DOCUMENTS FOR SCANNING

- ☐ Decision Notice
- ☐ Application Form
- ☑ Officer Report
- ☐ Conditions
- ☐ Plans
- ☐ Other
- ☐ Confidential

APPLICATION NUMBER: F/2001/3255

SITE ADDRESS: formerly Fluidrive Engineering
Molly Millars Lane Wokingham

Development Control Ref No:	Received	Parish
F/2001/3255	25.01.01	Wokingham

Applicant: Albion Land (UK) Ltd & T I Group
Location: Former Fluidrive Engineering, Molly Millars Lane, Wokingham
Proposal : Redevelopment of site for B1(a) and B1(b) and new access.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik

SUMMARY:

Planning History – This 0.58 ha site, used last for B2 general industrial use, is located on the eastern side of Molly Millars Lane, close to its junction with Oaklands Drive. The buildings are vacant with a total floorspace of 3,033m^2.

Proposal – The proposal is to redevelop the site with 3 separate buildings for B1(a) office and B1(b) research & development use, with associated access and parking. The total floorspace as originally submitted was for 3,713m^2 this has now been reduced to 3,693m^2 (revised plans received 26.11.01) resulting in a net increase of 660m^2 over the existing floorspace of the current building on-site

A Transport Assessment has been submitted with the application and the application includes the provision of a cycle track across the front of the site in Molly Millars Lane.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to a s106 agreement and conditions

Background Papers
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Consultations -

- ***Highway Authority :*** Recommend approval subject to a conditions and a s106 agreement to secure a financial contribution of £75,000, the conveyance of a strip of land across the site frontage to the Authority (at nil cost) for the purpose of facilitating the proposed cycleway and the provision of a green travel plan (GTP). Conditions to include provision of cycle parking.
- ***Landscape Architect :*** No objection. The majority of vegetation along the frontage is self-seeded. Two of the larger trees on the north-western corner are to be retained as well as existing vegetation on the south-eastern and eastern boundaries. Scheme allows for substantial amount of new tree and shrub planting.
- ***Recreation:*** Contribution of £5,465 requested towards the replacement of the pavilion at Barkham Road Recreation Ground.
- ***Environmental Health :*** No environmental health objection subject to condition to include landfill gas investigation, contaminated land assessment, hours of construction and deliveries.
- ***Rights of Way Officer :*** No objection.
- ***Environment Agency :*** Objected to plans as originally submitted on grounds of proximity of development to Emm Brook and use of non-native species within buffer zone.
  Revised plans (288.39.01 rev B and 288.39.02) showing soft landscaping for the planting and protection of the buffer zone are considered satisfactory. Conditions relating to surface water source control, no storage of solid matter within 10m of banks of Emm Brook and investigation of possible contamination are recommended.
- ***Crime Prevention Officer:*** No objection in crime prevention terms to redevelopment of the site although discreet fencing is recommended (1.2m wiremesh) within the planting boundaries both to enable planting to establish and protect areas where plants do not thrive.
- ***Parish Council :*** Make the following observations:
  - *"Concerned that the juxtaposition of the site entrance with the Oaklands Drive junction may cause conflict at peak times.*
  - *It is necessary to provide sufficient on site parking to avoid residential roads being used."*
- ***Letters of representation :*** 3 letters received. Objections/comments can be summarised as follows:
  - visual impact of 3 x 3 storey buildings.
  - concern over cumulative impact of recent developments in Molly Millars Lane.
  - increase in traffic.
  - impact on pedestrian safety.
  - increase in noise and disturbance.

  1 letter of support has also been received.

4. **Appraisal** – Main issues are:

   A. Principle of redevelopment within a Core Employment Area (Berkshire Structure Plan Policies OS1, BU1 and BU2; South East Area Local Plan Policies STV1 and SE1; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS1, WOS2, WEM2 and WEM12).

   B. Impact on visual amenity of the streetscene (Berkshire Structure Plan Policies LD3 and EN1; South east Area Local Plan Policies SBE1, SBE2, and SBE8; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS3, WOS5, WBE1, WBE2, WBE10 and WBE12).

   C. Impact on residential amenity of adjoining residents (Berkshire Structure Plan Policy EN1; South East Area Local Plan Policies SBE2 and SE1; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS3, WOS6, WOS7 and WBE1).

   D. Highways, access arrangements and parking provision (Berkshire Structure Plan Policies OS1, LD5, T3 and T6; South East Area Local Plan Policies ST3, ST5, ST8 and ST9; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS3, WT1, WT2, WT3, WT6, WT7 and WT10).

   E. Service, Amenities and Infrastructure Requirements (Berkshire Structure Plan Policies LD6 and LD8; South East Area Local Plan Policies SR3 and SPS1; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS4 and WR8 and Supplementary Planning Guidance A9).

   F. Impact upon the Emmbrook (Berkshire Structure Plan Policy EN3; South East Area Local Plan Policies SPS3, SPS4 and SPS5; Wokingham District Local Plan (Deposit Draft) as amended Policies WIC16, WIC17 and WIC18).

   G. Concerns of Wokingham Town Council and residents.

A. Principle of redevelopment within a core employment area

The site is located within a recognised employment area (policy SE1) as defined by the South East Area Local Plan and a core employment area (policy WEM2) as defined by the Wokingham District Local Plan (Deposit Draft). These policies allow the principle of redevelopment of the site to include B1(a) office and B1(b) research & development uses, providing there are no overriding issues such as impact on neighbours, highway and unacceptable increased demand for housing as a result of any intensification of use or loss of small units. Impact on neighbours and highway issues are dealt with below.

With regard to policy WEM2 the Local Plan Inspector has commented that in his view business, industrial, storage and distribution uses would be acceptable in areas such as Molly Millars Lane subject to small units not being lost. In this instance no small units would be lost.

Although the proposal would result in the loss of B2 general industrial use which provides economic and employment diversity, the site is not within the part of Molly Millars Lane where redevelopment is restricted to uses within B2 and B8 or for bad neighbour use due to its proximity to residential uses. Whilst the Local Plan Inspector supported the Council's wish to maintain diversity (policy WEM12) he did not consider that the designated areas should be restricted to B2 and B8 uses only and therefore the principle of B1(a) uses could be acceptable.

A report considering the potential of re-occupation of the existing premises and likely demand for office accommodation submitted with the application states that the market for B2 premises in Wokingham is limited and the building would have to be subdivided. Although the proposal is speculative, it is anticipated that the majority demand for proposed office development would be from expanding Wokingham companies.

The proposal would be likely to result in additional staff estimated to be approximately 86 at present and 161 proposed. This represents an increase of 87%. Although this is a significant intensification it is located in an area where such changes might be expected through modernisation of the building stock and is not so great on its own to have a major impact on housing demand.

The Local Plan Inspector has recommended that Policy WOS2 is retitled to Housing Development Principles and if this is accepted the policy would not apply to this commercial development.

B. Impact on visual amenity of the streetscene

The northern part of Molly Millars Lane is characterised by residential development on the western side of the road and a mix of commercial buildings to the east. The proposal is for three 3 storey office buildings with a height of 11.7m. In addition plant enclosures are shown to be located on the roof of the buildings increasing the height by a further 2.3m. The buildings would be brick up to second floor level with infill panels above and coloured aluminium windows.

The design is that of a modern office building not dissimilar to those in Fishponds Road. The adjoining site to the north is also being redeveloped (F/2001/3415) and this scheme is currently under construction. The maximum height of these new buildings are 11.5m and given the variety of building styles in Molly Millars Lane it is not considered that the visual amenity of the area or the streetscene would be adversely affected. Whilst plant enclosures would increase the heights of the buildings they would only cover part of the roof and could be constructed in grey coloured materials which would minimise their impact.

C. Impact on residential amenity of adjoining residents

There are residential properties both to the east and west of the site, the nearest being in Tanhouse Lane 27.8m from the proposed building 2 (the existing distance being 25m). Revised plans received 26.11.01 indicate the second floor of building 2 set back 32.5m from the rear elevation of this property in Tanhouse Lane. A condition is proposed preventing the use of this area as a terrace by staff to prevent increased overlooking. With regard

to residential properties in Molly Millars Lane the minimum distance between these properties and the existing building is currently approximately 28m. This will be increased to 30.5m albeit the building will be 3 storey.

Although it is acknowledged that there could be a potential for limited overlooking of existing properties, it is considered that the amenities of adjoining occupiers would not be so adversely affected as to warrant refusal on these grounds.

There would also be the benefit of the removal of a B2 general industrial use which may have caused nuisance in terms of noise, etc.

D. Highways, access arrangements and parking provision

The development would result in a 22% increase in floorspace (660m^2) and the change of use from B2 general industrial to B1 office would have a significant increase in peak hour flows to and from the site. These however would be mitigated by a large degree by the provision of a green travel plan and financial contributions towards highway improvements in the vicinity of the site and the transfer of land to facilitate the proposed cycleway. Moreover the planned improvements to Molly Millars Lane with Barkham Road and Finchampstead Road anticipated to commence soon will further assist in reducing the impact of the development. The proposed office use compared to the existing general industrial use would also attract fewer HGV movements.

