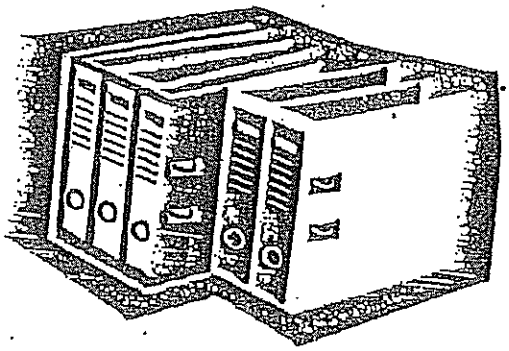
DATE: _____

SCANNING INFORMATION SHEET

OFFICER REPORTS



Application Number: F/2001/3311

Application No	Received	Woodley
F/2001/3311	02.02.01	

Applicant: **London & Cambridge Properties Ltd.**
Location : **Building 66 (QTR), Headley Road East, Woodley.**
Proposal : **Proposed redevelopment of site to form class B1 (business) accommodation with associated provision for access, servicing and parking.**

1. **Planning History** – The site is located on the north side of Headley Road East, approximately 90m from the roundabout with Loddon Bridge Road. The site is identified within the Wokingham District Local Plan as a Core Employment area. The site is currently occupied by the QTR company, which operates a warehouse/distribution use from the site. The principal building on the site is a large structure with a width of around 50m, a depth of 100m and a height to ridge of 8.8m and 4.8m to the eaves. The building reduces in height at the rear to 7m to the ridge and 4.4m to the eaves. This provides approximately 4,540m² of (B8) floorspace. The use of the building was originally light industrial B1(c) but was extended to storage and distribution since 1987. There is also a smaller brick building to the front of the site, which is used for retail and has a floorspace area of around 120m².

2. **Proposal** – The proposed development is for the demolition of the existing structures on the site and the erection of two 2 storey and one 3 storey structure, which would form a 'U' shaped formation around a central courtyard area. The building would be used within the general B1 use classes group, this includes office B1(a), research and development B1(b) and light industrial B1(c). The structures would be sub-divided into 30 individual units of 139m² (1,500ft²). The units will be able to be leased individually or in groups of up to 4 in the two storey buildings and 6 in the three storey building. The redevelopment on this site would be linked to the redevelopment of the Western Site, Headley Road East, which is located directly to the south east of the application site.

   The acceptability of this development is subject to the decision on the previous Western Site application. If the Western Site application is refused planning permission, then the exchange of B1(a) office use from this site, to the building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan. However, if the Western Site application has been approved but Member's are minded to refused this application, this would not be likely to lead to a potential increase in demand for housing, and as such the Western application would still be in accordance with policy WEM2. Similarly any other combination of decision on these site would also be in accordance with policy WEM2.

3. **Consultations** -
   - ***Woodley Town Council:*** Support the principle of a new development on the site but have a number of concerns. (see attached comments).
   - ***Highways:*** No objection subject to conditions and the signing of a S106 legal agreement.
   - ***Landscaping:*** No objection subject to conditions.

- ***Environment Agency:*** No objection subject to condition.
- ***Crime Prevention Design Adviser:*** No objection.
- ***Land Drainage:*** No objection to the proposed development subject to a condition controlling any proposed works to the ditch area to the rear of the site.
- ***Building Control:*** 'No comment.'
- ***Policy and Plans:*** No objection subjection to conditions.
- ***Environmental Health:*** No objection subject to conditions.
- ***Letters:*** There have been 2 letters of objection from local residents. These objections can be summarised as follows:
  - Impact upon the adjacent dwellings.
  - Concerned over boundary treatment.
  - Concerned over surface drainage.
  - Impact of the height of the three storey structure.
  - Loss of privacy.
  - Light pollution.

4. **Appraisal** – Main issues are:

   A. Principle of redevelopment within a Core Employment Area. (OS1, BU1 and BU2 of the Berkshire Structure Plan; LTV1 and LE1 of the Loddon Area Local Plan; WOS1, WOS2, WEM2 and WEM12 of the Wokingham District Local Plan.)
   B. Impact upon the character and appearance of the surrounding area. (LD3 and EN1 of the Berkshire Structure Plan; LBE1, LBE2, LBE8 and LW2 of the Loddon Area Local Plan; WOS3, WOS5, WBE1, WBE2, WBE10 and WBE12 of the Wokingham District Local Plan.)
   C. Impact upon the residential amenity of the adjacent dwellings. (EN1 of the Berkshire Structure Plan; LBE2 and LE1 of the Loddon Area Local Plan and WOS3, WOS6, WOS7 and WBE1 of the Wokingham District Local Plan.)
   D. Impact upon the existing highway network. (OS1, LD5, T3, and T6 of the Berkshire Structure Plan; LT5 and LT6 of the Loddon Area Local Plan; and WT6 and WT7 of the Wokingham District Local Plan.).
   E. Services and Infrastructure.
   F. Concerns of local residents and Woodley Town Council.

A. Principle of redevelopment within a Core Employment Area.

The site is located with an area that is identified as a Core Employment Area within the Council's local plans. As such it must be considered against Policies BU1 and BU2 of the Berkshire Structure Plan 1991-2006. The plan makes no provision for additional employment development as employment commitments are expected to last at least to 2008 and takes a cautious approach to development. However the current proposal is for the redevelopment of an existing brownfield site and the policies allow for local consideration to be taken into account and proposals should be considered on a case for case basis to see how far they are meeting these local needs.

The existing use provides 120m² of retail floorspace and 4,540m² of Storage and distribution (B8) floorspace. The proposed redevelopment would create 5,602m² of general B1 use, sub-divided between 30 small units. While the proposed development would result in the loss of B8 storage and distribution,

the site is not located within an area where policy seeks to retain such uses as a matter of principle. Policy BU1 sets out four criteria, one of which the development proposed needs to fulfil. It is considered that the proposal would comply with (iii) of the policy as it would provide 30 small units of approximately 139m² of floorspace for general B1 use. These units will help to aid small business development and as such would meet a local need.

The proposed development would similarly accord with the requirements of policy WEM2 of the Wokingham District Local Plan. and criteria (ii) of policy BU2 of the Berkshire Structure Plan, in that it would create small business use, not result in their loss. Under criteria 'C' proposed development should not give rise to pressure for housing development additional to the provision made within this plan. While the proposed development may result in a more intensive use of this site than current use, the proposed development would result in a transfer of 2,555m² of existing B1(c) office space from the site on the opposite side of the road – The Western Site. It is considered that with the transfer of this existing B1(a) use from the site opposite, controlled by a legal agreement to tie the two sites, the proposed development would not result in a significant increase in the pressure for housing development within the local plan area. However as noted previously in this report, if the western site if refused planning permission, when this transfer of the B1(a) officer use from the Western Site would not be able to go ahead and the proposed development of the Building 66 site would lead to a potential increase in the demand for housing and would be contrary to policy WEM2 of the Wokingham District Local Plan.

However any other combination of decision on the two applications would nopt result in this potential increase in demand for housing and would be in accordance with the policies of the District's development plans.

B. Impact upon the character and appearance of the surrounding area.
The proposed development would be a high quality development set around a landscaped central area, with water features and seating; the southern part of the courtyard would also have some vehicle parking. The buildings themselves would be in three blocks with the blocks to the east and west being two storeys and the central north structure being three. This will help to give the courtyards a sense of enclosure and place. Each set of four of the east and west units and one for the central block would have curved glass entrance ways with decorative finials and masts, these would help to break up the massing , while increasing the vertical emphasis of the longer buildings. The surrounding area, to the north, west and south of the buildings would be used as car parking with areas of landscaping dispersed throughout the courtyards, parking spaces, and along the boundaries. Therefore it is considered that the proposed development would represent a significant improvement over the current appearance of the site. As such, the proposed development would have no detrimental impact upon the character or appearance of the surrounding area.

C. Impact upon the residential amenity of the neighbouring dwellings.
There are residential properties adjoining the application site to the north, these dwellings are accessed via Sherbourne Close. The dwellings are single storey terrace properties which back onto the site. The current building on the site is approximately 50m wide, 100m deep and with a ridge height 8.8m. The

building is centrally located within the site, which extends right to the rear boundary with the residential properties. The areas to either side of the building are used for the storage of vehicles connected with the storage and distribution use of the site. This also extends up to the rear boundary of the site. The neighbours have stated that over a period of time they have experienced a number of problems related to the current use and operation from the site, including noise disturbance, vermin and light pollution form outside security lighting.

The proposed buildings would be located a minimum of at least 54m away from the closest dwelling. This is an improvement over the current distance of only 8m. There would be an increase in height, with the central three storey structure measuring a maximum of13.5m, compared with the 8.8m of the main building and 7m of the rear lower section of the existing building. However drawing SK62 illustrates the existing and proposed relationship between the site and the adjacent dwellings. The section on the top of the drawing shows the existing relationship between the properties, while the lower drawing shows the proposed structure. The lower drawing also shows the existing use on the neighbouring site to the west.

As such the proposed development would have a less dominant impact upon the adjacent residential dwellings, with the distance between the properties being sufficient to prevent overlooking to the rear garden areas. Therefore the proposed development would have no significant detrimental impact upon the residential amenity of the neighbouring dwellings.

Issues relating to the boundary treatment, the drainage ditch to the rear of the site and surface land drainage issues and external lighting of the site can be dealt with through the imposition of suitable conditions.

D. Impact upon the existing highway network.

The redevelopment of the two sites would actually result in a decrease in the overall commercial floor area of the combined sites, however the proportions of the various uses would change from that currently on site. The transport assessment submitted by the applicant demonstrates that the increase in the amount of office floor space and the consequential traffic generated would be largely negated by change of use of a large amount of the floorspace on the Western Site to B8 storage which has a significantly less impact in terms of traffic during the peak periods.

As with most purpose built development, there will inevitably be an overall increase in traffic over and above that which could be generated by the site under its present permitted uses. However the transport assessment demonstrates that this would not be likely to result in a material impact and will be mitigated by the provision of a Travel Plan and contributions towards local sustainable transport initiatives and/or traffic management improvements. The applicant has also offered land along the site frontage to accommodate any future proposals for a shared cycleway/footway at no cost to the Authority.

It is therefore considered that the proposed development of both sites together would not result in an unacceptable increase in traffic on the highway network during peak periods, subject to the signing of a S106 legal agreement to secure a Travel Plan and financial contribution of £70,000 towards local

sustainable transport initiatives and traffic management schemes, along with the option to take land for the cycleway at nil cost. It is however important that the legal agreement ties the development of the two sites such that one cannot proceed without the other. This will ensure that the traffic impact of the development is kept to a minimum.

E. Services and infrastructure.
Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

As stated above a contribution of £70,000 has been agreed towards local sustainable transport initiatives and traffic management schemes, together with the option to take land for a cycleway at nil cost. There is also a requirement to provide an off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £10,000 has been agreed towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool.

F. Concerns of the local residents and Woodley Town Council.
The concerns of the local residents and the Woodley Town Council have been noted and have been addressed in the above appraisal or via the proposed imposition of conditions.

5. **Conclusion** – The proposed development would have no significant adverse impact upon the residential amenity of the neighbouring dwellings, the character and appearance of the surrounding area and the safety of the existing highway network. Therefore the proposed development would be in accordance with the policies of the district's development plans.

6. **Recommendation** – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the financial provision as outline in section E above and the ceasing of the current office B1(a) use on the Western site opposite, together with the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

8. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor

shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground

17. Notwithstanding the plans submitted, prior to the development commencing the access shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority. Details shall include the provision of adequate access width, junction radii and set back of gates.

