APPLICATION NO:
F/2000/1729

LOCATION:
166 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr & Mrs Thomas C/O Excel Design Ltd

PROPOSAL:
Proposed two storey extension to dwelling.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 07/08/2000

CASE OFFICER: **Farah Humayun**

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

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

Application Number: F/2000/1729

Parish: **WOODLEY**

Location: **166, Loddon Bridge Road, Woodley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development by reason of the bulk, massing and location would form a dominant and overlooking feature to the detriment of both neighbouring properties. As such, the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 05/08/2000

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.

ADDRESS 168 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property. ORD. SHEET No. SU.7672(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13750	Mr A G. Jones	2/storey extn. at rear	31. 7. 80	N/A Ref
BR15233	" "	" " "	1. 8 80	App N/
14353	"	" ; DORMER WINDOW	20/11/80	N/A CLA
SR 22114	"	GARAGE WITH PITCHED ROOF	10.2.84	APP N/
21258	"	& FLAT ROOF SIDE EXTENSION.	31.5.84	N/A CL
BRA 020	MR & MRS McCORY	2/ss "	16.12.85	REF N/A
24819	"	"	7.1.86	CLA
BRA 219	"	SIDE EXT.	12.2.86	APP N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 166 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/437/66	Mr. L.W. Tanner	Garage	4.8.66	App. U/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D Eng, Workshop + Garden Store, 15.10.97 N/R.

DRAINAGE P.D. Eng. Mr D. Thomas. Proposed Porch. 16/4/99.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1729

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

Location : 166, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed two storey extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/7

Date of Neighbour Notifications : .....

Date of Site Visit : 26/7/00

Date Registered : 12/06/2000

***Earliest Date for Decision* : 15/07/2000**

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 07/08/2000. 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 :

WOODLEY TOWN COUNCIL – OBJECT – Inappropriate dev for size of plot
ENVIRONMENT AGENCY – NO OBJECTION
ENVIRONMENTAL HEALTH – NO OBJECTION
HIGHWAYS – RECOMMEND APPROVAL SUBJECT TO CONDITIONS.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.
* IMPACT UPON THE STREET SCENE.

Application Number: F/2000/1729

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a proposed two storey rear and side extension. There is one additional dormer proposed in the left side elevation and one relocated side window in the right side elevation.

The proposed two storey extension would project out 4.575 metres from the rear of the property and is located approx 80 cm at its closest and 1 metre at its furthest from the shared boundary with No 168 Loddon Bridge Road. On the right side it is located approx 80cm at the furthest part of the extension (approx 80cm) and furthest nearer the existing boundary line (1 metre). As such the proposed extension would form an overbearing and dominant feature to the detriment of the residential amenity of No 168 Loddon Bridge Road and No 164.

The side extension projects out 1.6 metres from the side of the dwelling. The proposed extension has one window and door that are side facing. However there are no side facing windows in the flank wall of the neighbouring property.

Although a similar extension has been built at No 168 already and a two storey extension has been approved at No 164 the proposed bulk and massing of the two storey extension would have an overbearing impact and dominant impact upon the residential amenity of No 168 and No 164 Loddon Bridge Road.

IMPACT UPON THE STREET SCENE

The proposed dormers would be set 0.6 metres back from the front of dwelling. The extended gable roof and proposed dormers would not have a significant detrimental impact upon the character of the existing dwelling or the wider area.

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

(tick appropriate box)

Application Number F/2000/1729
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of both neighbouring properties. As such the proposal is contrary to policy LBE2 of the London Area Local Plan and policies WBE3 and WBE1 of the Wokingham District Local Plan.

John Mercer
5/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 166 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2000/1729

OFFICER: Farah Humayun

DATE OF SITE VISIT: 28/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No / 98 - 2817

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL

3. DESCRIPTION OF SITE/BUILDING

2 STOREY. DETACHED

4. RELATIONSHIP TO ADJOINING PROPERTIES

V. CLOSE BOUNDARY TO 168 - DORMER WOULD OVERLOOK.
168 - DORMER, FRONT FACING
164 - previously extended ? + Velux in roof.

Existing garage to rear of property

Flank wall of 164 - NO windows - Sound V. small.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING - 2 CARS

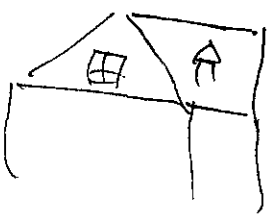
LEVELS

BOUNDARY TREATMENT 1m fence to front with 164 - 1.8 + trees to rear.

OTHERS 1m chain link to 168 - some landscaping.

* Question mass of roof!

164



- Some effect.

162/160 -



Dormer extn to 164 - front + back facing.

No rear extns to 168. Velux window in roof.

No side facing windows to 164. - Extn extends up to 4.5 m's.

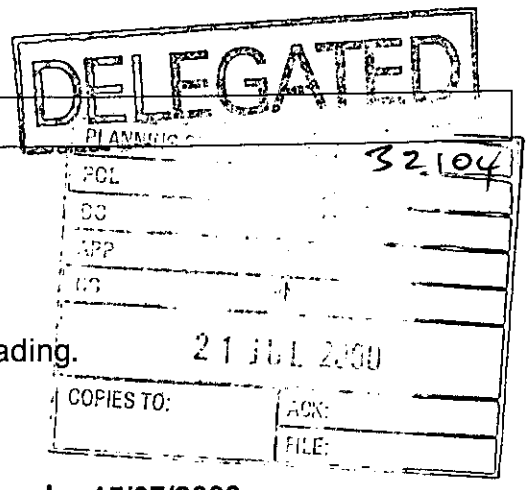
- Shed to side of 168 — 1.8 CD fence to low fence to rear.

Landscaping + trees

* APP APPROVED FOR 164?

FROM: Farah Humayun

DATE: 21 June 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1729

Proposal: Proposed two storey extension to dwelling..

Site Address: 166, Loddon Bridge Road, Woodley, Reading.

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

Your observations are required in respect of this application **by 15/07/2000** .

The committee considered that this was an inappropriate development for the size of the plot. It was an over-development and would create a massing effect.

SIGNED: S Kiernan DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 21 June 2000

Application Number: F/2000/1729

Proposal: Proposed two storey extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
166, Loddon Bridge Road, Woodley, Reading.

Applicant:
Mr & Mrs Thomas 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).

SC:23 (INSERT: Parking)

SR:06

Signed: _____ **Print name:** Stephanie Knowles.

03/07/00.

Our ref: SP\2000\001951/001
Your ref: F/2000/1729

Date: 27th June 2000

ENVIRONMENT AGENCY

31299

FH

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Faruh Humayun

Dear Sir/Madam

PROPOSED TWO STOREY EXTENSION AT 166 LODDON BRIDGE ROAD, WOODLEY, READING

Thank you for your letter dated 21 June 2000 which was received on 26 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/12/7.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 768 723	113m	Loddon Bridge Road

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Excel Design Ltd, 17 Gorse Ride South, Finchampstead RG40 4EH

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Farah Humayun, Planning

My Ref: JPE/aky

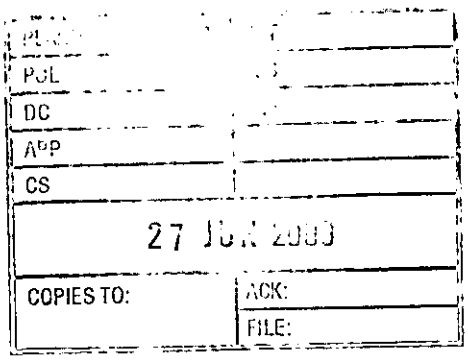
Your Ref:

Date: 23 June, 2000

PROPOSED TWO STOREY EXTENSION TO DWELLING
LOCATION: 166 LODDON BRIDGE ROAD, WOODLEY
APPLICATION NO. F/2000/1729

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing



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

Tel:

Date: **21 June 2000**

My ref: F/2000/1729

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2000/1729
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1729**
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel:

Date: **21 June 2000**

My ref: F/2000/1729

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1729**
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel:

Date: **21 June 2000**

My ref: F/2000/1729

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2000/1729
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey extension to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1729**
166, Loddon Bridge Road, Woodley, Reading.
Proposed two storey extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2000/1729

Proposal:
Proposed two storey extension to dwelling.

Location:
166, Loddon Bridge Road, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. 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 Planning and Transportation

21 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 [illegible]
Officer: FH	Application No. F/2000/1729

Map No. 42 Site ...005...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F1) PROPOSED TWO STOREY [redacted] EXTENSIONS TO DWELLING [redacted]

Location: 166 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Loddon.
21.6.2000

Applicant: MR | MRS THOMAS

Fee Received 95-00 (1) 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	ARE THEY DEMOLISHING THE EXISTING GARAGE?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 250m landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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:

nos. pre-app. .....

.....

.....

NEIGHBOURS:

S/N + 166 + 164 LONDON BRIDGE RD.
The Good Companions PH " "
51 + 55 COLEMANS MOOR LANE

ADDRESS 166 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/437/66	Mr. L.W. Tanner	Garage	4.8.66	App. U/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D Eng, Workshop + Garden Store, 15.10.97 N/R.

