APPLICATION NO:
F/2002/5974

LOCATION:
46 Woosehill Lane, Wokingham.

APPLICANT:
Mr Andrew Strange

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **24/03/2002**
28 days expire 28/3/02
APPLICATION WILL HAVE EXPIRED ON:
18/04/2002

CASE OFFICER: **Francis Leo**

15

DO

1091

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Andrew Strange
46, Woosehill Lane
Wokingham
Berkshire
RG412TS

Application Number: F/2002/5974

Parish: **WOKINGHAM**

Location: **46, Woosehill Lane, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

Informative
1. This permission relates to the application as amended with revised plan, drawing number Conserv01 B submitted to the Local Planning Authority on 4th April 2002 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 Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 16/04/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Applicationo	Name & Address
F/2002/5974	Mr K A Banham 48 Woosehill Lane WOKINGHAM. RG41 2TS
Application approved	Letters sent 24.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5974

Applicant : Mr Andrew Strange .

Location : 46, Woosehill Lane, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/02

Date Registered : 21/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 18/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Adj Owner : have no objections to revised dwg.

Planning Issues : I'd see

SBE1. SBE2

WOS3 WBE1

~~WBE6~~ EN1

Application Number: F/2002/5974 **Officer : Francis Leo**
46 Woosehill Lane, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory. The application also included the re-roofing of existing side extension with polycarbonate glass which has now been omitted as shown on revised drawings received 4th April 2002.

The site is a semi-detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
Adjoining owners at no 48 were very concerned that polycarbonate roof would emit a glow of light to their bedroom window detrimental to their amenity and sent a letter indicating their concerns. The applicant not wishing to upset their neighbour has agreed to retain the side extension as existing with tiled roof as shown on revised drawings. Adjoining owner has no objections to the conservatory at the rear.

The proposal has a sloping roof with hipped ends to avoid any overbearing effect. It is considered that the proposal as shown on revised drawings would have no adverse impact upon the neighbouring property. The adjoining property to the east no 44 is 3m away with a 1.8m high timber boundary fence in between and hence would have no adverse impact.

Impact upon the character of the area
The proposal is at the rear and would not be seen from the front and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5974

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/5974
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R007	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 46 Woosehill Lane
Wokingham.

APPLICATION NUMBER: F/2002/5974

OFFICER: Francis Leo

DATE OF SITE VISIT: 6/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes (got it to-day)

2. DESCRIPTION OF SURROUNDINGS

2 storey semi-detached properties. Small front gardens.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-di. with 2 storey rear extn ~~to~~ of part of ~~rear~~ original dwg. ~~plan~~ A single storey ~~rear~~ side extn added later.

4. RELATIONSHIP TO ADJOINING PROPERTIES

48 has a ~~double~~ single storey ~~rear~~ side extn ~~to~~ similar to application site.

5. SITE CONSTRAINTS

TREES - none

ACCESS/PARKING at front

LEVELS —

BOUNDARY TREATMENT 1.8m high timber fence.

OTHERS 1.5m high privet hedge

PLANNING SERVICES	RPT 54924
POL	TLS
DC FL	EMF
APP	
CS	
04 APR 2002	
	FILE

Date: 4th April 2002
Pages: 1 + 6 copies of plans

From: Mr Andrew Strange
Address: 46 Woosehill Lane, Wokingham, Berkshire, RG41 2TS
Fax: 01276 602458
Phone: Home: 0118 9774343 Work: 01276 603315
E-mail: Andrew.strange@nokia.com

To: **Mr Leo**
Company: Wokingham District Council – Planning Office

RE: PLANNING APPLICATION F/2002/5974

Dear Mr Leo.

With reference to our telephone conversation 25/3/02, I have amended my planning application to issue 'B', in accordance with your suggestion, as follows:

Namely, I have stated that the existing single storey, tiled roof (above the dining room), should be retained., and not converted to a polycarbonate roof.

Thus my planning application now only applies to the conservatory.

I have enclosed 6 copies of the issue 'B' plans.

If you require any additional information, do not hesitate to contact me.

Your help in the above is much appreciate.

Yours Sincerely

Andrew Strange

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
25 MAR 2002
COPIES TO | ACK: | FILE:

MR K A BANHAN
48 WOOSEHILL LANE
WOKINGHAM
BERKSHIRE
RRG41 2TS

23 MARCH 2002

Wokingham District Council
Planning Department
Shute End
Wokingham

Dear Sir/Madam

REF: PLANNING APPLICATION NO, F/2002/5974

Further to my letter dated 15 March 2002, I also need to point out that when our extension was built some twenty odd years ago, it should not be taken for granted that our east wall runs along the boundary line. At the time, the digging out of the footings for our east wall would have necessitated the temporary disturbance of beloved rose beds belonging to the then owner of number 46. This was causing her extreme distress because they belonged to her late husband, so the east wall was in fact built short of this boundary due to this, and we made every effort to minimise her concerns.

Since the proposed conservatory has been bought to our notice ,we have realised this boundary had been taken for granted, because we have now noticed that when the brickwork was painted at number 46, a white line was drawn directly in line with our east wall extension.

Our Builder told us that this meant we would lose at least 6 inches on the extension, we actually lost 7 – 8 inches internally. This is clearly visible inside, as the old and new wall do not run in a straight line.

How the extension at number 46 could be built so close to our extension originally, was always a mystery because of this.

I feel a Party Wall Notice needs to be served to have all this clarified.

Yours faithfully

K A BANHAM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 MAR 2002	
COPIES TO	ACK
	FILE

MR K A BANHAM
48 WOOSEHILL LANE
WOKINGHAM
BERKSHIRE
RG41 2TS

15 March 2002

Wokingham Unitary
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

Ref: Application Number: F2002/5974

I am writing in response to your letter dated 28 February 2002, with regard to the proposed single storey rear extension, which is to form a conservatory at number 46 Woosehill Lane.

The following comments are my main concerns apart from domestic ones:-

My first concern is the east to west sloping white polycarbonate roof, which would be completely out of character in relation to what is existing at present. The light at night from this very large conservatory would certainly be most disturbing being so near to our bedroom windows.

2. Because of the closeness to our property, how construction will be carried out: I would not be prepared to grant permission for any workman to come on our side of the dwelling.

3. The drawings do not show the dimensions to be read clearly in relation to our property.

4. Please confirm if our side boundary wall will be used as one of the walls for the Conservatory, or is it the intention to build a new wall parallel to ours? If this is so, I would be pleased to know if a Party Wall Notice will be served to ensure the stability of our house.

5. I am concerned for the location of the gutter, overspill of water and where the water is supposed to drained away.

I realise many of these issues are not planning matters, but I would appreciate it if you can bring these above points to the applicants' notice.

Yours faithfully

K A BANHAM

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5974

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5974
46, Woosehill Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5974**
46, Woosehill Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5974

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Application Number: F/2002/5974
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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5974**
46, Woosehill Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5974

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5974
46, Woosehill Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5974**
46, Woosehill Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2002/5974

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
46, Woosehill Lane, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5974 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

28 February 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 FEB 2002
Officer: FL	Application No. F 2002 5974

Map No. 7SA Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 46 WOOSEHILL LANE

Parish: WOKINGHAM Ward: EVENDONS

Applicant: MR A STRANGE

CASH – banked 21/02/02

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Plan view does not show position of doors.	1/03	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 1/03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N + see map

No pre-app's.

£95-00 CASH.

