APPLICATION NO:
F/2000/1251

LOCATION:
221 Wokingham Road, Earley Reading.

APPLICANT:
Mr Mrs Chiesa C/O Excel Design Ltd

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

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

Application Number: F/2000/1251

Parish: **EARLEY**

Location: **221, Wokingham Road, Earley, Reading.**

Proposal: **Proposed two storey side 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. This proposal, if permitted, would have an adverse effect detrimental to the neighbours at No.217 due to its bulk and massing and would therefore be considered overbearing to the neighbouring property. The proposal is contrary to WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

Informative
The agent is reminded that the required internal measurements for a garage are 2.4 x 4.8m.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/06/2000

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1251

Applicant : Mr Mrs Chiesa C/O Excel Design Ltd.

Location : 221, Wokingham Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/1251

Appraisal :

This application is for a 2 storey & single storey side extension.
Neighbours
No 223 will be screened from the extension by the existing footprint of the applicant.
No 217 has a secondary living room window in the side extension and french doors ~~in~~ to the rear elevation (also to the living area). There is a 3m hedge and 1.4m fence on the boundary. There is also a velux window in the roof on the side elevation.
The proposal consists of a garage flush with the front footprint of the applicants house, with a depth of 6m and a height of 2.7m. The 2 storey element is situated 1m from the boundary and has a depth of 12.3m, an eaves height of 5m and a ridge height of 6.9m increasing to 8.7m towards to front of the extension. The roof is hipped on all sides. There are 3 proposed windows on the side elevation. The two at ground level will be obscured by the existing hedge, and a fence can be erected under PD. if any overlooking occurs. (Civil matter) The first floor window is to a bathroom and would need an obscure glazing condition to prevent loss of privacy. The extension is to the east of No 217 and would be considered overbearing due to its bulk and massing. Therefore it should be refused.

Street scene.
The 2 storey extension will be 1m from the boundary, and the ~~f~~roof is set back .5m from the front footprint and ~~stepped in~~ hipped in at all sides. Therefore any impact on the street scene will be minimised.

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

Parking it should be noted the proposed garage ~~is~~ is not the required size to satisfy Council policies.

Application Number F/2000/1251
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This proposal, if permitted, would have an adverse effect detrimental to the Neighbours at No 217 due to its bulk and massing and would, therefore be considered overbearing to the neighbouring property. The proposal is contrary to LBE1 of the UDLP and LBE2 of the LALP.
			Inf. The agent is reminded that the required internal measurements for a garage are 2.4 x 4.8m.

Don Thurian
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 221 Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2000/1251

OFFICER: Joss Miller

DATE OF SITE VISIT: 7/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Mixed semi-detached and detached houses and bungalows

3. DESCRIPTION OF SITE/BUILDING
Semi-d house of brick, render and tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
217 1 side window & 1 velux (chalet bungalow) secondary living room window (French doors to rear).
223. joined - ~~no extns~~.

5. SITE CONSTRAINTS

TREES 1 fir approx 6m.

ACCESS/PARKING 3 spaces.

LEVELS \.

BOUNDARY TREATMENT 3m hedge and 1.4m fence.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 28 April 2000

Application Number: F/2000/1251

Proposal: Proposed two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
221, Wokingham Road, Earley, Reading.

Applicant:
Mr Mrs Chiesa 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).

Comment

A plan is required indicating 3no parking spaces within the curtilage of the property. The dimensions to be 2.4m x 4.8m (2.5m x 5m internal for garage)

(*) The proposed garage does not meet these standards

Signed: _____ **Print name:** J N Alton

10.5.00

FROM: Joss Miller

DATE: 28 April 2000

PCL	ILS
DC	ENF
APP	
CS	
23 MAY 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1251

Proposal: Proposed two storey side extension to dwelling..

Site Address: 221, Wokingham Road, Earley, Reading.

Applicant: Mr Mrs Chiesa C/O Excel Design Ltd.

Your observations are required in respect of this application **by 22/05/2000** .

NO OBJECTION

19 MAY 2000

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

Tel: (0118) 974 6463

Date: **28 April 2000**

My ref: F/2000/1251

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1251
221, Wokingham Road, Earley, Reading.
Proposed two storey side 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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1251**
221, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **28 April 2000**

My ref: F/2000/1251

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1251**
221, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **28 April 2000**

My ref: F/2000/1251

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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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Application Number: F/2000/1251
221, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1251**
221, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/1251

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
221, Wokingham Road, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 APR 2001	Map No. 52 Site 0102
Officer: JM / Application No. F/2000/1251	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 221 WOKINGHAM ROAD

Parish: EARLEY Ward: Little Hungerford ✓ 28/4

Applicant: MR/MRS CHIESA

Fee Received 95-00 (2) 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	parking plan	← 27/4	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	2nd floor? (see note below)	phoned	
7	Metric scale disclaimer		14/4	
8	Encroachment letter	Possible encroachment — letter required (does not on Drawing 5 cover this?)	again 27/4	
9	Miscellaneous	Are they also doing a loft conversion? There are new stairs going up from 1st floor & 3 new roof lights. How many bedrooms in total?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.1.4..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

..... No pre-apps .....