The proposal includes the provision of 117 car parking spaces giving a ratio of 1:32 ground floor area. This is below the Council's maximum standard provision of 1:25 ground floor area. This would be partly offset by a green travel plan, which could be dealt with by condition, encouraging alternatives forms of transport and car sharing. A condition is proposed to ensure adequate provision of cycle parking.

E. Services, amenities and infrastructure

Development plan policies state that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

As the development would result in additional employees a contribution has been agreed of £5,465 towards the replacement of the pavilion at Barkham Road Recreation Ground.

Highway infrastructure is dealt with under paragraph D.

F. Impact upon the Emmbrook

The scheme as originally submitted indicated a buffer zone between the Emmbrook and the parking area of a minimum width of 2.7m. This has now been increased to 5m and the Environment Agency are now satisfied that the buffer and the proposed planting are adequate to ensure that the Emm Brook is not adversely affected by the proposed development.

G. Concerns of Wokingham Town Council and residents
The concerns of the Town Council and residents have been noted. Issues of traffic generation, noise and design of building have been dealt with above.

Conclusion - Although the proposal would result in an increase in floorspace, employees and traffic generation it is located in a commercial area, albeit opposite residential properties, where such changes might be expected through modernisation of the building stock. Traffic generation would largely be mitigated by proposed highway improvements and a green travel plan. Both the design and relationship with adjoining buildings and land uses are considered acceptable.

Recommendation - GRANT planning permission subject to conditions and a s106 agreement to secure a financial contribution of £75,000, the conveyance of a strip of land across the site frontage to the Authority (at nil cost) for the purpose of facilitating the proposed cycleway and £5,465 towards the replacement of the pavilion at Barkham Road Recreation Ground.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Prior to the commencement of development a scheme indicating the provision to be made for people with disabilities to gain access to all the buildings including parking places shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use, and thereafter maintained as such.
3. Construction work of any sort shall only take place within the area covered by the application between the hours of 08.00 and 18.00 Monday to Fridays and 08.00 to 13.30 Saturdays and no construction work shall take place on Sundays or Bank Holidays.
4. 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.
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
6. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 2000.1283.001. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.
7. 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.
8. No building shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.
9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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 full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines, etc. indicating lines, manholes, supports, etc.); retained historic landscape features and proposals for restoration, where relevant.
11. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.
12. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
13. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner for its permitted use. The landscape management plan shall be carried out as approved.
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November – 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.
15. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November-March inclusive).
16. 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.
17. All operations associated with the use hereby approved shall be undertaken within the confines of the building and no operations other than parking, manoeuvring, loading or unloading, shall be undertaken outside the building.
18. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.
19. 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.

20. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The measures approved shall be installed before the use hereby approved commences and shall thereafter be maintained.

21. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.

22. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

23. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

24. During construction no solid matter shall be stored within 10 metres of the banks of the Emm Brook and thereafter no storage of materials shall be permitted in this area.

25. Notwithstanding the plans submitted the use hereby permitted shall not be commenced until the form of all boundary treatment, including the proposed security fencing has been erected on boundaries of the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority.

26. Details of any security including security cameras and external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commences and the first building is occupied. Development shall be carried out in accordance with the approved details prior to the commencement of use of the first building.

27. No development shall take place until full details of the materials to be used for parking, turning and loading/unloading areas have been submitted to and approved in writing by the Local Planning Authority.

28. No deliveries shall take place to any of the units hereby approved outside the hours of 08.00 to 19.00 Mondays to Saturdays and not at all on Sundays and Bank Holidays.

29. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car.
30. The second floor terrace in Building 2 and the spiral staircases shall not be used except as emergency exits.

Reasons
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure appropriate access for the public.
3. In the interests of residential amenity.
4. In the interests of the character and amenities of the locality.
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
6. & 7. In the interests of highway safety and convenience.
8. In order to encourage the use of alternative forms of transport.
9. In the interests of highway safety and convenience.
10-15. To enhance the appearance of the development.
16. To ensure a satisfactory external appearance.
17&18. In the interests of the character and amenities of the locality.
19. To safeguard the residential amenity of the adjacent dwellings.
20. To protect the safety of existing/proposed occupants of the application site from landfill gas.
21. To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.
22. To prevent pollution of the water environment.
23. To prevent the increased risk of flooding and to improve water quality.
24. To prevent solid materials from entering the Emm Brook and causing pollution.
25. In the interests of visual amenity.
26. In the interest of residential amenity.
27. To ensure appropriate materials are used which do not have a detrimental impact upon run off and the adjacent Emm Brook.
28. In the interests of residential amenity.
29. In order to encourage the use of alternative forms of transport.
30. In the interests of residential amenity.

Informatives
1. Under the terms of the Water resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
2. Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8 metres of the Emm Brook main river.
Contact Amanda Reed on 01276 45 4331 for details.
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
Contact Nick Weddell on 01276 454405 for further details.

4. This permission relates to the application as amended with revised plans drawing numbers 10202/TP/020A, 001, 022, 23A, 24A, 025, 026, 027 submitted to the Local Planning Authority on 26.11.01 and 288.39.01B and 288.39.02 received 4.6.01 and does not approve the proposals as originally submitted.

5. 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 Policies OS1, BU1, BU2, LD3, EN1, EN3, LD5, LD6, LD8, T3, T6,

South East Area Local Plan Policies STV1, SE1, SBE1, SBE2, SBE8, SR3, SPS1, SPS3-5, ST3, ST5, ST8 and ST9

Deposit Draft Wokingham District Local Plan Policies WOS1-7, WBE1, WBE2, WBE10 and WBE12, WIC16-18, WR8,WT1-3, WT6-7, WT10

