

DATED

2007

WEST BERKSHIRE DISTRICT COUNCIL (1)

and

HUNGERFORD TOWN COUNCIL (2)

and

TRUSTEES OF HUNGERFORD RUGBY CLUB (3)

**LICENCE TO UNDERLET
AND LICENCE TO CHARGE**

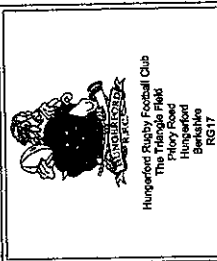
part of Triangle Field
Priory Road
Hungerford
Berkshire

File: L100660

1. Do not scale from this drawing.
2. All dimensions shown are in millimetres.

KEY	DESCRIPTION	DRUG	AUTHORIZED

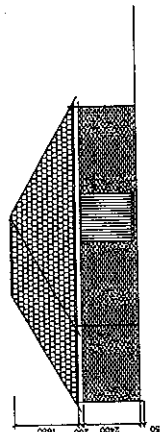
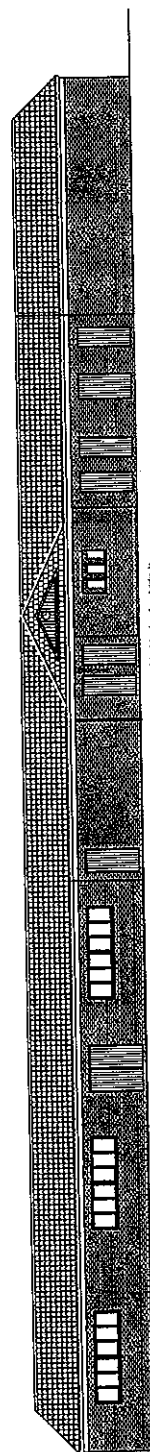
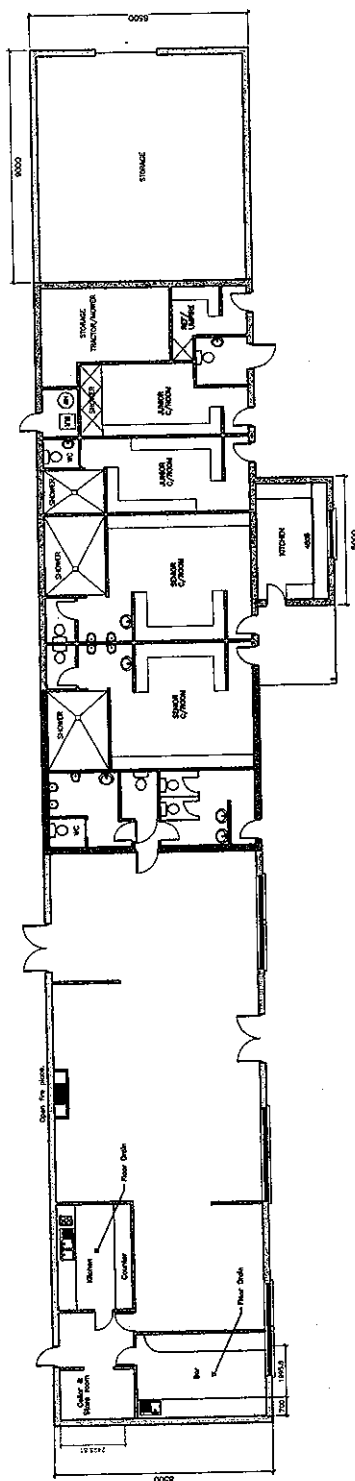
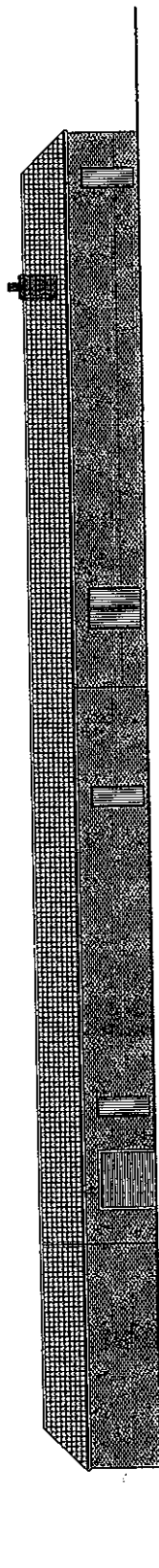
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West Berkshire Council LA080722



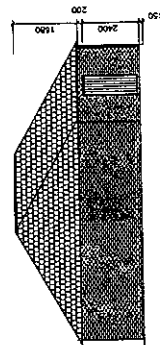
EXTENSION OF CLUB HOUSE

Proposed Ground Floor Extension

Drawn by	SA	Date	May 05
Inspected by		Issue	1:100
Drawing Number	1215/01	Revision	A



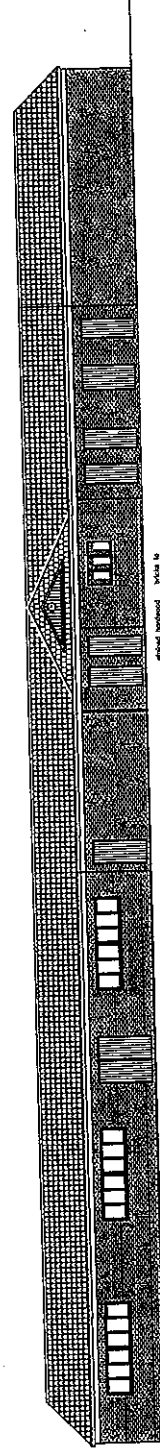
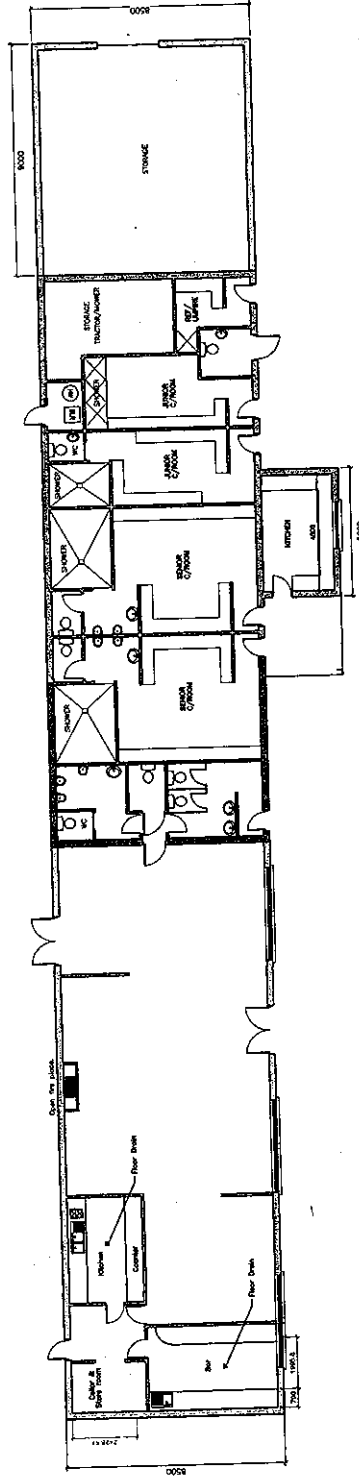
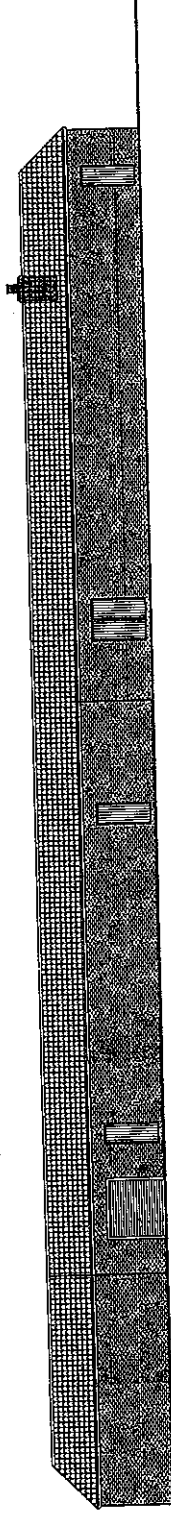
NORTH SECTION



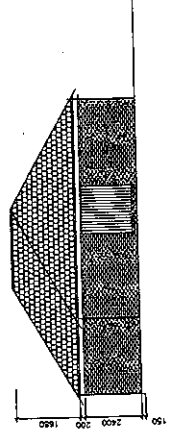
SOUTH SECTION

Notes:

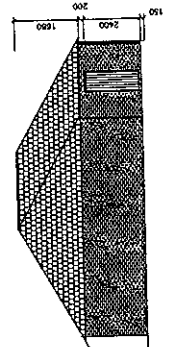
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Section to
show internal
rooms & ceiling



NORTH SECTION



SOUTH SECTION

REV	DATE	DESCRIPTION	DRAWN	AUTHORISED

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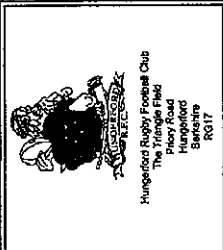
Hungate Rugby Football Club
The Triangle Field
Priory Road
Hungate
Norwich
NR1 1T

Project Name		Extension of Club House	
Proposed Ground Floor Extension			
Drawn by	SA	May 05	A1
Checked by		1:100	
Project Number	1215/01		A

1. Do not scale from this drawing.
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DATE	2/2/82
BY	2/2/82
REMARKS	2/2/82
APPROVED	2/2/82

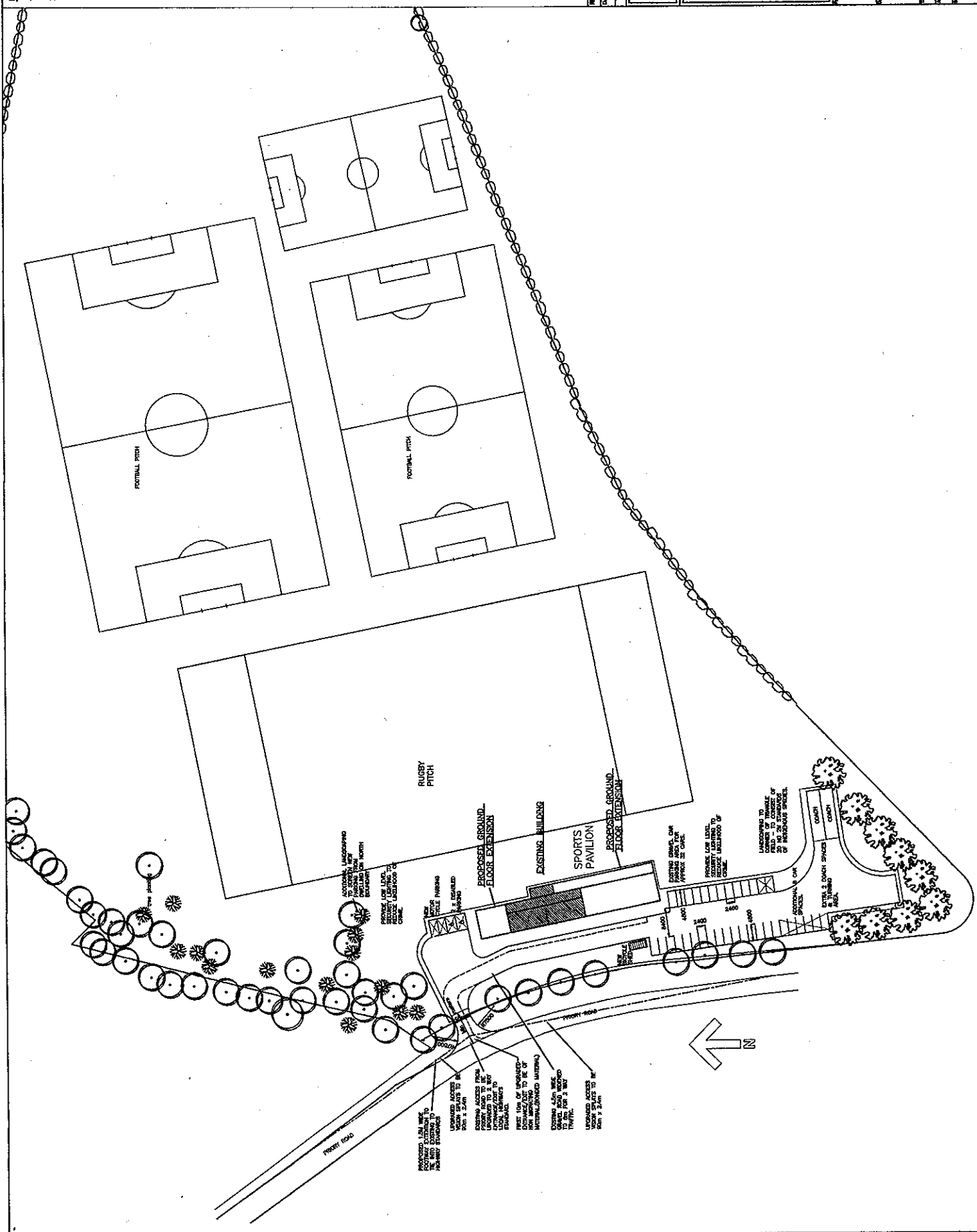
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West Publishing Output 1406072.