DRAINAGE P.D. Eng. Mr D. Thomas, Proposed Porch. 16/4/99.

1959/a

HOUSEHOLDER PLANNING APPLICATION

12 JUN 2008 1729

WOKINGHAM DISTRICT COUNCIL

DRAWN

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 THOMAS
	ADDRESS	166 LODDON BRIDGE RD
		WOODLEY
	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 4EH 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	166 LODDON BRIDGE RD
		WOODLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR & SIDE EXT - ROOMS IN LOFT

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 / RENDER & 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:

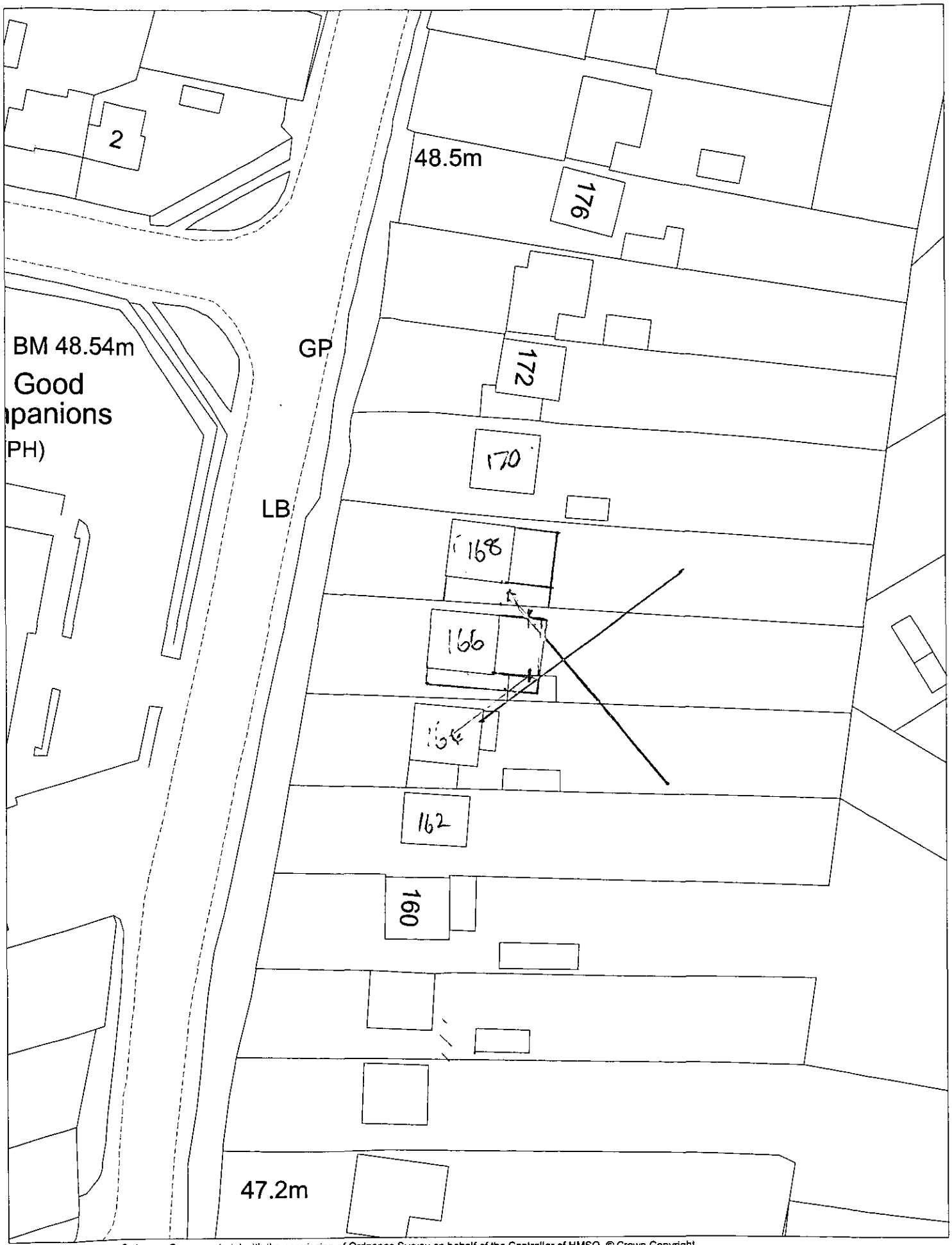
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 M T THOMAS

DATE 5-6-00



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Development Control Section, Environmental Services, Wokingham District Council.

3 August 2000

Scale: 1 : 500

N
W E
S

Client:

Mr and Mrs Thomas
166 Loddon Bridge Road
Woodley
Berkshire

DELEGATED

Project:

Single Storey Rear and side Extension
with Rooms in Loft

REFUSED

Location:

166 Loddon Bridge Road
Woodley
Berkshire

Excel Design
XL00647

Drawing List

Drawin	Description	Drawings
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 Plan 1	✓
13	Ground Floor Plan 2	✓
14	First Floor Plan 1	✓
15	First Floor Plan 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Drawing List
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	DRAWING No: 00647/ 2
DATE:	May 2000	REVISION:	

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

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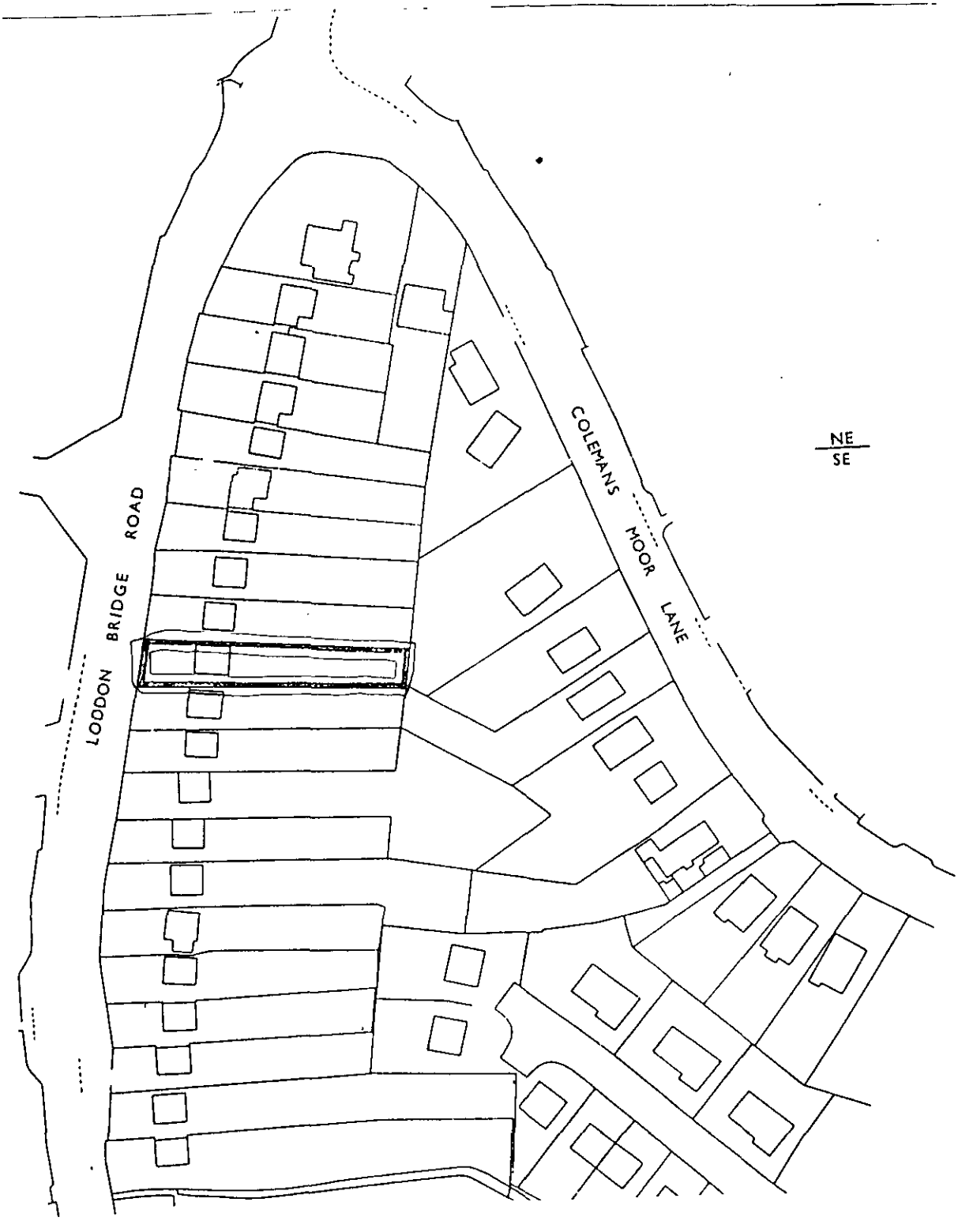
Excel design



CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Location Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:2500	DRAWING No:	00647/ 3
DATE:	May 2000	REVISION:			