Basia Polnik

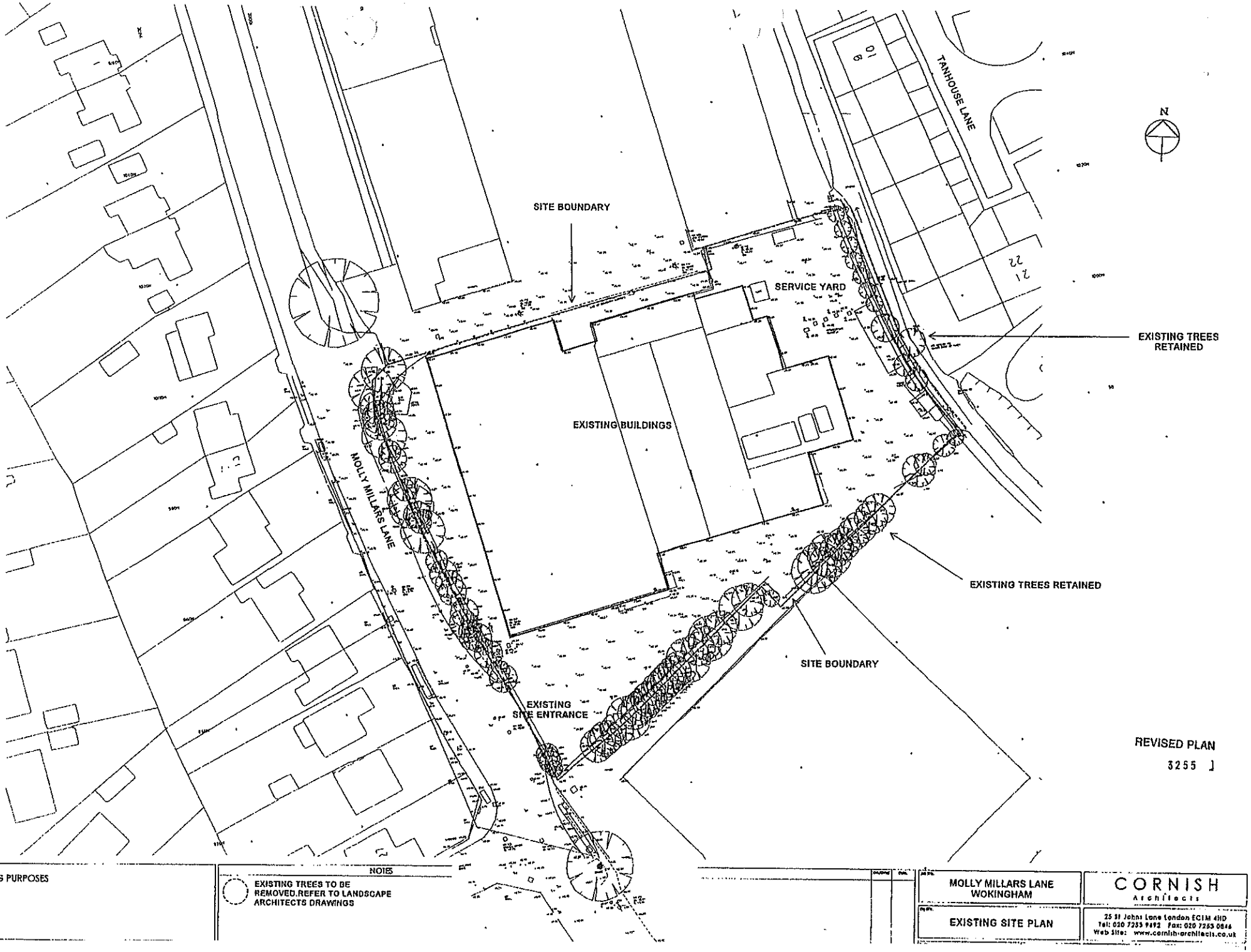


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

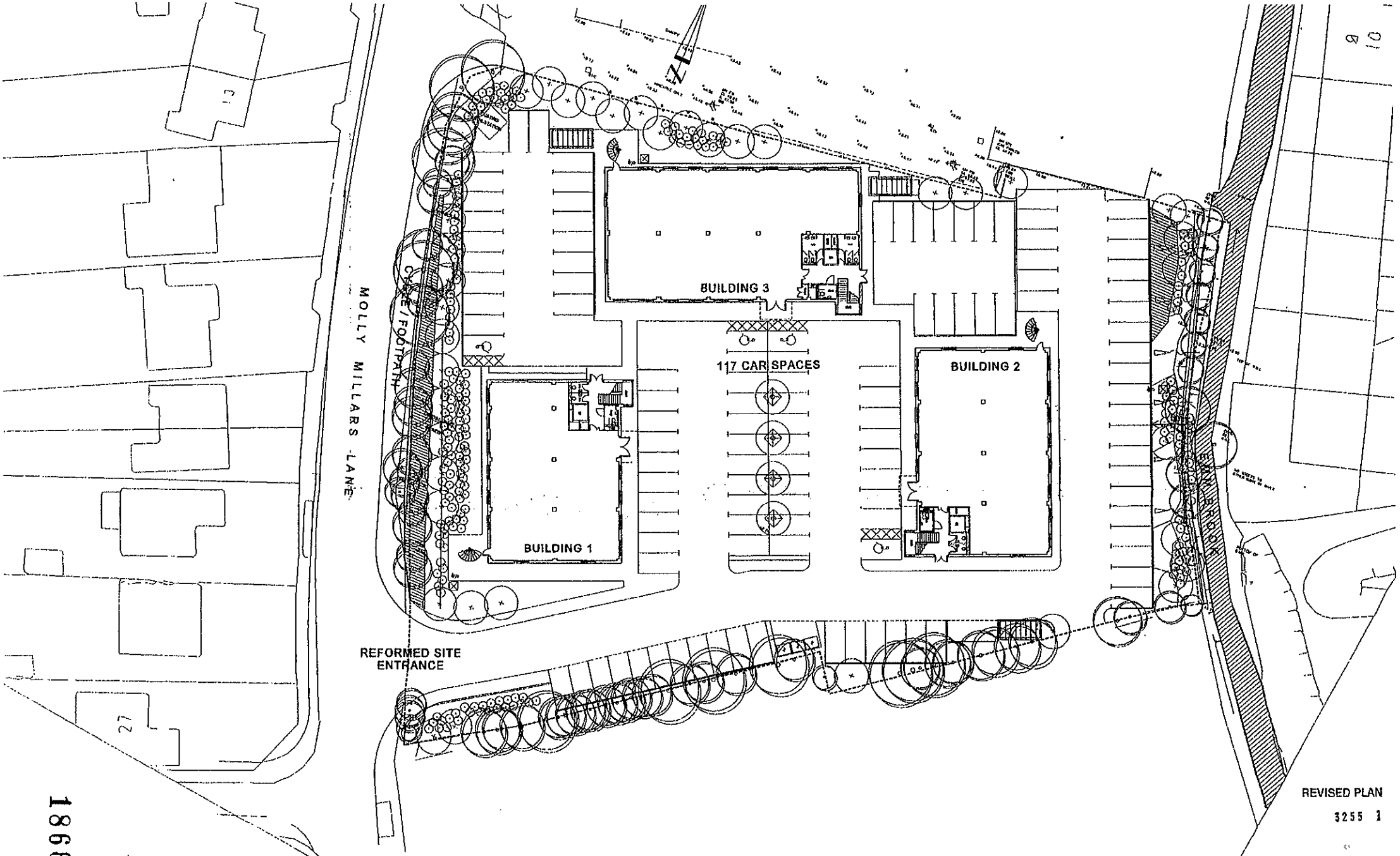
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N
W E
S


SITE BOUNDARY
SERVICE YARD
EXISTING TREES RETAINED
EXISTING BUILDINGS
MOLLY MILLARS LANE
TANHOUSE LANE
EXISTING TREES RETAINED
SITE BOUNDARY
EXISTING SITE ENTRANCE
N
REVISED PLAN
3255 J
FOR TOWN PLANNING PURPOSES
NOTES
EXISTING TREES TO BE REMOVED.REFER TO LANDSCAPE ARCHITECTS DRAWINGS
MOLLY MILLARS LANE WOKINGHAM
EXISTING SITE PLAN
CORNISH Architects
25 St Johns Lane London EC1M 4HD
Tel: 020 7253 9692 Fax: 020 7253 0846
Web Site: www.cornisharchitects.co.uk

1865



1866

REVISED PLAN

3255 1

FOR TOWN PLANNING PURPOSES

KEY

1 CYCLE STORE
1 BIKE

THIS DRAWING IS TO BE READ WITH THE LANDSCAPE ARCHITECTS

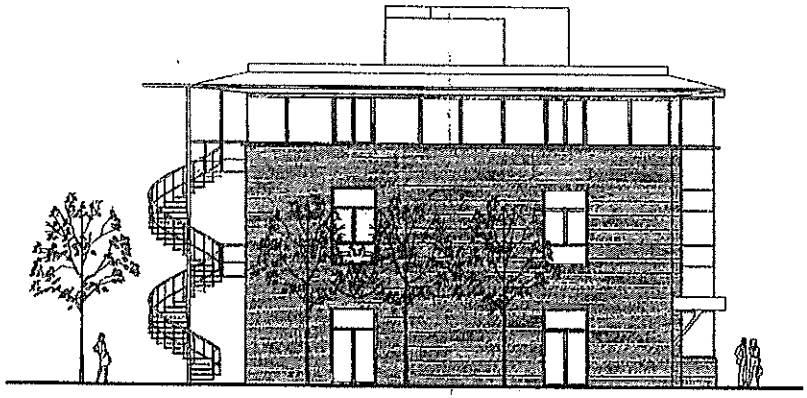
NOTES

CK	GROSS EXTERNAL AREA
	11,260 sq ft / 1045 sq m
2	11,604 sq ft / 1078 sq m

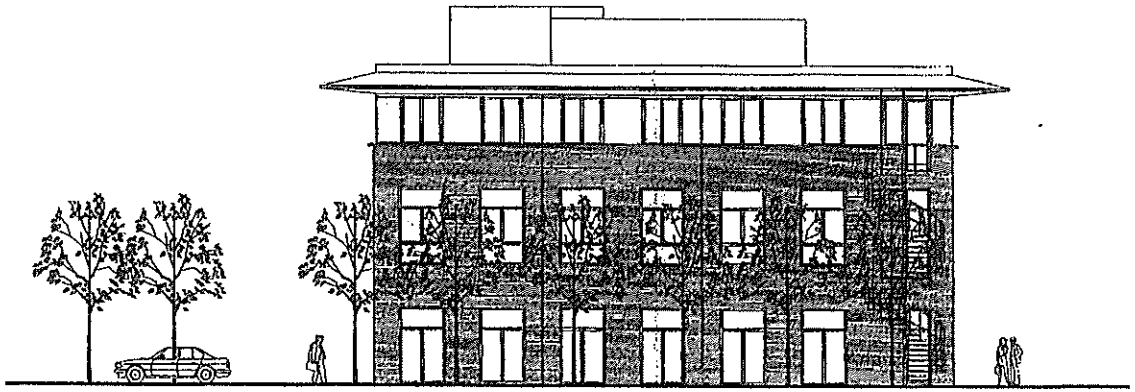
MOLLY MILLARS LANE
WOKINGHAM

SITE LAYOUT PLAN

CORNISH
Architects
28 St Johns Lane London EC1M 4HD
Tel: 020 7253 9492 Fax: 020 7253 0846
Web Site: www.cornish-architects.co.uk