18. Notwithstanding the plans submitted, prior to the development commencing, detailed plans showing the on site car parking, loading and unloading provision shall be submitted to and approved by the Local Planning Authority. The number of on site car parking spaces shall not exceed 1 space per 30 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the Local Planning Authority showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated within the forecourt area of the development. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

20. Prior to the start of the hereby approved development full details of the proposed treatment of the rear boundary ditch shall be submitted to and approved in writing by the Local Planning Authority. These approved works shall be carried out prior to the occupation of the first building on the site, and shall thereafter by maintained.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. In the interests of visual amenity.

5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

7. In the interests of visual amenity.

8. To prevent queuing and parking off site, in the interests of highway safety and convenience.

9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

11. In the interests of visual amenity.

12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

13. To safeguard the residential amenity of the adjacent dwellings.

14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

15. To protect the adjacent occupiers from noise and disturbance.

16. To prevent pollution of ground water.

17. To safeguard highway safety.

18. To safeguard highway safety.

19. To safeguard highway safety.

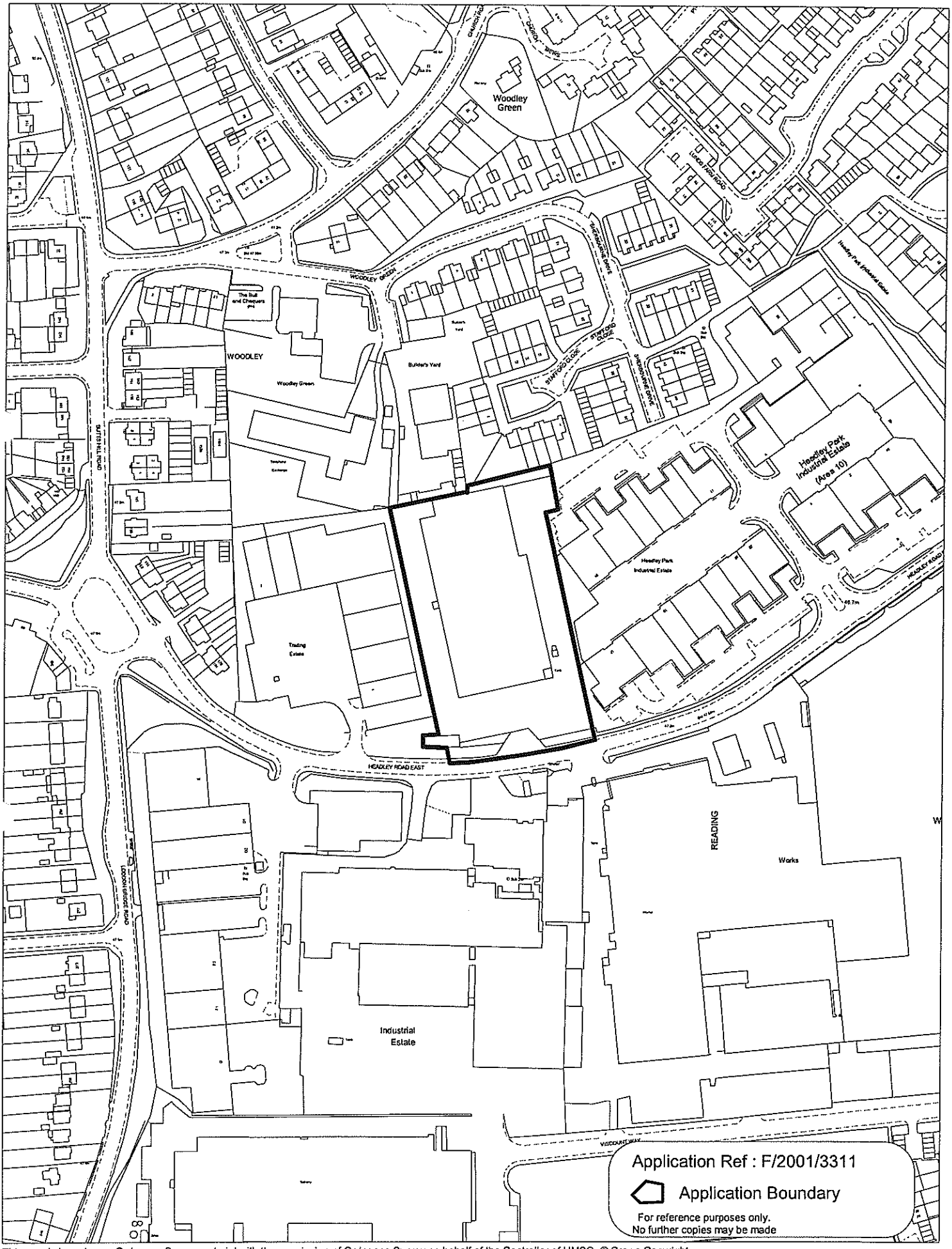
20. To safeguard adequate land drainage and the visual amenity of the area.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
   Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
   Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.



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23 May 2001 Scale: 1 : 2500

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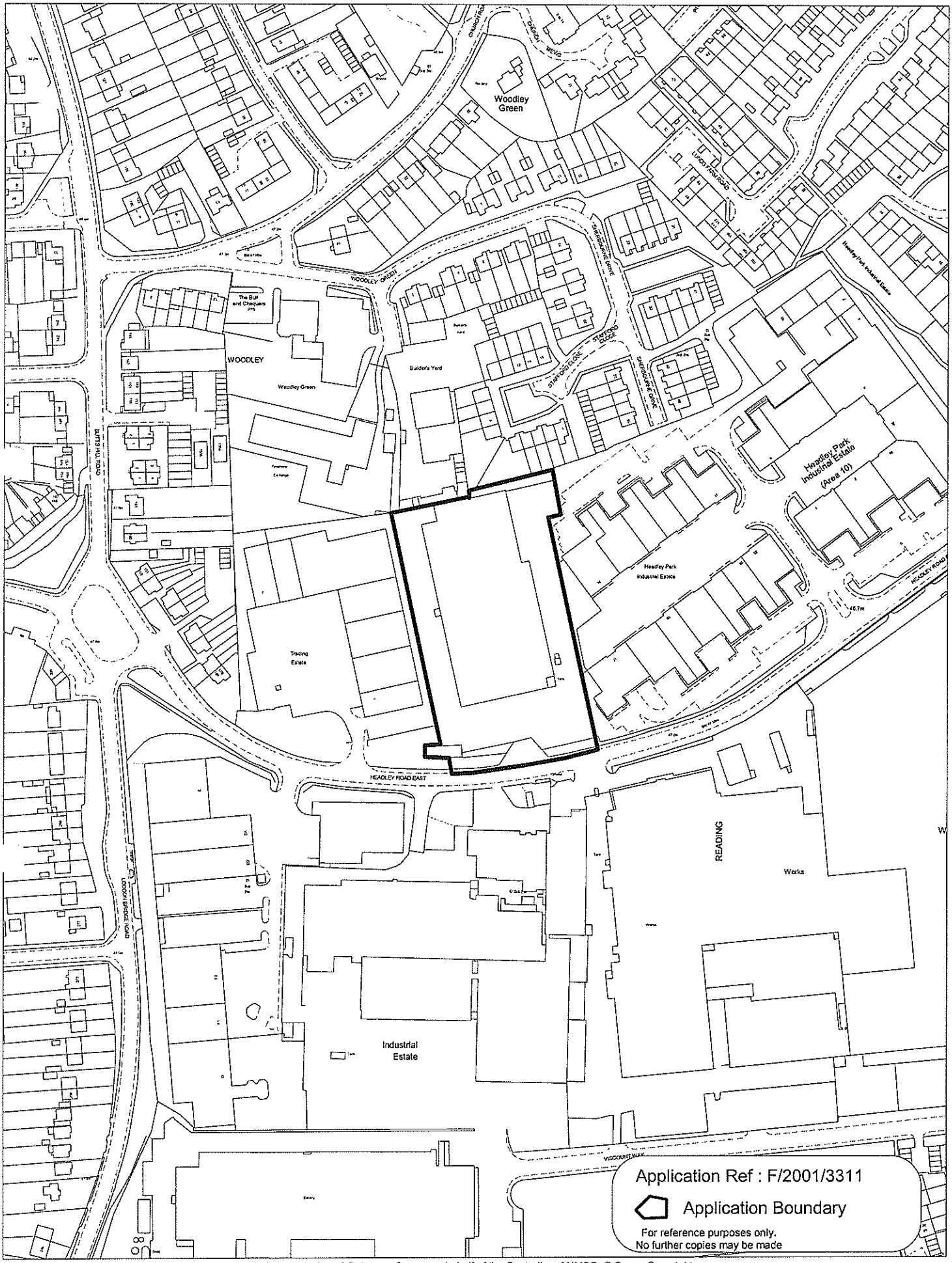

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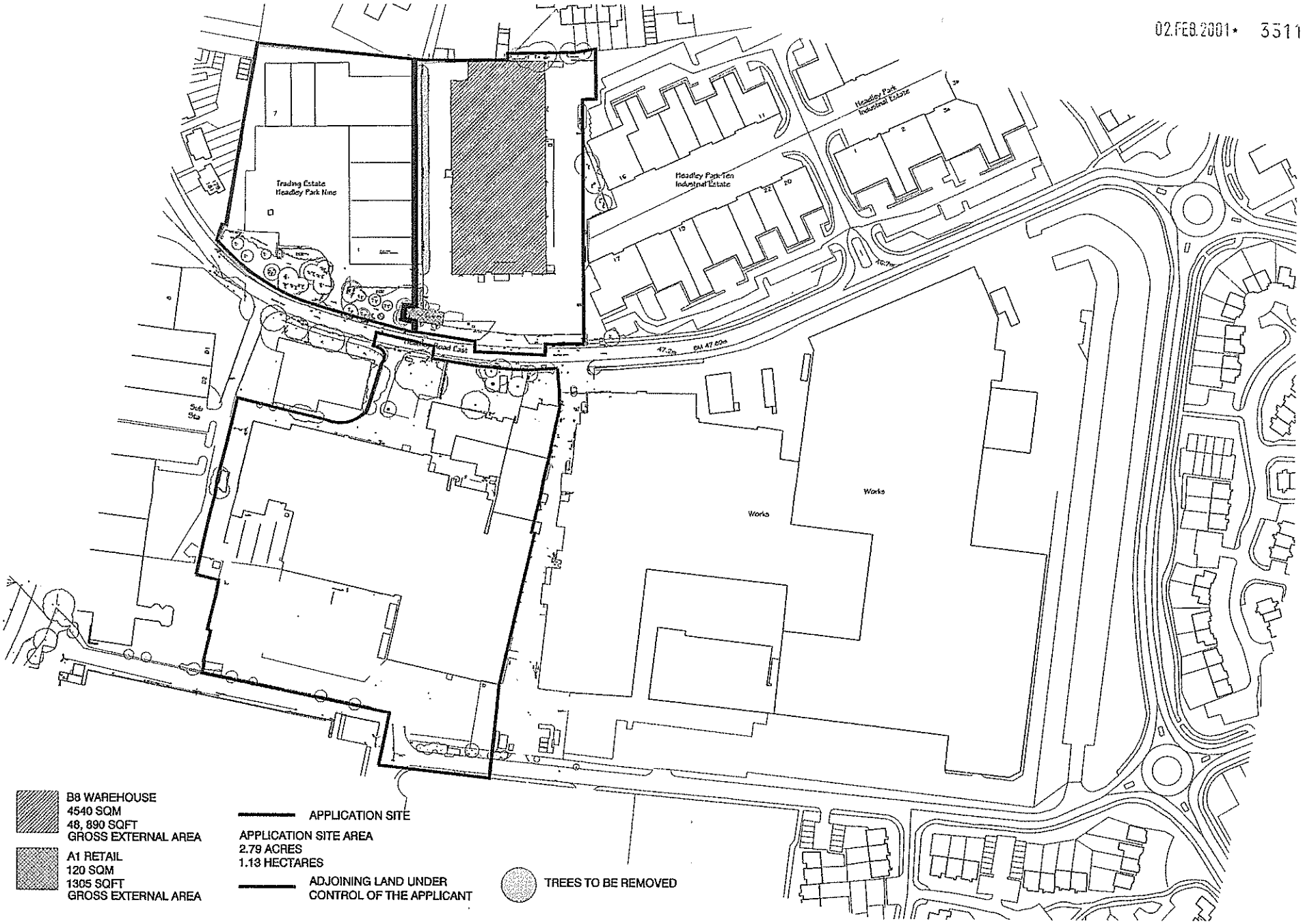

