480.000E 480.000E 500.000E 520.000E 540.000E 560.000E 580.000E

1020.000N 1000.000N 980.000N 960.000N 940.000N 920.000N

SPRING LANE

EXISTING WOOD PANEL FENCE

GATE

STA001 STA002 STA003 STA004 STA005 STA006 STA007 STA070 STA008

PEG

8 BEECH 2 BOLE DIA:0.30 SPR:12.00

OHLK

Area E
173 sq m
0.017 Hectares
0.042 Acres

Area F
430 sq m
0.043 Hectares
0.106 Acres

Area D
5094 sq m
0.5094 Hectares
1.26 Acres

2.8m

3.2m

EXTENT OF CLEARANCE

DENSE VEGETATION

OHLK FENCE (DAMAGED)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

BALCOMBE LODGE

GARAGE

WORKSHOPS

WORKSHOPS

EXISTING WOOD PANEL FENCE

REFUSED

0 10 20 30 40 50 60 70 80 90 100

Rev	Description	Date
4	Area D amended, Area E replotted, Area F added	20/01/00
3	Boundary to SE of site added	14/01/00
2	Area E provisionally added	13/12/99
1	Boundary Re-digitised from new drawing supplied by client.	29/11/99

Topographical Abbreviations

A/R	Assumed Route	MKR	Marker
BH	Borehole	MT	Mercury Telecom Cover
BOL	Bollard	OHC	Overhead Cable
BT	British Telecom Cover	OHP	Overhead Pipe
BW	Barbed Wire Fence	OSBM	Ordnance Survey Bench Mark
BWK	Brickwork	PB	Post Box
CATV	Cable TV Cover	PGM	Permanent Ground Marker
CBI	Close Boarded Fence	PR	Post & Rail Fence
CCTV	Closed Circuit TV	PW	Post & Wire Fence
CHLK	Chainlink Fence	PWM	Post & Wire Mesh Fence
CHPL	Chestnut Paling Fence	RE	Rodding Eye
CL	Cover Level	RG	Road Gully
CM	Cable Marker	RN	Road Name
CP	Catch Pit	RS	Road Sign
CPL	Catch Pit Base Level	RW	Retaining Wall
DIA	Diameter	RWP	Rain Water Pipe
DK	Drop Kerb	SAP	Sapling
DP	Down Pipe	SC	Stop Cock
EJB	Electricity Junction Box	SPR	Spread
EC	Electricity Cover	STA	Traverse Station
EP	Electricity Pole	SV	Stop Valve
ER	Earthing Rod	SVP	Soil Vent Pipe
FH	Fire Hydrant	SW	Storm Water
FIG	Feed Into Ground	TB	Telephone Box
FW	Foul Water	TBM	Temporary Bench Mark
G	Gully	TFR	Taken From Records
GV	Gas Valve	TJB	Telephone Junction Box
HT	Height	TPT	Trial Pit
IC	Inspection Cover	TL	Traffic Light
IL	Invert Level	TP	Telephone Pole
IR	Iron Railing Fence	UTL	Unable To Lift
KO	Kerb Outlet	UTT	Unable To Trace
LB	Litter Bin	VP	Vent Pipe
LC	Lamp Column	WKH	Water Key Hole
LP	Lamp Post	WM	Water Meter
MH	Manhole	WV	Water Valve

Legend

Surveyed Fences

Digitised Lane & Driveway

INDICATIVE ONLY

Line representing Area F was digitised from clients Drawing (from Field seymour Parkes) and 'mean best fitted to detail as surveyed on site.

Line representing Area E was digitised from clients Land Registry Drawing and 'mean best fitted to detail as surveyed on site.

Line representing Area D was digitised from clients Land Registry Drawing and 'mean best fitted to detail as surveyed on site.

Notes

The Grid is arbitrary.

All setting out dimensions in metres

Warner Land Surveys Limited
Land and Engineering Surveyors
Ptolemy House, Lower Wharf,
Reading Road, Wallingford,
Oxfordshire. OX10 9AP.
Tel: 01491 834275 Fax: 01491 832468
Email: wisl@warner.demon.co.uk
www.warner.demon.co.uk

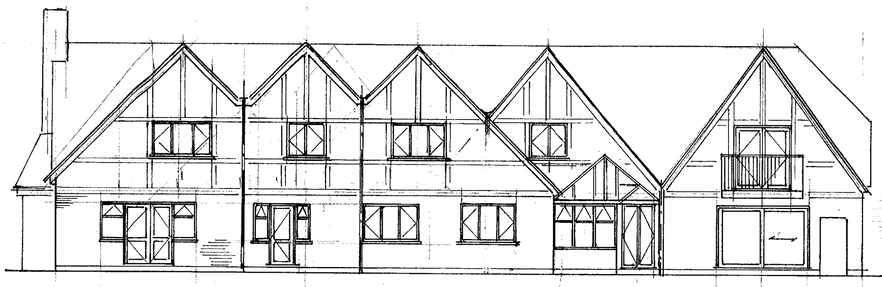
SURVEYED	GTW
DRAWN	SGW
CHECKED	PJF
SCALE	1:200

Mr Paul Thompson

Balcombe Lodge, Swallowfield, Berks.