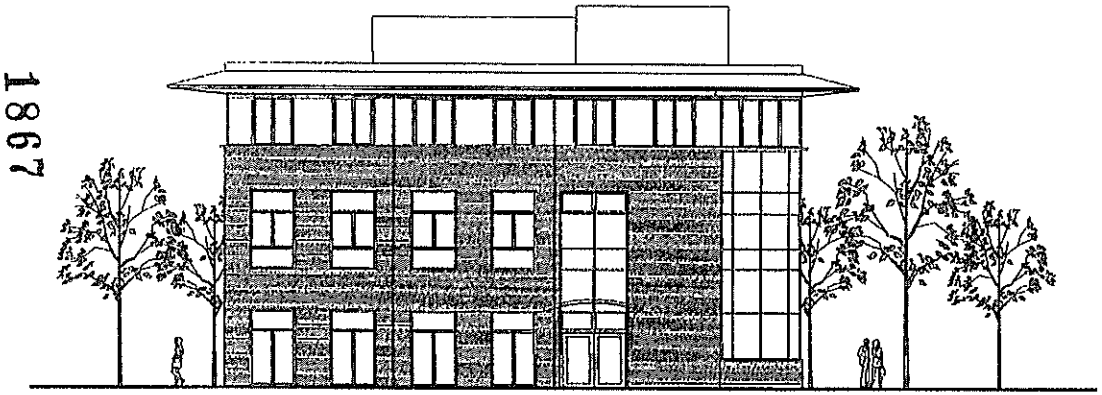


SOUTH EAST ELEVATION

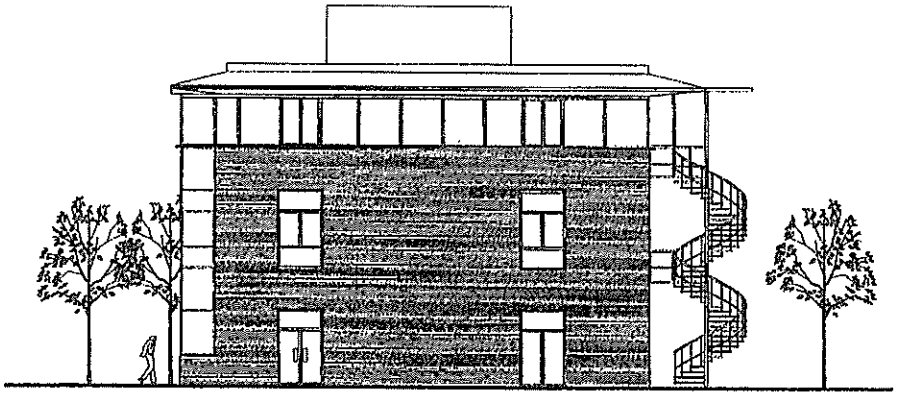


SOUTH WEST ELEVATION

1867



NORTH EAST ELEVATION



NORTH WEST ELEVATION

REVISED PLAN

3255

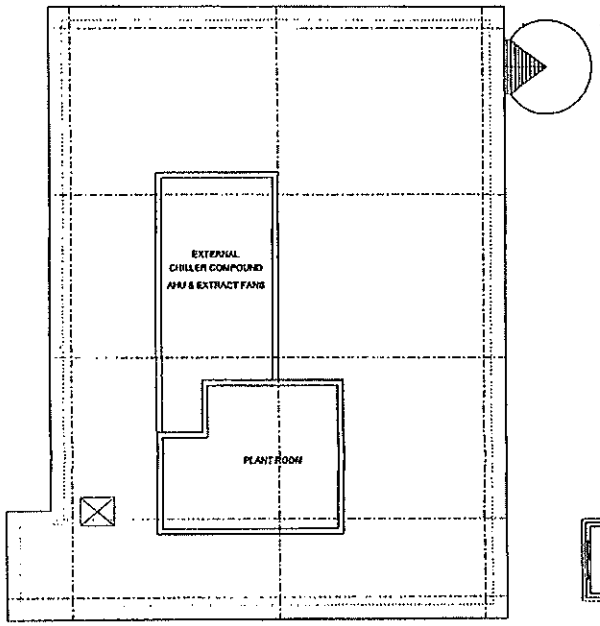
FOR TOWN PLANNING PURPOSES

NOTES

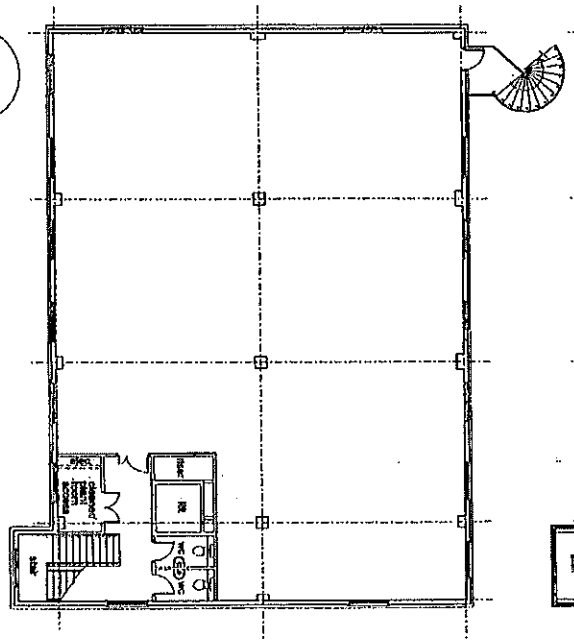
MOLLY MILLARS LANE
WOKINGHAM

BUILDING ONE
ELEVATIONS

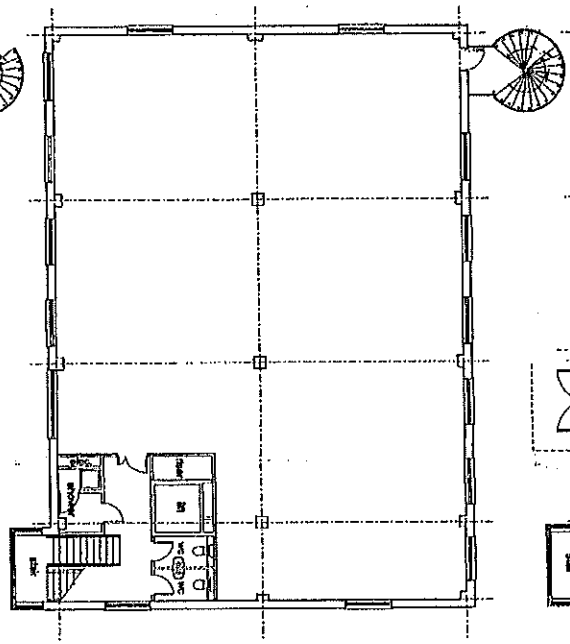
CORNISH
Architects
25 St Johns Lane London EC1M 4HD
Tel: 020 7253 9692 Fax: 020 7253 0846
Web Site: www.cornish-architects.co.uk