EXTENSION OF CLUB HOUSE

General Layout Plan

Order by	SA	May 05	
Shipped by		1:500	A1
Tracking Number	12/15/02		



A) Plans.

- annexed, & Underlain & hie-fu works.
- Capkin, how many spaces 3/8.

(According to other users of existing pavilion, in use since 1995 appear not to be regulated).

B) My email of 12/2/2007 (and also 15/12/2007)

① Timbering of works

(This info. also of d. & d. s. l. of hie-fu work).

② Reimburse prior — willing to accept removal.

③ By Dos — Colin McNeill?

C) Licence for works.

(also — with amend. to be made to clauses 1.12 & 1.13. Where do you mean?)

O. standby info (by refer. to By Dos — p. 12, 1st Sch).

D) Licence to Undertake.

① Clause 2.3 — amended to read absol. position.

② Plan — awaited.

6 months.

③ Cl. 6.1 — when will underlain be completed?

④ Cl. 6.2 — ^{costs} ~~reimburse~~, will need to recover if not (but NB not if awaited).

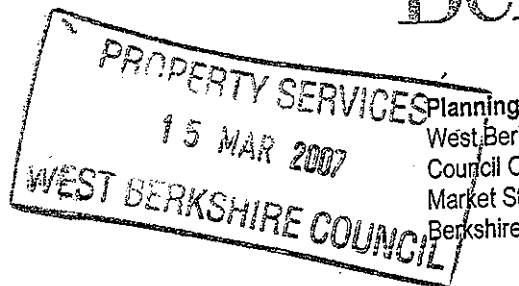
£3000
cost
£300
Surp for
(C.B. email)

①

Copy of Building Reg. Stats.
Regards
Mark Digweed.

17 January 2007

Hungerford Rugby Club
Fao Martin Digweed
2 Homefield Way
Hungerford
Berkshire
RG17 0JY



Planning
West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Building Control Help Line: 01635 519356
Fax: (01635 519408)
e-mail: buildingcontrol@westberks.gov.uk

Dear Sir / Madam,

Building Regulation Application No. 06/00871/A

Single storey extension at

Hungerford Rugby Club Triangle Field Priory Road Hungerford Berkshire RG17 0AP

Thank you for the above Building Regulation resubmission deposited on your behalf by Dashwood Construction Ltd. The application was registered on 17 January 2007.

Unless serious problems arise we will only be corresponding with your agent, and/or your builder, and we will not contact you again until the completion of the building work.

Section 16 of the Building Act 1984 requires that a decision be made on your application by 16 March 2007.

It would be helpful if you would quote the above reference number if you contact the Building Control office, either by telephone, e-mail or in writing.

You can track the progress of your application on the internet at www.westberks.gov.uk. Enter **Services A-Z** then **B** and then **Building Control**. Enter the following unique security codes and you will find details about your application's progress including any inspections that we have made. The information is updated weekly Monday mornings.

Security code: 001T4I
Case number: 0600871A

Yours faithfully

A handwritten signature in black ink, appearing to read "S Broughton".

Steve Broughton
Building Control Manager



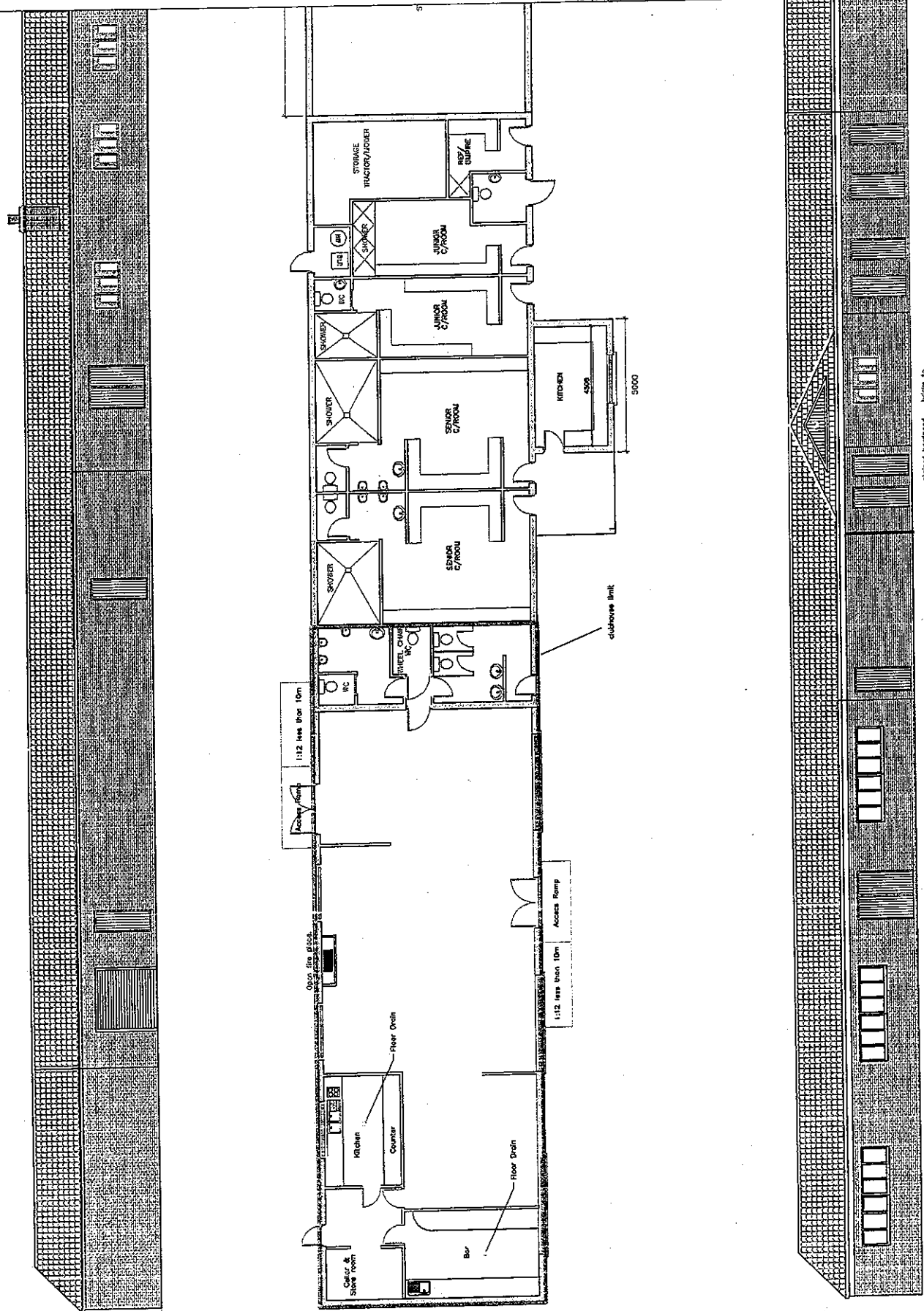
2006-2007
Improving Rural Services:
Empowering Communities

Switchboard: (01635) 42400 Document Exchange: DX 30825 Newbury
Minicom: (01635) 519001 Website: www.westberks.gov.uk

C:\unitform7\wpforms\BC Resub.doc - ver 4.1 - 03/01/07



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retained handspun
doors & windows
bricks to
match existing

REV	DATE	DESCRIPTION	CREAM
			AUTHORIZED

RETURN TO: 001

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Hungerford Rugby Football Club
The Triangle Field
Priory Road
Hungerford
Berkshire
RG17

EXTENSION OF CLUB HOUSE

Proposed Ground Floor Extension

Copy of	SA	May 05	
Reviewed by		1:100	A1
Copy Number	1215/01		B

PROPERTY SERVICES
18 FEB 2007
WEST BERKSHIRE COLLEGE

HUNGERFORD

Town Council

The Mayor
Mrs Gwynneth Bullock FRGS
23 Sanden Close
Hungerford
Berkshire
RG17 0LA

Tel: 01488 685340

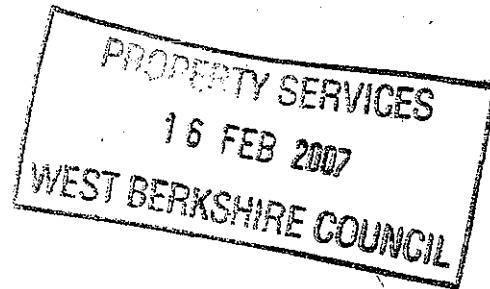
14th February 2007



The Town Clerk
Mrs Jean Hutchings
Rear of Crown House
23 High Street
Hungerford
Berkshire
RG17 0NF

Tel: 01488 686195
hungerfordclerk@hotmail.co.uk

Mr Colin Broughton,
West Berkshire Council,
Avon Bank House,
West Street,
Newbury,
RG14 1BZ



Dear Mr Broughton,

Cllr David Small has asked me to forward the enclosed to you. Would you please liaise with Annette Thomas who is dealing with the legal requirements of the development at the Triangle Field.

Should you have any queries please contact me. However, I am away from the office from Friday 16th February until Monday 26th February, so should any queries arise during that period please contact Cllr Small.

Yours sincerely,

Jean Hutchings
Clerk

03 August 2006



Hungerford Rugby Club
Fao Martin Digweed
2 Homefield Way
Hungerford
Berkshire
RG17 0JY



Planning & Transport Strategy
West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Building Control Help Line: 01635 519356
Fax: (01635 519408)
e-mail: buildingcontrol@westberks.gov.uk

VAT Registration No. GB 200 2456 28

Dear Sir / Madam,

Building Regulation Application No. 06/00871/OTHFP

Single storey extension at

Hungerford Rugby Club Triangle Field Priory Road Hungerford Berkshire RG17 0AP

Thank you for the above Building Regulation application, deposited on your behalf by Dashwood Construction Ltd which was registered on 1 August 2006. Unless serious problems arise we will only be corresponding with your agent, and/or your builder, and you will not be contacted again until the completion of the building work.

I also acknowledge receipt of the £252.26 inclusive of VAT at 17.5%.

VAT breakdown: Net amount received £214.69
VAT £37.57

You will be invoiced for the single one off inspection charge of £758.18 shortly after work commences on site.

Section 16 of the Building Act 1984 requires that a decision be made on your application by 29 September 2006.

It would be helpful if you would quote the above reference number if you contact the Building Control office, either by telephone, e-mail or in writing.

You can track the progress of your application on the internet at www.westberks.gov.uk. Enter **Services A-Z** then **B** and then **Building Control**. Enter the following unique security codes and you will find details about your application's progress including any inspections that we have made. The information is updated weekly Monday mornings.

Security code: 001T4I Case number: 06008710

Please note the content of the Inspection Plan and pass it to the person responsible for requesting our site visits. Please also take the time to read the enclosed guidance notes, they have been designed to provide you with essential information that could save you time and money.

Yours faithfully

Steve Broughton
Building Control Manager



2006-2007
Improving Rural Services:
Empowering Communities

Switchboard: (01635) 42400 Document Exchange: DX 30825 Newbury
Minicom: (01635) 519001 Website: www.westberks.gov.uk





**West Berkshire Building Plans –
General Specification of Building Construction
For Hungerford Rugby Club Clubhouse**

West Berkshire Building Plans – General Specification of Building Construction.

GENERAL SPECIFICATION (801) of construction and materials to enable a Building Control Officer to determine whether the work will comply with the relevant Building Regulations, and also enable a builder to carry out the construction work. Ignore construction and materials details that do not apply to this particular project. Work to figured dimensions only, do not scale. Check all dimensions on site before making any fabrications. See also Structural Engineers drawings and calculations where applicable. All dimensions in mm. All carcasing timber to be SC3 (C12) grade to BS 4978, unless specified otherwise - SC4 (C24).

ROOFS

PITCHED ROOF - (Interlocking Tiles)

Concrete interlocking tiles match existing to a pitch not less than the manufacturers minimum requirement (..... deg: shown) or to pitch to match existing on 25 x 38 battens, on untearable sarking felt ('Klober Ltd' – Permo Forte or similar) roof underlay plus breather membrane (fixed in accordance with manufacturers recommendations with proprietary eaves carrier; on.....rafters at 400 centres (birds mouthed over wall plate) with 50 x 100 purlins, 73 x 50 struts at 1500 ctrs and 50 x 100 binder. Provide.....ceiling joists at 400 ctrs (ceiling joists to be bolted to rafters with M10 bolts and toothed connector plated; 100 x 50 wall plates (bolted down to inner skin of cavity wall.

TRUSSED ROOF (trussed rafters)

Standard gang nailed fink trusses generally 38 x 75 at 400 centres, with 25 x 100 diagonal bracing at gable ends and repeated in the length of the roof, where applicable, at intervals of 150/span in metres max: between bracing systems, all to give a symmetrical plan layout. For full details refer to manufacturers drawings and calculations.