Environmental Services

For office use only.
Application number:

27.FEB.2002 59769 74

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR ANDREW STRANGE 46 WOODHILL LANE WOKINGHAM BERKSHIRE RG41 2TS 0118 9774343
2	Agent's Name Address and postcode Phone number	
3	Site 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.	As 1. Above
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF CONSERVATORY TO REAR OF BUILDING
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.	WHITE uPVC CONSERVATORY PLUS DWARF WALL TO MATCH EXISTING.
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: 3
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

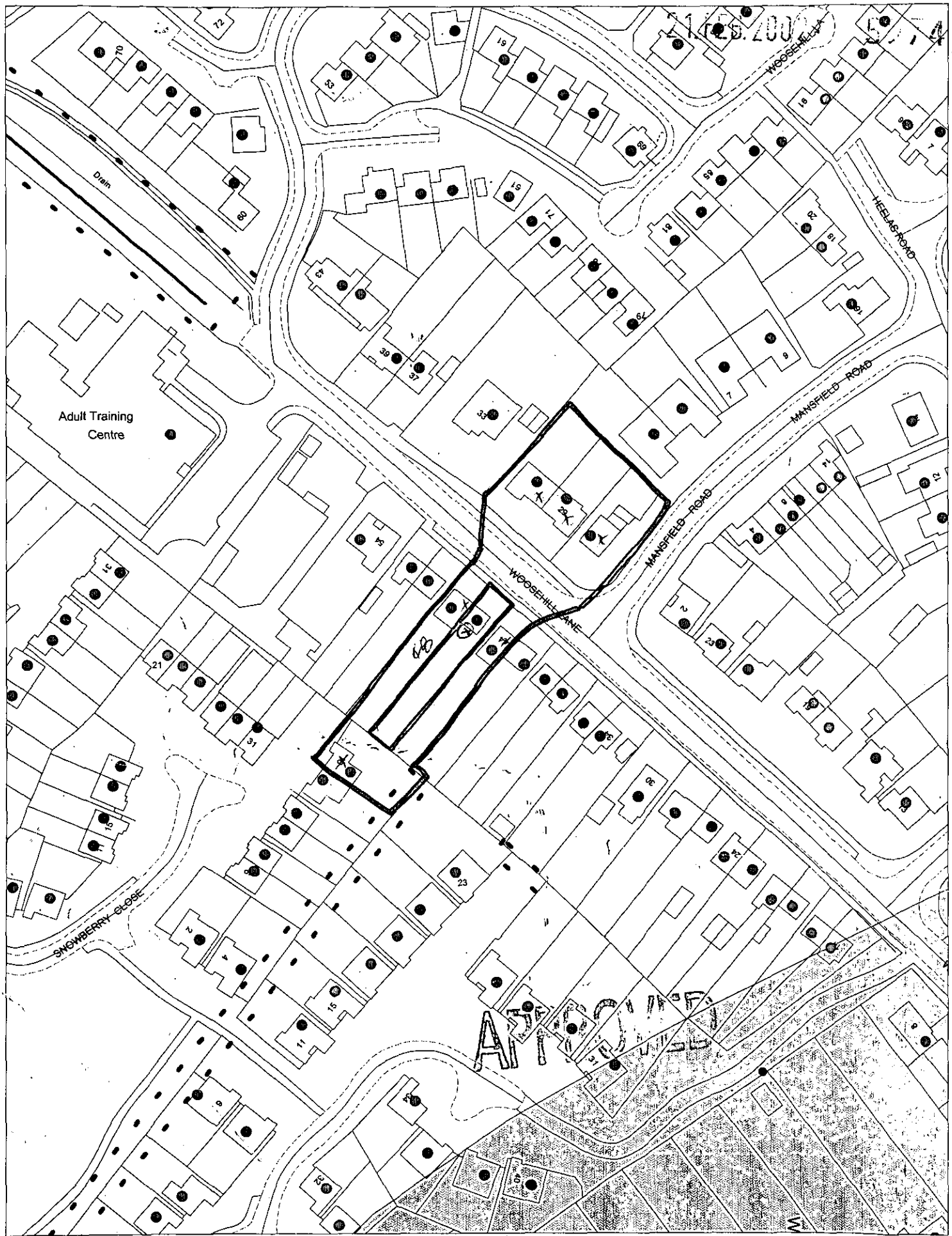
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 16TH FEB 2002

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



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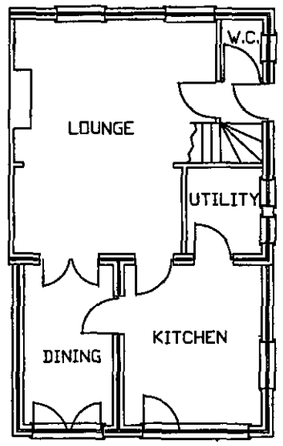
Development Control Section, Environmental Services, Wokingham District Council.

