

GENERAL

The Party wall Act 1996 will be applicable to the proposed works.

The new dwelling will be built in accordance with 'Accredited Construction Details' for dwellings and similar buildings. Limiting thermal bridging and air leakage.'

Builder to be responsible for all necessary temporary support to the structure, and provide safe method of lifting beams into position.

Internal block work to be planned to co-ordinate with required floor height. (the insertion of standard bricks are not acceptable)

All beams to be painted with 2 coats zinc phosphate primer prior to delivery & shall be encased in 12.5mm Glasroc FireCase plasterboard, or similar fixed using Gypframe steel angles see attached detail. Finished with Gypsum plaster to provide 1 hr fire protection.

The floor has been designed to incorporate gas protection measures because of proximity to landfill site. The scheme consists of a impermeable gas barrier and high-permeability layer from which gas can be extracted in a controlled manner. (suitable for methane concentration in the ground of less than 1% volume.)

Cavity tray to be required at roof/wall abutment.

Openable window area to be equivalent 1/20th to floor area.

150mm wide vertical dpc to be applied to windows & door reveals, tacked to back of frames.

Closed cavities shall be provided throughout. Thermobate cavity closers having a path of minimum thermal resistance path through the closer of nlt 0.45 m²k/W in order to prevent cold bridging.

Sealant to be applied to internal & external side of window and door frames/jamb's junction.

Lateral Restraint : rafters to be anchored to gable wall using 30x5mm mild steel straps and shall be carried over nlt 3 joists @ nlt 2.0M centres and spiked to 50x100mm noggings.

Lateral Restraint : Floor joists to be anchored to parallel walls using 30x5mm mild steel straps and shall be carried over nlt 3 joists @ nlt 2.0M centres and spiked to 50x150mm noggings.

Vertical restraint straps : Wall plate to be anchored to supporting walls using 1000mm long 30x5mm mild steel straps @ nlt 2.0M centres.

Lateral Restraint : Ceiling joists to be anchored to gable walls using 30x5mm mild steel straps and shall be carried over nlt 3 joists @ nlt 2.0M centres and spiked to 50x125mm noggings.

Ground floor toilet to have outward opening door.

Front door has clear opening width of 807mm wide.

Areas will be heated by gas fired central heating system.

All ground floor single leaf doors have clear opening widths of 760mm.

Ramp with gradient not exceeding 1 in 20

0.5m³ min. storage space to be provided per dwelling (bin store)

GLAZING

All windows within habitable rooms to be double glazed and fitted with trickle ventilators providing minimum of 5000sq mm of free ventilation.

All windows within non-habitable rooms to be double glazed and fitted with trickle ventilators providing minimum of 2,500sq mm of free ventilation.

All glazed openings between finished floor level and 800mm above that level in internal and external walls shall be provided with safety glass to BS6206 to reduce risk of injury through accidental breakage.

All glazing between finished floor level and 1500mm above that level in a door, or in side panel within 300mm of door shall be fitted with safety glass to BS6206 to reduce risk of injury through accidental breakage.

All windows & doors to be Double glazed units 16mm air gap and a 'soft' low-E coating or 12mm air gap, argon filled and a 'soft' low-E coating. with u-values not exceeding 1.8w/m²k.

ELECTRICS

Interconnected self-contained smoke alarms shall be provided on both floors and shall be permanently wired to a separately fused circuit breaker at the consumer unit, in the positions shown.

 Self-contained smoke alarm

Smoke detectors to be provided above hall and first floor landing.

Efficient light fitting ie. fitting that only takes lamps having lumious efficacy greater than 40 lumens per circuit-watt shall be provided per 4 fixed lighting fittings.

All switches & sockets to be located in the horizontal band between 450mm - 1200mm above floor level.

All electrical work to meet the requirements of part P (Electrcal Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

If recessed light fittings are to be used they shall be fitted with a fire protection cover to BS 476:Part 23:1987 as Fire Cap or similar equivalent.

PLUMBING

All work to the space heating system will be carried out by a competent registered company.

New gas fired condensing Boiler shall have minimum SEDBUK rating of 92% and shall be installed by a competent registered company.

All new radiators to be fitted with thermostatic radiator valves.

FOUNDATIONS

Footings to be dug to a depth of at least 1.0M below ground level on suitable load bearing strata, to the satisfaction of the Local Authority. They shall also be in accordance with guidance from NHBC Chapter 4.2 for building close to trees should shrinkable sub-soil be encountered.

600mmx150mm deep prestressed concrete lintel built into footings to provide adequate support over FW drains. The pipes shall be encased in fine concrete with 50mm space Opening space to be masked both sides with external grade ply or other rigid sheet material to prevent ingress from infill or vermin. Void to be filled with compressible sealant to prevent entry of gas.

FIRE ESCAPE

Fire escape window from second floor loft
Window to have unobstructed top or side hung opening that is at least 0.33m² and at least 450mm high and 450mm wide, with bottom of opening nmt 1100mm and no less than 800mm (600mm for a roof light in a loft conversion) above floor level.

WALLS

300mm cavity wall, 100mm facing bricks and Celcon Solar blocks or similar inner skin with 100mm cavity partially filled with 50mm Celotex tuff-R CW2050 insulation and finished with 13mm lightweight plaster to provide U-value of 0.25W/m² C⁰ (retaining 50mm min residual width cavity)

Cavity walls to be tied together using wall ties fitted @ 750mm centres horizontally and 450mm centres vertically and staggered.

Vertical twist type wall ties, or equivalent to be used in all cavities over 75mm width.

Wall ties spaced not more than 300mm apart vertically should be provided within 225mm of all openings with unbonded jambs.

Cavity walls to be tied together using wall ties fitted @ 900mm centres horizontally and 450mm centres vertically and staggered.

300mm cavity wall, 100mm facing bricks and 100mm concrete blocks inner skin with 100mm cavity.

Galvanised steel lintel as Keystone S/K-90 filled with expanding polystyrene thermal insulation over window with cavity tray over.

Any discrepancy found must be reported before proceeding.

All dimensions are to be checked before proceeding with the work.

Drawing to be read in conjunction with Drg Nos. OAS/10/1610/1-12 & Structural calculations provided by Christopher George Associates.

DASIS BUILDING & PLANNING APPLICATIONS	
20 WANTAGE RD. READING, BERKSHIRE. RG30 2SE Tel: 0118 9573554 Fax: 0118 9613554 E-mail : oa.springer@btinternet.com	
Client D.W. Murphy Builders Ltd 23 Meadow Road, Earley, Reading, RG6 7EX	
Drawing Title PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY Building Regulations Application	
Scale 1:50	File Name: 19CromwellRd-Br10.dwg
Date 16th April 2010	Drawn by O.A.Springer
Drawing No. OAS/10/1610/13	Rev. B

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FIRE ESCAPE

Fire escape window from second floor loft
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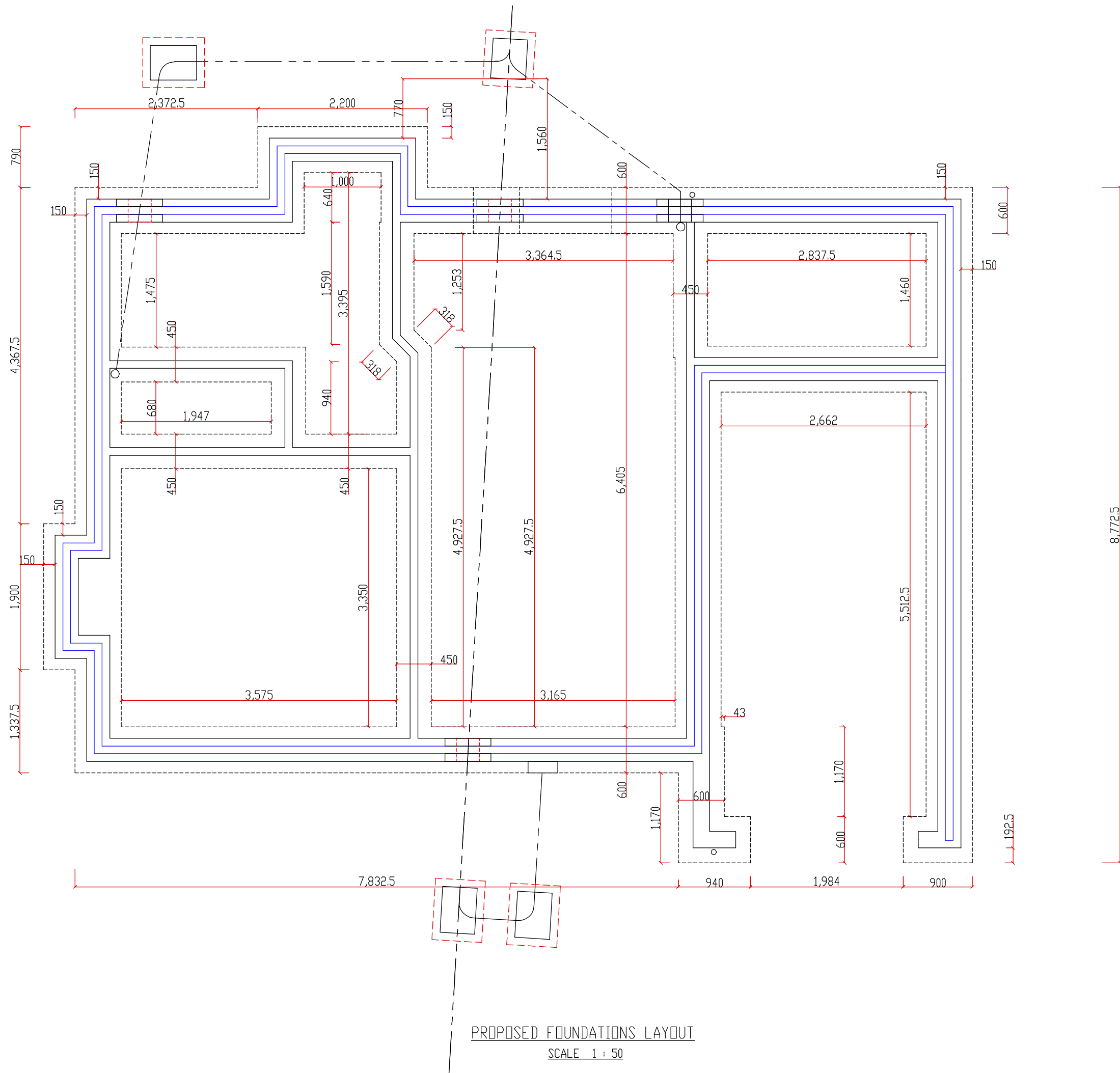
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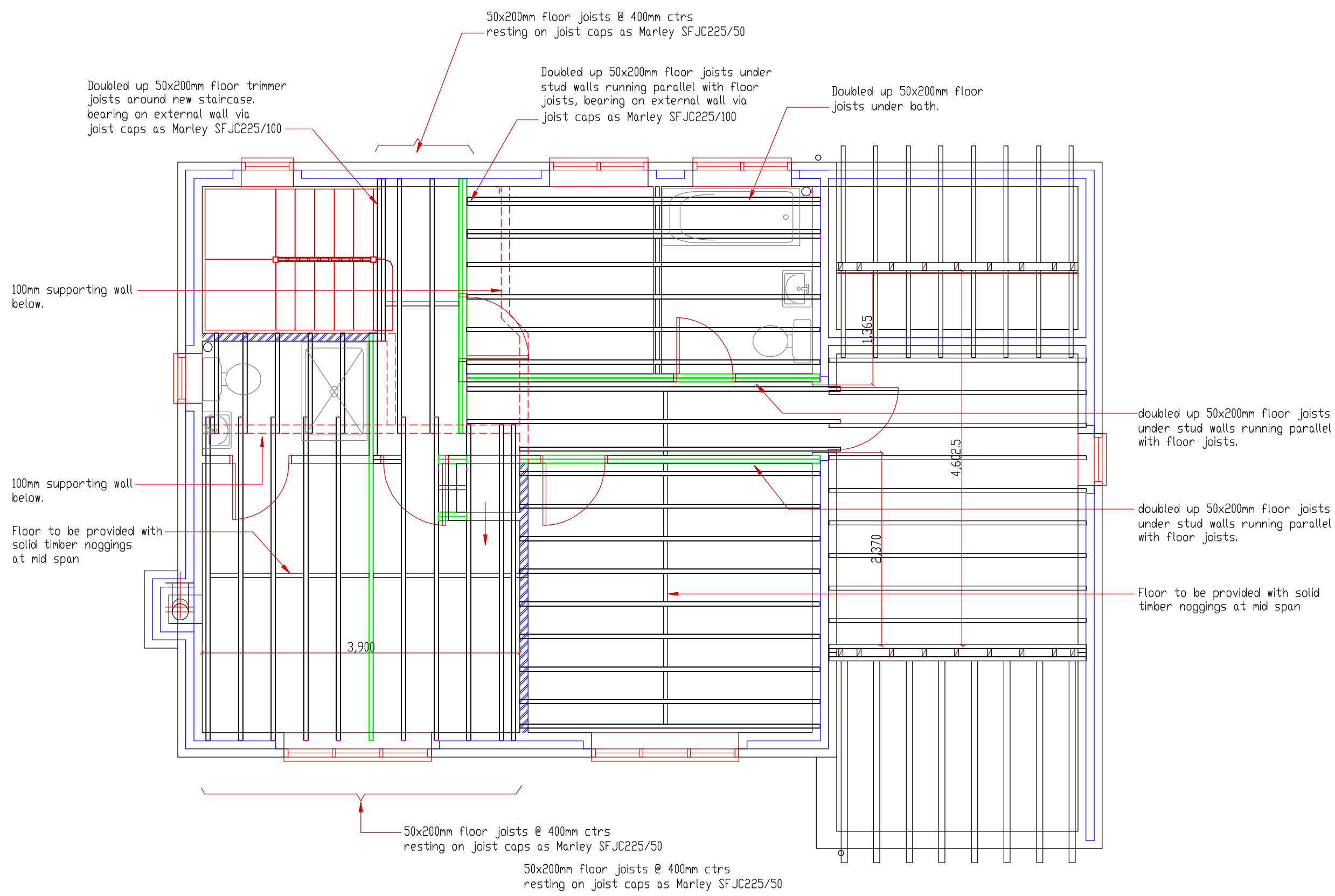
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The SFJC joist cap is designed to be used where timber joists are built into masonry external walls and eliminates the air leakage problems associated with shrinkage of timber joists.