.....

NEIGHBOURS:

..... S/N + 10 Courts Road, Earley .....

..... 217, 223, 384, 386 Wokingham Road, ...

.....

.....

.....

.....

.....

.....

.....

1327

WOKINGHAM DISTRICT COUNCIL

To 10.APR.2000* 1251

Date _____ Time _____

WHILE YOU WERE OUT

Name phoned agent again 27/4

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Thinks it will only be 4 bedrooms – room already exists on left.

No encroachment intended.

Will send letter confirming above + check bedrooms & do parking layout

Signed Carol H

ADDRESS 221 WOKINGHAM ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU 7471 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
282/56	Mrs. E. M. Simpson	Garage	8/5/56	App. N
BR 10540	MR. A. KING	GARAGE & UTILITY ROOM	30.4.79	APP N/A
10436	"	"	4.5.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

10.APR.2000* 1251

Recd 3.30pm 7.4.00

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

10.APR.2000* 1251

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 CHIESA
	ADDRESS	221 WOKINGHAM RD EARLEY
	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. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	221 WOKINGHAM RD EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~/NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK + TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES/~~NO~~

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — YES/~~NO~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~/NO

10. CHECK LIST Please e ... e the fol ... :-

(a) 6 ... signed a ... d
(b) ... cale of f ... ttache
... ase say ... low

(c) 6 ... rawings
... ocation ... th appl ... n, site outlined in red.
... e layout ... owing ... tion of adjoining dwellings
...) scale f ... ns and ... ations

11. CERTIFICATE OF OW ... 166 TO ... ND C ... TRY PLANNING ACT 1990)
Please delete either Ce ... ate B b ... f neithe ... ly you must complete a full
certificate obtainable f ... artmen

... RTIFI ... TE A

(a) "Owner" means a per ... ify that:
having a freehold int ... eginni ... the period of 21 days ending with the
or leasehold interest ... the ac ... anying application nobody, except the
unexpired term of w ... nt, was ... owner (a) of any part of the land to
is not less than 7 ye ... the app ... on relates.

* ... of the la ... orms part of an agricultural holding.

... TIFIC ... E B

... ify that:

* The ap ... nt has * given the required notice to
... ne else ... , at the beginning of the period of 21
... nding w ... he date of the accompanying application
... e owne ... of any part of the land to which the
... tion re ... as listed below.

... er's (a) n	A ... s at which notice w ... rved	Date on which notice was served

* ... f the la ... rms part of an agricultural holding

SIGNED ... BEHALF M + M H CHIESA

... 4-4-...

Client:

Mr and Mrs Chiesa
221 Wokingham Road
Earley
Berkshire

10.APR.2000* 1251

Project:

Two Storey Side Extension

Location:

221 Wokingham Road
Earley
Berkshire

Excel Design
XL99617

Drawing List

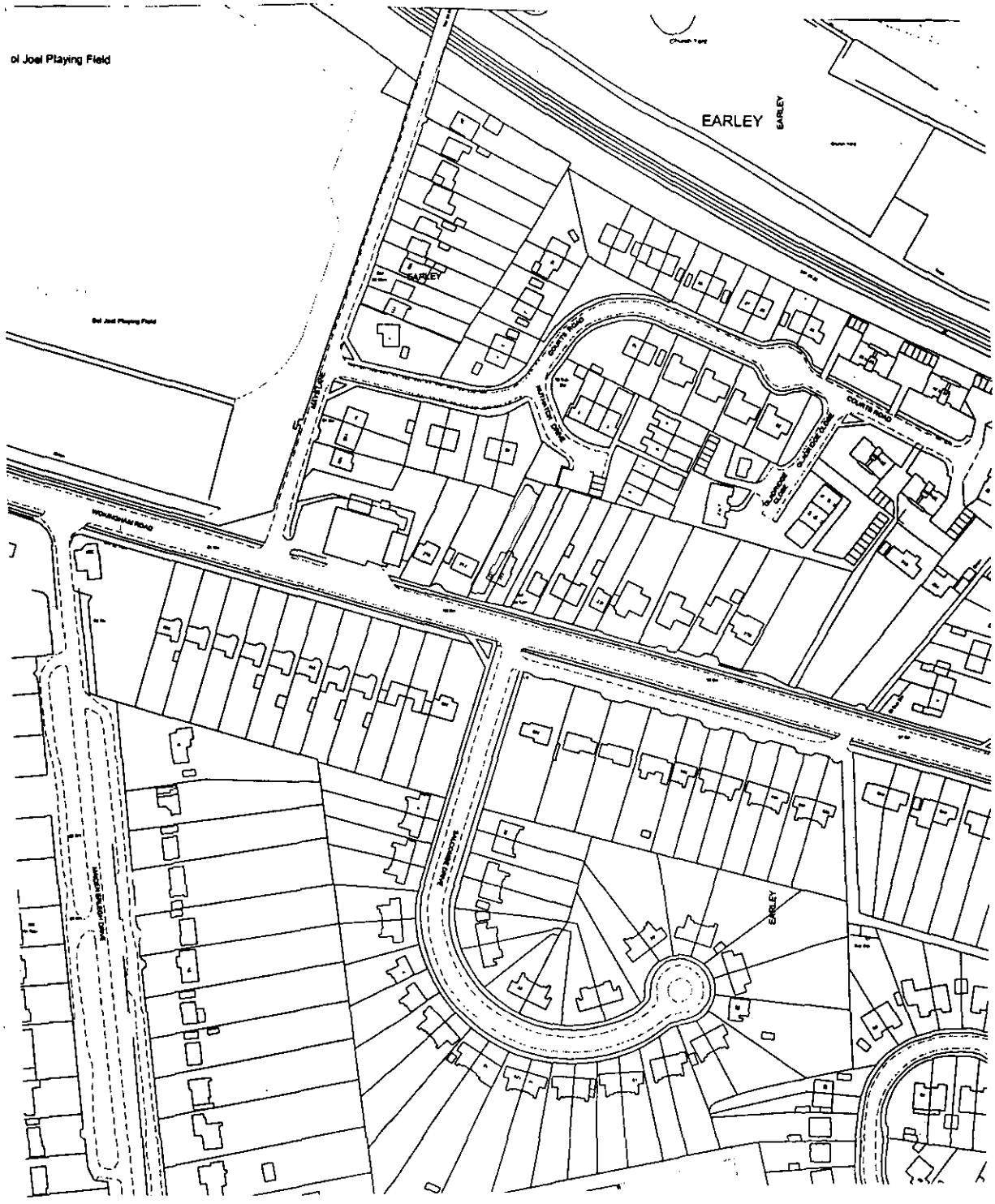
Drawing Number		Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	✓
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION: Drawing List	
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 99617/ 2
DATE:	January 1999	REVISION:	

