APPLICATION NO:

RM/2000/2543

LOCATION:

Microsoft Ltd Thames Valley Park Drive, Sonning Reading.

APPLICANT:

Microsoft Ltd C/O T P Bennett

PROPOSAL:

Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM)

EARLIEST DATE FOR DECISION: **13/11/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/12/2000

CASE OFFICER: **Nicola Lake**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Microsoft Ltd
C/O T P Bennett
One America Street
London
SE1 ONE

Application Number: RM/2000/2543

Parish:	**SONNING**
Location:	**Microsoft Ltd, Thames Valley Park Drive, Sonning, Reading**
Proposal:	**Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including details of a porous surfacing material for use on the car parking areas, shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
2. 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.

Condition
3. 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.

Condition
4. 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.

Condition
5. 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.

Condition
6. 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.

Condition
7. 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.

Condition
8. 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.

Condition
9. There shall be no change of use of the undercroft or plant area, these areas shall be kept available for these uses at all time, nor shall any new floorspace be created unless prior permission is given by the Local Planning Authority.

Condition
10. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/detail(s).

Condition
11. No development shall take place until there has been submitted to and approved in writing full details of the proposed retaining measures for the excavated banking/terracing of the rear car parking area. These details shall then be used for the construction of the rear parking area and shall thereafter be maintained.

Condition
12. 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.

Condition
13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 4.5 metres by 70 metres in accordance with details to be submitted to and approved by the Local Planning Authority. 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.

Reason
1. To ensure that the external appearance of the building is satisfactory.

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

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

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

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

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

Reason
9. To ensure adequate parking provision and to prevent overdevelopment of the site.

Reason
10. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
11. To safeguard the future of the existing trees and the proposed landscaping.

Reason
12. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
13. In the interests of highway safety and convenience.

Informative
1. 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:

Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE3, WT6, WT7

John Mitchell
Development Control Manager
Date: 30/11/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 29 NOVEMBER 2000 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ. Bryant, Mr SR Conway, Mr TP Dredge, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mr EC Preston, Mr ND Rose, Mr AJ Ross, Mrs ELM Siggery and Mr D Swindells.

162. MINUTES

The Minutes of the meeting of the Committee held on 8 November 2000 were confirmed as a correct record and signed by the Chairman.

163. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. JL Earnshaw.

176. APPLICATION NO: 2000/2543, RESERVED MATTERS ON CONSENT 28578 FOR THE ERECTION OF B(1) OFFICE ACCOMMODATION AND ANCILLARY USE (AMENDMENT TO CONSENT 97/66464/RM), THAMES VALLEY BUSINESS PARK, THAMES VALLEY PARK DRIVE SONNING, FOR MICROSOFT LTD

The Committee considered a report about this application set out on Agenda pages 1612 to 1638.

Mr. ND Rose, a local Member attended the meeting and spoke in favour of the proposal.

RESOLVED: 1) That Application No: 2000/2543 be approved subject to the conditions set out on Agenda pages 1615 to 1617;

2) That a condition be added requiring the provision of porous parking surfaces;

2) That condition No: 13 Agenda page 1616 be deleted.

Application No	Received	Sonning.
RM/2000/2543	20.10.00	

Applicant: Microsoft Ltd.
Location : Thames Valley Business Park, Thames Valley Park Drive, Sonning.
Proposal : Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66464/RM.)

1. **Planning History** – The Thames Valley Business park was originally granted outline planning permission in 1988 under application number 28578. The first phase of development for buildings 1, 2 and 3 of the Microsoft development was granted planning permission in 1996 under the reserved matters application 96/63142/R. These building have since been completed and occupied. A second reserved matters application was approved in 1998. Application 97/66434/RM gave reserved matters permission for the second phase of development, which dealt with the detailed specifications for buildings 4 and 5. The final phase of the Microsoft development was granted conditional approval subject to the signing of a legal agreement at the Development Control Committee of the 26 April 2000.

2. **Proposal** – The proposed development is to amend the reserved matters application 97/66434/RM of the original outline application 28578. These proposed amendments are to approved Building 4 only. The alterations are for the removal of the two tier external rear parking structure and the movement of the proposed flat level parking area closer to the building. This would provide a greater open area of land to the rear of the development, which would improve the protection of the existing mature trees along the rear boundary of the site.

   This will require the removal of the rear projecting section of the approved building, and the relocation of the removed rear parking spaces to a underground area below Building 4. These alterations would also require the repositioning of the approved fire escapes, stair towers and some modifications to the rear elevation of the building. The floorspace that was previously within the rear projecting section of the approved building would be reincorporated within the main mass of the building by increasing the width of the structure by 0.6m, the depth by 0.4m and by decreasing the size of the internal atrium. There would be no increase in the floorspace area or height of the building over that which was previously approved. There would however be a decrease in the number of parking spaces.

3. **Consultations** -
   - ***Sonning Parish Council:*** Have stated 8 comments about the application. (see attached comments).
   - ***Landscaping:*** No objection subject to conditions.
   - ***Urban Design and Conservation Officer:*** 'The layout has already been accepted and the general design perimeters established prior to this application. I have no objection to the principles outlined.
   - ***Highways:*** Comments awaited.
   - ***Environment Agency:*** Comments awaited.

- ***Environemntal Health:*** No objection.
- ***Earley Town Council (Adjacent Council):*** No comment received.
- ***Police Architectural Liaison:*** No comment received.

4. **Appraisal** – The principle of the development of this site for business purposes was established by the original outline application 28578 in 1988. The details of the development was accepted by the reserved matters application 97/66434/RM in 1998. This reserved matters application seeks to make alterations to those approved details:

    A. Impact of the proposed alterations upon the character and appearance of the locality. (LBE1 and LBE2 of the Loddon Area Local Plan; WOS3, WBE1 and WBE3 of the Wokingham District Local Plan (Deposit Draft) as modified).
    B. Impact upon highway safety. (LT5 & LT6 of the Loddon Area Local Plan; WT6 & WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
    C. Services, amenity and infrastructure requirements.
    D. Concerns of Parish Council.

A. Impact of the proposed alterations upon the character and appearance of the locality.

The proposed development is to alter the previously approved scheme's parking layout. The approved scheme has a two storey/tier rear parking structure, which is located up 45m from the main rear elevation of Building 4. The proposed development is to remove this two tier structure and to replace it with ground level parking, set on terraces at the rear of the site. The proposed amended parking area will be located closer to Building 4 and further away from a copse of existing mature trees that run along the rear boundary of the site. The proposed parking area would be located approximately 37m away from the main rear elevation of the building. This additional area would allow for a more secure future for these existing trees. The proposed alterations would also reduce the amount of excavation works required on the land to the rear of the site.

To allow the parking area to be located closer to the building, the approved rear projecting section of the building would have to be removed. There would be no reduction in the B1 floorspace area of the structure as the building would be 0.6m wider, 0.4m deeper, and the internal atrium would be reduced in size. However, there would not be an increase in the B1 floorspace area or the height of the building. It is also proposed that the approved fire escape, stair towers be relocated. The stair tower to north would move slightly further forward, while the stair tower on the southern side of the building would move further towards the rear.

The parking spaces that are located on the additional tier of the approved parking scheme, would be largely relocated below Building 4, in a basement car park. There would be a reduction in the number of parking space provided from 306 to 287. This is a reduction of 19 approved spaces. The original number of approved spaces for the whole development was 2000 spaces for 46,452m² of B1 floorspace. The current proposed number of spaces is in line with the District's current parking standards based on one space per every

25m². A similar type of underground/basement parking is already in existence within Buildings 1 and 2. The previously approved north side through road would be removed to allow access to the proposed underground/basement car park.

The proposed alterations to the approved development would result in a more compact development with a reduced impacts upon the surrounding existing landscape and with fewer parking spaces. The proposed structure would still be in keeping with the existing three Microsoft buildings. Therefore, there would be no detrimental impact upon the character and appearance of the surrounding locality.

B. Impact upon highway safety.
The proposed development would, as stated above, result in the alteration of the approved parking scheme. However, the alterations would result in the increase in the available land to the rear for the existing mature trees, while also reducing the amount of soil excavation which would be required to the rear of the site. The proposed development would also reduce the number of available parking spaces by 19 spaces. This is an improvement on the currently approved development and that of the outline permission, which both had an over provision of parking spaces, when considered against the Council's current parking standards.

The removal of the through road to the north side of Building 4, would reflect the current relationship between buildings 2 and 3. Therefore, the proposed development would have no detrimental impact upon the highway safety of the site or surrounding road network.

C. Services, amenity and infrastructure requirements.
The impact upon services, amenity and infrastructure was considered under the original outline application. This application does not seek to amend that situation or increase the area of B1 floorspace. The proposed alteration would not alter or impact upon the current services, amenity or infrastructure of the surrounding area, past that which has been previously agreed under the outline 28578 and reserved matters application 97/66434/RM. Contributions and an agreement to a Green Travel Plan have also been secured under the full planning application for Building 6.

D. Concerns of the Parish Council.
The concerns of the Parish Council have been noted and some have been appraised above. They have also raised the issue that permission has been granted for the buildings to 'pierce the skyline of Sonning Hill'. However the current proposal does not seek to increase the height of the buildings above that which was previously approved on application 97/66434/RM. The proposed alterations would help to protect the land which surrounds the existing trees to the rear (east) side of the site, which will help to screen and soften the development in summer and to a lesser degree in winter. A landscaping condition would secure the successful landscaping of the rest of the available land on the site.

The contribution and infrastructure provision on this application site was secured under the outline application. It would not be considered reasonable to attempt to negotiate further contribution on a application which did not seek

to increase the floorspace area or height of a previously approved reserved matters building.

The first two points made within the Parish Council comments are not planning matters.

5. **Conclusion** – The proposed application does not seek to increase the floorspace, height or scale of development. The proposed alterations would result in a more compact development with a reduced impact upon the existing landscape. Therefore, the proposed development would have no detrimental impact upon the character or appearance of the surrounding area or upon the highway safety of the site and road network.

6. **Recommendation** – To GRANT planning permission subject to the following conditions:

1. 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.

2. 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

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. There shall be no change of use of the undercroft or plant area, these areas shall be kept available for these uses at all time, nor shall any new floorspace be created unless prior permission is given by the Local Planning Authority.

10. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).

11. No development shall take place until there has been submitted to and approved in writing full details of the proposed retaining measures for the excavated banking/terracing of the rear car parking area. These details shall then be used for the construction of the rear parking area and shall there after be maintained.

12. 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.

13. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).

14. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 4.5m by 70metres in accordance with details to be submitted to and approved by the Local Planning Authority. 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.

15. 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.

16. 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.

Reasons

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

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

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

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

5. In the interests of highway safety and convenience.

6 & 7. In the interests of visual amenity

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

9. To ensure adequate parking provision and to prevent overdevelopment of the site.

10. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel

11. It safeguard the future of the existing trees and the proposed landscaping.

12. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

13. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

14 & 16. In the interests of highway safety and convenience.

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

Nicola Lake.

PLANNING DEPT
FOL
DC
APP
COPIES TO:
35912

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No: RM/2000/2543

Officer NICOLA LAKE

Parish SONNING.

Proposal RESERVED MATTERS ON CONSENT 28578 FOR THE ERECTION OF B1 OFFICE ACCOMMODATION & ANCILLARY USE (AMENDMENT TO CONSENT 97/66434/RM).

Address MICROSOFT Ltd THAMES VALLEY PARK DRIVE.

Applicant MICROSOFT Ltd C/O TP BENNETT.

The Parish Council has the following comments.

1. It is considered that the Council's attempts to register reservations and objections to the planning applications in the Thames Valley Park are in many instances ignored.

2. The Council has been accused of carrying out a vendetta against Microsoft and has been given the impression that the Wokingham District Council can not 'afford' to have reservations or give refusals on Thames Valley Park applications.

3. Contrary to the original planning concept planning permission has been given for the existing blocks to pierce the skyline of Sonning Hill by two metres. The two proposed blocks of development, because of the lower hill, would pierce the skyline by twelve metres.

4. The section drawing 7840 D.009 attempts to convey that the buildings are tree screened and the skyline is defined as the top of the deciduous tees is in summer only! The winter skyline is G.L!

5. There are deciduous trees on the boundary but no additional tree planting and screening from the adjoining land is proposed. The last excuse for not carrying out such work on the other side of the site was that they were inhibited by services. Not so on this occasion.