BOUNDARY SURVEY

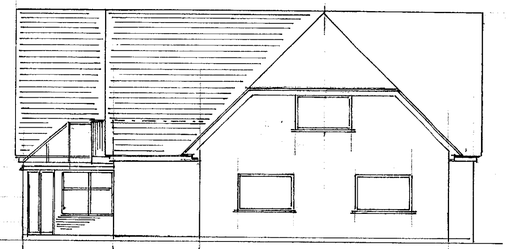
DATE	JOB No	DRAWING NUMBER
NOV 1999	99/261	99/261/01/4
REVISION	4	



NEW REAR ELEVATION

WROUGHT IRON (BLACK) BALCONY WITH 1100 HIGH BALUSTRADE. MAX 100㎜ OPENINGS. DETAILS TO BE SUPPLIED PRIOR TO INSTALLATION BY MANUFACTURER CONDITIONAL APPROVAL.

CONSERVATORY. TIMBER FRAME WITH D.G. TOUGHENED GLASS. * DWARF BRICK WALL.

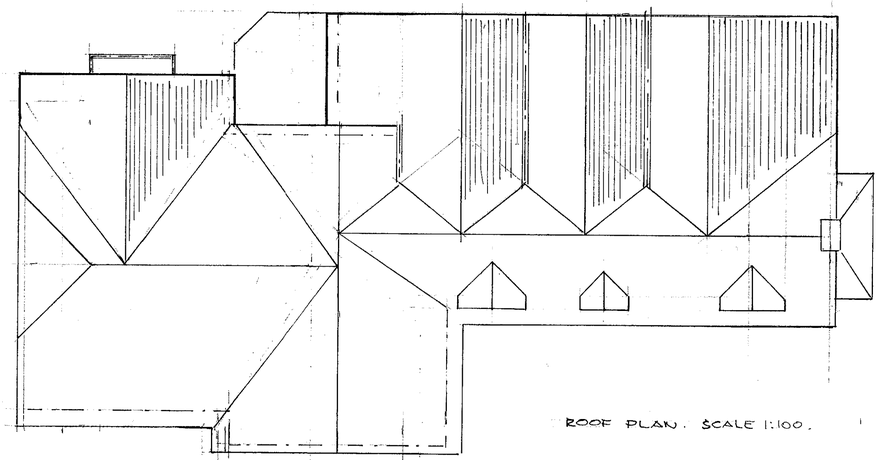


1ST. FLOOR EXT.

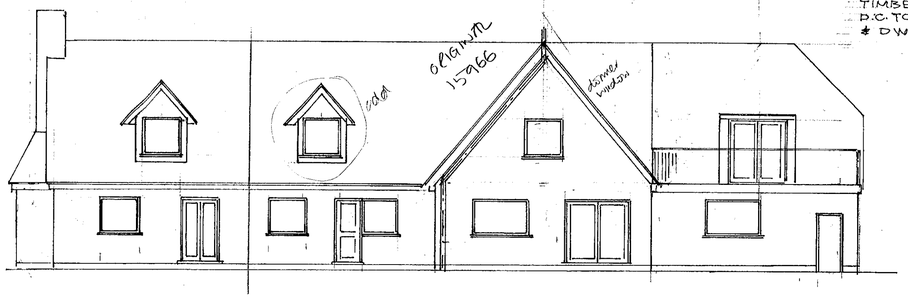
2 STOREY EXT.N

EXISTING FLAT ROOF * BALCONY REMOVED.

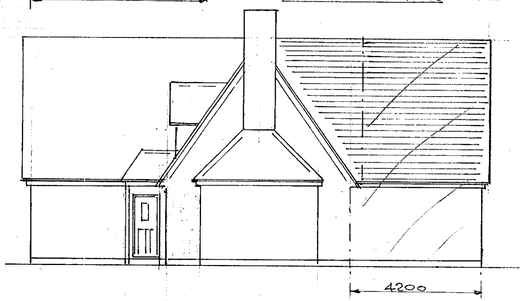
SIDE ELEVATION



ROOF PLAN. SCALE 1:100.