B8 WAREHOUSE
4540 SQM
48, 890 SQFT
GROSS EXTERNAL AREA

A1 RETAIL
120 SQM
1305 SQFT
GROSS EXTERNAL AREA

APPLICATION SITE

APPLICATION SITE AREA
2.79 ACRES
1.13 HECTARES

ADJOINING LAND UNDER
CONTROL OF THE APPLICANT

TREES TO BE REMOVED

NORTH

QTR - LOCATION PLAN

HEADLEY ROAD EAST - WOODLEY

0 10 20 30 40 50 60m

LYONS+SLEEMAN+HOARE
Architects

Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

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Job Headley Road East, Woodley | Scale 1:1250@ A2 | Date JAN 2001 | For Inter PP | Author

Drawing QTR Location Plan | Job N°/Drg N° 00/011 P01 | Rev | Checked

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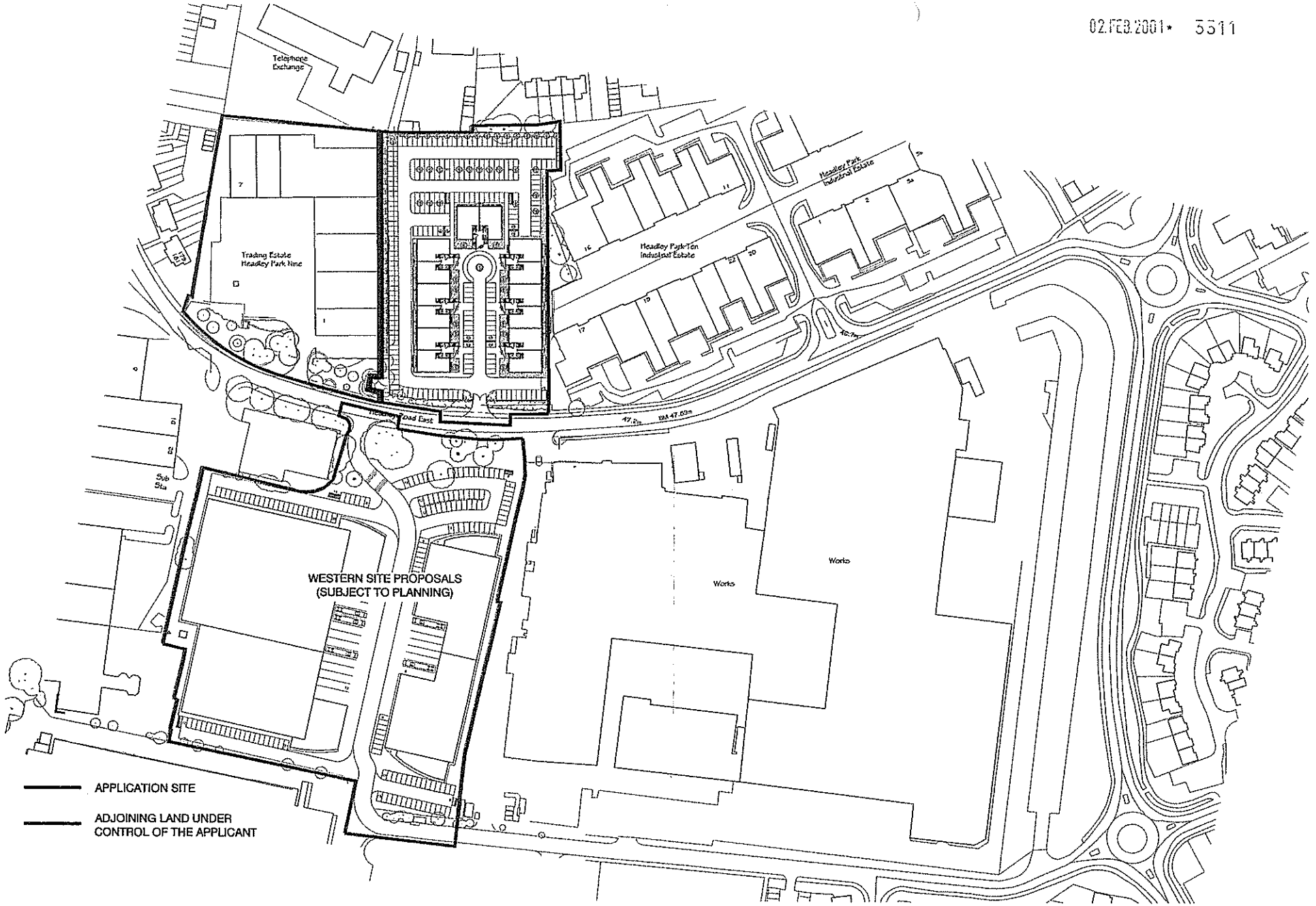

QTR - MASTERPLAN

HEADLEY ROAD EAST - WOODLEY

0 10 20 30 40 50 60 m

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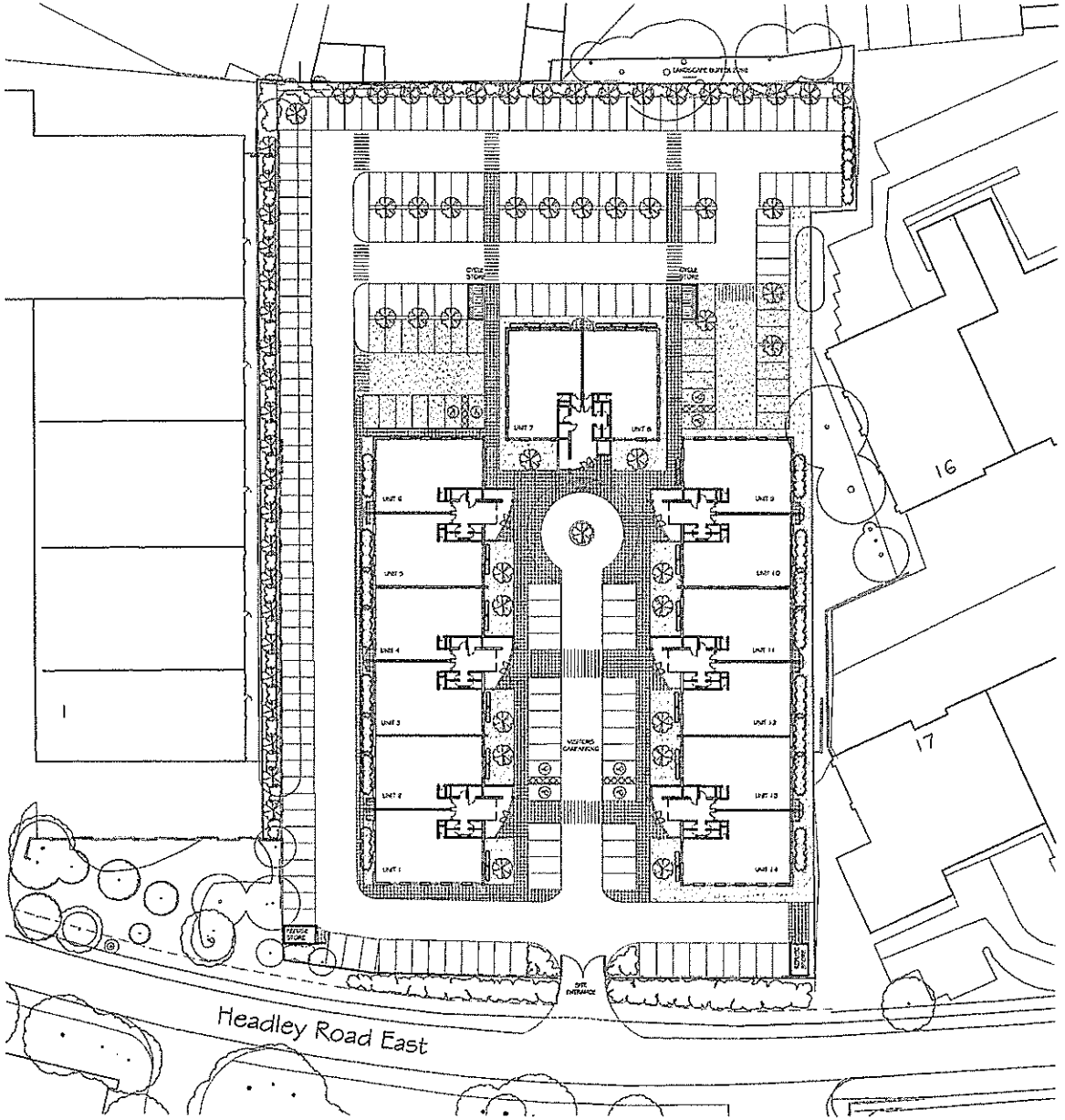
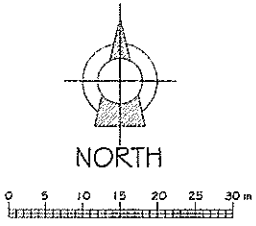


AREA SCHEDULE

GROSS EXTERNAL AREA	5,602 SQM	60,300 SQFT
PLANT ROOMS	252 SQM	2,710 SQFT
NET INTERNAL AREA	4,220 SQM	45,420 SQFT
CAR SPACES	224	
CYCLE STORAGE	22	

30 X B1A UNITS OF APPROXIMATELY 1,500 SQFT.
INHERENT FLEXIBILITY FOR UNITS UP TO:
6,000 SQFT (2 STOREY)
9,000 SQFT (3 STOREY)



QTR - SITE PLAN

HEADLEY ROAD EAST - WOODLEY

All areas stated are approximate and subject to detailed design. They relate to the likely areas of the building at the current stage of design. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design and building process.