26 February 2002

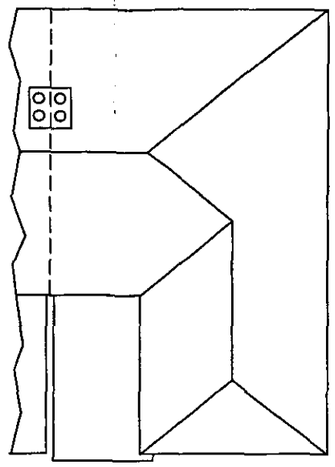
Scale: 1 : 1250

N
W E
S

21.FEB.2002* 5974

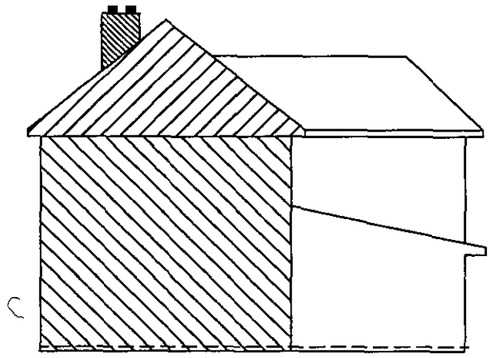


Existing Ground Floor Plan

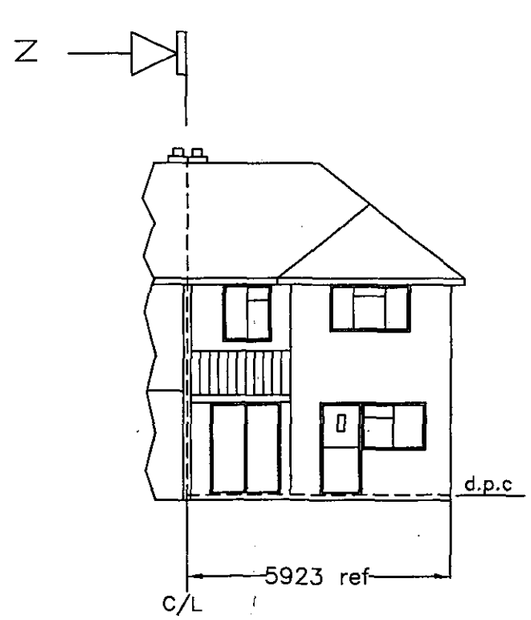


Existing Plan

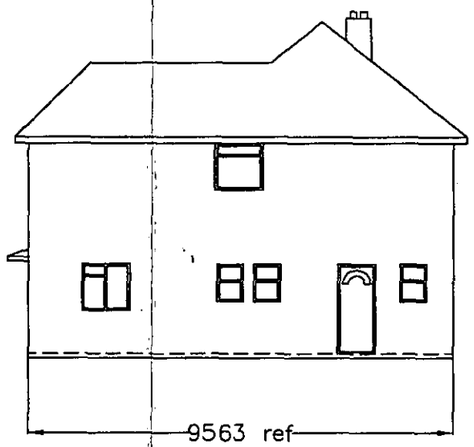
SUPERSEDED



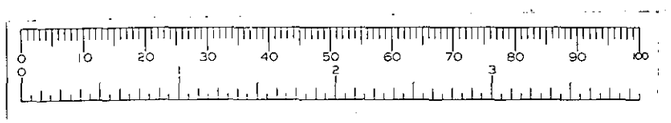
Section Z-Z
Existing 'West' Elevation



Existing 'South' Elevation



Existing 'East' Elevation

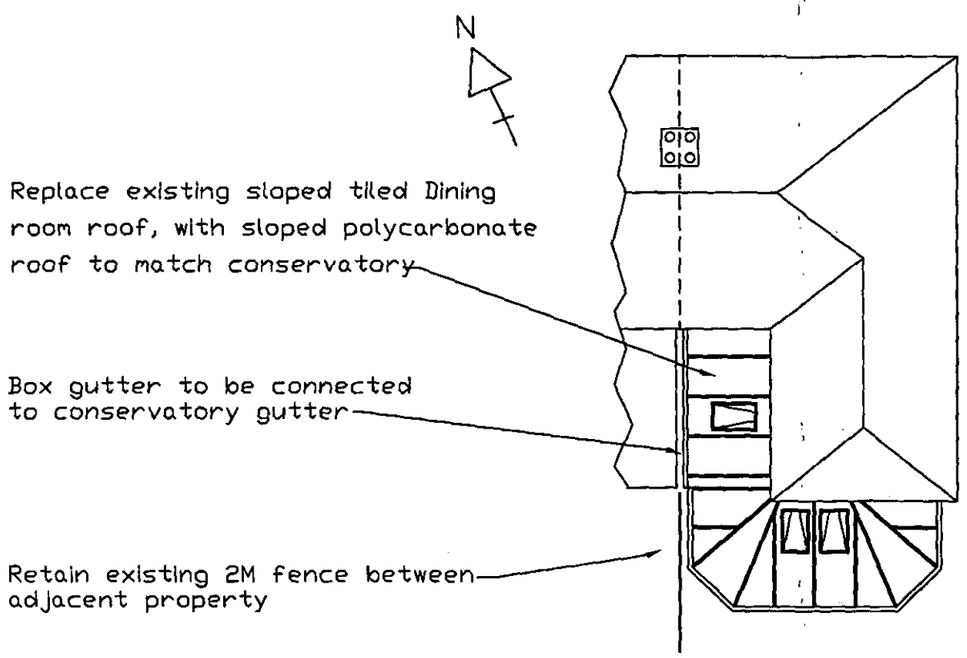


USER

RevNo	Revision note	Date	Signature	Checked
A	Initial issue	17/01/02		

Revised N/A	Quantity N/A	SPACE DESIGNS	All dimensions in mm
Designed by AJS	Description Existing views	Filename conexisa.dwg	Date 17/01/02 — Scale 1:100
Owner Mr & Mrs Strange	Title/Name Proposed Conservatory to 46 Woosehill Lane Wokingham, Berkshire RG41 2TS		
	Drawing number Conserv01	Issue A	Sheet 1 of 4

21.FEB.2002 5974



Proposed Plan

NOTES

FOUNDATIONS

Foundations to be 1:2:4 mix, at depth required by local authority inspector
cavity to be filled not less than 225mm below dpc with 1:12 fine concrete

WALLING

250mm cavity walling with wall ties at required spacing
external leaf 102.5mm to match existing, internal leaf 100mm insulating blocks
50mm cavity to be filled with insulation bats, and internal walls to be plastered.
New and modified walling to be closed at plate level.

DAMP PROOF COURSE

DPC to both skins 150mm above ground to suit existing DPC
Horizontal and vertical DPC to BS743.

DRAINAGE

Connect new drainage to existing system, new land drains to be minimum 1:40 falls

CONSERVATORY FLOOR

Suggested flooring to be:
65mm floor screed on 1000g polythene, on 150mm steel reinforced concrete slab, on 50mm jablite, on 150mm clean hardcore
NOTE: Top surface of screeded floor to be 50mm below level of conservatory door to allow battened T&G floor to align with door step

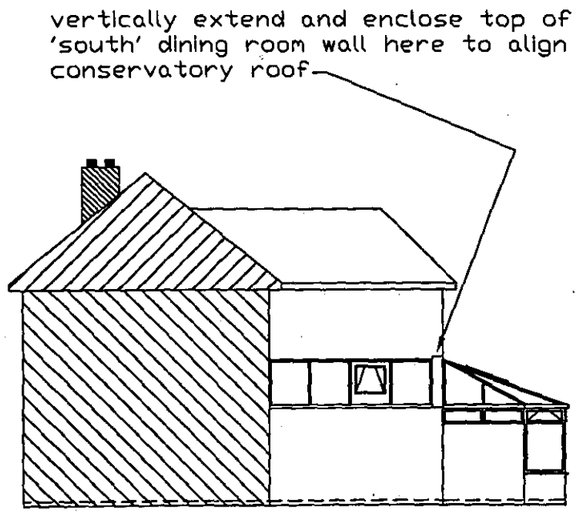
GENERAL CONSERVATORY SPECIFICATION

-Conservatory frame finish, white uPVC to match existing house windows.
-600mm dwarf brick wall to match existing.
-Conservatory roof, triple skin polycarbonate.
-Conservatory external dimensions 5.3m x 3.0m
-Conservatory internal floor area 4.8m x 2.75 = 13.3 sq/m
-Note: For detailed design of conservatory , see sheet 3

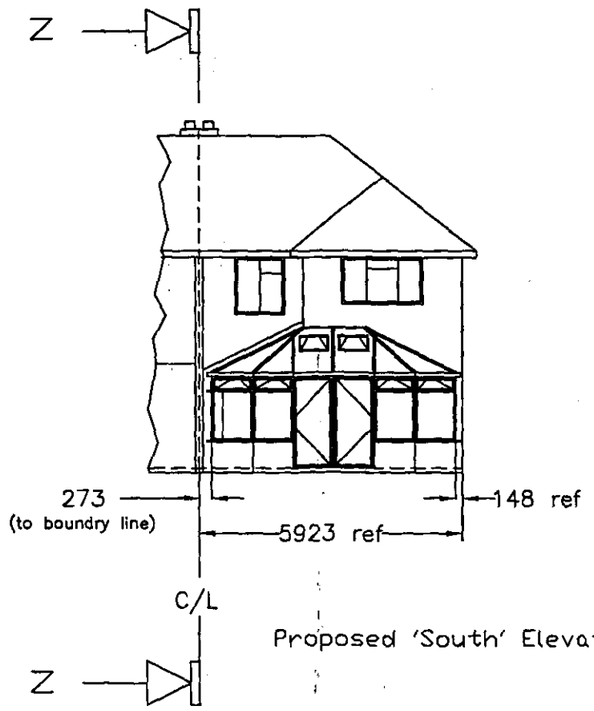
MODIFIED DINING ROOM ROOF (From tiled, to style matching conservatory)

-Existing dining room roof is tiled and slopes north to south.
-New roof will match conservatory roof and slope east to west.
-New roof will require 'west' wall of dining room to be reduced in height, and closed at plate level.
-West wall of dining room will require a box gutter along entire length to connect to existing drainage system.

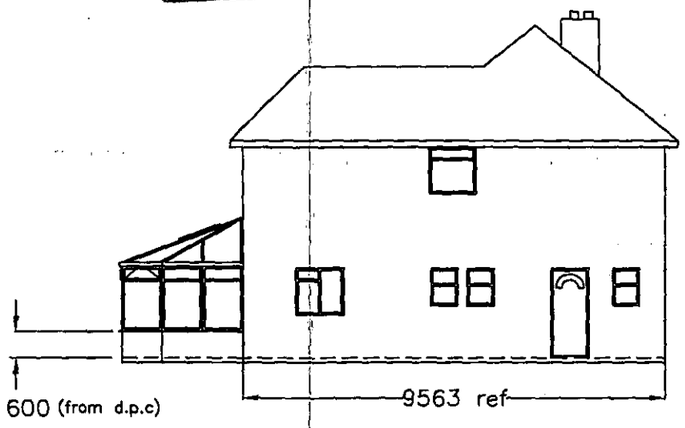
SUPERSEDED



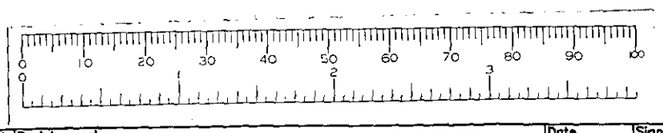
Section Z-Z
Proposed 'West' Elevation



Proposed 'South' Elevation



Proposed 'East' Elevation



RevNo	Revision note	Date	Signature	Checked
A	Initial Issue	20/01/02		

Demand N/A	Quantity N/A	SPACE DESIGNS	All dimensions in mm unless otherwise stated
Designed by AJS	Description Proposed Views	Filename conprp45.dwg	Date 20/01/02 — Scale 1:100
Owner Mr & Mrs Strange	Title/Status Proposed Conservatory to 46 Woosehill Lane Wokingham, Berkshire RG41 2TS		
	Drawing number Conserv01V	Issue A	Sheet 2 of 4