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

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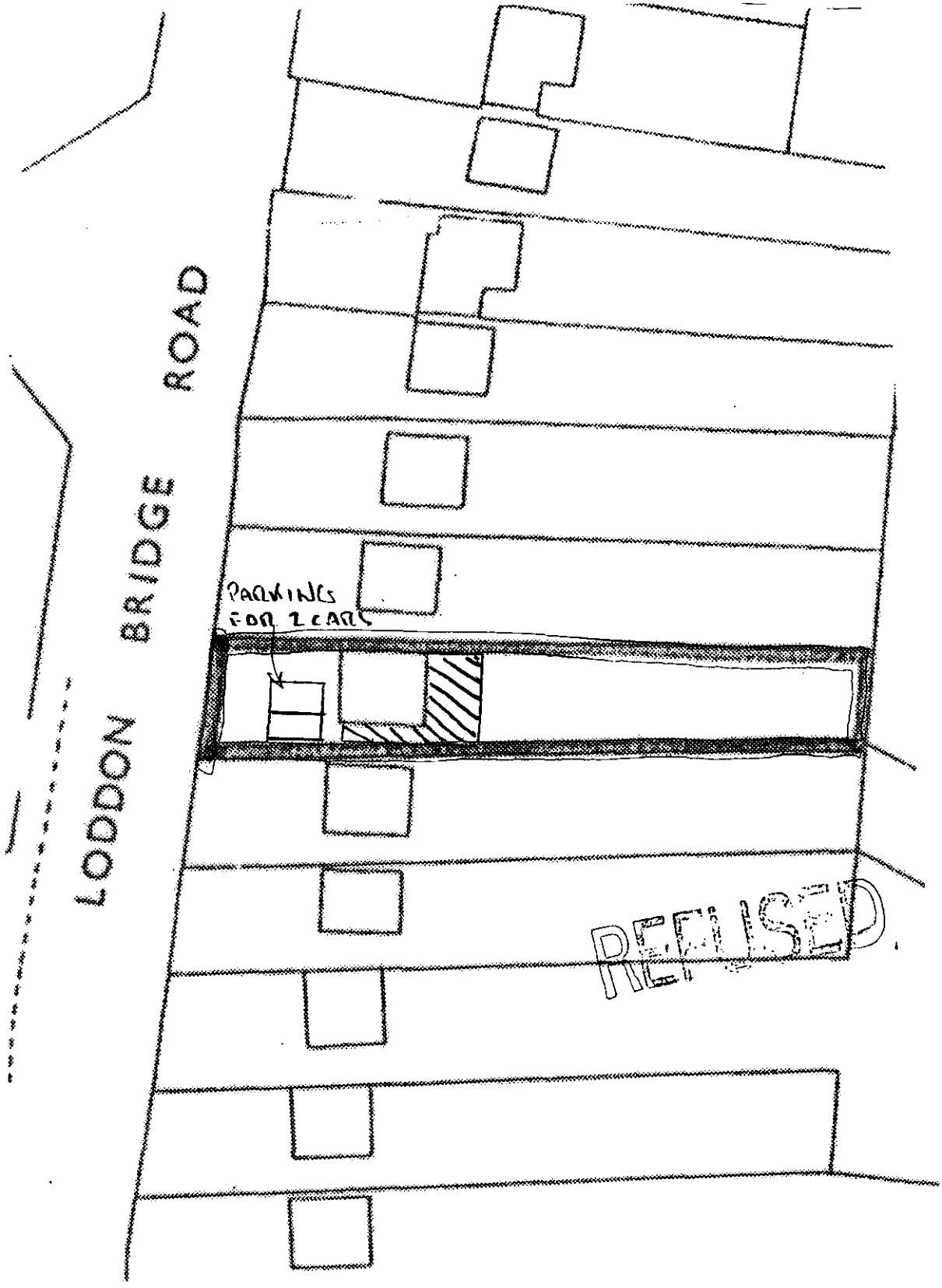

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Block Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:500	DRAWING No:	00647/ 4
DATE:	May 2000	REVISION:			

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

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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.

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.

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 Damcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
102mm thick facing brickwork to match existing, 50mm insulated cavity, 100mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13mm lightweight plaster and skim internally. Cavity insulated with 50mm 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 900mm horizontal and 450mm 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
Unless otherwise stated, 100 x 50 timber studding at 400 vertical c-c, 10mm plater board and skim finish.

6. JOINERY
All doors and windows to be fitted with double glazed factory sealed units. All opening lights to give minimum 1/20th floor area in ventilation. All softwood to be pressure impregnated preservative treated to B.S 4072. All windows fitted with 8000 mm^2 trickle ventilator.

7. LINTELS
To be Catnic steel lintels or similar to manufacturer's span/load tables. Minimum 150mm end bearing with cavity trays over.

8. GLAZING
Windows to be fitted with double glazed factory sealed units. Full height glazed screens, doors and sidelights to be fitted with class B safety glass. Fit obscure glass to all bathroom and w.c windows

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.

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION: Notes	
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	DRAWING No: 00647/ 5
DATE:	May 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

10. FIRST FLOOR

18mm tongue and groove flooring grade chipboard on joists as specified on section drawings. Underside of joists lined with 10.5mm plasterboard finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centers fixed to 3 no. floor joists and build into walls.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS

Where ceiling joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200mm centers spanning three joists. Provide m.s. galv. gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5mm straps at 2m centres.

12. FIRE DETECTION

Smoke detectors are to be installed on the landing and in the hall. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

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. Both units operate intermittently.

Bathrooms and W. C: Provide mechanical vent units ducted through roof vent tile giving 15 liters per second extract rate operated intermittently.

14. S.W. DRAINAGE

100 diameter half round gutters to rear extension 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. 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.

15. F.W. DRAINAGE

Above ground: Waste sizes to be: S.v.p's & w.c's 100 dia, W.h.b's 32 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.

Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels.

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION: Notes	
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	DRAWING No: 00647/ 6
DATE:	May 2000	REVISION:	

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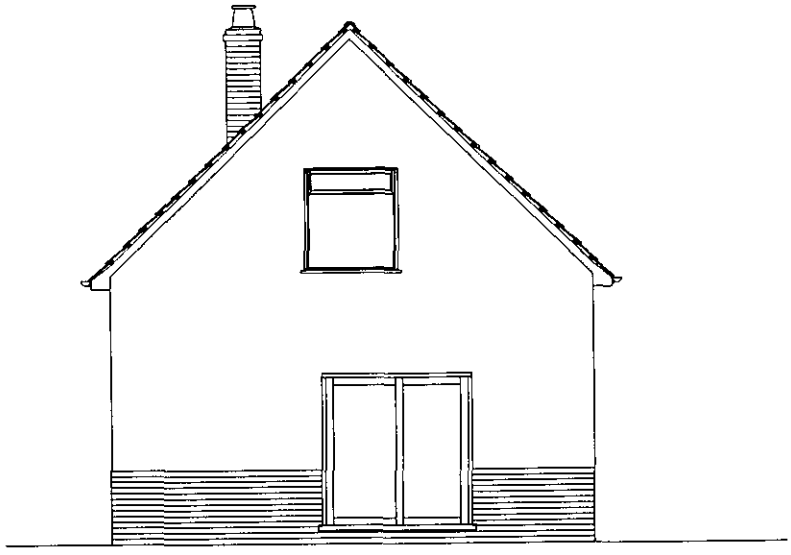

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 8
DATE:	May 2000	REVISION:			

