APPLICATION NO:
LB/2002/6156

LOCATION:
Horse& Groom Bath Road, Hare Hatch Reading.

APPLICANT:
Whitbread Plc C/O Nathan Uk

PROPOSAL:
Listed building application for proposed internal and external alterations.

EARLIEST DATE FOR DECISION: **09/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/06/2002

CASE OFFICER: **Heidi Lynch**

WITHDRAWN

108

D12

RAILEX
Marbleboard

EASIFILE EP7

FAX : 0118 974 6484

HEIDI LYNCH
WOKINGHAM COUNCIL
PLANNING DEPT

21 JUNE 2002

PLANNING SERVICES	HPT 5777
POL	TLS
DC HL	ENF
APP	
GS	
24 JUN 2002	
COPIES TO	ACK:
	FILE:

nathan uk

DEAR HEIDI

RE:HORSE AND GROOM, HAREHATCH LB/2002/6156

FOLLOWING OUR TELEPHONE CONVERSATION I WRITE TO CONFIRM THAT WE WITHDRAW THE CURRENT APPLICATION NOTED ABOVE. SHOULD OUR CLIENT DECIDE TO DEVELOP THE SITE AT A LATER DATE WE SHALL MAKE A NEW APPLICATION IN THE FUTURE INCLUDING YOUR RECOMMENDATIONS .

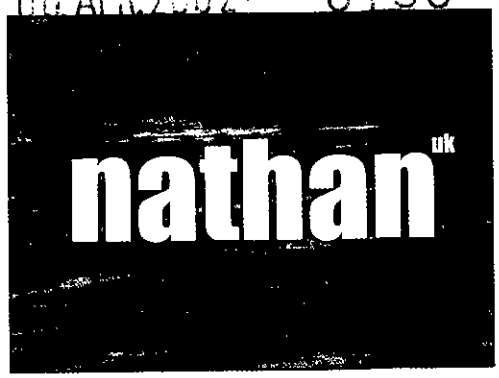
YOUR SINCERELY

NATHAN WROUGHTON

THE GLASS HAUS, THE COMMON, HILL FURZE, HILL & MOOR, NR PERSHORE, WORCS, WR10 2NB
T: [44]01386 861880 F: [44] 01386 861881 E: INFO@NATHAN-UK.COM

NATHAN UK DESIGN CONSULTANTS LTD. COMPANY REG NO: 4196382 REGISTERED OFFICE: 19 HIGH STREET, PERSHORE, WORCS. WR10 1AA
DIRECTORS: N. WROUGHTON. VAT REG NO: 748 035 035

08 APR 2002 6156



DRAWING ISSUE & REGISTER

JOB NO	JOB TITLE	RECORD OF ISSUE DATE
2007	HORSE & GROOM, TWYFORD	7 12 01 / 15 01 02 / 19 2 02 / 15.3.02 / 02.04.02

DRAWING NO	DRAWING TITLE	AMENDMENT
SKG1	PROPOSED GROUND FLOOR PLAN	
95/08/1	EXISTING GROUND FLOOR PLAN	
01	EXISTING LAYOUT	1 1
02	PROPOSED LAYOUT	E F G G G
03	FLOORING LAYOUT	I 1 1
04	FURNITURE AND DECORATIONS	B B B
05	LIGHTING LAYOUT	A A A
06	BAR DETAILS	I 1 1
07	JOINERY DETAILS	A A A
08	TOILET DETAILS	A A A
09	FIREPLACE DETAILS	I 1 1
10	DOOR SCHEDULE	1 1
11	EXTERNAL BALUSTRADE	1
12	EXTERNAL DECKING	I 1 1
13	DEMOLITIONS LAYOUT	I 1 1
14	CONSERVATORY ALTERATIONS	I 1 1

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A THORNLEY	-	WOKINGHAM DISTRICT COUNCIL	2 1 5

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SU 87 NW | WARGRAVE | BATH ROAD, (south side) Hare Hatch

3/9 | The Horse and Groom

II

Inn with stables and hayloft, now Public House and restaurant. C17 altered C19 andC20. Timber framed refaced with painted brick. Brick dentil eaves to old tile gabled roof with 3 gabled dormers, wide chimney on west gable. L-plan with other C20 additions at rear. One and a half storyes, and cellar. North front: three 2-light casement windows with horizontal glazing bars in dormers, 2 flat angular bays on ground floor with sash windows and glazing bars, that in centre with entrance door adjoining on left, both with flat roofs and tripartite sash window with glazing bars on right: On the left hand converted stable retains gabled hayloft with boarded door in roof, and 2 sash windows with glazing bars either side of C20 small pane entrance door. Interior: 2 bays of floor framing with chamfers on principal beams and, joists, some replaced, with chamfers and stops; some false timberwork.

SU 87 NW | WARGRAVE | BATH ROAD (south side) Hare Hatch

3/11 | Milestone at NGR 8072 : 7805

II

Milestone. C18. Stone. Triangular on plan. Incised Roman lettering reads on east face :-

To Reading 7 miles
Bath 76

on west face :-

To Hyde Park Corner 32 miles
Maidenhead 6
Colnbrook 15

There is an old bench mark on the south face.

SU 87 NW | WARGRAVE | BATH ROAD, (south side) Hare Hatch

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WORK SHEET FOR : Heidi Lynch

Application Number : LB/2002/6156

Applicant : Whitbread Plc C/O Nathan Uk.

Location : Horse& Groom, Bath Road, Hare Hatch, Reading.

Proposal : Listed building application for proposed internal and external alterations.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

This application <u>will have expired on</u>: <u>03/06/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

original application LB/2002/4864

Consultation Responses :

Wargrave Parish - no objection
Environ. Health - no objections
Disabled officer - list of recommendations
Highways - approval no conditions

WITHDRAWN

Planning Issues :

Listed building 3/9 52
Green belt
Area of Special Character
Groundwater Protection Zone

Application Number: LB/2002/6156

Appraisal :

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

Application Number LB/2002/6156
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Horse& Groom Bath Road Hare Hatch Reading.

APPLICATION NUMBER: LB/2002/6156

OFFICER: Heidi Lynch

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

See Part One Plans.

~~To:~~
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

Date: 16 April 2002

Application Number: LB/2002/6156

Proposal: Listed building application for proposed internal and external alterations..

Site Address:
Horse& Groom, Bath Road, Hare Hatch, Reading. WARGRAVE

Applicant:
Whitbread Plc C/O Nathan Uk.

Your observations are required in respect of this application within **7 days** of the above date.

The extent of the works outlined are is very similar to the previous submission LB/2001/4864. This application was refused.

I am not aware of any recent pre-application discussions and I do not consider this submission has addressed the concerns of application and I consider the following elements of works are unacceptable :

1. Timber decking + balustrade considered inappropriate material change to the setting of the listed building.
2. Removal of and works to fireplaces.
3. Slate flooring
4. Step detail, to be considered in relation to disabled access.
5. Structural implications of removing walls and brick piers.

I therefore recommend the application is refused.

Harold Sanders 20.06.02.

Referring to the extent of works outlined on the proposed layout drawing no. 2. of the submission I comment as follows:

EXTERNAL

Item 1. drainage – not a planning issue.

2. repair cellar doors – listed building consent not required.

3. I do not consider the timber decking and balustrade along the front of the building reflects the character of the listed building.

4. External colour of pub to be confirmed. but L.B. consent not required.

5. External lighting scheme to be submitted including ~~fittings~~ details of fittings.

6 No objection to hitching rail being removed

7 Door type acceptable; detail required

8. Details of 1800 fencing to be provided.

9 No objection to the removal of fence at rear

10. No objection to removal of door; details of infill + new windows to be provided.

INTERNAL.

11 Permission not required for redecoration.

12. No objection - details of heat curtain to be provided.

13 Rear wall load bearing – structural implications to be clarified.

14. Detail to be provided.

15 Proposal would not enhance the character of this part of the listed building. not supported.

16 Listed building consent not required but extent and technique of cleaning to be agreed

17. Repair —.

18. Sample to be provided.

19. Not supported — refuse.

20. Removal of screens acceptable —. removal of floor to be explored to establish underfloor.

21. Detail to be agreed.

22. Details of new partition and door to be agreed

23. Detail acceptable.

24. General principles of new back fitting acceptable

25. Material to be agreed — ash not a wood previously used on fittings in this listed building

26. Floor and partitions to be agreed.

27. Fitting detail acceptable.

28. ~~Detailed~~ sample to be approved.

29. Slate not a traditional material to this L.B.

30. Consent not required.

31. " " "

32 Sample to be agreed.

33. " " " " + fixing detail.

34 " " " "

35 Details of material to be agreed.

36 Details of specification to be agreed

37 Principle acceptable — details to be provided.

38 Principle acceptable.

39 Access for disabled to be considered + step detail

40 Part of step detail. to be agreed.

41 Fitting acceptable —. ash not typical of building.

42 Further details of floor level walls + door to be approved

43 Principle acceptable.

44 Detail of fixture to be agreed.

See Part One Plans!