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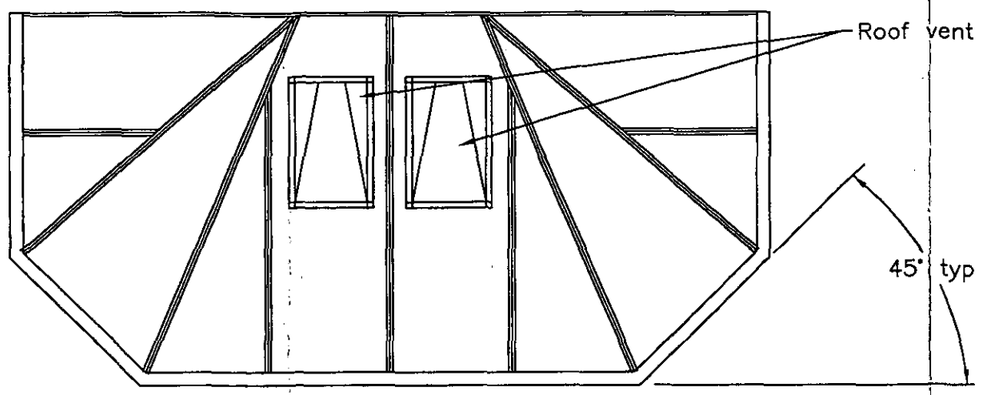
21.FEB.2002 5974

NOTES

1. 5502 and 2751 dimensioned to internal ring beam.
2. All glazing to BS6262, 18mm double glazed sealed units
3. All glass toughened to BS 6206 Class A
4. Roof loading to conform with BS6399
5. Roof to be triple skin polycarbonate.
6. Frames to be finished white smooth finish uPVC
7. Draughproof seals on all doors and opening windows.
8. All walling to be 250mm cavity, insulated.



Plan Elevation

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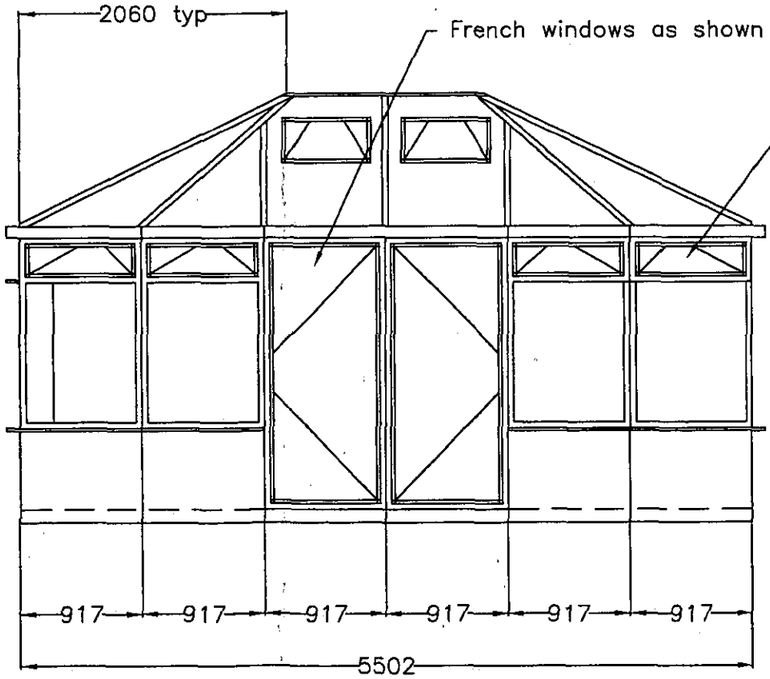
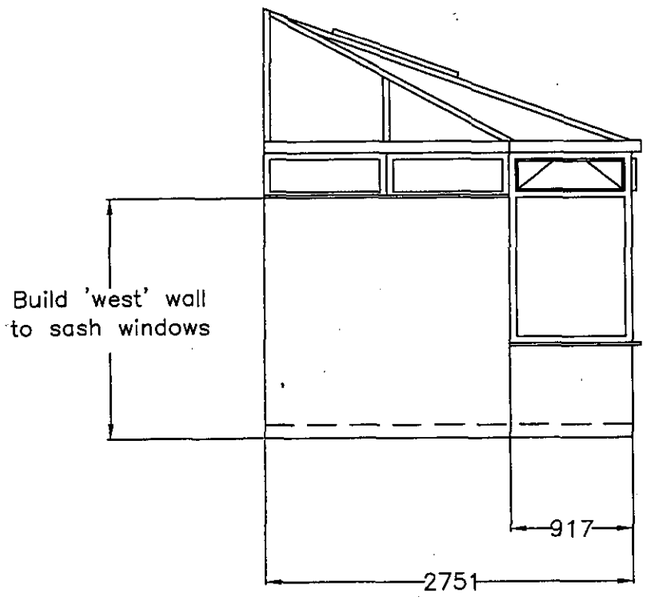
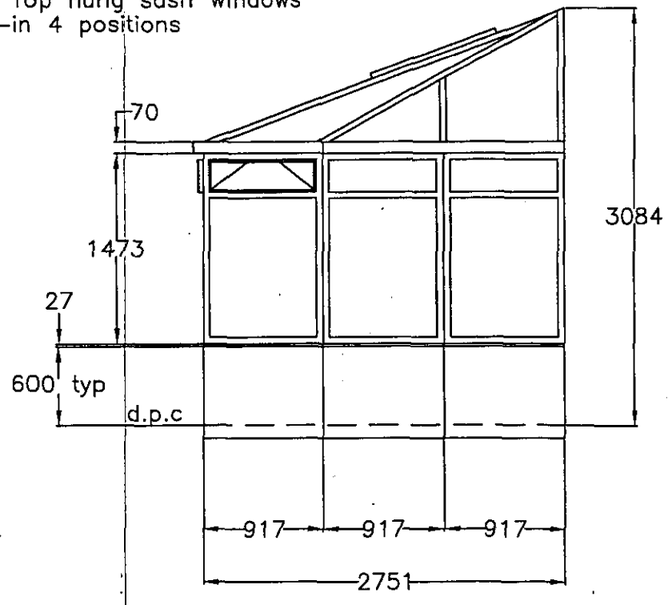