EAVES AND SOFFITES

Provide 25 P.A.R. timber fascia and 6 mm wbp plywood soffit or other (corbelled brick) to match existing eaves detail.

ROOF SPACE VENTILATION

Via 'Klober Ltd' – Permo Forte roofing felt or similar

ROOF SPACE VENTILATION (pitched roof)

Provide ventilation to roof space via 10 mm wide continuous vents (insect proof, Glidvale or similar) in soffit into roof void. Install 'Marley' or similar dry ridge ventilation system ensuring continuous 5 mm vent for full length of ridge.

FLASHINGS

Provide code 4 lead flashings where pitched roof abuts external walls. Provide stepped d.p.c. tray ('Cavity Trays – type X') in cavity walls above flashings.

ROOF INSULATION (Pitched Roof with insulation at ceiling level to achieve U-value of 0.16)

Provide overall thickness of 250 glass fibre quilt insulation (i.e. 100 between ceiling ties + 150 laid across the ceiling ties or 580 overall thickness laid between joints (using 'Crown-Superwrap' or similar). Insulation to be linked to the cavity wall insulation and a proprietary ventilation tray provided to maintain an air gap via eaves vent.

CEILINGS

Ceiling to be lined with 12.5 plasterboard and skim, provide noggins where joints are opposite to joists.

CEILING HEIGHTS

Ceiling heights generally in new buildings and extensions to be min: 2300, however where an extension is proposed to an existing building with low ceiling heights priority should be given to maintaining floor levels, even if new ceiling heights are below 2300.

CEILING (to garage under habitable rooms)

To provide half hour fire resistance. Provide 12.5 plasterboard with taped joints, or 9.5 plasterboard with 10 plaster skim, or 10 'Masterboard'.

SUNKEN DORMERS

Provide code 5 lead on 19 w.b.p plywood decking (and cheeks) on firing to fall 50 in 3000 on 75 x 50 joist/ framing at 400 ctrs, with 50 x 100 wall plate bolted to wall as before; wedge and point lead flashing as before under cills and over 50 x 50 tilt fillets.

FLOORS

SOLID GROUND FLOOR (new or replacement of existing to reduced level)

Floor finish as required (PVC tiles, carpet etc) on 64 lightly reinforced sharp sand/cement screed on layer of building paper to BS 1521, grade B1F, on 100 concrete slab on 100 rigid insulation ('Jablite S.D.' or similar) on 1200 gauge polythene DPM, wrapped up edges and returned into d.p.c. on min: 150 sand blinded clean consolidated hardcore.

At junction of wall and floor the cavity wall insulation must extend at least 150 below top of perimeter floor insulation and be supported on wall ties. Also provide 25 thick rigid perimeter insulation.

WALLS

CAVITY WALLS (to achieve U-value of 0.35)

Approx: 310 total thickness, comprising: - 20 render (colour washed to match existing) on 100 non-insulating block, 75 cavity (filled with fibreglass quilt batts and wall tie connectors, 'Rockwool' or similar), 100 aircrete insulating blocks 'Thermalite' or similar, 15 render and set.

Approx: 265 total thickness, comprising: - 103 facing bricks, 75 cavity (filled with fibreglass quilt batts and wall tie connectors, Rockwool or similar), 100 Insulating blocks Thermalite or similar, 15 render and set. Use 100 dense concrete blocks below ground (alternatively use Thermalite-Trenchblock of 4.0 N/sq m). Fill cavity below ground to within 225 of DPC with top splayed outwards, in lean mix concrete. Close cavity (fire stop) at eaves level with blocks laid across. Cavity at reveals of all openings to be closed with insulated cavity closers ('Thermabate', 'Cavity Trays - Cavicloser type H', or similar). New walls to be brick and/or block bonded to existing or use proprietary galvanised fixing profiles. Provide galvanised steel wall ties (to BS 1243: 1978) staggered 900 horizontally and 450 vertically, spacing at door and window jambs to be 300 vertical, centrally placed and kept clean. Sealant to be applied to both inside and outside of door and window frames. Provide 12 mm wide expansion/movement joints in where wall lengths are greater than 6000 uninterrupted, with flexel fibre boarding with fishtail plain ties with de-bonding sleeve at 900 ctrs: vertically, finished with polysulphide beading on outside. Provide 1200 gauge PVC damp proof course to each skin linked to DPM in solid floor, DPC in outer skin to be min: 150 above finished external ground level.

Where existing walls are suspected of being built off oversite concrete investigate and provide 600 x 600 x 300 thick mass concrete foundation to depth agreed on site with BCO.

Similarly where a new pier is necessary, build in new semi-engineering bricks

LINTOLS

Provide IG (I.G. Lintels Ltd or similar manufacturer) as shown or with cavity wall lintols to L1 profile type to suit (incorporating expanded polystyrene insulation in fill providing a U value less than 0.45 W/m sq K), generally L1/S 50 type, with type L1/E 50 generally at eaves. And internal 100 over doors (max: span 1000) in internal walls, with type L9 and L10 in double and single skin construction, similarly use type Box 200, 150, 100 and 75 over internal openings. Lintols fabricated from galvanised steel to BS EN 10142 1991 and BS 5977 Part 2 (manufacture), installed with at least 150 end bearing fully bedded on mortar on full bricks/blocks or pad stones. Point loads should NOT be applied directly to flanges. Timber floor joist should have min: 150 of masonry between lintol flanges and joists, similarly between lintol and continuous wall plates over window openings under roof structure. Provide flexible DPC in cavity (Hyload or similar) in accordance to CP 121 and BS 5628 and BS 5977 1983 Part 2 and NHBC requirements, the DPC should extend to the edge of the front toe and 50 to 150 beyond the end of the lintol. Weep holes (min two per lintol generally at 450 centres) should be formed in the outer skin above lintol to drain moisture from the cavity, provide stop ends to BS 5628 Part 3 1985 and NHBC, all in accordance with the manufacturers requirements.

PARTITION WALLS

To be in 100 Thermalite or similar at ground floor (load bearing) or timber studding if preferred (non load bearing only). First floor partitions to be timber studding (non-load bearing, as shown). Stud work to be 75 x 50 sole plate, head, mid height noggins and studs at 400 centres lined with 12.5 plasterboard (moisture resistant in shower/bathrooms) and skim. Fill studwork with 100 glass fibre quilt insulation. Provide double floor joists under sole plate, spaced 38 mm apart, bolted together with noggins using M12 bolts at 600 centres.

FIRE PLACE AND CHIMNEY

Hearth to extend min: 600 and be min: 125 thick concrete: Provide fireguard anchor points each side. Provide permanent ventilation with 25 x 225 grille in hearth ducted to external air. Fire opening to be not more than 6x area of the flue. Also provide an air supply to fire place to min: of 50% of throat opening area.

CHIMNEY

Provide 230 (or min: 15% of fire opening) internal dia: rebated or socketed joint terracotta clay flue liners (to BS 1181: 1989). No bends in flue to be less than 45 deg: No structural timber (floor/ceiling joists and rafters) to be within 40 of chimney brickwork, provide trimming as necessary, no joists hangers to be within 50 of the flue liner. Brick bond brickwork to existing. Chimney pot height above roof level not to exceed 4.5 times its width. If the stack is within 600 of ridge and roof pitch is more than 10 deg: stack must be min: of 600 mm high excluding pot.

Provide 150 mm thick reinforced conc: concrete slab, cantilevered from inner skin and partition, as shown, supporting chimney.

PERMANENT VENTILATION

Provide permanent combustion ventilation to fire place ducted directly from external air.

FOUNDATIONS

Concrete strip foundations to be 450 wide x 300 or 750 trench fill, to depth to suit ground bearing strata conditions as determined by Building Control Officer. As a depth guide: - Gravel- 750 mm; Clay- 1000 mm, but in all cases not less than existing and taken down below any adjacent drain runs. Foundations for 100 walls as above but only 450

wide.

Concrete mix to be 50 kg of cement; 0.1 cu m fine aggregate; 0.2 cu m coarse aggregate i.e. 1:3:6 or better or grade ST1 conc: to BS 5328 part 2 1990. If ready-mix, to grade C7P, 20 aggregate, 100 slump, for normal conditions.

All foundations to comply with B.S. 8004, or if a residential building with more than four storeys B.S. 8103.

Where a step is required provide a min: overlap of the thickness of the foundation or 300 whichever is greater. The step should not be greater than the thickness. The spread of foundation around a pier must not be less than the spread of foundation beyond the wall.

Written evidence of permission for foundations to encroach into neighbouring property to be given to Building Control Officer before building operation commencing, alternatively the boundary wall can to be built 150 inside boundary.

Where it is deemed necessary by BCO provide localised underpinning to existing walls at junction with new.

Where it is proposed to build upon existing walls it will be necessary to excavate for/and show the depth, size of existing foundations together with ground conditions (bearing pressure) to a Building Control Officer, who may determine that it will be necessary to underpin the existing foundations.

DRAINAGE SURFACE WATER

Provide 100 half round PVC gutters and 65 RWP's connected to 100 Marley or similar underground quality pipes laid to approx: 1 in 60 fall, connect to 1500 dia: soakaways, taken down to a permeable strata and filled with suitable selected hardcore, min: 5000 away from building (4000 from boundary) Soakaway to be 1000 deep below invert of incoming pipes. Soakaway to follow percolation test in accordance with BRE Digest 365. Provide additional soakaway to take surface water from the patio, via a catch-pit gully.

SOIL DRAINS

Drain pipes: 100 vitrified clay (Supersleve) with proprietary flexible joints surrounded with 150 pea shingle, to min: fall of approx: 1 in 40 or alternatively use uPVC pipes. If pipes are to pass beneath a floor, surround with 150 conc: with 13 Bitumen impregnated fibreboard coinciding with joint. If pipes are within 1000 horizontally, and lower than adjacent foundations surround with 150 concrete, and cover with concrete to underside of foundations. Provide prestressed concrete lintols where pipes pass through walls, with 50 gap (filled with mineral fibre) around pipe, mask opening with rigid sheet. Provide short length of pipe built into wall with joint min: 150 each side of wall, then provide 600 length of rocker pipe. Provide back inlet gully to kitchen sink. Where pipes pass under a garden and the cover is less than 600, surround pipe with 100 granular fill, and cap with 50 conc: paving slab.

Inspection chambers: - Size will vary according to depth and number of branches but generally to be 450 x 600 (internal) precast concrete sections or uPVC surrounded with 150 concrete or in 215 engineering brickwork (class B to BS 3921) with vitrified clay or polypropylene channels laid on and surrounded with pea shingle. Provide light duty galvanised mild steel cover and frame.

Where inspection chambers appear inside buildings provide them with screw down covers, set in sand/grease compound, making them airtight.

WASTE PIPES

SVP to be 100 uPVC, encased throughout its length (timber framing and 12.5 plaster board and skim, to provide 1/2 hr fire resistance, terminating above roof level (min: 900 above eaves or 600 above highest window) with ventilation grill (balloon). Sink, bath and shower waste pipes to be 40 dia: basin 32 dia, all with 75 deep seal anti-syphonic traps (Marley Monitor or similar). Rodding eyes to be provided at each change of direction.

STUB SVP

Provide stub SVP in WC as shown with 'Durgo' non-return valve.

VENTILATION

Provide natural and mechanical ventilation to the following: -

- * Kitchens: - One or more window with an opening area of not less than 1/20 th of the floor area, together with mechanical ventilation providing 30 litres per second via cooker hood or 60 l/sec: both intermittent (i.e. operated during cooking); and, 8000 sq mm background ventilation or one air change per hour continuous mechanical ventilation.
- * Habitable Rooms: - One or more window with an opening area of not less than 1/20 th of the floor area, some of which is min: 1.75 m above floor and 8000 sq mm background ventilation.
- * Kitchen/Dining Room: - To be counted as one room if area of opening between equals 1/20 th of combined floor area.

WINDOW/EXTERNAL DOORS USED FOR ESCAPE PURPOSES

Min: unobstructed opening size to be 750 high and 450 wide. Windows in roof of gable end should be accessible from ground level by ladder. Dormer window cills should be min: 800 min: and 1100 max: above floor and 1700 max: to eaves. Roof lights should be 600 above floor and 1700 max: from eaves. Install guardrails to any first floor windows where opening lights are less than 800 mm above floor, top of guardrail to be 800 above floor.

WINDOWS

To be standard timber (painted or stained to match existing).

To be purpose made to match existing, with 8000 sq mm permanent vents in top rail.

To be uPVC to match existing, with 8000 sq mm permanent vents in top rail.

To be Boulton and Paul or similar softwood (painted) with 8000 sq mm permanent vents in top rail.