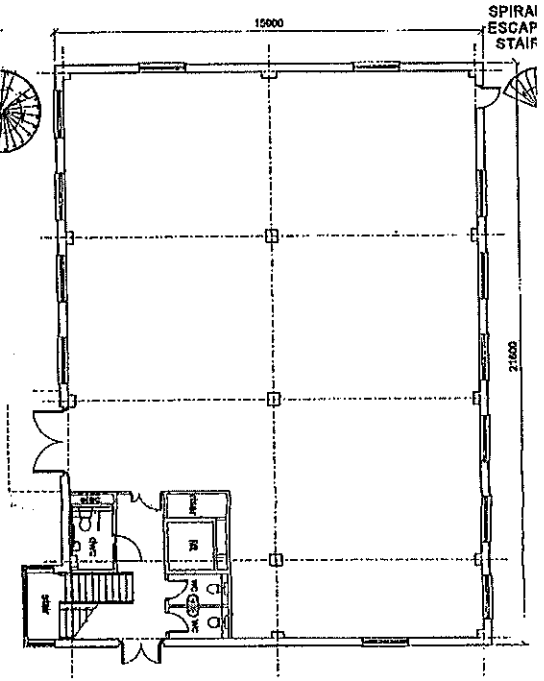
BUILDING 1 ROOF PLANT PLAN



BUILDING 1 SECOND FLOOR PLAN



BUILDING 1 FIRST FLOOR PLAN



BUILDING 1 GROUND FLOOR PLAN

1868

REVISED PLAN

3255 1

FOR TOWN PLANNING PURPOSES

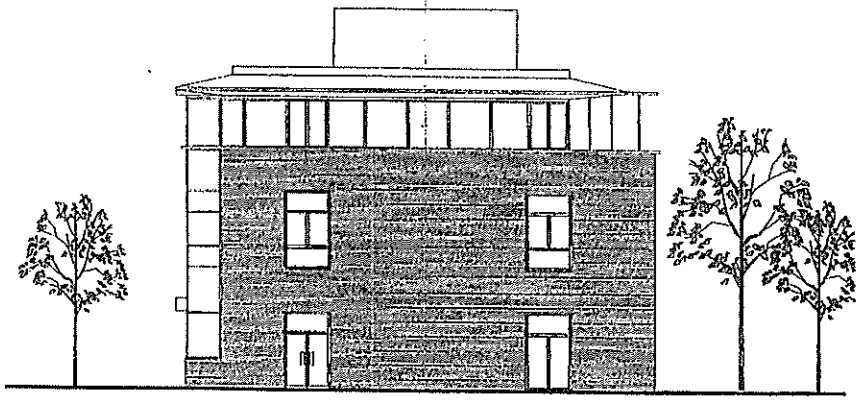
NOTES

TOTAL GROSS EXTERNAL AR 1,250 SQ FT / 1045 SQ M

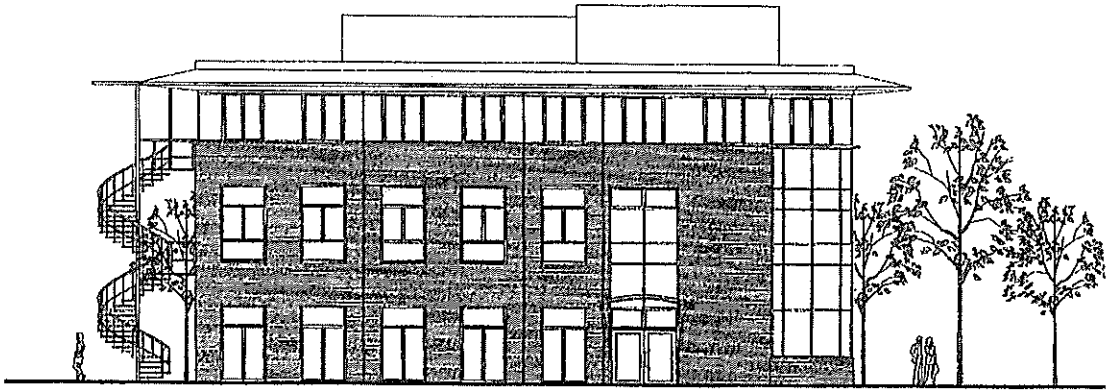
MOLLY MILLARS LANE
WOKINGHAM

BUILDING ONE
FLOOR PLANS

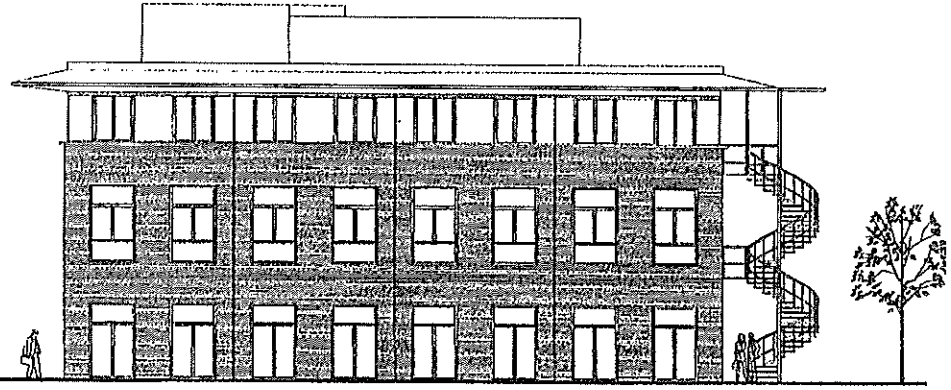
CORNISH
Architects
28 St Johns Lane London EC1M 4NO
Tel: 020 7253 9493 Fax: 020 7253 0846
Web Site: www.cornish-architects.co.uk



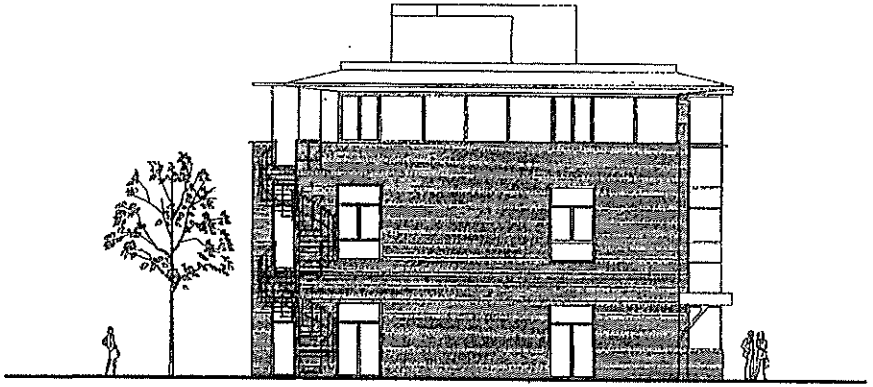
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

18969

REVISED PLAN
3255 -7

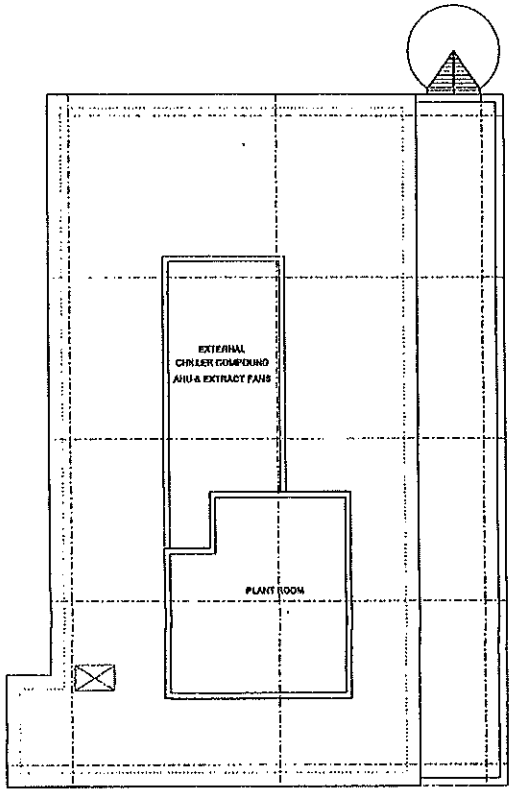
FOR TOWN PLANNING PURPOSES

NOTES

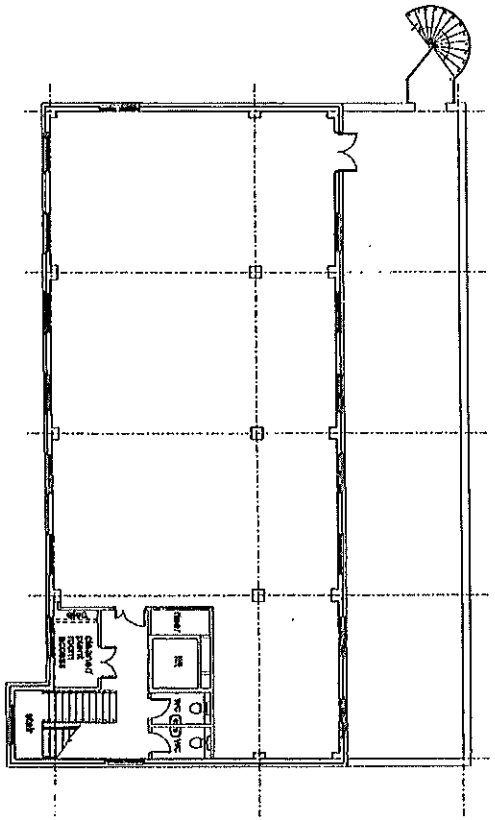
MOLLY MILLARS LANE
WOKINGHAM

BUILDING TWO
ELEVATIONS

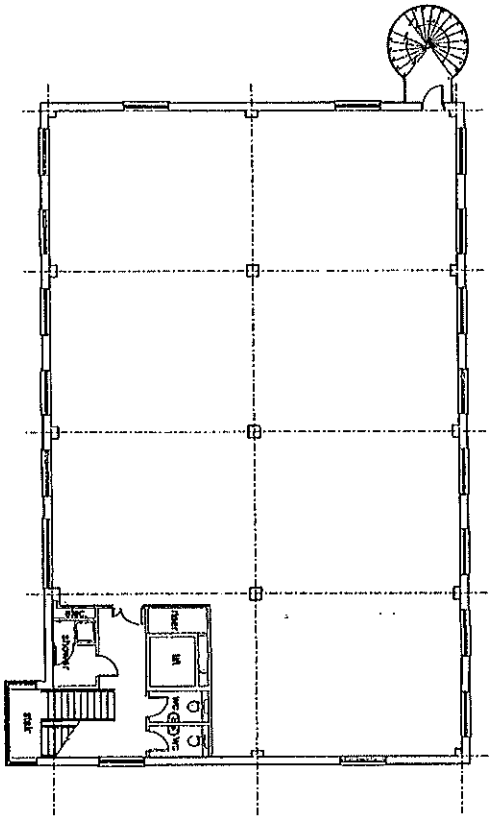
CORNISH
Architects
25 St Johns Lane London EC1M 4HD
Tel: 020 7253 9692 Fax: 020 7253 0846
Web Site: www.cornish-architects.co.uk