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Job Headley Road East, Woodley	Scale 1:500 @ A2	Date JAN 2001	Partner PP	Author
Drawing QTR - Site Plan	Job # / Drg # 00/011 P03		Rev	Checked

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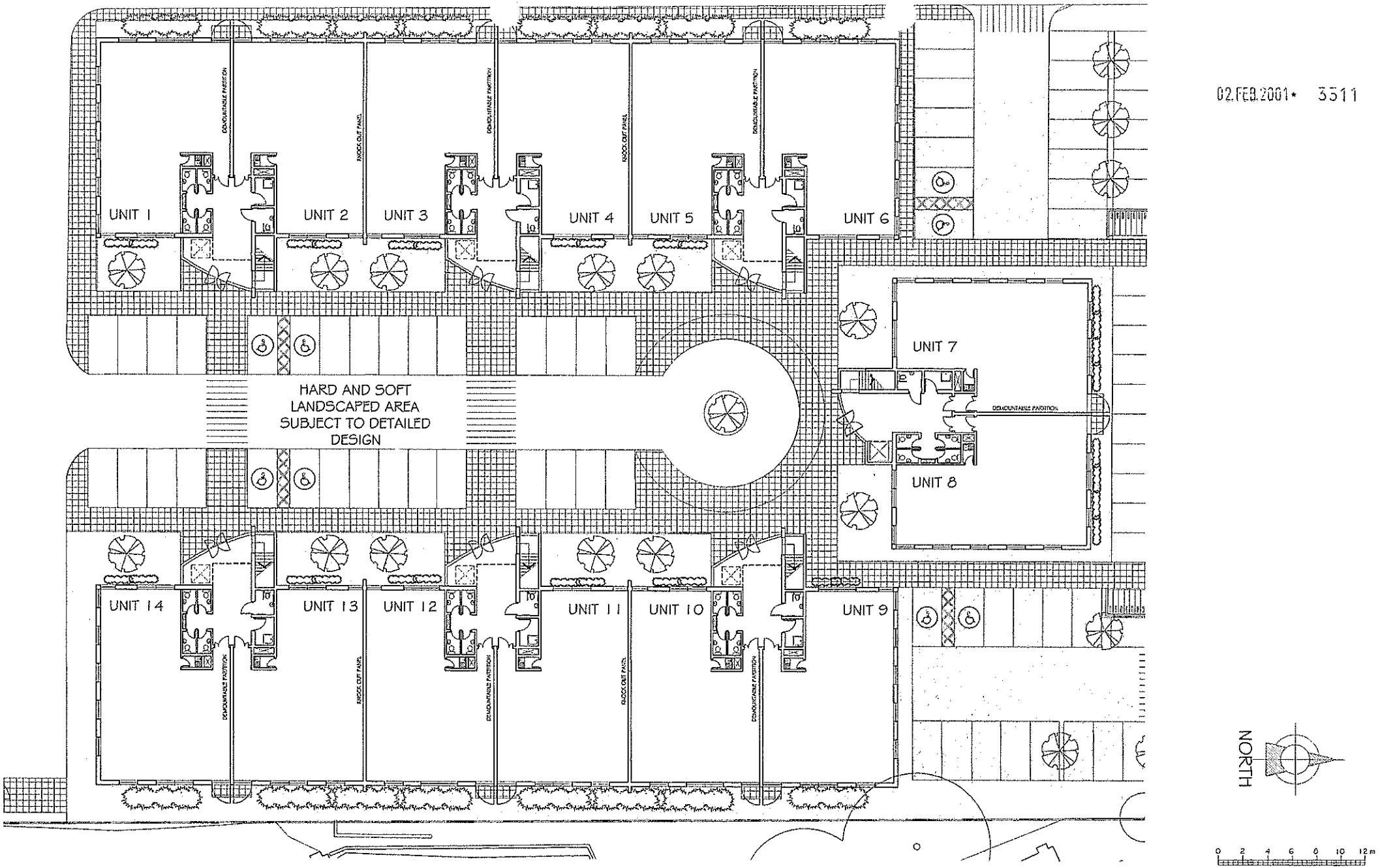

QTR - GROUND FLOOR PLAN

INTERNAL CONFIGURATION SUBJECT TO DETAILED DESIGN

HEADLEY ROAD EAST, WOODLEY

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Job	Headley Road East, Woodley	Scale	1:200@ A2	Date	JAN 2001	Partner	PP	Author
Drawing	Ground Floor Plan	Job N° / Drg N°	00/011 P04	Rev		Checked	

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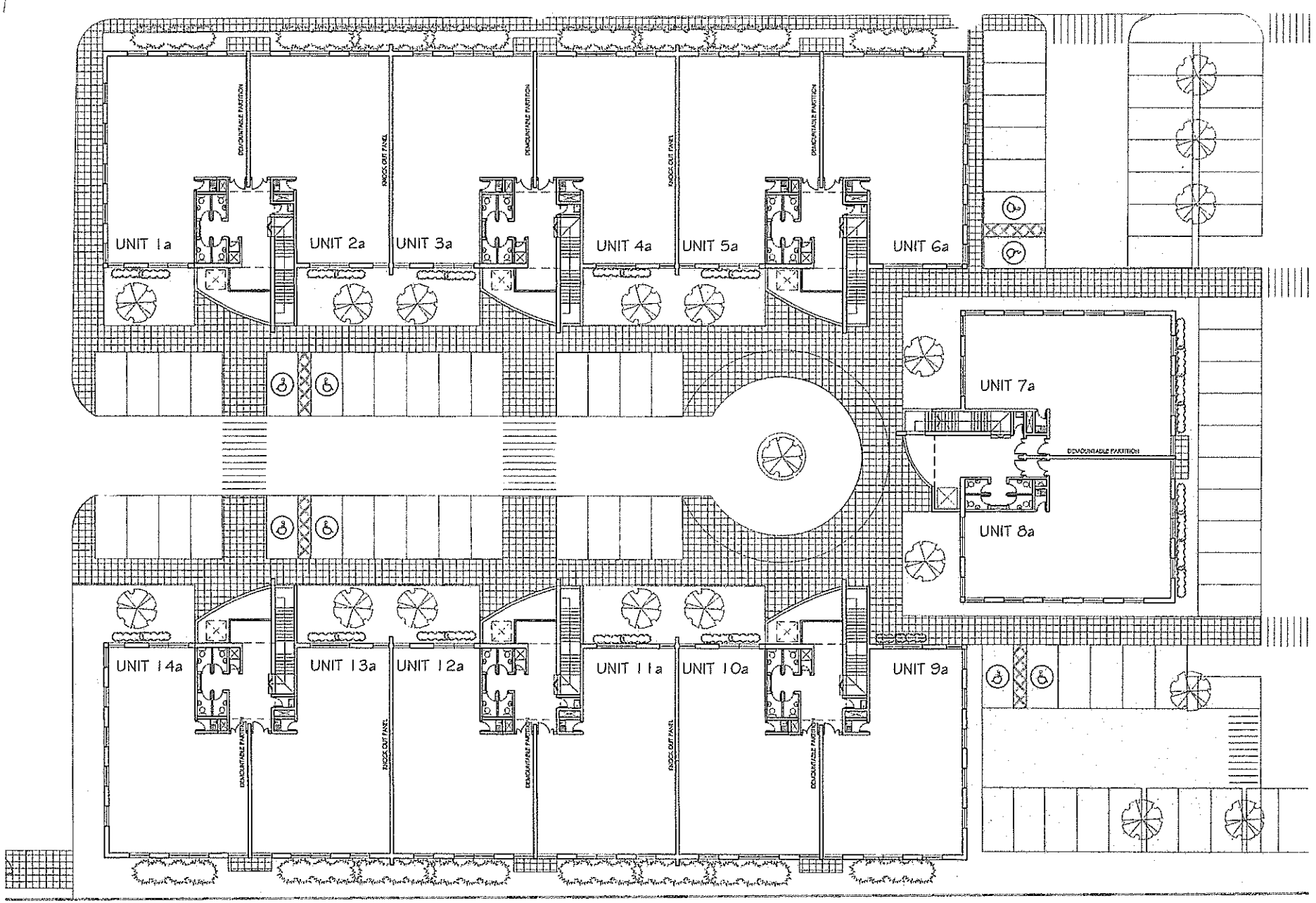

QTR - FIRST FLOOR PLAN

HEADLEY ROAD EAST, WOODLEY

INTERNAL CONFIGURATION SUBJECT TO DETAILED DESIGN

LYONS+SLEEMAN+HOARE
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Job Headley Road East, Woodley | Scale 1:200@ A2 | Date JAN 2001 | Partner PP | Author

Drawing First Floor Plan | Job/F/Dwg No 00/011 P05 | Rev | Checked

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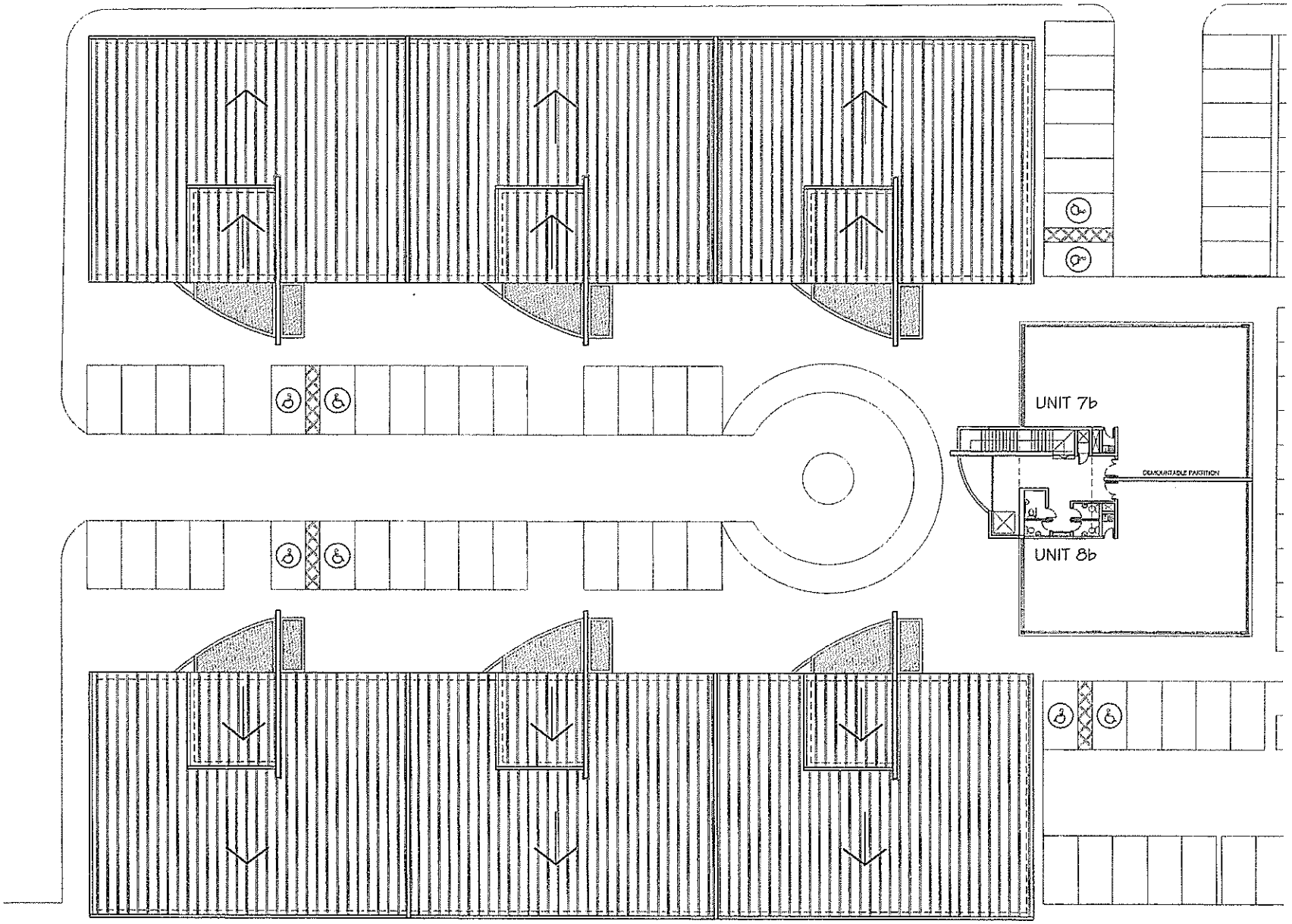
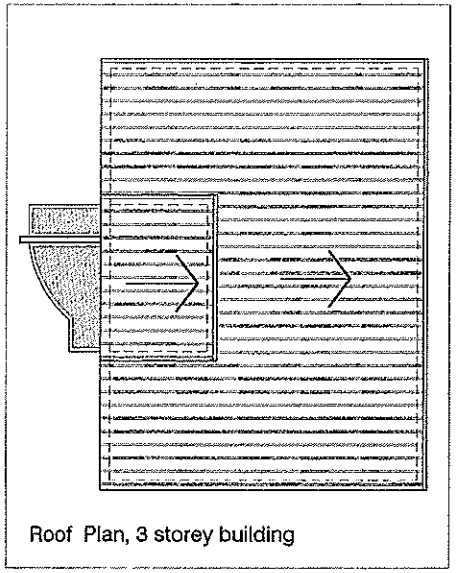
02.FEB.2001 3511