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

Date: 16 April 2002 17 APR 2002

Application Number: LB/2002/6156

Proposal: Listed building application for proposed internal and external alterations..

Site Address: WARGRAVE
Horse& Groom, Bath Road, Hare Hatch, Reading.

Applicant:
Whitbread Plc C/O Nathan Uk.

Your observations are required in respect of this application within **7 days** of the above date.

NO TPO

NO CA

I HAVE PROVIDED DETAILED COMMENTS ON PREVIOUS APPLICATION (2001) WHICH WAS REFUSED.

THIS IS A LISTED BUILDING. — PLEASE PROVIDE DRAWINGS FOR SIMILAR COMMENTS

IE. EXISTING PLANS + ELEVATIONS
PROPOSED PLANS + ELEVATIONS

Harold Sanders.

1. May. 02.

1871/A

WOKINGHAM DISTRICT COUNCIL Application No. 6 56

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

1.

APPLICANTS NAME WHITBREAD PLC
ADDRESS WHITBREAD COURT, HOUGHTON HA
OFFICE PARK, PORZ AVE, DUNSTABL
POST CODE BEDS, LU5 5XE
PHONE 01582 844312

2. If the applicant has an agent, all correspondence will be send to the agent.

AGENTS NAME NATHAN UK
ADDRESS THE GLASS HOUSE, THE COMMON
HILL FORGE, HILL & MOOR
NR. PERSHORE, WORCS
POST CODE WR10 2NS
PHONE 01386 861880

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.

BUILDING LOCATION HORSE + GROOM, BATH ROAD
HARE HATCH, TW4 5QD, BERKS
RG10 9ST

(b) What type of building, e.g. barn, dwelling, does the Application relate to.

BUILDING TYPE PUBLIC HOUSE

(c) What is the existing use of the building, if vacant, state this together with last use of the building.

BUILDING USE PUBLIC HOUSE/RESTAURANT

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.

LISTING GRADE 3

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)

2007-01, 02G, 03, 04B, 05A, 06, 07A
08A, 09, 10, 11, 12, 13, 14

---

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser

OWNER

---

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.

FIT OUT TO RE-BRAND BEEFEATER TO
OUT & OUT RESTAURANT - SEE DWG 02

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof.

SEE DWG 02

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☑
(b)	Demolition of a building in the curtilage of the principal building	☐	☑
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☑	☐
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☑	☐

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed? N/A
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed R Wood. on behalf of WHITBREAD PLC

Date 3/4/02

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

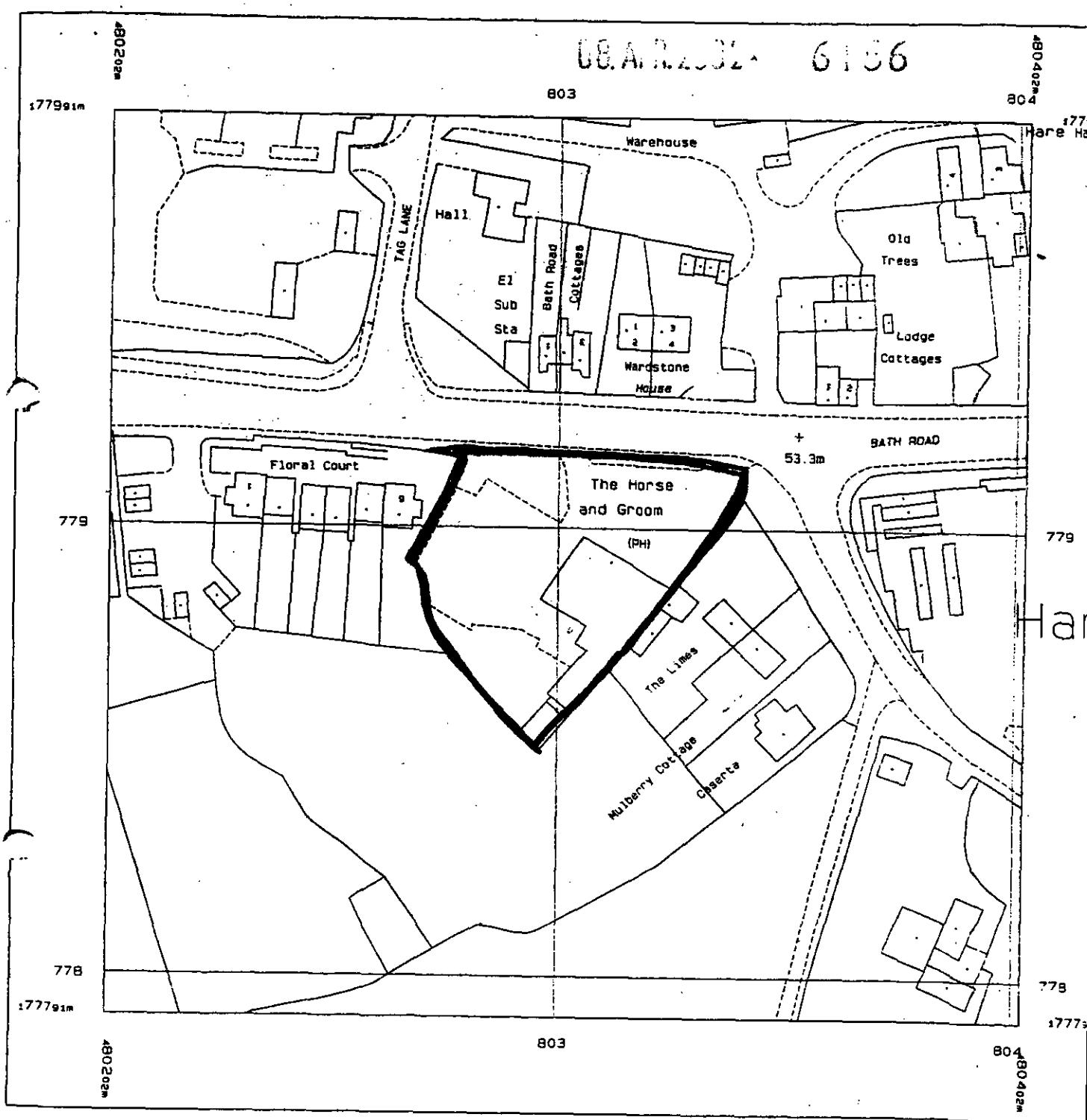
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

Ordnance Survey®

Superplan®

Planning Extract -

Site-centr



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Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of t following scales: 1: 1250, 1: 2500 & 1: 1000

National Grid sheet reference at centre of this Superplan: SU8077

The representation of a road, track or path is no evidence of a right of way.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 16 April 2002

Application Number: LB/2002/6156

Proposal: Listed building application for proposed internal and external alterations.

Parish: WARGRAVE PARISH

Site Address:
Horse& Groom, Bath Road, Hare Hatch, Reading.

Applicant:
Whitbread Plc C/O Nathan Uk.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** AE 17/4/02.

FROM: Heidi Lynch

DATE: 16 April 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2002/6156

Proposal: Listed building application for proposed internal and external alterations..

Site Address: Horse& Groom, Bath Road, Hare Hatch, Reading.

Applicant: Whitbread Plc C/O Nathan Uk.

Your observations are required in respect of this application **by 09/05/2002** .

No objection

SIGNED: _____ DATE: 7/5/02

Clerk To Wargrave Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	LB/2002/6156
From:	Tom Payne Environmental Heath	My Ref:	000959
		Date.	26 April 2002

PROPOSED LISTED BUILDING APPLICATION FOR PROPOSED INTERNAL AND EXTERNAL ALTERATIONS,

HORSE AND GROOM, BATH ROAD, HARE HATCH, READING.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

☎ 0118 974 6379 (Direct Line)

Tuesday, 30 April 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AP	
CS	
01 MAY 2002	
COPIES TO	
	FILE:

WOKINGHAM UNITARY
Aiming for Excellence

Nathan UK
The Glass House
The Common
Hill Furze
Hill & Moor
Worcs
WR10 2NB

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: LB/2002/6156

Address: Horse & Groom, Bath road, Hare Hatch, Reading

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is altered there is no obligation (under the building regulations) to improve access and facilities for disabled people. However, the level of provision after alteration should not be any worse.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To ensure that there is sufficient, clearly identified accessible parking facilities close to the principal entrance (BS8300 recommends 6% of total capacity).
2. That all potential hazards on access routes are clearly marked and easily identifiable.
3. To ensure that the principal entrance (and any entrance intended for use by disabled persons) is suitable for use by disabled people i.e. that it is clearly marked (colour contrasted), has level access and minimum clear opening widths of 800mm.
4. That the proposed accessible WC should meet the minimum requirements of Part M3 (para 4.16) or BS8300 (para 12.4.3.1).
5. To consider the provision of a pull cord alarm system in the proposed accessible WC.
6. That the force required to open doors is not excessive (20 Newtons recommended).
7. That the design and position of door furniture is considered in terms of reach and grip.