HEATING SYSTEM (new)

Provide full oil fired central heating, with wall mounted boiler output min: 25 kW with balanced flue outlet to external air, protected with wire guard. The space heating system should have appropriate controls including: - Zone control to separately control temperatures in sleeping and living areas, e.g. room thermostats and thermostatic radiator valves; Timing control programmer; Boiler control interlock, to prevent boiler operation when no heat is required for hot water or central heating. Hot water storage system should have thermostat and timer controls. Hot water cylinder should have 35 mm thick factory-applied foam insulation. Hot water service pipes, including primary flow and return and expansion pipes, should have 15 mm insulation for i m from their connection to the cylinder. For dwellings with a floor area greater than 50 sq m, the boiler efficiency must meet the SEDBUK rating min: of 78% for mains gas; 80% for LPG and 85% of oil.

GLAZING

All windows and glazed doors to be double-glazed, to provide an average U-value not more than 2.0 W/sq mK. Glass in all doors to be min: 4 mm thick toughened safety to BS 6206: 1981, Class A. Glazing less than 800 mm from floor, below 1500 and within 300 of a door to be toughened safety glass.

SMOKE DETECTORS

Provide inter linked mains operated (wired to latest IEE Wiring Regulation) self-contained smoke detectors with battery back-up and trickle charge facility in accordance with B.S. 5440 Part 1, generally to Hall and Landing (head and foot of staircase), and within 7500 of any habitable room.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical 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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

LIGHTING

Energy saving lamps such as fluorescent and compact fluorescent to be provided to all new rooms where lights remain switched on for long periods (also external lighting). Lamp holders/fittings to be suitable only for energy saving lamps.

LAGGING

All pipe work in roof spaces to be lagged to provide 'K' value not exceeding 0.045 W/Mk and thickness to dia: of pipe to max: 40 mm thick. All in accordance with B.S. 475 Part 5. Pipes to be ducted in accordance with local Water Utility Regulations. Similarly insulate water storage tank. Hot water cylinder to have a jacket fitted to BS 5615:1978.

**West Berkshire Building Plans – General Specification of Building
Construction.**

West Berkshire Building Plans – General Specification of Building Construction.

GENERAL SPECIFICATION (801) of construction and materials to enable a Building Control Officer to determine whether the work will comply with the relevant Building Regulations, and also enable a builder to carry out the construction work. Ignore construction and materials details that do not apply to this particular project. Work to figured dimensions only, do not scale. Check all dimensions on site before making any fabrications. See also Structural Engineers drawings and calculations where applicable. All dimensions in mm. All carcasing timber to be SC3 (C12) grade to BS 4978, unless specified otherwise - SC4 (C24).

ROOFS

PITCHED ROOF - (Interlocking Tiles)

Concrete interlocking tiles match existing to a pitch not less than the manufacturers minimum requirement (..... deg: shown) or to pitch to match existing on 25 x 38 battens, on untearable sarking felt ('Klober Ltd' – Permo Forte or similar) roof underlay plus breather membrane (fixed in accordance with manufacturers recommendations with proprietary eaves carrier; on.....rafters at 400 centres (birds mouthed over wall plate) with 50 x 100 purlins, 73 x 50 struts at 1500 ctrs and 50 x 100 binder. Provide.....ceiling joists at 400 ctrs (ceiling joists to be bolted to rafters with M10 bolts and toothed connector plated; 100 x 50 wall plates (bolted down to inner skin of cavity wall).

PITCHED ROOF - (slates)

Natural or fibre\cement slates to match existing to a pitch not less than the manufacturers minimum requirement (..... deg: shown) or to pitch to match existing on 25 x 38 battens, on untearable sarking felt ('Klober Ltd' – Permo Forte or similar) roof underlay plus breather membrane (fixed in accordance with manufacturers recommendations with proprietary eaves carrier; on.....rafters at 400 centres (birds mouthed over wall plate) with 50 x 100 purlins, 73 x 50 struts at 1500 ctrs and 50 x 100 binder. Provide.....ceiling joists at 400 ctrs (ceiling joists to be bolted to rafters with M10 bolts and toothed connector plated; 100 x 50 wall plates (bolted down to inner skin of cavity wall).

PITCHED ROOF - (plain tiles)

Concrete or clay (new or salvaged) plain tiles to a pitch not less than the manufacturers minimum requirement (45 deg: shown) or to pitch to match existing on 25 x 19 battens, on untearable sarking felt ('Klober Ltd' – Permo Forte or similar) roof underlay plus breather membrane (fixed in accordance with manufacturers recommendations with proprietary eaves carrier; on cut roof with rafters at 400 centres birds mouthed over 50 x 100 wall plates (bolted down to inner skin of cavity wall). Provide double rafters at sunken dormer cheeks, with 75 x 25 hangers at 1.5 ctrs and 50 x 100 binder.

TRUSSED ROOF (trussed rafters)

Standard gang nailed fink trusses generally 38 x 75 at 400 centres, with 25 x 100 diagonal bracing at gable ends and repeated in the length of the roof, where applicable, at intervals of 150/span in metres max: between bracing systems, all to give a symmetrical plan layout. For full details refer to manufacturers drawings and calculations.

RAISED CEILING TIE ROOF (skeiling) CONSTRUCTION

For roofs with raised ceiling tie construction incorporating skeiling, please note the following timber sizes: -

Rafter Size	Ceiling Tie Size	(H)* (max:)
50 x 200	38 x 175	725
50 x 175	38 x 175	525
50 x 150	38 x 200	325

*(H) = distance between underside of ceiling ties and underside of wall plate. Max: span between wall plates = 6000. Collar/rafter connection to be 51 dia: double sided toothed connector and M12 grade 4.6 bolts, rafter to wall plate connection to be made with 'Twinaplate-Glideshoe' connector. Roof pitch minimum 30 deg: max: 55 deg: Ceiling tie weight max: 61 kg/sq m. Roof bracing requirements to be in accordance with BS 5268: Part 3: 1985.

PITCHED ROOF (LEAN-TO plain tiles)

Concrete or clay (new or salvaged) plain tiles to a pitch not less than the manufacturers minimum requirement (deg: shown) or to pitch to match existing on 25 x 19 battens, on untearable sarking felt ('Klober Ltd' – Permo Forte or similar) roof underlay plus breather membrane (fixed in accordance with manufacturers recommendations with proprietary eaves carrier; on.....rafters at 400 centres (double rafters at sunken dormer cheeks); with.....purlins, 50 x 100 struts at 1500 ctrs and 50 x 100 binder. Birds-mouth top of rafter onto 125 x 50 plate bolted to existing wall with M10 rag bolts @ 500 centres; provide.....ceiling joists at 400 ctrs, built into existing wall; 100 x 50 wall plates. Provide code 5 lead flashing, wedged and pointed into brick joint and dressed over tiles, link with a cavity tray.

PITCHED ROOF (LEAN-TO interlocking tiles)

Concrete interlocking tiles to match existing, to a pitch not less than the manufacturers minimum requirement (..... deg: shown) or to pitch to match existing on 25 x 38 battens, on untearable sarking felt ('Klober Ltd' – Permo Forte or similar) roof underlay plus breather membrane (fixed in accordance with manufacturers recommendations with proprietary eaves carrier; on.....rafters at 400 centres (double rafters at sunken dormer cheeks); with.....purlins, 50 x 100 struts at 1500 ctrs and 50 x 100 binder. Birds-mouth top of rafter onto 125 x 50 plate bolted to existing wall with M10 rag bolts @ 500 centres; provide.....ceiling joists at 400 ctrs, built into existing wall; 100 x 50 wall plates. Provide code 5 lead flashing, wedged and pointed into brick joint and dressed over tiles, link with a cavity tray.

PITCHED ROOF (LEAN-TO slates)

Concrete or clay (new or salvaged) plain tiles to a pitch not less than the manufacturers minimum requirement (deg: shown) or to pitch to match existing on 25 x 19 battens, on untearable sarking felt ('Klober Ltd' – Permo Forte or similar) roof underlay plus breather membrane (fixed in accordance with manufacturers recommendations with proprietary eaves carrier; on.....rafters at 400 centres (double rafters at sunken dormer cheeks); with.....purlins, 50 x 100 struts at 1500 ctrs and 50 x 100 binder. Birds-mouth top of rafter onto 125 x 50 plate bolted to existing wall with M10 rag bolts @ 500 centres; provide.....ceiling joists at 400 ctrs, built into existing wall; 100 x 50 wall plates. Provide code 5 lead flashing, wedged and pointed into brick joint and dressed over tiles, link with a cavity tray.

EAVES AND SOFFITES

Provide 25 P.A.R. timber fascia and 6 mm wbp plywood soffit or other (corbelled brick) to match existing eaves detail.

ROOF SPACE VENTILATION

Via 'Klober Ltd' – Permo Forte roofing felt or similar

ROOF SPACE VENTILATION (pitched roof)

Provide ventilation to roof space via 10 mm wide continuous vents (insect proof,

Glidevale or similar) in soffit into roof void. Install 'Marley' or similar dry ridge ventilation system ensuring continuous 5 mm vent for full length of ridge.

ROOF SPACE VENTILATION (pitched roof, with skelting)

Provide ventilation to roof space via 10 mm wide continuous vents (insect proof, Glidevale or similar) in soffit into roof void. Install 'Marley' or similar dry ridge ventilation system ensuring continuous 5 mm vent for full length of ridge. Provide ducting (min: 50 mm) above insulation, and vent in soffit of 25 mm.

ROOF SPACE VENTILATION (lean-to)

Provide ventilation to roof space via 10 mm wide, insect proof, continuous vents ('Glidevale' or similar) in soffit ducted into roof void, together with ventilation tiles at highest possible point on roof equivalent in area to a continuous 5 mm gap to give cross ventilation.

ROOF SPACE VENTILATION (flat Roof)

Provide continuous 25 gaps between fascia board and wall, to give cross ventilation, with min: 50 free air space above any roof insulation.

DORMER WINDOWS (pitched roof)

Frame-up dormer window as shown with 50 x 100 rafters, ceiling ties and studding. Roof covering to be as main roof (plain tiles). Provide plain tile hanging to cheeks and gable on 25 x 19 battens, on untearable sarking felt, on 19 wbp plywood on studded cheeks. Provide vapour barrier by lining internally with foil-backed plasterboard. Provide netting to support insulation. Insulate as for roof.

DORMER WINDOWS (flat roof)

Frame-up dormer window as shown with 50 x 100 ceiling ties and studding. Provide vapour barrier by lining internally with foil-backed plasterboard. Provide netting to support insulation. Insulate as for roof.

VALLEYS (at intersection of extension roof with existing)

To be formed with layboards fixed direct to existing roof rafters withjack rafters brought down and fixed onto layboards. Code 5 lead dressed in to form valleys.

FLASHINGS

Provide code 4 lead flashings where pitched roof abuts external walls. Provide stepped d.p.c. tray ('Cavity Trays – type X') in cavity walls above flashings.

FLAT ROOF (felt covered)

10 mm white mineral chippings on three layer built-up roofing felt, on 19 wbp plywood decking on firing to fall 1 in 60 on 50 x 175 joists @ 400 centres. Incorporate one line of solid timber 38 wide and .75 times joist depth or proprietary galvanised steel or 38 x 38 timber herringbone strutting for spans over 2400. Trim joists for roof lights with 73 x 175 timber.

FLAT ROOF (lead covered)

Provide code 5 lead sheeting on one layer of breather membrane on 18 mm w.b.p. plywood decking, in accordance with the Lead Association recommendations.

FLAT ROOF JOISTS

Provide 200 x 50 joists at 400 centres for cold deck construction (to accommodate insulation) or 150 x 50 for warm deck construction.

FLAT ROOF JOISTS (strutting)

Incorporate solid timber strutting, 38 wide and .75 times joist depth or proprietary galvanised steel or 38 x 38 timber herringbone. Joist span <2500 strutting not required; >2500<4000 one row of strutting at mid span; >4000 two rows of strutting at span/3 with one row adjacent to bearings on steel work and the like.

FLAT ROOF JOISTS (notching and drilling)

Only notch or drill joists for cables, pipes or conduits as follows: - Holes must be on the centre line of the joist and at least 3 times their dia: from another hole. Their dia: must not

exceed depth of the joist/4. Holes and notches must be at least 100 apart and not more than depth of joist/8 deep. Notches must be with 0.07 and 0.25 of the span of the joist (from the end) only. If any notches on the top of the joists are limited to the area between 0.1 and 0.2 of the span (from the end), the maximum depth may be increased to 0.5 of the joist depth. If it is necessary to exceed these limits, the design will need to be calculated in accordance with BS 5268: Part 2: 1991.

FLAT ROOF JOISTS (strapping)

Provide 30 x 5 galvanised steel floor restraint straps, extending 1200 down inner face of wall, provide necessary noggins and packing, fixed to uncut block of inner skin, at min: 2000 ctrs (500 from corners). Straps to extend across min: 3 no: joists with solid nogging under.

ROOF INSULATION (Pitched Roof with insulation at ceiling level to achieve U-value of 0.16)

Provide overall thickness of 250 glass fibre quilt insulation (i.e. 100 between ceiling ties + 150 laid across the ceiling ties or 580 overall thickness laid between joints (using 'Crown-Superwrap' or similar). Insulation to be linked to the cavity wall insulation and a proprietary ventilation tray provided to maintain an air gap via eaves vent.