The SFJC joist cap does not provide any lateral stability to the joists during construction phase. It is therefore necessary to install temporary bracing in accordance with joist manufactures instructions.

Install horizontal restraint straps at maximum 2.0m centres, nail to timber joist with 8 N. 3.75x30 square twist nails.

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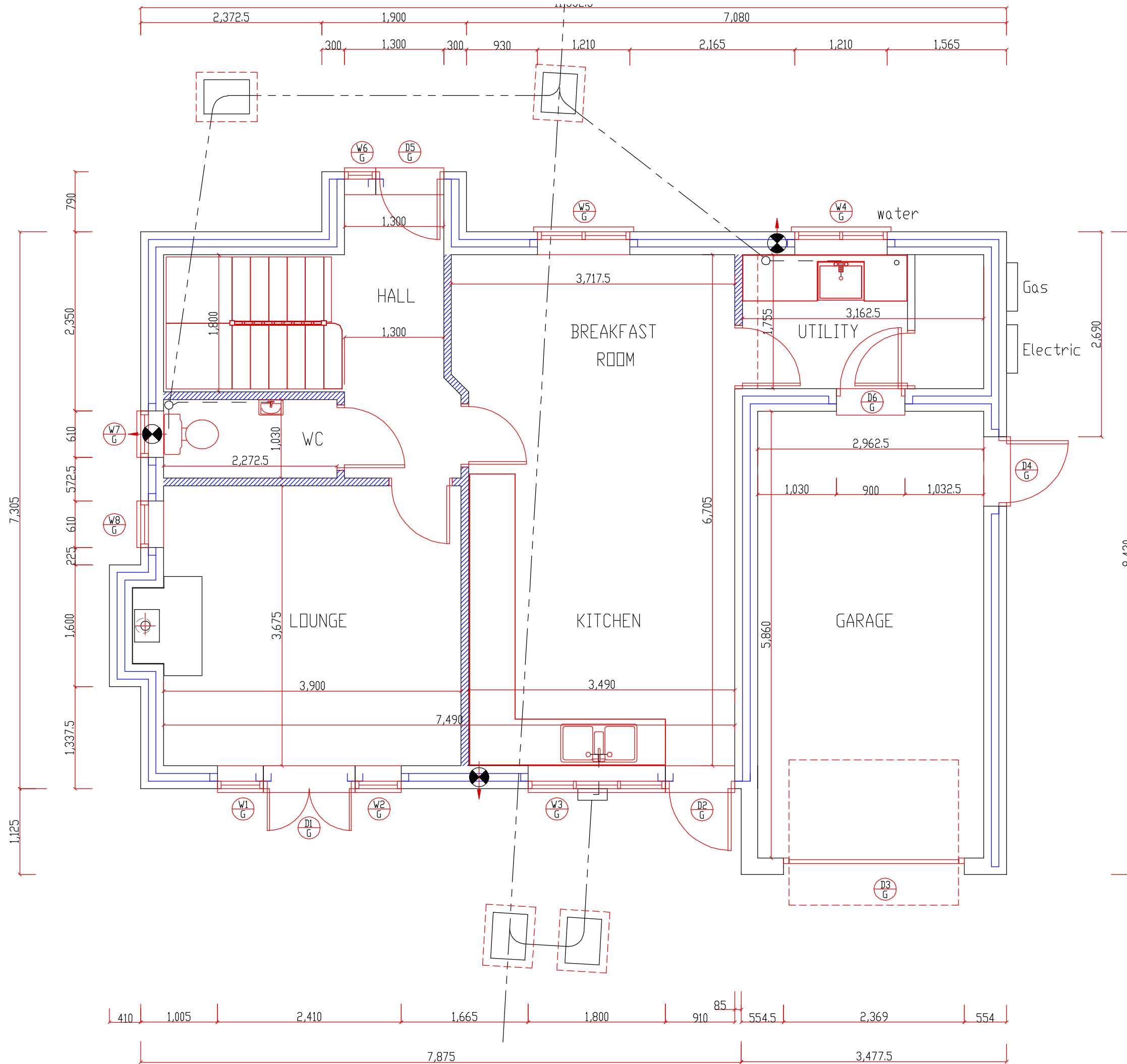
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PROPOSED FIRST FLOOR, FLOOR JOIST LAYOUT
 SCALE 1 : 50



W1/G	2085x600mm wide double glazed window.
W2/G	2085x600mm wide double glazed window.
W3/G	1050x1800mm wide double glazed window.
W4/G	1050x1200mm wide double glazed window.
W5/G	1200x1200mm wide double glazed window.
W6/G	2085x400mm wide double glazed window.
W7/G	750x600mm wide double glazed window.
W8/G	1200x600mm wide double glazed window.
W9/G	

D1/G	2085x1200mm wide french doors.
D2/G	1981x914mm wide half/doubled glazed door.
D3/G	2134x2134mm wide garage door.
D4/G	1981x914mm wide half/doubled glazed door.
D5/G	1981x890mm wide half/doubled glazed door.
D6/G	1981x890mm wide half/doubled glazed door.

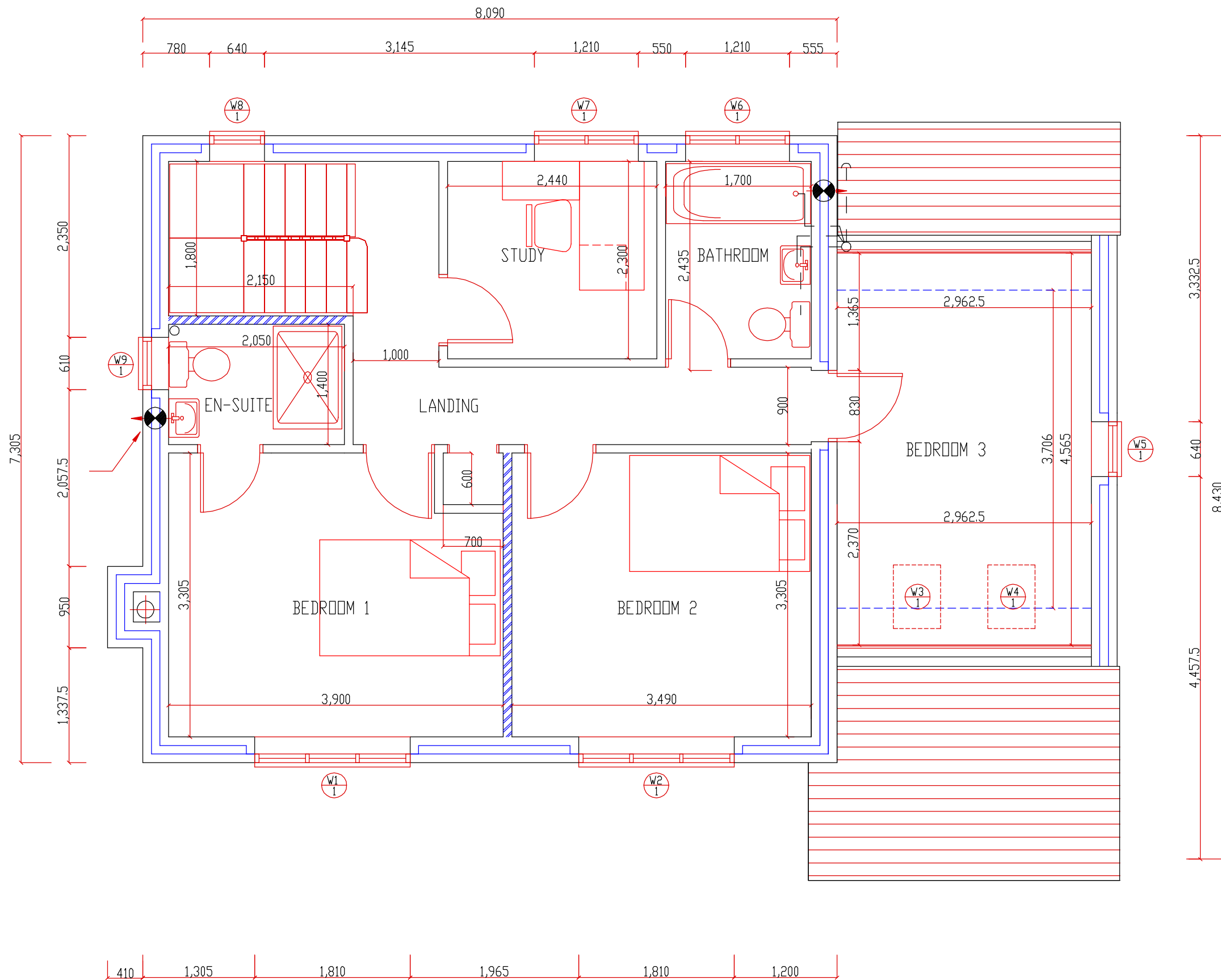
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W1/1	1200x1800mm wide double glazed window.
W2/1	1200x1800mm wide double glazed window.
W3/1	980x550mm wide double glazed window.
W4/1	980x550mm wide double glazed window.
W5/1	1050x630mm wide double glazed window.
W6/1	1050x1200mm wide double glazed window. o/g
W7/1	1050x1200mm wide double glazed window.
W8/1	1200x630mm wide double glazed window.
W9/1	750x600mm wide double glazed window. o/g

o/g = Fitted with obscure glass.