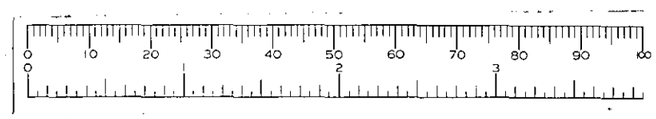
Rear 'South' Elevation



'West' Elevation



'East' Elevation



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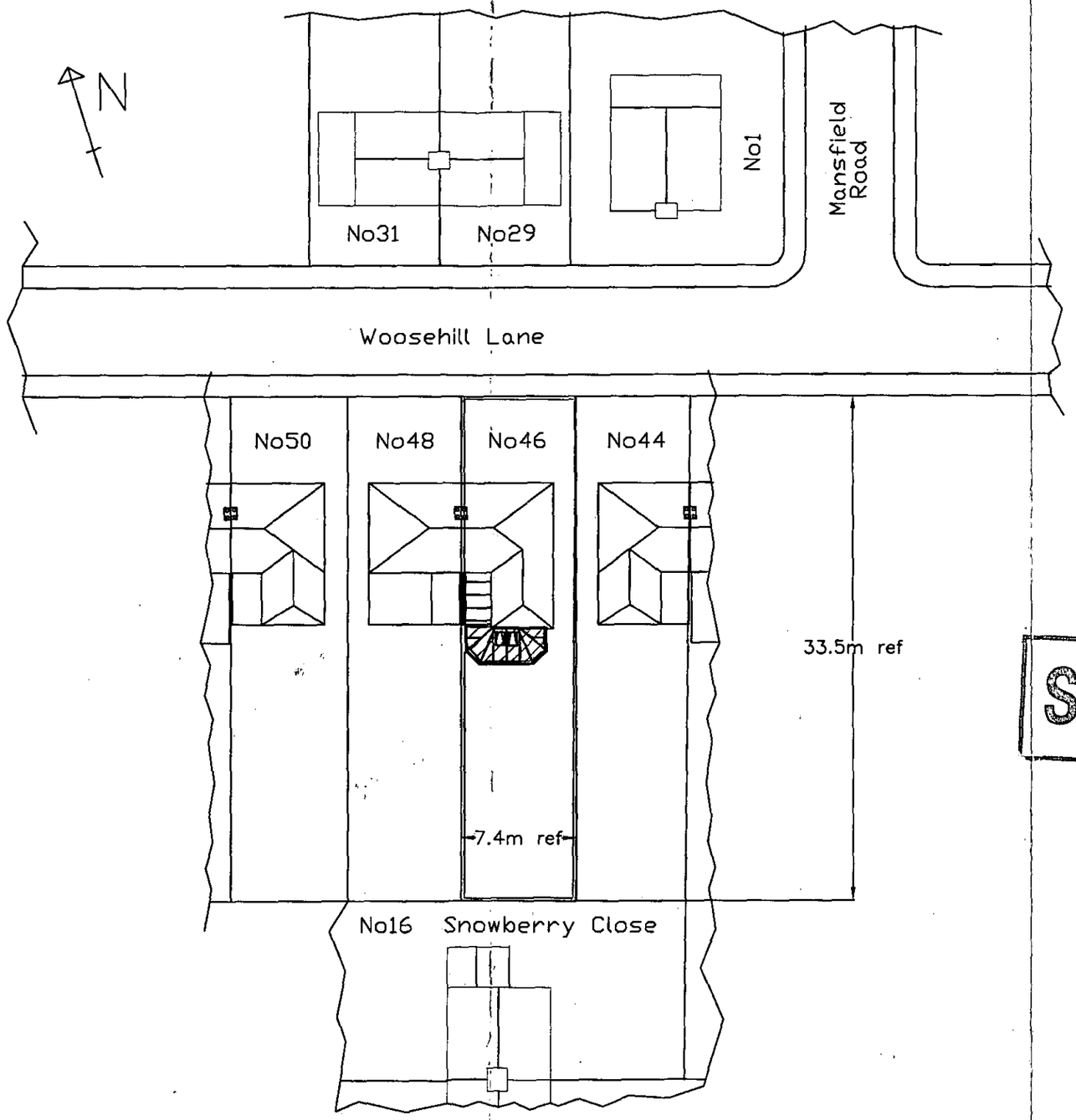
RevNo	Revision note	Date	Signature	Checked
A	Initial issue	20/01/02		

Approved N/A	Checked N/A	SPACE DESIGNS	All Dimensions In mm
Designed by AJS	Description Conservatory Detail (Victorian + end wall)	Filename condew45.dwg	Date 20/01/02	Scale 1:250
Owner Mr & Mrs Strange	Title/Name Proposed Conservatory to 46 Woosehill Lane Wokingham, Berkshire RG41 2TS			
	Drawing number Conserv01V	Issue A	Sheet 3 of 4	

21.FEB.2002 5974



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0 1 2 3

RevNo	Revision note	Date	Signature	Checked
A	Initial Issue	20/01/02		

Material N/A	Quantity N/A	SPACE DESIGNS	Article No./Reference N/A
Designed by AJS	Description Block Plan View	Filename conbk45.dwg	Date 20/01/02	Scale 1:250
Owner Mr & Mrs Strange	Title/Name Proposed Conservatory to 46 Woosehill Lane Wokingham, Berkshire RG41 2TS		
	Drawing number Conserv01	Size A	Sheet 4 of 4

21.FEB.2002* 5974

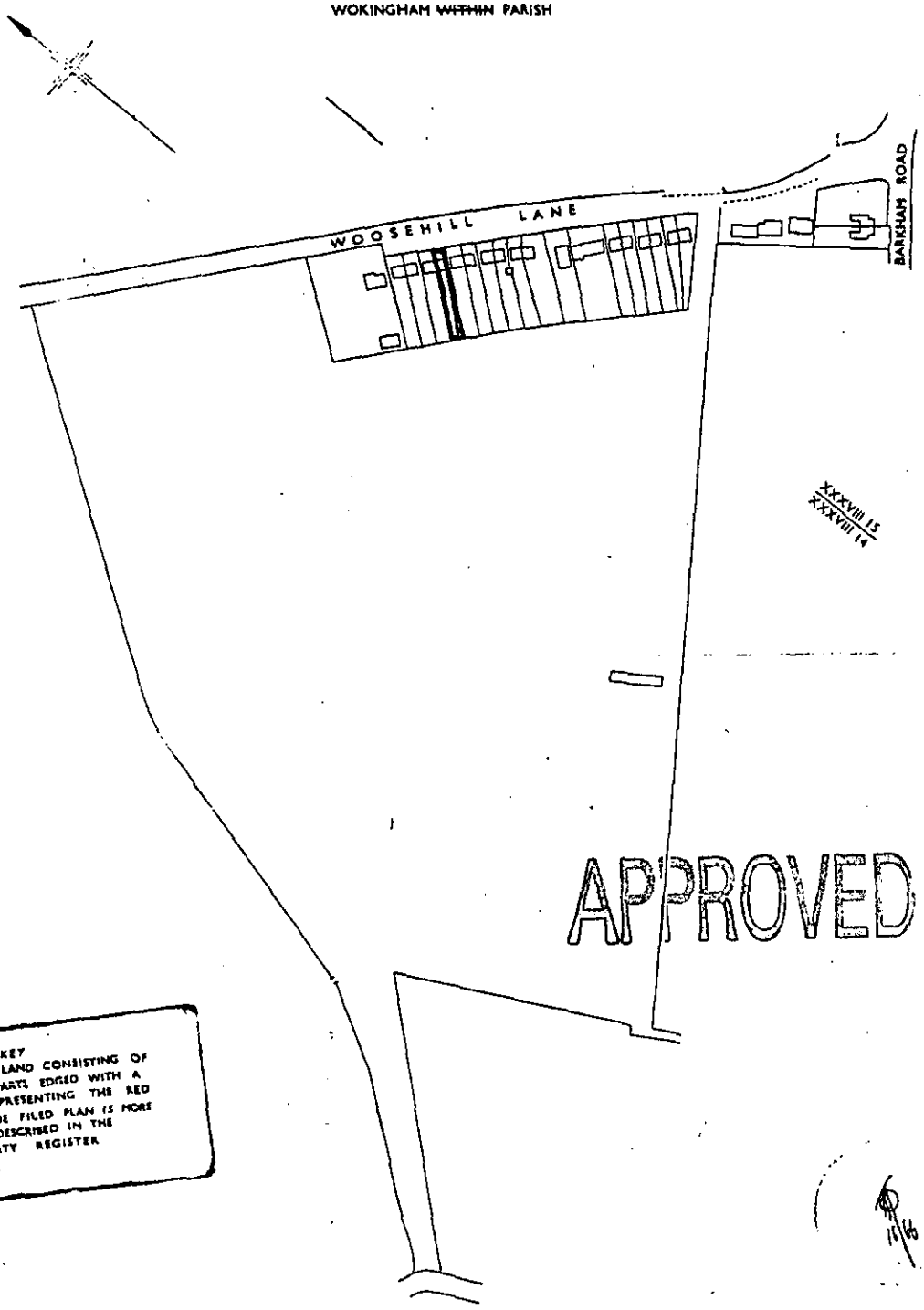
H. M. LAND REGISTRY

BERKSHIRE SHEET XXXVIII 14

Scale 1/2500

WOKINGHAM DISTRICT

WOKINGHAM ~~WITHIN~~ PARISH



APPROVED

KEY
THE REGISTERED LAND CONSISTING OF THE PART OR PARTS EDGED WITH A THICK LINE REPRESENTING THE RED EDGING ON THE FILED PLAN IS MORE PARTICULARLY DESCRIBED IN THE PROPERTY REGISTER