ROOF INSULATION (Pitched Roof with insulation between rafters (including skelling) to achieve U-value of 0.30 [also includes loft conversions])

Provide 96 rigid insulation ('Celotex' or similar) together with vapour barrier or foil backed plasterboard). Fix battens to the underside of the rafters to provide a 50 air gap above the insulation at eaves and ridge.

ROOF INSULATION (Flat Roof – cold deck to achieve a U-value of 0.35)

Provide 200 glass fibre quilt insulation placed between the roof joists, with 50 continuous air gap above the insulation plus ventilation on two opposite sides.

ROOF INSULATION (Flat Roof – warm deck to achieve a U-value of 0.35)

Provide 98 warm deck insulation (rigid – 'Celotex') on top of the roof deck in accordance with the manufacturers instructions. A warm deck roof must not be ventilated.

FLOOR INSULATION over unheated space (garage) to achieve a U-value of 0.25.

Provide 150 thick glass fibre quilt insulation laid between floor joists.

SUSPENDED TIMBER FLOOR INSULATION

Provide 200 glass fibre quilt insulation between floor joists, with min: 150 void underneath. Cavity insulation to extend at least 150 below top of floor insulation.

ROOF LIGHTS

Install three roof lights of proprietary manufacture as shown.

CEILING

Ceiling to be lined with 12.5 plasterboard and skim, provide noggins where joints are opposite to joists.

CEILING HEIGHTS

Ceiling heights generally in new buildings and extensions to be min: 2300, however where an extension is proposed to an existing building with low ceiling heights priority should be given to maintaining floor levels, even if new ceiling heights are below 2300.

CEILINGS (to garage under habitable rooms)

To provide half hour fire resistance. Provide 12.5 plasterboard with taped joints, or 9.5 plasterboard with 10 plaster skim, or 10 'Masterboard'.

CEILINGS (flat roof)

Ceiling to be lined with foil backed 12.5 plasterboard and 5 mm skim; provide noggins where joints are opposite to joists. Ceiling height to be min 2300.

CEILINGS/SOFTITES (exposed to weather)

Provide 150 fibreglass quilt insulation between joists where garage is under habitable room. Ceiling to be lined with 12.5 'Masterclad' weather resistant board also giving half hour fire resistance.

ROOF/FLOOR MEMBERS (strapping)

Provide 30 x 5 galvanised steel restraint straps, extending 1200 down inner face of wall, to wall plates and all parallel rafters, floor (restraint type joist hanger at floor joist ends) and ceiling joists, provide necessary noggins and packing, fixed to uncut block of inner skin, at min: 2000 ctrs (500 from corners). Straps to extend across min: 3 no: joists with solid noggings under.

VALLEY GUTTER

Form valley gutter with code 5 lead flashing on 19 mm w.b.p. plywood decking or firing to fall (min: 50 mm in 3000 mm) to hopper head. Clear width of gutter to be 250 mm.

LOFT HATCH

To be fully insulated and fitted with compressible seal at edges.

SUNKEN DORMERS

Provide code 5 lead on 19 w.b.p plywood decking (and cheeks) on firing to fall 50 in 3000 on 75 x 50 joist/raming at 400 ctrs, with 50 x 100 wall plate bolted to wall as before; wedge and point lead flashing as before under cills and over 50 x 50 tilt fillets.

FLOORS

JOISTED FLOORS

Provide 18 mm T and G chipboard flooring or 18 x 150 tongued and grooved pine floorboard (18 wbp plywood to Bath/Shower) room on.....floor joists @ 400 centres, supported from (not build into) inner skin, using restraint type joist hangers. Line ceiling with 12.5 plasterboard and skim. Provide double joists under partitions spaced 38 apart with noggins bolted together with M12 bolts at 600 ctrs. Trim around any openings (stairs, chimneys etc.) with joists 25 mm wider than above. Double up joists under bath feet. Provide external wall/floor restraint with 30 x 5 galvanised m.s. straps at max 1.8 m centres, with one end built into cavity wall and other end fixed to min: 3 floor joists, or to side of joists when transverse.

FLOOR JOISTS (strutting)

Incorporate solid timber strutting, 38 wide and .75 times joist depth or proprietary galvanised steel or 38 x 38 timber herringbone. Joist span <2500 strutting not required; >2500<4000 one row of strutting at mid span; >4000 two rows of strutting at span/3 with one row adjacent to bearings on steel work and the like.

FLOOR JOISTS (strapping)

Provide 30 x 5 galvanised steel floor restraint straps, extending 1200 down inner face of wall, provide necessary noggins and packing, fixed to uncut block of inner skin, at min: 2000 ctrs (500 from corners). Straps to extend across min: 3 no: joists with solid noggings under.

FLOOR JOISTS (notching and drilling)

Only notch or drill joists for cables, pipes or conduits as follows: - Holes must be on the centre line of the joist and at least 3 times their dia: from another hole. Their dia: must not exceed depth of the joist/4. Holes and notches must be at least 100 apart and not more than depth of joist/8 deep. Notches must be with 0.07 and 0.25 of the span of the joist (from the end) only. If any notches on the top of the joists are limited to the area between 0.1 and 0.2 of the span (from the end), the maximum depth may be increased to 0.5 of the joist depth. If it is necessary to exceed these limits, the design will need to be calculated in accordance with BS 5268: Part 2: 1991.

SOLID GROUND FLOOR (new or replacement of existing to reduced level)

Floor finish as required (PVC tiles, carpet etc) on 64 lightly reinforced sharp sand/cement screed on layer of building paper to BS 1521, grade BIF, on 100 concrete slab on 100 rigid insulation ('Jablite S.D.' or similar) on 1200 gauge polythene DPM, wrapped up edges and returned into d.p.c. on min: 150 sand blinded clean consolidated hardcore.

At junction of wall and floor the cavity wall insulation must extend at least 150 below

top of perimeter floor insulation and be supported on wall ties. Also provide 25 thick rigid perimeter insulation.

HOLLOW GROUND FLOOR (timber)

Floor finish on T and G chipboard flooring on 50 x 100 floor joists @ 400 centre. On 50 x 100 wall plates on DPC on sleeper walls (min: 75 high) on 150 oversite concrete [BS 5328 mix ST1], (min: 150 between underside of joists and oversite); on 1200 gauge D.P.M.; on 150 sand blinded and consolidated hardcore. Provide 225 x 75 air bricks (3000 sq mm per metre run of wall in two opposite external walls) to cross ventilate floor void. Maintain ventilation to any existing hollow floors with ducting through any new solid floor. Provide 200 glass fibre quilt insulation between floor joists or Celotex double-R GA2000 or FL2000 floor insulation for suspended floors, see design guide F3. Cavity insulation to extend at least 150 below top of floor insulation.

HOLLOW GROUND FLOOR (prestressed concrete beams with conc: block infill)

Floor finish as required (PVC tiles, carpet etc.) on 64 lightly reinforced sharp sand/cement screed on layer of building paper to BS 1521, grade BIF, on (Celotex double-R Ga2000 or FL2000 floor insulation for over slab application, see design guide F1) on 1200 gauge polythene membrane on T shaped section (inverted), prestressed concrete beams with concrete block infill to manufacturers specification.

SOLID GARAGE FLOOR

150 concrete on 1200 gauge polythene DPM on 150 consolidated hardcore. Provide min: 150 step up from garage into dwelling.

WALLS

CAVITY WALLS (to achieve U-value of 0.35)

Approx: 310 total thickness, comprising: - 20 render (colour washed to match existing) on 100 non-insulating block, 75 cavity (filled with fibreglass quilt batts and wall tie connectors, 'Rockwool' or similar), 100 aircrete insulating blocks 'Thermalite' or similar, 15 render and set.

Approx: 265 total thickness, comprising: - 103 facing bricks, 75 cavity (filled with fibreglass quilt batts and wall tie connectors, Rockwool or similar), 100 insulating blocks Thermalite or similar, 15 render and set. Use 100 dense concrete blocks below ground (alternatively use Thermalite-Trenchblock of 4.0 N/sq m). Fill cavity below ground to within 225 of DPC with top splayed outwards, in lean mix concrete. Close cavity (fire stop) at eaves level with blocks laid across. Cavity at reveals of all openings to be closed with insulated cavity closers ('Thermabate', 'Cavity Trays - Cavitycloser type H', or similar). New walls to be brick and/or block bonded to existing or use proprietary galvanised fixing profiles. Provide galvanised steel wall ties (to BS 1243: 1978) staggered 900 horizontally and 450 vertically, spacing at door and window jambs to be 300 vertical, centrally placed and kept clean. Sealant to be applied to both inside and outside of door and window frames. Provide 12 mm wide expansion/movement joints in where wall lengths are greater than 6000 uninterrupted, with flexel fibre boarding with fishtail plain ties with de-bonding sleeve at 900 ctrs: vertically, finished with polysulphide beading on outside. Provide 1200 gauge PVC damp proof course to each skin linked to DPM in solid floor, DPC in outer skin to be min: 150 above finished external ground level.

Where existing walls are suspected of being built off oversite concrete investigate and provide 600 x 600 x 300 thick mass concrete foundation to depth agreed on site with BCO.

Similarly where a new pier is necessary, build in new semi-engineering bricks

PARTY WALLS

'Thermalite' or similar Party Wall 650 (650kg/m³) or 880 (880kg/m³) 215 thick with to BS 6073: part 1: 1981, with 2-coat lightweight plaster.

Sound insulation to walls, floors ceilings (underside of stairs) and partitions.

Provide sound insulation using Messrs Sound Reduction Systems Ltd products or similar approved:-

One hour fire rated - SRS resilient bars to be fitted to span joists, across full width of ceiling. Fit at edges at max: 300 ctrs. 100 mineral wools slabs friction fitted between joists and behind resilient bars. 12.5 fire rated boards fixed direct to resilient bars with 'Maxiboard' panels fixed through the 12.5 fire rated boards into resilient bars, using 25 x 3.5 drywall screws and 50 x 5 self drilling countersunk screws respectively. The panels to be secured in a staggered half panel overlap. Three screws along each short edge of the Maxiboard panel. Positioned 20 from edges and at mid point. Use bead of 'Gripfix' applied to each panel's shiplap edges prior to installation.

Half hour fire rated - The 12.5 fire rated boarding can be omitted and the resilient bars need only be installed at 400 ctrs. The Maxiboard panels can be fixed directly to the resilient bars using 25 countersunk screws.

Plastering - Use completion scrim tape on all joints and a coat of 'Gyproc - Bond it'. Plaster to be applied according to manufacturers instruction.

Floor Installation - SRS 15 3/15 Soundseal is adhered to the bottom of the skirting boards or wall, around the whole perimeter of the room. Where the Maxiboard panels meet the Soundseal, they should compress it to the wall by two thirds of its expanded size. The Maxiboard is laid in brick bond pattern over the existing floor, with the 3 cementations layer facing upwards and screw fixed into position for stability. As the panels are placed together a bead of Gripfix should be applied to the joints to eliminate gaps.

Stairs - The 'Acoustilay Panels' should be first cut to the approximate size. Acoustilay should be bonded to the tread of the stair and, if airborne insulation is required, bonded to the riser using SRS adhesive. Acoustilay 3 can be formed around the nosing of the stair and down the riser, as with conventional underlay. The Acoustilay 8 and 15 must be installed with perimeter strips.

Partitions - Upgrading Masonry Walls - Resilient bars are fixed horizontally across the wall. A resilient bar should be placed at the top and bottom of the wall and then at 600 centres from the bottom upwards. Where the resilient bars are applied directly to the wall, 25 glass fibre should be installed in between. The boards are fixed to the resilient bars with 25 countersunk screws. Maxiboard must be installed in a brick pattern with staggered joints as before.. Where Maxiboard abuts a wall, floor or ceiling, the shiplap edge should be removed so the board suits flush. Apply SRS Acoustic Sealant to reduce sound transmission.

New Partitions - Floor and soffit tracks are secured prior to mixing Maxistuds, which are positioned at 600 ctrs. All stud mesh profiles fitted in same direction. 50 mineral slab placed within the stud cavity. Maxiboards are then fitted abd.

Upgrading Partition (stud) walls - The plasterboard should be removed from one side and the area between the studs filled with 50 fibreglass partition roll. Maxiboard should then be installed abd. If the remaining side of the partition only has one layer of plasterboard then another 12.5 layer should be fixed.

LINTOLS

Provide (Keystone Lintols Ltd) as shown over openings. P/K profile for cavity wall lintols and EP/K at eaves all fully insulated with a u-value of 0.033 W/mk. Over internal 100 walls use INT/K-100, BOX/K-75 or BOX/K-100, and BOX/K-200 or SW/K type for 200 wide walls. Manufactured from galvanised steel to BN EN 10142:1991 and BS 5977 Part 2 and to be installed with at least 150 end bearing, bedded on mortar. For point loads contact Keystone Technical Dept: A minimum of 150 of masonry to be built in between lintol and floor joists and wall plates on openings under roof structure. Provide a flexible dpc in cavity in accordance with CP 121 and BS 5628 and BS 5977 for all openings. The dpc should extend to the edge of the front toe and 50 to 150 beyond the end of the lintol. Weep holes should be formed in the outer skin above lintol to drain moisture from the cavity, provide stop ends to BS 5628 Part 3 and NHBC.