8. That the type of entrance matting chosen is suitable for needs of independent wheelchair use.
9. That where the nature of the service varies and as a result is divided into different areas, at least half of each area is accessible to wheelchair users. Given these proposals it would appear that a wheelchair user in the bar area wishing to eat in the restaurant or use the toilet would have to leave the building and use the alternate entrance to access these facilities. This may be deemed unreasonable.
10. That suitable access is available to the full range of services offered. The provision of cigarette vending machines and telephone facilities in their present position appear to be inaccessible to wheelchair users.
11. To consider the use of colour and tonal contrast of floors, walls, doors and ceilings to improve visibility for all users.
12. To ensure that all bars and self service counters and at least half the area where seating is provided are accessible to wheelchair users.
13. To provide ambulant disabled facilities in existing WC provision. The provision of colour contrasted fixtures and fittings in all WC's will benefit many users particularly those with visual impairments.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those *'physical'* features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Heidi Lynch - WDC Planning Dept.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/6156

Proposal:
Listed building application for proposed internal and external alterations.

Location:
Horse& Groom Bath Road Hare Hatch Reading

This application is being advertised in the Henley Standard newspaper on the 03/05/2002 for the following reason(s);

SITE IS A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **24/05/2002**. Written comments submitted will become available for public inspection.

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

Date: 03/05/2002

Put up on the Metal Street lamppost
on the 1/5/2002 by D. Hales.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2002/6156
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : LB/2002/6156	Map No : 26
Case Officer : HL	Site Area : 0.31
Valid Date : 08 APR 2002	Received Date: 18/03/2002

Level : Delegated Application

Description : Listed building application for proposed internal and external alterations.

Location : Horse& Groom, Bath Road, Hare Hatch, Reading.

Parish : WA Ward : WAR

Applicant : Whitbread Plc C/O Nathan Uk.

Fee Required: £0 Fee Received: £0

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required) Resubmission LB/2001/4864.

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	Not signed, only one copy	28/3	09 APR 2002
S.66 MISSING/INCORRECT/ UNSIGNED	none.	28/3	
ELEVATION PLANS	"Wall light" elevations supplied – are they external wall lights or internal? (Drawing 05 shows both)	28/3	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			09 APR 2002
OTHER	Only 2 copies of each drawing sent, 1→14, except Drawing 1 – 1 copy Drawing 10 – 1 copy Drawing 11 – no copies.	28/3	

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Listed Building

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dis. Access officer

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Green Belt

Area of Special Character

Groundwater Protection Zone

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

+ pls ind. A. Taylor
The Limes
Milley Lane
Hare Hatch
Reading RG10 9TH.

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	WAKEFIELD	WAKEFIELDBATH ROADREADING	RG109SB
	WAKEFIELD	WAKEFIELDBATH ROADREADING	RG109SB
	WAKEFIELD	WAKEFIELDBATH ROADREADING	RG109SB
	WAKEFIELD	WAKEFIELDBATH ROADREADING	RG109SB
	WAKEFIELD	WAKEFIELDBATH ROADREADING	RG109SB
	WAKEFIELD	WAKEFIELDBATH ROADREADING	RG109SB
	CASERTA	CASERTAMILLEY LANEREADING	RG109TH
	MULBERRY COTTAGE	MULBERRY COTTAGEMILLEY LANEREADING	RG109TH
HARE HATCH HOLDINGS			RG109SB
HORSE & GROOM			RG109SB
	THE LIMES	THE LIMESMILLEY LANEREADING	RG109TH
	LODGE COTTAGE	LODGE COTTAGEBATH ROADREADING	RG109SR
	1 WARDSTONE HOUSE	1 WARDSTONE HOUSEBATH ROADREADING	RG109SN
	2 WARDSTONE HOUSE	2 WARDSTONE HOUSEBATH ROADREADING	RG109SN
	3 WARDSTONE HOUSE	3 WARDSTONE HOUSEBATH ROADREADING	RG109SN
	4 WARDSTONE HOUSE	4 WARDSTONE HOUSEBATH ROADREADING	RG109SN
LAND AT WAKEFIELD			
	1 FLORAL COURT	1 FLORAL COURTBATH ROADREADING	
	2 FLORAL COURT	2 FLORAL COURTBATH ROADREADING	
	3 FLORAL COURT	3 FLORAL COURTBATH ROADREADING	
	4 FLORAL COURT	4 FLORAL COURTBATH ROADREADING	
	5 FLORAL COURT	5 FLORAL COURTBATH ROADREADING	
	6 FLORAL COURT	6 FLORAL COURTBATH ROADREADING	
	3 BATH ROAD COTTAGES	3 BATH ROAD COTTAGESBATH ROADREADING	RG109SL
	1 BATH ROAD COTTAGES	1 BATH ROAD COTTAGESBATH ROADREADING	RG109SL
	2 BATH ROAD COTTAGES	2 BATH ROAD COTTAGESBATH ROADREADING	RG109SL

LB/2002/6156

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

Tel: (0118) 974 6482

Date: 16 April 2002

My ref: LB/2002/6156

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: LB/2002/6156
Horse& Groom, Bath Road, Hare Hatch, Reading.
Listed building application for proposed internal and external alterations.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **LB/2002/6156**
Horse& Groom, Bath Road, Hare Hatch, Reading.
Listed building application for proposed internal and external alterations.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Etheridge

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

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

Tel: (0118) 974 6482

Date: 16 April 2002

My ref: LB/2002/6156

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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

Dear Councillor

Application Number: LB/2002/6156
Horse& Groom, Bath Road, Hare Hatch, Reading.
Listed building application for proposed internal and external alterations.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **LB/2002/6156**
Horse& Groom, Bath Road, Hare Hatch, Reading.
Listed building application for proposed internal and external alterations.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

Received by Wokingham District Council

Application No: LB/2002/6156

Proposal:
Listed building application for proposed internal and external alterations.

Location:
Horse& Groom, Bath Road, Hare Hatch, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/6156 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/05/2002. Written comments submitted will become available for public inspection.

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

**Trevor Watson
Development Control Manager**

16 April 2002

Tel. (0118) 974 6429 or 6433

08.APR.2002 6156

Date: 28 March 2002

Your Ref:

My Ref: LB/2002/6156

Whitbread Plc
C/O Nathan Uk
The Glass Haus, The Common
Hill Furze, Hill And Moor
Nr Pershore
Worcs
WR10 2NB

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

Dear Sir/Madam

Reference Number: 2002/6156

Site Address: Horse& Groom, Bath Road, Hare Hatch, Reading.

Proposal: Listed building application for proposed internal and external alterations.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The application form is not signed and there should be 5 copies of it.

No Section 66 relating to ownership.

Are the elevations of wall lights external or internal?

5 copies of each drawing required.

No drawing no 11.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

08.APR.2002 6156

Attn: Andrew Thorley
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

08 APR 2002



3 April 2002

Dear Mr. Thorley,

Re: Horse & Groom, Hare Hatch - (Refused Application Number: LB/2001/4864)

Further to your letter of 28th March 2002 and to our 1st application being refused, I now enclose 5 No. copies of Application for Listed Building Consent together with 5 No. copies of the relevant amended drawings. Also enclosed is completed Section 66 relating to ownership.

Please note, the elevations of wall lights are external.

Following your letter dated 3rd January 2002, please find enclosed further information as requested. The information includes additional drawings to address your queries and the following responds to other queries you noted.

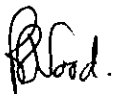
1. New car park drainage
   New storm drainage channel to run across the front of the new decking and building to be connected to existing storm drain.
2. New external deck detail enclosed - see drawing 2007/12
3. Exterior decoration to match existing - refresh and clean up building
4. New external lighting - sketch enclosed
5. New door to manager access to match existing (existing door shot!)
6. New fencing to be free standing
7. Remove existing fence posts making good to suit existing hard top
8. Remove existing conservatory doors & fit new glazing to match - see enclosed Drawing 2007/14
9. Entrance lobby inner door only to be removed, lobby to remain as existing
10. Removal of internal partitions & counters - see enclosed Drawing 2007/13 for extent.
11. New disabled WC - see enclosed Drawing 2007/08
12. All new screens and drink shelves to be fixed by means of plugs & screws to meet building regulation requirements where necessary
13. Fireplace photo's (existing) and details enclosed - see drawing 2007/09
14. Bar ceiling timbers to be sandblast due to poor existing finish quality. Please clarify requirements
15. New timber flooring to be laid on existing floor joists/structure
16. Dispense bar works detailed drawing enclosed - 2007/06
17. New store room to be formed in stud partition to achieve half hour fire resistance
18. Enclosing grill area to offer better fire separation and to take operational tasks from public view. Simple stud partition and two new doors
19. Joinery details drawing enclosed for screens etc - 2007/07
20. Flooring drawing enclosed - 2007/03
21. Decorations drawing enclosed - 2007/04
22. Lighting drawing enclosed - 2007/05
23. Removal of staff toilet - see demolition drawing 2007/13

THE GLASS HAUS, THE COMMON, HILL FURZE, HILL & MOOR, NR PERSHORE, WORCS, WR10 2NB
T: [44]01386 861880 F: [44] 01386 861881 E: INFO@NATHAN-UK.COM

NATHAN UK DESIGN CONSULTANTS LTD. COMPANY REG NO: 4195382 REGISTERED OFFICE: 19 HIGH STREET, PERSHORE, WORCS, WR10 1AA
DIRECTORS: N. WROUGHTON. VAT REG NO: 748 035 035

The information contained should cover all queries set out within your letter. Should you require clarification of any points please contact me.