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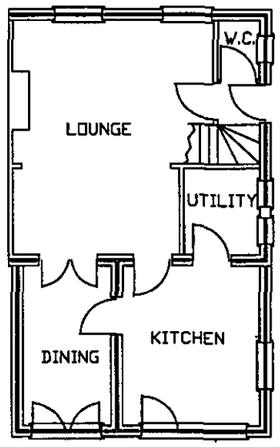
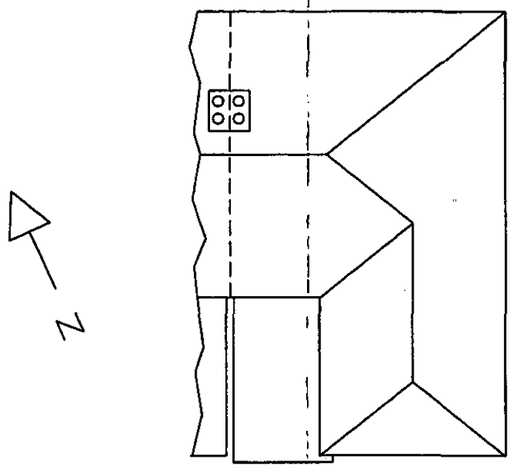


Existing Ground Floor Plan



Existing Plan

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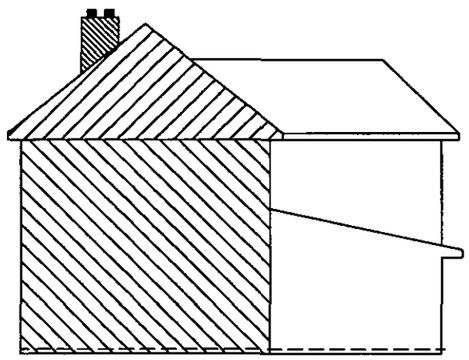
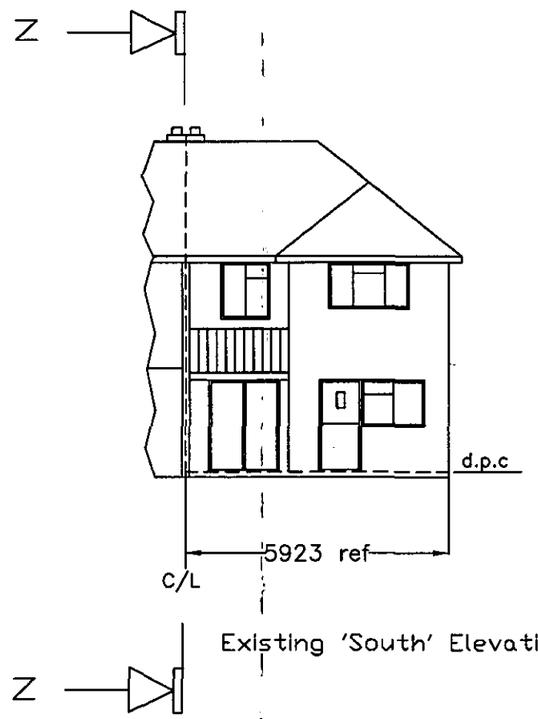
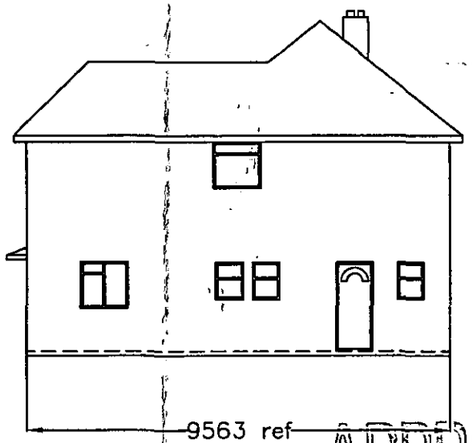
04 APR 2002



Section Z-Z
Existing 'West' Elevation



Existing 'South' Elevation



Existing 'East' Elevation

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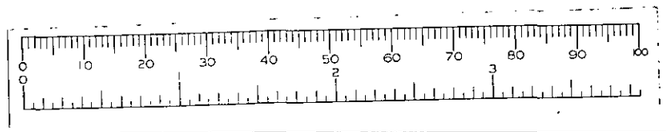
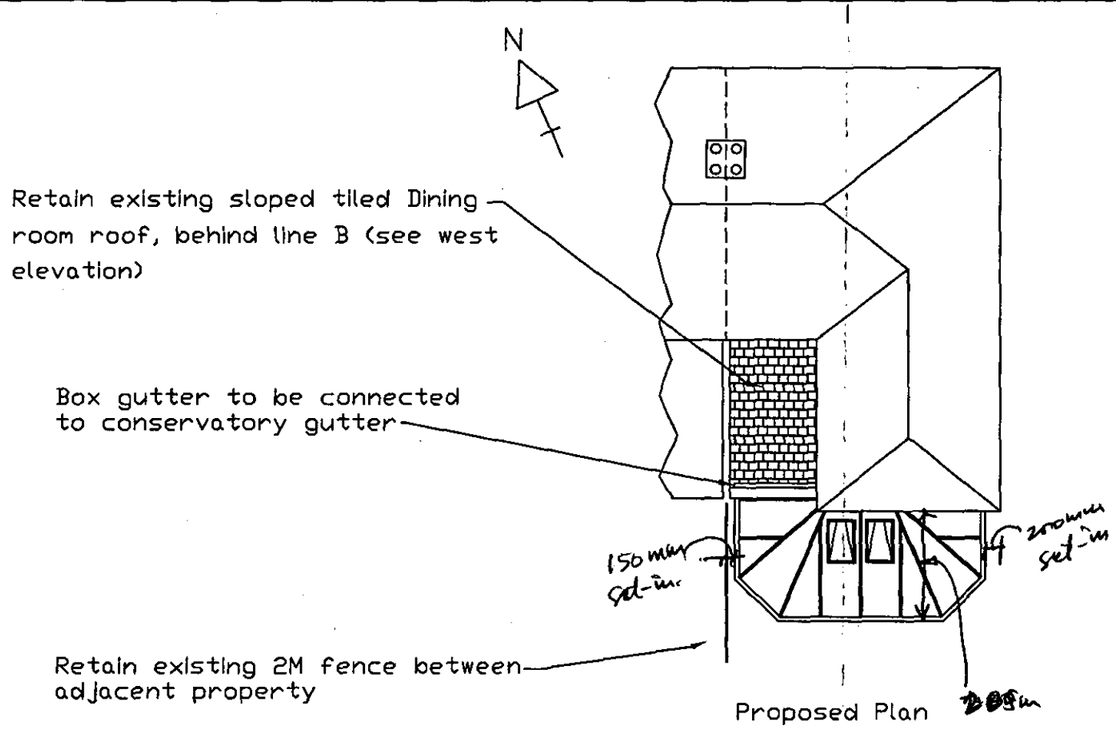


RevNo	Revision note	Date	Signature	Checked
B	For revision details see sheet 2	25/03/02		25/3/02
A	Initial Issue	17/01/02		

N/A	N/A	SPACE DESIGNS		All dimensions in mm
AJS	Existing views	conexisb.dwg	25/03/02	1:100
Mr & Mrs Strange	Proposed Conservatory to 46 Woosehill Lane Wokingham, Berkshire RG41 2TS			
	Conserv01		B	1 of 4



Proposed Plan

NOTES

FOUNDATIONS

Foundations to be 1:2:4 mix, at depth required by local authority inspector
cavity to be filled not less than 225mm below dpc with 1:12 fine concrete

WALLING

250mm cavity walling with wall ties at required spacing
external leaf 102.5mm to match existing, internal leaf 100mm insulating blocks
50mm cavity to be filled with insulation bats, and internal walls to be plastered.
New and modified walling to be closed at plate level.

DAMP PROOF COURSE

DPC to both skins 150mm above ground to suit existing DPC
Horizontal and vertical DPC to BS743.