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

© COPYRIGHT RESERVED

Excel DeSign

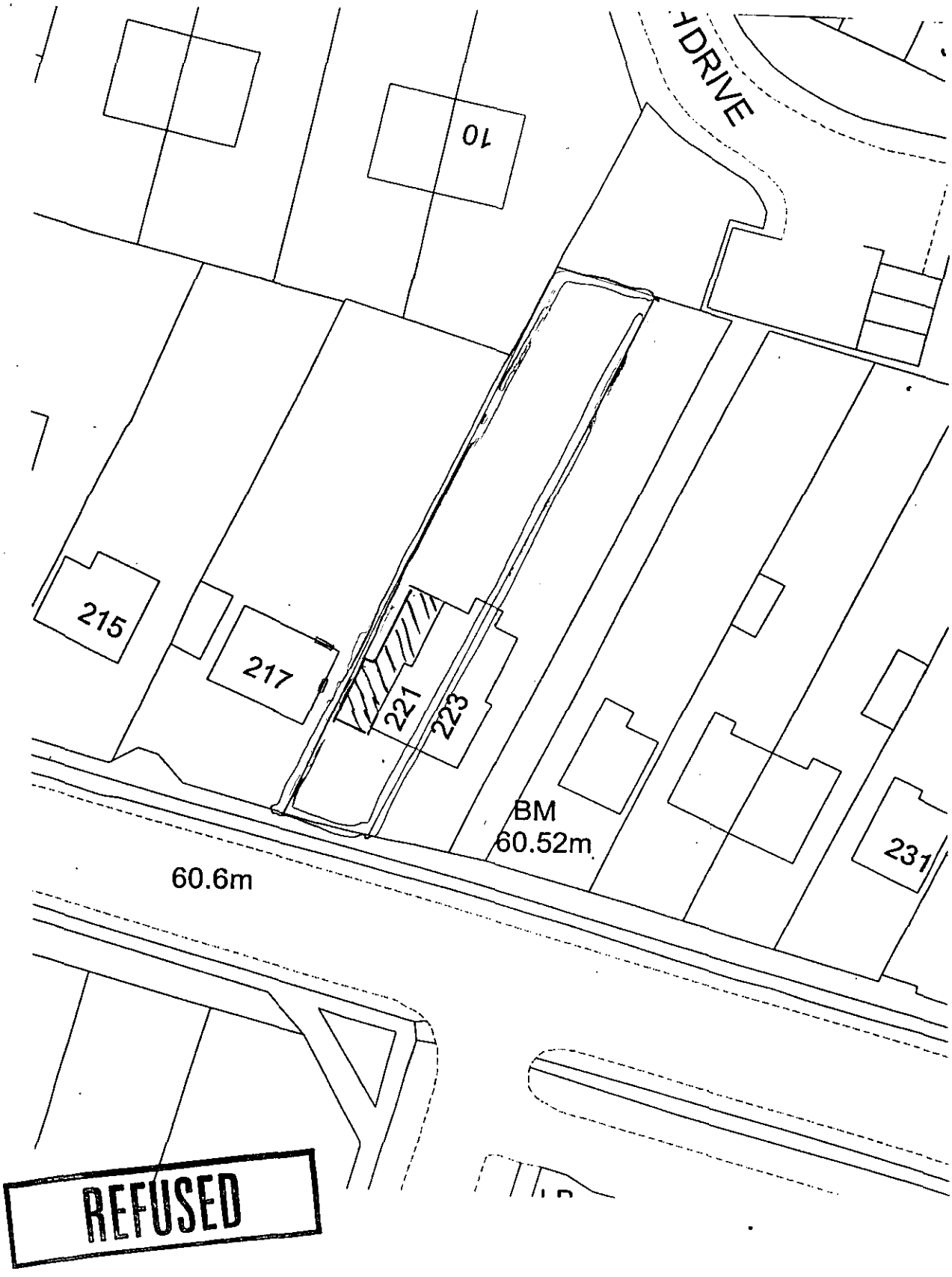


CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION:	Location Plan		
PROJECT:	Two storey side extension	SCALE:	1:2500	DRAWING No:	99617/ 3
DATE:	January 1999	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design



.CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension	SCALE:	1:500	DRAWING No:	99617/ 4
DATE:	January 1999	REVISION:			

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

© COPYRIGHT RESERVED

Excel DeSign

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
   Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
   Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
   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
   100 mm concrete block rendered and facing brickwork to match existing 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
   225 mm Turbo block and 100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim.

6. JOINERY
   All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
   All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
   To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	*DESCRIPTION:* Notes	
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 99617/ 5
DATE:	January 1999	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design

GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. FLAT ROOF