Yours sincerely,



Paul Wood.
Encl.

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. 08/A1R.2502* 6156

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME WHITBREAD PLC
ADDRESS WHITBREAD COURT, HOUGHTON HALL OFFICE PARK, PORZ AVE
POST CODE DUNSTABLE, BEDS. LU5 5XE
PHONE 01582 844312

2. If the applicant has an agent, all correspondence will be send to the agent.

AGENTS NAME NATHANIOK
ADDRESS THE GLASS HAUS, THE COMMON, HILL FURZE, HILL + MOOR NR. PERSHORE, WORCS
POST CODE WR10 2NB
PHONE 01386 861880

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.

BUILDING LOCATION HORSE + GROOM, BATH ROAD HARE HATCH, TWYFORD, BERKS RG10 9ST

(b) What type of building, e.g. barn, dwelling, does the Application relate to.

BUILDING TYPE PUBLIC HOUSE

(c) What is the existing use of the building, if vacant, state this together with last use of the building.

BUILDING USE PUBLIC HOUSE/RESTAURANT

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.

LISTING GRADE 3

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4) 2007 - 01, 02G, 03, 04B, 05A, 06, 07A, 08A, 09, 10, 11, 12, 13, 14

---

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser OWNER

---

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external. FIT OUT TO RE-BRAND BEEFEATER TO OUT & OUT RESTAURANT - SEE DWG 02

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof. SEE DWG 02

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☑
(b)	Demolition of a building in the curtilage of the principal building	☐	☑
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☑	☐
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☑	☐

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed? N/A
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed R Wood on behalf of WHITBREAD PLC

Date 14/3/02 3/4/02

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1772A

08.APR.2002* 6156
APPLICATION NUMBER

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

I hereby certify that:-

1. No person other than ~~myself~~/ the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *I have / The applicant has given the requisite notice to all the persons other than *myself / the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz.:-

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *I am / The applicant is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *I have / The applicant has given the requisite notice to the following persons other than *myself / the applicant who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *I have / The applicant has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of the other owners† of the building and *have / has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

4. Notice of the application as set out below has been published in the

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

ADDRESS THE HORSE & GROOM, BATH ROAD, HARE HATCH — PARISH WARGRAVE E

(3) PLOT No. — ORD. SHEET No. SU8077/26

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36090	WHITBREAD	REPLACE 4 WINDOWS	22.8.90	CA
98/68313/F	Beefeater Rest & Pub c/o Agent	Non ill. banners	5.11.98	REF.
LB/2001/4864	Whitbread PLC	Int + ex alts	13.2.02	Ref
A/2001/5145	Whitbread Restaurants	Erect public house/ restaurant signs	5.2.02	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

① ADDRESS THE HORSE + GROOM P.H. BATH ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 8077 (26)

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
319/49	M/S. H. R. McKaig	Erect Notice Board.	27.2.50	N/A APP.
R/618/70	Brazespear	Ext. + alt.	21.1.71.	N/A. C/A
1908/72	Taband Inns.	Dem. outbuildings, rest. etc. erect	21.12.72	N/A. C/A
314/73.	" "	" "	19.4.73	N/A. C/A
1021/73.	" "	2 garages with Staff accom over	2.8.73.	N/A. C/A
1246/73	" "	Internal + ext. Signs	25.10.73.	N/A. C/A
BR. 391.	" "	Garages + Staff Accom.	6.3.74	Relax + app. N/A
BR22113	WHITBREAD & CO	ALTS. TO GROUND FLOOR	15.2.84	APP N/A
20911	"	INT. ALTS. + REAR EXT. TO PROVIDE PUBLIC BAR, RESTAURANT, OFFICE + STORE	5.4.84	N/A C/A

35418

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② HORSE & GROOM

ADDRESS BATH ROAD PARISH WARGRAVE

PLOT No. HARE HATCH ORD. SHEET No. SU.8077(26)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21255	WHITBREAD & CO PLC LBC	INT. ALTS. EXT. AT REAR	4.5.84	N/A C/A
21256	"	ILL. SIGNS	4.5.84	N/A REF
21693 LBC	"	Conversion of garage	28.6.84	C/A
~~[illegible]~~		to store.		
21692	"	As above	28.6.84	C/A
BR 23610	"	GARAGE TO STORE	8.10.84	APP N/A
22307	"	SIGNS	15.11.84	N/A C/A
23293 LBC	"	EXTEND RESTAURANT; GARAGE	22.5.85	N/A R
23294		TO STORE	22.5.85	N/A R
BRA 1887	"	"	3.12.86	REF
BRA 2846	"	"	10.6.87	APP
BRA 8761	"	INT. ALTS.	9.4.90	APP