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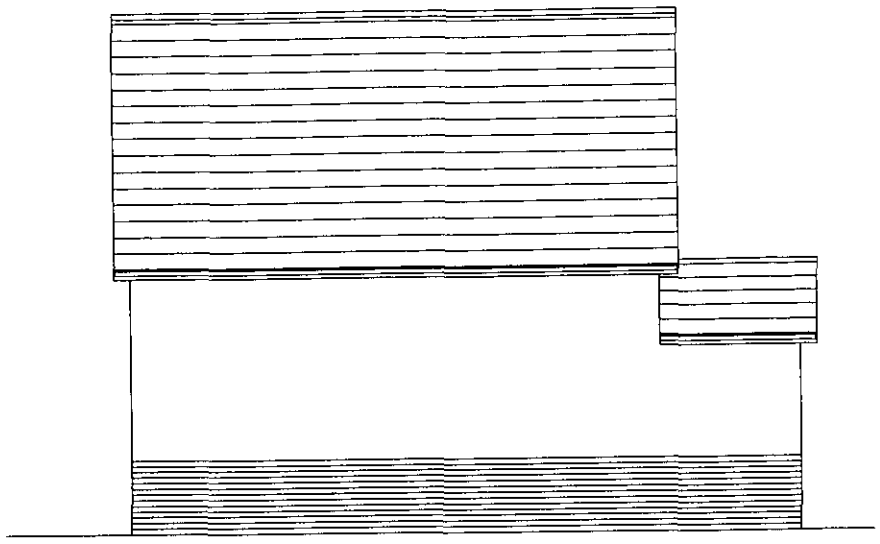
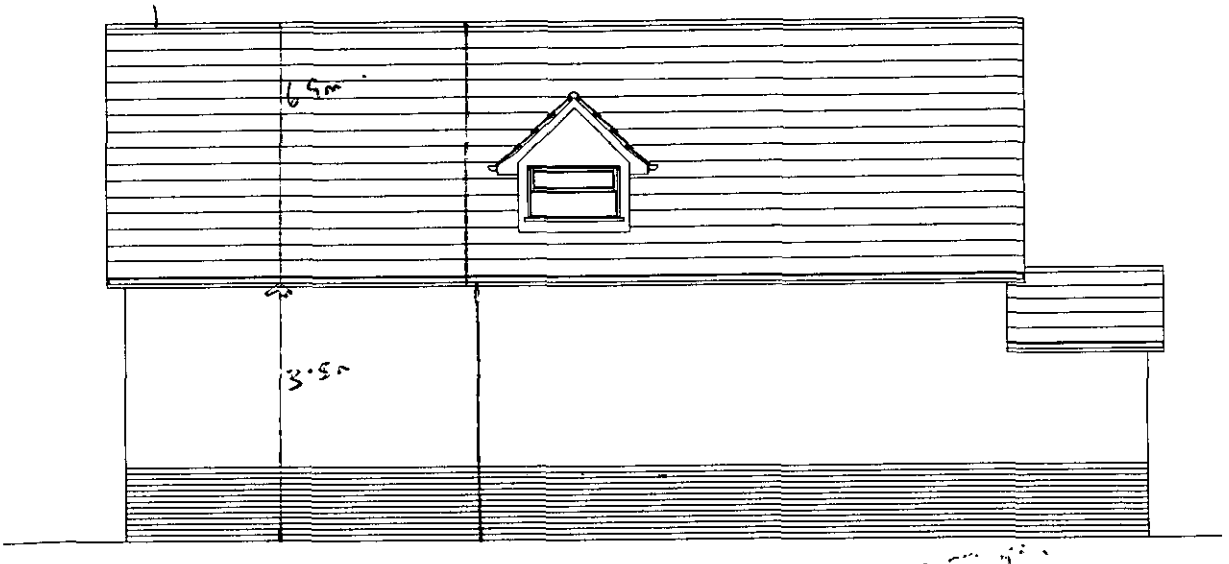


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 9
DATE:	May 2000	REVISION:			

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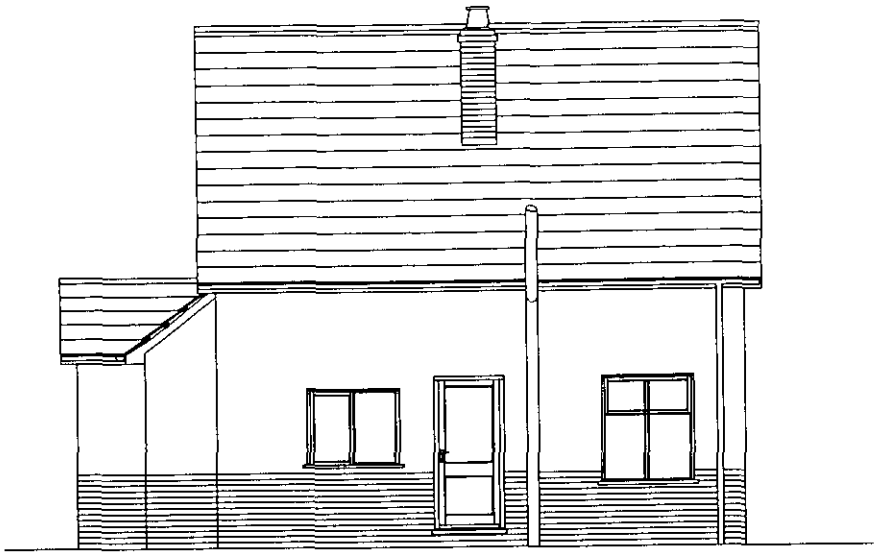
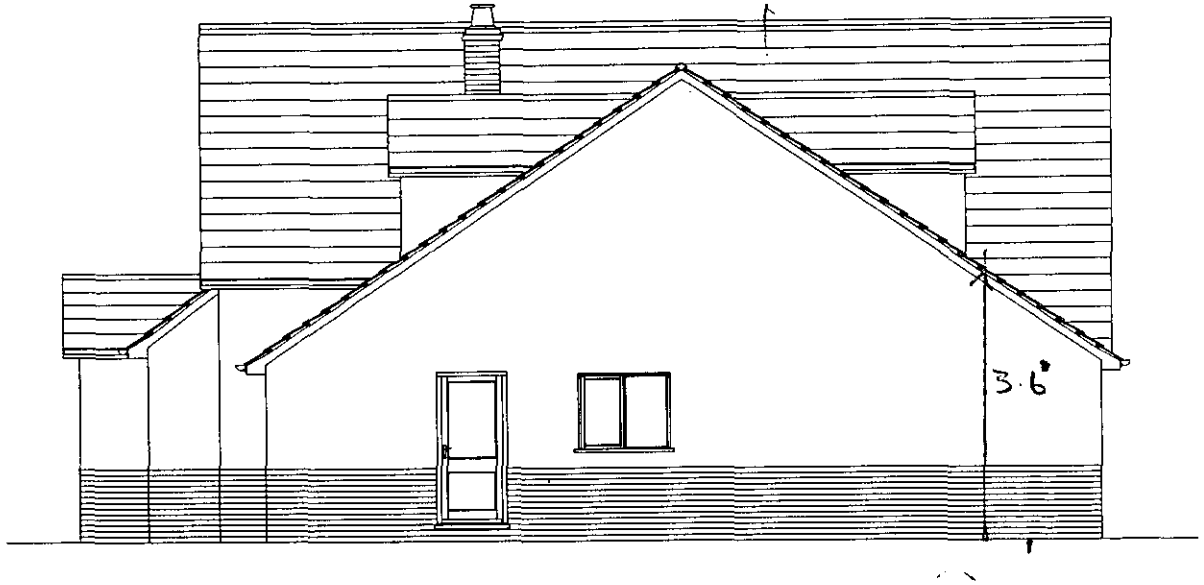


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 10
DATE:	May 2000	REVISION:			

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 11
DATE:	May 2000	REVISION:			

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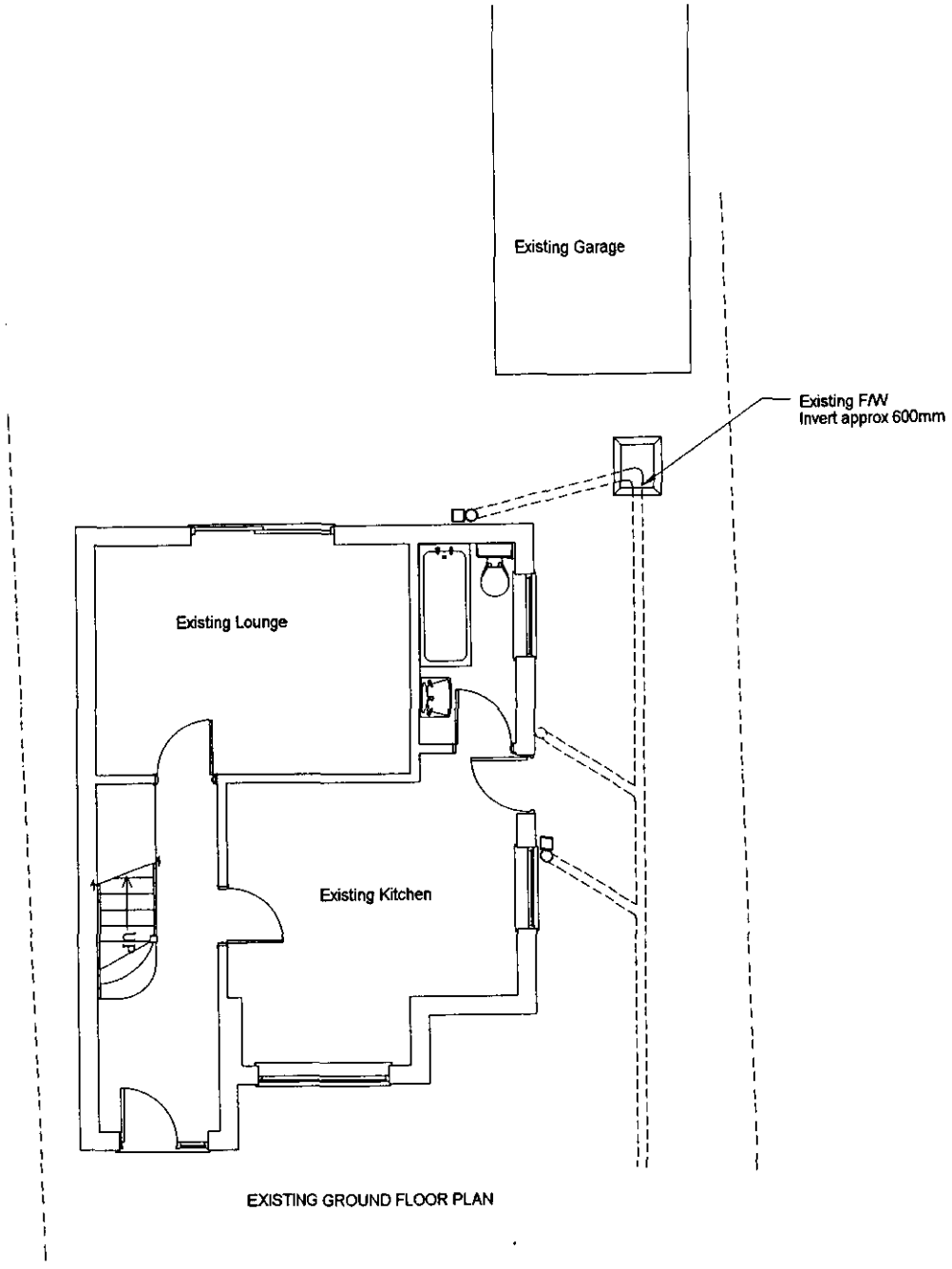