Provide IG (I.G. Lintels Ltd or similar manufacturer) as shown or with cavity wall lintols to L1 profile type to suit (incorporating expanded polystyrene insulation in fill providing a U value less than 0.45 W/m sq K), generally L1/S 50 type, with type L1/E 50 generally at eaves. And internal 100 over doors (max: span 1000) in internal walls, with type L9 and L10 in double and single skin construction, similarly use type Box 200, 150, 100 and 75 over internal openings. Lintols fabricated from galvanised steel to BS EN 10142 1991 and BS 5977 Part 2 (manufacture), installed with at least 150 end bearing fully bedded on mortar on full bricks/blocks or pad stones. Point loads should NOT be applied directly to flanges. Timber floor joist should have min: 150 of masonry between lintol flanges and joists, similarly between lintol and continuous wall plates over window openings under roof structure Provide flexible DPC in cavity (Hyload or similar) in accordance to CP 121 and BS 5628 and BS 5977 1983 Part 2 and NHBC requirements, the DPC should extend to the edge of the front toe and 50 to 150 beyond the end of the lintol. Weep holes (min two per lintol generally at 450 centres) should be formed in the outer skin above lintol to drain moisture from the cavity, provide stop ends to BS 5628 Part 3 1985 and NHBC, all in accordance with the manufacturers requirements.

TILE HANGING.

Provide at first floor level plain tile hanging on 25 x 19 battens, on untearable sarking felt, on 150 insulating block (Thermalite or similar), 20 render and set.

PARTITION WALLS

To be in 100 Thermalite or similar at ground floor (load bearing) or timber studding if preferred (non load bearing only). First floor partitions to be timber studding (non-load bearing, as shown). Stud work to be 75 x 50 sole plate, head, mid height noggins and studs at 400 centres lined with 12.5 plasterboard (moisture resistant in shower/bathrooms) and skim. Fill studwork with 100 glass fibre quilt insulation. Provide double floor joists under sole plate, spaced 38 mm apart, bolted together with noggins using M12 bolts at 600 centres.

FIRE PLACE AND CHIMNEY

Hearth to extend min: 600 and be min: 125 thick concrete: Provide fireguard anchor points each side. Provide permanent ventilation with 25 x 225 grille in hearth ducted to external air. Fire opening to be not more than 6x area of the flue. Also provide an air supply to fire place to min: of 50% of throat opening area.

CHIMNEY

Provide 230 (or min: 15% of fire opening) internal dia: rebated or socketed joint terracotta clay flue liners (to BS 1181: 1989). No bends in flue to be less than 45 deg: No structural timber (floor/ceiling joists and rafters) to be within 40 of chimney brickwork, provide trimming as necessary, no joists hangers to be within 50 of the flue liner. Brick

bond brickwork to existing. Chimney pot height above roof level not to exceed 4.5 times its width. If the stack is within 600 of ridge and roof pitch is more than 10 deg: stack must be min: of 600 mm high excluding pot.

Provide 150 mm thick reinforced conc: concrete slab, cantilevered from inner skin and partition, as shown, supporting chimney.

PERMANENT VENTILATION

Provide permanent combustion ventilation to fire place ducted directly from external air.

STEEL BEAMS

Provide, as shown, to BS449 Part 2 using Grade 43 steel, set back to back with 50 gap bolted together with M12 (8.8) at 600 centres at 50 below top flange through made up MS spacers 50 x 50 x (20 + 20 + 10) thick or to suit, under each skin, with min: 100 bearing on dense concrete block 7N/mm² pad stones as shown. If the beams can be well built in holding down bolts will not be necessary, if not use M10 HD bolts and resin anchor per seating or other approved non-expanding fixing. Note that permitted bowing to be 4 mm/m maximum and used with the bowing upward where possible. All steel work to be shop blasted and primed with 2 coats zinc phosphate prior to erection. Any fillet welds to be 6 mm full strength min: 100 long max: capacity 30 KN. (see also Structural Engineers Calcs: and Drawings).

Ridge Beam: - Set ridge beam top suit rafters and hide as possible on top flange, bolt on 50 x 100 timber plate. Set out rafters on both slopes together working out from the centre of each bay and birds mouth and fix ridge beam plate. At ridge fit banding strip to rafters @ 1200 max: ctrs (this is to minimise spread) strips to be min: 900 long - ie: 450 long to each slope - over top of ridge. (See also Structural Engineers Calcs: and Drawings).

Post to Ridge Beam: - to be 90 x 90 x 3.6 SHS 4 FW to 200 x 200 x 8 base plate. Bolt base plate to conc: pad 3/M12 resin anchors. (See also Structural Engineers Calcs: and Drawings).

FIRE PROTECTION TO STEEL BEAMS

Fire protect (1/2 hr) the steel beams with 25 'Vermiculux' or similar (held in place with 1.6 wire at 100 pitch) and skim, on timber cradles.

PADSTONES

As shown in dense concrete block 7N/mm² pad stones. If the length is specified as reduced the block may be cut to size or cast in concrete. If the length is oversized for a block, cast in concrete. (See also Structural Engineers Calcs: and Drawings).

FOUNDATIONS

Concrete strip foundations to be 600 wide x 300 or 750 trench fill, to depth to suit ground bearing strata conditions as determined by Building Control Officer. As a depth guide: - Gravel- 750 mm; Clay- 1000 mm, but in all cases not less than existing and taken down below any adjacent drain runs. Foundations for 100 walls as above but only 450 wide.

Concrete mix to be 50 kg of cement; 0.1 cu m fine aggregate; 0.2 cu m coarse aggregate i.e. 1:3:6 or better or grade ST1 conc: to BS 5328 part 2 1990. If ready -mix, to grade C7P, 20 aggregate, 100 slump, for normal conditions.

All foundations to comply with B.S. 8004, or if a residential building with more than four storeys B.S. 8103.

Where a step is required provide a min: overlap of the thickness of the foundation or 300 whichever is greater. The step should not be greater than the thickness. The spread of foundation around a pier must not be less than the spread of foundation beyond the wall.

Written evidence of permission for foundations to encroach into neighbouring property to be given to Building Control Officer before building operation commencing, alternatively the boundary wall can to be built 150 inside boundary.

Where it is deemed necessary by BCO provide localised underpinning to existing walls at junction with new.

Where it is proposed to build upon existing walls it will be necessary to excavate for/and show the depth, size of existing foundations together with ground conditions (bearing pressure) to a Building Control Officer, who may determine that it will be necessary to underpin the existing foundations.

UNDERPINNING

FIRE DOORS

FIRE RESISTING DOOR (between garage and dwelling)

Shown on plan as FD. Provide 1/2 hour fire resisting door and frame, with self-closing mechanism Rebates or hardwood stops on the frame must be to a depth of 25 mm. A step of min: 100 high to be provided, up from the garage floor level, at this point.

FIRE RESISTING DOOR (bounding fire escape corridor from second floor)

Shown on plan as FD. Provide new 1/2 hour fire resisting panelled doors (to match existing) and linings. Alternatively up-grade existing doors by applying 12.5 Masterboard to escape corridor side, by applying hardwood stops on existing linings to min: 25 mm depth.

DRAINAGE

SURFACE WATER

Provide 100 half round PVC gutters and 65 RWP's connected to 100 Marley or similar underground quality pipes laid to approx: 1 in 60 fall, connect to 1500 dia: soakaways, taken down to a permeable strata and filled with suitable selected hardcore, min: 5000 away from building (4000 from boundary) Soakaway to be 1000 deep below invert of incoming pipes. Soakaway to follow percolation test in accordance with BRE Digest 365. Provide additional soakaway to take surface water from the patio, via a catch-pit gully.

SOIL DRAINS

Drain pipes: 100 vitrified clay (Supersieve) with proprietary flexible joints surrounded with 150 pea shingle, to min: fall of approx: 1 in 40 or alternatively use uPVC pipes. If pipes are to pass beneath a floor, surround with 150 conc: with 13 Bitumen impregnated fibreboard coinciding with joint. If pipes are within 1000 horizontally, and lower than adjacent foundations surround with 150 concrete, and cover with concrete to underside of foundations. Provide prestressed concrete lintols where pipes pass through walls, with 50 gap (filled with mineral fibre) around pipe, mask opening with rigid sheet. Provide short length of pipe built into wall with joint min: 150 each side of wall, then provide 600 length of rocker pipe. Provide back inlet gully to kitchen sink. Where pipes pass under a garden and the cover is less than 600, surround pipe with 100 granular fill, and cap with 50 conc: paving slab.

Inspection chambers: - Size will vary according to depth and number of branches but generally to be 450 x 600 (internal) precast concrete sections or uPVC surrounded with 150 concrete or in 215 engineering brickwork (class B to BS 3921) with vitrified clay or

polypropylene channels laid on and surrounded with pea shingle. Provide light duty galvanised mild steel cover and frame.

Where inspection chambers appear inside buildings provide them with screw down covers, set in sand/grease compound, making them airtight.

OBSOLETE INSPECTION CHAMBERS

To be piped through (as above specified) and in filled.

Similarly seal off obsolete drains.

WASTE PIPES

SVP to be 100 uPVC, encased throughout its length (timber framing and 12.5 plaster board and skim, to provide 1/2 hr fire resistance, terminating above roof level (min: 900 above eaves or 600 above highest window) with ventilation grill (balloon). Sink, bath and shower waste pipes to be 40 dia: basin 32 dia, all with 75 deep seal anti-siphonic traps (Marley Monitor or similar). Rodding eyes to be provided at each change of direction.

STUB SVP

Provide stub SVP in WC as shown with 'Durgo' non-return valve.

VENTILATION

Provide natural and mechanical ventilation to the following: -

- * Kitchens: - One or more window with an opening area of not less than 1/20 th of the floor area, together with mechanical ventilation providing 30 litres per second via cooker hood or 60 l/sec: both intermittent (i.e. operated during cooking); and, 8000 sq mm background ventilation or one air change per hour continuous mechanical ventilation.
- * Habitable Rooms: - One or more window with an opening area of not less than 1/20 th of the floor area, some of which is min: 1.75 m above floor and 8000 sq mm background ventilation.
- * Bathroom/Shower Room: - ventilation fan providing 15 l/sec: (with min: 15 minutes overrun) and trickle ventilator of 4000 sq mm.
- * Laundry (Utility): - Window with ventilation fan providing 30 l/sec: and trickle ventilator of 8000 sq mm. This requirement is not necessary if the room has an external door only.
- * Kitchen/Dining Room: - To be counted as one room if area of opening between equals 1/20 th of combined floor area.
- * Sanitary Accommodation: - Window of 1/20th of floor area or mechanical extractor providing 60 l/sec: plus trickle ventilator of 8000 sq mm. Also provide 10 mm gap under door to allow fan to draw.

STAIRS (Private)

Floor-to-Floor approx:.....

*Widths: - 800 clear between handrails (handrail and wall). Private stair providing access to only one room (not being a kitchen or living room) or a bathroom, a closet or both, in which case 600 clear between handrails.

* Risers: - 14 no: @.....mm

* Going: - @.....mm

NB: Twice the rise plus the going (2R + G) should be between 550 and 700 and the max: rise to be 220 and the min: going 220.

* Height of handrails to be between 840 and 1000 measured vertically above pitch line or landing floor. Handrail to be provided one side only if width is less than 1000, and both sides if more. No handrail need when rise is less than 600 and when not a means of escape route.

* Balustrades (guarding) to private stairways, flights - 900 min, landings - 900 min; common stairways, flights 900 min, landings - 1000 min; other stairways, flights - 900 min, landings 1100 min.

- * Provide min: 400 landing between top and bottom tread and a door (swing), unless the flight is not more than 600 high.
- * Headroom: - min: 2000 above pitch line and underside of ceiling or beam. Headroom may be reduced where it is not possible to obtain 2000 leading into a loft, where 1900 is acceptable at the c/l, reducing to 1800 at the side.
- * Provide 15 mm nosings to treads, or overlap on open riser stairs.
- * Balusters or rails: - to have max: gap of 100 (sphere of 100 dia; cannot pass through).
- * Open risers also max: gap of 100.
- * Tapered treads: - Provide min: 50 tread at narrowest point.

BALUSTRADES

Balustrades (guarding) to be 1100 min high, with balusters or rails having max: gap of 100 (ie: sphere of 100 dia; cannot pass through).

STEPS

To be min: 230 mm going and max: 180 mm rise. These should be guarded each side where there is a drop of more than 600.

