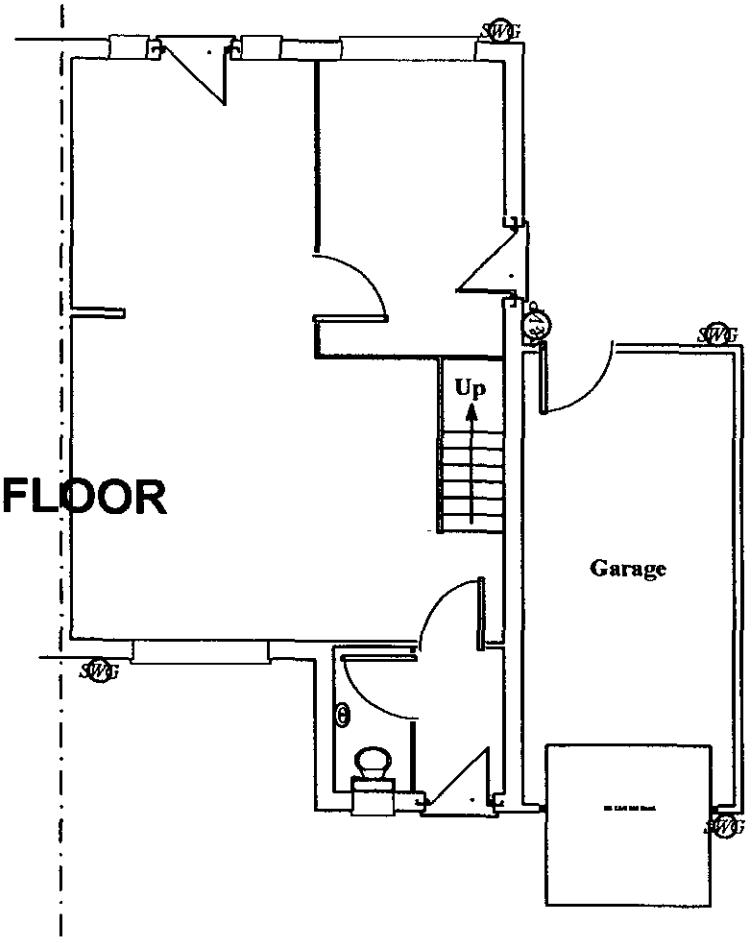
Location : 10 Merryfield Close

Scale 1:100 Existing Floor Plans

18.APR.2000* 1306



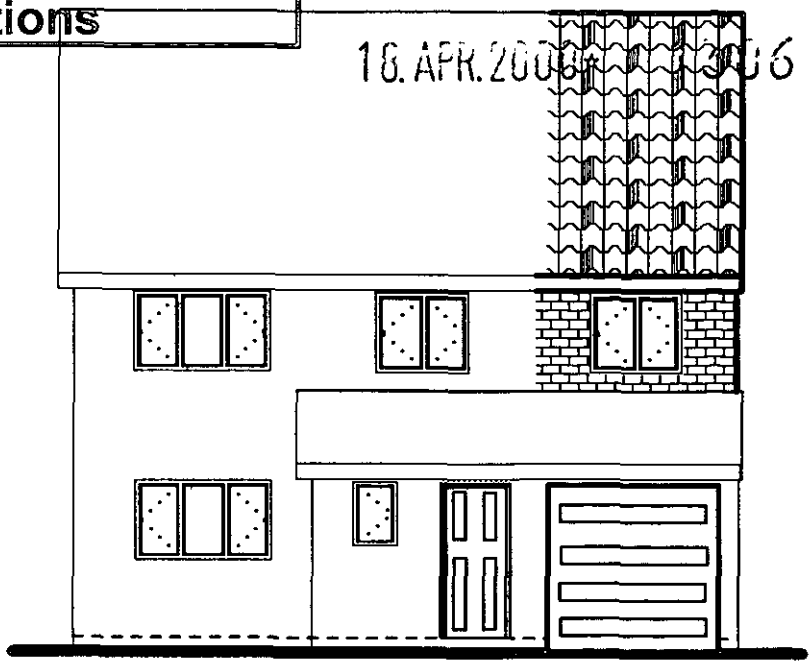
FIRST FLOOR

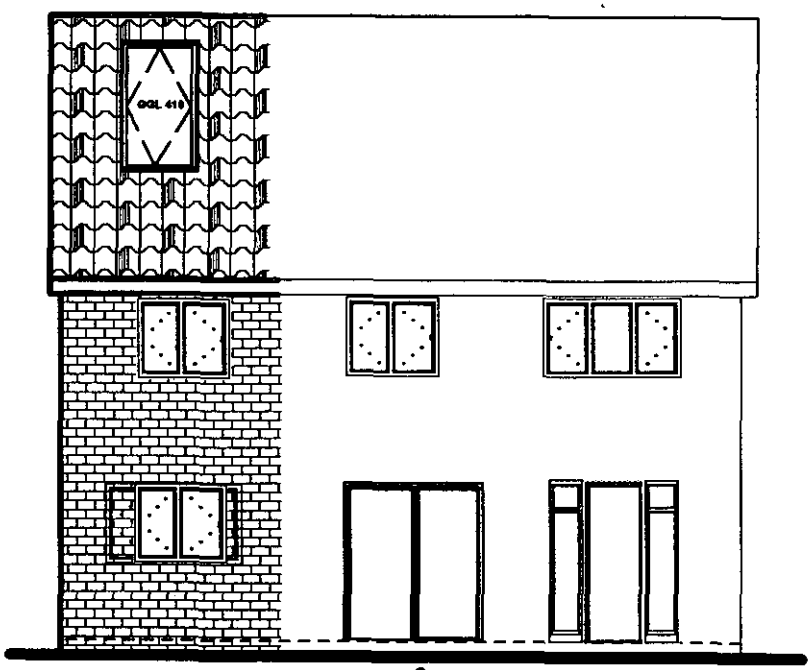


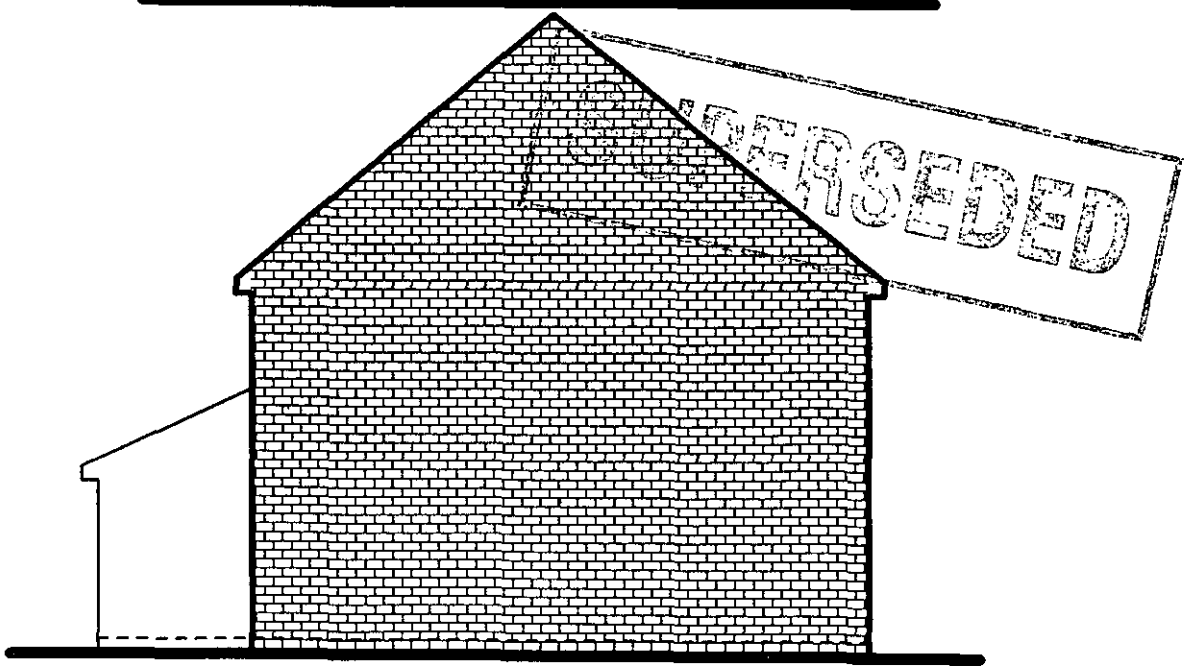