12 mm chippings hot bonded on three layer felt roof, laid on 19 mm W.B.P plywood on firrings to fall 1:60. on 150 x 50 joists at 400 mm centres. 100 x 75 mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200 mm centers. Fix 25 mm thick softwood fascia and 6 mm w.b.p external quality plywood soffite Ceiling finished with 12.5 mm foil backed plaster board fully nogged and finished to match existing. 150 mm fiberglass quilt insulation laid between joists.

11. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Utility Room and 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.
Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

14. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. 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, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

16. FIRE RESISTANCE AND PRECAUTIONS
Rear first floor bedroom to be fitted with at least one vent suitable for a fire escape. The minimum dimension of these vents is to be 850 mm high x 500 mm wide 800 mm above floor level. Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION: Notes	
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 99617/ 6
DATE:	January 1999	REVISION:	

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

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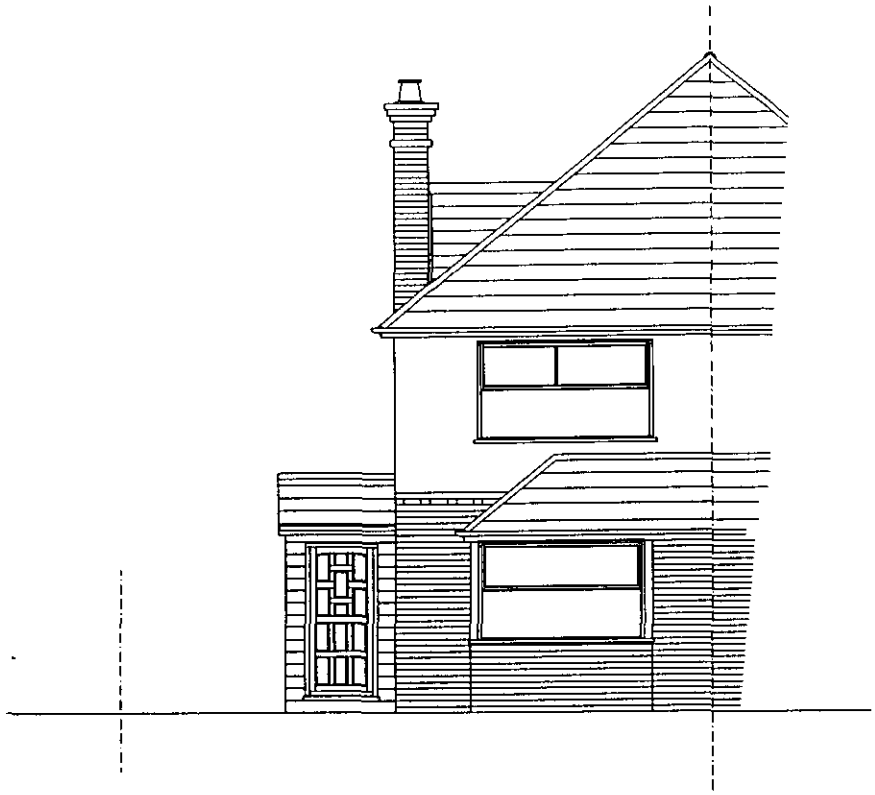

EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

REFUSED

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	99617/ 8
DATE:	January 1999	REVISION:			