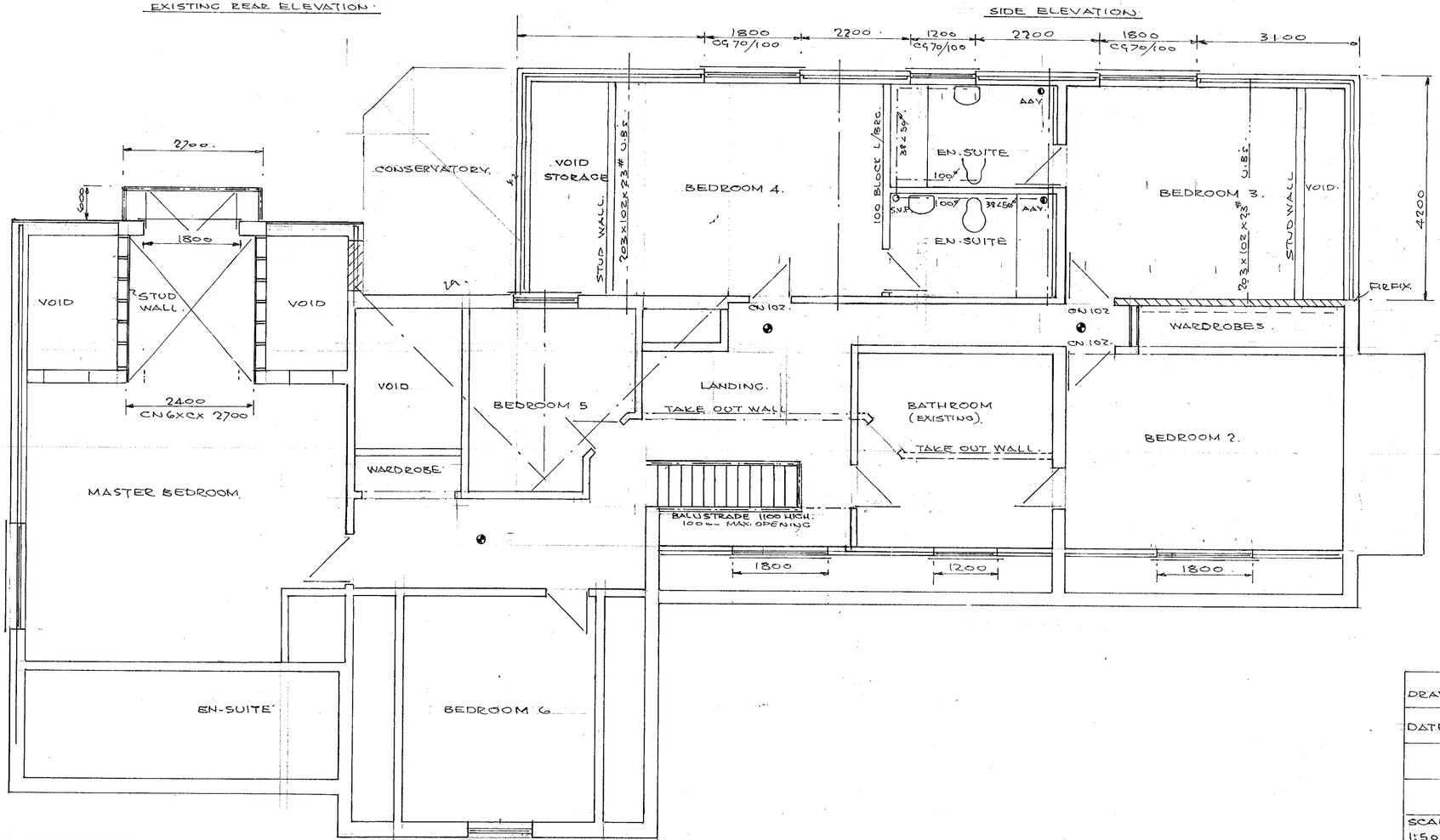


EXISTING REAR ELEVATION.



4200

SIDE ELEVATION



BUILD UP INTERNAL CABLE WALLS 100㎜ STD. BLOCK OVER EXISTING INNER LEAF (REMOVE WALL PLATE).

GROUND FLOOR PLAN, SECTIONS & CONSTR. NOTES TO 20068 SHT. 2

04 JUL 2000

REFUSED

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD. TILEHURST,
DATE	13.6.00	READING. RG 30 6AL 0118 9423696.
		CLIENT. MR. & MRS. P. THOMPSON. 0118 9887909.
		TITLE TWO STOREY REAR EXTENSION.
		LOCATION. BALCOMBE LODGE, SWALLOWFIELD.
SCALE 1:50 & 1:100.		DRAWING No. PW 20064 SHT. 1.

ROOF CONSTRUCTION - EXTN TO MASTER BED.
PITCH 54° CLAY TILES TO MATCH EXISTING
OVER 38 x 25 BATTENS, ONE LAYER ROOF FELT,
150 x 50 SC4 RAFTERS AT 400 CRS WITH 225x75
PURLINS AT MAX. 1500 CRS. BIRDSMOUTH NOTCH.
WITH 225 x 25 RIDGE & LAYBOARDS.
150 x 50 CEILING JOISTS AT 400cc. WITH
216mm ROCKWOOL INSULATION & 12.5mm FOIL
BACK PLASTER BOARD TO DORMER SIDES
TO GIVE 0.25 W/m²°C. WALLS 150 x 50 STUD
FRAME AT 400 CRS.
1000 x 30 x 5 RESTRAINT STRAPS AT 1200 CRS.
90° TO GABLE & PAR'L TO RAFTERS. WITH
NOGGINS TO 3 JOISTS

FLOOR CONSTRUCTION.
21mm T & G. FLOOR BOARDS OVER
200 x 50 SC4 JOISTS AT 400 CRS
STRUT AT MIDWAY.