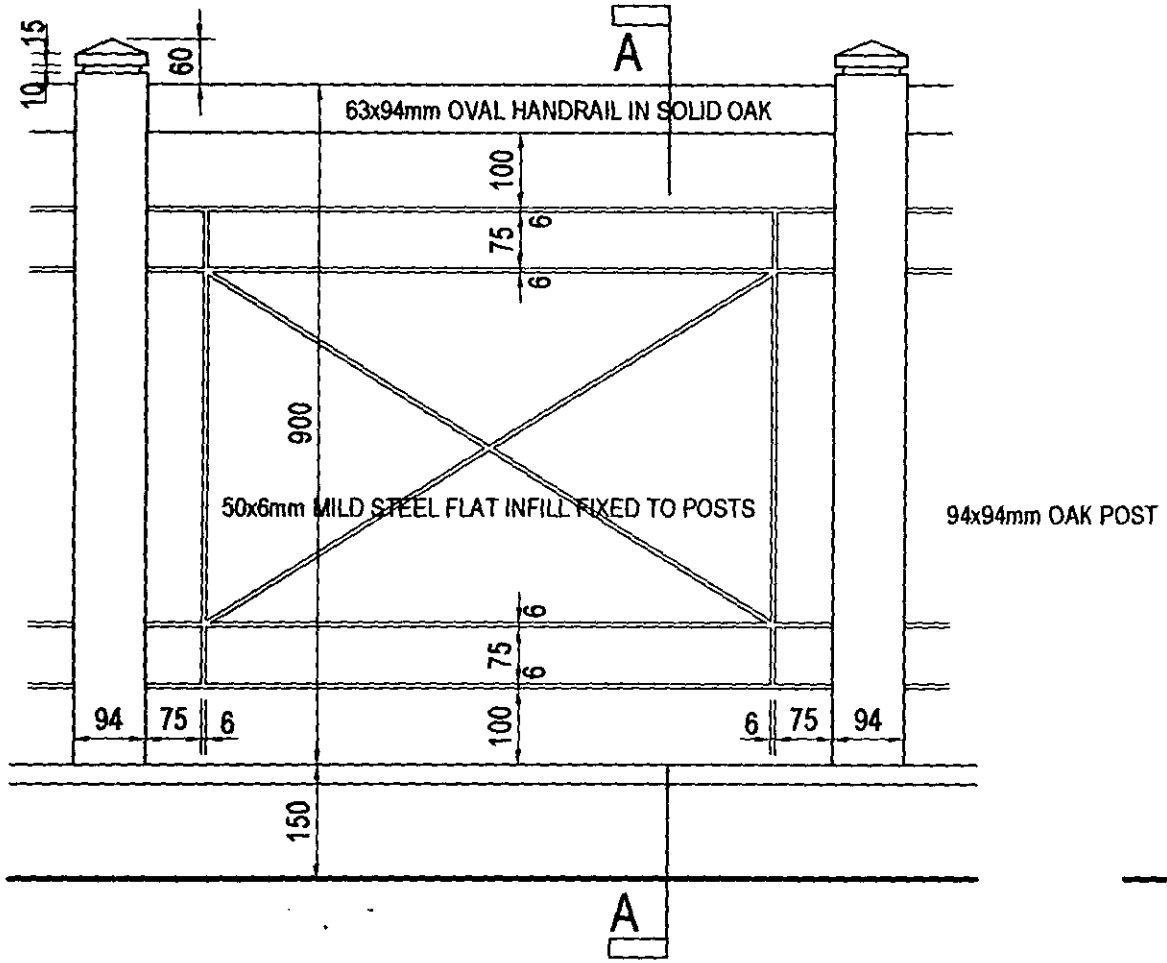
DATE OF COMPLETION

MINISTRY DECISION 23293/4 - APPEALS ALLOWED - 27.8.86 & SEC/ST. - 16.10.86

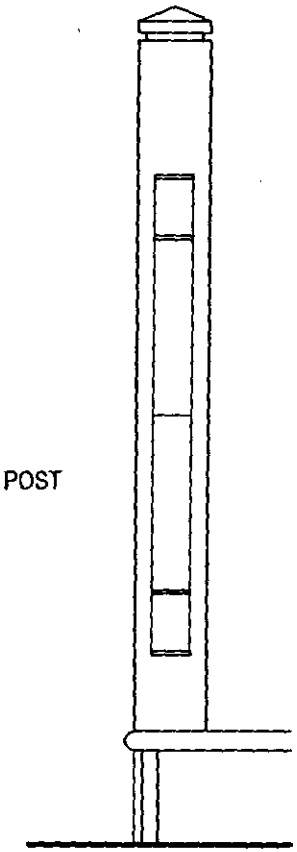
SPECIAL ORDERS

DRAINAGE

091074 35418 LBC " REMOVAL PARTITION / INT. ALTS. 9.5.90 C/A



EXTERNAL BALUSTRADING (1:10 Scale)



SECTION A-A

PRINCIPLE NOT ACCEPTABLE

nathan

CLIENT
OUT & OUT
WHITBREAD

JOB
THE HORSE & GROOM
HARE HATCH

DRAWING TITLE
EXTERNAL BALUSTRADE

SCALE
1:10

DRAWN BY
PRW

JOB NO
2007

DATE
AUGUST 2001

DRAWING NO.
11

VAT REG NO [illegible]
THE GLASS HAUS, THE COMMON, HILL FURZE, HILL & MOOR,
[illegible], PERSHORE, WORCS, [illegible]
T: [illegible] F: [illegible]
E: [illegible]

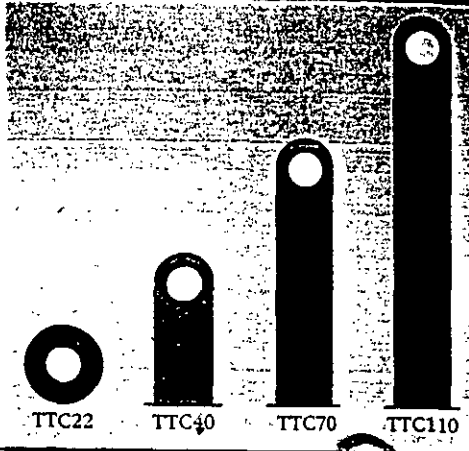
This drawing is the property of Nathan UK Design Consultants and it may only be copied with their consent in writing otherwise the person responsible could be guilty of breaking copyright [illegible]. The contractor is to check on site dimensions and [illegible] before work starts. This drawing must be read with and checked against all structural and otherwise specialist drawings, specifications and bills of quantities. Verify and [illegible] of any discrepancies. The contractor must comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.

08.APR.2002* 6156

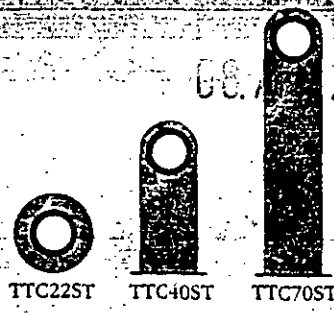
DOOR NUMBER	LOCATION	STRUCT. OPENING	LEAF SIZE (mm) Allow for easing to suit floor finishes	DOOR TYPE	ARCHITRAVE TYPE	FIRE RATING	OVERHEAD CLOSER	STATUTORY SIGNAGE	COMMENTS
D01	MAIN ENTRANCE	EXISTING	EXISTING	/	EXISTING	/	2	'FIRE EXIT KEEP CLEAR'	NEW DOOR FURNITURE check old.
D02	ENTRANCE LOBBY	EXISTING	TO SUIT	1	2	/	1	'FIRE EXIT KEEP CLEAR'	NEW DOOR WITH SINGLE PANE VISION PANEL & NEW DOOR FURNITURE
D03	RESTAURANT TO B.O.H.	EXISTING	EXISTING	/	EXISTING	EXISTING	/	'KEEP LOCKED SHUT'	NEW DOOR FUNITURE As 1.
D04	CONSERVATORY TO B.O.H.	EXISTING	EXISTING	/	EXISTING	/	/	'KEEP LOCKED SHUT'	NEW PANIC FURNITURE
D05	CONSERVATORY F.E.	EXISTING	EXISTING	2	EXISTING	/	/	'FIRE DOOR KEEP SHUT'	NEW PANIC FURNITURE & HOLD OPEN DEVICES ✓
D06	GRILL OUT	900x2100	826x2040	2	2	30/30	1	'PRIVATE' & 'FIRE DOOR KEEP CLOSED'	NEW DOOR & FURNITURE
D07	GRILL IN	900x2100	826x2040	2	2	30/30	1	'PRIVATE' & 'FIRE DOOR KEEP CLOSED'	NEW DOOR & FURNITURE
D08	DISABLED WC	1000x2040	926x2040	3	2	/	/	DISABLED LOGO	NEW DOOR & FURNITURE
D09	LADIES LOBBY	EXISTING	EXISTING	/	EXISTING	/	/	LADIES LOGO	NEW DOOR FURNITURE
D10	LADIES WC	EXISTING	EXISTING	/	EXISTING	/	/	/	NEW DOOR FURNITURE
D11-13	LADIES CUBICLES	EXISTING	TO SUIT	4	EXISTING	/	/	/	INDICATOR BOLTS & HINGES
D14	GENTS LOBBY	EXISTING	EXISTING	/	EXISTING	/	/	GENTS LOGO	NEW DOOR FURNITURE
D15	GENTS WC	EXISTING	EXISTING	/	EXISTING	/	/	/	NEW DOOR FURNITURE
D16-17	GENTS CUBICLES	EXISTING	TO SUIT	4	EXISTING	/	/	/	NEW INDICATOR BOLTS & HINGES
D18	MANAGERS' ACCOM.	EXISTING	EXISTING	/	EXISTING	/	/	'FIRE EXIT KEEP CLEAR'	/

TITANIC

TEAK + BRASS



GRANITE + CHROME

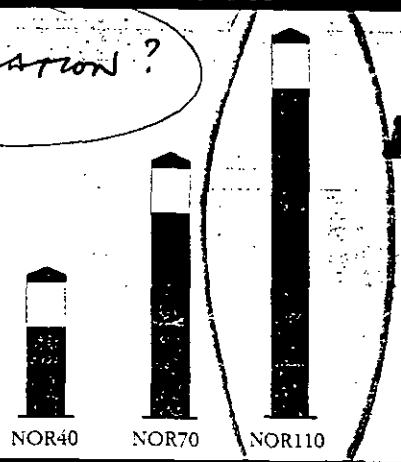


SPECS

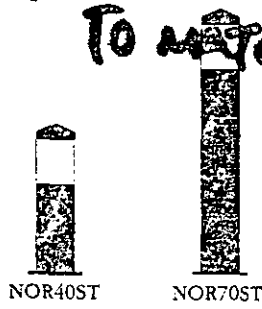
- lamp E27 7-11W
- IP55
- Bulb 7W included
- TTCB optional
- LIGB spike optional
- TTC 22 with 5-7W S/E

NORTHPOLE

TEAK + BRASS



GRANITE + CHROME

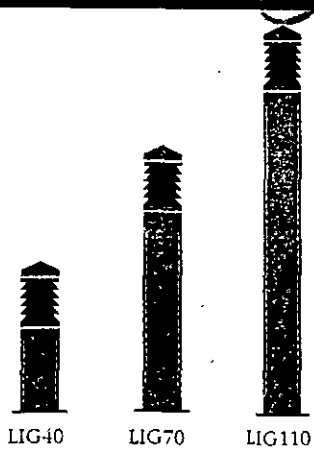


SPECS

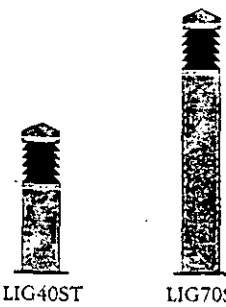
- lamp E27 7-11W
- IP55
- Bulb 7W included
- LIGB spike optional

LIGHTHOUSE

TEAK + BRASS



GRANITE + CHROME

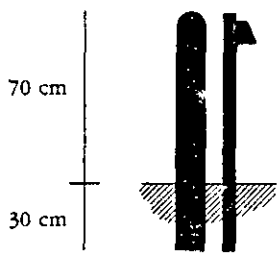


SPECS

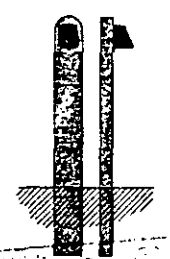
- lamp E27 7-11W
- IP55
- Bulb 7W included
- LIGB spike optional