Roof Plan, 3 storey building

NORTH

0 2 4 6 8 10 12m

QTR - SECOND FLOOR / ROOF PLAN

HEADLEY ROAD EAST, WOODLEY

LYONS+SLEEMAN+HOARE
Architects
Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

Job	Scale	Date	Partner	Author
Headley Road East, Woodley	1:200@ A2	JAN 2001	PP	
Drawing	Job No/Drg No	Rev		Checked
Second Floor Plan	00/011 P06			

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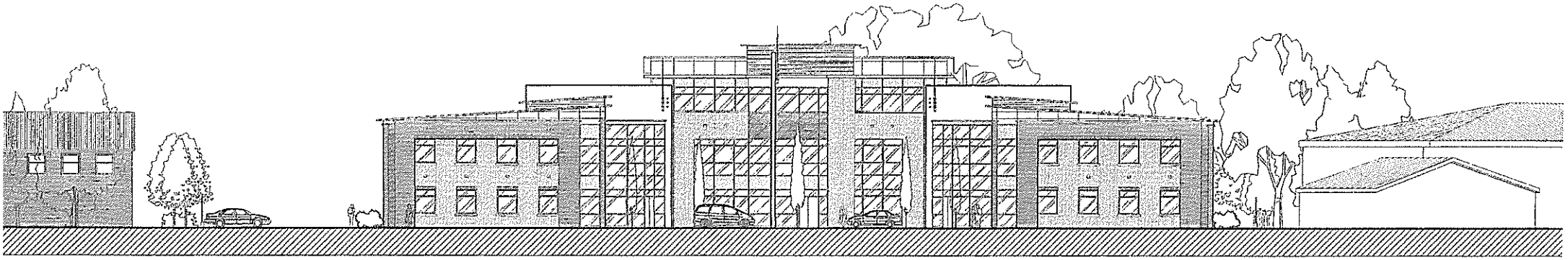
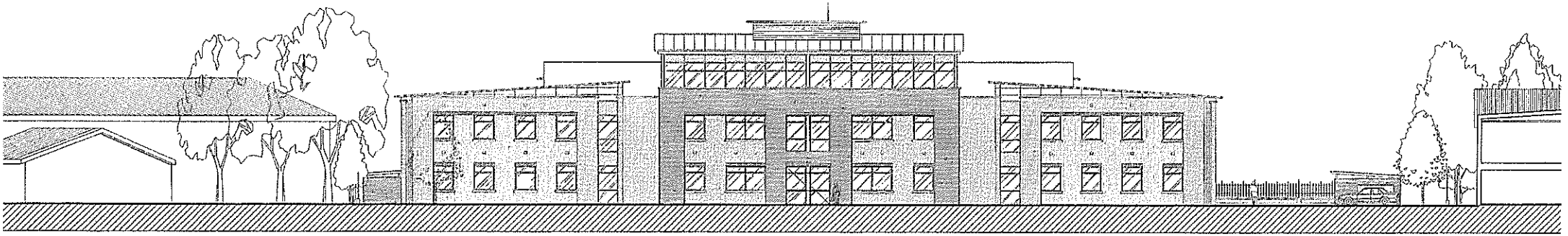
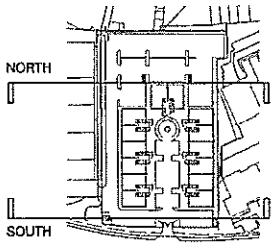


SOUTH ELEVATION



NORTH ELEVATION



KEY PLAN

0 2 4 6 8 10 12m

ELEVATIONS

HEADLEY ROAD EAST, WOODLEY

LYONS+SLEEMAN+HOARE
Architects

Nore Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

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Job	Scale	Date	Partner	Author
Headley Road East, Woodley	1:200@ A2	JAN 2001	PP	
Drawing	Job N°/Drg N°		Rev	Checked
Elevations	00/011 P 07			

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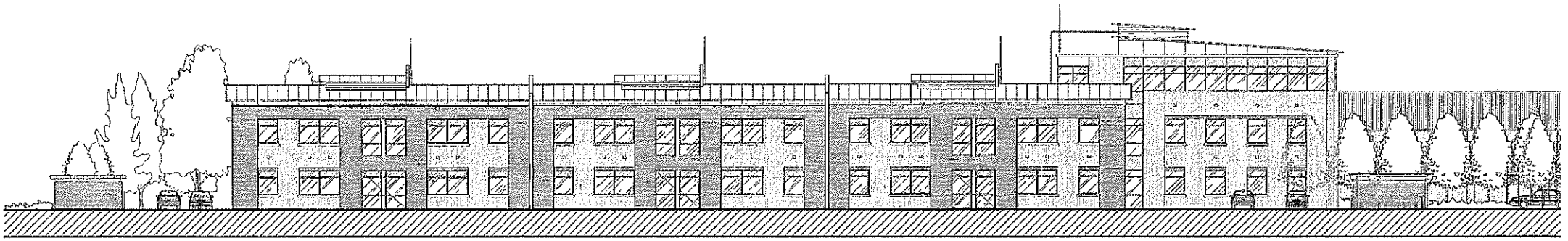
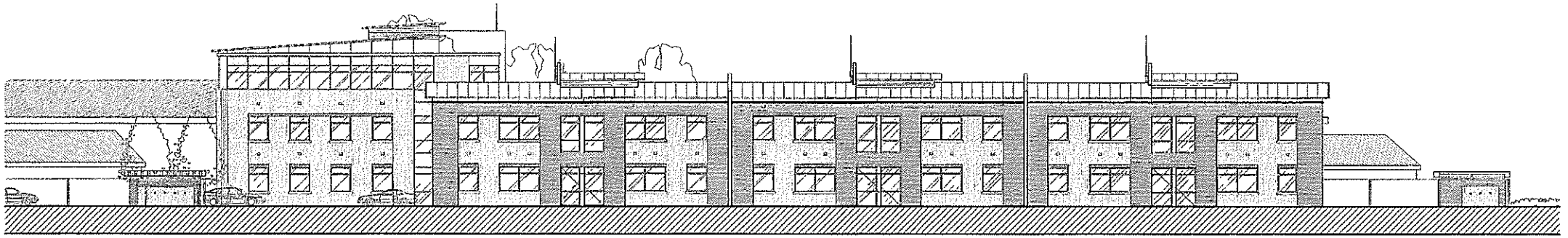
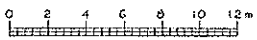
P 08

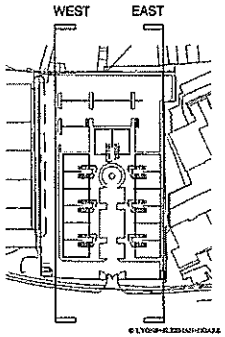


EAST ELEVATION



WEST ELEVATION





KEY PLAN

ELEVATIONS

LYONS+SLEEMAN+HOARE
Architects
Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

HEADLEY ROAD EAST, WOODLEY

Job	Scale	Date	Partner	Author
Headley Road East, Woodley	1:200@ A2	JAN 2001	PP	
Drawing	**Job Nº/Drg Nº**		**Rev**	**Checked**
Elevations	00/011 P08			

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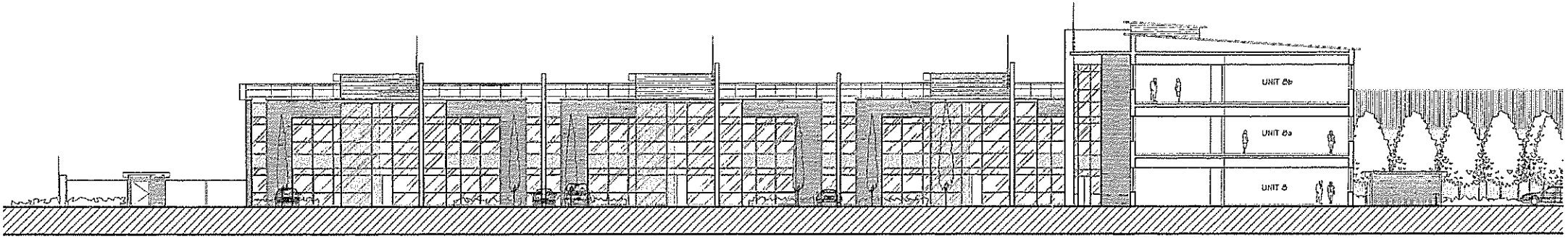
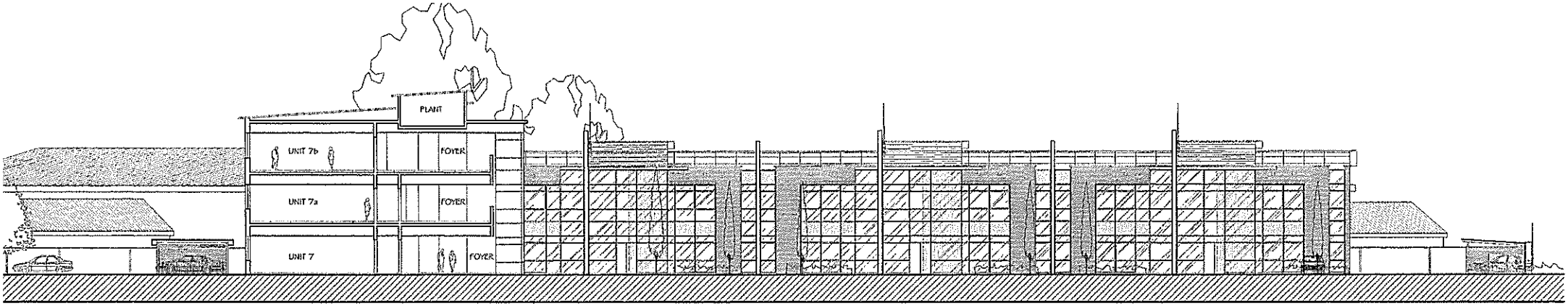
P 09

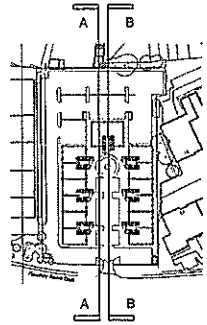
02.FEB.2001 3511



SECTION AA



SECTION BB



KEY PLAN

0 2 4 6 8 10 12m

SECTIONAL ELEVATIONS

HEADLEY ROAD EAST, WOODLEY

LYONS+SLEEMAN+HOARE
Architects
Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

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Job	Scale	Date	Partner	Author
Headley Road East, Woodley	1:200@ A2	JAN 2001	PP	
Drawing	Job#/Drg#	Rev		Checked
Sections AA & BB	00/011 P 09			