6. The trees and landscaping throughout the car park areas are deciduous and in the winter it represents a hillside of cars rather than a so-called 'Park'.

7. The original development proposal on which environmental and infrastructure contributions were made was on a much less dense development. In view of the increase and high density and now recognisable

impact of the new development on the adjoining environment and infrastructure and transport is it not equitable that further contributions can be called for by the Wokingham District Council to part fund a Sonning North eastern By-pass and new bridge for Sonning Parish.

8. It is hoped that the blocks contain internal welfare and restaurant facilities unlike the other blocks.

L. A. Bates (Clerk to the Council). 25 OCTOBER 2000



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2000

Scale: 1 : 4000

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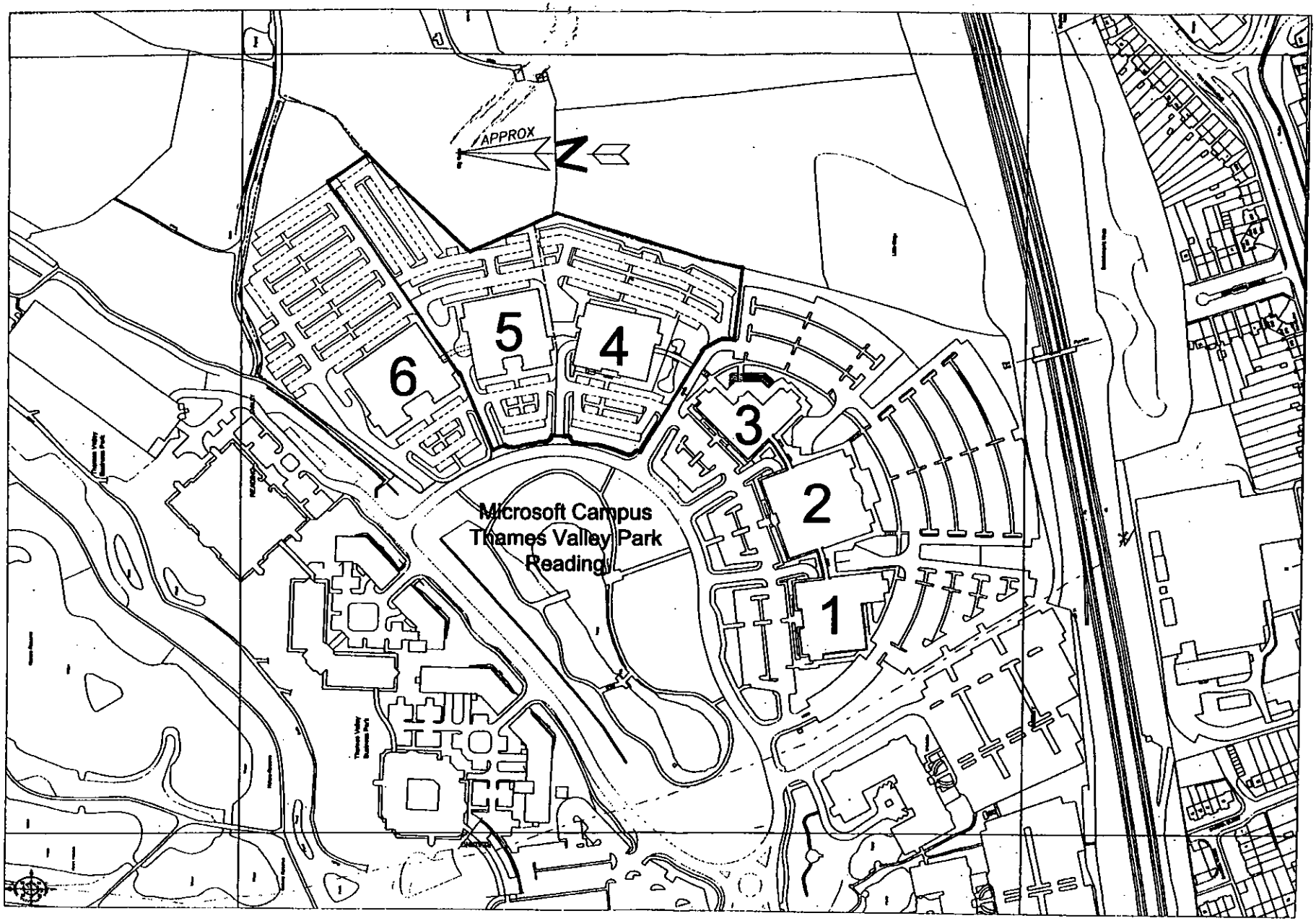
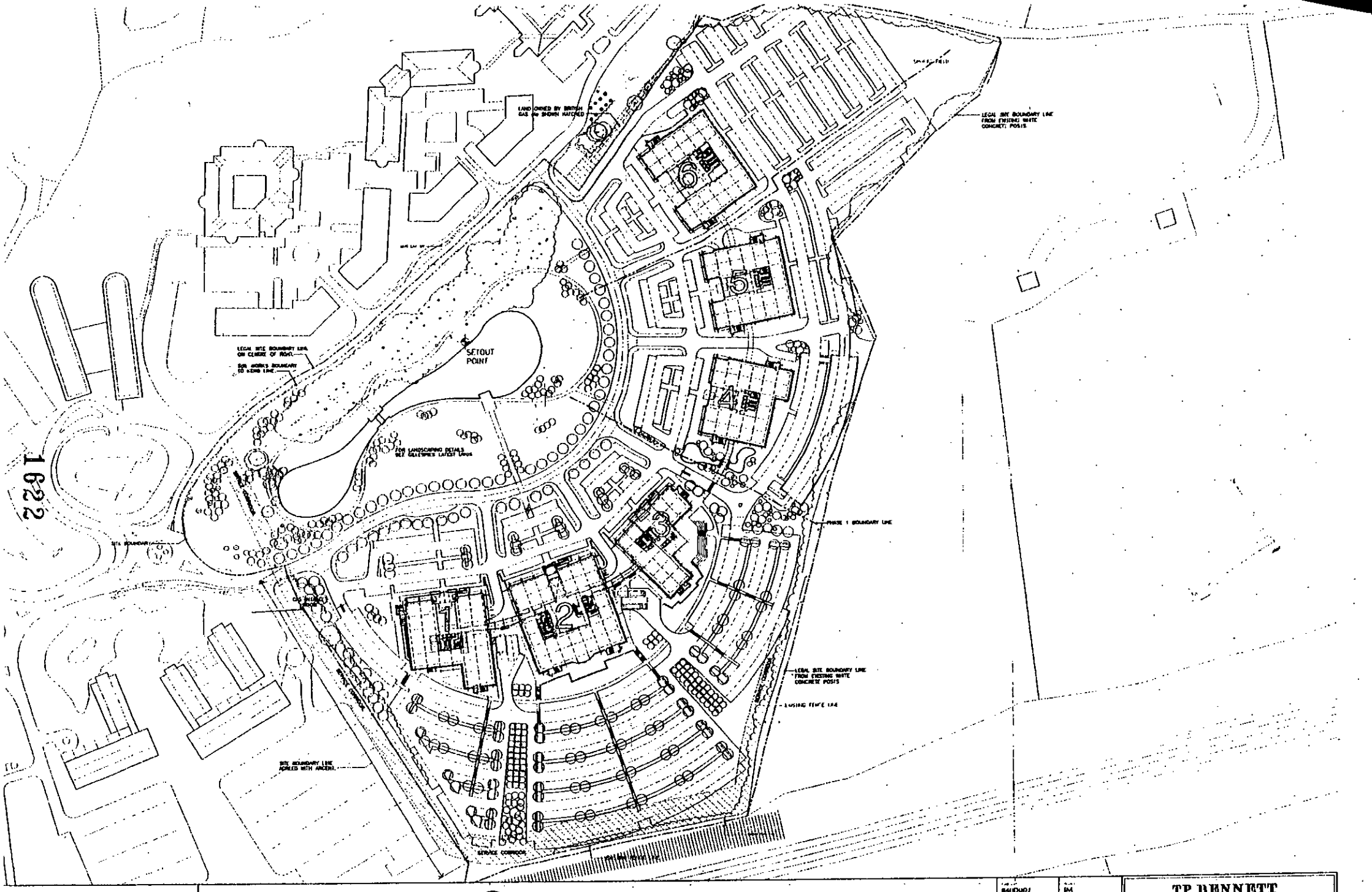


1621

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
SITE LOCATION PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING



1622

MICROSOFT CAMPUS
PHASE II
THAMES VALLEY PARK

BUILDINGS 4,5 & 6
SITE MASTER PLAN

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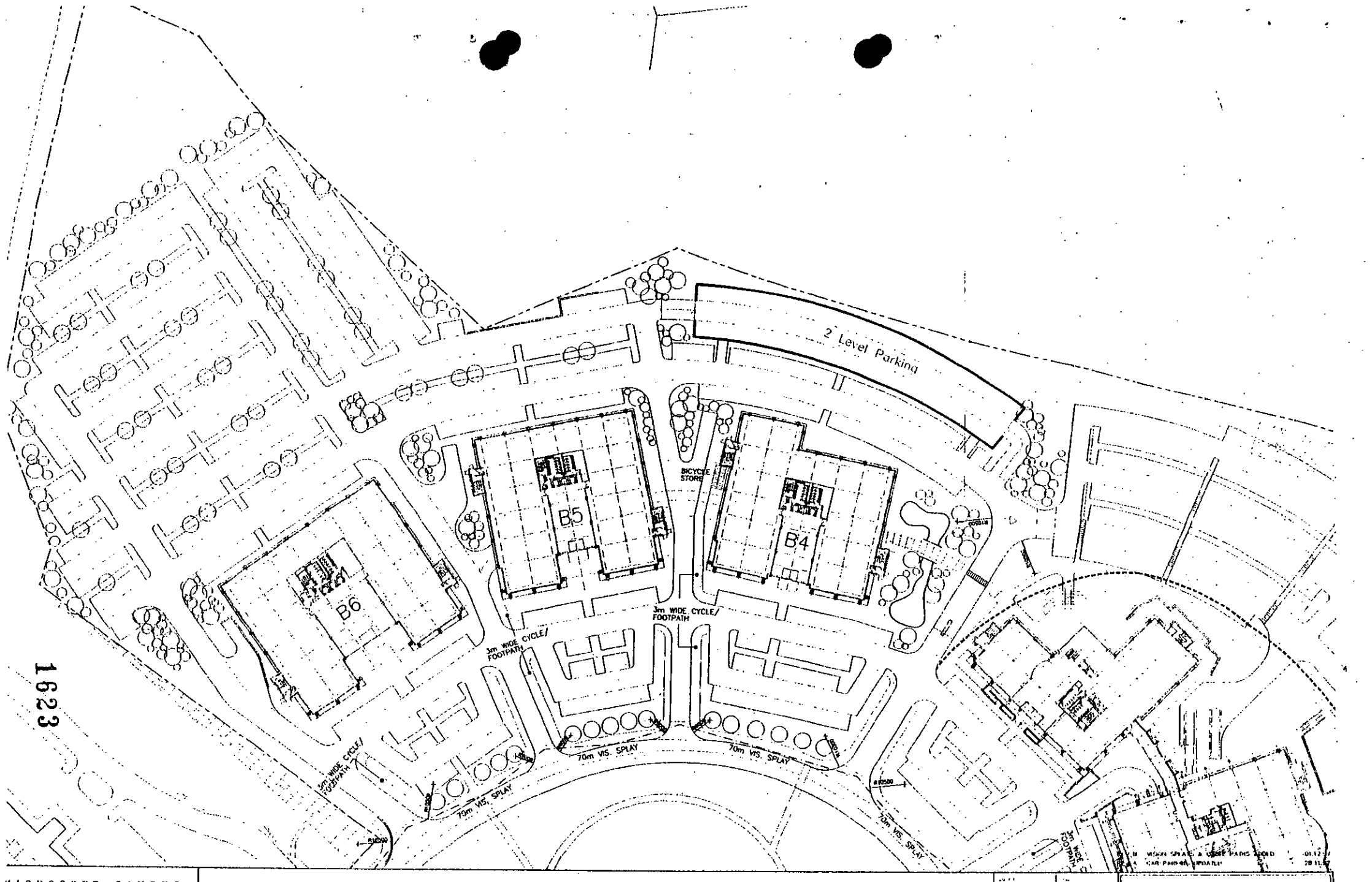
SEPT '97	