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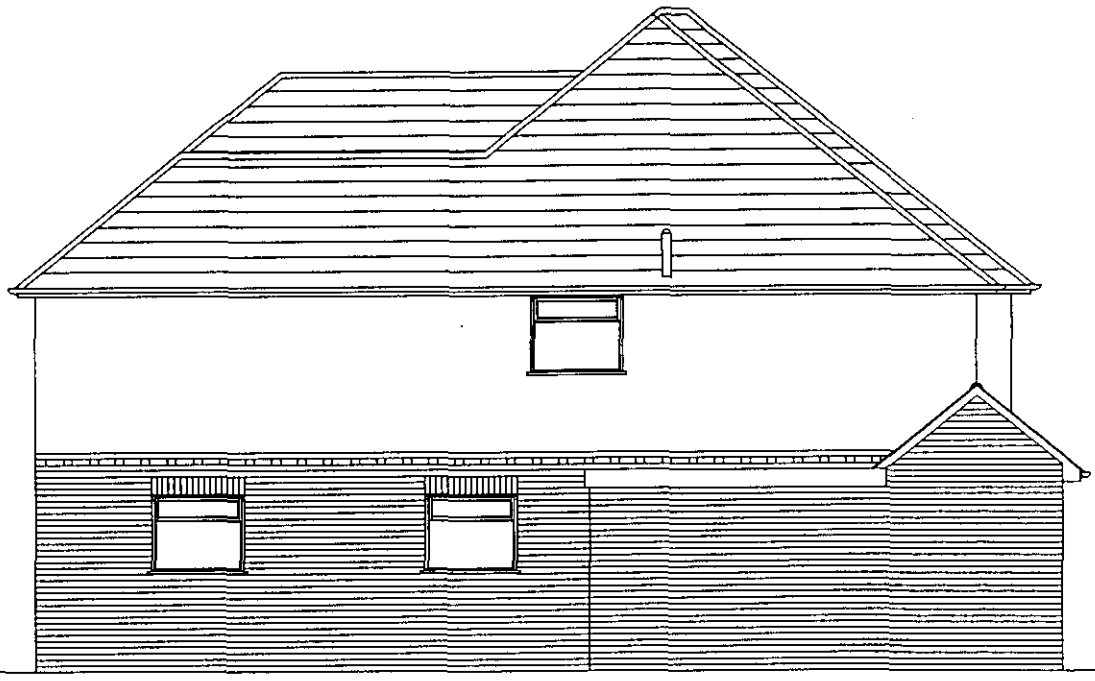
EXISTING LEFT SIDE ELEVATION



REFUSED

PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	*DESCRIPTION:*	*Left Side Elevations*		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	99617/ 9
DATE:	January 1999	REVISION:			

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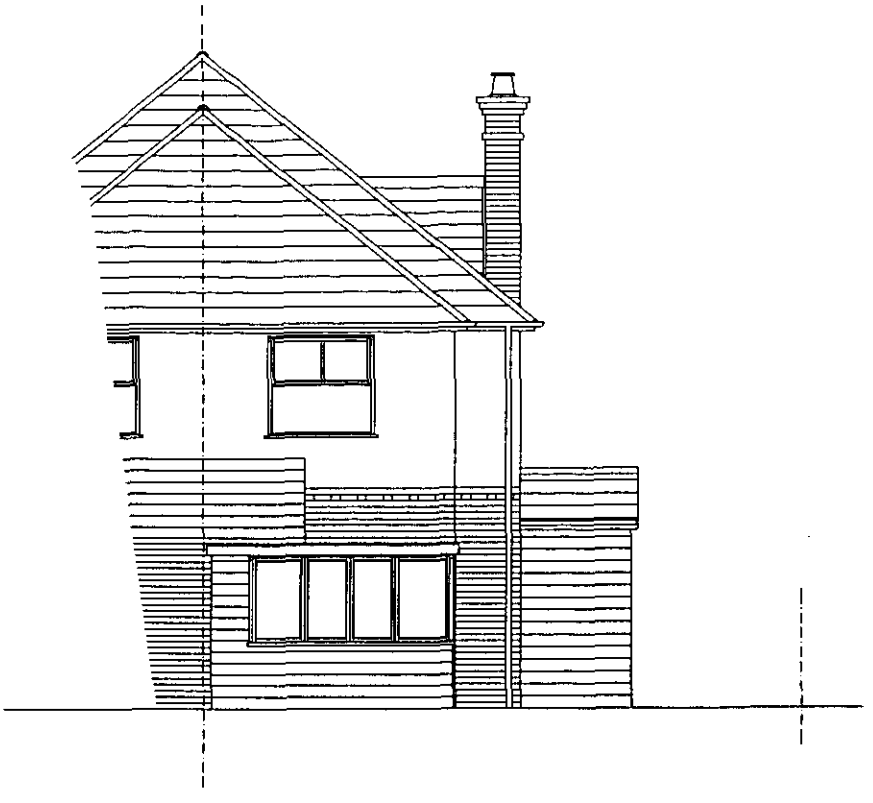