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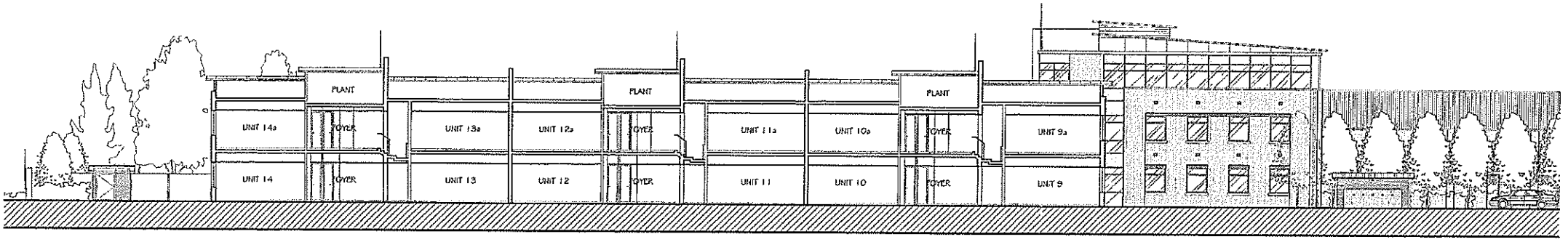
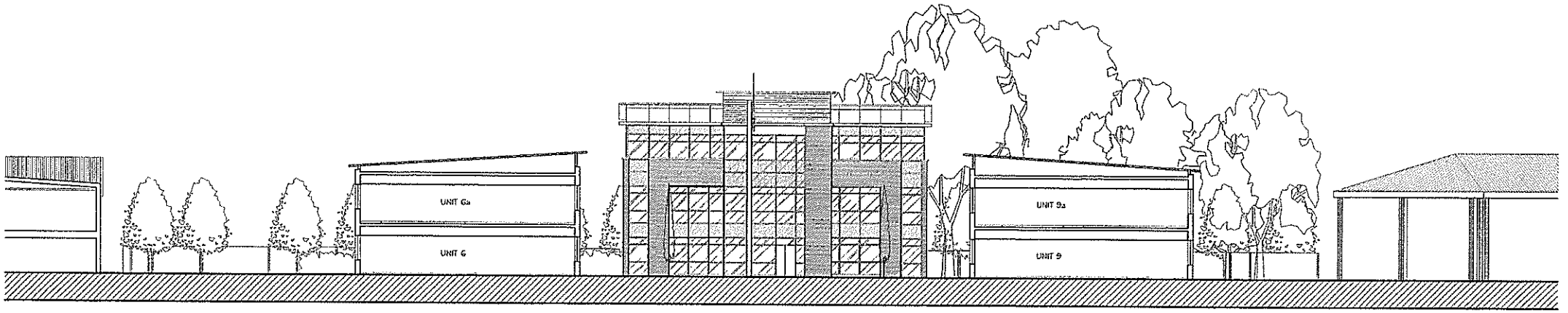
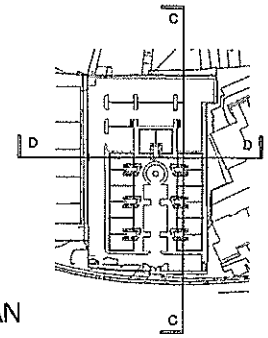


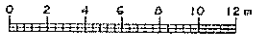
SECTION CC



SECTION DD



KEY PLAN



SECTIONAL ELEVATIONS

HEADLEY ROAD EAST, WOODLEY

LYONS+SLEEMAN+HOARE
Architects
Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

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Job	Scale	Date	Partner	Author
Headley Road East, Woodley	1:200@ A2	JAN 2001	PP	
Drawing	Job N°/Dwg N°	Rev		Checked
Sections CC & DD	00/011 P10			

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Architects
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Tel: 01252 844144 Fax: 01252 844800

HEADLEY ROAD EAST, WOODLEY

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Job	Scale	Date	For Inc	Author
Headley Road East, Woodley	NTS	JAN 2001	PP	

Drawing	Job No / Dwg No	Rev	Checked
Illustrative Perspective	00/011 P 12		

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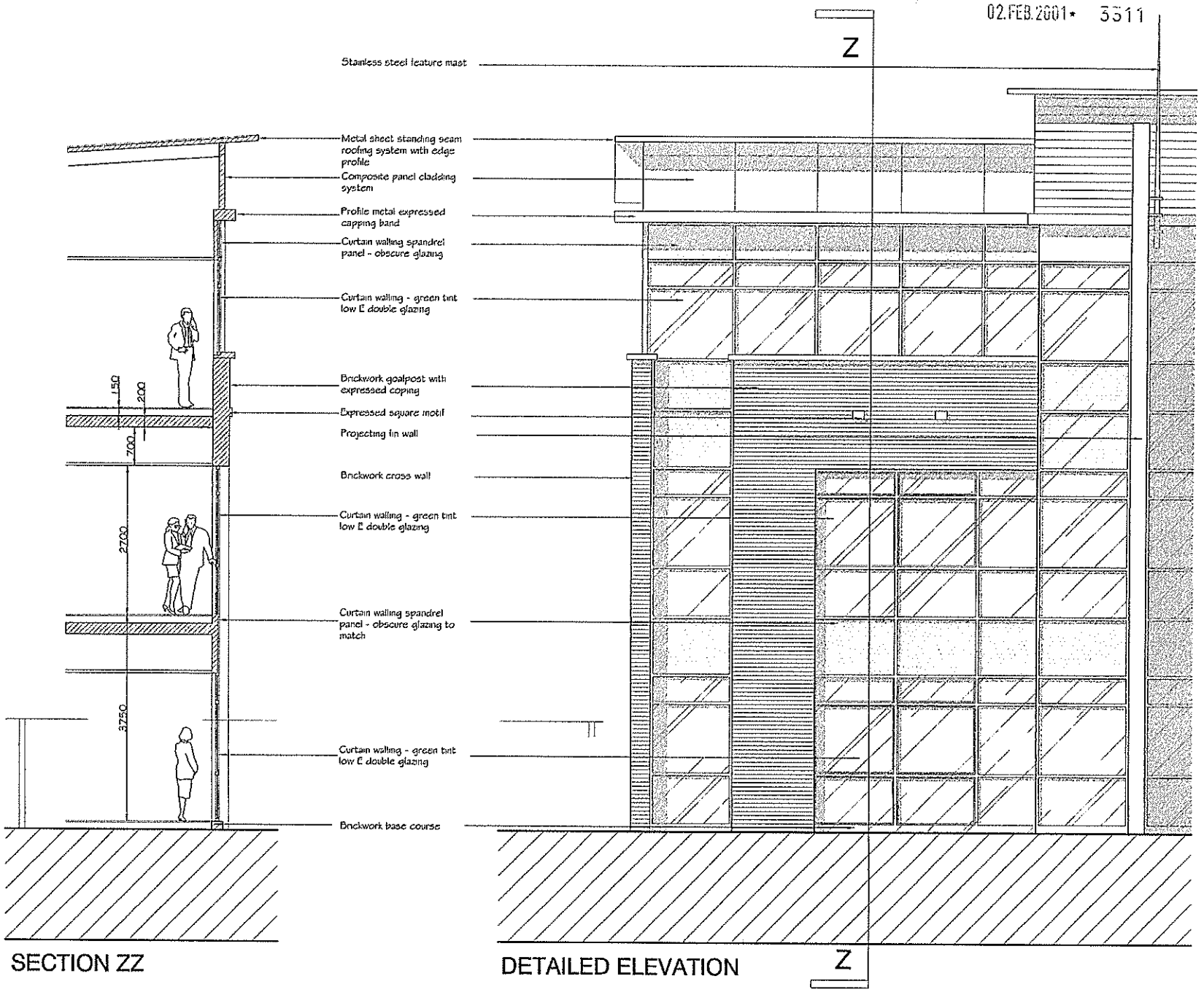
02.FEB.2001 3511



SECTION ZZ

DETAILED ELEVATION

0 2 4 6 8 10 12 m

LYONS+SLEEMAN+HOARE
Architects
Nero Brewary, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

HEADLEY ROAD EAST, WOODLEY

Job: Headley Road East, Woodley
Scale: 1:50@ A2
Date: JAN 2001
Partner: PP
Author:
Drawing: Detail section & elevation
Job/Drg No: 00/011 P11
Rev:
Checked:

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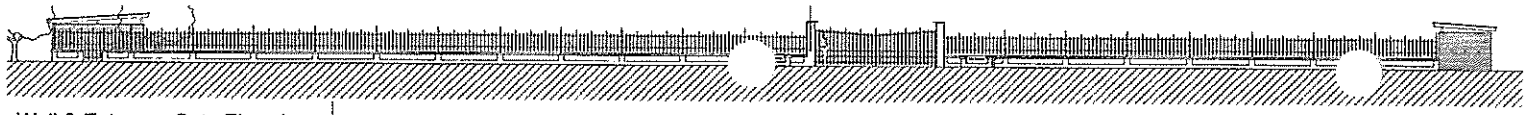
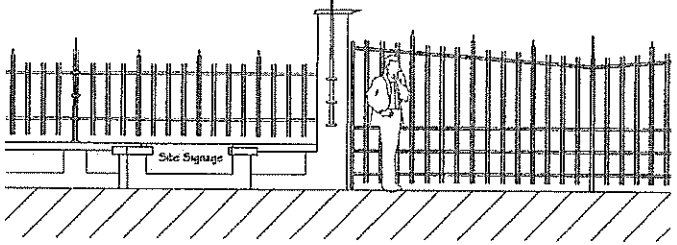
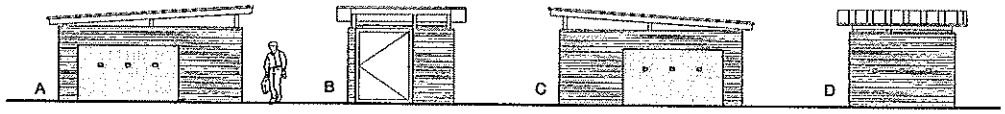


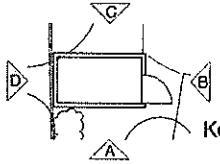
Wall & Entrance Gate Elevation
1:200



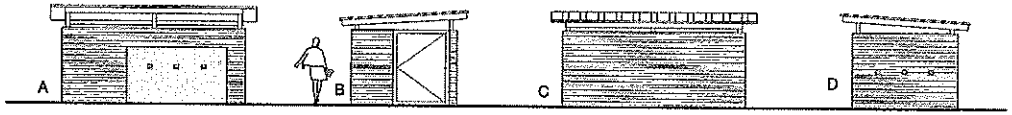
Detail - 1:50



Bin Store 1 Elevations - 1:100



Key Plan (N.T.S.)