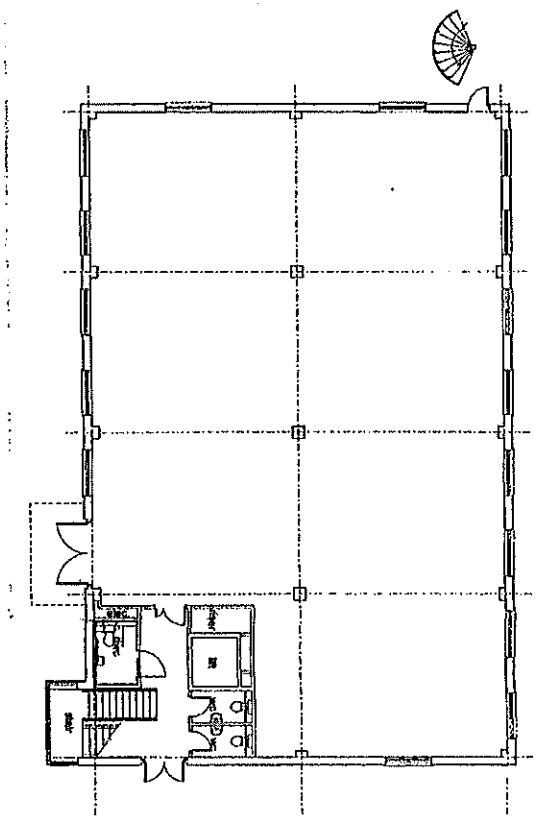
BUILDING 2 ROOF PLANT PLAN



BUILDING 2 SECOND FLOOR PLAN



BUILDING 2 FIRST FLOOR PLAN



BUILDING 2 GROUND FLOOR PLAN

1870

REVISED PLAN

3255

FOR TOWN PLANNING PURPOSES

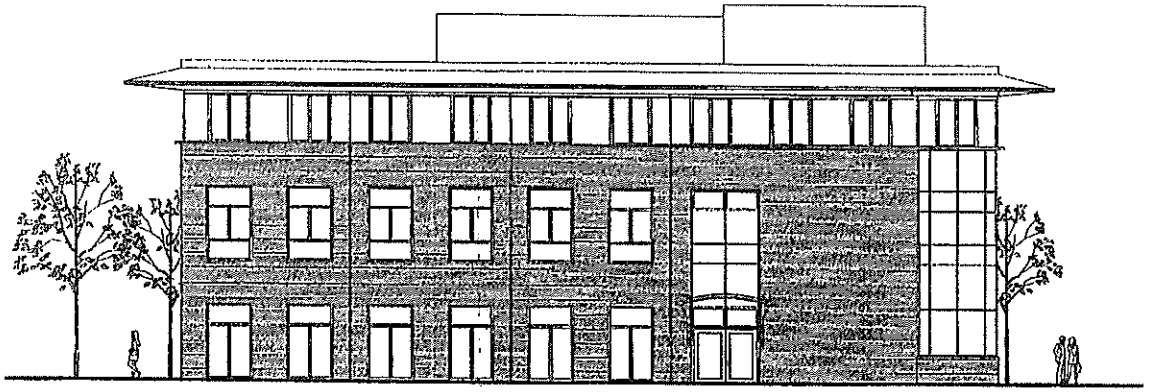
NOTES

TOTAL GROSS EXTERNAL AR 1,604 SQ FT / 1078 SQ M

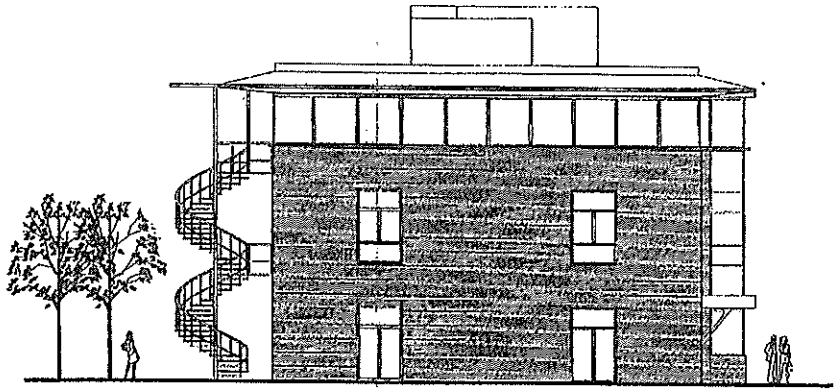
MOLLY MILLARS LANE
WOKINGHAM

BUILDING TWO
FLOOR PLANS

CORNISH
Architects
25 St Johns Lane London EC1M 4HD
Tel: 020 7253 9692 Fax: 020 7253 0846
Web Site: www.cornish-architects.co.uk