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Ground Floor Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 12
DATE:	May 2000	REVISION:			

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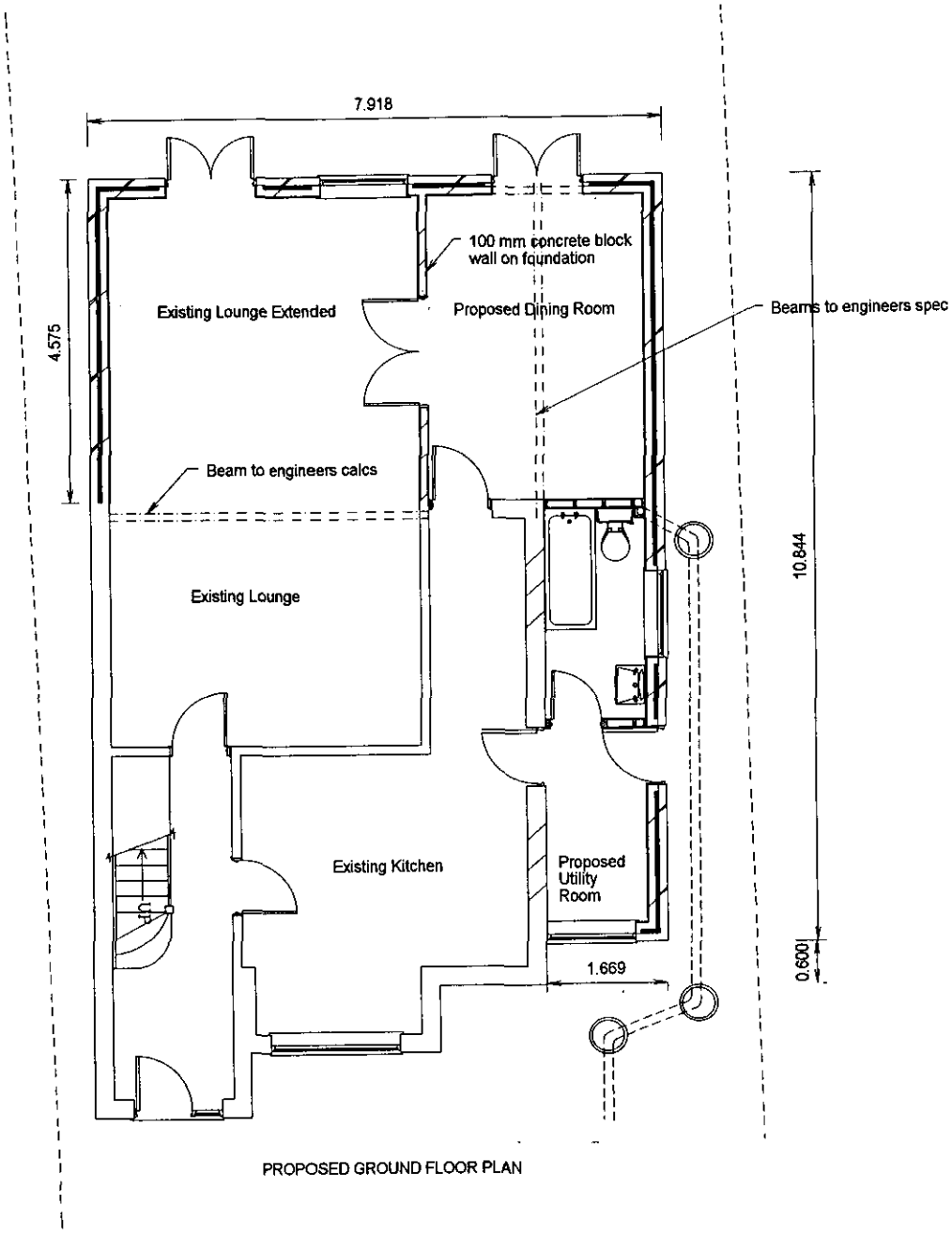

PROPOSED GROUND FLOOR PLAN

PERUSED

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Ground Floor Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 13
DATE:	May 2000	REVISION:			

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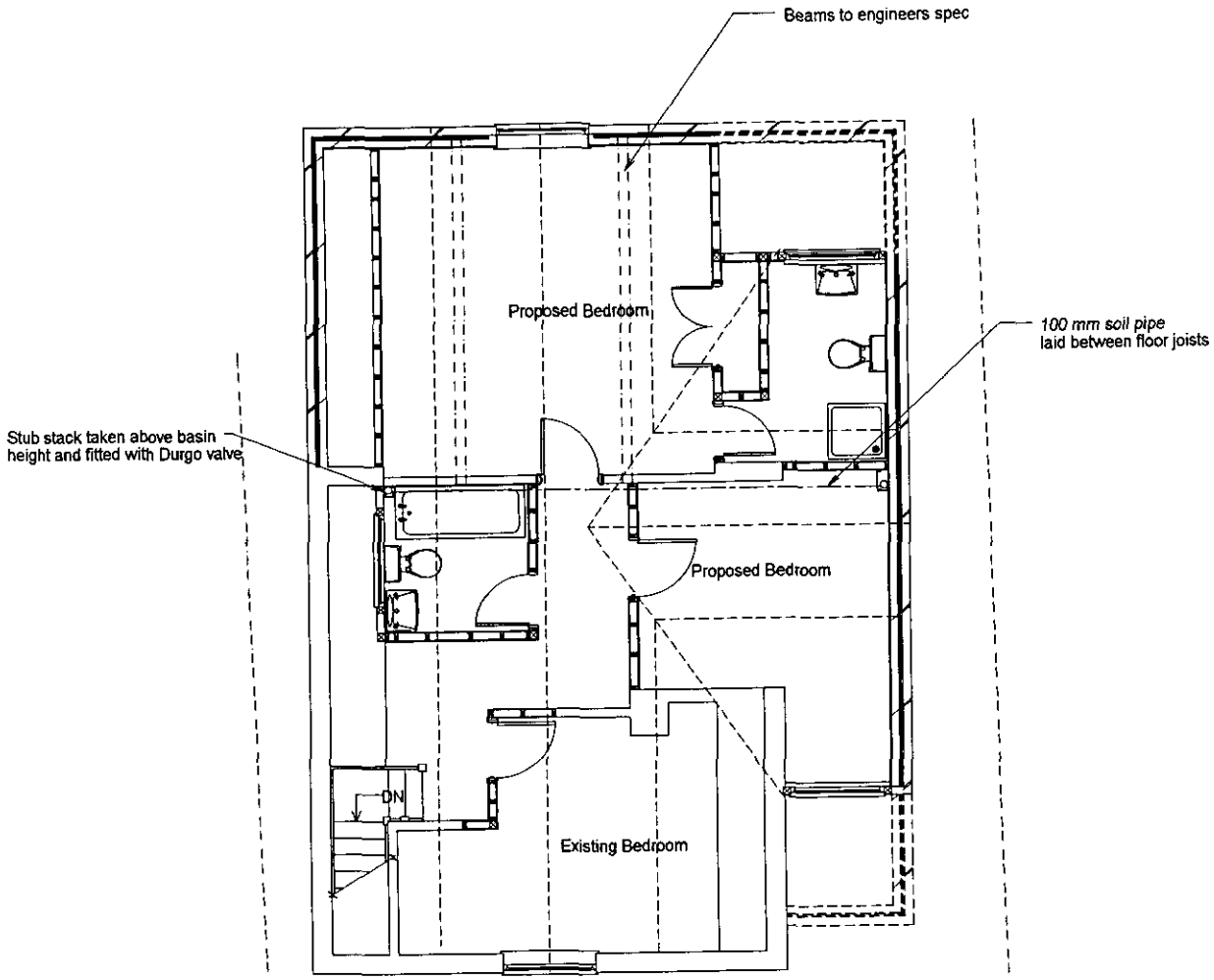

PROPOSED FIRST FLOOR PLAN

CLIENT:	*Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.*	*DESCRIPTION:*	*First Floor Plan*		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 15
DATE:	May 2000	REVISION:			