GROUND FLOOR

Location :	10 Merrifield Close
Scale 1:100	Proposed Elevations

18.APR.2000 13:06



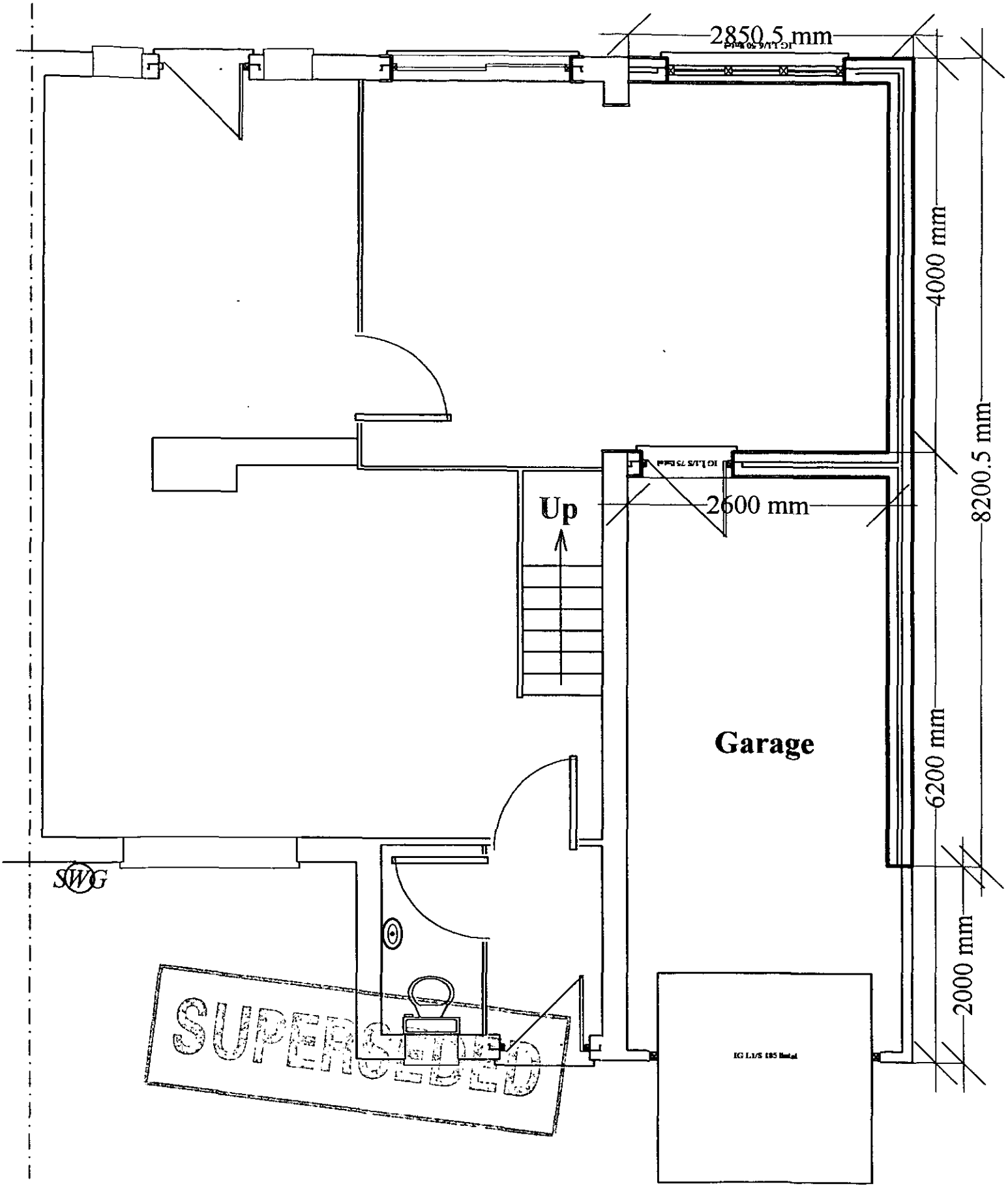




Location: 10 Merrifield Close

Scale 1:50 Proposed Ground Floor

16 APR 2000* 1306



Location:	10 Merryfield Close