OASIS BUILDING & PLANNING APPLICATIONS

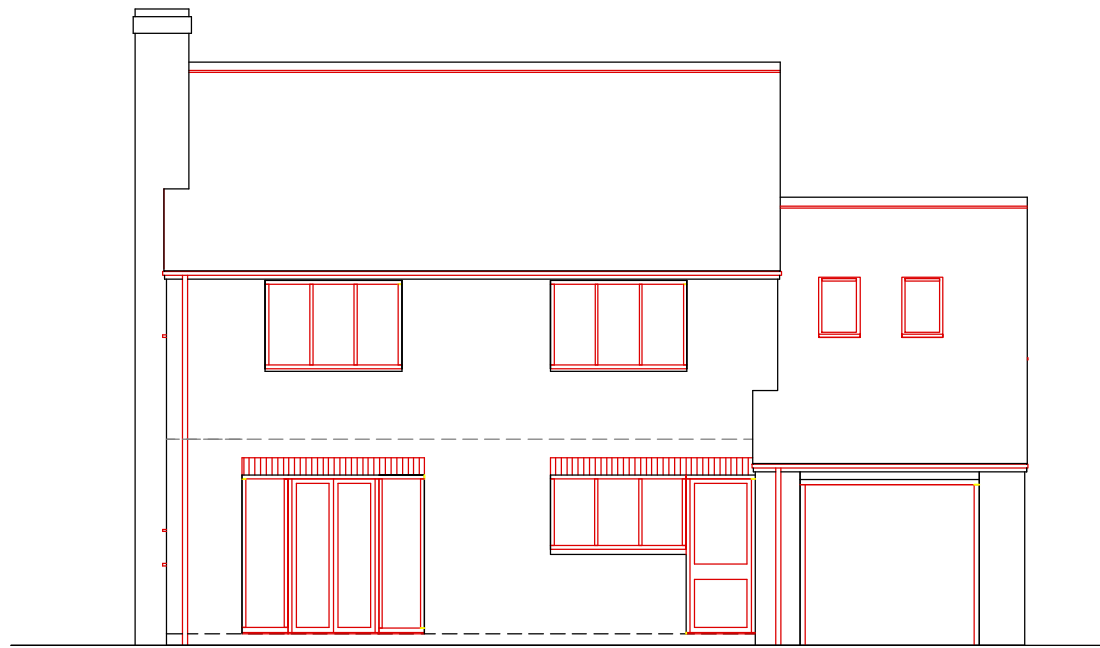
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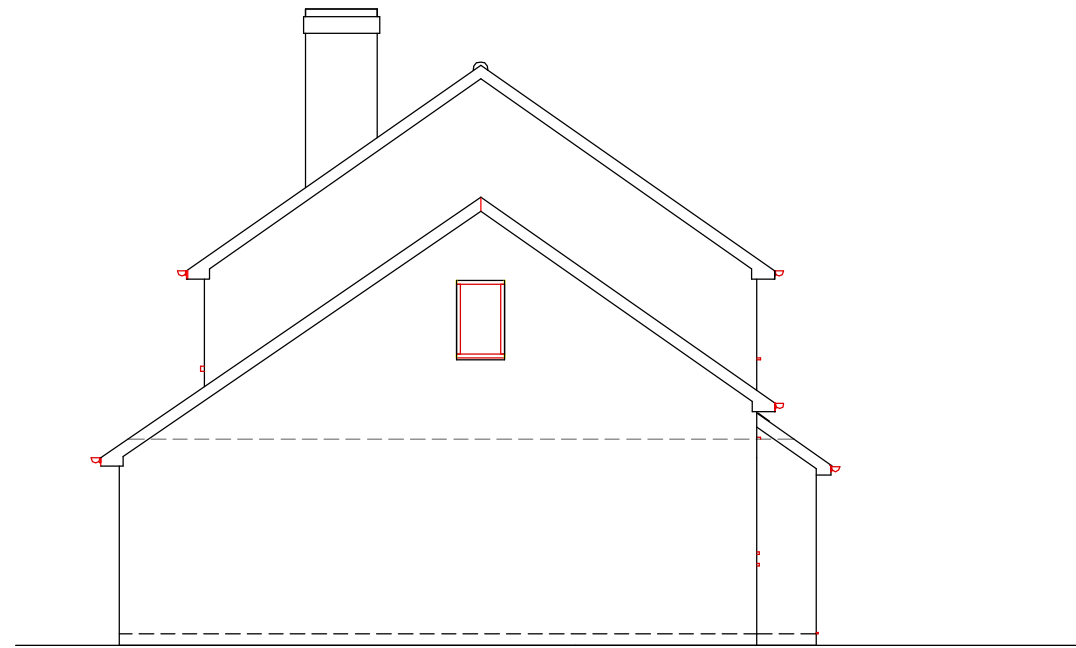
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PROPOSED EAST ELEVATION