ROOF CONSTRUCTION
DETAILS AS MASTER BEDROOM BUT
SUPPORT ON 203 x 102 x 23# U.B.S
ENCLOSE WITH 2 LAYERS 9.5mm P/BOARD.

5mm CONT RIDGE VENT

LAYBOARDS.

RIDGE 225x25

BLOCK & RENDER.

EXISTING 254 x 102 x 22#UB.

2 x 225 x 50 ON 215 x 2100

1200 | 1200

225 BLOCK

DRESSED LEAD VALLEYS.

59mm CELOTEX DOUBLE 'R' & 12.5mm FOIL BACKED PLASTER BOARD TO GIVE 0.25 W/m²°C.

225x75 150cc.

225 BLOCK VOID.

DRESSED LEAD VALLEY CUTTERS OVER 18mm PLY TAKE UNDER.

NOGGINS 1200 cc.

1800

150 | 2400 | 150

5mm CONT. RIDGE VENT.

DRESSED LEAD VALLEYS & CUTTERS.

150x50 400 CRS

150x50 AT 400 CRS

150 HIGH LEAD FLASHING & CAVITY TRAY.

1100 | 100 | 3800 | 3800 | 3800

2x200x50

2300

VOID

FLOOR CONSTRUCTION
21mm T&G FLOOR BOARDS
200x50 JOISTS AT 400 CRS.
STRUTTED & 12.5mm PLASTER BOARD

225 BLOCK | 100 BLOCK.

D.P.C 150

GROUND.

300 | 300

1800 | 1200 | 1800 | 1350 | 1800 | 1650 | 1800 | 2000 | 3000 | 1400 | 600

cg 70/100 | CULLEY 38 x 159# | cg 70/100 | cg 70/100 | cg 70/100

1200

3600
CN 4C x 3900 LONG.

CONSERVATORY.

1800 | 1200 | 600

KITCHEN

200x50 400 CRS.

100 AT 1:40 ROUTE TO SITE PLAN.

S.V.P.

GYM.

LOAD BRG

FAMILY ROOM EXTN.

4600
2 x 254 x 102 x 22# UB x 5000 LG

7 KN PADSTONE

BOILER ROOM.

6

3600
2 x 203 x 102 x 23# UBs x 3900 LG

7 KN. PADSTONES.

6000
PADSTN. 70 KN.

6600
2 x 254 x 102 x 22# U.B. 6000 LG.

BREAKFAST ROOM.

900
225x100

HALLWAY

CN 102

SHOWER

W.C. EXISTING

O.S.P.

FAMILY ROOM.

DINING ROOM.

1200 | 3@ 102.

LOUNGE

5.3

HALLWAY.

13.12

5.12

9.12

6

5.5

STUDY.

ground floor — original : (13.12 x 5.3) + (5.5 x 4.4) = 94.46 m²

single - storey additions : (6 x 9.2) + (5.2 x 5.3) = 82.76 m²

proposed : (6 x 1.1) + (18.5 x 4) − (0.9 x 0.9 / 2) = 81 m²

tripple garage : 9.2 x 6.2 = 57 m²

FLOOR CONSTRUCTION
38mm SCREED OVER 175mm CONCRETE SLAB WITH
B765 REINFORCING MESH, 50mm EDGE SUPPORT.
500g VAPOUR SCREEN, 50mm POLYSTYRENE TO GIVE 0.45 W/m²°C.
1200g DAMP PROOF MEMBRANE, 12mm SAND BLINDING, 150mm SELECTED HARDCORE.

WALL CONSTRUCTION
OUTER LEAF BRICK AND 100mm STD. BLOCK & RENDER.
75mm CAVITY WITH FULL FILL ROCKWOOL INSULATION.
100mm 'TURBO' BLOCK INNER LEAF, PLASTER FINISH
TO GIVE 0.45 W/m²°C 'U' VALUE.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE
TO FRAMES & CILLS, LINTELS 'CATNIC' COUCADE.
WALL TIES AT 450 VERT & 900 HORIZ. CRS.
WALLS BELOW GROUND CONCRETE BLOCK
WITH LEAN MIX FILL TO CAVITY OVER 600 x 300
STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA
OR INVERT OF SEWER WITH LINTELS OVER PIPES
TO GIVE 50mm CAP ALL ROUND & RODENT SCREENS

GLAZING
WINDOWS & DOORS DOUBLE GLAZED TOUGHENED OR
LAMINATED GLASS IN DARK WOOD FRAMES FITTED
WITH TRICKLE VENTS

VENTILATION:
VENT-AXIA TYPE FANS TO GIVE 3 AIR CHANGES PER SEAT
60 LITRES PER SEC (KITCHEN) 30 LITRES PER HR. (UTILITY)
15 LITRES PER SEC. (BATH & SHOWER ROOMS WITH 15 MIN
OVERRUN LINKED TO LIGHT SWITCH.