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

REFUSED

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	99617/ 11
DATE:	January 1999	REVISION:			

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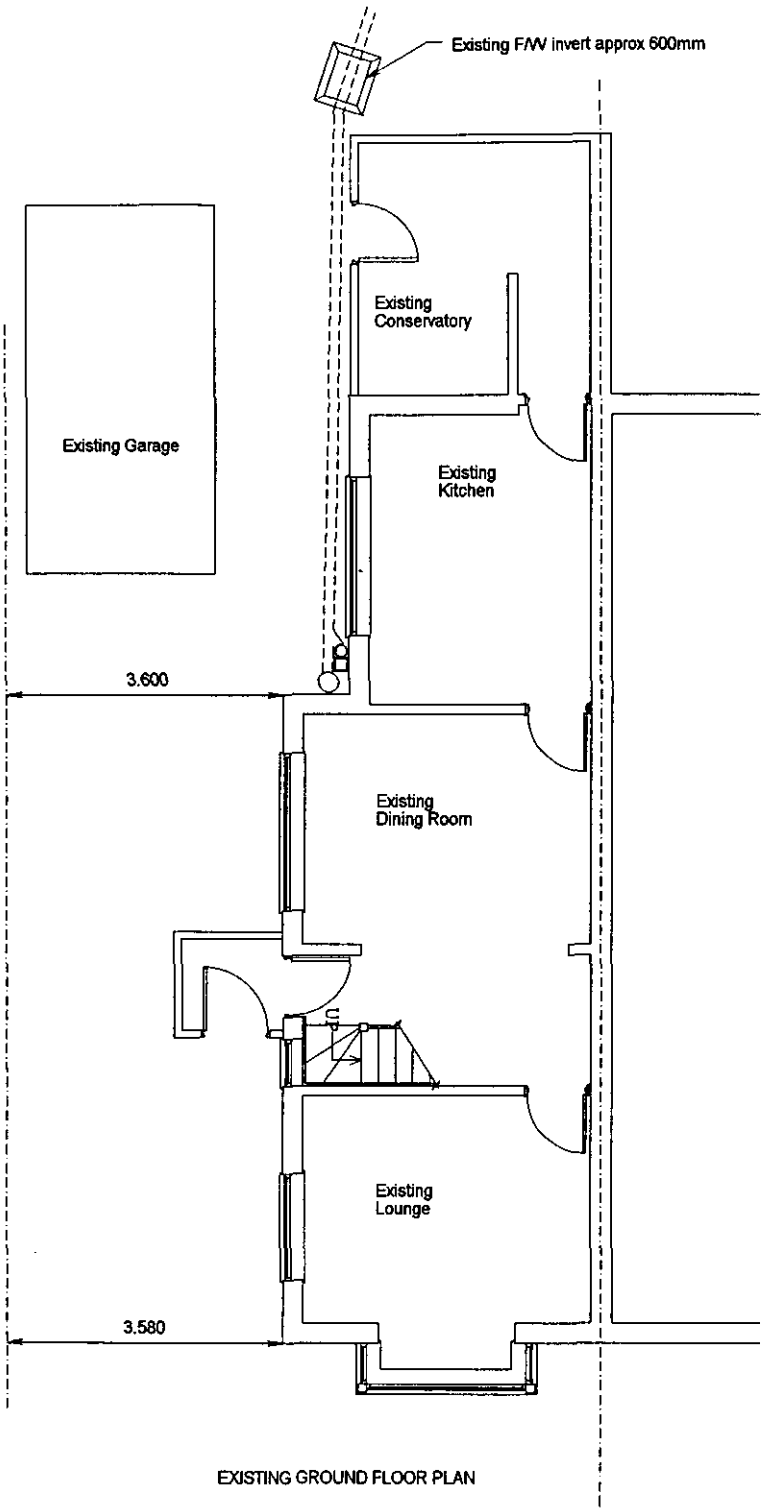

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION:	Ground Floor Plans	
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No: 99617/ 12
DATE:	January 1999	REVISION:		