SCALE 1 : 100



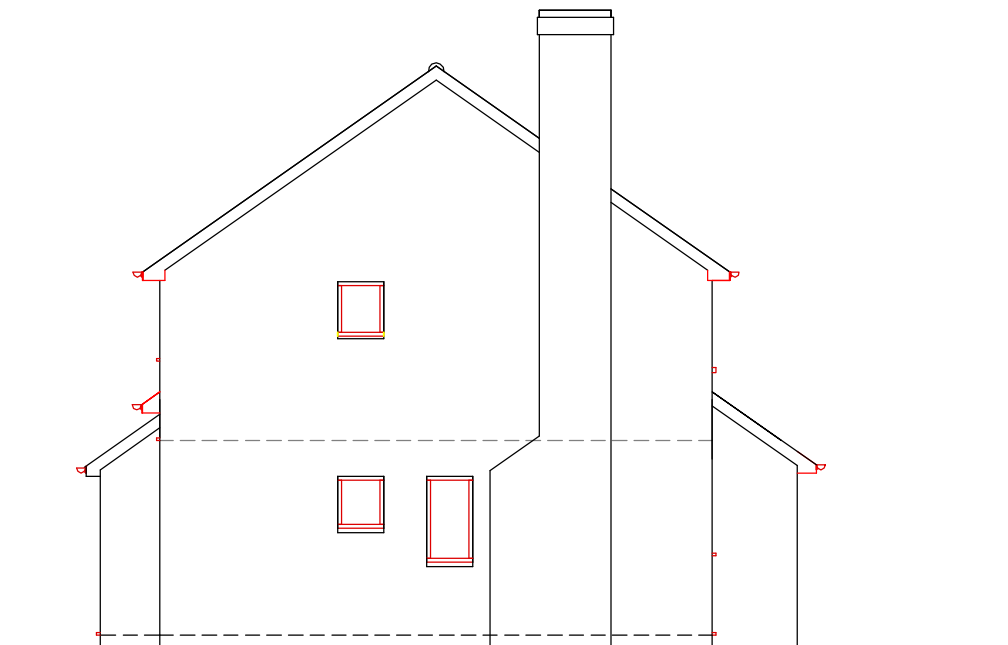
PROPOSED NORTH ELEVATION

SCALE 1 : 100



PROPOSED WEST ELEVATION

SCALE 1 : 100



PROPOSED SOUTH ELEVATION

SCALE 1 : 100

DASIS BUILDING & PLANNING APPLICATIONS

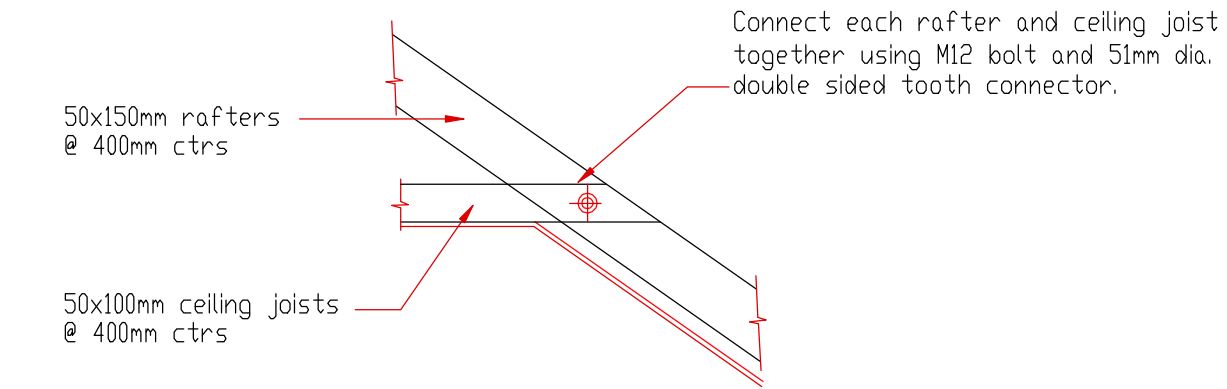
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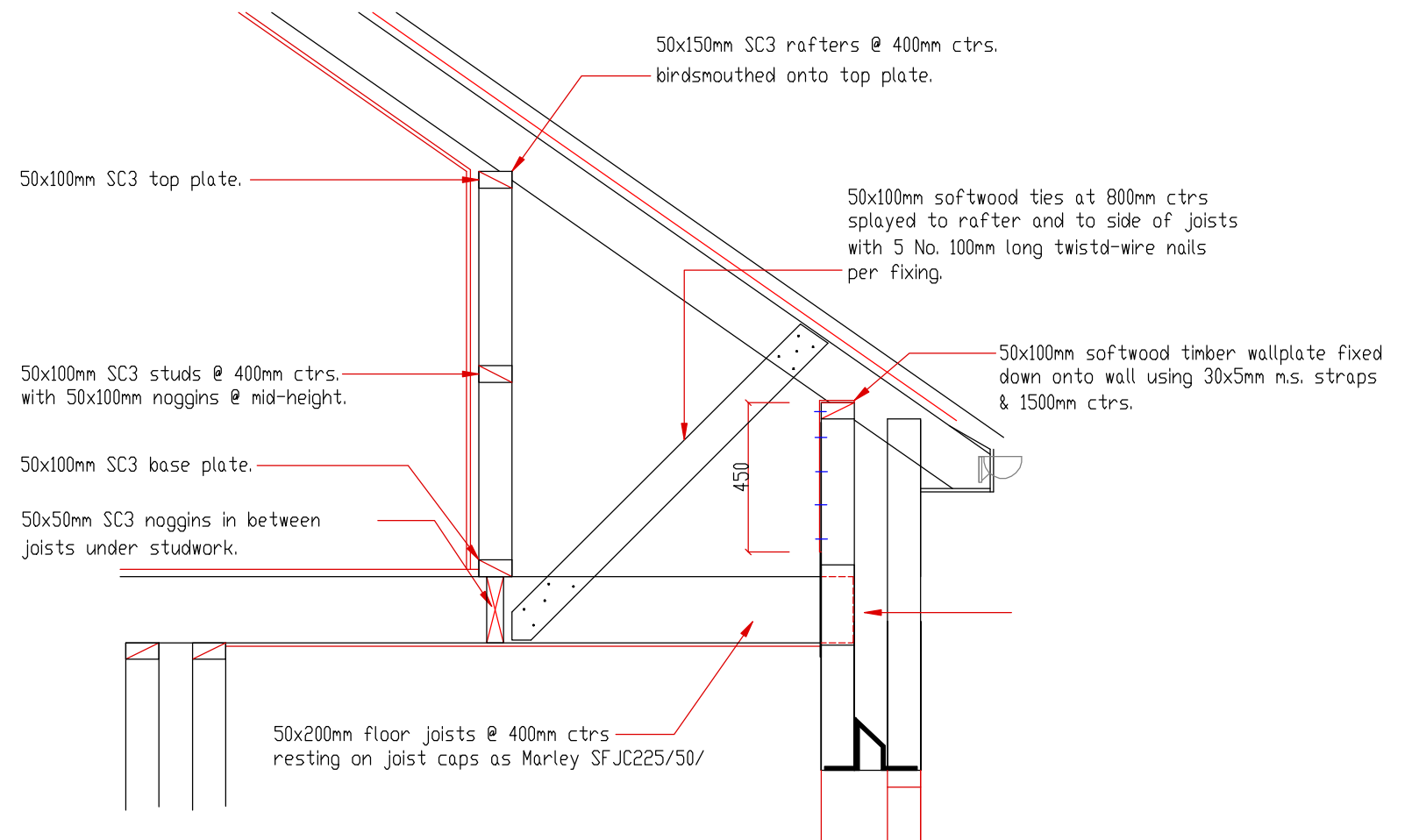
Scale 1:100	File Name 19CromwellRd-Br10.dwg
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Drawing No. OAS/10/1610/8	Rev. B
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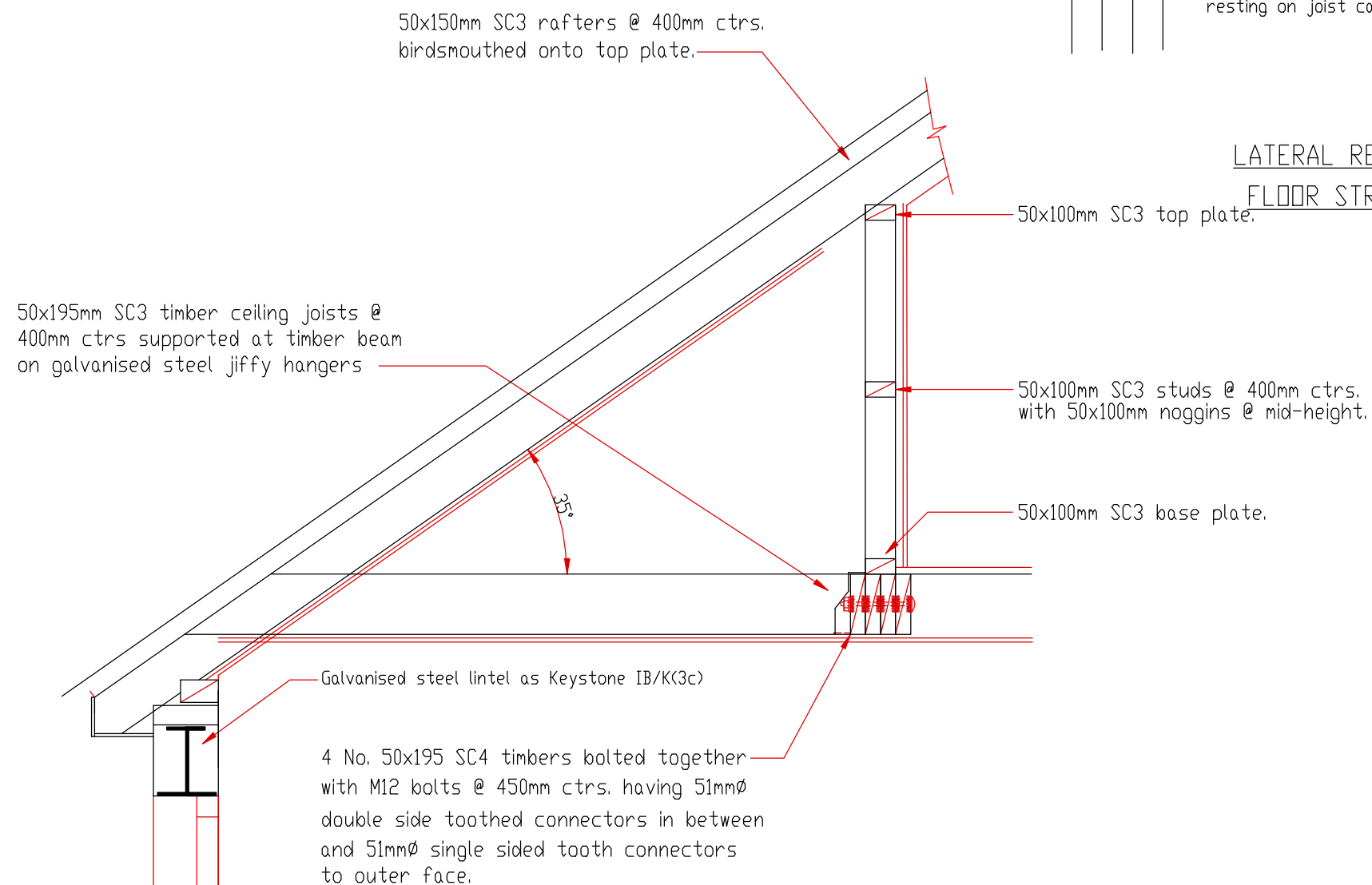
COLLAR TIES/JOISTS TO RAFTER CONNECTION OVER BEDROOM

5812/03
Scale 1 : 20



LATERAL RESTRAINT DETAIL OF ROOF TO FLOOR STRUCTURE OVER UTILITY ROOM

5812/07 - 08
Scale 1 : 20



INTERNAL LOAD BEARING PERIMETER STUD WALL OVER GARAGE

5812/05
Scale 1 : 20

The SFJC joist cap is designed to be used where timber joists are built into masonry external walls and eliminates the air leakage problems associated with shrinkage of timber joists.

The SFJC joist cap does not provide any lateral stability to the joists during construction phase. It is therefore necessary to install temporary bracing in accordance with joist manufactures instructions.

Install horizontal restraint straps at maximum 2.0m centres. nail to timber joist with 8 N. 3.75x30 square twist nails.

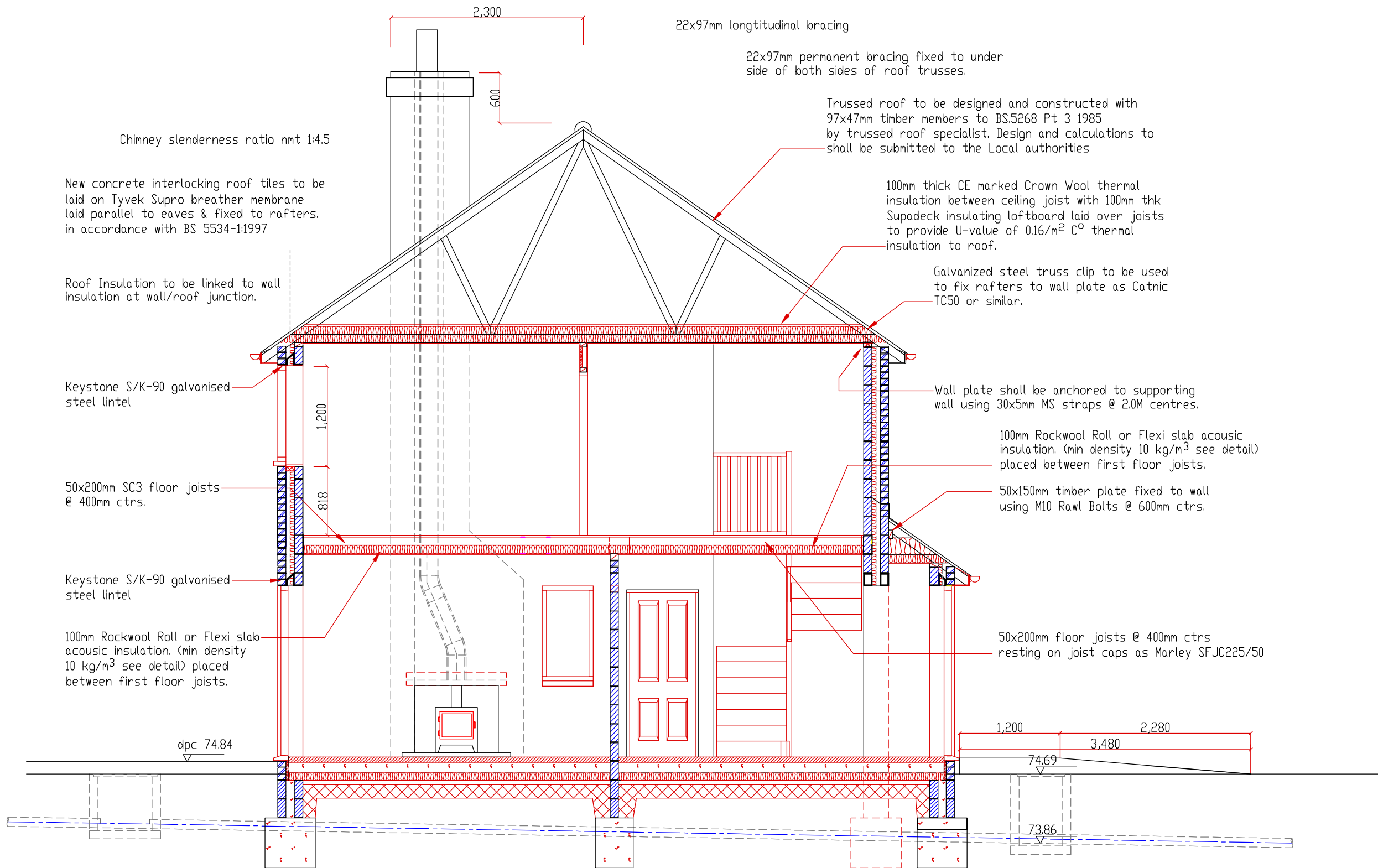
DASIS BUILDING & PLANNING APPLICATIONS
20 WANTAGE RD.
READING, BERKSHIRE. RG30 2SE
Tel: 0118 9573554 Fax: 0118 9613554
E-mail : oa.springer@btinternet.com

Client
D.W. Murphy Builders Ltd
23 Meadow Road,
Earley,
Reading, RG6 7EX

Drawing Title
PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY
Building Regulations Application

Scale 1:20	File Name: 19CromwellRd-Br10.dwg
Date April 2010	Drawn by O.A.Springer

Drawing No. OAS/10/1610/7	Rev. A
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SECTION A - A
SCALE 1 : 50

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<p>Client D.W. Murphy Builders Ltd 23 Meadow Road, Earley, Reading, RG6 7EX</p>	
<p>Drawing Title PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY Building Regulations Application</p>	
<p>Scale 150</p>	<p>File Name: 19CromwellRd-Br10.dwg</p>
<p>Date 16th April 2010</p>	<p>Drawn by O.A.Springer</p>
<p>Drawing No. OAS/10/1610/6</p>	<p>Rev. B</p>

STAIRS DETAIL

OVERALL RISE : 2652mm
 No. of RISES : 14
 GOING 240mm
 RISE 189.4mm
 PITCH 38.3°
 WIDTH 820mm min.
 HAND RAILING 900mm-1000mm
 GUARDING 900mm min

New 900mm min high banister railings to be constructed so as not to allow the passage of a 100mm sphere through any opening, and such that children are not readily able to climb.

Wall mounted continuous hand rail to quarter landings.

2.0m headroom to be retained over the proposed stairs.