HEATING & DOMESTIC HOT WATER FROM EXISTING
BOILER TO RADIATORS. TO BE CHECKED & UPGRADED
BY SPECIALIST HEATING ENGINEERS.

PLUMBING SERVICES
SINKS, BATHS, SHOWERS & HANDBASINS ETC. TO HAVE
75mm SEAL TRAPS & 38 x 50# UPVC WASTES, TOILETS 100#
TO 100# SOIL VENT PIPES & SEWERS AT 1:40 SLOPE SET
ON PEA GRAVEL.
MAINS WIRED SMOKE ALARMS, INTERCONNECTED SHOWN ●

1202

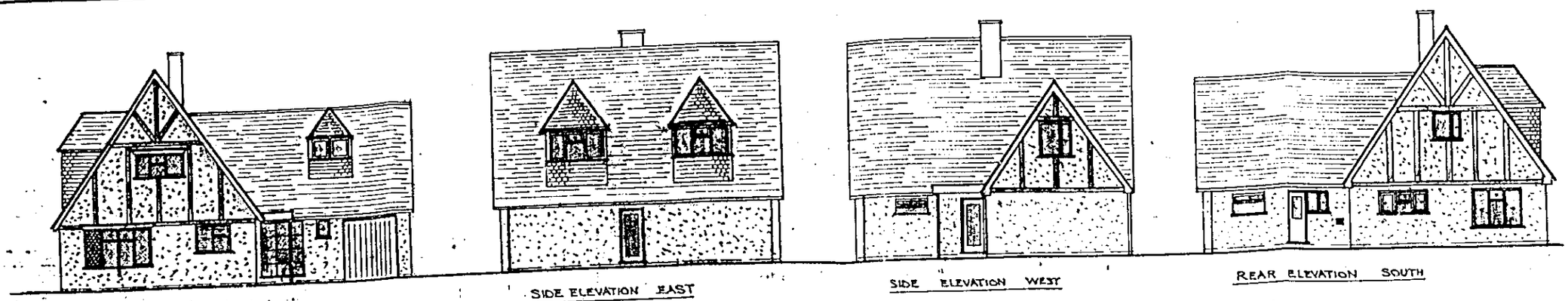
0 10 20 30 40 50 60 70 80 90 100

ELEVATIONS, FIRST FLOOR & ROOF PLAN TO 20064 SHT 1.

REFUSED

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST, READING RG30 6AL 0118 9423696.
DATE	13.6.00	CLIENT. MR & MRS. P. THOMPSON 0118 9887909.
		TITLE TWO STOREY REAR EXTENSION
		LOCATION. BALCOMBE LODGE, SWALLOWFIELD
SCALE 1:50.		DRAWING Nº PW 20064 SHT. 2.