TP BENNETT
PARTNERSHIP



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MICROSOFT CAMPUS
PHASE II
HAMES VALLEY PARK

PHASE II
SITE PLAN

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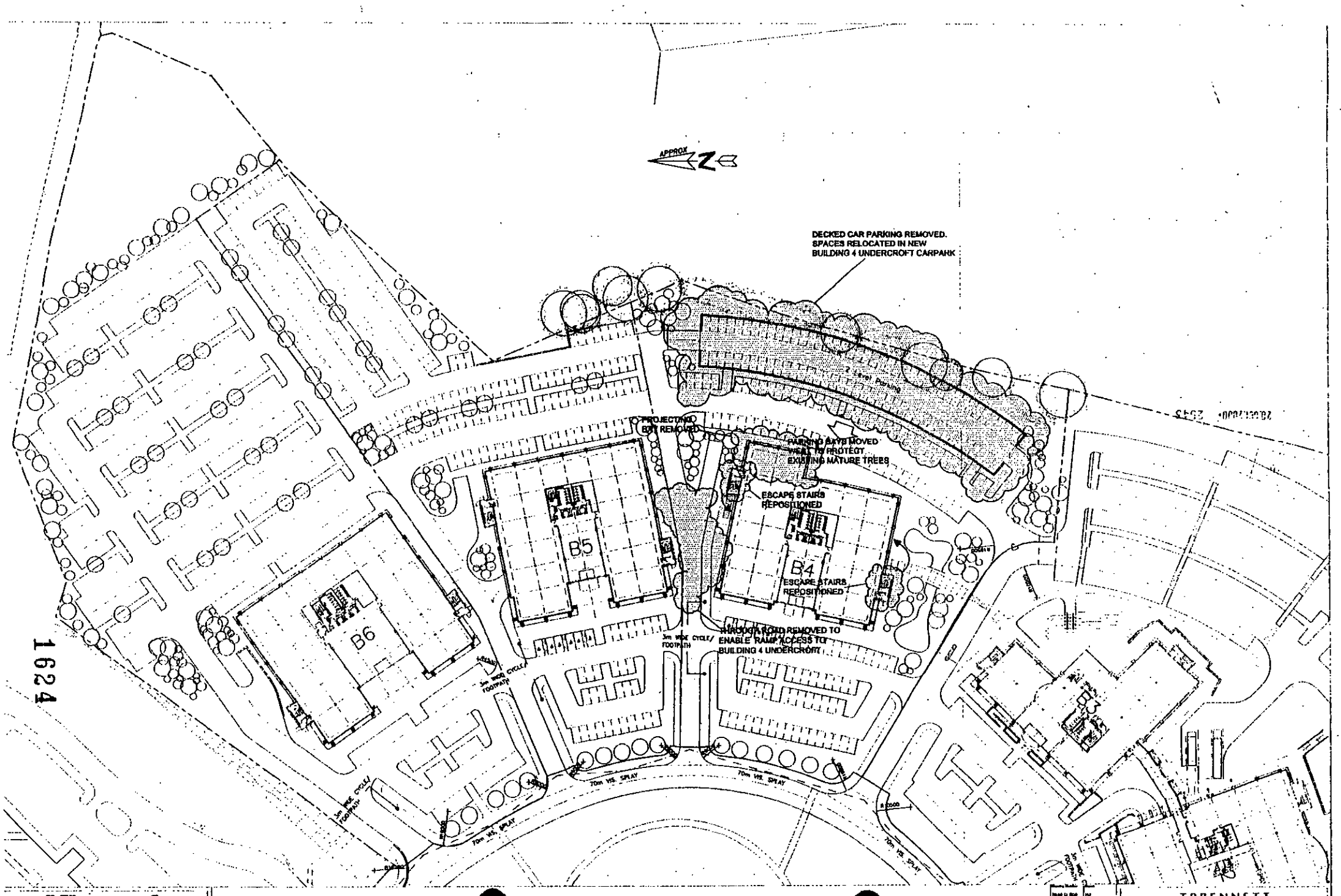
1500	
SEPT '97	B

TP BENNETT
PARTNERSHIP

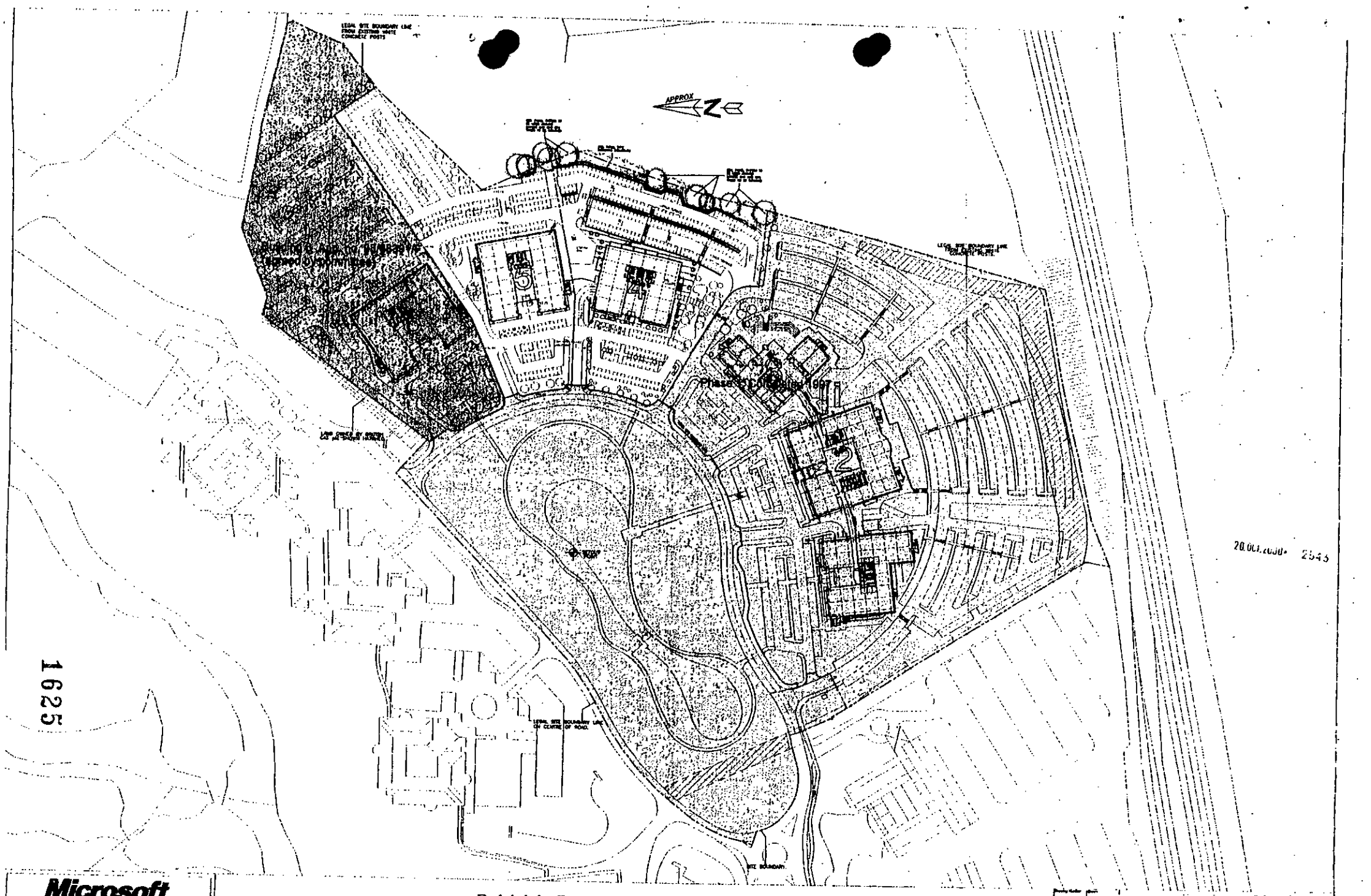


Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5

AMENDMENTS TO PLANNING CONSENT DATED 04.03.98

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NF
TEL 020 7208 2000 FAX 020 7208 2020

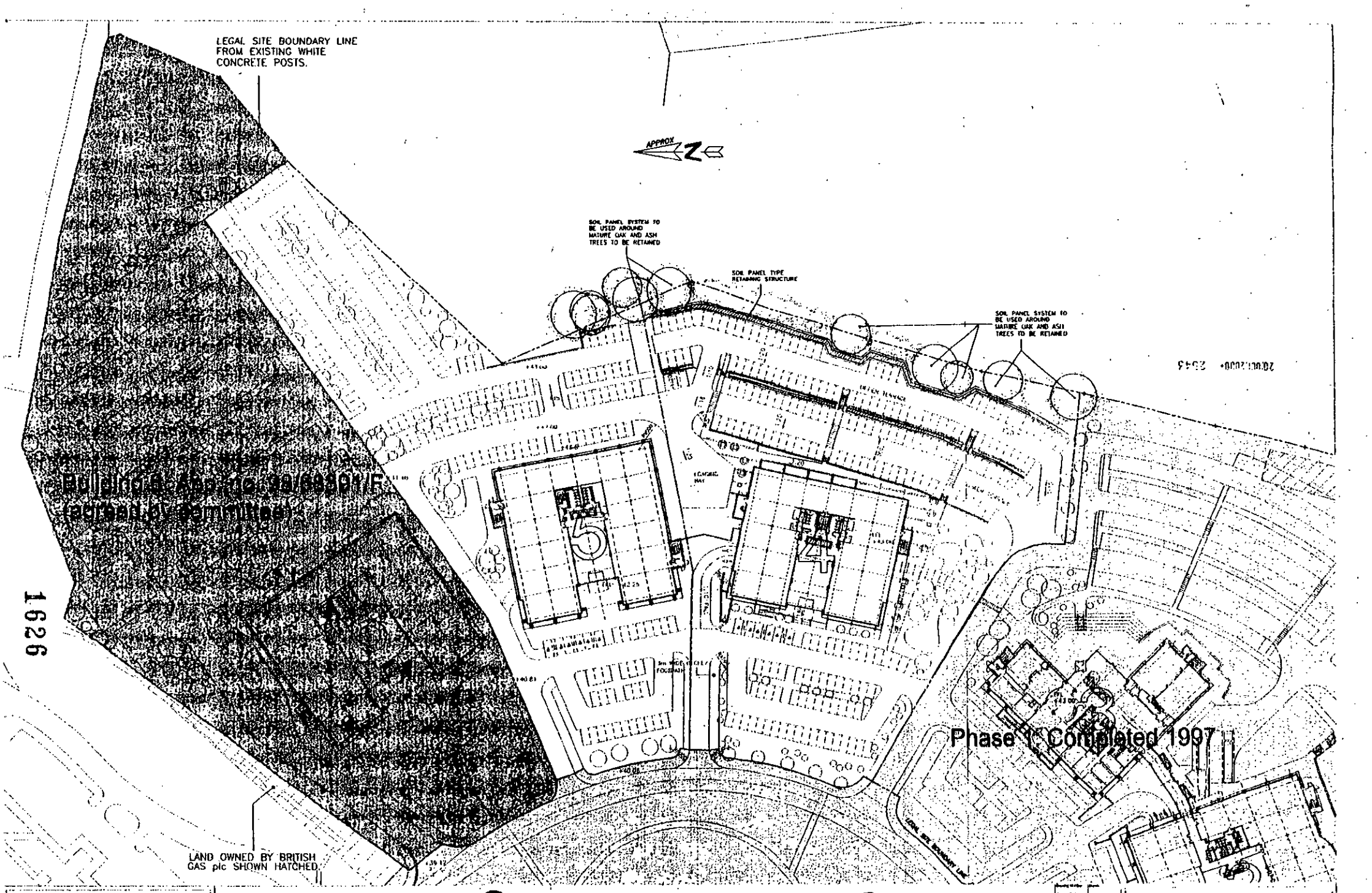


1625

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
SITE MASTERPLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 4000 FAX 020 7208 2020