DRAINAGE

Connect new drainage to existing system, new land drains to be minimum 1:40 falls

CONSERVATORY FLOOR

Suggested flooring to be:
65mm floor screed on 1000g polythene, on 150mm steel reinforced concrete slab, on 50mm jablite, on 150mm clean hardcore
NOTE: Top surface of screeded floor to be 50mm below level of conservatory door to allow battened T&G floor to align with door step

GENERAL CONSERVATORY SPECIFICATION

- Conservatory frame finish, white uPVC to match existing house windows.
- 600mm dwarf brick wall to match existing.
- Conservatory roof, five skin (4 cavity) polycarbonate.
- Conservatory external wall dimensions 5.502m x 2.751m.
- Conservatory internal floor area = 11.7 sq/m
- Note: For detailed design of conservatory , see sheet 3

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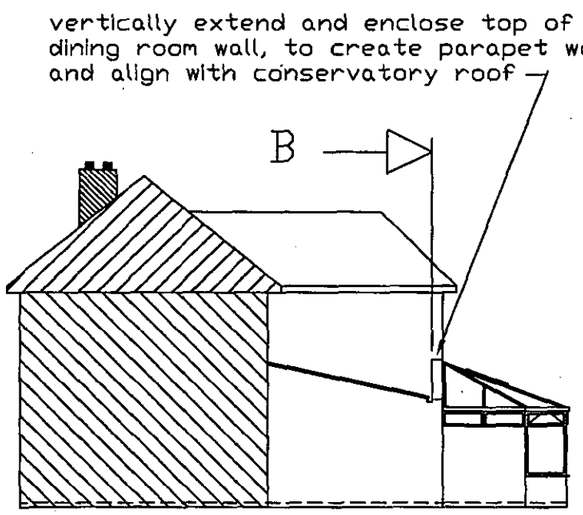
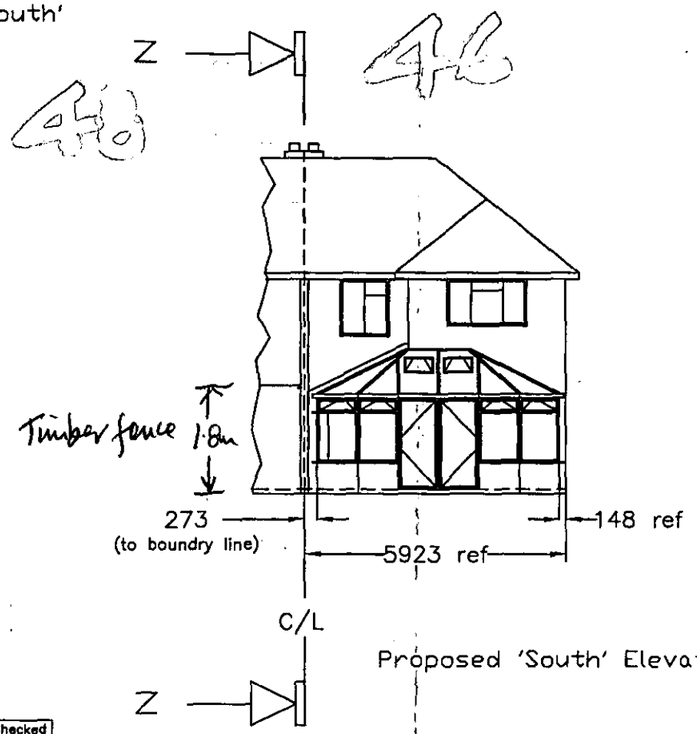
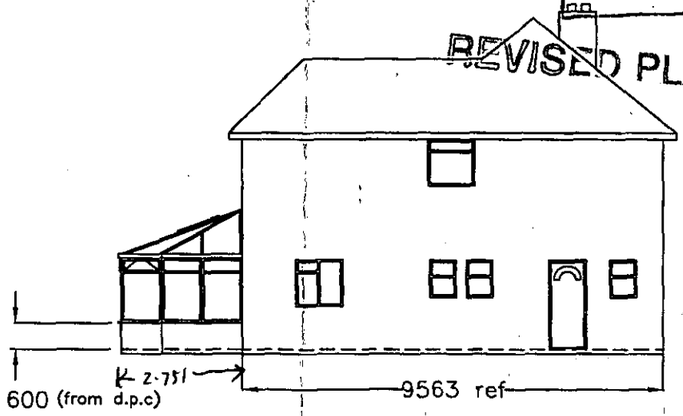


Section Z-Z
Proposed 'West' Elevation



Proposed 'South' Elevation



Proposed 'East' Elevation

RevNo	Revision	Date	Signature	Checked
B	Changed dining room roof, now to remain tiled, not polycarbonate	25/03/02		25/3/02
A	Initial Issue	20/01/02		

N/A	N/A	SPACE DESIGNS		All dimensions in mm unless otherwise stated
AJS		Proposed Views	conpr45B.dwg	25/03/02	1:100
Mr & Mrs Strange		Proposed Conservatory to 46 Woosehill Lane Wokingham, Berkshire RG41 2TS		
		Conserv01	B	2 of 4

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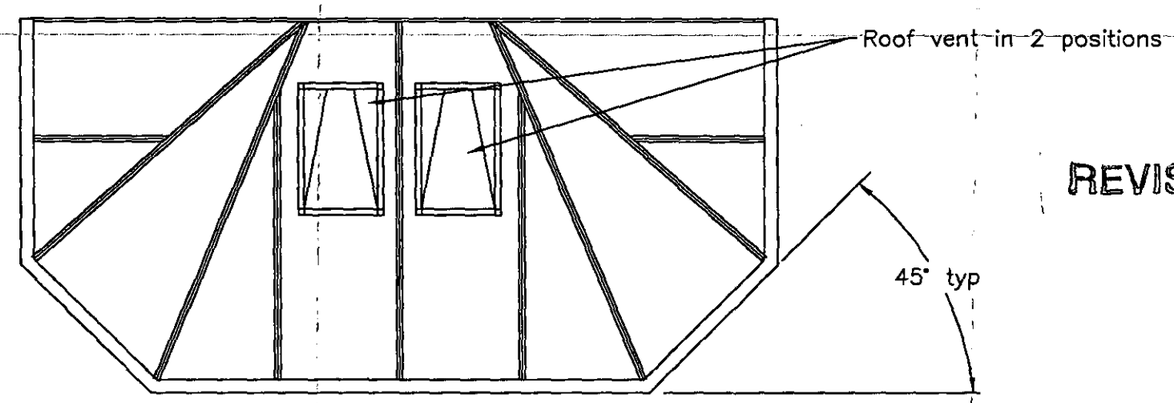
NOTES

1. 5502 and 2751 dimensioned to external skin of 600mm wall
2. All glazing to BS6262, Pilkington 'K' ,18mm double glazed sealed units
3. All glass toughened to BS 6206 Class A
4. Roof loading to conform with BS6399
5. Roof to be 5 skin (4 cavity) polycarbonate.
6. Frames to be finished white smooth finish uPVC
7. Draughproof seals on all doors and opening windows.
8. All walling to be 250mm cavity, insulated.