25 JUN 1981
1599



FRONT ELEVATION NORTH

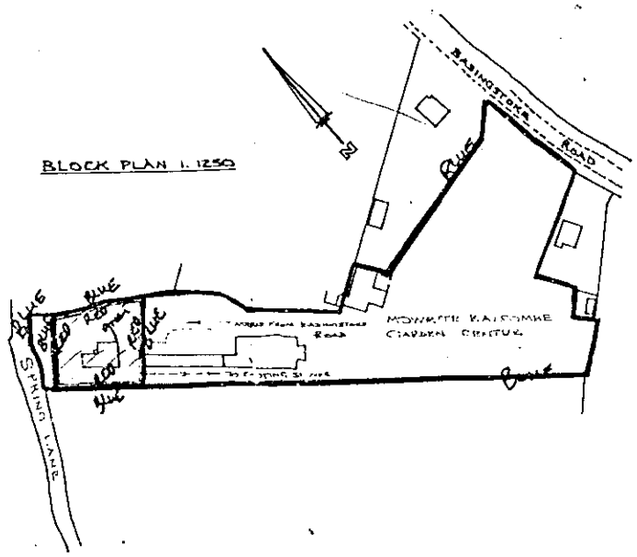
SIDE ELEVATION EAST

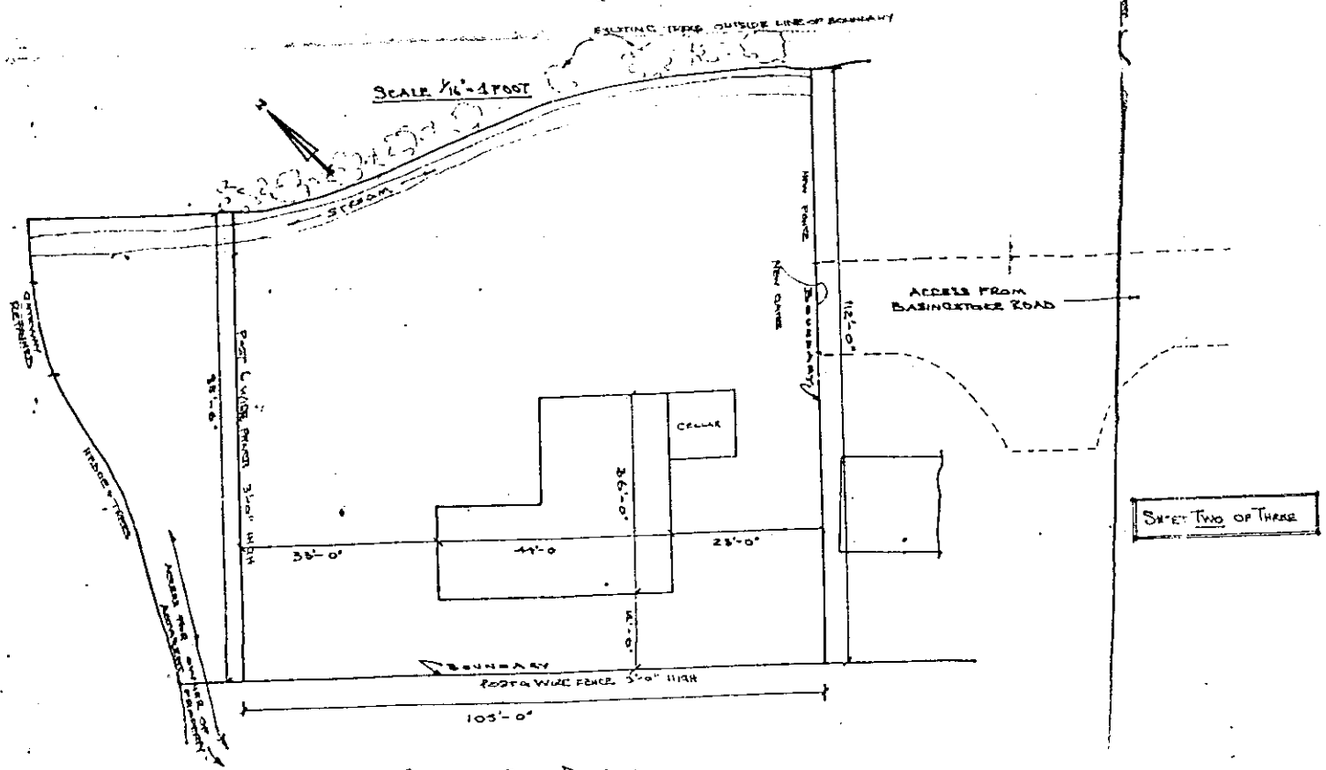
SIDE ELEVATION WEST

REAR ELEVATION SOUTH

ELEVATIONS: WHITE PAINTED WALLS OVER RENDERED SURFACE
BEING PLANTED TO STRUCTURAL BRICKWORK
STAINED BLACK INCLUDING JOINERY TO WINDOWS.
ROOF COVERINGS: PLAIN TILES, DARK SLATE COLOUR,
INCLUDING TILE HANGING TO DORMER CHEEKS
ALL WINDOWS TO BE LEADED LIGHTS
FLAT ROOF COVERING MINERAL FELT TO BE GREY.

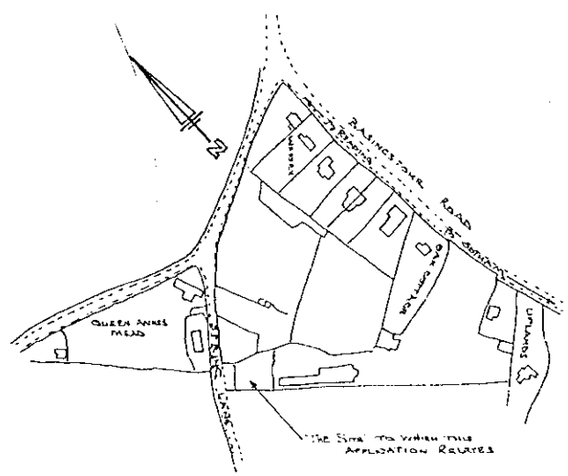
BLOCK PLAN 1.1250





SETTING OUT DETAILS

SHEET TWO OF THREE



SITE PLAN 1.2500

PROPOSED CHALET BUNGALOW — SPRING LANE, SWALLOWFIELD, NEAR READING, FOR MR A. DANBY. 22. LIMA COURT. BATH ROAD. READING — TEL — 853196