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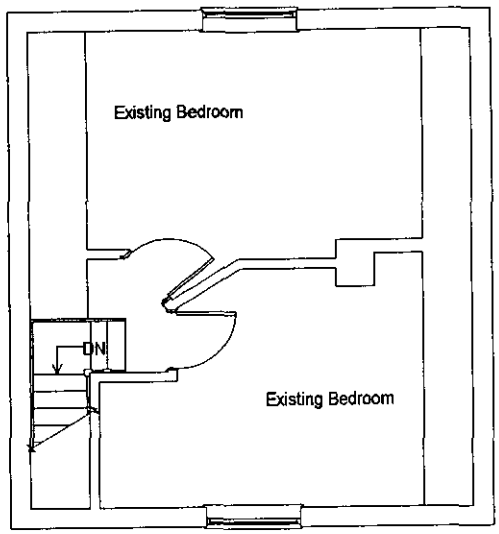

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	First Floor Plan		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:100	DRAWING No:	00647/ 14
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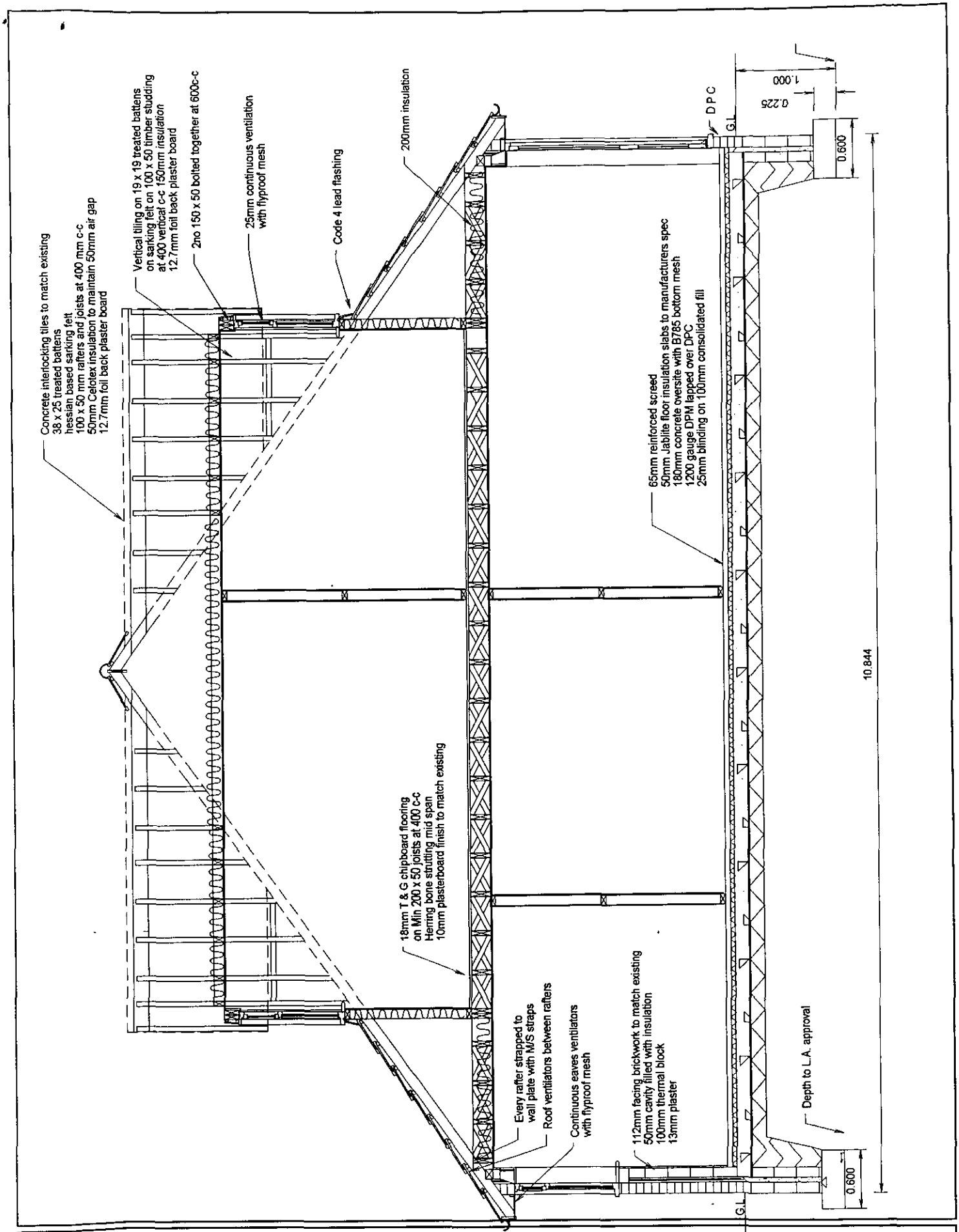

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Section		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:50	DRAWING No:	00647/ 17
DATE:	May 2000	REVISION:			

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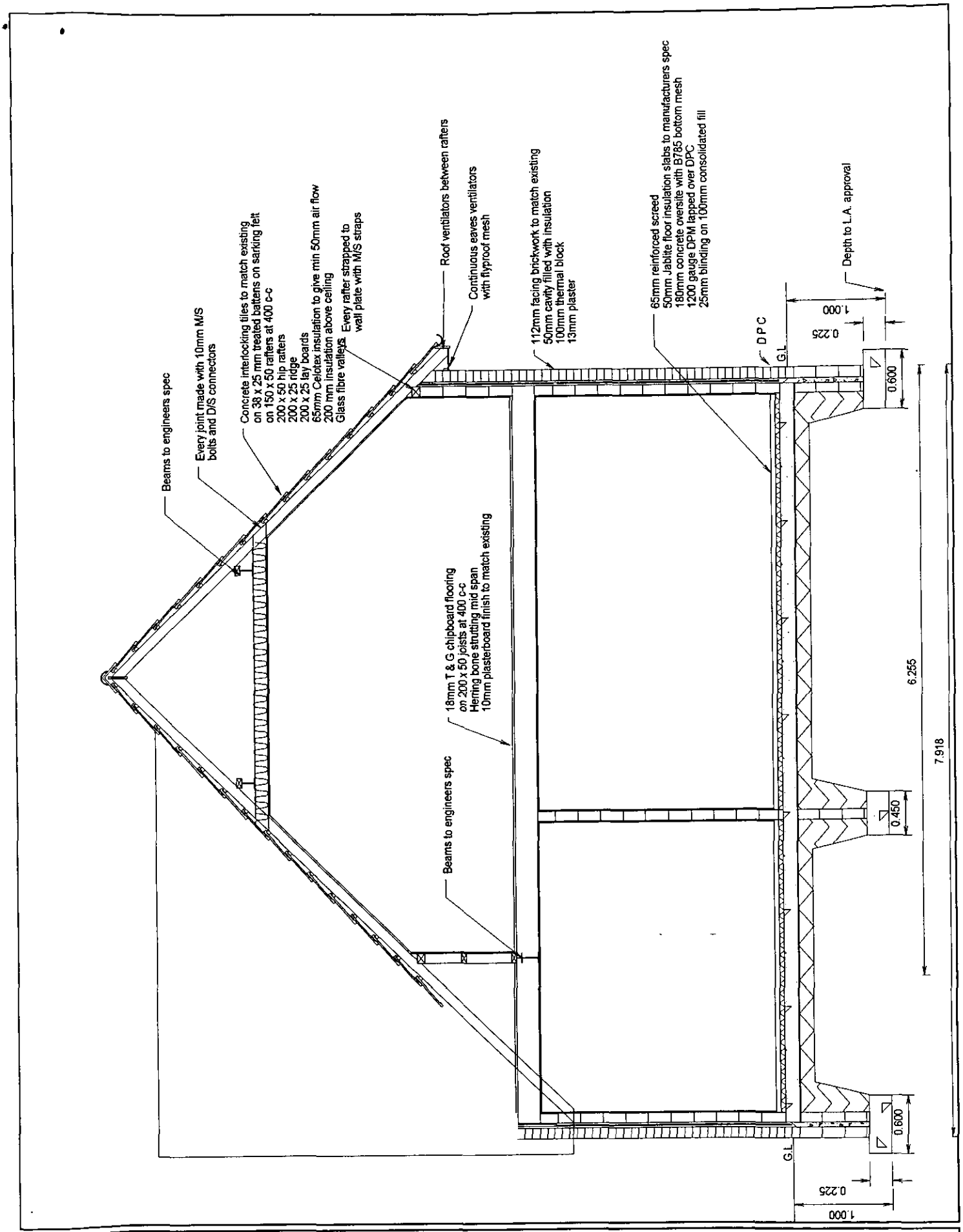

CLIENT:	Mr and Mrs Thomas, 166 Loddon Bridge Road, Woodley, Berks.	DESCRIPTION:	Section		
PROJECT:	Single storey rear and side extension with rooms in loft	SCALE:	1:50	DRAWING No:	00647/ 18
DATE:	May 2000	REVISION:			

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Additional Notes:

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Architectural Design

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Associate of the Chartered Institute of Building