65mm sand/cement screed with light mesh reinforcement (chicken wire)

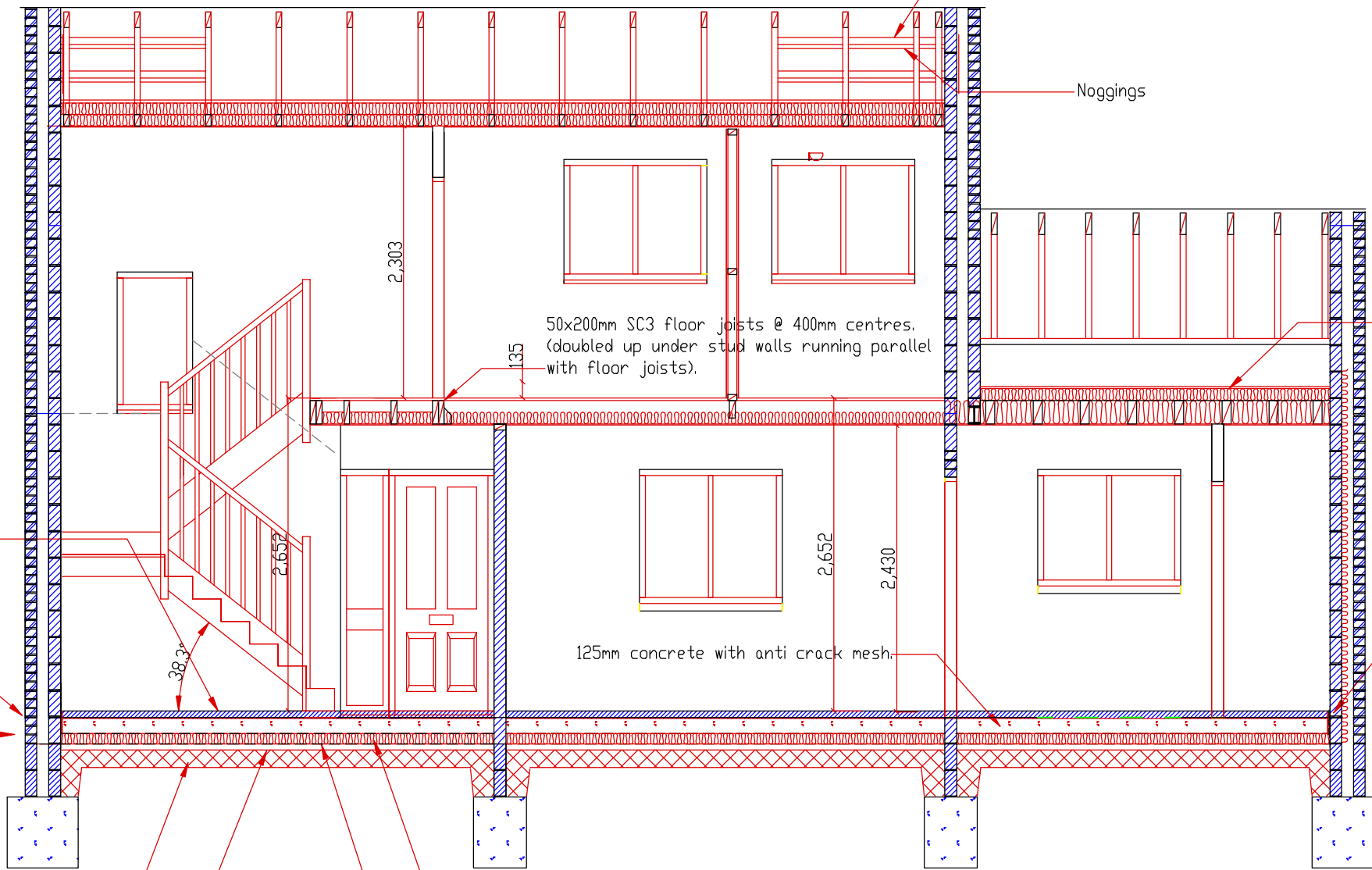
100mm Visqueen Zedex CPT Flexible bitumen dpc tape installed at nlt 150mm above ground level

Wall cavity insulation to terminate at least 150mm below top of perimeter floor insulation supported on wall ties.

150mm well compacted hardcore

1200g Visqueen polythene dpm laid on 50mm sand blinding to lap with wall dpc.

All turf and other vegetable matter to be removed from ground covered by extension.



SECTION B - B

SCALE 1 : 50

30x5mm mild steel straps shall be fixed to at least 3 No. trusses and a nogging @ nmt 2.0M centres at rafters and ceiling tie level.
 Gable ladder fixed to last truss with nails @ 400mm centres.

Noggings

50x200mm SC3 floor joists @ 400mm centres. (doubled up under stud walls running parallel with floor joists).

200mm thick CE marked Crown Wool thermal insulation between ceiling joist with 100mm thk Supadeck insulating loftboard laid over joists to provide U-value of 0.16/m² C° thermal insulation to roof.

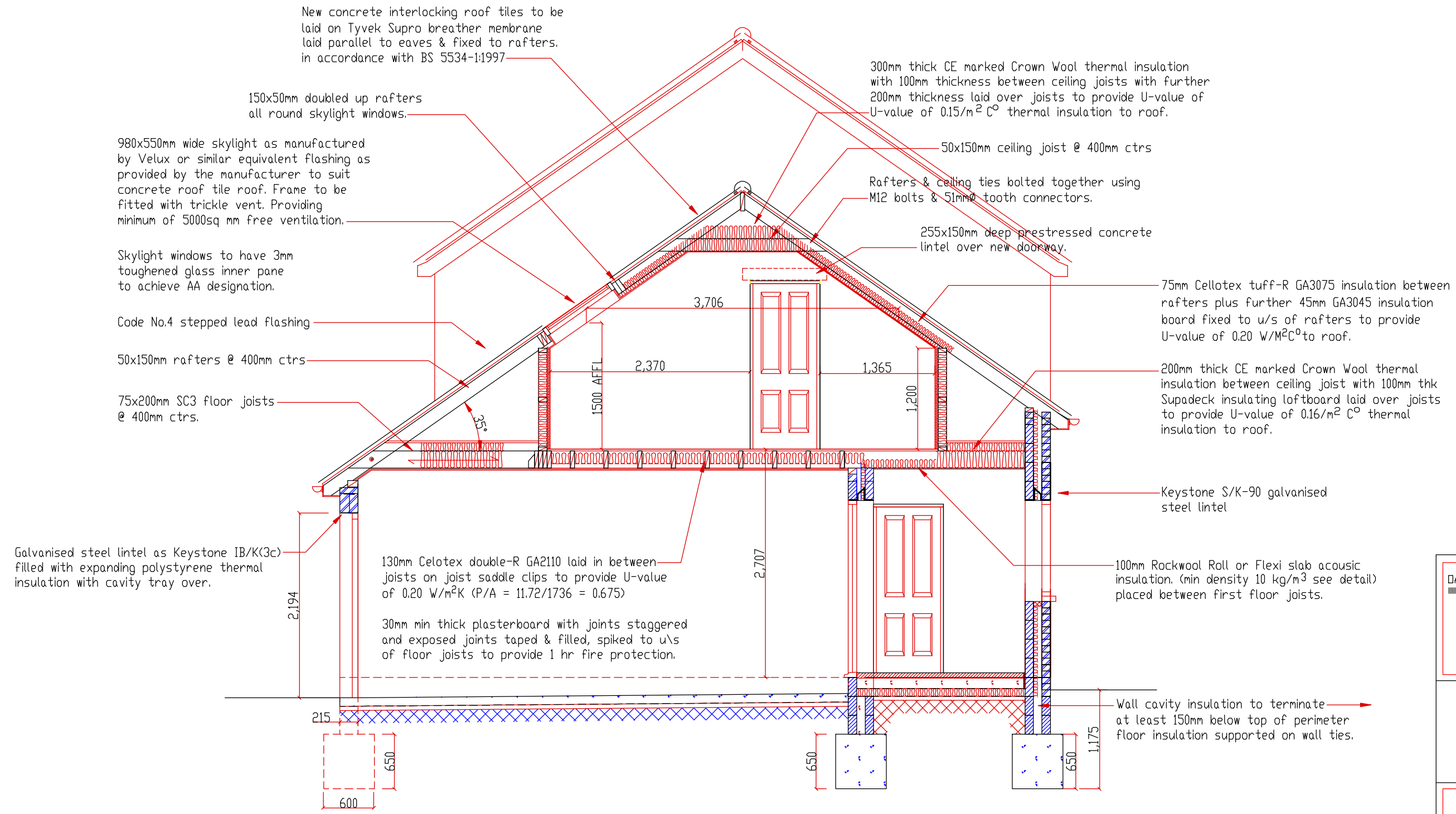
26mm thick rigid perimeter insulation having thermal conductivity of 0.030W/m.K

125mm concrete with anti crack mesh.

90mm Celotex double-R GA2090 insulation boards with thermal conductivity of 0.019 W/m²K laid on sand blinding under concrete floor slab to provide 0.20W/m²C° thermal insulation to floor.

500g polythene membrane between insulation and concrete oversite laid to lap with wall dpc.

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Client D.W. Murphy Builders Ltd 23 Meadow Road, Earley, Reading, RG6 7EX	
Drawing Title PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY Building Regulations Application	
Scale 150	File Name: 19CromwellRd-Br10.dwg
Date 16th April 2010	Drawn by O.A.Springer
Drawing No. OAS/10/1610/5	Rev. B



New concrete interlocking roof tiles to be laid on Tyvek Supro breather membrane laid parallel to eaves & fixed to rafters. in accordance with BS 5534-1:1997

150x50mm doubled up rafters all round skylight windows.

980x550mm wide skylight as manufactured by Velux or similar equivalent flashing as provided by the manufacturer to suit concrete roof tile roof. Frame to be fitted with trickle vent. Providing minimum of 5000sq mm free ventilation.

Skylight windows to have 3mm toughened glass inner pane to achieve AA designation.

Code No.4 stepped lead flashing

50x150mm rafters @ 400mm ctrs

75x200mm SC3 floor joists @ 400mm ctrs.

Galvanised steel lintel as Keystone IB/K(3c) filled with expanding polystyrene thermal insulation with cavity tray over.

130mm Celotex double-R GA2110 laid in between joists on joist saddle clips to provide U-value of 0.20 W/m²K (P/A = 11.72/1736 = 0.675)

30mm min thick plasterboard with joints staggered and exposed joints taped & filled, spiked to u/s of floor joists to provide 1 hr fire protection.

300mm thick CE marked Crown Wool thermal insulation with 100mm thickness between ceiling joists with further 200mm thickness laid over joists to provide U-value of 0.15/m² C° thermal insulation to roof.

50x150mm ceiling joist @ 400mm ctrs

Rafters & ceiling ties bolted together using M12 bolts & 51mmØ tooth connectors.

255x150mm deep prestressed concrete lintel over new doorway.

75mm Cellotex tuff-R GA3075 insulation between rafters plus further 45mm GA3045 insulation board fixed to u/s of rafters to provide U-value of 0.20 W/M²C° to roof.

200mm thick CE marked Crown Wool thermal insulation between ceiling joist with 100mm thk Supadeck insulating loftboard laid over joists to provide U-value of 0.16/m² C° thermal insulation to roof.