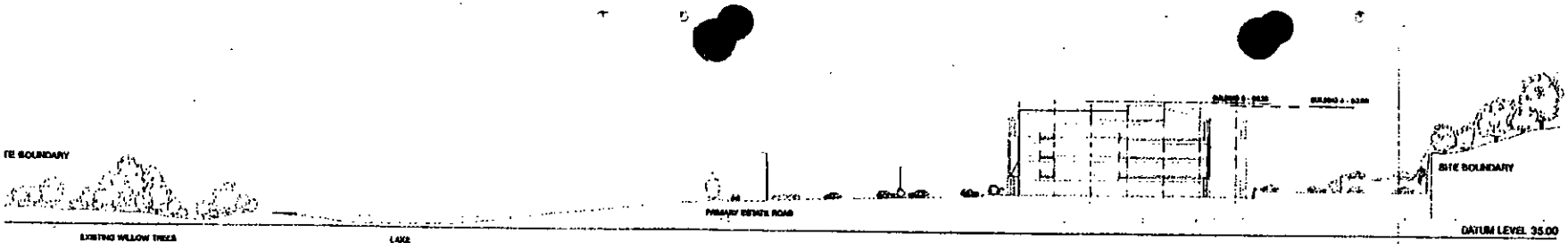


1626

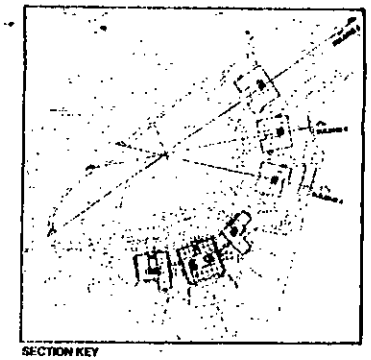
Microsoft
CAMPUS
THAMES VALLEY PARK

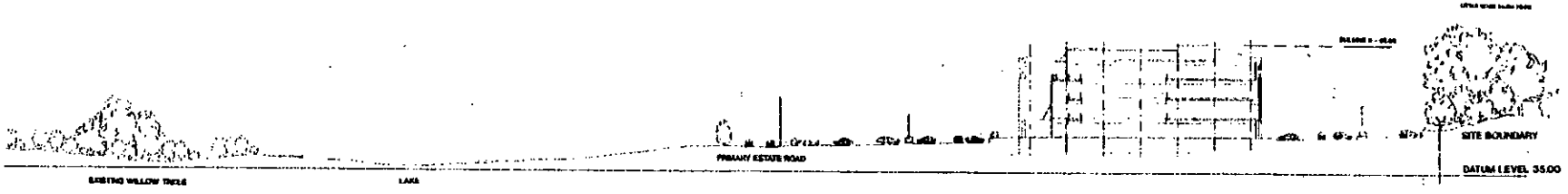
BUILDINGS 4 & 5
SITE PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NR
TEL 020 7208 2000 FAX 020 7208 2020

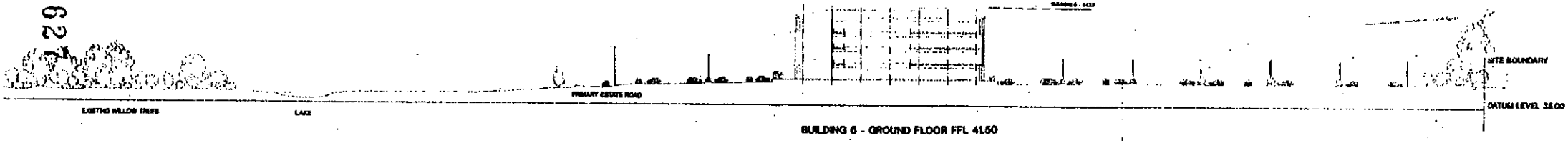


BUILDING 4 - GROUND FLOOR FFL 43.00





BUILDING 5 - GROUND FLOOR FFL 42.25

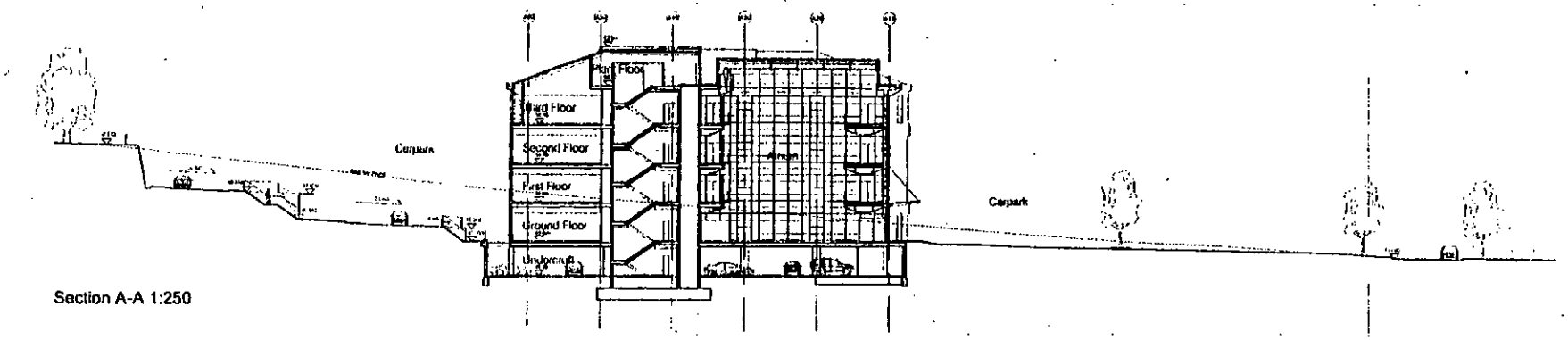


BUILDING 6 - GROUND FLOOR FFL 41.50

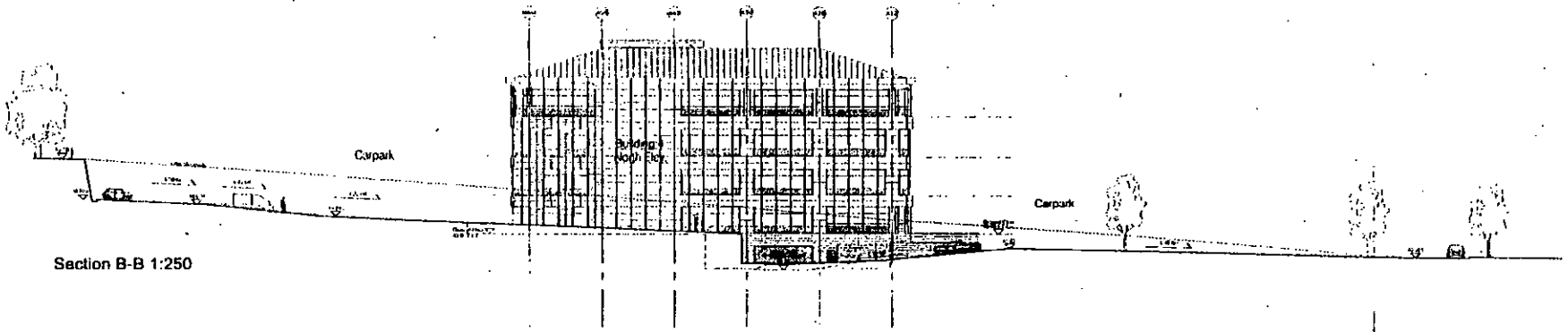
1621

MICROSOFT CAMPUS PHASE II THAMES VALLEY PARK	BUILDINGS 4,5 & 6 SITE SECTIONS	1:500 SEPT '97	MRS A

TP BENNETT
PARTNERSHIP



Section A-A 1:250



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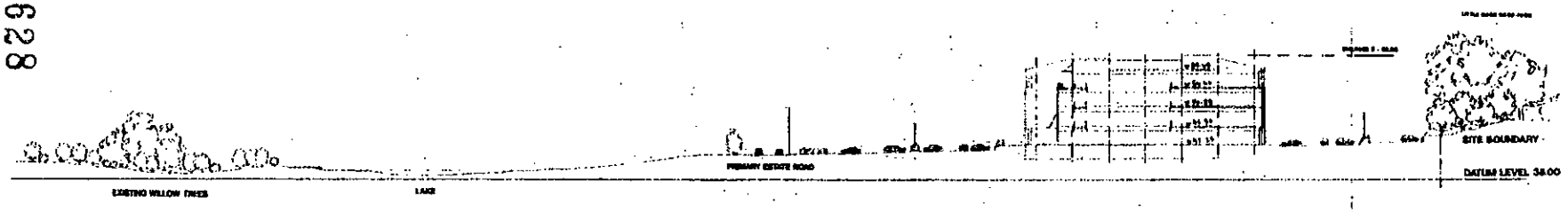
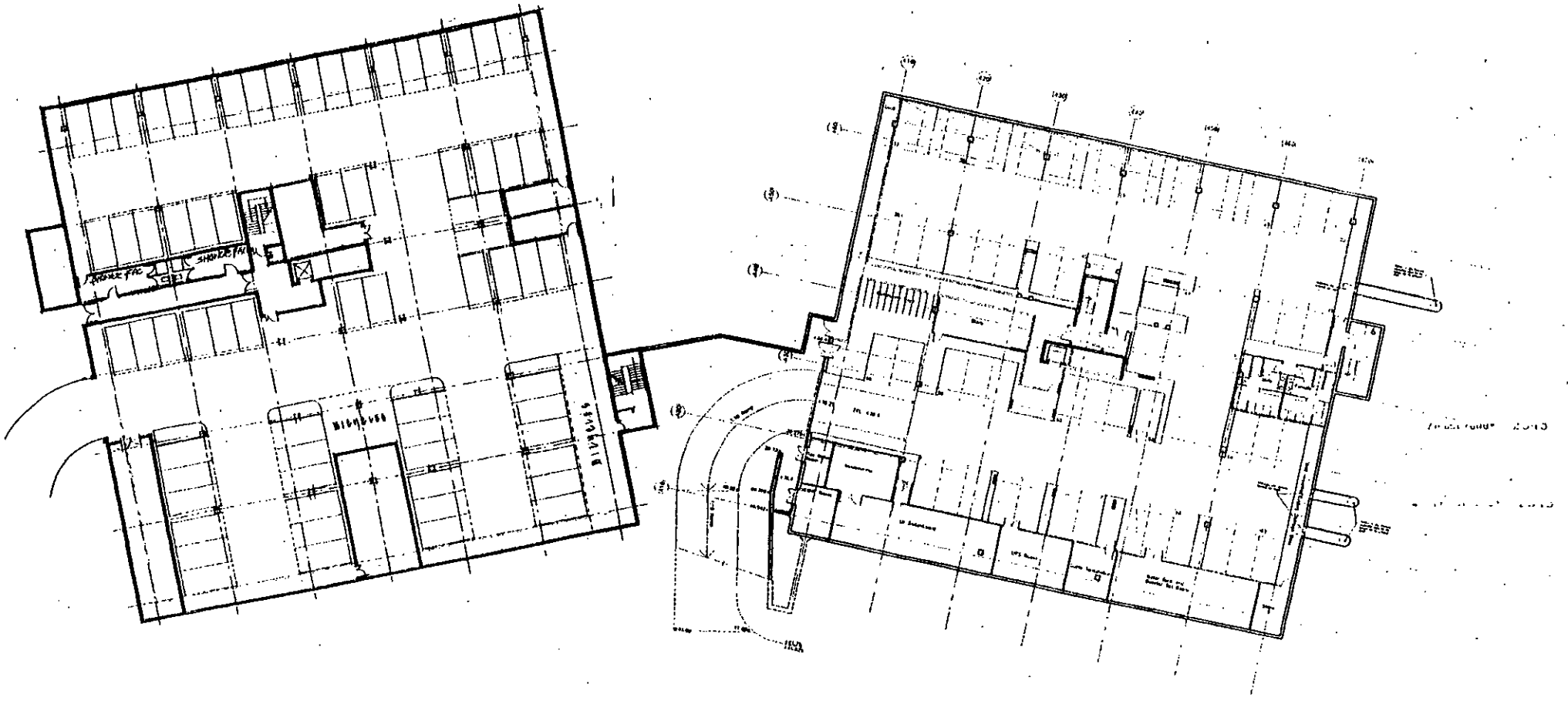