Email: GeorgeAvis@ExcelDesign.Ltd.Uk

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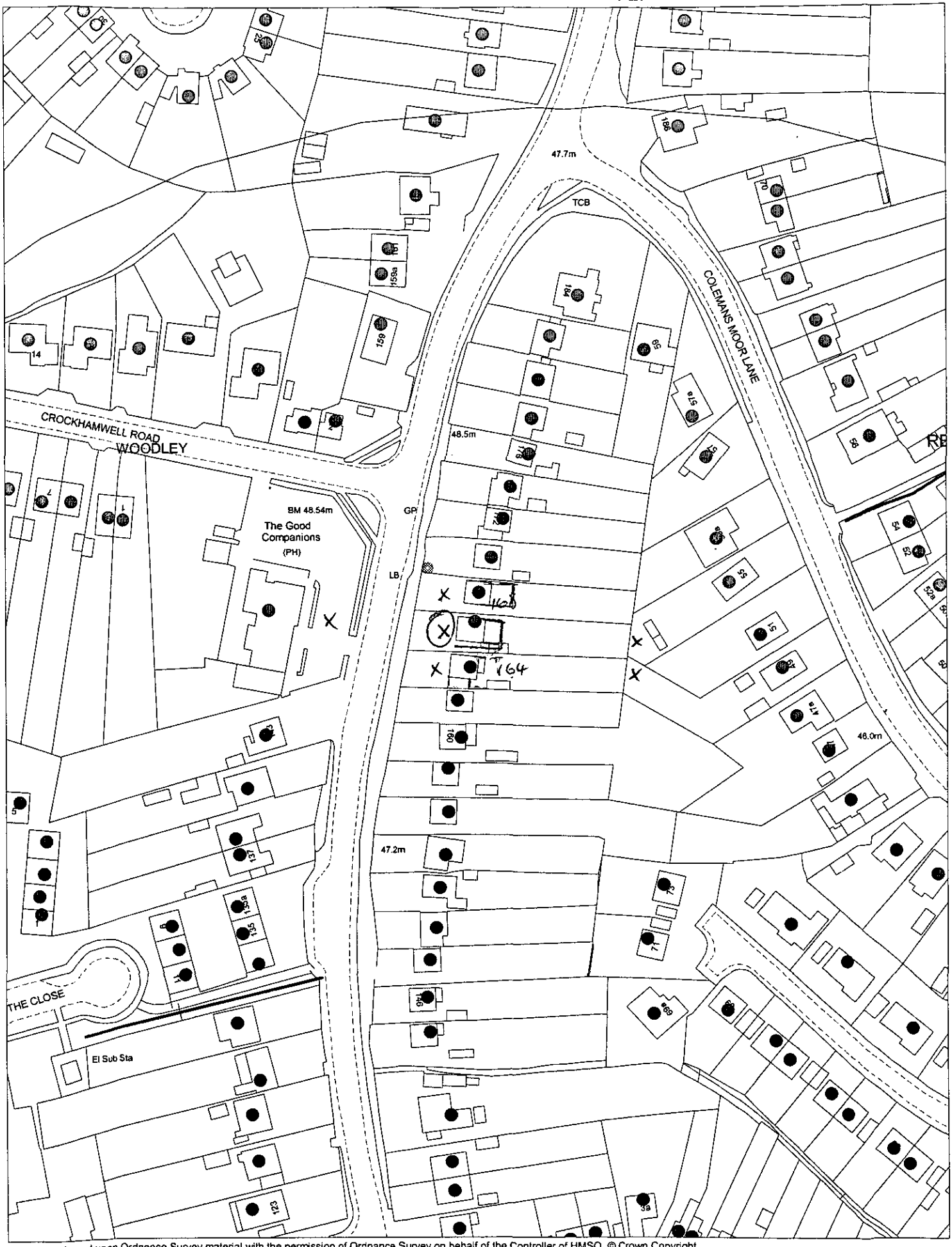

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Development Control Section, Environmental Services, Wokingham District Council.
15 June 2000

Scale: 1 : 1250

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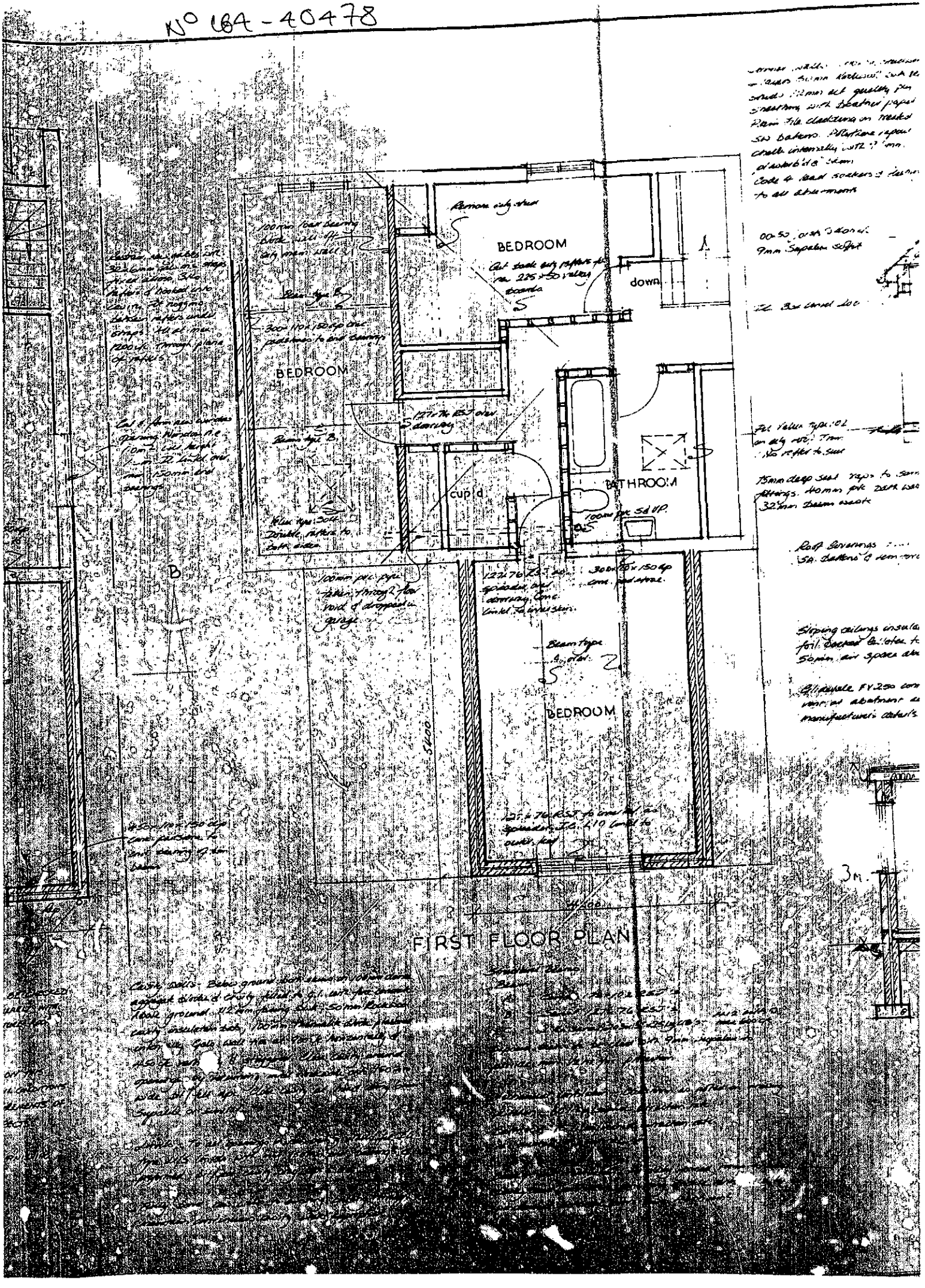
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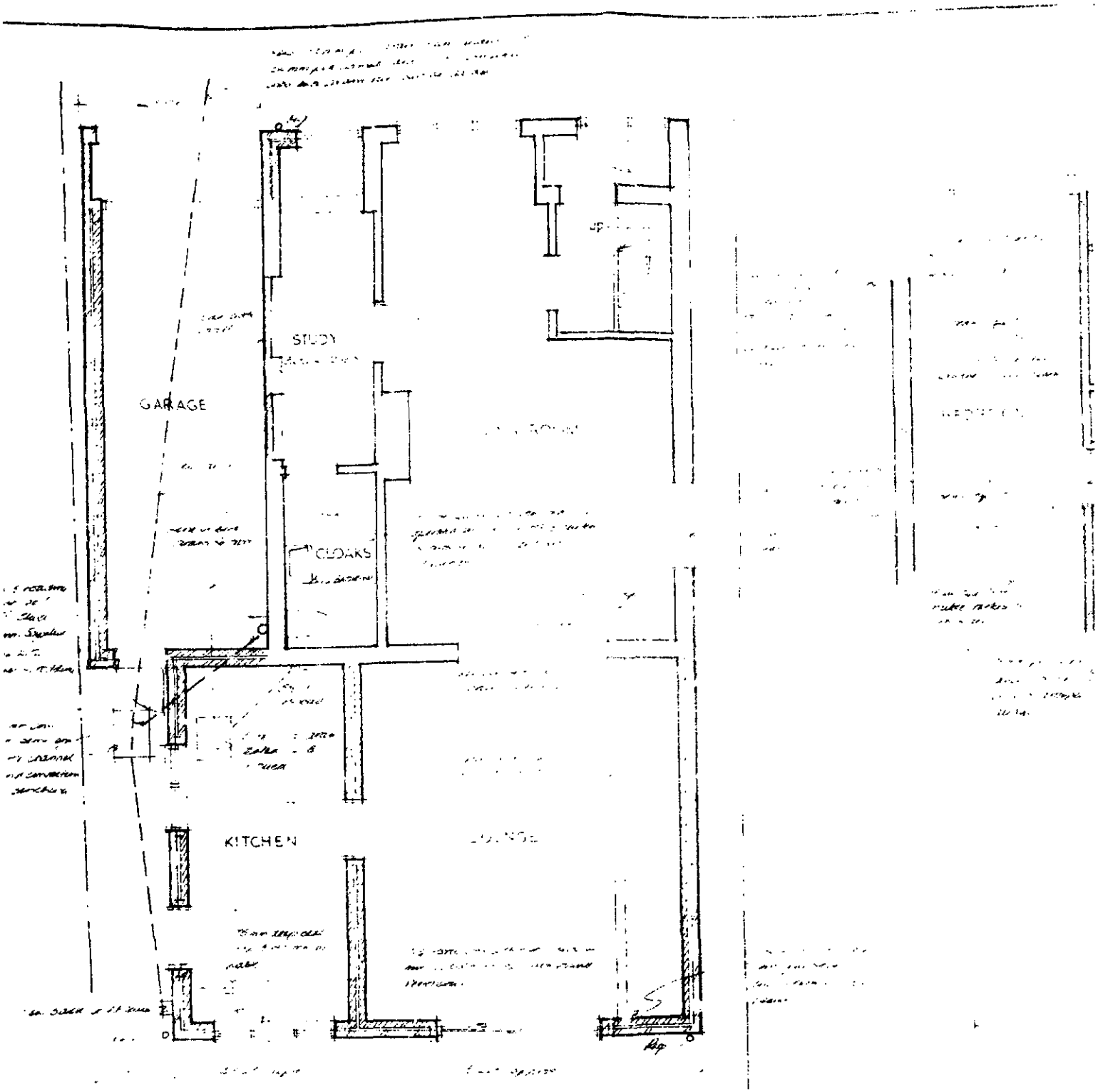
FIRST FLOOR PLAN