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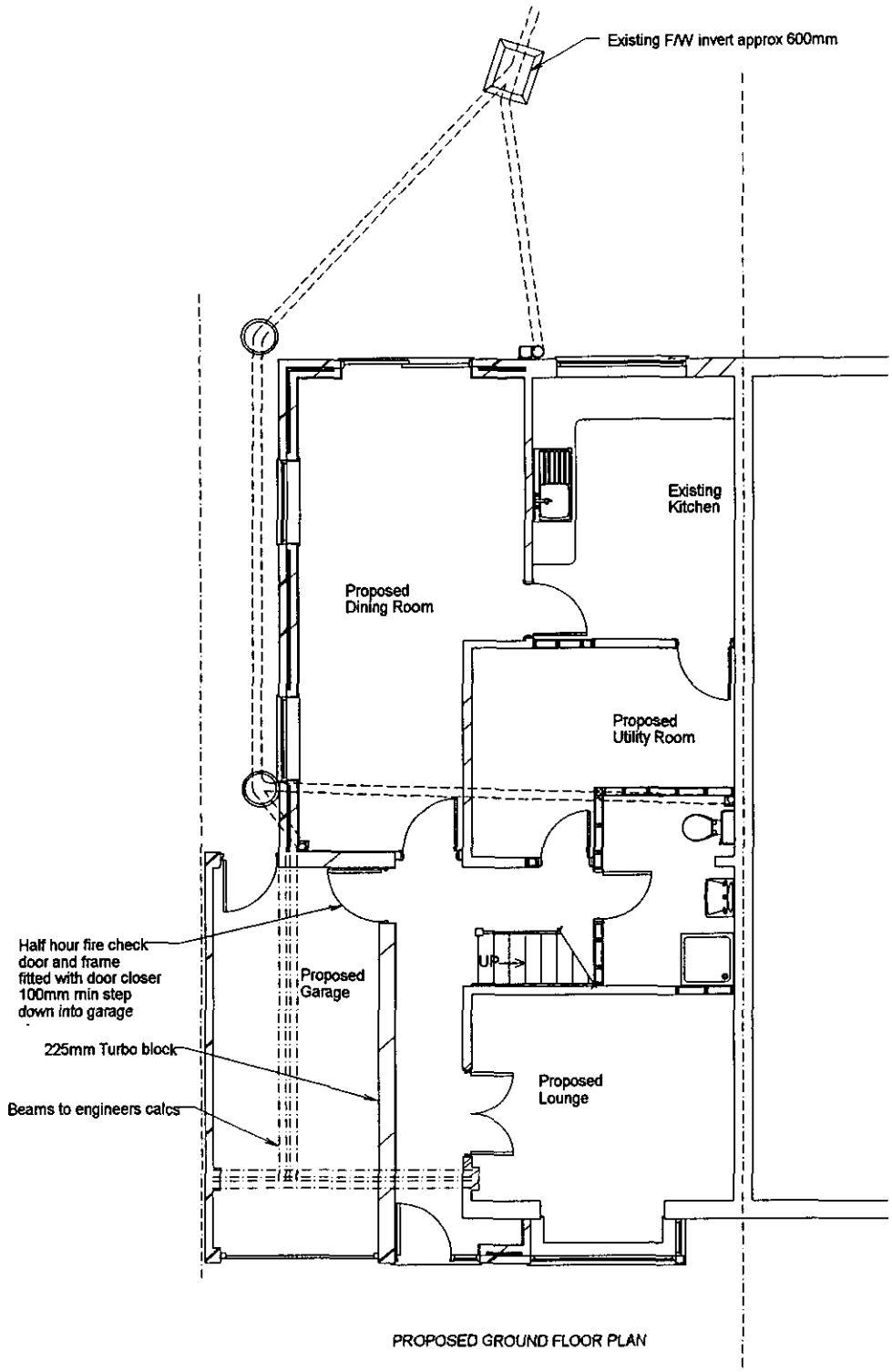

PROPOSED GROUND FLOOR PLAN

REFUSED

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	99617/ 13
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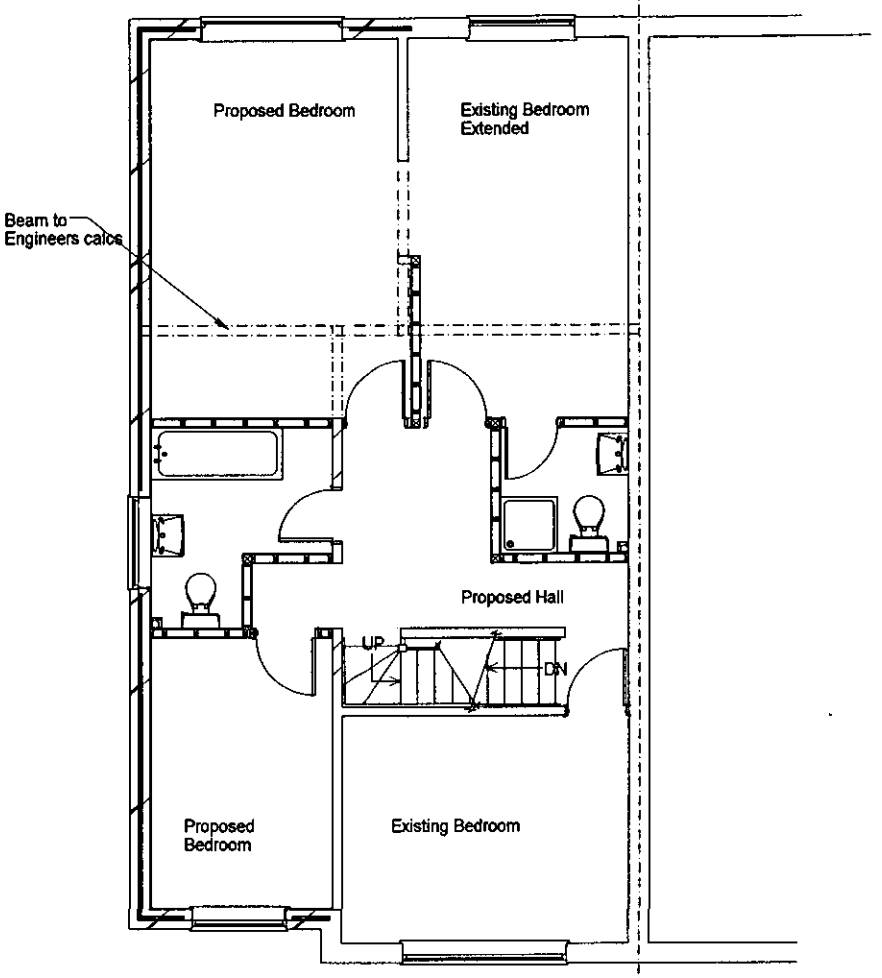