WINDOW/EXTERNAL DOORS USED FOR ESCAPE PURPOSES

Min: unobstructed opening size to be 750 high and 450 wide. Windows in roof of gable end should be accessible from ground level by ladder. Dormer window cills should be min: 800 min: and 1100 max: above floor and 1700 max: to eaves. Roof lights should be 600 above floor and 1700 max: from eaves. Install guardrails to any first floor windows where opening lights are less than 800 mm above floor, top of guardrail to be 800 above floor.

FIRST FLOOR WINDOWS (Fire escape)

To be of min: unobstructed opening size of 850 high and 500 wide, to allow for fire escape.

WINDOWS

To be standard timber (painted or stained to match existing).

To be purpose made to match existing, with 8000 sq mm permanent vents in top rail.

To be uPVC to match existing, with 8000 sq mm permanent vents in top rail.

To be Boulton and Paul or similar softwood (painted) with 8000 sq mm permanent vents in top rail.

HEATING SYSTEM (existing)

Extend existing wet heating system into new extension. Radiators to be fitted with thermostatic valves.

HEATING SYSTEM (new)

Provide full oil fired central heating, with wall mounted boiler output min: 25 kW with balanced flue outlet to external air, protected with wire guard. The space heating system should have appropriate controls including: - Zone control to separately control temperatures in sleeping and living areas, e.g. room thermostats and thermostatic radiator valves; Timing control programmer; Boiler control interlock, to prevent boiler operation when no heat is required for hot water or central heating. Hot water storage system should have thermostat and timer controls. Hot water cylinder should have 35 mm thick factory-applied foam insulation. Hot water service pipes, including primary flow and return and expansion pipes, should have 15 mm insulation for 1 m from their connection to the cylinder. For dwellings with a floor area greater than 50 sq m, the boiler efficiency must meet the SEDBUK rating min: of 78% for mains gas; 80% for LPG and 85% of oil.

GLAZING

All windows and glazed doors to be double-glazed (except garage), to provide an average U-value not more than 2.0 W/sq mK. Glass in all doors to be min: 4 mm thick

toughened safety to BS 6206: 1981, Class A. Glazing less than 800 mm from floor, below 1500 and within 300 of a door to be toughened safety glass.

SMOKE DETECTORS

Provide inter linked mains operated (wired to latest IEE Wiring Regulation) self-contained smoke detectors with battery back-up and trickle charge facility in accordance with B.S. 5440 Part 1, generally to Hall and Landing (head and foot of staircase), and within 7500 of any habitable room.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical 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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

LIGHTING

Energy saving lamps such as fluorescent and compact fluorescent to be provided to all new rooms where lights remain switched on for long periods (also external lighting). Lamp holders/fittings to be suitable only for energy saving lamps.

LAGGING

All pipe work in roof spaces to be lagged to provide 'K' value not exceeding 0.045 W/Mk and thickness to dia: of pipe to max: 40 mm thick. All in accordance with B.S. 475 Part 5. Pipes to be ducted in accordance with local Water Utility Regulations. Similarly insulate water storage tank. Hot water cylinder to have a jacket fitted to BS 5615:1978.

Sound insulation to walls, floors ceilings (underside of stairs) and partitions.

Provide sound insulation using Messrs Sound Reduction Systems Ltd products or similar approved:-

One hour fire rated - SRS resilient bars to be fitted to span joists, across full width of ceiling. Fit at edges at max: 300 ctrs. 100 mineral wools slabs friction fitted between joists and behind resilient bars. 12.5 fire rated boards fixed direct to resilient bars with 'Maxiboard' panels fixed through the 12.5 fire rated boards into resilient bars, using 25 x 3.5 drywall screws and 50 x 5 self drilling countersunk screws respectively. The panels to be secured in a staggered half panel overlap. Three screws along each short edge of the Maxiboard panel. Positioned 20 from edges and at mid point. Use bead of 'Gripfix' applied to each panel's shiplap edges prior to installation.

Half hour fire rated - The 12.5 fire rated boarding can be omitted and the resilient bars need only be installed at 400 ctrs. The Maxiboard panels can be fixed directly to the resilient bars using 25 countersunk screws.

Plastering - Use completion scrim tape on all joints and a coat of 'Gyproc - Bond it'. Plaster to be applied according to manufacturers instruction.

Floor Installation - SRS 15 3/15 Soundseal is adhered to the bottom of the skirting boards or wall, around the whole perimeter of the room. Where the Maxiboard panels meet the Soundseal, they should compress it to the wall by two thirds of its expanded size. The Maxiboard is laid in brick bond pattern over the existing floor, with the 3 cementations layer facing upwards and screw fixed into position for stability. As the panels are placed together a bead of Gripfix should be applied to the joints to eliminate gaps.

Stairs - The 'Acoustilay Panels' should be first cut to the approximate size. Acoustilay should be bonded to the tread of the stair and, if airborne insulation is required, bonded to the riser using SRS adhesive. Acoustilay 3 can be formed around the nosing of the stair and down the riser, as with conventional underlay. The Acoustilay 8 and 15 must be installed with perimeter strips.-

Partitions - Upgrading Masonry Walls - Resilient bars are fixed horizontally across the wall. A resilient bar should be placed at the top and bottom of the wall and then at 600

centres from the bottom upwards. Where the resilient bars are applied directly to the wall, 25 glass fibre should be installed in between. The boards are fixed to the resilient bars with 25 countersunk screws. Maxiboard must be installed in a brick pattern with staggered joints as before.. Where Maxiboard abuts a wall, floor or ceiling, the shiplap edge should be removed so the board suits flush. Apply SRS Acoustic Sealant to reduce sound transmission.

New Partitions - Floor and soffit tracks are secured prior to mixing Maxistuds, which are positioned at 600 ctrs. All stud mesh profiles fitted in same direction. 50 mineral slab placed within the stud cavity. Maxiboards are then fitted abd.

Upgrading Partition (stud) walls - The plasterboard should be removed from one side and the area between the studs filled with 50 fibreglass partition roll. Maxiboard should then be installed abd. If the remaining side of the partition only has one layer of plasterboard then another 12.5 layer should be fixed.

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Provide sound insulation using Messrs Sound Reduction Systems Ltd products or similar approved:-

One hour fire rated - SRS resilient bars to be fitted to span joists, across full width of ceiling. Fit at edges at max: 300 ctrs. 100 mineral wool slabs friction fitted between joists and behind resilient bars. 12.5 fire rated boards fixed direct to resilient bars with 'Maxiboard' panels fixed through the 12.5 fire rated boards into resilient bars, using 25 x 3.5 drywall screws and 50 x 5 self drilling countersunk screws respectively. The panels to be secured in a staggered half panel overlap. Three screws along each short edge of the Maxiboard panel. Positioned 20 from edges and at mid point. Use bead of 'Gripfix' applied to each panel's shiplap edges prior to installation.

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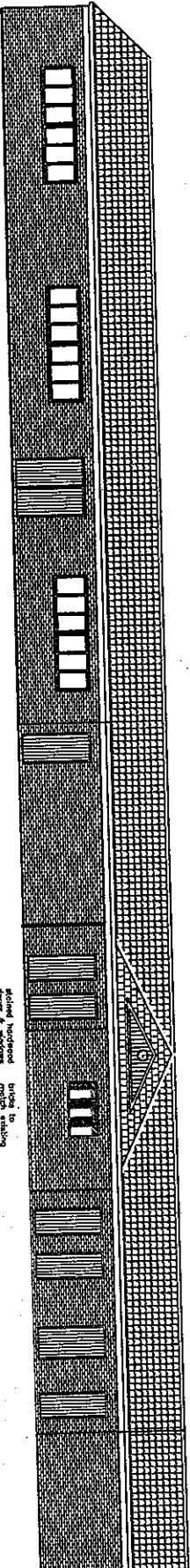
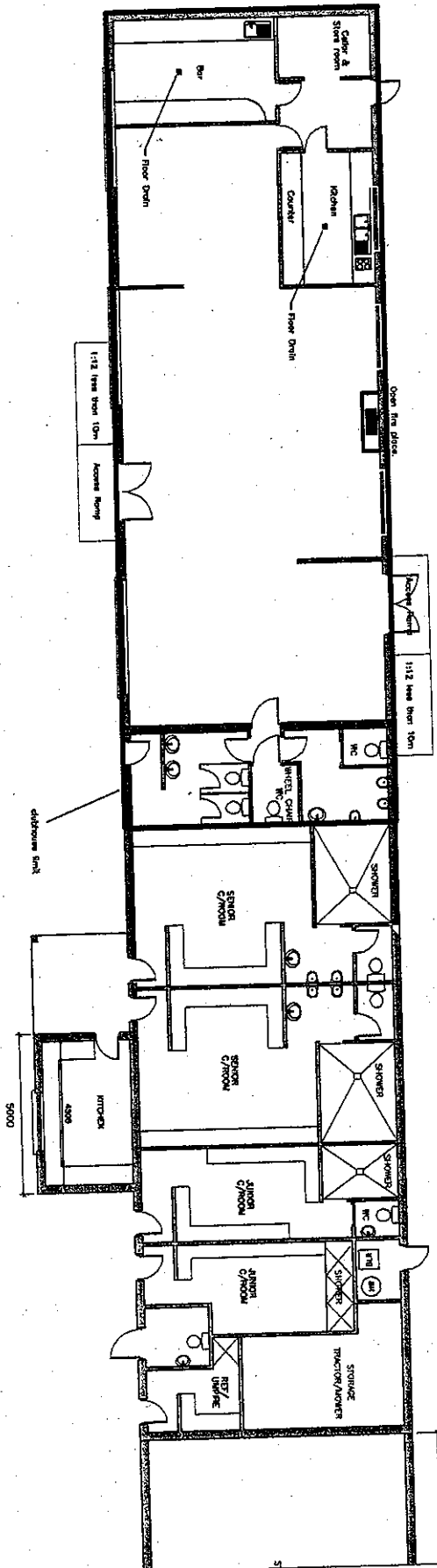
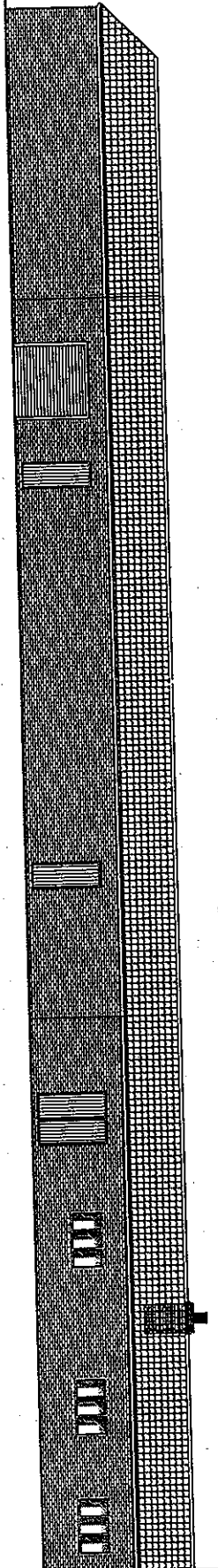
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Notes:

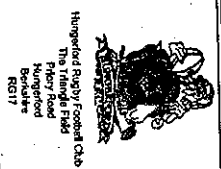
1. Do not scale from this drawing.
2. All dimensions shown are in millimetres.