Section C-C 1:500

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
SITE SECTIONS

TPBENNETT

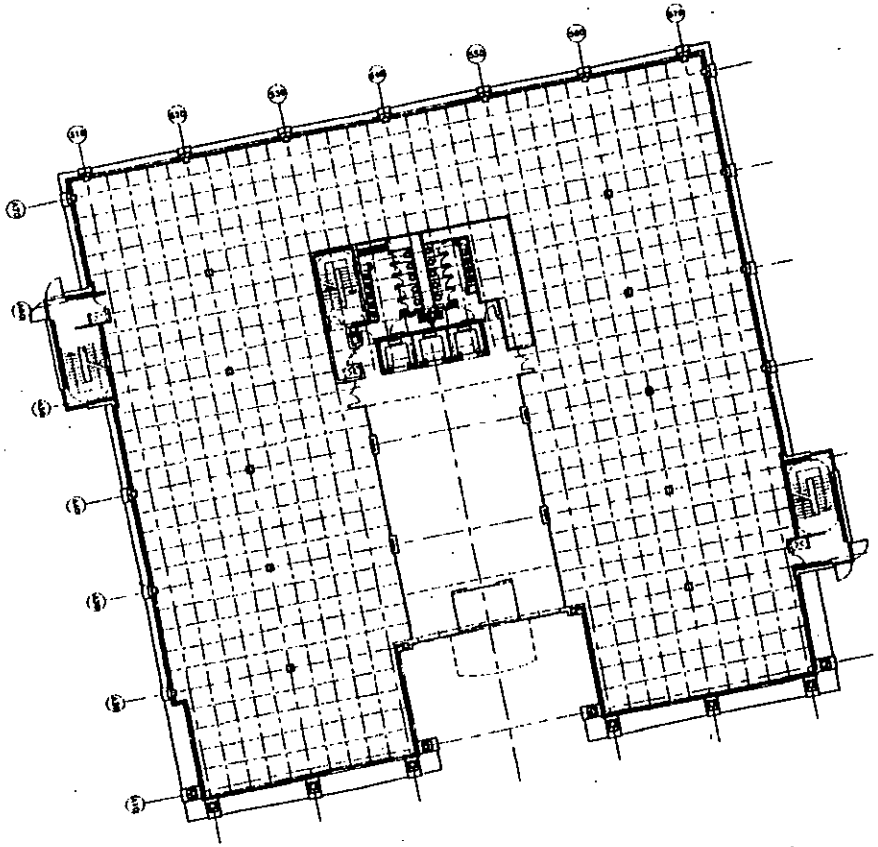


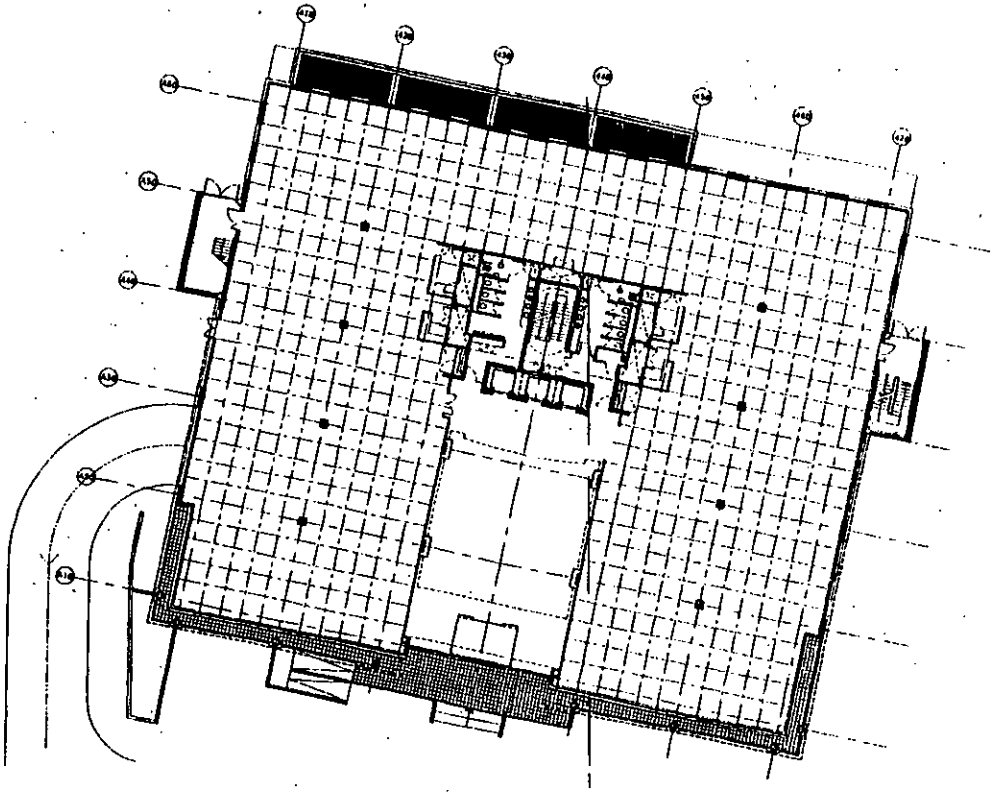
1629

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
UNDERCROFT PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING





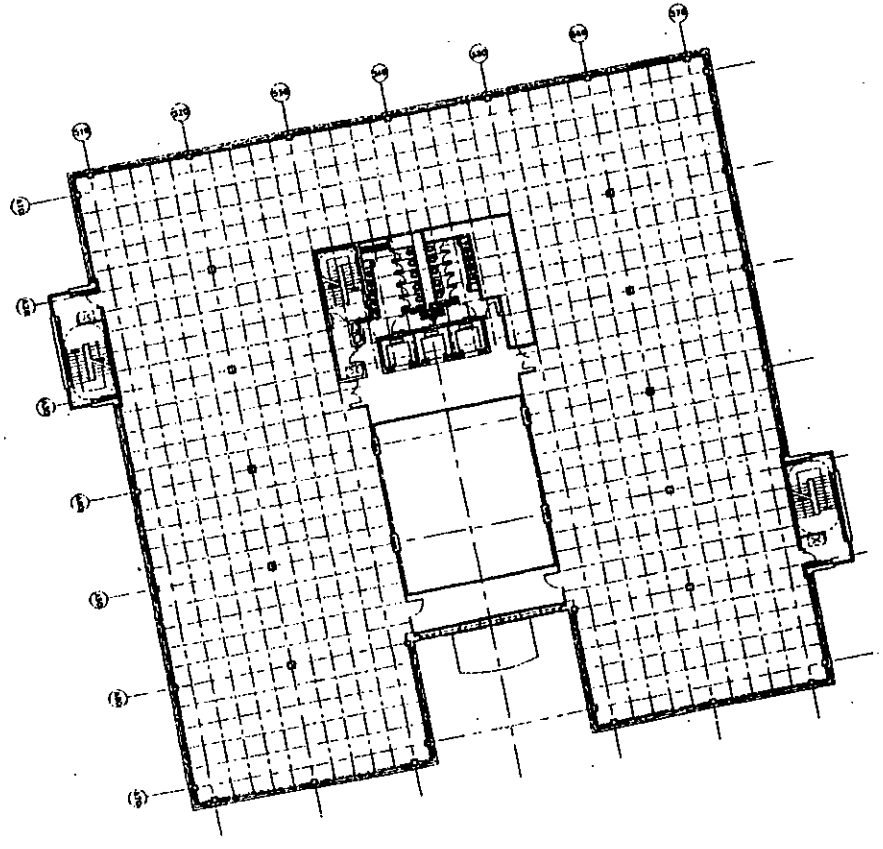
1630

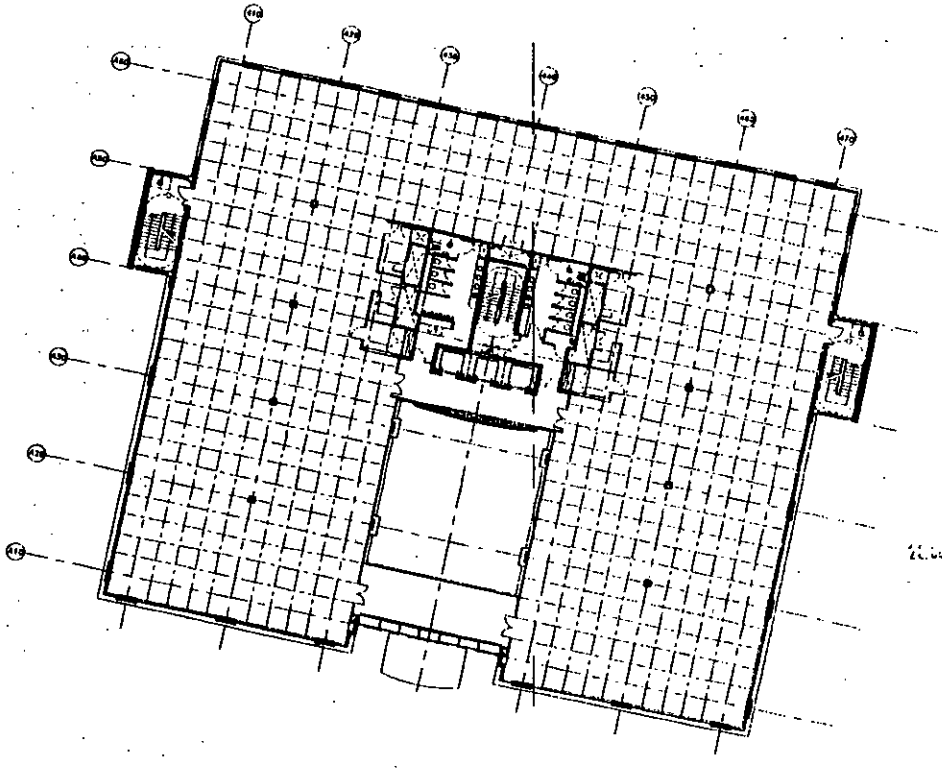
2543

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
GROUND FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2020



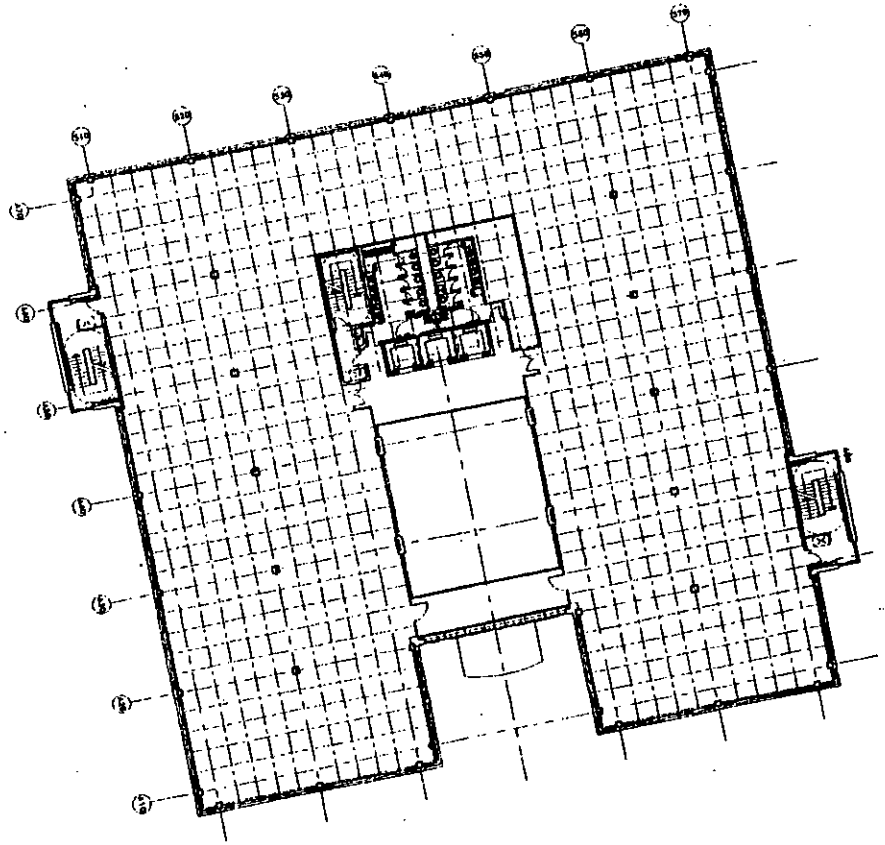


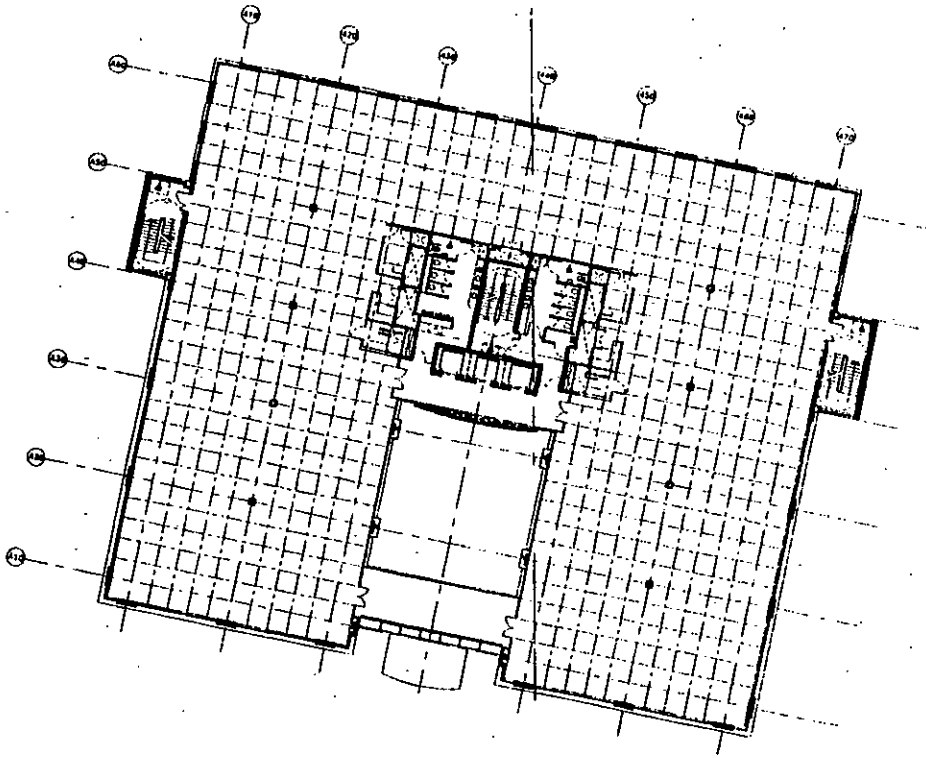
1931

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
FIRST FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2020