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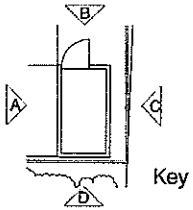
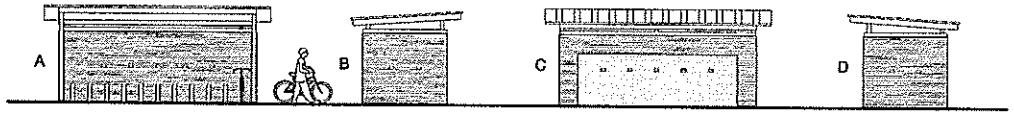
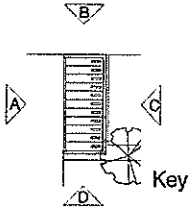


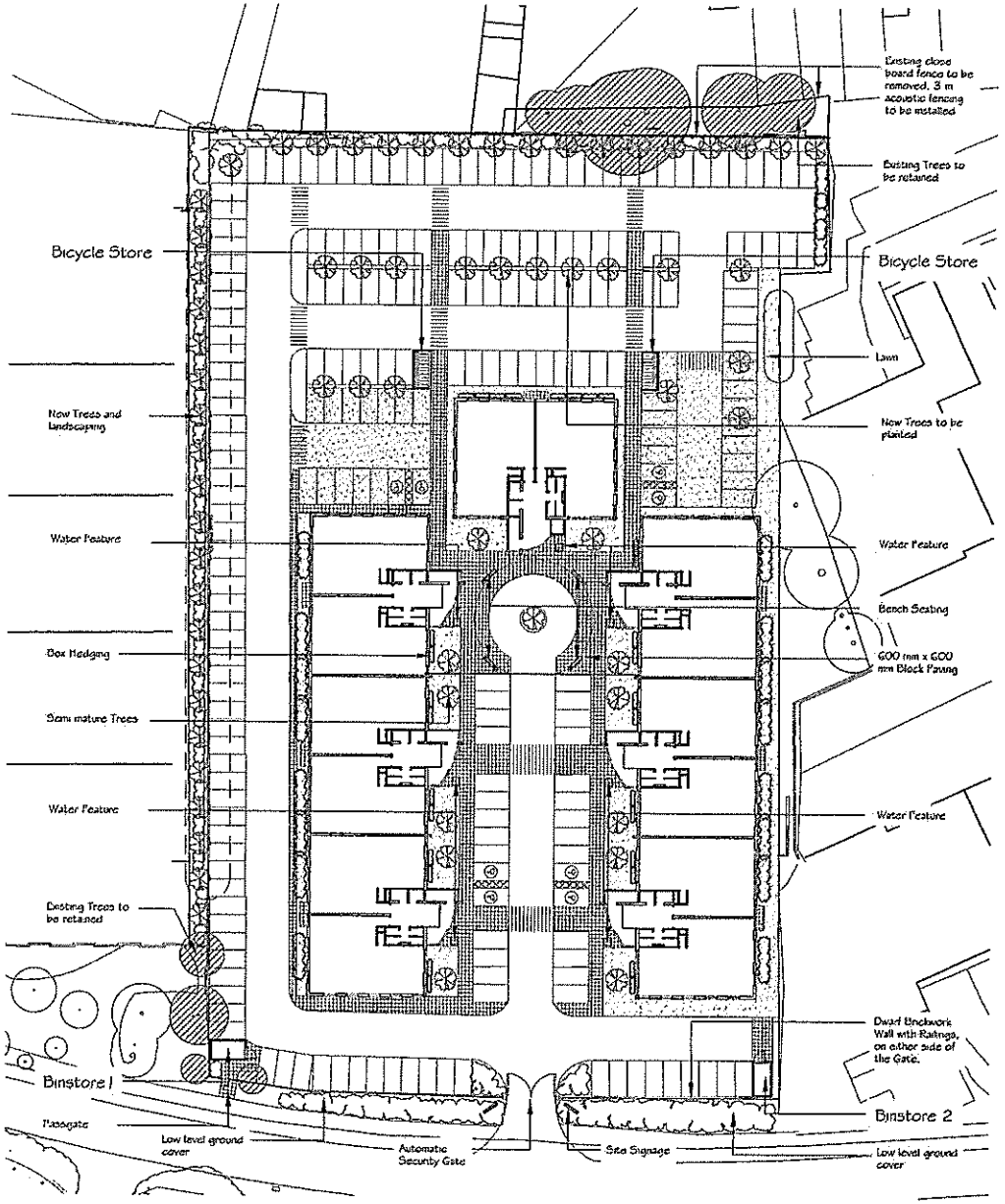
Key Plan (N.T.S.)



Bicycle Store Elevations - 1:100



Key Plan (N.T.S.)



External Landscaping - 1:500

Hard & Soft Landscaping Subject to Detailed Design

LYONS+SLEEMAN+HOARE
Architects
Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

HEADLEY ROAD EAST, WOODLEY

Job	Headley Road East, Woodley	Scale	as shown @ A2	Date	JAN 2001
Drawing	External Works	Job N°/Dwg N°	00/011 P 13		

Partner PP Author
Rev Checked

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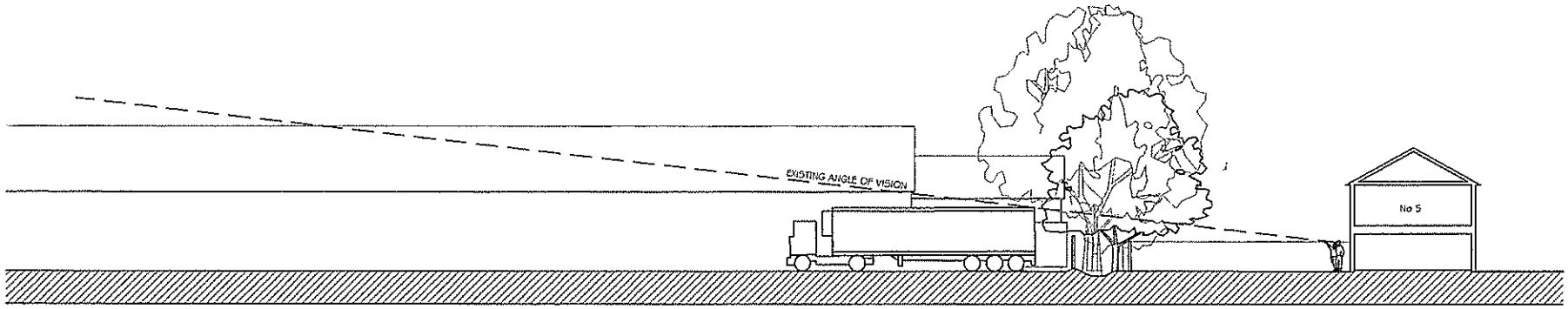
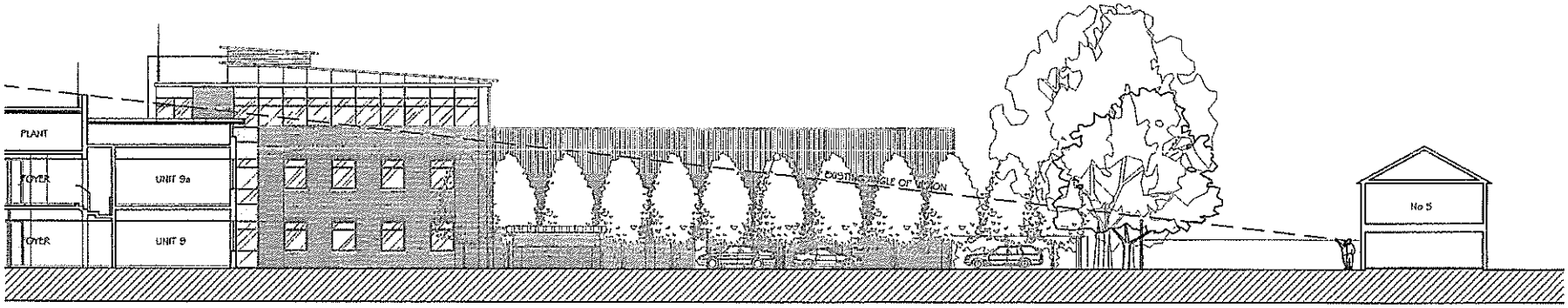


EXISTING SECTION C-C



PROPOSED SECTION C-C

REVISED PLAN
3311

QTR SITE - HEADLEY ROAD EAST
WOODLEY

LYONS+SLEEMAN+HOARE
Architects

Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

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Job QTR SITE - HEADLEY ROAD EAST WOODLEY	Scale 1:200 @ A2	Date 14.03.01	Partner	Author
Drawing PROPOSED AND EXISTING SECTIONS CC	Job N°/Dwg N° 00.011 SK61		Rev	Checked

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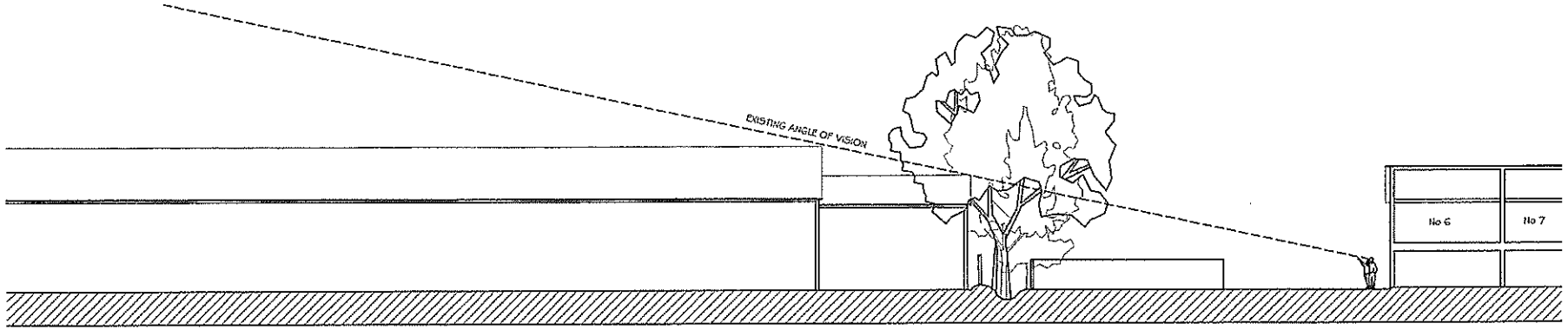
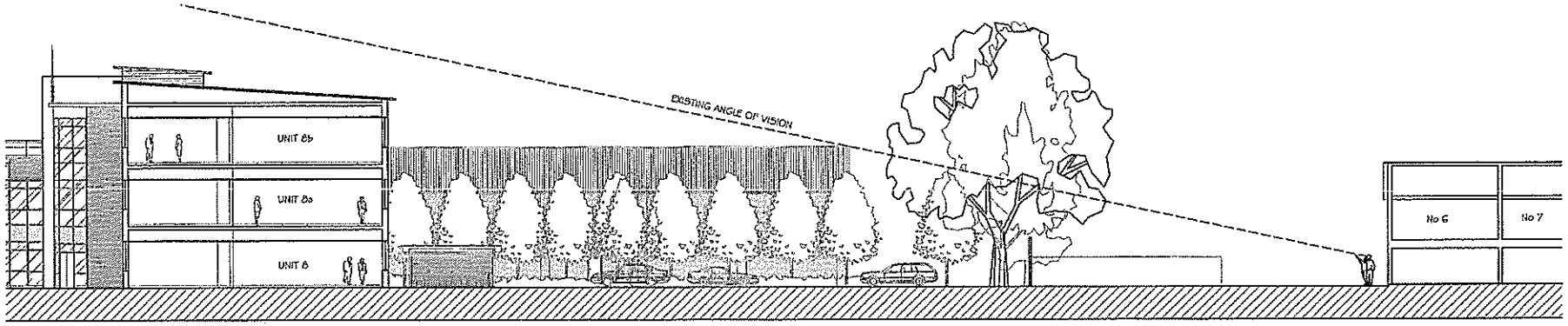


EXISTING SECTION A-A



PROPOSED SECTION A-A

REVISED PLAN

3311_

QTR SITE - HEADLEY ROAD EAST
WOODLEY

LYONS+SLEEMAN+HOARE
Architects

Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

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Job QTR SITE - HEADLEY ROAD EAST WOODLEY	Scale 1:200 @ A2	Date 14.03.01	Partner	Author
Drawing PROPOSED AND EXISTING SECTIONS AA	Job N°/Drg N° 00.011 SKG2		Rev	Checked