JUNE - 81

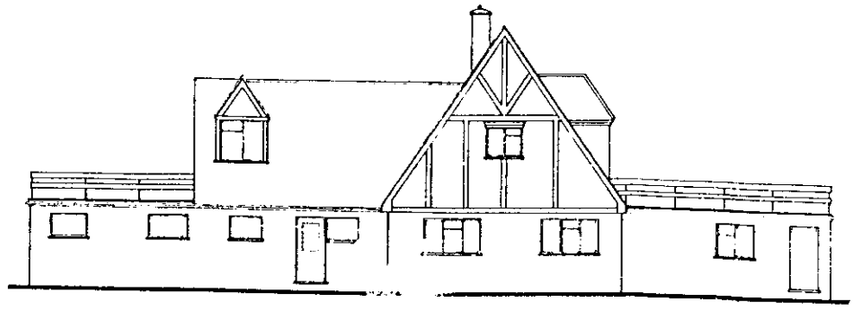
DELEGATED

11 JAN 1990

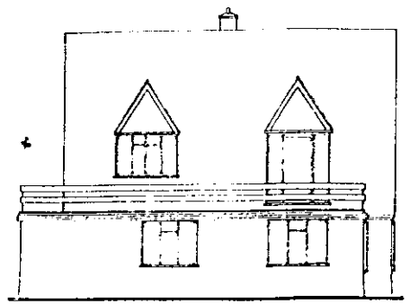
35124



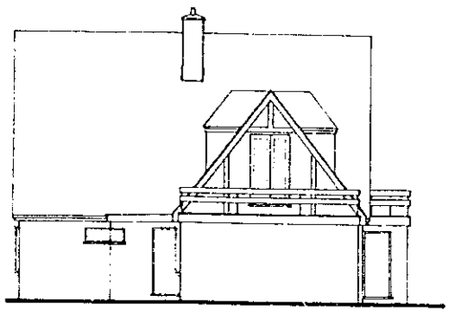
Front elevation



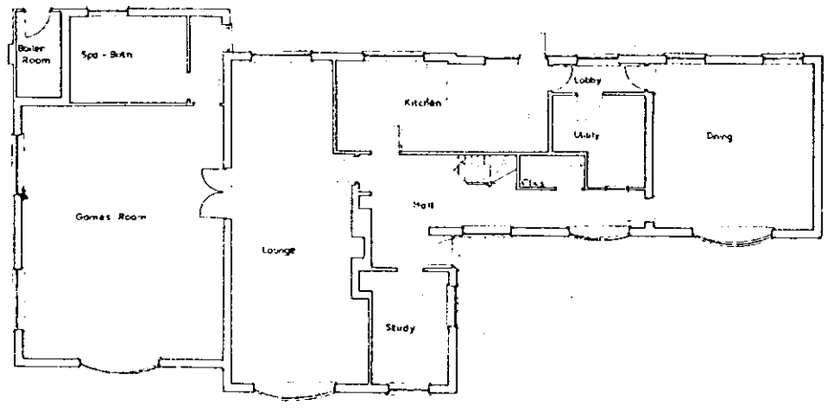
Rear elevation



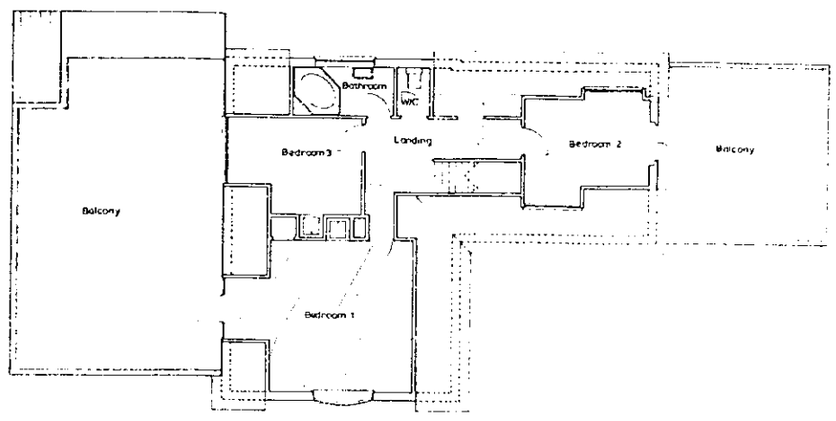
Side elevation



Side elevation



Ground floor plan



First floor plan



DRAWING No. 3189/89x/1 (of 10)	PROJECT: Extensions & alterations at Balcombe lodge, off Spring Lane, Swallowfield	REVISIONS	DATE / LETTER
SCALES: 1 100	CLIENT: A. Danby esq.	Minor amendments	6.12.89 / A
DATE: 30·6·89	TITLE: Existing plans & elevations.		
DRAWN BY: M.N.			