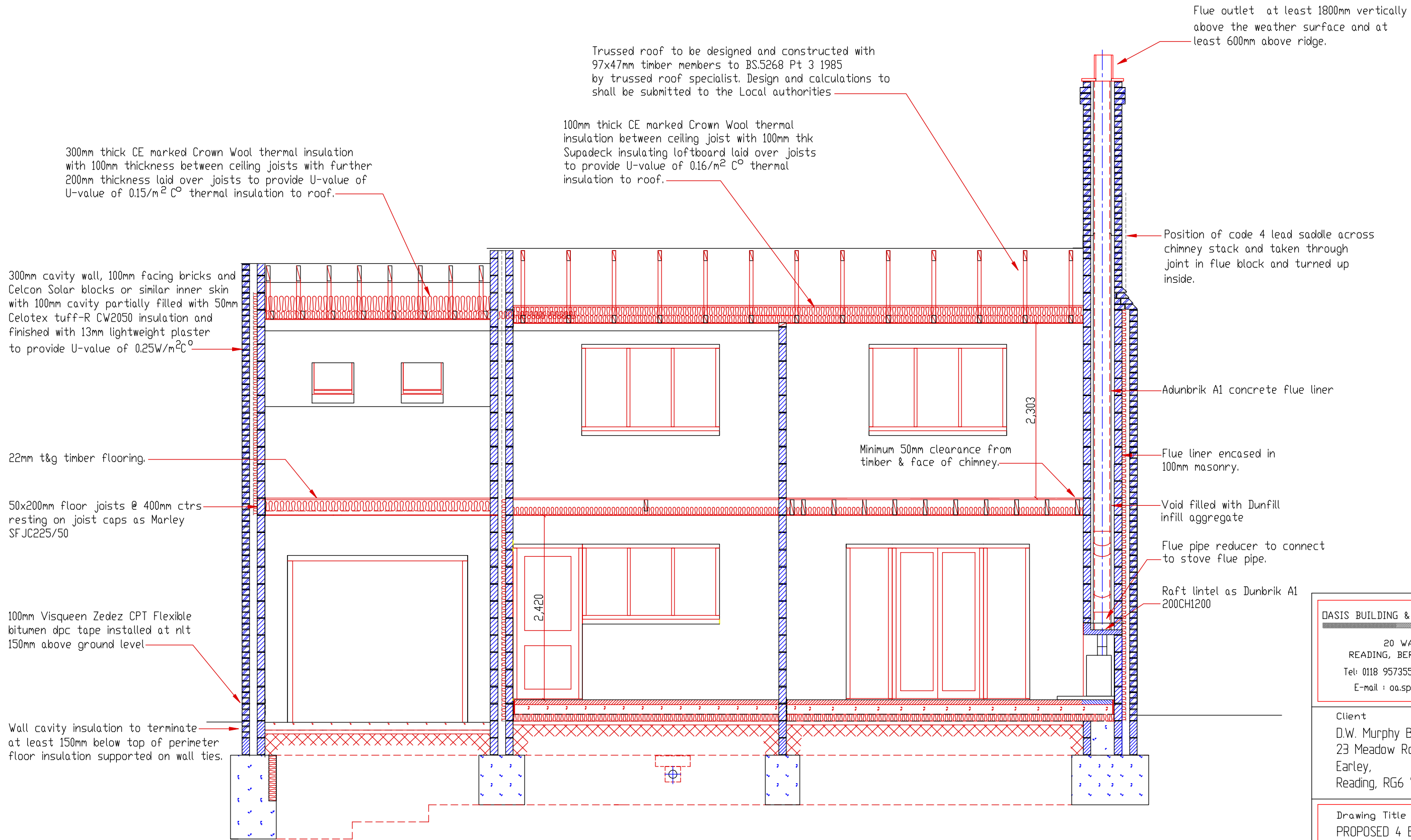
Keystone S/K-90 galvanised steel lintel

100mm Rockwool Roll or Flexi slab acoustic insulation. (min density 10 kg/m³ see detail) placed between first floor joists.

Wall cavity insulation to terminate at least 150mm below top of perimeter floor insulation supported on wall ties.

SECTION D - D
Scale 1 : 50

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<p>Client D.W. Murphy Builders Ltd 23 Meadow Road, Earley, Reading, RG6 7EX</p>	
<p>Drawing Title PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY Building Regulations Application</p>	
<p>Scale 150</p>	<p>File Name: 19CromwellRd-Br10.dwg</p>
<p>Date 17th April 2010</p>	<p>Drawn by O.A.Springer</p>
<p>Drawing No. OAS/10/1610/4</p>	<p>Rev. B</p>



300mm thick CE marked Crown Wool thermal insulation with 100mm thickness between ceiling joists with further 200mm thickness laid over joists to provide U-value of $0.15/m^2 C^{\circ}$ thermal insulation to roof.

Trussed roof to be designed and constructed with 97x47mm timber members to BS.5268 Pt 3 1985 by trussed roof specialist. Design and calculations to shall be submitted to the Local authorities

100mm thick CE marked Crown Wool thermal insulation between ceiling joist with 100mm thk Supadeck insulating loftboard laid over joists to provide U-value of $0.16/m^2 C^{\circ}$ thermal insulation to roof.

Flue outlet at least 1800mm vertically above the weather surface and at least 600mm above ridge.

300mm cavity wall, 100mm facing bricks and Celcon Solar blocks or similar inner skin with 100mm cavity partially filled with 50mm Celotex tuff-R CW2050 insulation and finished with 13mm lightweight plaster to provide U-value of $0.25W/m^2 C^{\circ}$

22mm t&g timber flooring.

50x200mm floor joists @ 400mm ctrs resting on joist caps as Marley SFJC225/50

100mm Visqueen Zedez CPT Flexible bitumen dpc tape installed at nlt 150mm above ground level

Wall cavity insulation to terminate at least 150mm below top of perimeter floor insulation supported on wall ties.

2,303

Minimum 50mm clearance from timber & face of chimney.

2,420

Position of code 4 lead saddle across chimney stack and taken through joint in flue block and turned up inside.

Adunbrik A1 concrete flue liner

Flue liner encased in 100mm masonry.

Void filled with Dunfill infill aggregate

Flue pipe reducer to connect to stove flue pipe.

Raft lintel as Dunbrik A1 200CH1200

SECTION C - C

Scale 1 : 50

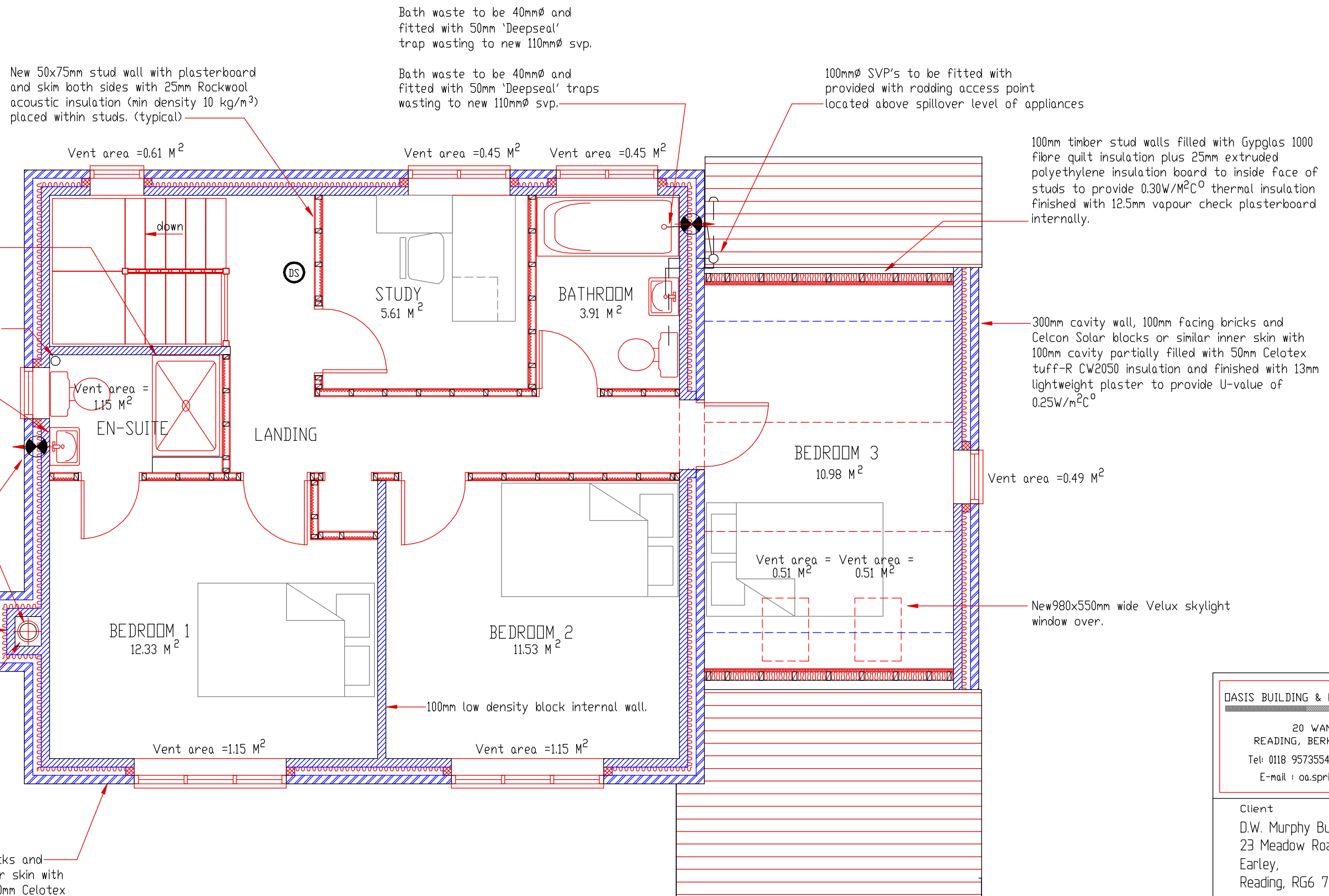
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Drawing Title
 PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY
 Building Regulations Application

Scale 1:50	File Name: 19CromwellRd-Br10.dwg
Date 16th April 2010	Drawn by D.A.Springer

Drawing No. OAS/10/1610/3	Rev. A
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PROPOSED FIRST FLOOR LAYOUT
SCALE 1 : 50

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Client D.W. Murphy Builders Ltd 23 Meadow Road, Earley, Reading, RG6 7EX	
Drawing Title PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY Building Regulations Application	
Scale 150	File Name: 19CromwellRd-Br10.dwg
Date 16th April 2010	Drawn by O.A.Springer
Drawing No. OAS/09/1610/2	Rev. B

STAIR DETAILS

OVERALL RISE : 2652mm
 No. of RISES : 14
 GOING 240mm
 RISE 189.4mm
 PITCH 38.3°
 WIDTH 800mm min.
 HAND RAILING 900mm-1000mm
 GUARDING 900mm min

New 900mm min high banister railings to be constructed so as not to allow the passage of a 100mm sphere through any opening, and such that children are not readily able to climb.

Wall mounted continuous hand rail to winding tread.

2.0m headroom to be retained over the proposed stairs.

Wc to be provided with wall mounted extract fan with capacity of nlt 6 l/s.

5Kw dual fuel stove with 125mmØ flue to exhaust to new chimney. (No air supply vents required)

Chimney breast opening to be 1,000(w)x 855(h) x 410(d)

110mm dia UPVC SW. drain laid to fall 1:150 fall in pea shingle surround on granular bed to new soakaway located no less than 5.0m away from building.