Scale 1:50	Proposed First Floor

18.APR.2000* 1306

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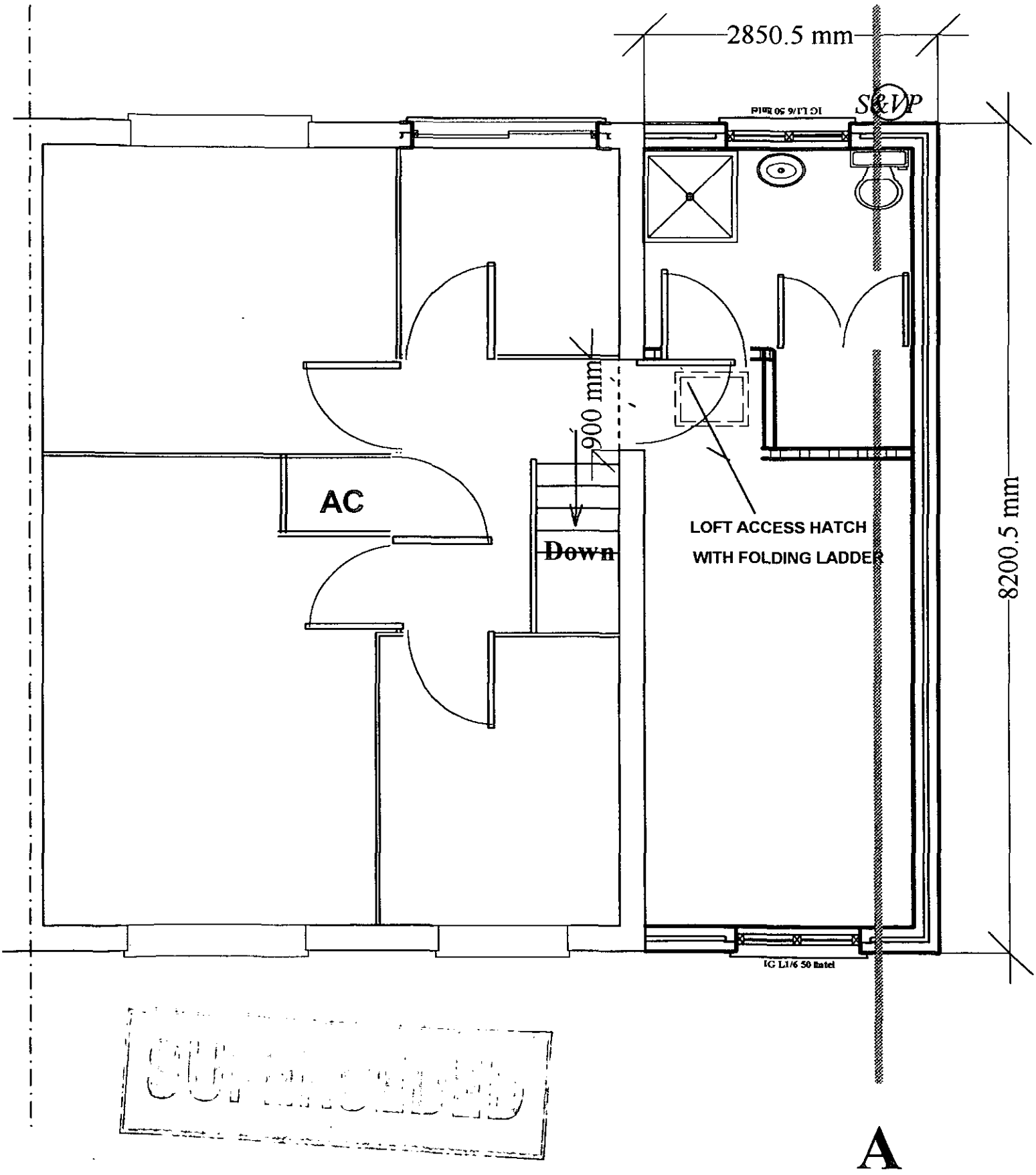

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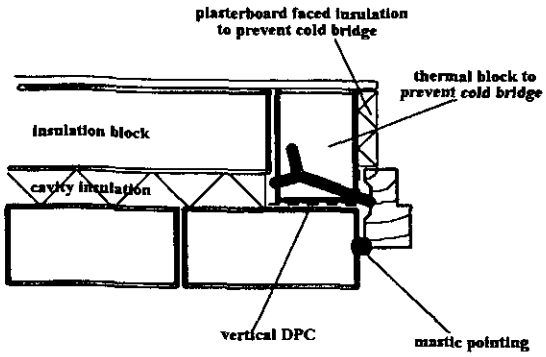