BEAMY

TEAK + BRASS



GRANITE + BRASS



SPECS

- lamp 12V/20W included
- TRA1 transformer 230-12V 10-60W protected included

BRASS



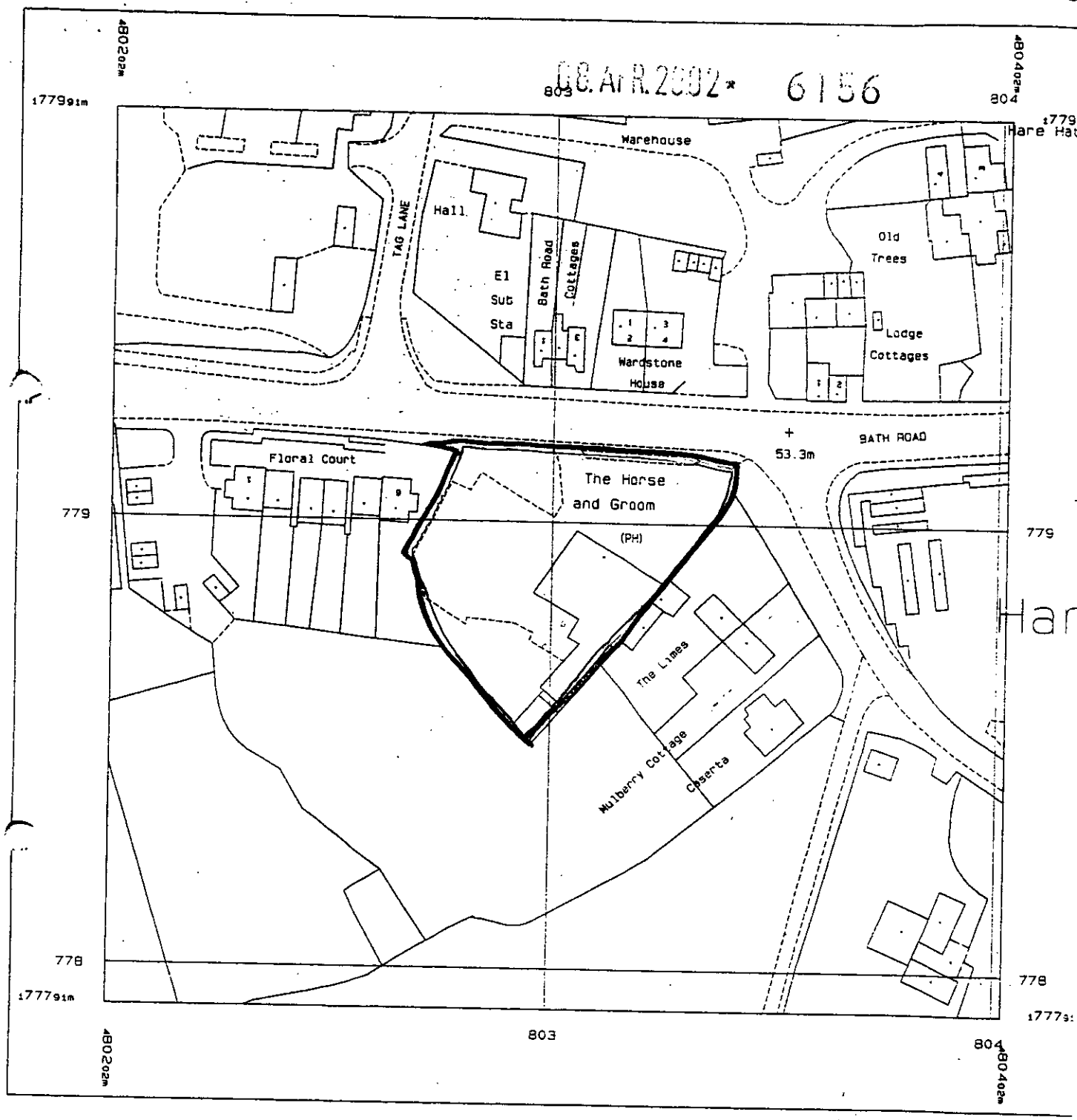
- lamp 12V/20W included
- TRA1 transformer 230-12V 10-60W protected optional

20 FEB 2002


NORTHPOLE

Ordnance Survey®
Superplan®

Planning Extract - Site-centre



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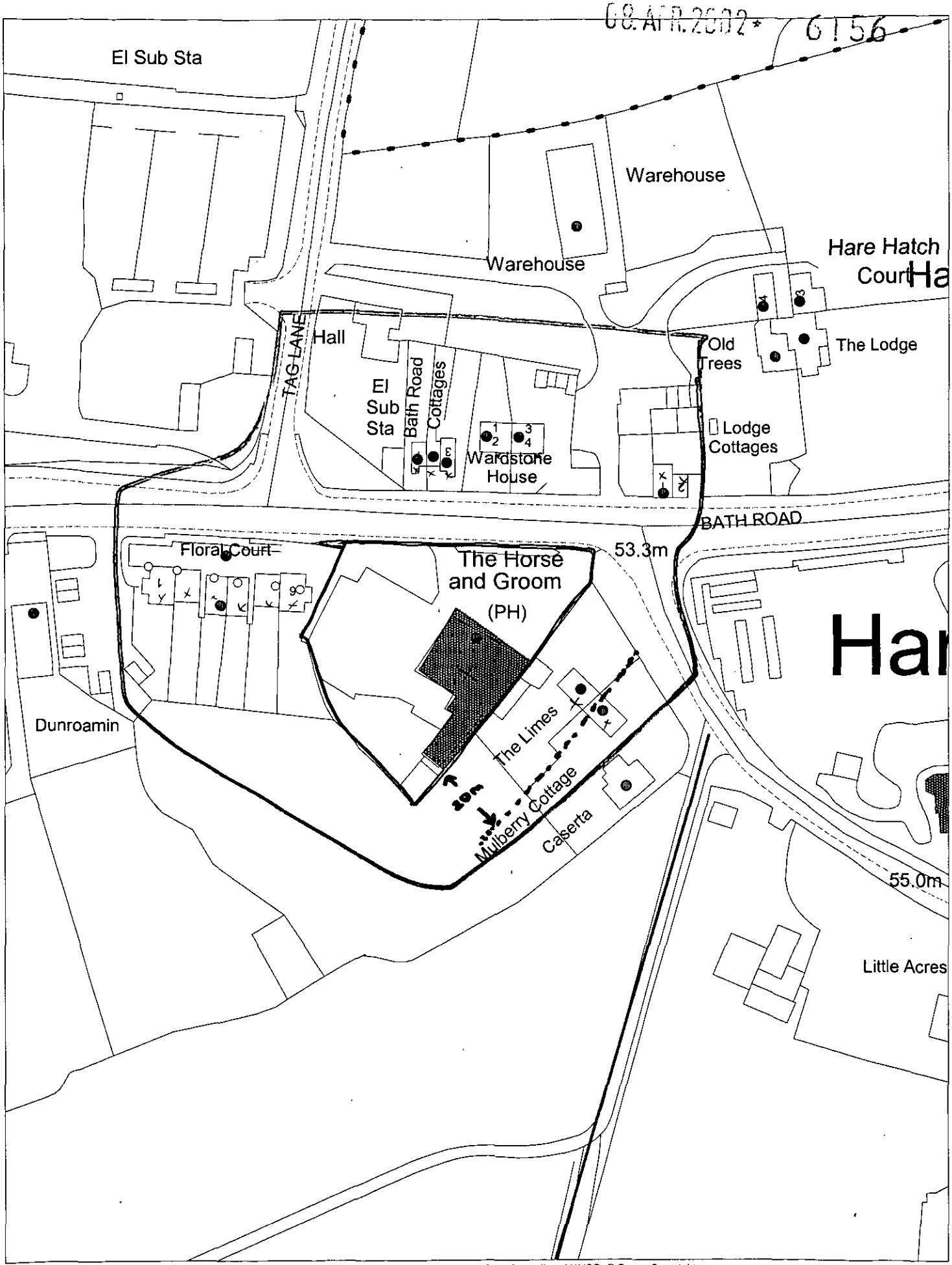
National Grid sheet reference at centre of this Superplan: SU8077

The representation of a road, track or path is no evidence of a right of way.