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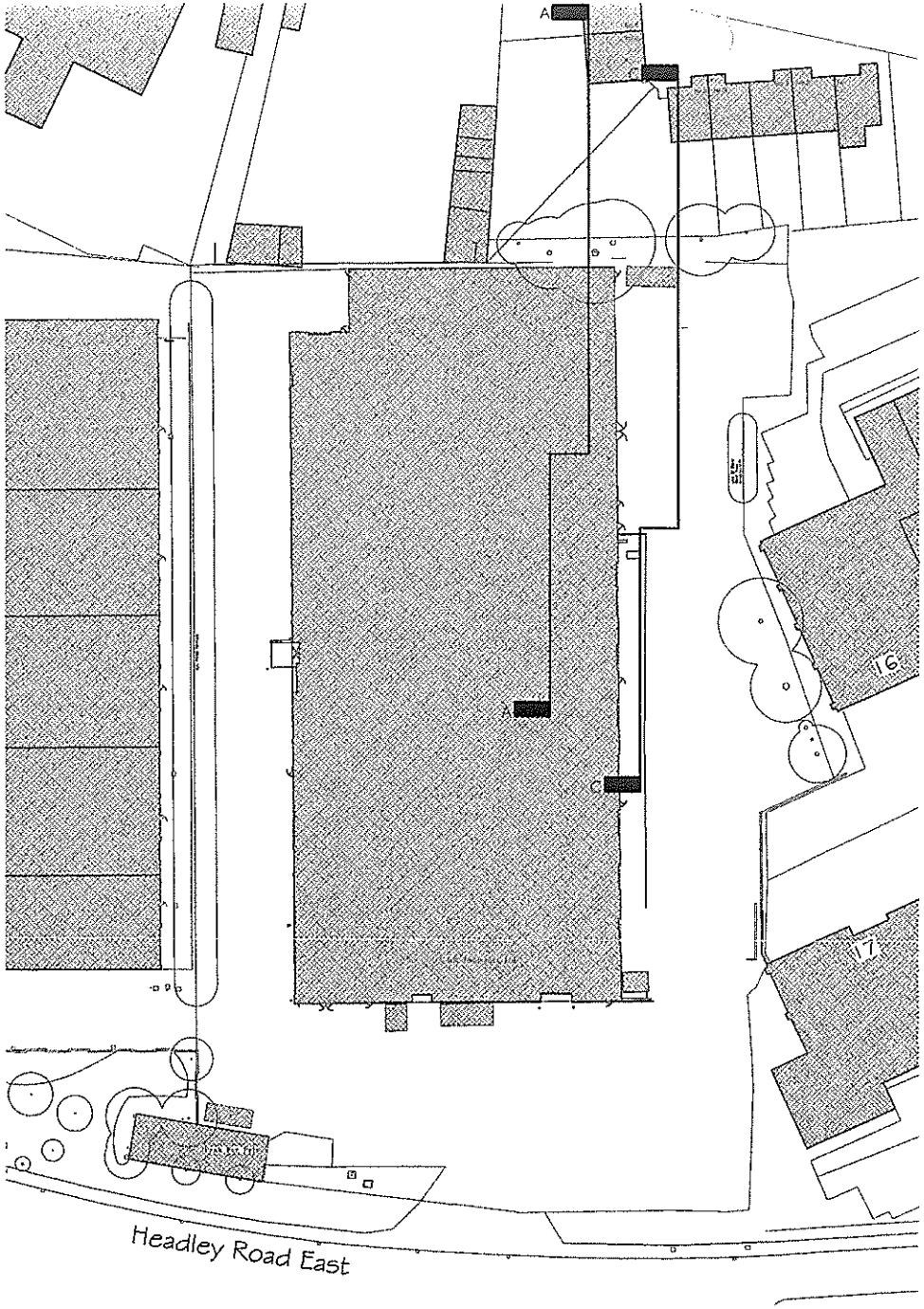
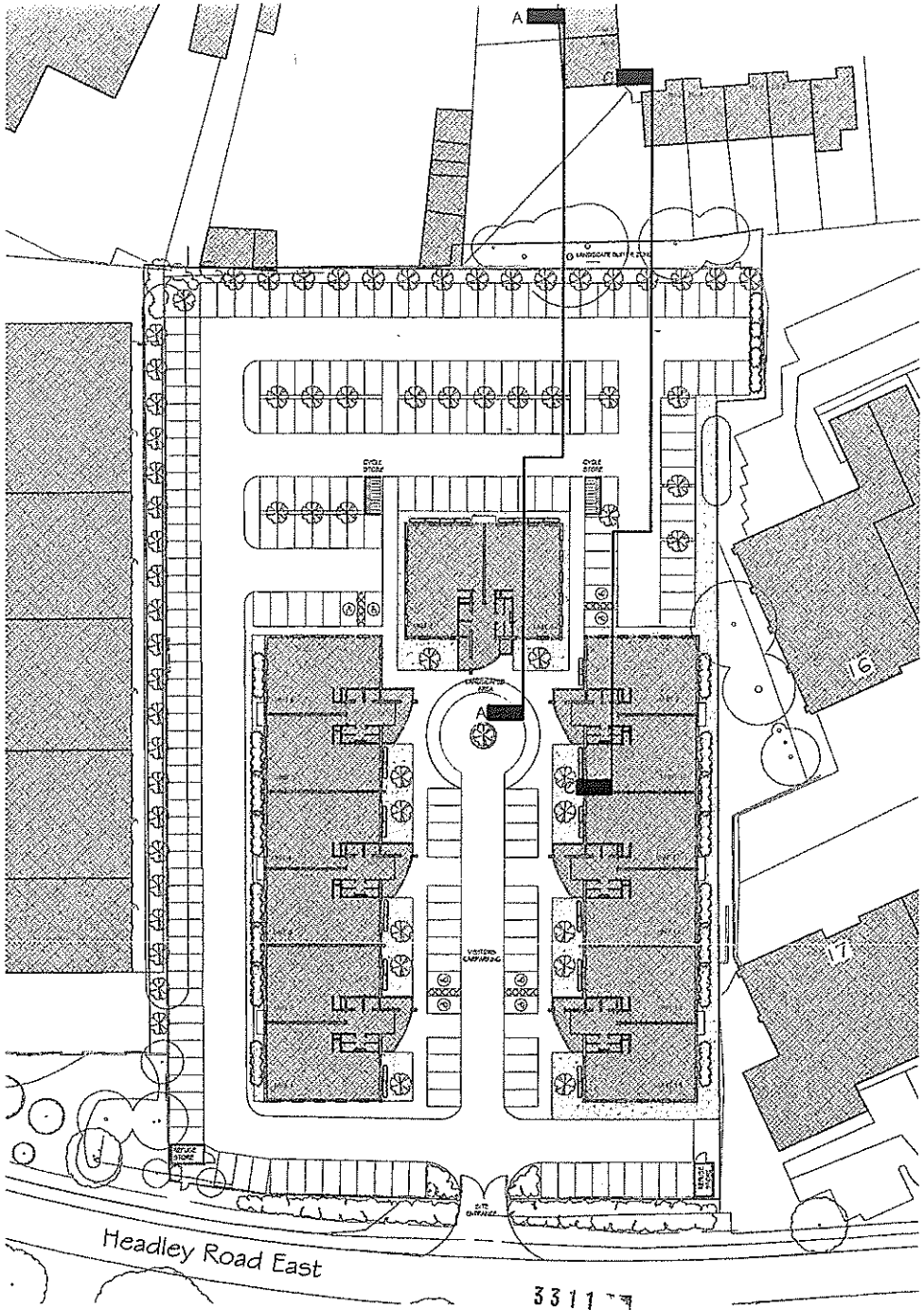


EXISTING SITE PLAN



3311

REVISED PLAN

PROPOSED SITE PLAN

QTR SITE - HEADLEY ROAD EAST
WOODLEY

LYONS+SLEEMAN+HOARE
Architects

Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

Job QTR SITE - HEADLEY ROAD EAST WOODLEY	Scale 1:500 @ A2	Date 14.03.01	Partner	Author
Drawing PROPOSED AND EXISTING SITE PLAN	Job/Drg/Nº 00.011 SK63		Rev	Checked

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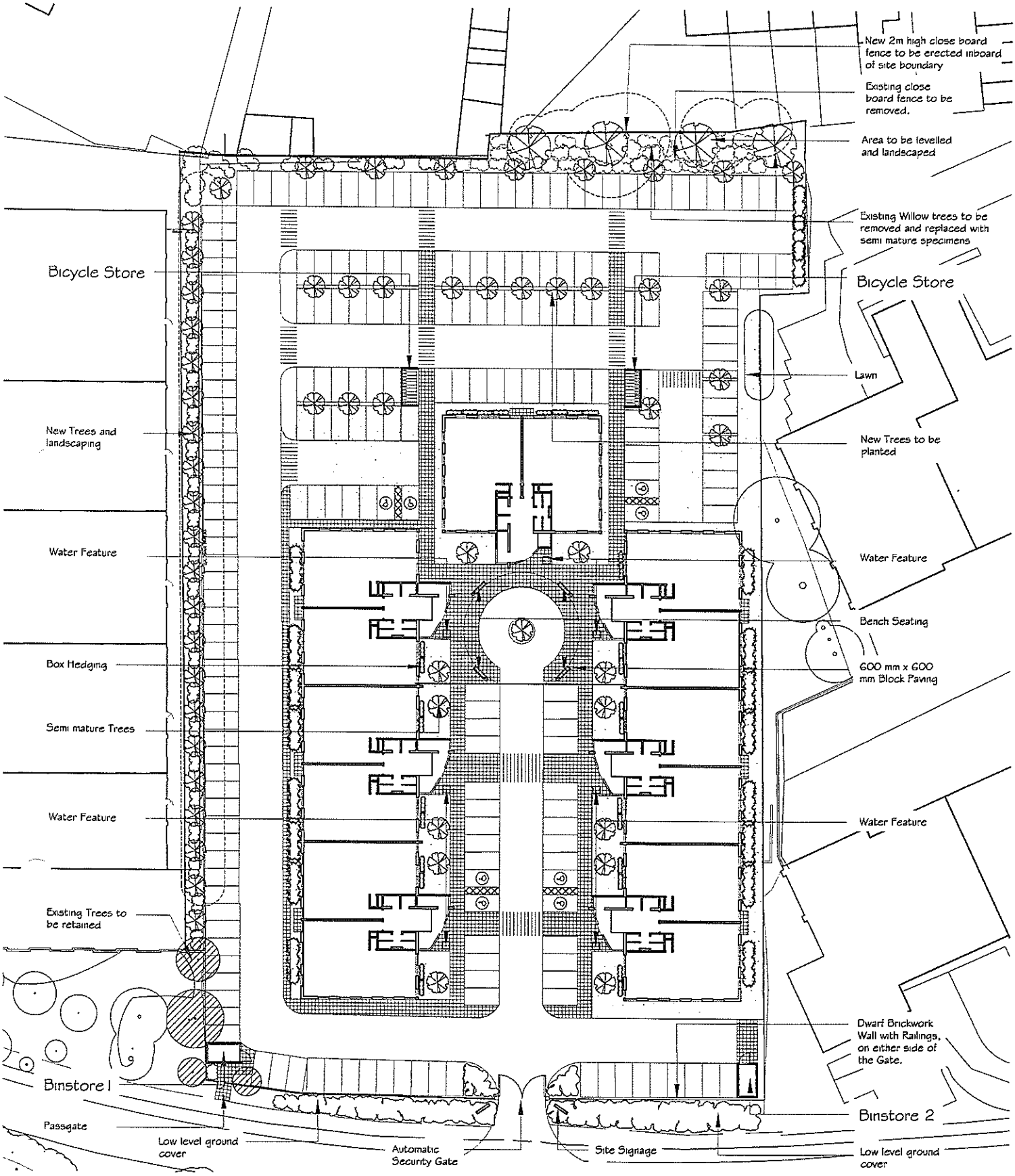
SK 65



External Landscaping - 1:500

Hard & Soft Landscaping Subject to Detailed Design

QTR SITE - HEADLEY ROAD EAST, WOODLEY

LYONS+SLEEMAN+HOARE
Architects

Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

Job: Headley Road East, Woodley	Scale: 1:500 @ A3	Date: 06.04.01	Partner: PP	Author: LED
Drawing: External Works - Rear Boundary Amendments	Job No/Drg No: 00/011 SK65		Rev	Checked

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