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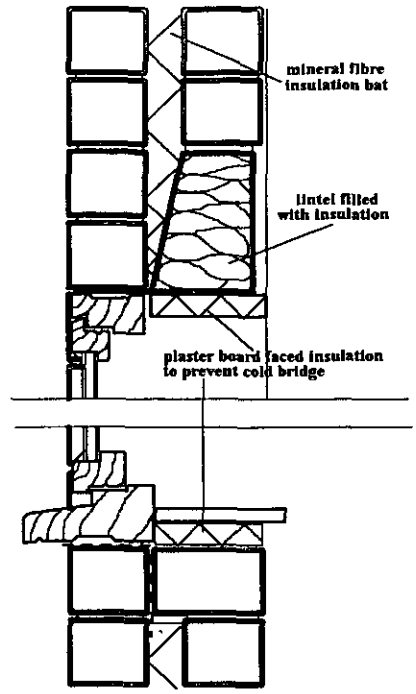
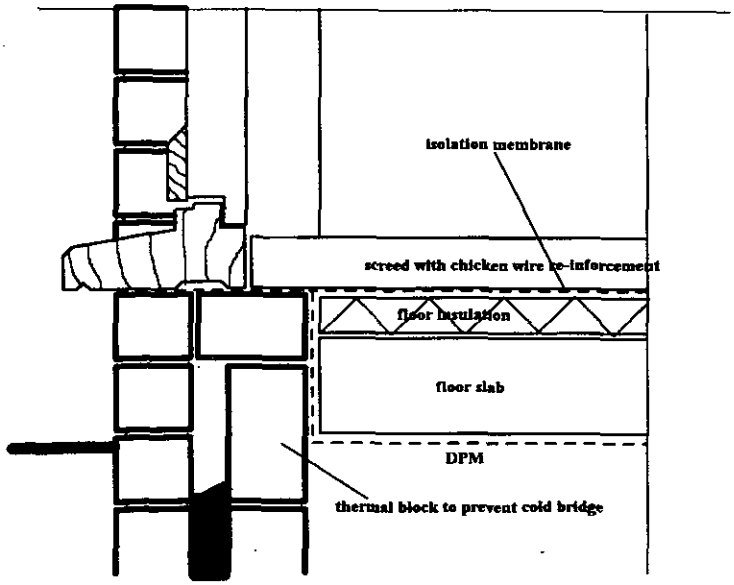
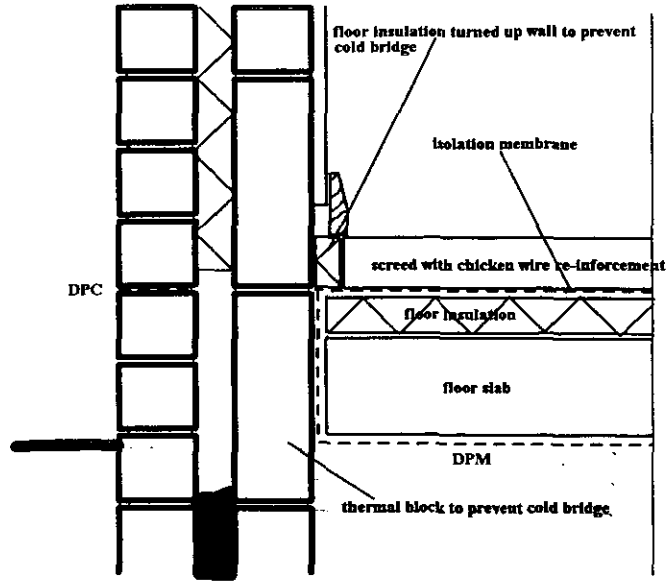