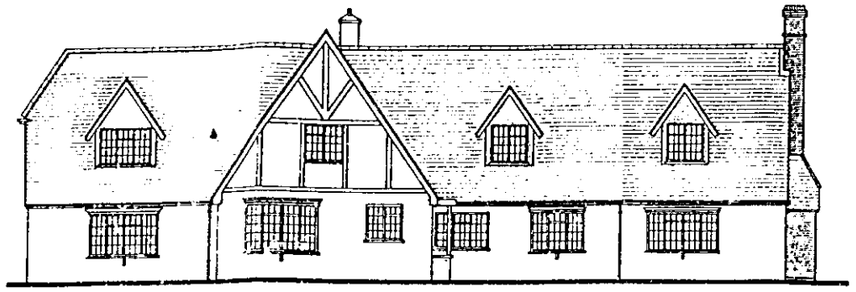
NOTES
1. Do not scale. (If in doubt please ask)
2. All dimensions in millimetres (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project
4. The contractor must verify all dimensions on site before work commences.

BUILDING DESIGN SERVICES
Chartered Surveyors & Planning Consultants
'Windward' House, Hollow Lane, Shinfield, Reading RG2 9AB Tel. Reading (0734) 884477 (3 lines)

35124

RECEIVED 31 JAN 1990

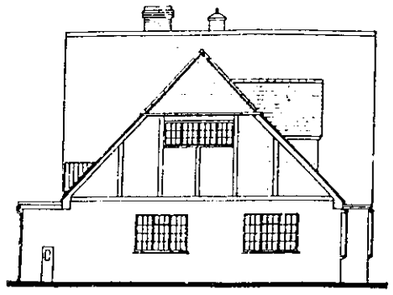
35124



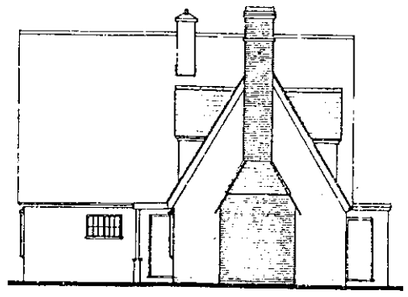
Front



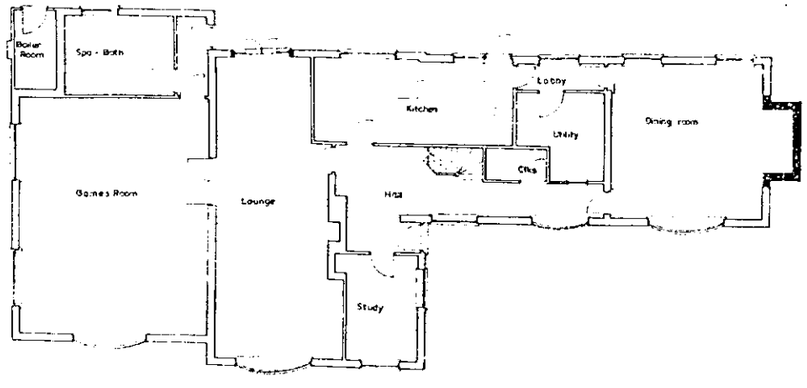
Rear



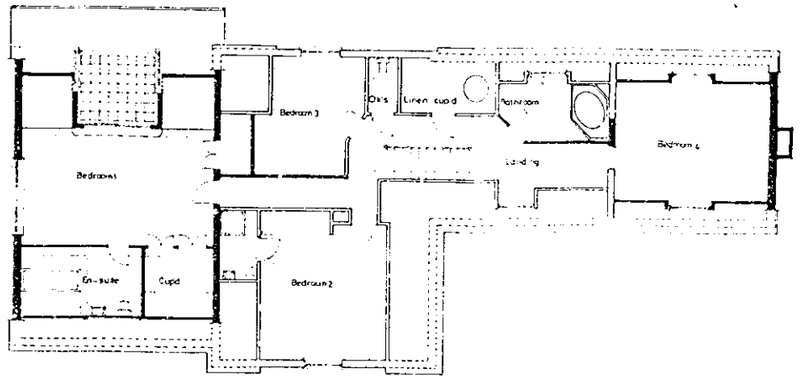
Side



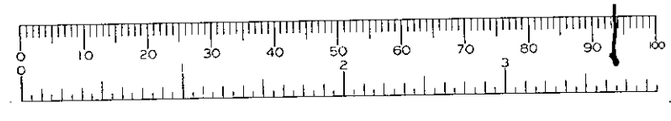
Side



Ground floor plan



First floor plan



DELEGATED

DRAWING No	3189/89x/2A (of 10)
SCALES	1:100
DATE	DRAWN

PROJECT

Extensions & alteratitions at Balcombe off. Spring Lane. Swallowfield.

CLIENT

REVISIONS	DATE	LETTER	NOTES
Dormer repositioned, 2 dormers added.			