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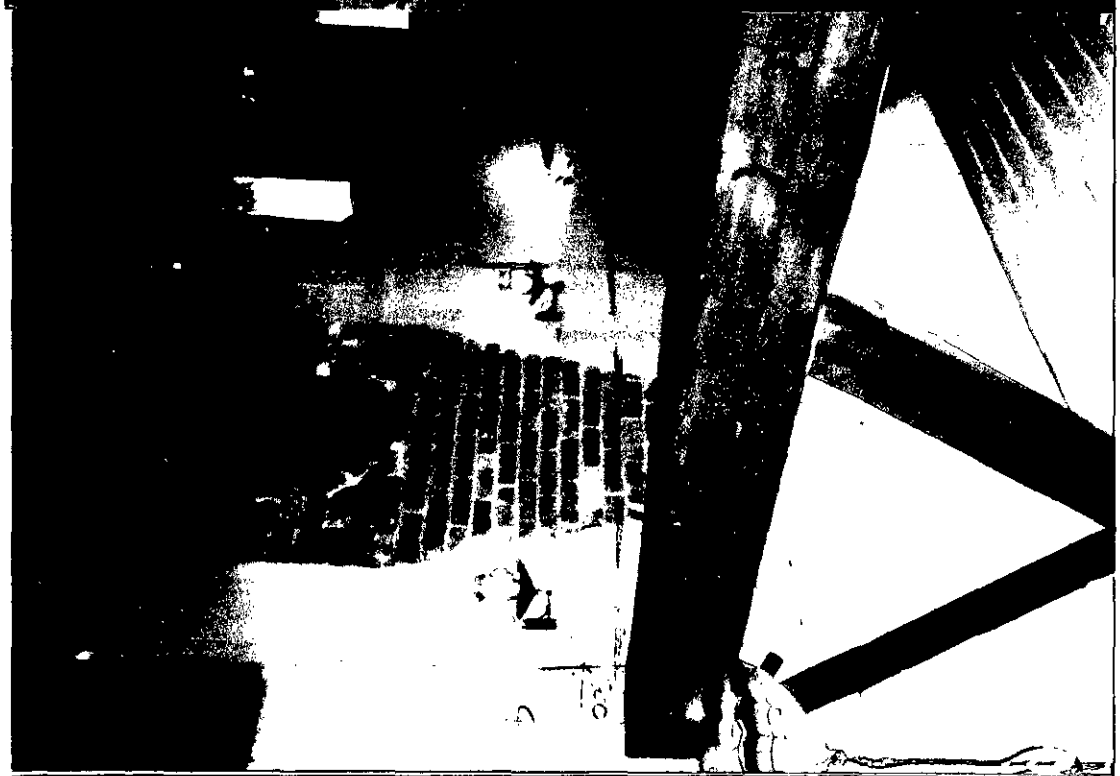
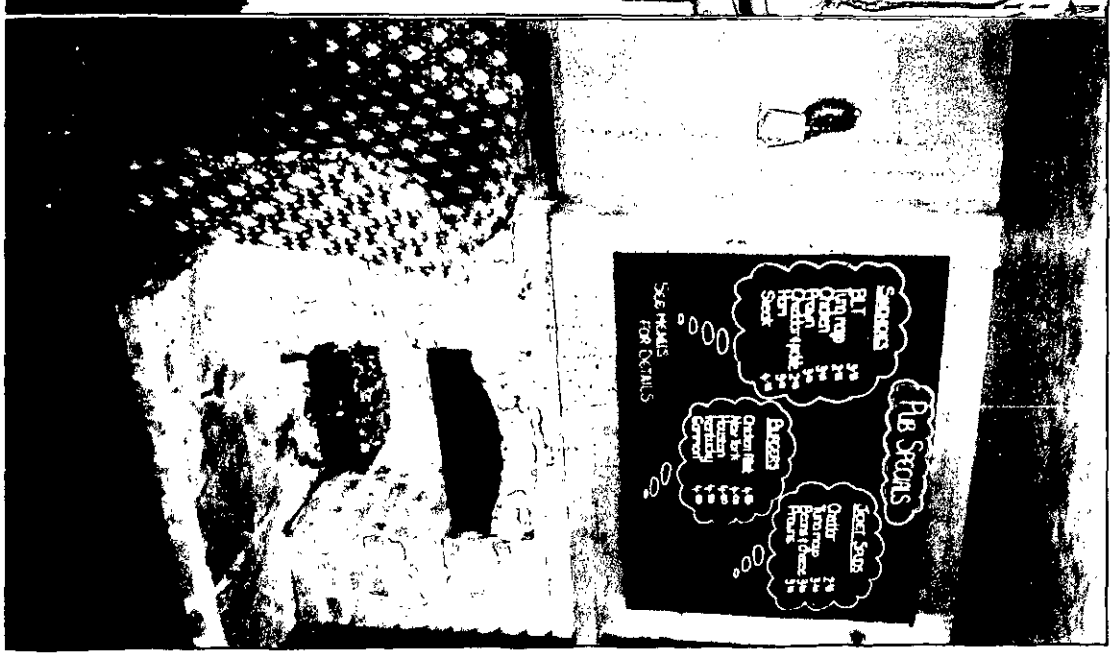
Development Control Section, Environmental Services, Wokingham District Council.
22 March 2002 Scale: 1 : 1250



Existing Bar Servery



Restaurant fireplace to be opened up.



Bar fireplace

Conservatory doors to be removed & new windows/low level screens



Entrance lobby door to be removed





low level screens to be removed

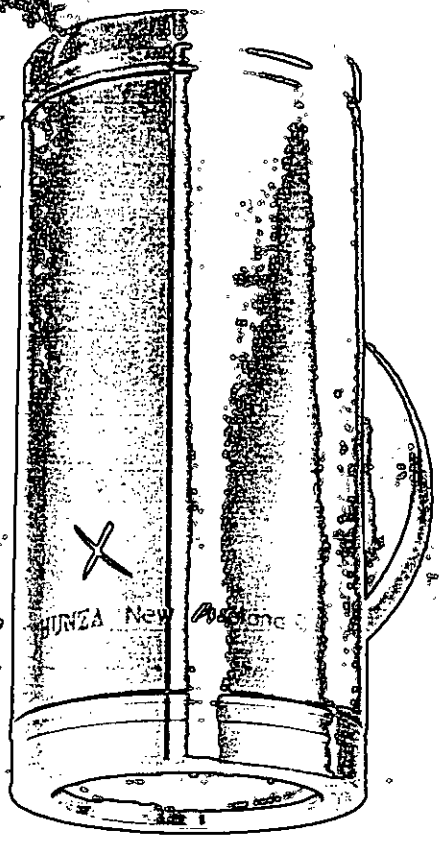


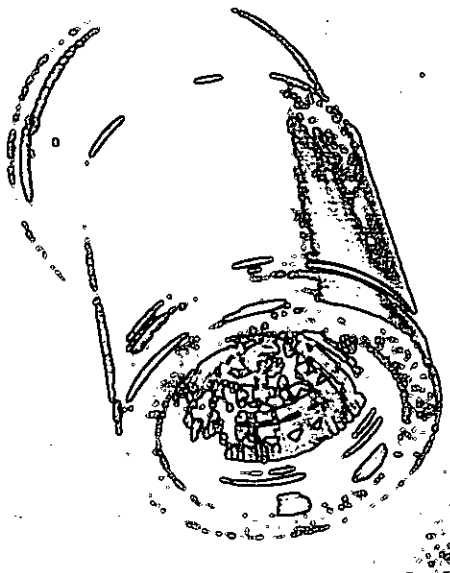
Rear Elevation (to conservatory)