WINDOW OPENING

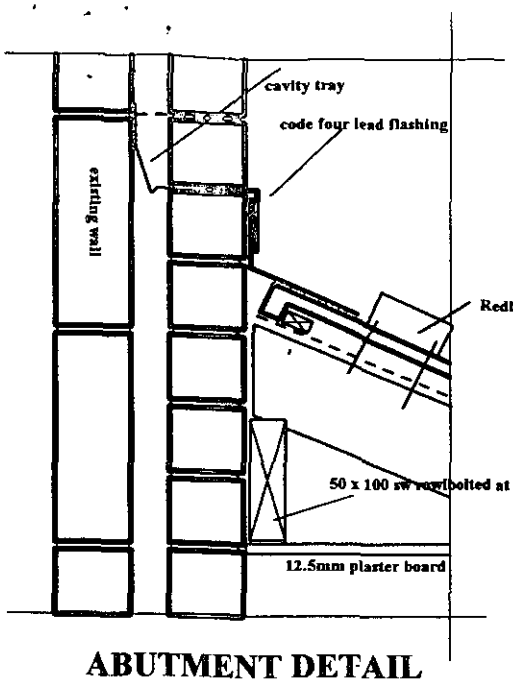


DOOR SECTION

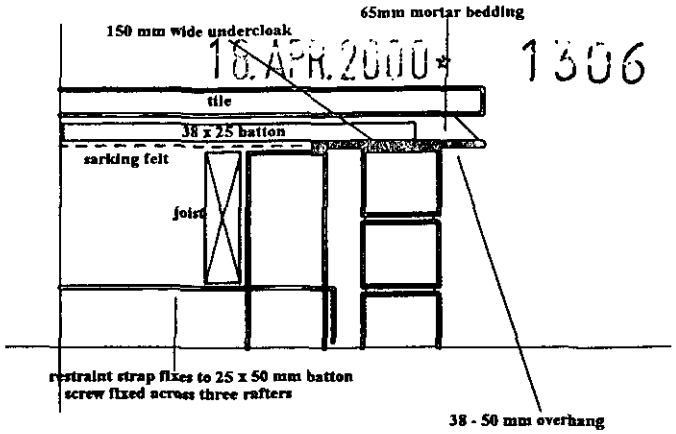


FLOOR SECTION

Location :	10 Merrifield Close
Scale 1:10	Construction Details



ABUTMENT DETAIL



VERGE DETAIL

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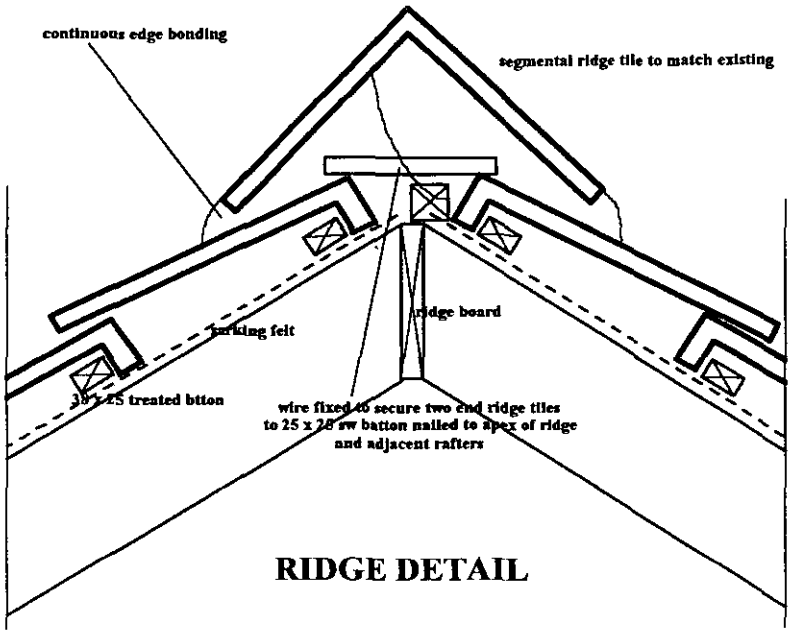
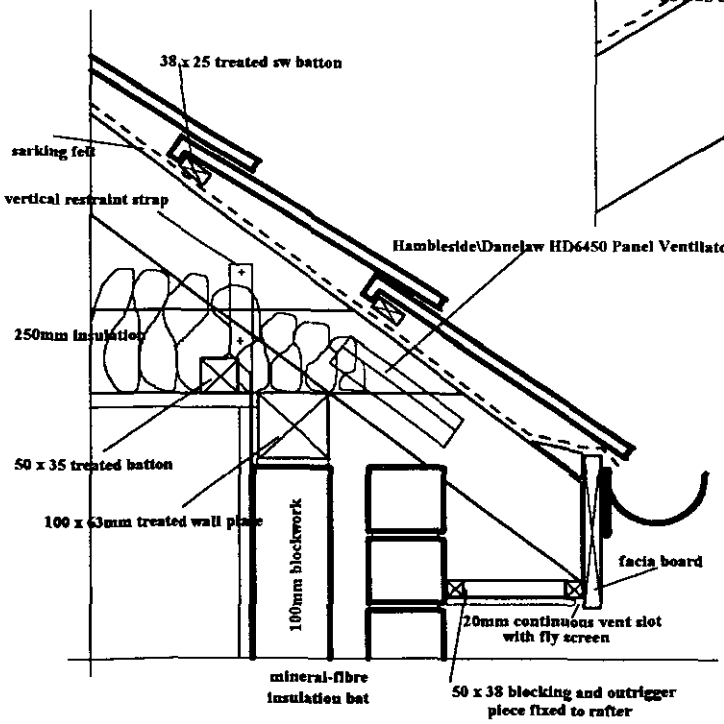


RIDGE DETAIL



FACIA DETAIL

Location :	
Scale 1:10	Construction Details

10 Merrifield Close

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PITCHED ROOF EXTENTION

FOUNDATION - 1:2:4 concrete foundation (size as scaled on the drawings) at a minimum one meter depth below outside ground level, to a sub soil with a bearing capacity of no less than 75Kn/m2, or to such greater depth as dictated by the Council Inspector. In all cases foundations should betaken below the invert of all adjacent drains within the pressure zone of the foundations.In the event that roots are found in the base of the trench the depth will be increased to 600mm below last root activity.Sulphate resistant cement should be used. Where the new foundations abutt an existing structure the concrete should be taken to a depth at least equall to the existing structures foundations.

WALL - *The wall below DPC level is to be Thermalite HI-Strength 7 blocks* (suitable up to Class 4) , with the outer leaf being in semi-engineering brick two courses below ground level and two courses above ground level. The provided, but filled up to ground level with lean mix concrete (leaving at least 150mm clear up to the DPC). A flexible *HYLOAD* DPC will be provided to both leaves two brick courses above ground level (no less than 150mm), with 100mm laps at all joints and onto the existing house DPC. The DPM to the floor is to be dresses onto the DPC. Above DPC level the wall is to be constructed with facing bricks (or Denzcrete external facing blocks as indicated on the elevation drawings) and 100mm *THERMALITE SHIELD* blocks to the inner leaf (brick strength at least 20 N/mm2, and block strength at least 5 N/mm2). A 50mm cavity will bemaintained between both leaves and fully filled with partially compressed *PILKINGTON DRYTHERM CAVITY WALL INSULATION* which will act as a cavity barrier for fire purposes. The *DRYTHERM* will be placed between the wall ties to form a neat butt jointed run, and level with the underside of the roof deck. Stainless steel butterfly ties will be used at 450mm c/c vertically(300mm adjacent to openings) and 900mm horizontally. All new walls will be bonded with 1:1:6 mortar. Both skins will be fixed to the existing structure using stainless steel *FURFIX PROFILES* secured with 2 x 1/4 galvanised coach screws and *BLUE THORSAM TP3 PLUGS* and the junction of the new and old brickwork to be provided with a vertical DPC. *Vertical DPC's will be provided to all openings and returned 150mm.* Vertical DPC's will be provided to all openings and returned 150mm. *All* openings will be supported with *IG Lintels* with 150mm end bearings.All external lintels to havedpm/cavity tray to BS 5628 to extend from the top pf the lintel to the front toe end extending 150mm beyond thelintel end. Weep holes should be provided over.