GROUND FLOOR PLAN

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[illegible] BE CHECKED [illegible] WITH REGARDS CONFORMITY [illegible] STRUCTURE, ROOF [illegible]

NOTWITHSTANDING THE REPRESENTATIONS ON THIS DRAWING FOUNDATIONS SHALL [illegible] SUBSOIL CONDITIONS ENCOUNTERED & SHALL MEET THE REQUIREMENTS OF THE BUILDING REGULATIONS IN [illegible] RESPECTS.

[illegible] ELECTRICAL, HEATING & GENERAL FINISHING TO CLIENTS REQUIREMENTS

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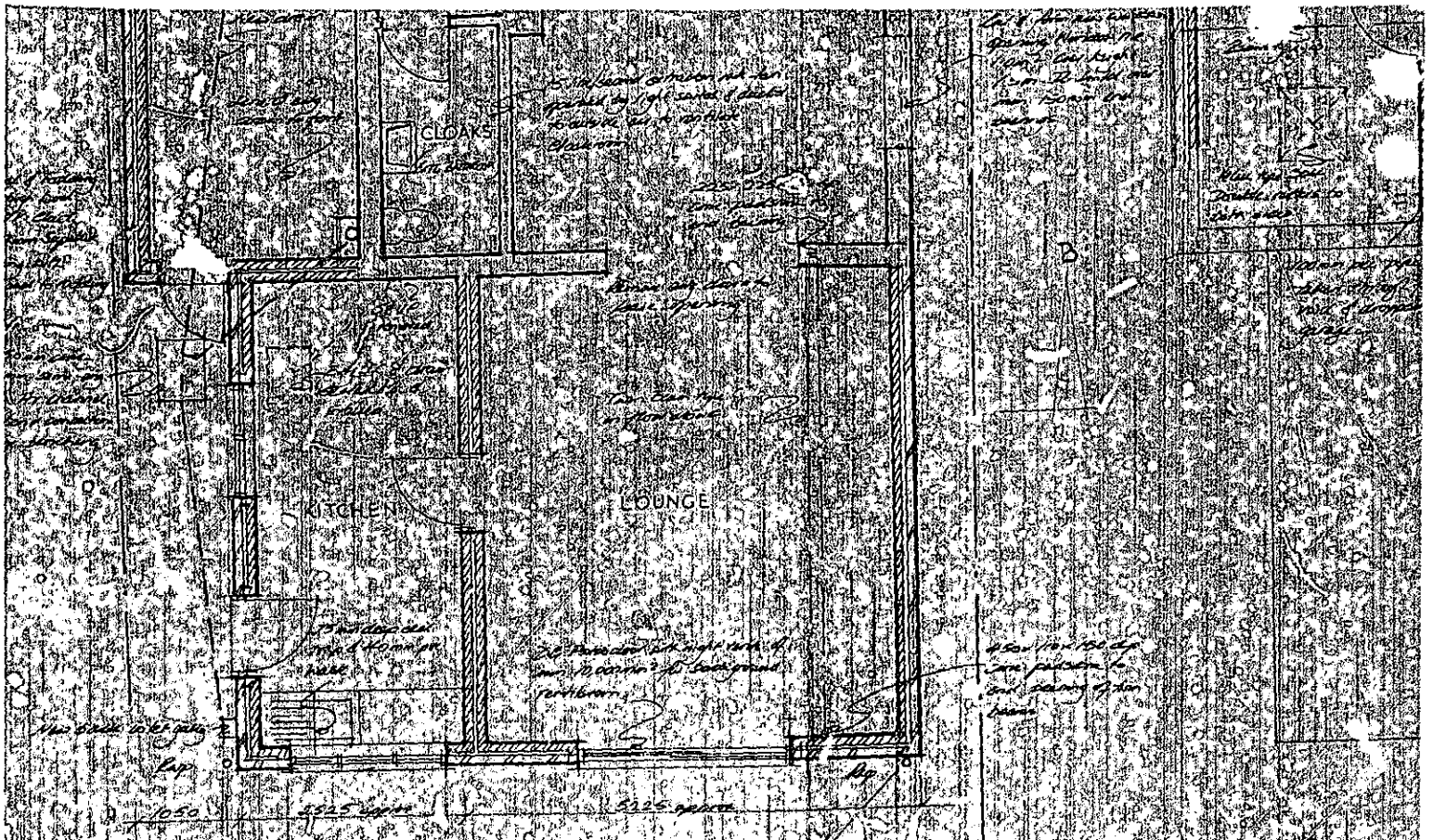

GROUND FLOOR PLAN

NOTE - ALL DIMENSIONS & SETTING OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXISTING STRUCTURE, FLOOR LEVELS ETC.

NOTWITHSTANDING THE REPRESENTATIONS ON THIS DRAWING FOUNDATIONS SHALL SUIT SOIL CONDITIONS ENCOUNTERED & SHALL MEET THE REQUIREMENTS OF THE BUILDING REGULATIONS IN ALL RESPECTS.

ELECTRICAL, HEATING & GENERAL FINISHING TO CLIENT'S REQUIREMENTS.

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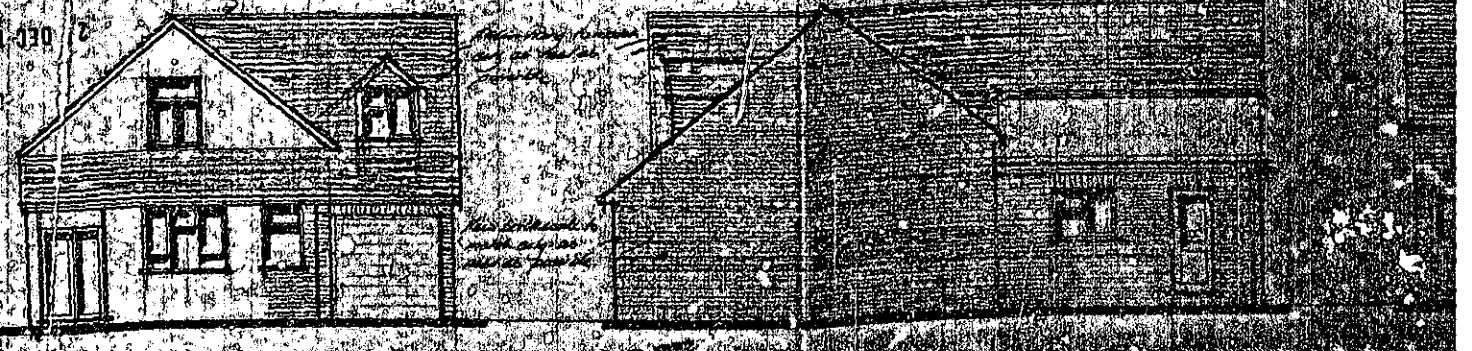

WEST

SOUTH

4, LODDON BRIDGE ROAD, WOODLEY, READING

OPOSED EXTENSIONS AND ALTERATIONS

CALE - 1/50 & 1/100