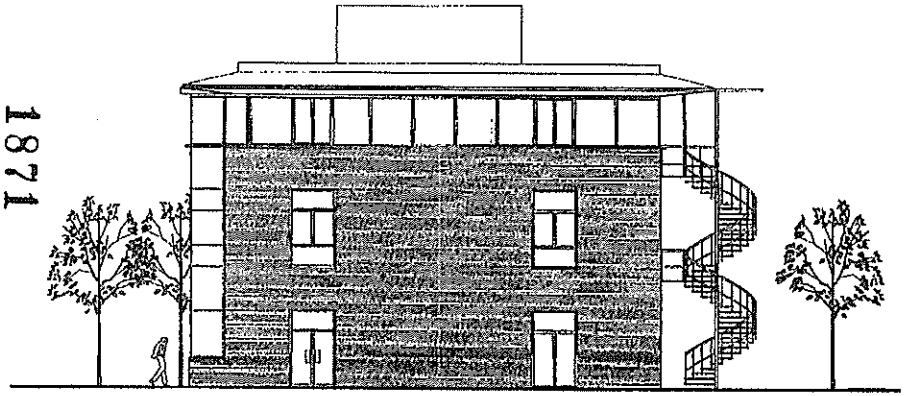


SOUTH EAST ELEVATION

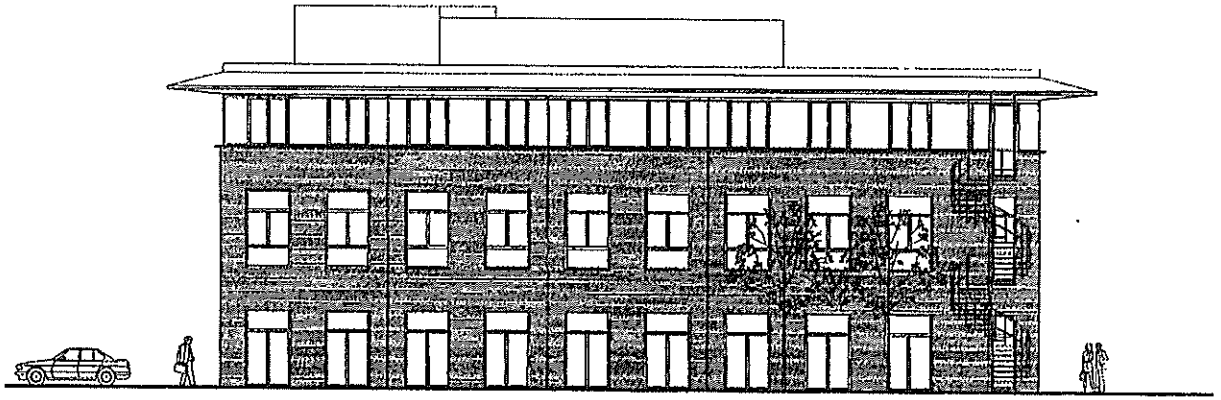


SOUTH WEST ELEVATION

1871



NORTH EAST ELEVATION



NORTH WEST ELEVATION

REVISED PLAN

3255

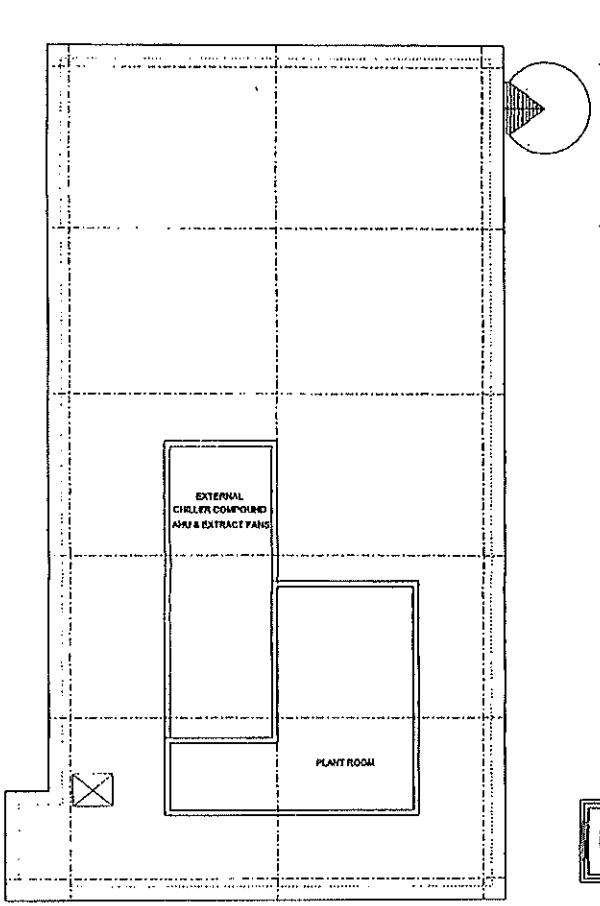
FOR TOWN PLANNING PURPOSES

NOTES

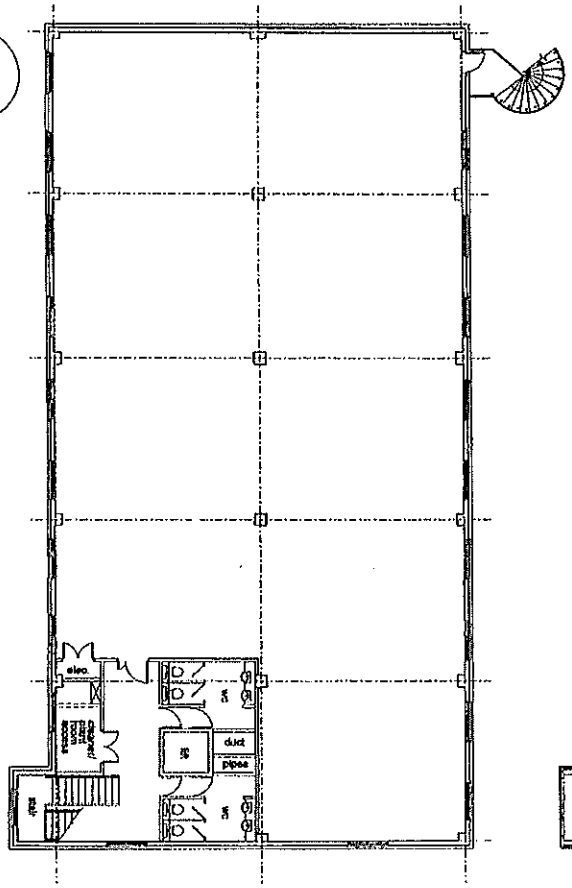
MOLLY MILLARS LANE
WOKINGHAM

BUILDING THREE
ELEVATIONS

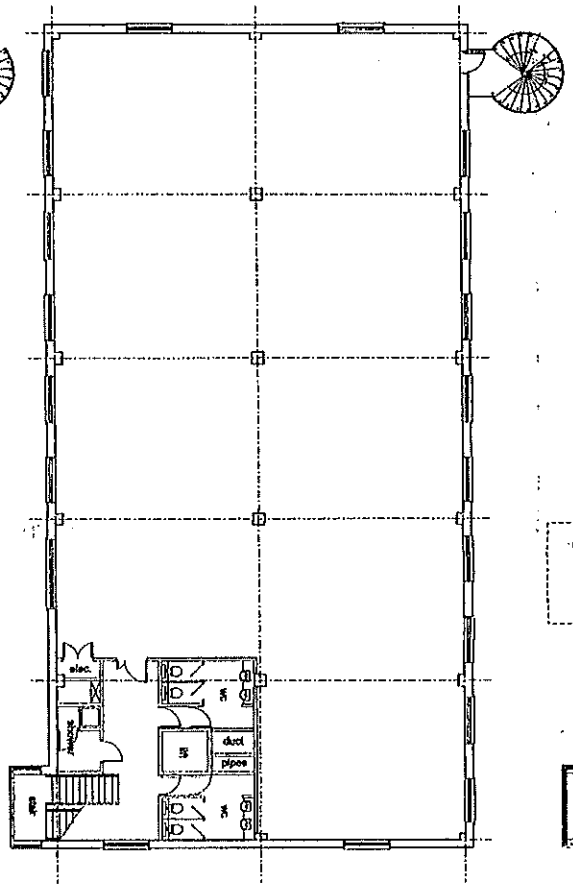
CORNISH
Architects
25 St Johns Lane London EC1M 4HD
Tel: 020 7253 9492 Fax: 020 7253 0844
Web Site: www.cornish-architects.co.uk



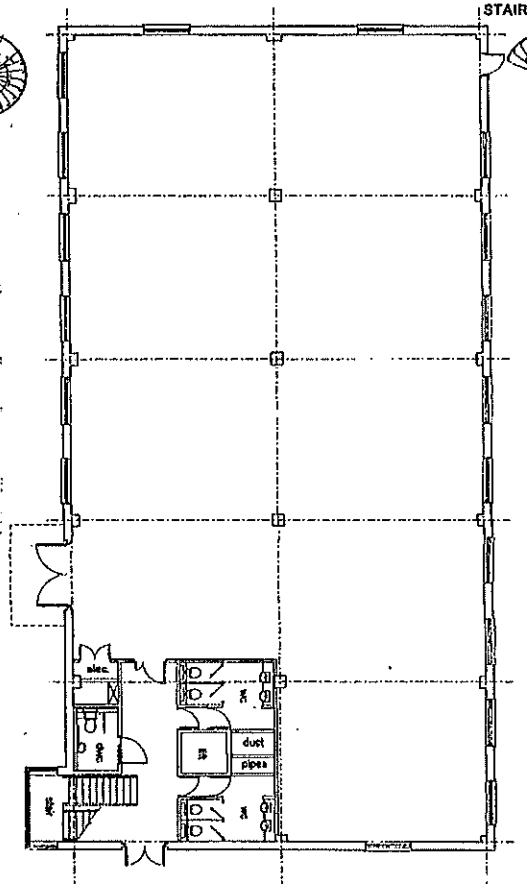
BUILDING 3 ROOF PLANT PLAN



BUILDING 3 SECOND FLOOR PLAN



BUILDING 3 FIRST FLOOR PLAN



BUILDING 3 GROUND FLOOR PLAN

REVISED PLAN

3255 1

1872

FOR TOWN PLANNING PURPOSES

NOTES

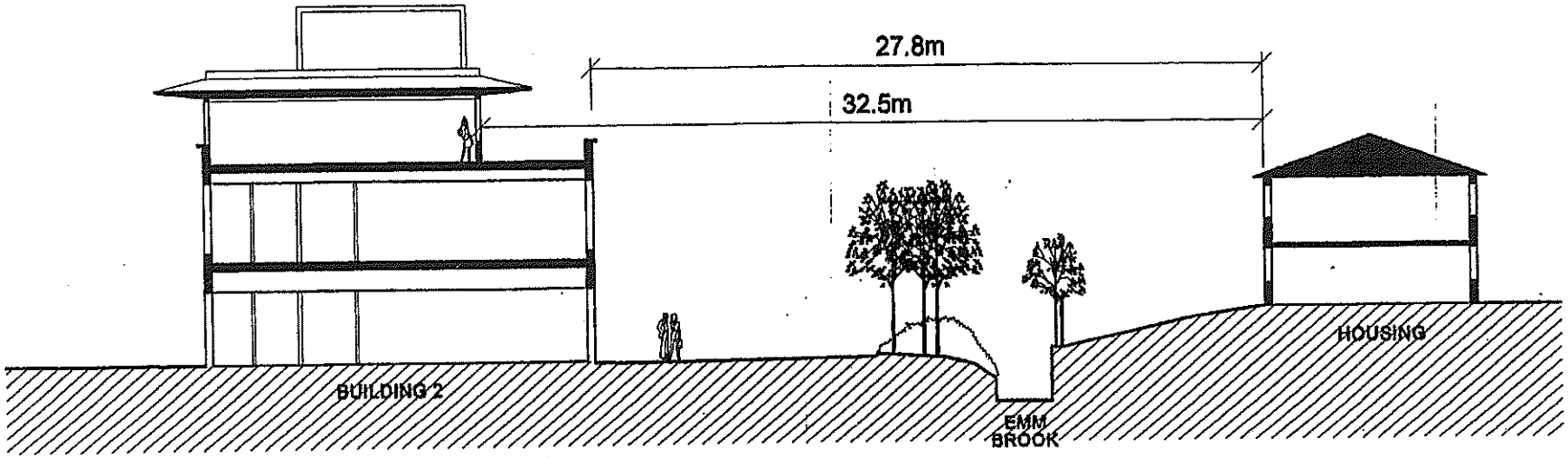
TOTAL GROSS EXTERNAL AR[illegible],000 SQ FT / 1460 SQ M

MOLLY MILLARS LANE
WOKINGHAM

BUILDING THREE
FLOOR PLANS

CORNISH
Architects

25 St Johns Lane London EC1M 4HD
Tel: 020 7253 9492 Fax: 020 7253 0844
Web Site: www.cornish-architects.co.uk



1873

3255

REVISED PLAN

FOR TOWN PLANNING PURPOSES

FOR ILLUSTRATIVE PURPOSES ONLY

This drawing is the Copyright of C.A.Cornish & Associates ©

NOTES

STATUS:

Rev.	Description	Drn/Chkd	Date

Job Title: MOLLY MILLARS LANE WOKINGHAM

Dwg Title: SECTION THROUGH EMM BROOK

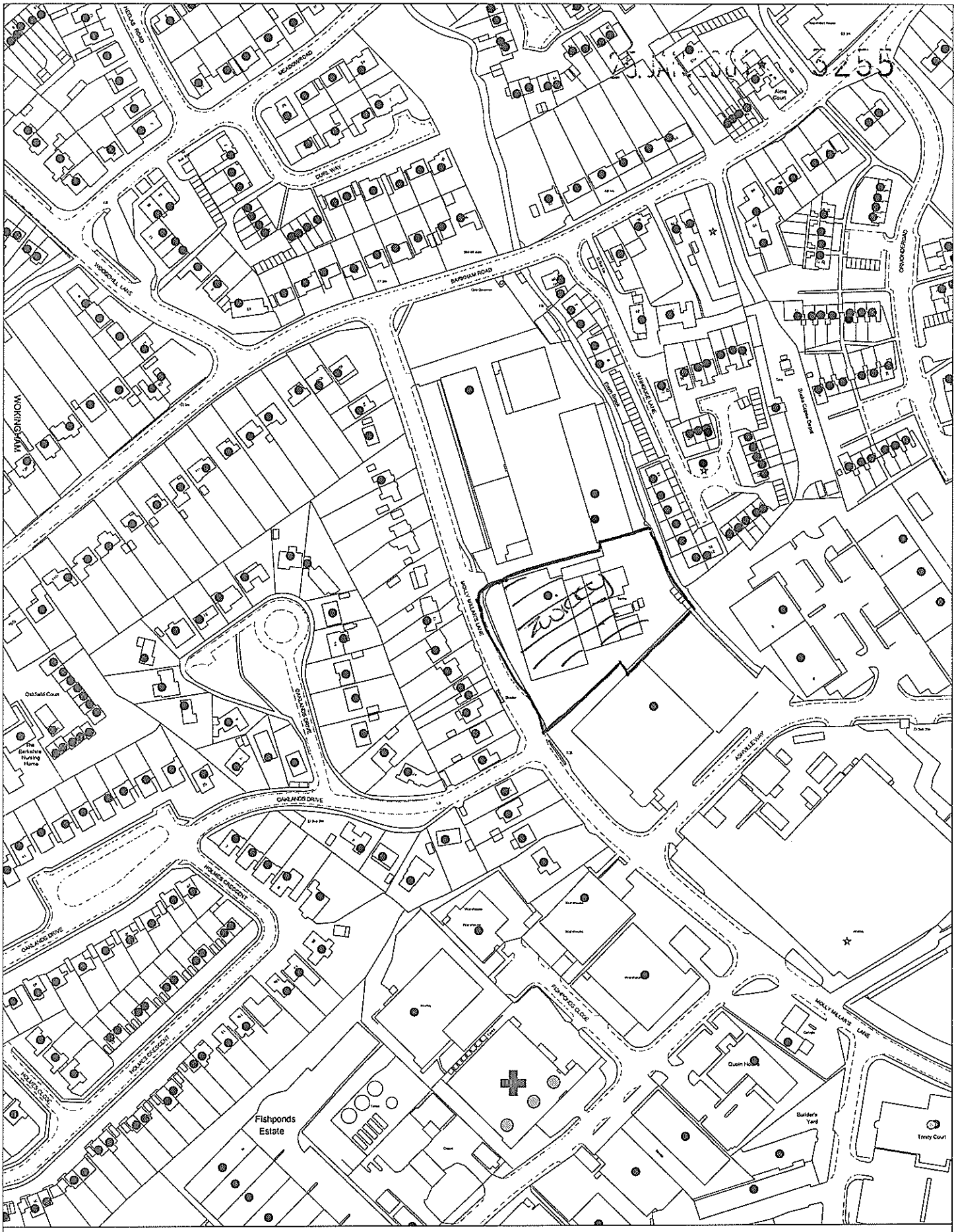
Scales: 1:200 @ A3

Date: 04/09/01

Dwg No: 10202 / TP / 027

Rev:

CORNISH
Architects
25 St Johns Lane London EC1M 4HD
Tel: 020 7253 9692 Fax: 020 7253 0846
Web Site: www.cornish-architects.co.uk



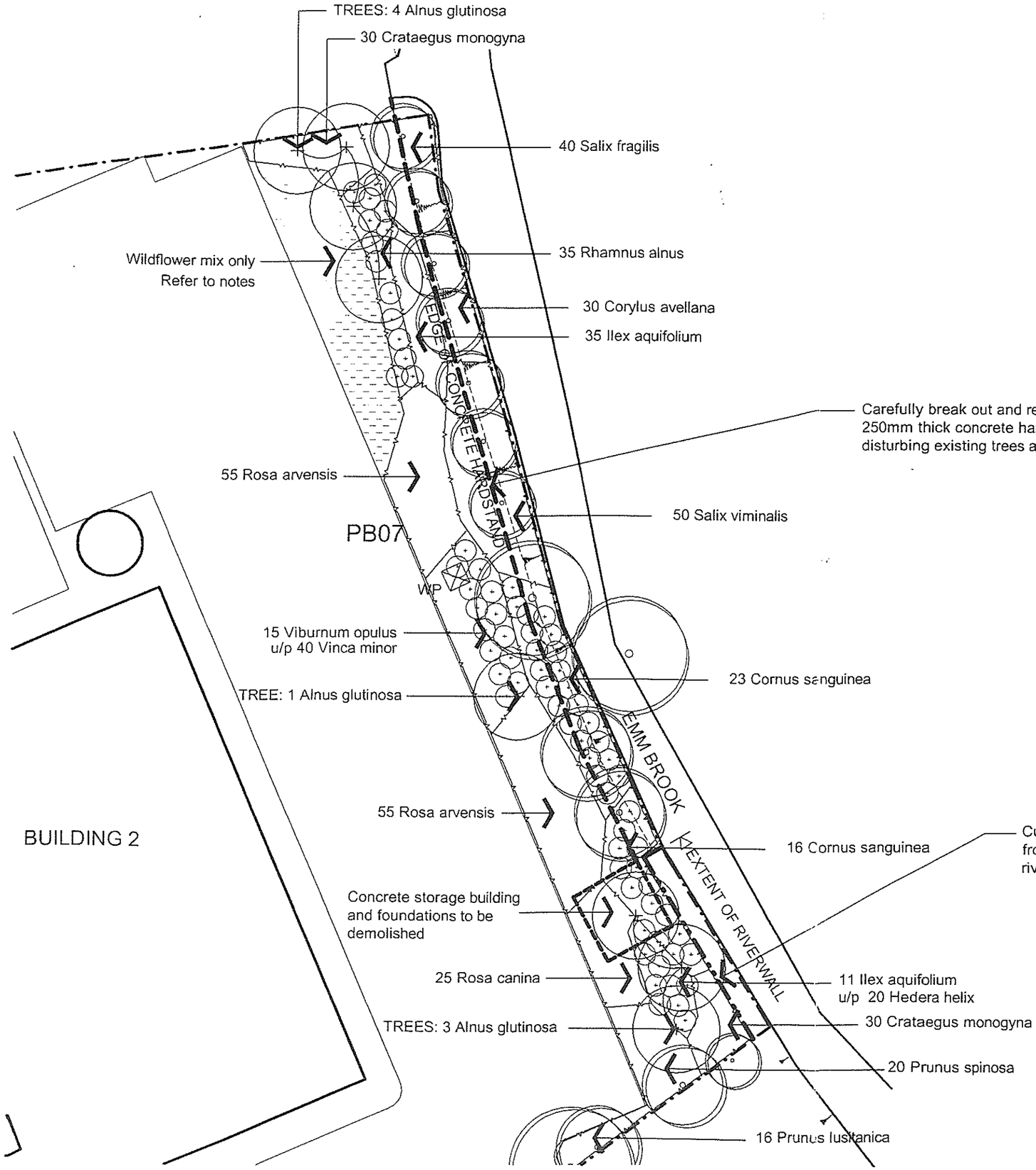
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 January 2001

N
W E
S



NORTH

EXISTING TREE

EXISTING TREE TO BE REMOVED

PROPOSED TREE

NOTES

Plant Bed 07
No topsoil, fertiliser or mulch spread. Only cultivated subsoil. All shrubs planted in 300 x 300 x 300mm deep pits backfilled with topsoil. All plants for Plant Bed 07 to be sourced from a nursery certified as suppliers of plant stock with British Provenance.

Sow Wildflower mix throughout PB07:
Country Lane mix as supplied by Kingsland Conservation Nursery, Somerset (01460-30070) at a rate of 5 grams per sq.m over cultivated subsoil in April following planting.

PLANNING SERVICES | MPT
POL | TLS
DC | DNF
APP |
CS |
04 JUN 2001
COPIES TO: | ACK: | FILE:

WITHDRAWN

MOLLY MILLARS LANE, WOKINGHAM

LANDSCAPE ADJACENT TO EMM BROOK

Scale 1:200 @ A3 | Date MAY '01

Drawing 288.39.02 | Revision

TALA
TERRY ANDERSON LANDSCAPE ARCHITECTS
55 Leopold Road . Wimbledon . London SW19 7JE Tel: 020-8947 6859 Fax: 020-8947 6995