A suitable information sign should be provided according to AD-J

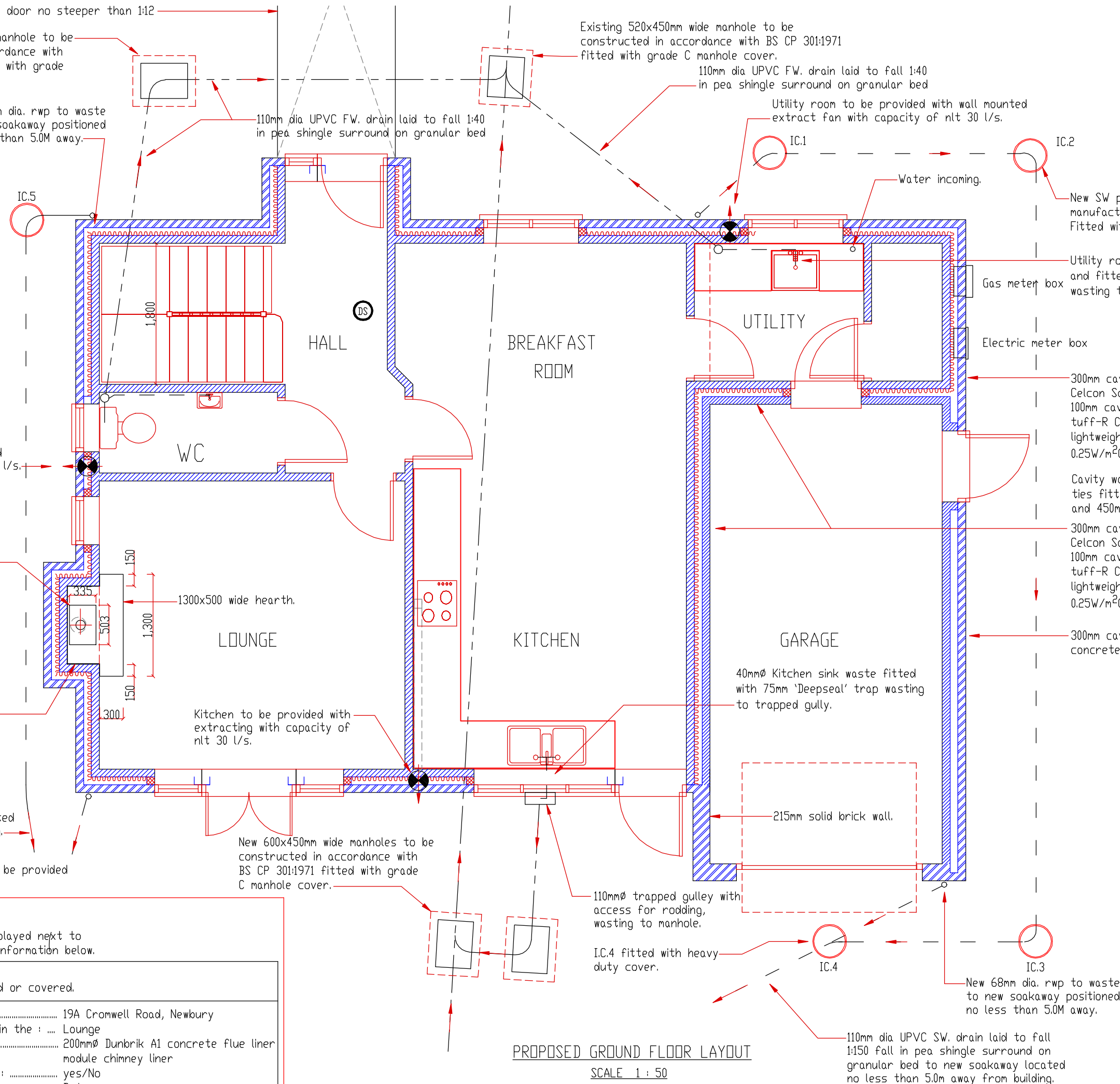
Notice Plate for hearths & Flues

Safety information sign to be displayed next to the consumer unit displaying the information below.

IMPORTANT SAFETY INFORMATION

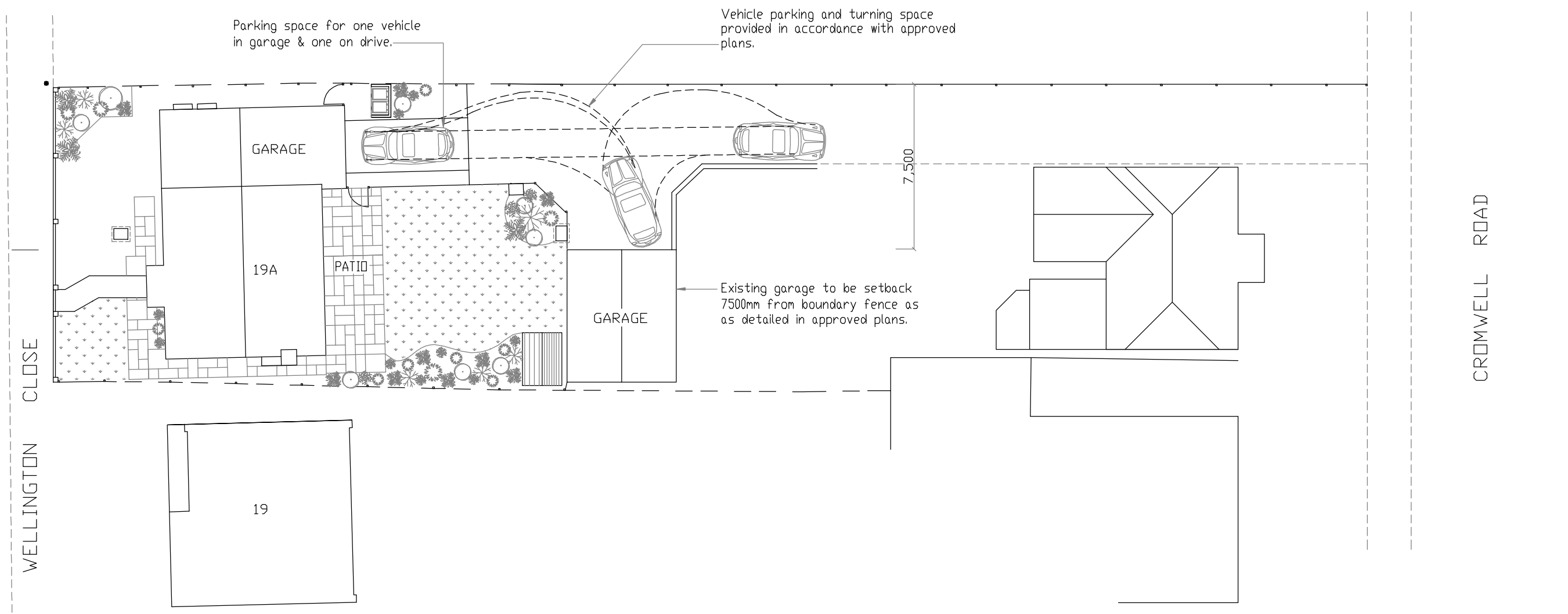
This label must not to be removed or covered.

Property Address : 19A Cromwell Road, Newbury
 The hearth and chimney installed in the : ... Lounge
 Chimney liner : 200mmØ Dunbrik A1 concrete flue liner module chimney liner
 Suitable for condensing appliance : yes/No
 Installed on : Date



PROPOSED GROUND FLOOR LAYOUT
 SCALE 1 : 50

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Drawing Title PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY Building Regulations Application	
Scale 150	File Name: 19CromwellRd-Br10.dwg
Date 16th April 2010	Drawn by OASpringer
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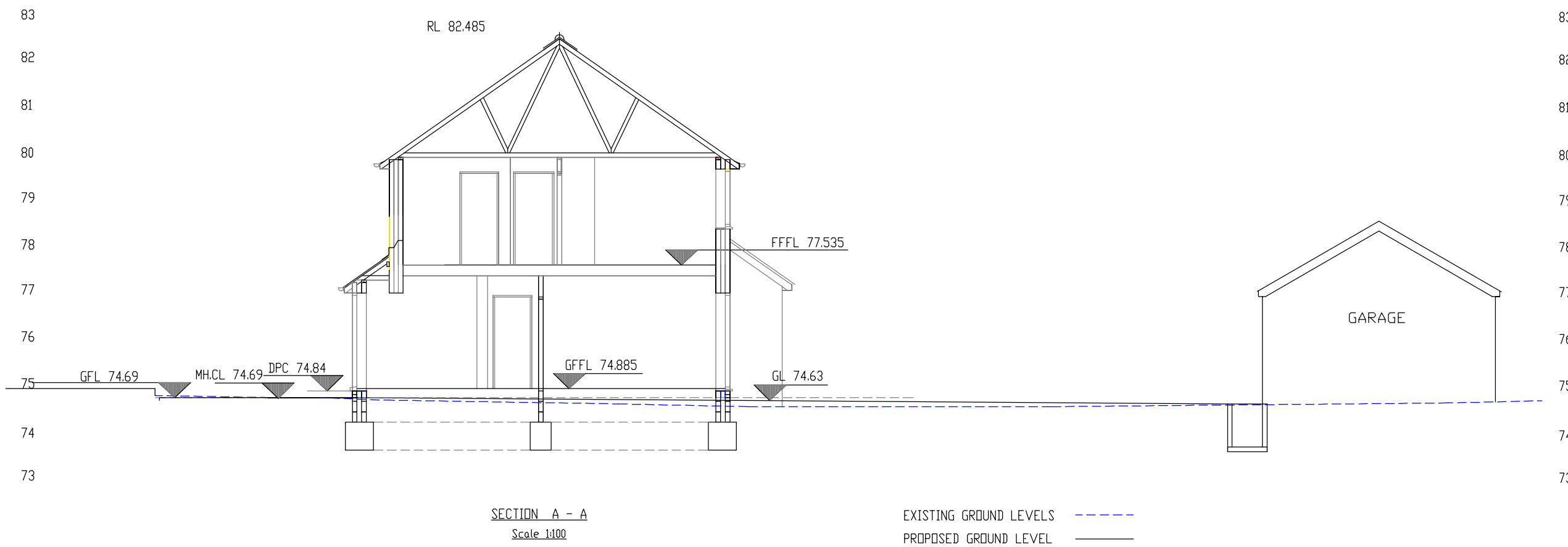
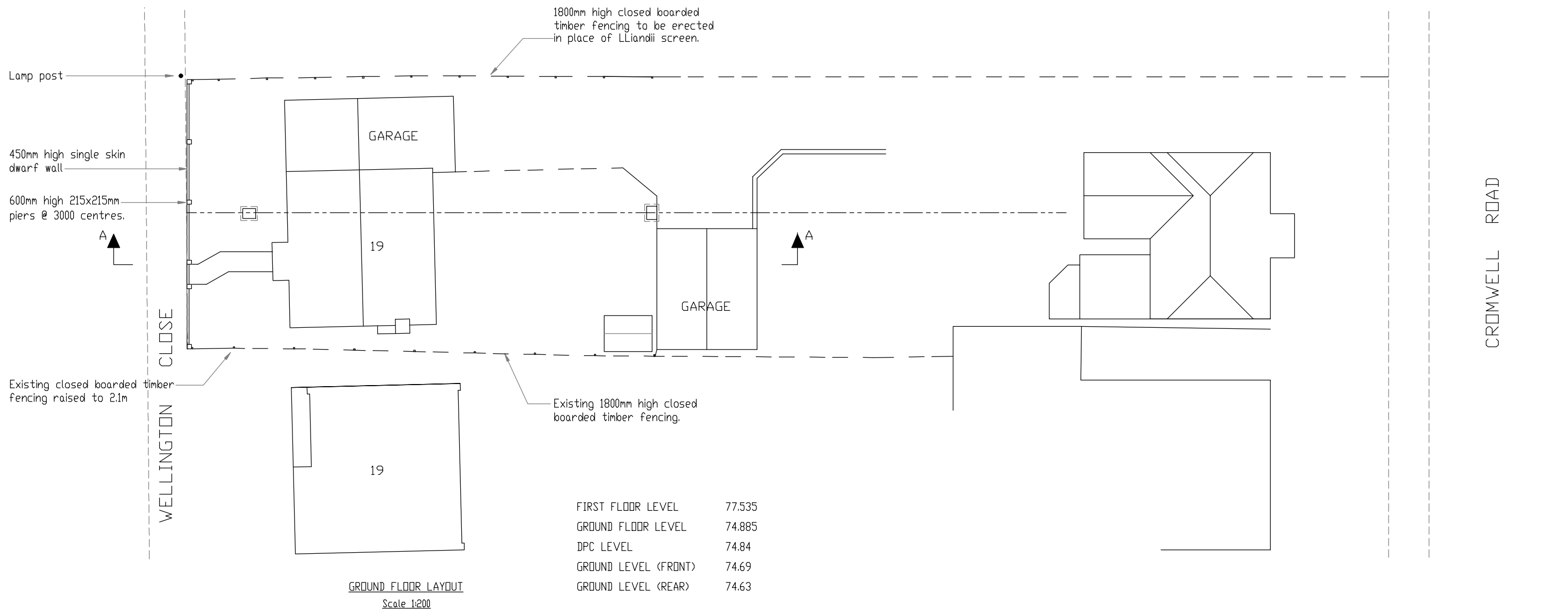
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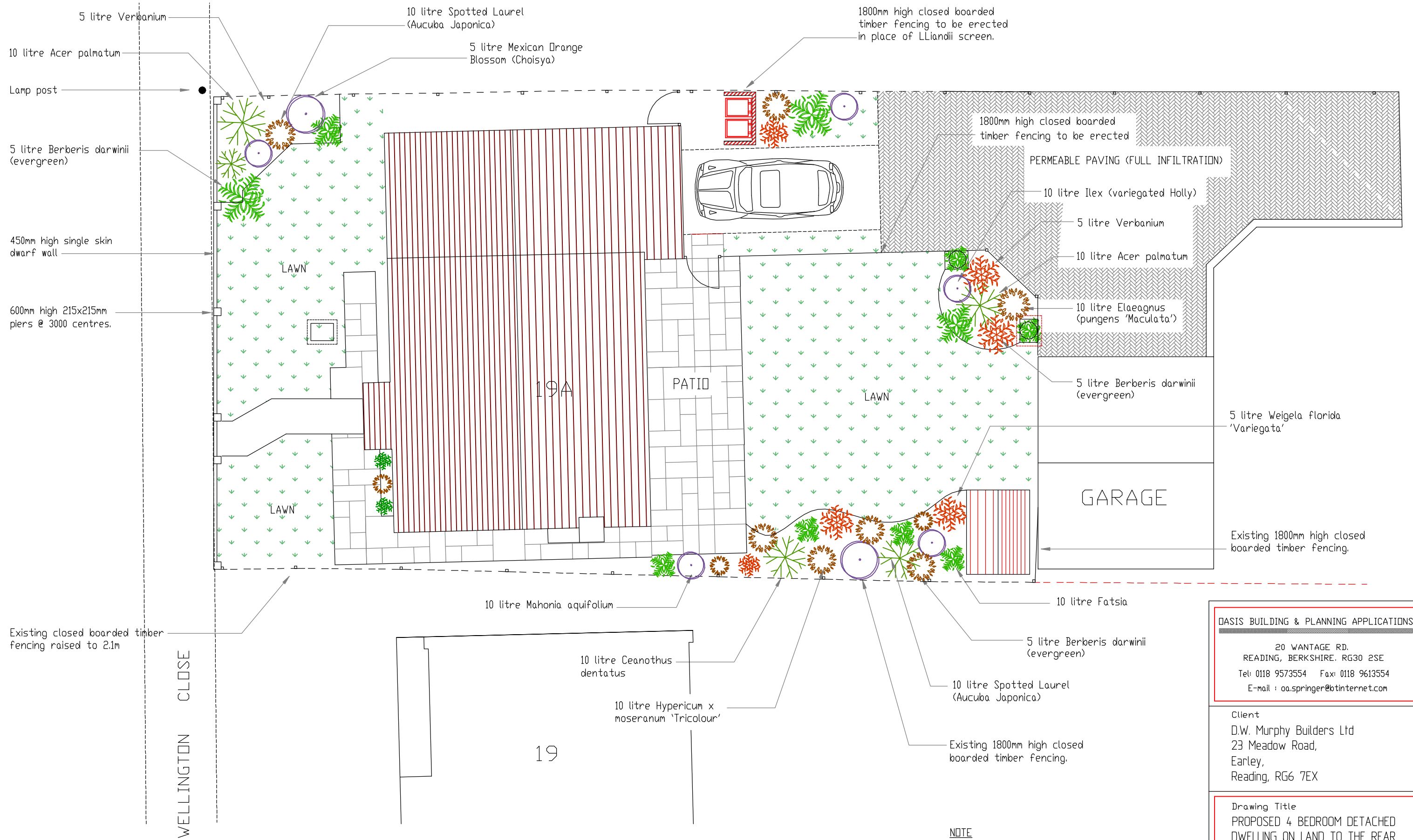
Drawing Title
 PROPOSED 4 BEDROOM DETACHED
 DWELLING ON LAND TO THE REAR
 OF 19 CROMWELL ROAD, NEWBURY
 Parking & turning space-Condition 12