Plan Elevation

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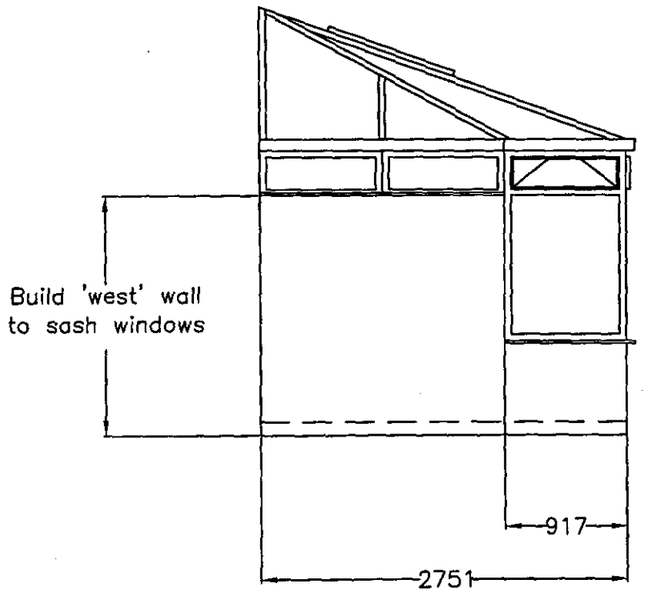
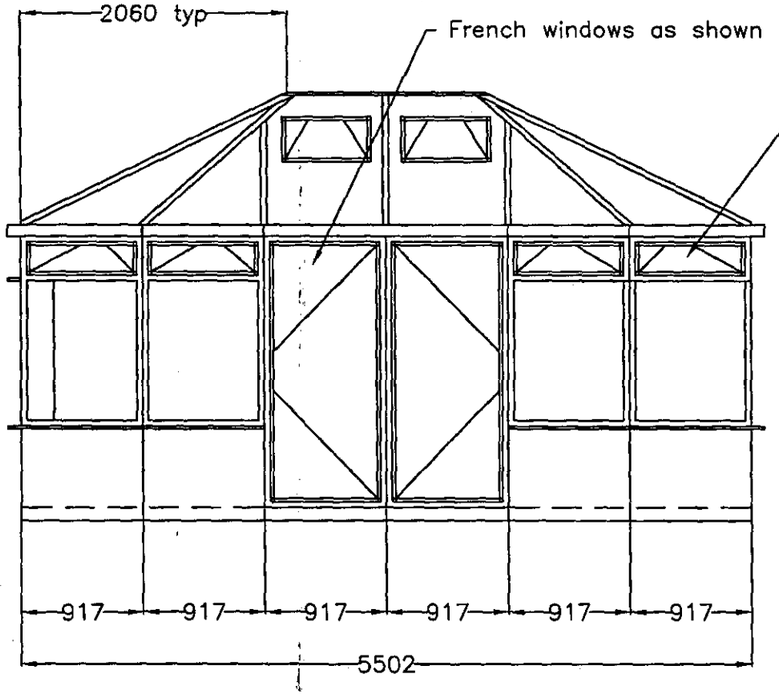
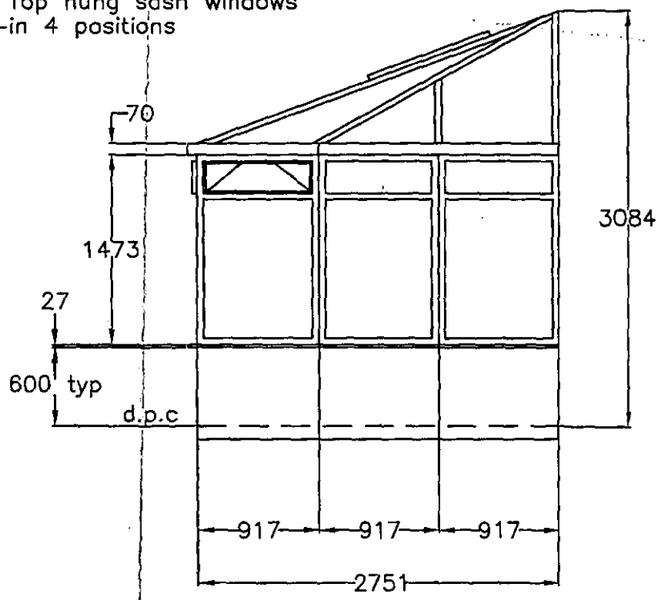


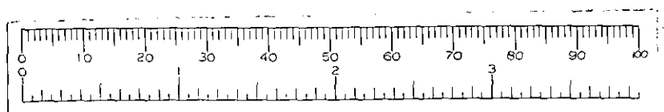
'West' Elevation



Rear 'South' Elevation



'East' Elevation



RevNo	Revision note	Date	Signature	Checked
B	For revision details see sheet 2	25/3/02	[signature]	25/3/02
A	Initial Issue	20/01/02	[signature]	20/1/02

USER

N/A	N/A	SPACE DESIGNS		All Dimensions In mm
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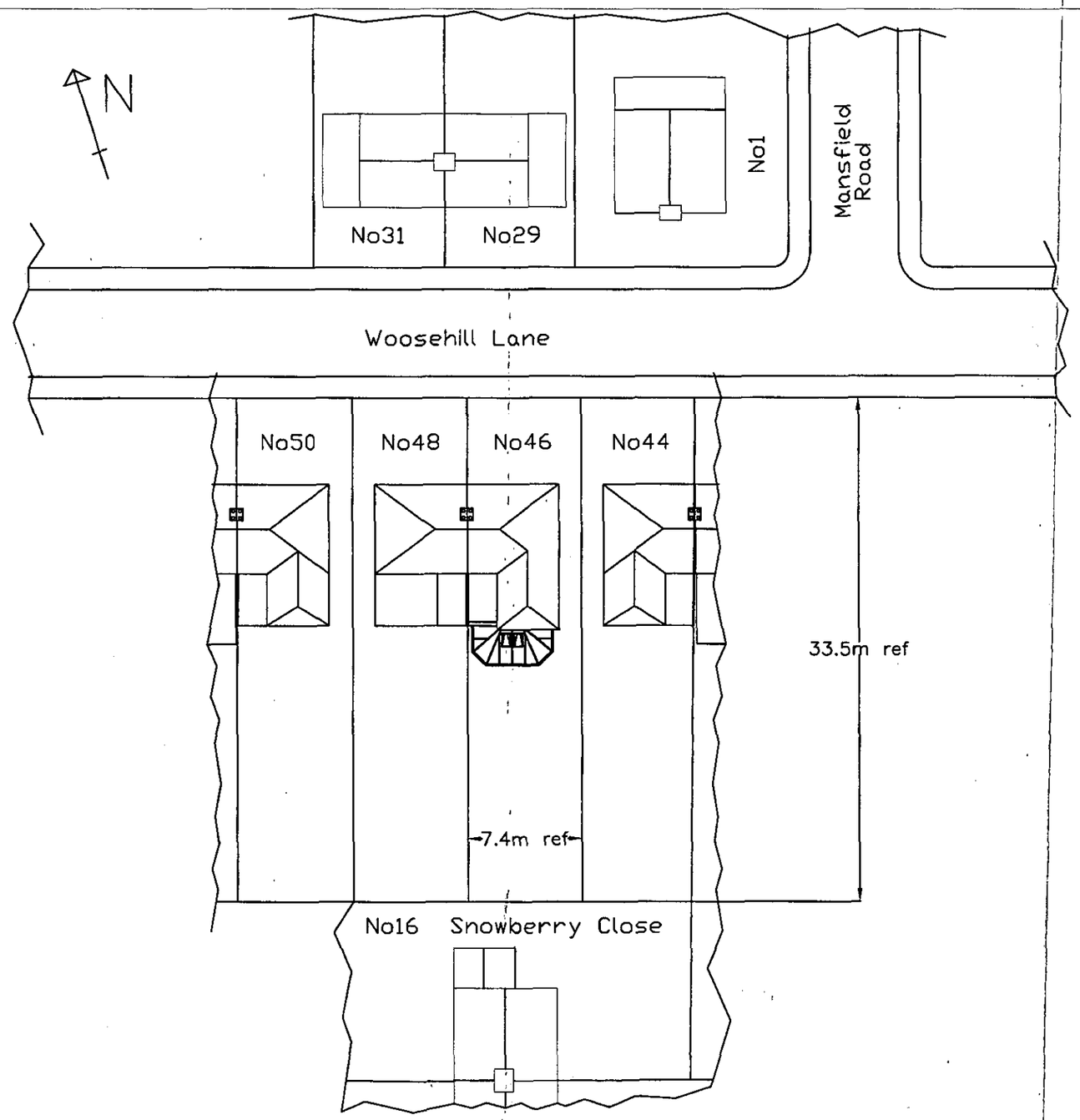
Mr & Mrs Strange		Proposed Conservatory to 46 Woosehill Lane Wokingham, Berkshire RG41 2TS		
		Conserv01V	B	3 of 4



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REVISED PLAN

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RevNo B	Revision: For revision details see sheet 2	Date 25/03/02	Signature	Checked	
RevNo A	Revision: Initial Issue	Date 20/01/02	Signature	Checked	

N/A	N/A	SPACE DESIGNS		N/A
AJS	Block Plan View	conbk45B	25/03/02	1:250
Mr & Mrs Strange	Proposed Conservatory to 46 Woosehill Lane Wokingham, Berkshire RG41 2TS			
	Conserv01		B	4 of 4

FNAME

REVDATE

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