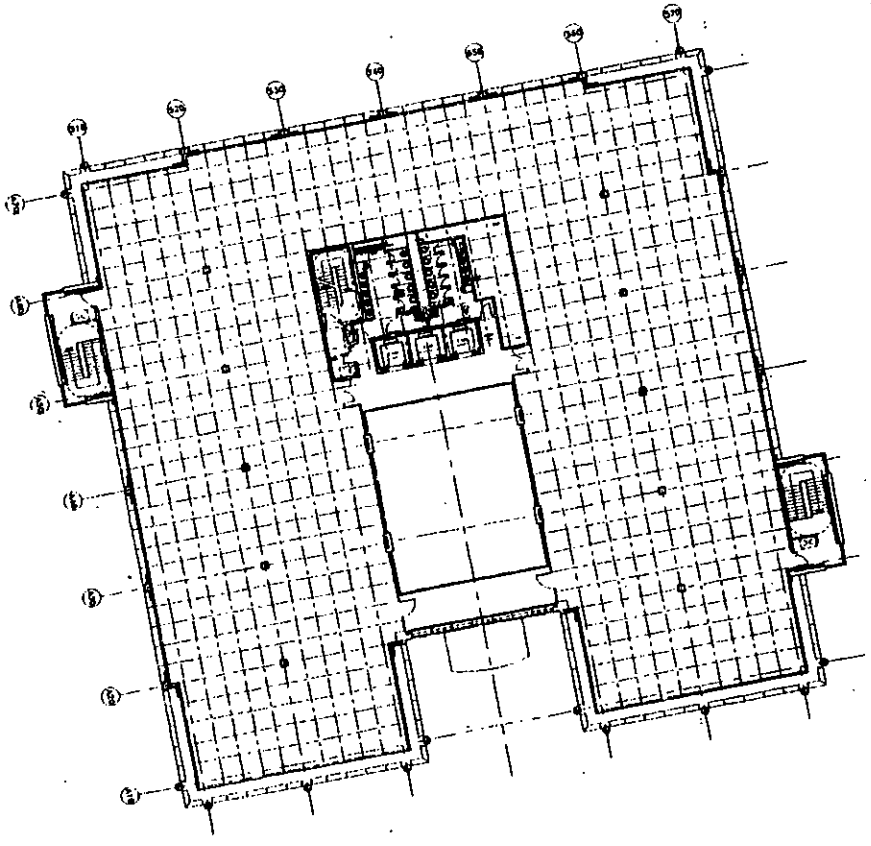


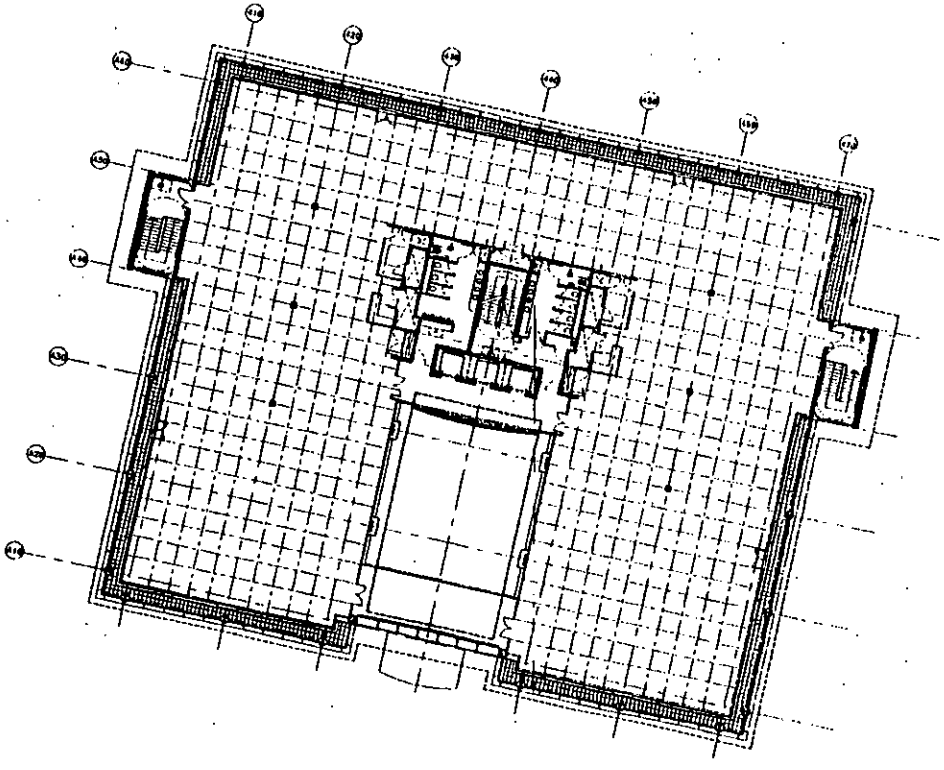
1632

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
SECOND FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2020



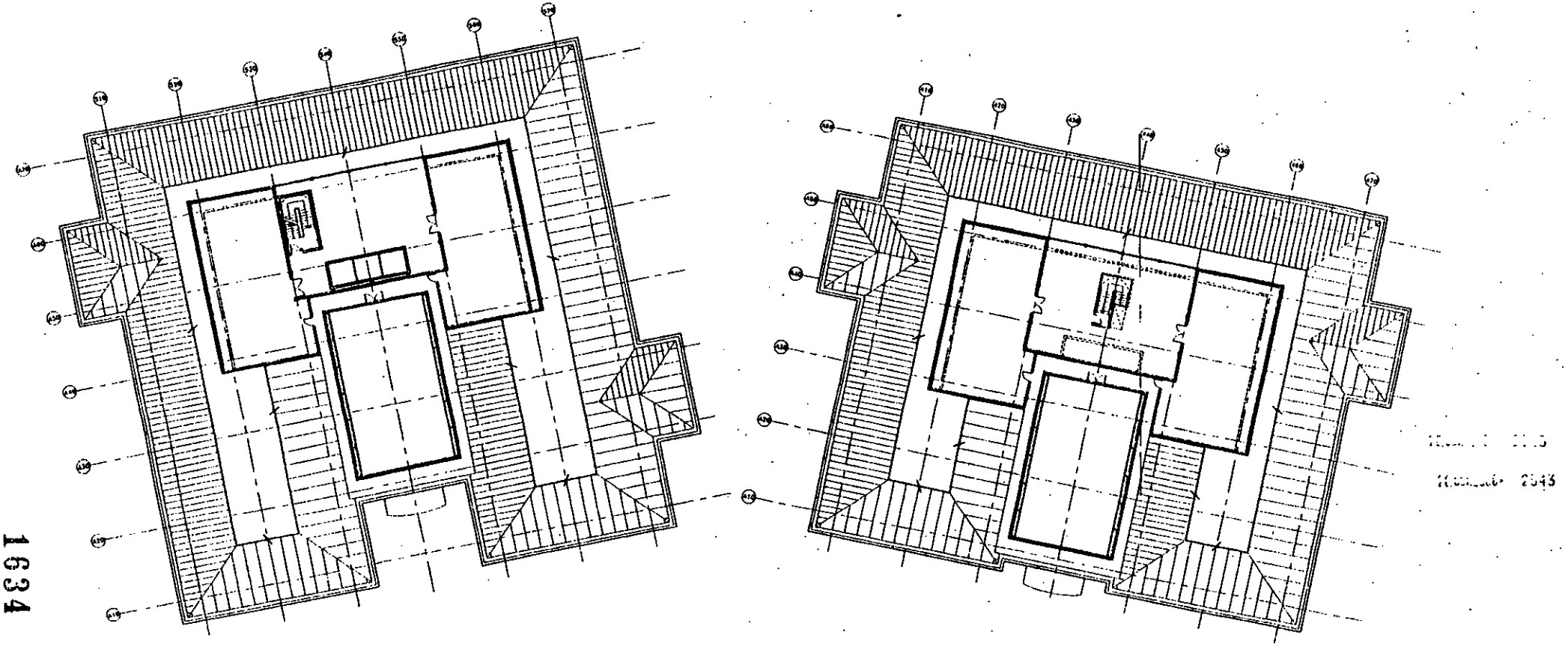


1633

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
THIRD FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 6NE
TEL 020 7208 3000 FAX 020 7208 3030

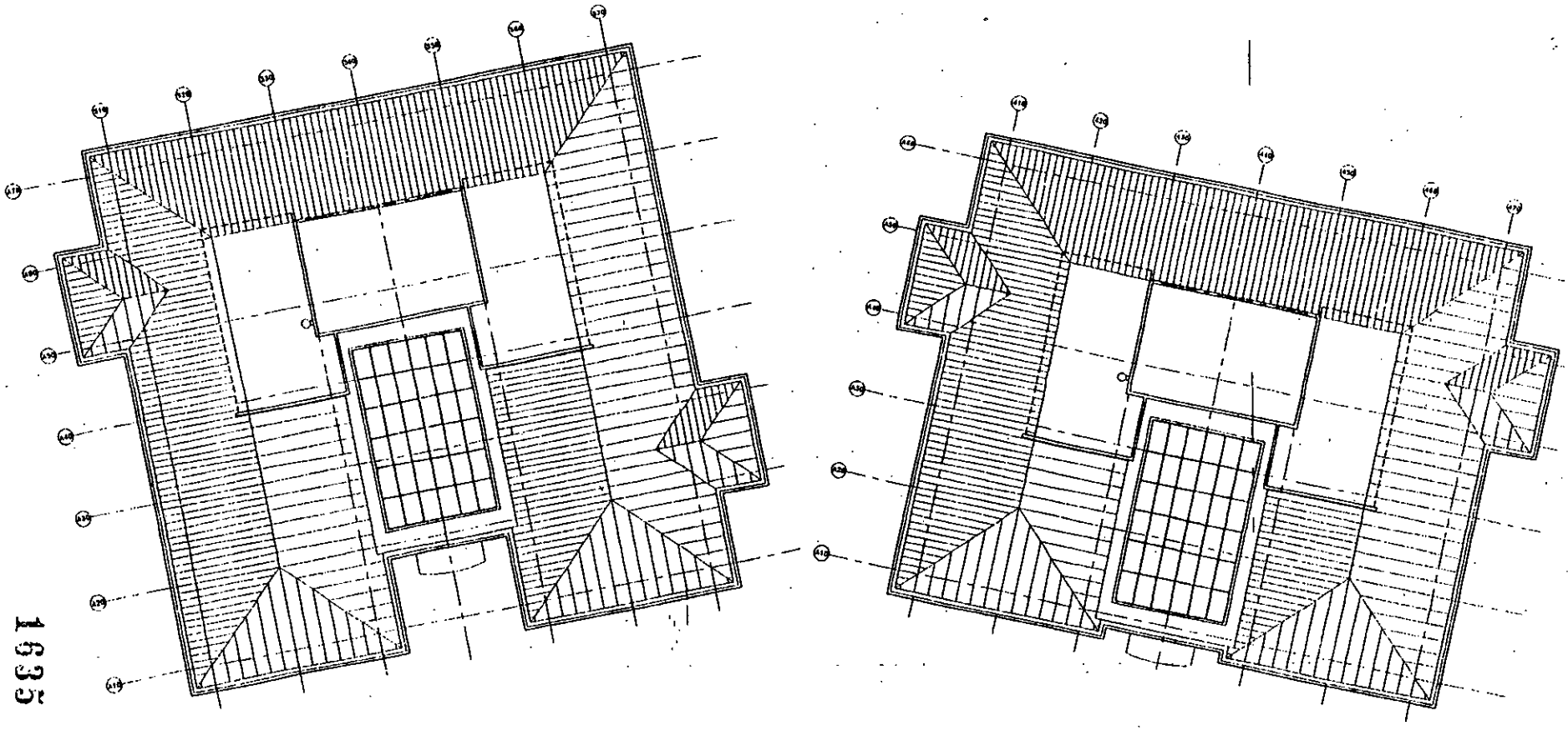


1634

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
PLANT FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 6NE
TEL 020 7208 2000 FAX 020 7208 2020