Scale 1:200	File Name: 19CromwellRd-Con10.dwg
Date April 2010	Drawn by D.A.Springer

Drawing No. OAS/09/1610/4	Rev. A
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Client D.W. Murphy Builders Ltd 23 Meadow Road, Earley, Reading, RG6 7EX	
Drawing Title PROPOSED 4 BEDROOM DETACHED DWELLING ON LAND TO THE REAR OF 19 CROMWELL ROAD, NEWBURY Floor Levels - Condition-3	
Scale 1:200 & 1:100	File Name: 19CromwellRd-Con10.dwg
Date April 2010	Drawn by O.A.Springer
Drawing No. OAS/10/1610/1	Rev. A



NOTE
 All planting to be carried out in the planting season following the completion of the building.

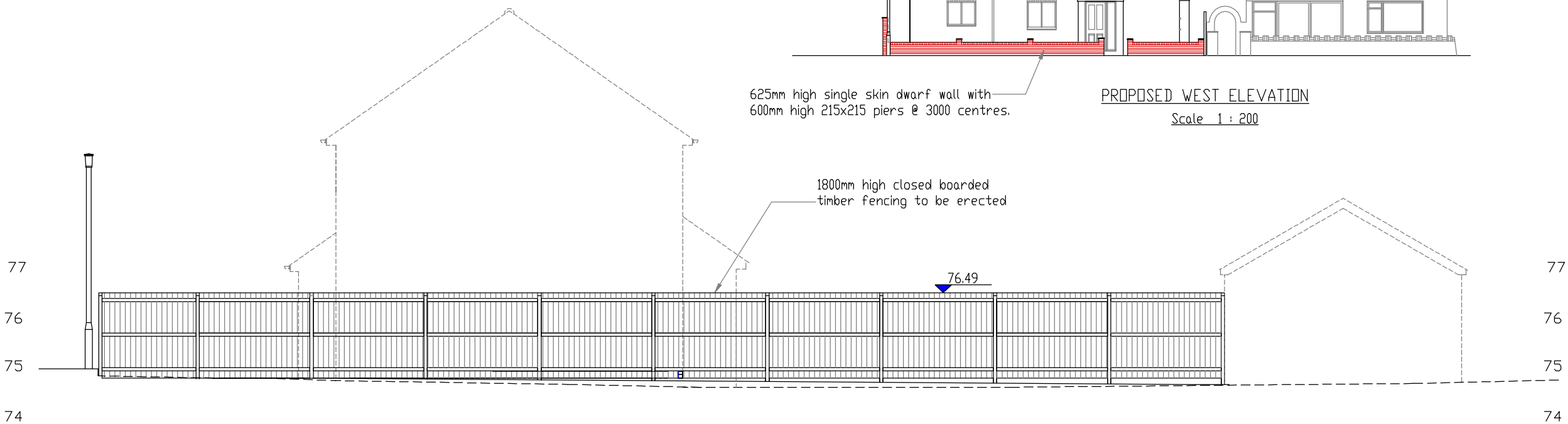
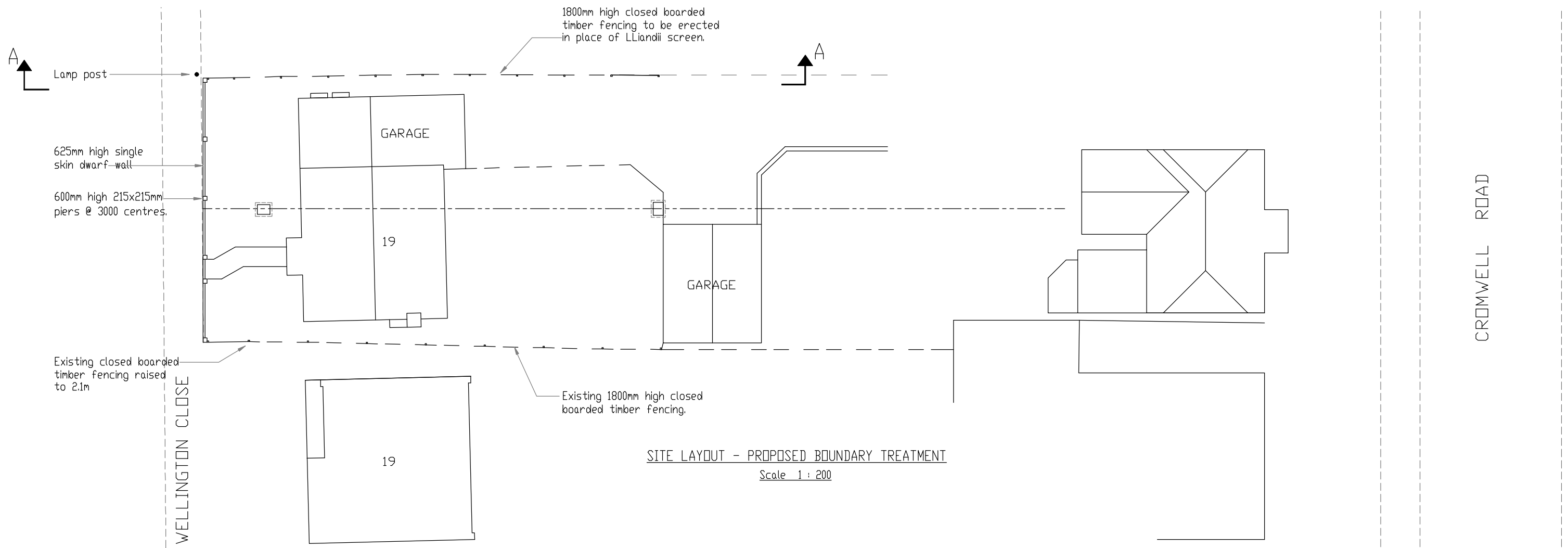
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 E-mail : oa.springer@btinternet.com

Client
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 Earley,
 Reading, RG6 7EX

Drawing Title
 PROPOSED 4 BEDROOM DETACHED
 DWELLING ON LAND TO THE REAR
 OF 19 CROMWELL ROAD, NEWBURY
 Landscaping Layouts - Condition 7

Scale 1:100	File Name: 19CromwellRd-Con10.dwg
Date April 2010	Drawn by D.A.Springer

Drawing No. OAS/10/1610/3	Rev. A
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CROMWELL ROAD

DASIS BUILDING & PLANNING APPLICATIONS

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Reading, RG6 7EX

Drawing Title
APPROVED 4 BEDROOM DETACHED
DWELLING ON LAND TO THE REAR
OF 19 CROMWELL ROAD, NEWBURY
Fencing/Enclosure Scheme Condition-6

Scale 1200 1:100	File Name: 19CromwellRd-Con10.dwg
Date April 2010	Drawn by D.A.Springer

Drawing No. OAS/10/1610/2	Rev. A
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