INTERNAL WALL STUD - Stud walls are to have 75 x 75mm tanalised soleplates taken off a DPC on the concrete floor, supporting 75 x 75mm vertical members at 600mm centres, with staggered horizontal noggins at 600mm centres. Both sides are to be clad with 9.5mm plasterboards, with all cut ends being supported by 75 x 75mm noggins, and finished with a two coat plaster skim. Floor slab under stud to be thickened to 200mm.

INTERNAL WALLS SOLID -Block internal walls are to be taken off 200 x 400mm foundations 1000mm below outside ground level. The DPM to the concrete floor is to be fully bonded to the new walls DPC. All clockwork below ground level is to be bonded with 1:1/2:4 mortar, and above DPC with *1:1:6 mortar. Both sides are to receive a two coat plaster finish. Openings are to be supported with BAT SUPERGALV* lintels with 150mm end bearings.

SOLID FLOOR - The area to receive the floor is to be stripped of all top soil, and overlaid with 150mm of well consolidated inert hard-core, provided with a 20mm sand binding. A 1200 gauge polythene DPM is to be provided and lapped into the new and existing DPC's and overlaid with a 100mm concrete floor slab. On top of this is to be laid 50mm *FLOORMATE* and covered with a 500 gauge polythene isolation sheet. The whole surface is to be finished with 63mm 1:3 screed with a chicken mesh reinforcement.

PITCHED ROOF -Tiles in accordance with the manufactures instructions, onto 25 x 32mm tanalised battens on BS 747 sacking felt, given 150mm laps horizontally and 100mm laps vertically. Roof timber sizes are to be as stated on the section drawings. A continuous 25mm vent strip with a fly screen will be provided at the soffit to provide cross ventilation. The ceiling will be 12.5mm plasterboard, all finished with a two coat plaster skim. Fibre glass quilt is to be laid between the ceiling joists up to the depth of the joists, and then over laid with a second layer at 90 degrees, both layers amounting to a total depth of no less than 250mm. Rafter ends are to be birdsmouthed onto the wall plate and screw nailed in pre-drilled holes. Rafter ends will be restrained by screw nailing to ceiling joists.All timber is to be tanalised.

BIRDSMOUTHING - Birdsmouth joint of rafters to purlins and wall plate to be 1/3rd rfater depth to ne effective.

RESTRAINT AND WIND LIFT -The top of the cavity wall is to be restrained at roof verge, eaves and ceiling level with 5 x 30mm galvanised mild steel straps at 1200mm centres built into the cavity wall. Where the roof straps rum at right angles to the roof, joist noggins will be used so that the strips can run across at least three joists. 5 x 30mm galvanised mild steel straps will be used at 1200mm centres and screw fixed at three points to the inner leaf.

BEAM FIRE PROTECTION - All box lintels will receive a two coat plaster skim. Steel beams will be clad with two layers of *12.7mm FIRELINE BOARD* fixed onto 50 x 50mm battens to provide a 50mm air gap between the board and the beam. The board can be screw fixed to *GYPROC STEEL STRAPPING* at 300mm centres and finished with a two coat plaster skim. Beam ends are to be bolted to the padstones.

LINTEL SCHEDULE - Wall openings are to be supported by IG Lintels with 150mm end bearings and viods filled with Rockwool as follows :-

Span 600 - 1200mm IG L1/S 50 - 65mm high Span 1650 - 1800mm IG L1/S 50 - height 115mm
Span 1350 - 1500mm IG L1/S 50 - 80mm high Span 2250 - 2400mm IG L1/S 50 - height 150mm
Span 2550 - 2700mm IG L1/HD 50 - 195mm high Span 2850 - 3000mm IG L1/HD 50 - 220mm heigh

FLASHINGS - All new roof abutments to be provided with 150mm high code four lead flashings (where the flashing abuts a cavity wall a cavity tray will be fitted).

10 Merrifield Close

VENTILATION - *All rooms are to have a 2no 225 x 225mm air brick (8000 mm2) at least 1750mm off the ground,* (including bathrooms and utility rooms) and provided with a hit and miss vent and fly screen. All patio doors and windows are to havenight vents (trickle vents) with an area of at least 10,000mm2. Kitchens and utility rooms are to have mechanical extracts with a capacity of at least 60 litres per second. Bathrooms *and WC's will* have fans with a capacity of at least 15 litres per second fitted to a light switch with a 15 min over ride.All new windows are to have openable lights equall to 5% of the floor area of the room served.

GLASS - All glass to doors, patios and/or side panels to a horizontal distance of 300mm from the door and to a minimun height of 1500mm above floor level will be toughned glass to BS 6206 . Glazing else where within 800mm of floor level will also be toughned glass.

TIMBER - All timber used is to be tannalised.**VERMIN** - All pipe work entering the structure from below ground level, should be fitted with a rodent proof ridged masking sheet.

CONSERVATION OF HEAT - All windows and other external glazing is to be PVCu thermal break with15mm air gap double glazing with low emissivity glass{<0.2}. All reveals are to be in light weight aerated blockwork and clad with **GYPROC URETHANE LAMINATE,** with a 25mm thickness. No bricks are to be used within the inner leaf. Hollow cavity wall lintels are to be fully fitted with *Gyproc Drytherm* insulation. All windows and doors are to be sealed around the frames with mastic and all openings draught stripped including all loft hatches.**HEATING** - The new rooms are to be heated with wet radiators exteneded from the existing central heating system. The radiators are to be fitted with Thermostatic radiator valves.