existing building
shown in section
not to scale

PROPERTY SERVICES
10 FEB 2007
WEST BERKSHIRE COUNCIL

REV	DESCRIPTION	DATE
1	ISSUED FOR TENDER	10/02/07

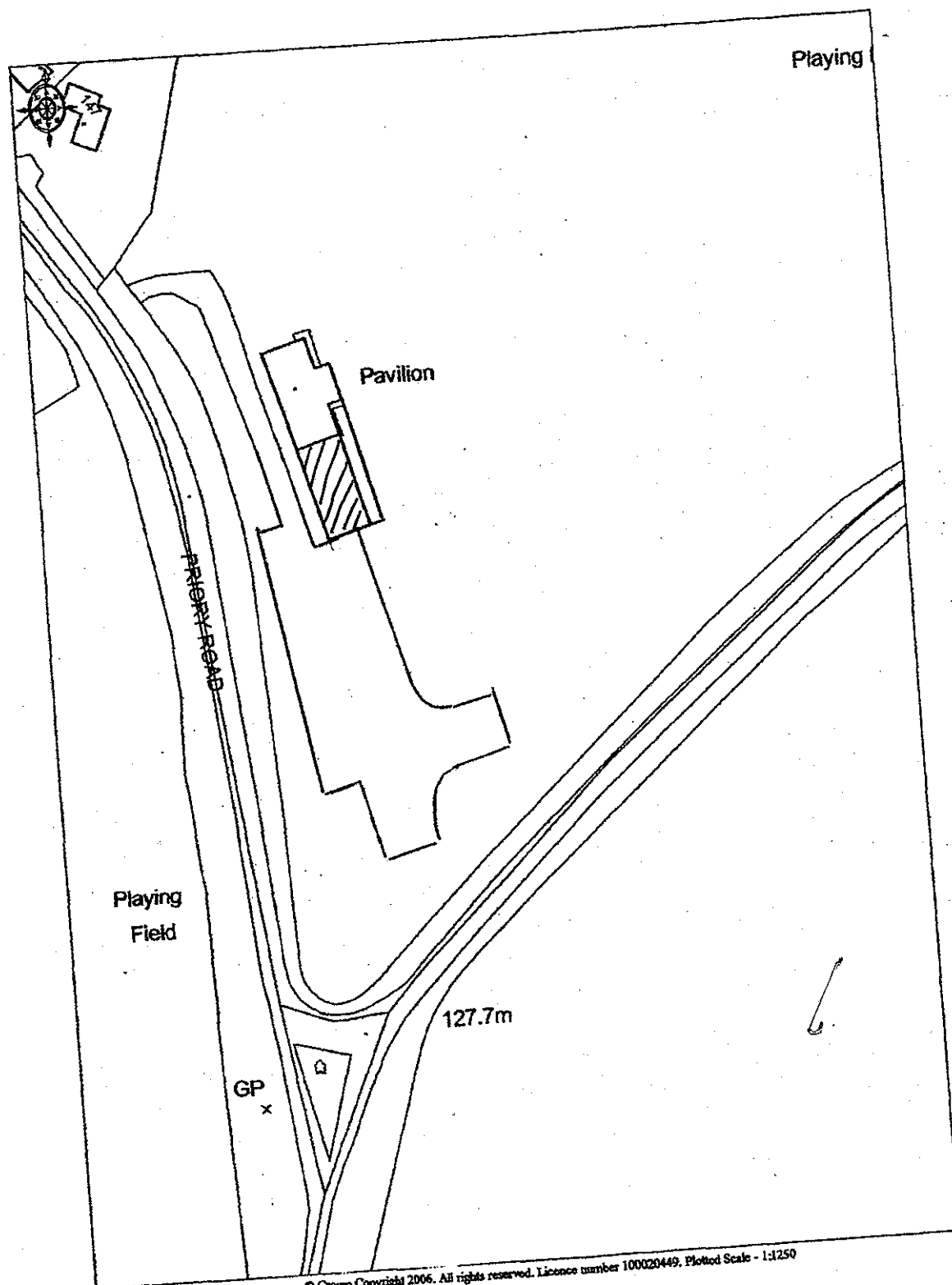


Hungerford Rugby Football Club
The Lion Road
Hungerford
Berkshire
RG17

EXTENSION OF CLUB HOUSE
Proposed Ground Floor Extension

Scale	1:100
Drawn by	SA
Checked by	May 05
Project Number	121501
Sheet	B

THE CLUBHOUSE, TRIANGLE PLAYING FIELDS, HUNGERFORD



Ordnance Survey

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This map was created with Promap

LICENCE TO SUBLET and LICENCE TO CHARGE

Please keep this form until the Agreement can be deleted, at which time return it to the Typing Pool and the document can then be removed from the system.

It is important that this is carried out so that the system does not become bogged down with old and disused documents and your co-operation would be appreciated.

BETWEEN: WEST BERKSHIRE DISTRICT COUNCIL

and

APPLICANT(S): HUNGERFORD TOWN COUNCIL

and

TRUSTEES OF HUNGERFORD RUGBY CLUB

FILE REFERENCE: L100660

DOCUMENT NAME: word/triangle field – licence to sublet (Hungerford Town Council)

DATE TYPED: 24th January 2007
25th January 2007 (amendments)
13th February 2007 (amendments)
14th February 2007 (amendments)
2nd March 2007 (amendments)
5th March 2007 (amendments)

ENGROSSED:

TYPIST: Hannah

ORIGINATOR: Annette

DELETE: YES/NO

THIS LICENCE is made the day of Two thousand and Seven

BETWEEN:

- (1) **WEST BERKSHIRE DISTRICT COUNCIL** of Council Offices Market Street Newbury
Berkshire RG14 5LD ("the Landlord")
- (2) **HUNGERFORD TOWN COUNCIL** of Council Offices Crown Passage High Street
Hungerford Berkshire ("the Tenant")
- (3) **ANDREW BRIAN SPARKES STEVEN CHARLES MILLS MARTIN ANDREW
SIMONS AND RALPH WELLARD** c/o Tree House 1 Park Street Hungerford
Berkshire RG17 0EF being the Trustees for the time being of the Hungerford Rugby
Club ("the Trustees")

NOW THIS DEED WITNESSES as follows:-

1. DEFINITIONS AND INTERPRETATION

In this deed the words and expressions defined in this clause are to have the meanings specified

1.1. Gender and Number

Words importing one gender include all other genders, words importing the singular include the plural and vice versa, and any reference to a person includes a reference to a company authority board department or other body

1.2. Headings

The clause headings do not form part of this deed and are not to be taken into account for the purposes of its construction or interpretation

1.3. Joint and Several Liability

If any party to this Licence at any time comprises two or more persons, the obligations of that party are to be joint and several obligations of those persons

1.4. 'The Headlease Term'

'The Headlease Term' means a term of 50 years commencing on 10th September 1992

1.5. 'The Landlord'

The expression 'the Landlord' includes the person from time to time entitled to possession of the Premises when the Lease comes to an end

1.6. 'The Tenant'

The expression 'the Tenant' includes the successors in title of the Tenant except for the purpose of clause 3 of this Licence

1.7. 'The Lease'

'The Lease' means a lease dated 10th September 1992 and made between (1) The Landlord and (2) The Tenant

1.8. 'The Underlease'

'The Underlease' means an Underlease in the form of the annexed draft by which the Underlease Premises are demised to the Trustees for the Underlease Term ("the Draft Underlease")

1.9. 'The Premises'

'The Premises means all that land and buildings known as the Triangle Field Sports Ground Priory Road Hungerford Berkshire

1.10. 'The Underlease Premises'

'The Underlease Premises' means the ~~single storey building and adjacent land and building~~ edged red on the plan attached to the draft Underlease forming part of the Premises

1.11. 'The Underlease Term'

'The Underlease Term' means the period of 21 years commencing on and including
()

1.12. Reference to 'The Lease' and 'The Underlease'

The expression 'the Lease' and 'the Underlease' include all or any deeds and documents supplemental – whether expressed to be so or not – to the Lease and the Underlease respectively

1.13. Reference to 'The Charge'

'The Charge' means the charge annexed to the Schedule to this Deed

1.14. References to Clauses

Any reference in this Licence to a clause sub-clause or schedule without further designation is to be construed as a reference to the clause sub-clause or schedule of this Licence so numbered

1.15 References to Statutes

1.154.1. General

References to 'statute' are references to any statute or statutory provision for the time being in force and any regulations orders byelaws or other subordinate legislation made under any such statute or statutory provision from time to time

1.154.2. Specific

Unless expressly stated to the contrary, any references to a specific statute includes any statutory extension or modification amendment or re-enactment of that statute and any regulations or orders made under that statute

2. RECITALS

2.1. The Lease

This Licence is supplemental to the Lease, by which the Premises were demised for the Headlease Term subject to payment of the rent reserved by and the performance and observance of the covenants on the tenant's part and the conditions contained in

the Lease, and is deemed to restate all the provisions of the Lease as varied by this Licence

2.2. Devolution of Title

The immediate reversion to the Lease remains vested in the Landlord and the unexpired residue of the Headlease Term remains vested in the Tenant

2.3. Provisions requiring Consent for Underletting and Consent to Charge

The Lease contains an absolute prohibition of the subletting of part of the Premises and a prohibition of the mortgaging or charging of the whole or part of the Premises without the consent of the Landlord but at the request of the other parties the Landlord has agreed to grant a licence upon the terms set out in this deed to enable the Tenant to demise the Underlease Premises to the Trustees for the Underlease Term and to permit the Trustees to charge the Underlease Premises subject to a ceiling of TWENTY FIVE THOUSAND POUNDS (£25,000.00)

3. LICENCE TO UNDERLET

At the request of the other parties, and subject to:-

3.1. The Tenant and the Trustees observing the covenants contained in a Licence dated () and made between the Landlord (1) the Tenant (2) the Trustees (3) ("the Licence")

3.2. The Trustees satisfying the conditions contained in clauses 3.1 and 5.1 of the Licence

3.3. The covenants and conditions contained in this deed

the Landlord grants to the Tenant licence to grant the Underlease and licence to the Trustees to charge the Underlease Premises

4. TRUSTEES' COVENANTS

The Trustees covenant with the Landlord and the Tenant at all times after completion of the Underlease during the Underlease Term to:-

4.1. Underlease to be Observed

The Trustees must pay the rent and other sums reserved by the Underlease and observe and perform the tenant covenants contained in it and must not suffer or permit anything at or in relation to the Underlease Premises that would or might constitute a breach of those covenants

4.2. Lease to be Observed

The Trustees must not suffer or permit anything at or in relation to the Premises that would or might constitute a breach of any of the covenants contained in the Lease

4.3. Charge to be Observed

4.3.1. The Trustees covenant that the monies secured by the Charge will not exceed TWENTY FIVE THOUSAND POUNDS (£25,000.00)

4.3.2. The Trustees will not agree any variation to the Charge without the prior written consent of the Tenant and the Landlord

4.3.3. The Trustees will observe and perform the obligations contained in the Charge but if the Chargee notifies the Trustees they are in breach of any obligation(s) contained in the Charge, the Trustees shall notify the Tenant and the Landlord immediately

5. TENANT'S COVENANTS

The Tenant covenants with the Landlord to observe and perform the requirements of this clause 5

5.1. Possession

The Tenant must not allow the Trustees into possession or occupation of the whole or any part of the Underlease Premises until the completion of the Underlease

5.2. Notice of the Underlease

Immediately after completion of the Underlease the Tenant must give the Landlord written notice of the date on which it was completed together with a certified copy of the counterpart of it for registration

5.3. Variation of the Underlease

The Tenant must not, without the prior written consent of the Landlord, which may be withheld for any or no reason, at any time, whether expressly or by implication, vary any of the provisions of the Underlease, or waive any of his rights in respect of any breach of the obligations on the tenant's part contained in the Underlease, but must take all steps that are lawfully available to it, including re-entry, to enforce the performance and observance of them

5.4. The Charge

5.4.1. The Tenant shall provide to the Landlord a certified copy of the executed Charge

5.54. Costs and Indemnity

The Trustees must pay to the Landlord on demand and indemnify the Landlord against all costs charges fees disbursements and expenses including those of professional advisers and agents and including in each case any VAT incurred by the Landlord in connection with the Underlease this Licence and any other documents prepared in relation to the Underlease and the Charge PROVIDED THAT if payment is not made by the Trustees, payment shall be made by the Tenant

6. PROVISOS

6.1. Time limit for completion

If the Underlease is not completed within 6 months after the date of this Licence and otherwise in accordance with it, then the provisions of this Licence (except for clause 5.56) are to determine immediately and cease to have effect, but without prejudice to

any accrued right of action vested in the Landlord in respect of any breach by the Tenant of his obligations under this Licence before that date

6.2. Sums Recoverable as Rent

All sums payable by the Tenant under this Licence are recoverable as rent in arrear

6.3. Breaches of Obligation under the Lease

Nothing contained in this Licence waives or is to be deemed to waive any breach of the obligations of the Tenant under the Lease that have occurred or may occur before completion of the Underlease or authorises or is to be deemed to authorise any other or further subletting or mortgaging or charging of the whole or any part of the Premises or anything that is not expressly authorised by this Licence, and the covenants on the tenant's part and the conditions contained in the Lease are to continue in full force and effect, subject to the terms of this Licence

6.4. Variation of the Lease

The Lease is to be varied to incorporate the covenants set out in clause 5 and the forfeiture provisions in the Lease are to be exercisable on any breach of those covenants as well as on the happening of any of the events mentioned in the forfeiture provisions in the Lease

IN WITNESS whereof the parties have hereunto set their Common Seal and signed this instrument as their deed the day and year first before written

THE COMMON SEAL of)

WEST BERKSHIRE DISTRICT COUNCIL)

hereunto affixed is authenticated by:-)

Authorised Signatory

EXECUTED as a DEED by)

HUNGERFORD TOWN COUNCIL)

acting by)

Mayor

Town Clerk

EXECUTED as a DEED by the ~~TRUSTEES~~)

~~OF HUNGERFORD RUGBY CLUB~~)

_____)

MR ANDREW SPARKES)

EXECUTED as a DEED by _____)

MR STEVEN CHARLES MILLS _____)

EXECUTED as a DEED by _____)

MR MARTIN ANDREW SIMONS _____)

EXECUTED as a DEED by _____)

MR RALPH WELLARD _____)

DATED

2007

WEST BERKSHIRE DISTRICT COUNCIL (1)

and

HUNGERFORD TOWN COUNCIL (2)

and

TRUSTEES OF HUNGERFORD RUGBY CLUB (3)

**LICENCE TO SUBLET
AND LICENCE TO CHARGE**

part of Triangle Field
Priory Road
Hungerford
Berkshire

File: L100660