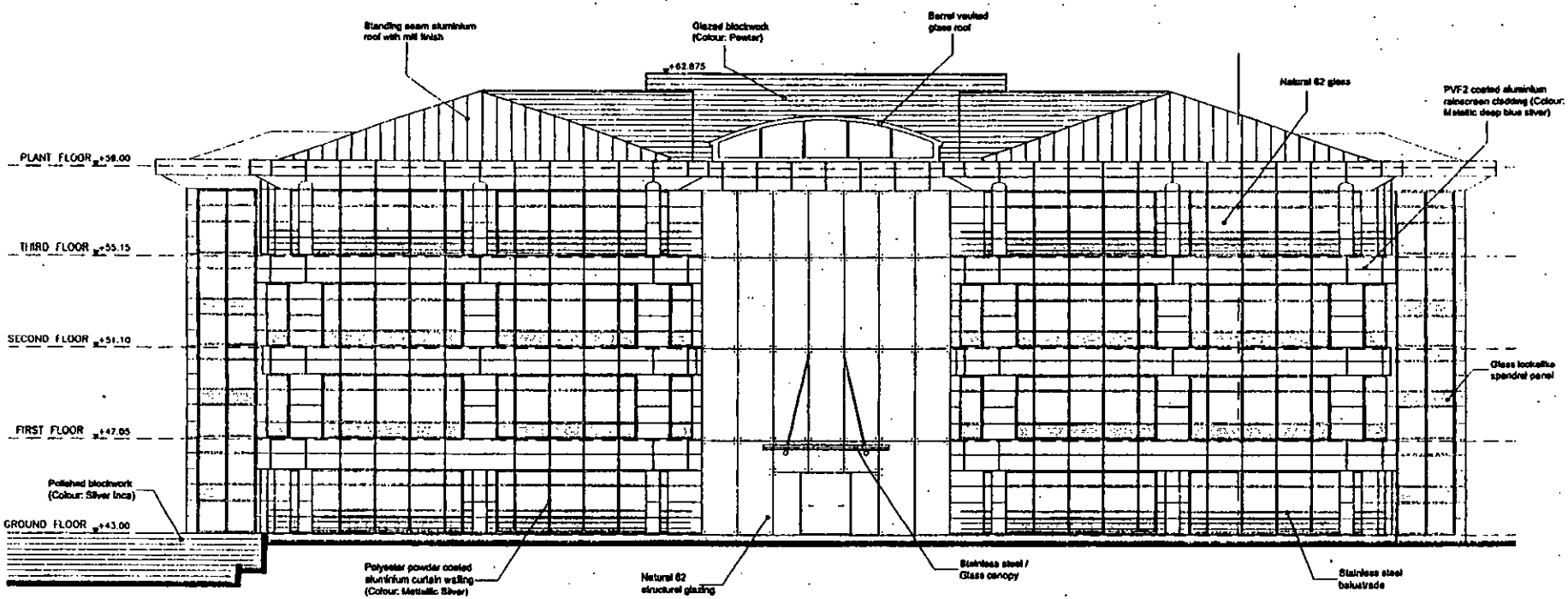


1635

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
ROOF PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 8NE
TEL 020 7208 2000 FAX 020 7208 2020



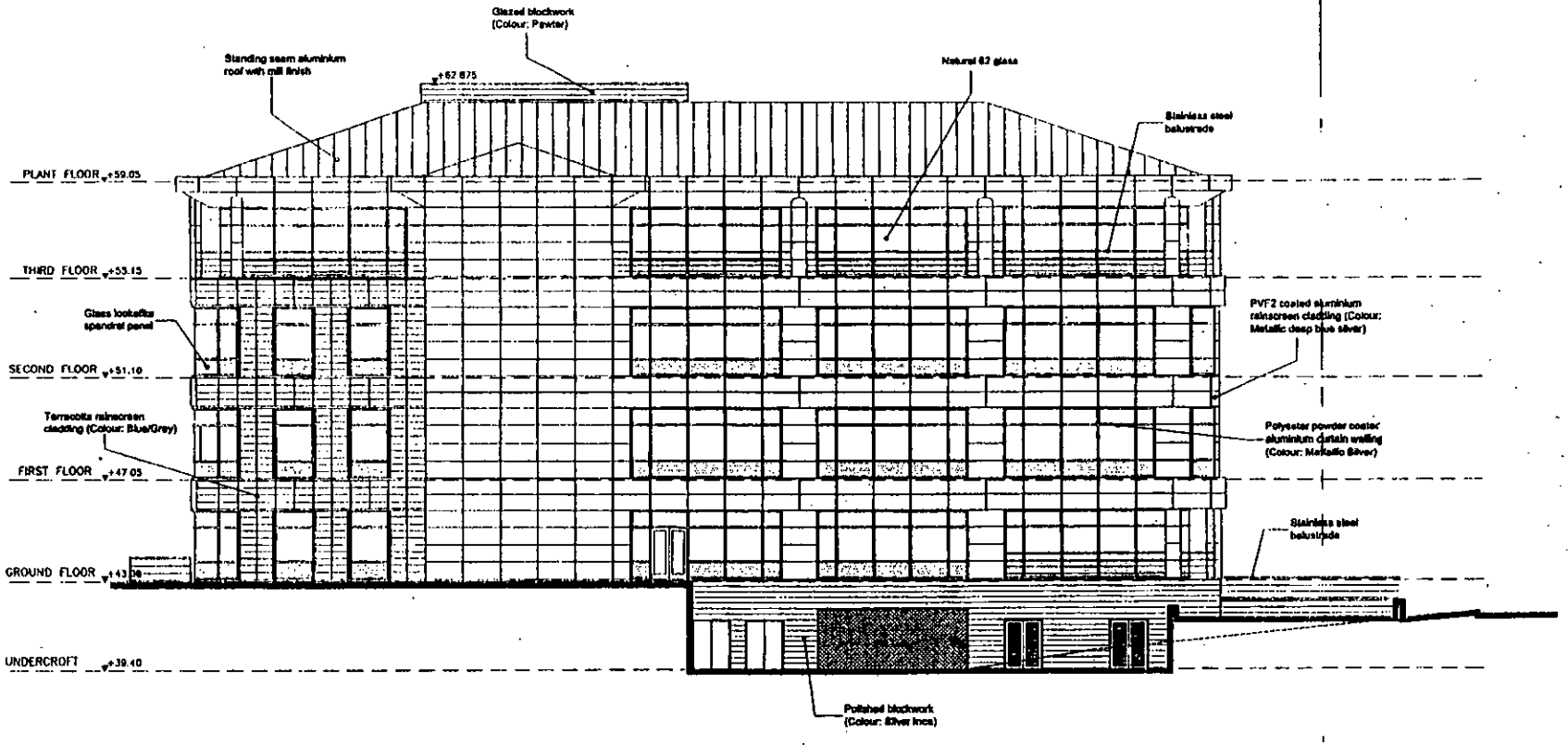
20.OCT.2000 2643

1636

Microsoft CAMPUS THAMES VALLEY PARK

BUILDING 4
WEST ELEVATION

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 8NE
TEL 020 7208 2000 FAX 020 7208 2030



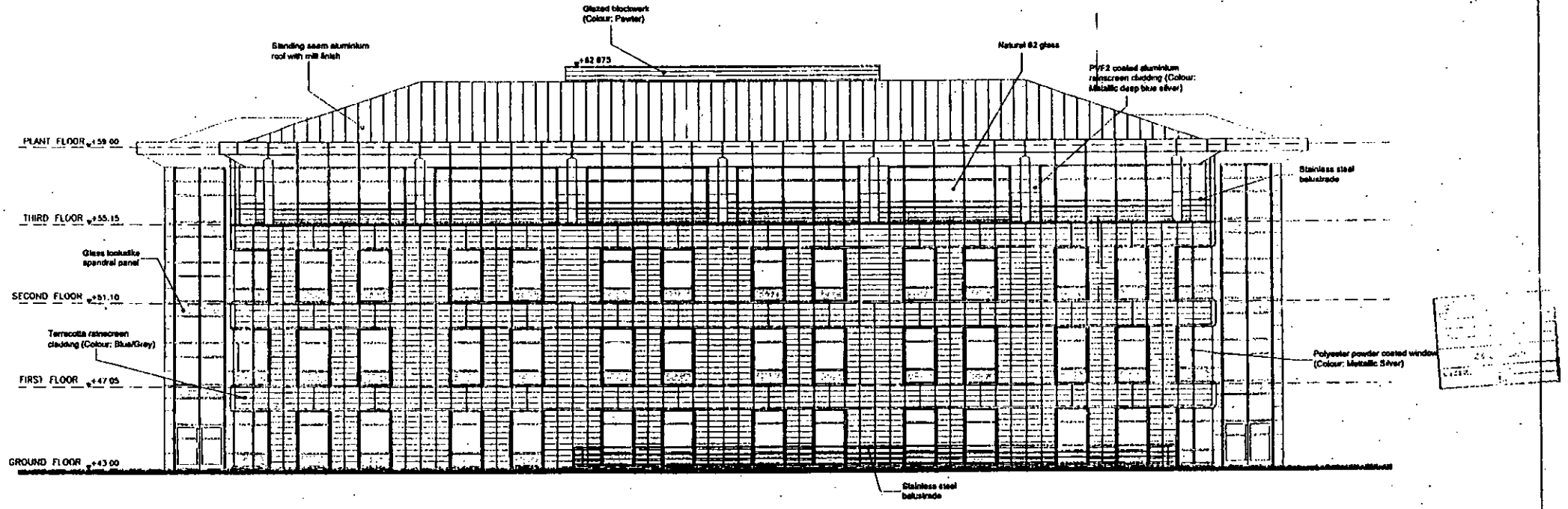
1637

2545

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDING 4
NORTH ELEVATION

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 6NE
TEL 0171 208 2000 FAX 0171 208 2020



1638

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDING 4
EAST ELEVATION

[redacted]

TP BENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2020

Return to Nicky.

Decision date should be 30.11.00

WORK SHEET FOR : Nicola Lake

Application Number : RM/2000/2543

Applicant : Microsoft Ltd C/O T P Bennett.

Location : Microsoft Ltd, Thames Valley Park Drive, Sonning, Reading.

Proposal : Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM)

Site Notice Displayed ? :	YES	NO	DATE
	✓		9.11.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/10/2000

Earliest Date for Decision : 13/11/2000

Latest Consultation Date/Site Notice Expiry Date : 13/11/2000

This application <u>will have expired on</u>: <u>15/12/2000.</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.

Consultation Responses :

See committee report of 29 Nov 2000

Planning Issues :

Application Number: RM/2000/2543

Appraisal :

(see committee report of 29 Dec 2000)

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

Application Number RM/2000/2543
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Microsoft Ltd Thames Valley Park Drive Sonning Reading.

APPLICATION NUMBER: RM/2000/2543

OFFICER: Nicola Lake

DATE OF SITE VISIT: 9.11.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES on post Front of site

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

to increase the floorspace area or height of a previously approved reserved matters building.

The first two points made within the Parish Council comments are not planning matters.