HEATING - The new rooms are to be heated by radiators taken off the existing central heating system and fitted with thermostatic valves. A gas engineer *is establish that the present system can take the additional heating load.*

DRAINS - *Hepworth Supersleve* 100mm diameter pipes are to be used, laid to falls of no less than 1:40. Any pipes close to the surface and subject to heavy loads are to be encased in 150mm of concrete with polystyrene collars at alternate joints to maintain flexibility. Pipes passing through the structure are to have the walls over supported by 150 x 100 reinforced concrete lintels with 150mm end bearings. A gap of at least 50mm is to be maintained around the pipe. A flexible joint is to be provided within 100mm of theopening or any chamber connection.All drains to be bedded in granular material with a 100mm cover all round. The existing drainsyestem has not been surveyed, and the layout shown is assumed . The builder is to allow for a camera survey before building if he considers it necessary. **Drains which are to be adopted by the council to comply with Sewers for Adoption (4th Edition).Note:- the builder should carry out a drain survey prior to staring building work to confirm thatthe drain layout will not affect the foundation and wall layout.**

Chambers up to 900mm deep are to be 750 x 1000mm internally.
Chambers 900 x 2700mm deep are to be 1200 x 1000mm internally.
All chambers are to be built of 150mm 1:2:4 bases, with 225mm solid semi-engineering brick walls laid in English Wall Bond, having 1:1/2:4 mortar joists. A galvanised steel frame and cover is to be provided. All internal chambers are to have galvanised steel double seal bolt down covers. Chamber covers to be to EN 124.

WASTES - .
BATH and SINK wastes - 43mm uPVC pipes with 75mm deep seal traps, anti-siphon valves and access bosses to all bends.
All wastes are to discharge to 110mm stub stack with Hunter *Nouveau Relife Valve (BBA cert 83/1066)* or standard S&VP.
Connections to SVP's are to be to CP 304, with bird cages terminating 900mm above eaves and windows
WC connections to be 110mm stack pipe or stub stack with Hunter *Nouveau Relife Valve* with P trap to pan and possitioned above the flood level of the heighest connected service.

FIRE PROTECTION TO S&VP - Internal S&VP should be boxed in using ms galvanised angle with plaster board and void filled with Rock Wool

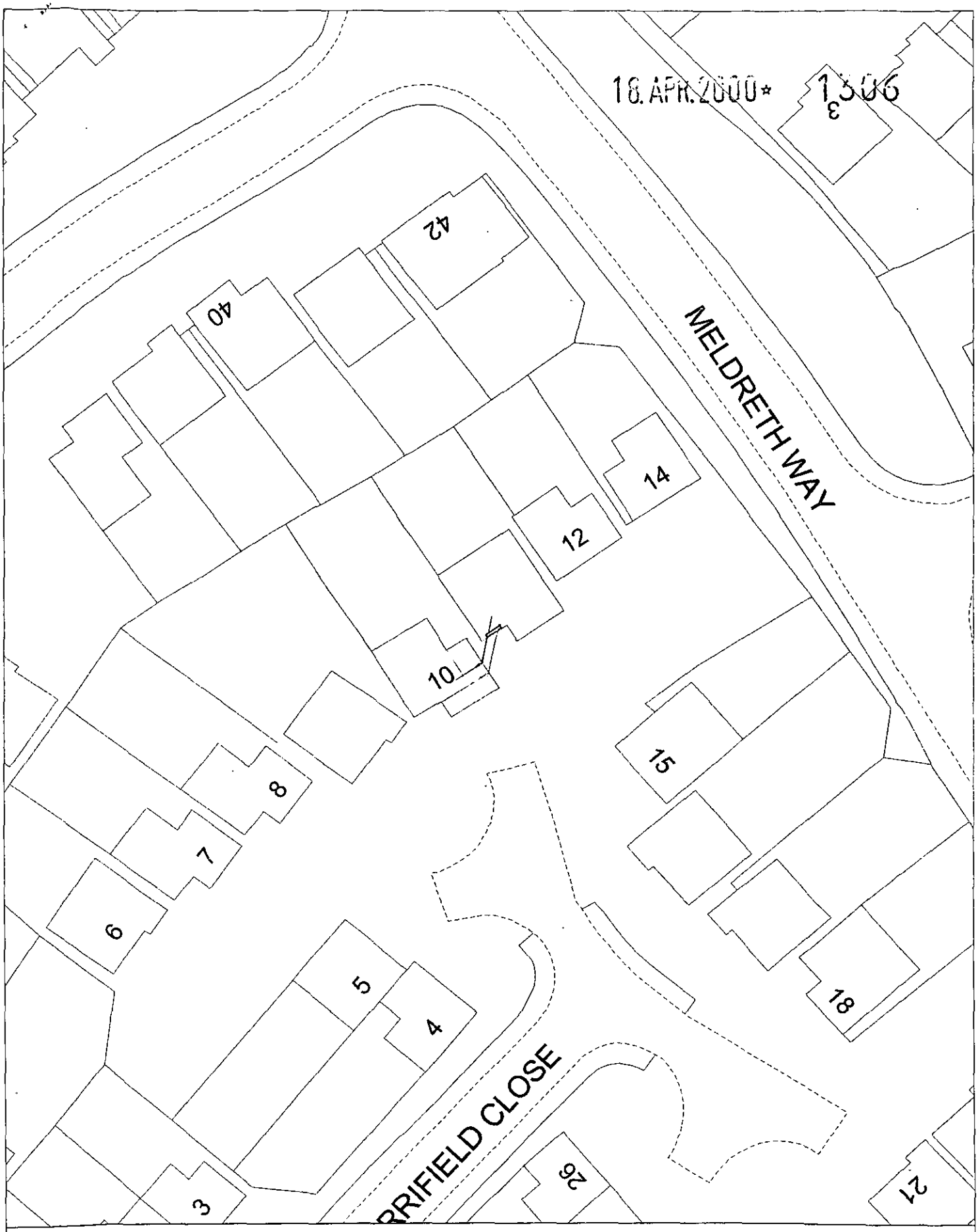
GULLIES *-All external foul and surface water gullies are to be trapped roddable back inlet gullies, with waste pipes discharging below the grid but above the* water level.