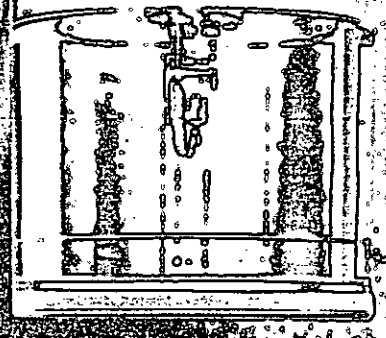


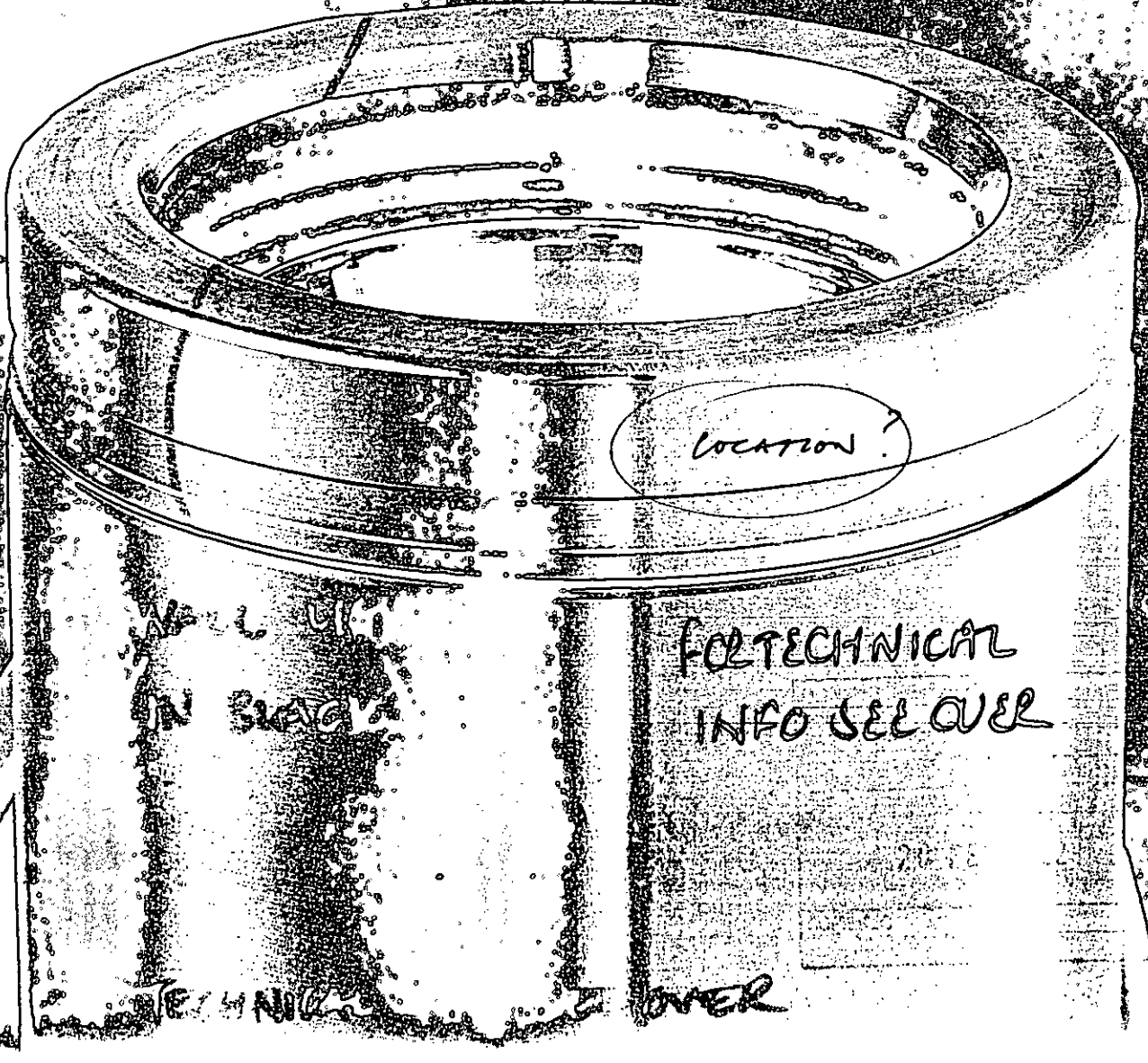
Front facade

Hunza Surface Mounted Units









Pagoda Lite (PGL) IP66

The Pagoda Lite produces a general lighting effect and utilises a small halogen capsule housed in a clear UV stable acrylic lens. The illumination is not directional and is ideal, therefore, in lighting entrances and foyers. The Pagoda Lite is suitable for mounting on timber, stone or brick.

Available in: Marine Grade 316 Stainless Steel or Solid Copper and in UV Stable Powder Coated Aluminium – Standard Colours: Matt Black, Grass Green or Arctic White.

Light Source: 20 Watt Halogen Capsule supplied.

Accessories: Cable Joint Kit.

Power Supply: Buriable IG50 safety isolating transformer for single installation or multi installation with IG100, IG150 or IG200 safety isolating transformer alternatively Wall Mount Series WM100 – WM600 Computer Managed safety isolating transformer.

Pillar Lite (PIL) IP66

Sometimes known as an "up and down light" the Pillar Lite offers huge scope for the imagination. With two Dichroic lamps shining both up and down simultaneously, the effect is dramatic. Change either one or both lamps to one(s) with a narrow beam angle and the mood changes completely, mount the Pillar Lite centrally but horizontally to light up a double garage, illuminate pillars, columns and entrances, the options are only limited by your creativity. The Pillar Light is suitable for mounting on most surfaces and comes complete with a mounting plate.

Available in: Marine Grade 316 Stainless Steel or Solid Copper and in UV Stable Powder Coated Aluminium – Standard Colours: Matt Black, Grass Green or Arctic White.

Light Source: MR16 2 x 20 Watt Dichroic Halogen Lamp supplied.

Accessories: Glare Guard, Frosted Lens and Cable Joint Kit.

Power Supply: Buriable IG50 safety isolating transformer for single installation or multi installation with IG100, IG150 or IG200 safety isolating transformer alternatively Wall Mount Series WM100 – WM600 Computer Managed safety isolating transformer.

Wall Down Lite (PL) IP66

This small luminaire, when mounted centrally above a door, bathes an entrance in pure white welcoming light and is so discrete that when mounted on a facia board of the same colour, it can hardly be noticed - but the effect certainly will. The Wall Down Lite is non-adjustable and therefore ideal for wall washing interesting textures.

Available in: Marine Grade 316 Stainless Steel or Solid Copper and in UV Stable Powder Coated Aluminium – Standard Colours: Matt Black, Grass Green or Arctic White.

Light Source: MR16 50 Watt Dichroic Halogen Lamp supplied.

Power Supply: Buriable IG50 safety isolating transformer for single installation or multi installation with IG100, IG150 or IG200 safety isolating transformer alternatively Wall Mount Series WM100 – WM600 Computer Managed safety isolating transformer.

Twin Wall Spot (TWS) IP66

Fully adjustable, the two individual spotlights can be aimed in entirely different directions allowing maximum flexibility in your lighting design. Suitable for mounting on most surfaces.

Available in: Marine Grade 316 Stainless Steel or Solid Copper and in UV Stable Powder Coated Aluminium – Standard Colours: Matt Black, Grass Green or Arctic White.

Light Source: MR16 2 x 50 Watt Dichroic Halogen Lamp supplied.

Power Supply: Buriable IG100 safety isolating transformer for single installation or multi installation with IG200 safety isolating transformer alternatively Wall Mount Series WM100 – WM600 Computer Managed safety isolating transformer.

Wall Spot (WS) IP66

The Wall Spot Lite is a fully adjustable version of the Wall Down Lite and can be rotated a full 360 degrees making it ideal for downlighting and illuminating larger areas. Position a Wall Spot Lite above a beautiful statue to really bring it to life at night.

Available in: Marine Grade 316 Stainless Steel or Solid Copper and in UV Stable Powder Coated Aluminium – Standard Colours: Matt Black, Grass Green or Arctic White.

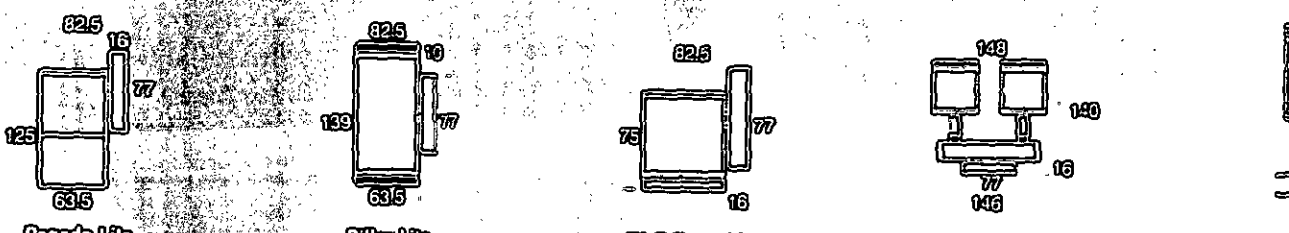
Light Source: MR16 50 Watt Dichroic Halogen Lamp supplied.

Accessories: Glare Guard, Frosted Lens and Cable Joint Kit.

Power Supply: Buriable IG50 safety isolating transformer for single installation or multi installation with IG100, IG150 or IG200 safety isolating transformer alternatively Wall Mount Series WM100 – WM600 Computer Managed safety isolating transformer.

Integral Transformer CE

Occasionally, utilising inground or remote transformers with surface mounted luminaries is not a practical proposition, for this reason all of our surface mounted luminaries come with the option of having an electronic transformer built into the base. The Electronic Transformer is rated at 50 VA and will power either 1 x 50 W Dichroic Halogen Lamp or 2 x 20 W Dichroic Halogen Lamps in the case of Twin Spot or Pillar Lites. This overcomes problems like replacing existing light fittings where only a mains power cable protrudes from a brick wall. Although the size of the base increases to a diameter of 78mm and a depth of 45mm, the luminaries remain some of the most discrete available.



All Hunza lights operate on a 12V supply, where an *integral transformer* is supplied, it is designed to be connected to a domestic 240V supply.

Luminaires supplied with clear tempered glass lenses carry a Lifetime Warranty on lens breakage

Note: Solid Copper Luminaires will age individually over time to a verdigris finish, Stainless Steel fittings are engineered from 316 Marine grade material.

Hunza Low Voltage hand crafted Halogen Exterior Luminaires