PROPOSED FIRST FLOOR PLAN

REFUSED

CLIENT:	Mr and Mrs Chiesa, 221 Wokingham Road, Earley.	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	99617/ 15
DATE:	January 1999	REVISION:			

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Additional Notes:

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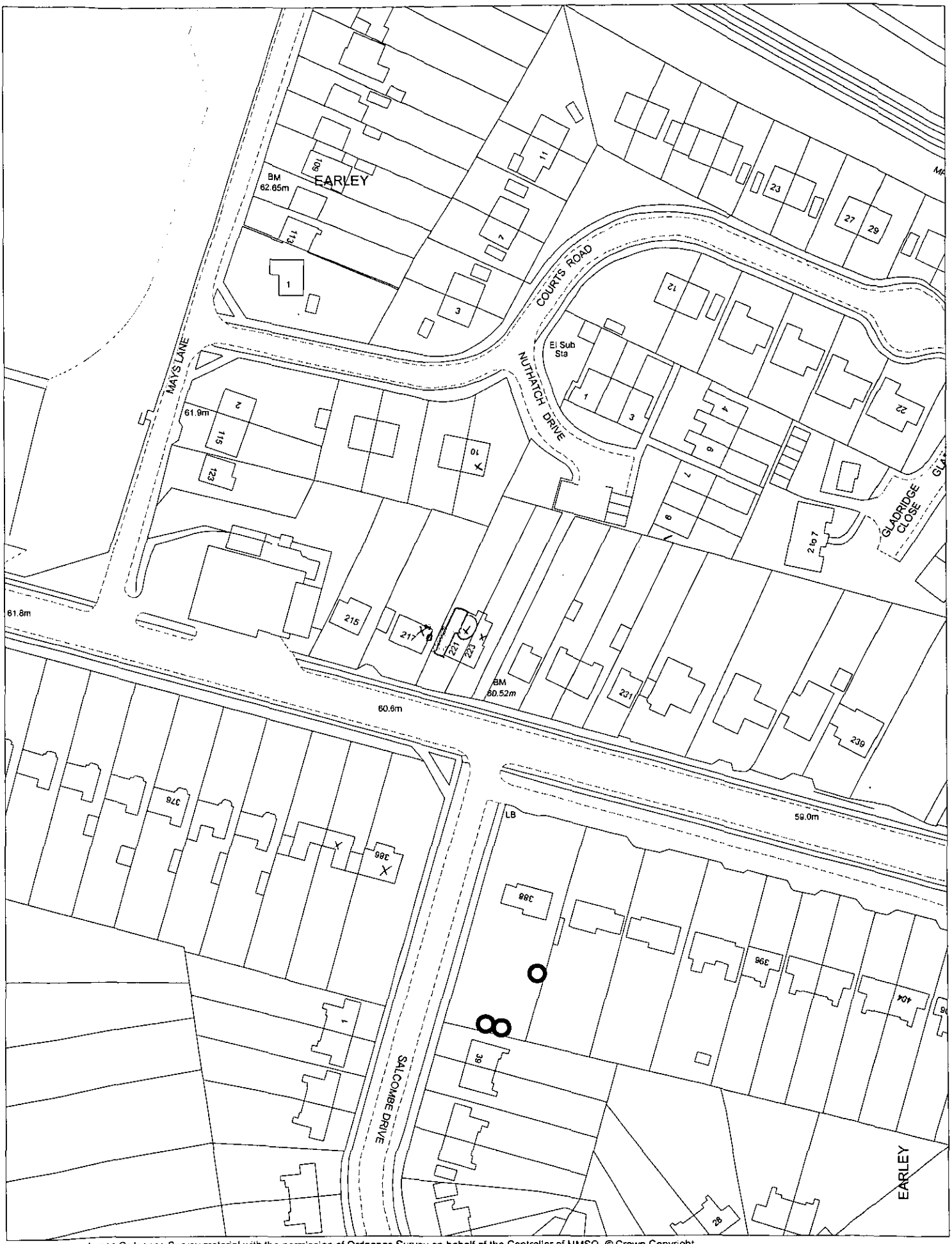

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13 April 2000

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