GUTTERING - *115mm uPVC* guttering is to be used, with 65mm down pipes discharging to trapped gullies.

LAND FILL GAS - Any building likely to be affected by land fill gas is to have a 0.25mm ZEDCOR polymer thermoplastic (BBA No 94/ 3059) with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over.The area under the floor slab is to be vented with herringbone pattern land drains out to
225mm2 air bricks.

GENERAL - The possition of all boundaries and planning sight line s are assumed only . The client must confirm their actual possition before starting work.This work is probably covered by the PARTY WALL ACTand requires to you to write to your neighbour informingthem of the work with a copy of the plans. Work may only commencewhen you have their written consent. The builder is under a strict duty to t check all dimensions on site prior to starting work or ordering any materials. Any descrepancies on site must be reported to the company at once before work starts. The builder is required to make sure he fully understands the plans and extent of the work in conjunction with the client, and that he has all relevant details he needs to provide a binding quotation for the cost of the works.These plans do not coverthe location of services (drains, gas, telecoms, electric etc). These should be established by the builder before hand and a decision made by the relevant specialist tradesman as to wether thay need to be relocated or upgradedto cover the new building works. The builder must ensure that he is working from the latest version of the plans, and Building Regulations and/or Planning permission has been granted. These plans do not cover electric, gas, water or other services. The client should discuss the location and provovision of these srevices with the builder prior to contract.

YOUR ATTENTION IS BROUGHT TO THE FULL TERMS AND CONDITIONS OF OUR ENGAGEMENT ON YOUR INVOICE.



Site Plan, Scale: 1 to 500

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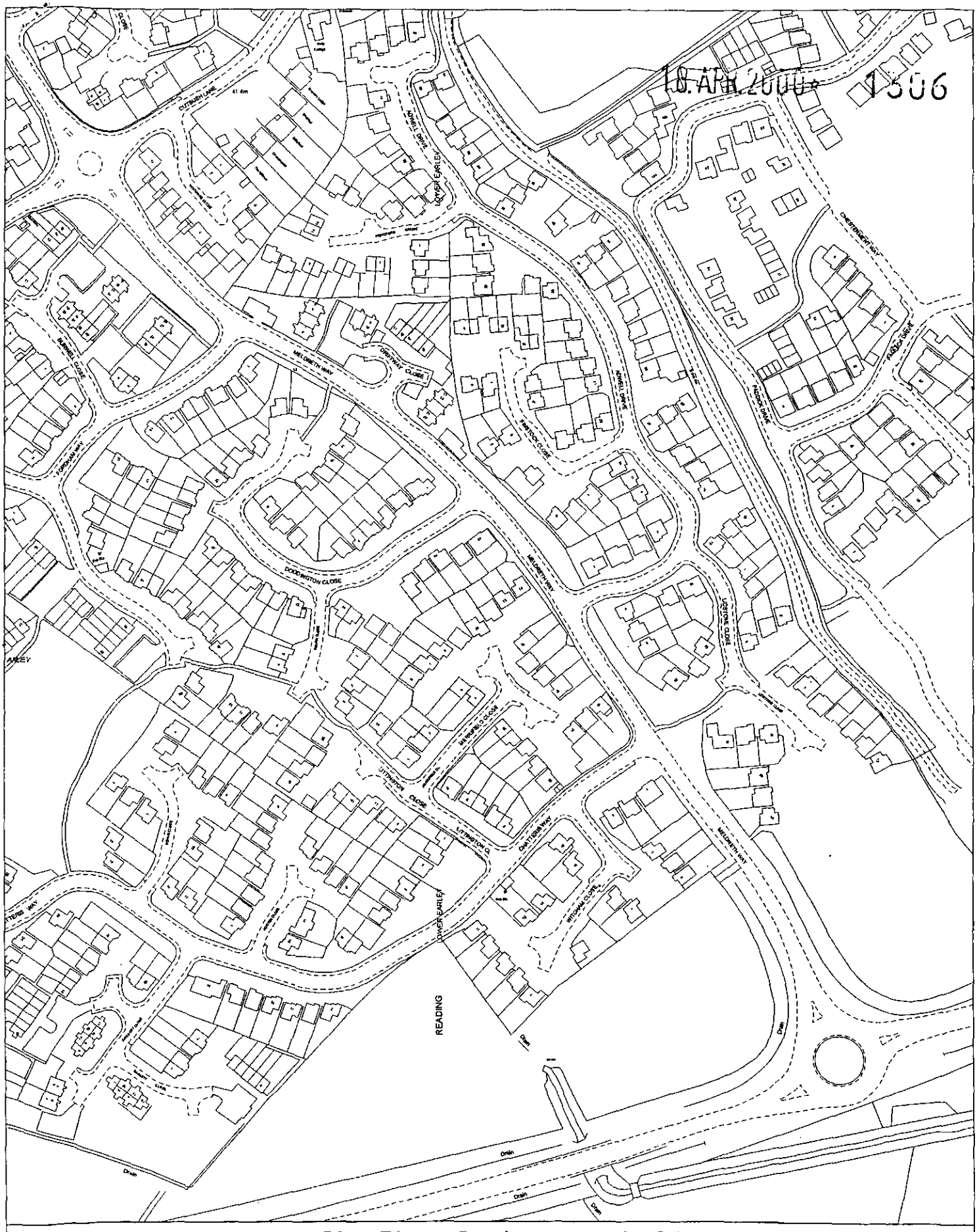

Site Plan, Scale: 1 to 2500

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