5. **Conclusion** – The proposed application does not seek to increase the floorspace, height or scale of development. The proposed alterations would result in a more compact development with a reduced impact upon the existing landscape. Therefore, the proposed development would have no detrimental impact upon the character or appearance of the surrounding area or upon the highway safety of the site and road network.

6. **Recommendation** – To GRANT planning permission subject to the following conditions:

1. 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.

2. 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

3. 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.

4. 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.

5. 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.

6. 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.

7. 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 diseased shall be replaced in the next planting season with others of similar size and species.

8. 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 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 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 perio 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 firs available planting season (1st November to 31st March) following their loss or removal.

9. There shall be no change of use of the undercroft or plant area, these areas sha be kept available for these uses at all time, nor shall any new floorspace be created unless prior permission is given by the Local Planning Authority.

10. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).

11. No development shall take place until there has been submitted to and approved in writing full details of the proposed retaining measures for the excavated banking/terracing of the rear car parking area. These details shall then be used for the construction of the rear parking area and shall there after be maintained.

12. 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.

~~13. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).~~

13 ~~14~~. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 4.5m by 70metres in accordance with details to be submitted to and approved by the Local Planning Authority. 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.

~~15. Prior to commencing work on site, provision shall be made to accommodate~~ all site ~~operatives' visitors and construction vehicles loading, off-loading, parking~~ an

~~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.~~

16. ~~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.~~

Reasons

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

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

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

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

5. In the interests of highway safety and convenience.

6 & 7. In the interests of visual amenity

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

9. To ensure adequate parking provision and to prevent overdevelopment of the site.

10. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel

11. It safeguard the future of the existing trees and the proposed landscaping.

12. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

~~13. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.~~

~~14~~ 13. In the interests of highway safety + convenience.

~~14 & 16. In the interests of highway safety and convenience.~~

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

N16 - ~~[illegible]~~ LALP - LBE1, LBE2, LT5, LT6
WDLP - WOS3, WBE1, WBE3, WT6, WT7

Nicola Lake.

~~[illegible]~~

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF APPROVAL OF RESERVED MATTERS

Microsoft Properties Ltd
C/O T P Bennett Partnership
262 High Holborn
London
WC1V 7DU

Application No 97/66434/RM

Parish SONNING PARISH

Proposal RESERVED MATTERS ON APPROVAL 28578 FOR ERECTION OF BUILDING FOR B1 AND ANCILLARY USE

Location Microsoft Properties Uk Ltd Thames Valley Park Drive Sonning

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby GRANT RESERVE MATTERS in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

CONDITION(S):

01

Nothing herein contained shall be deemed to affect or vary the conditions imposed by outline Permission No. 28578 dated 22 November 1988 and the variation to that Permission No. 44896 dated 26 September 1995 which conditions shall continue in full force and effect, except where they are expressly affected or varied by this permission.

02

This permission is in respect of the application as amended by and shall be carried out in accordance with the following drawings:

Site Master Plan	7840/D/002
Phase 2 Site Plan	7840/D/003B
Site Sections	7840/D/010A
Elevations	7840/D/150,151,152,153,250,251,252,253.
Floor Plans	7840/D/100,101,102,103,104,105,106b,109.
Building Sections	7840/D/011.

03

Prior to the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

04

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 and long term maintenance/management.

05

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st 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

PART OF THE RECORD KEPT BY: WOKINGHAM D.C.
IN THE ORDINARY COURSE OF THE BUSINESS
TODAYS DATE: 8/9/00 NAME: Sam Archer

diseased shall be replaced in the next planting season with others of similar size and species.

06

The total floorspace to be used for Class B1 purposes shall not exceed 14,877 sq m. There shall be no change of use of undercroft or plant areas nor new floorspace created within void areas unless prior permission is given by the Local Planning Authority.

07

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 (eg furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg drainage power, communications cables; pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

08

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.

09

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.

10

No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details prior to the first occupation of the buildings.

REASON(S) :

01

The conditions of the outline planning permission remain in force and for the sake of clarity.

02

For the sake of clarity.

03

In order to ensure the satisfactory appearance of the proposal.

04

In the interests of visual amenity.

05

In the interests of visual amenity.

06

In accordance with the submitted plan, to ensure that the development accords with the outline approval, to ensure adequate parking provision is available and to prevent an overdevelopment of the site.

07

In the interests of visual amenity.

08

In the interests of visual amenity.

09

In the interests of visual amenity.

10

In the interests of visual amenity.

01

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE
AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING
PART OF THE RECORD KEPT BY: WOKINGHAM D.C.
IN THE ORDINARY COURSE OF THE BUSINESS.

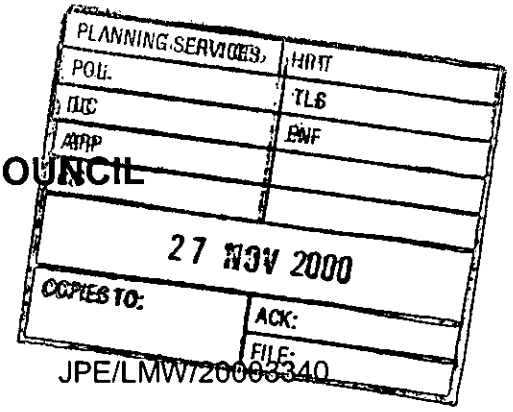
TODAYS DATE: 8/9/02 NAME: Sam Archer

Informative
02
The applicant's attention is drawn to the fact that the Environment Agency requires a detailed ground investigation survey to establish whether or not the site contains Pulverised Fuel Ash. If the survey confirms the presence of Pulverised Fuel Ash they would wish to be consulted on the method of construction of the foundations for the building.

Date: 04 March 1998

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis
Environmental Health

My Ref: JPE/LMW/20003340

To: Nicola Lake
Development Control

Your Ref: F/2000/2543

Date. November 16, 2000

RESERVED MATTERS ON CONSENT 28578 FOR THE ERECTION OF B1 OFFICE ACCOMMODTION AND ANCILLARY USE (AMENDMENT TO CONSENT 97/66434/RM)

LOCATION: MICROSOFT, THAMES VALLEY PARK DRIVE, EARLEY

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

Our ref: SP\2000\002569\001
Your ref: RM/2000/2543

Date: 22nd November 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 3701
POL	TLS
DC NL	ENF
APP	
CS	
24 NOV 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

RESERVED MATTERS ON CONSENT 28578 FOR THE ERECTION OF B1 OFFICE ACCOMODATION AND ANCILLARY USE MICROSOFT CAMPUS, THAMES VALLEY PARK DRIVE, SONNING, READING

Thank you for your letter dated 20 October 2000 which was received on 26 October 2000. You are asked to quote the following reference in any correspondence: SU77SW/25/2. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: 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.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: 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.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Tom Wong on 01276 45 4343

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 746 748	50 m	Earley Power Station	inert waste

Cont/d..

In view of waste type and distance from fill it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parks for 30 or more cars should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: TPBennett, One America Street, London SE1 0NE

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

PLANNING SERVICES | HPT 36948
POL | TLS
DC | ENF
APP |
CS |
23 NOV 2000
COPIES TO: | ACK:
FILE:

Date 20th November 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Ms. N. Lake
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 2543

Dear Ms. Lake.

Microsoft, Thames Valley Park Drive, Sonning.

Thank you for the details of this application.

The layout of the business park does much to facilitate natural surveillance and there is effective CCTV as part of the site management. Apart from ensuring that planting and tree canopies do NOT obscure views creating safety in car park and movement areas, there are no other planning issues that give rise to concern in respect of this application.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this development include burglary and car crime. Every effort should be made to maintain natural and CCTV surveillance of the campus.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

WOKINGHAM DISTRICT COUNCIL
MEMORANDUM

From: Tom Callaghan, Highways

My Ref: RM/2000/2543

To: Nicola lake - Planning

Your Ref: RM/2000/2543

Date: 21st Nov 2000

PLANNING APPLICATIONS RM/2000/2543
RESERVED MATTERS (CONSENT 28578) FOR THE ERECTION OF B1 OFFICE ACCOMMODATION AND ANCILLARY USE (AMENDMENT TO CONSENT 97/66434/RM)

No objection in principle subject to following conditions ;-

Note: I haven't checked the internal layout of the undercroft car park, albeit the space dimensions appear adequate other than those spaces directly abutting a wall which need to be wider than 2.4 metres. I have assumed that the applicants' agent will ensure the undercroft car park will be designed and constructed in accordance with relevant standards.

1. C122 (Car Parking)
2. C124 (Cycle Parking)
3. C125 (visibility splays) Insert 4.5 x 70 metres
4. C129 (Construction Vehicles)
5. C130 (mud on road)

Many thanks

Tom Callaghan

TP BENNETT

Direct Line 020 7208 2480

Direct Fax 020 7208 2024

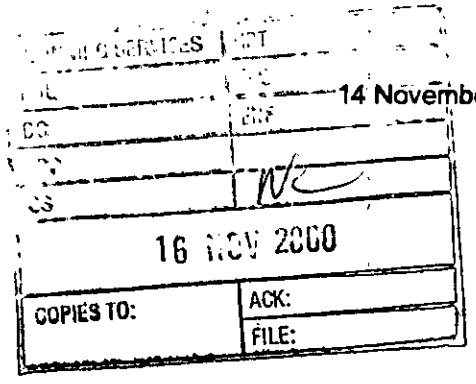
Email bills@tpbennett.co.uk

Copy 36554

Architecture

Design

Town Planning



WMS/PKH/8112/401

14 November 2000

SENT BY POST & FAX: 0118 974 6484

Ms Lake
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

AMENDED PLANNING APPLICATION
MICROSOFT B4 & B5, MICROSOFT CAMPUS, THAMES VALLEY PARK

I refer to our telephone conversation last week regarding minor modifications to the rear car-parking surfaces.

In reviewing the rear area we have developed an amended arrangement in which the upper row overlaps the lower row by one parking bay. The result is that it releases more space for landscaping and has less apparent visible car parking. Indeed the increased ramp requirement affords greater landscaping in the foreground of the tower view between buildings 3 and 4.

I would therefore submit 4 copies of the following drawings for substitution to those previously submitted together with a revised schedule of drawings: appendix A, rev A.

These are: -

Site Masterplan	Drawing no 7840/D002/Rev C
Site Plan	" 7840/D003/Rev E
Site Sections	" 7840/D009 Rev A

In addition, I have also enclosed a comparison drawing (7840/D10) showing the submitted and this more recent proposal for information purposes.

I trust you find this acceptable. I look forward to the above presentation / report to committee on 29 November. If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

WILLIAM M SOPER

Encl

cc: Eddie Brinsmead-Stockham — Microsoft (plus encls)
Kevin Cooke — AYH Partnership (plus encls)
Nigel Aslin — Strutt & Parker (plus encls)

TP Bennett
ONE AMERICA STREET
London SE1 ONE
Tel: 020 7208 2000
Fax::020 7208 2020
Email: tpbennett@tpbennett.co.uk
www.tpbennett.co.uk

Partners RA Bestall CP Bennie DM Holmes GD Smith WM Soper MF Taylor

A list of the members of the partnership is available at this office

TP BENNETT

Schedule of Drawings

Architecture
Design
Town Planning

File Ref
7840/102

Microsoft Campus, Thames Valley Park

Buildings 4 & 5 - Class B1 and ancillary use

Submitted as part of Reserved Matters Application 18 October, 2000 Appendix A, Rev A

	Title	Drawing No.	Scale
	Site location plan	7840 D 001 (a)	1:2500

AS PROPOSED DRAWINGS;

Site Plans	[redacted]		
	Amendments to planning consent dated 4.3.98	7840 D 008	1:500
Sections	[redacted]		
Plans	Undercroft Plan	7840 D 099 (a)	1:100
	Ground Floor Plan	7840 D 100 (b)	1:100
	First Floor Plan	7840 D 101 (b)	1:100
	Second Floor Plan	7840 D 102 (b)	1:100
	Third Floor Plan	7840 D 103 (b)	1:100
	Plant Floor Plan	7840 D 104 (b)	1:100
	Roof Plan	7840 D 105 (b)	1:100
Elevations	West Elevation	7840 D 150 (c)	1:100
	North Elevation	7840 D 151 (c)	1:100
	East Elevation	7840 D 152 (c)	1:100
	South Elevation	7840 D 153 (c)	1:100

* Those highlighted are those substituted in 14 November 2000

TPBennett
ONE AMERICA STREET
London SE1 0NE
Tel: 020 7208 2000
Fax: 020 7208 2020

TOWN COUNCIL OBSERVATION SHEET

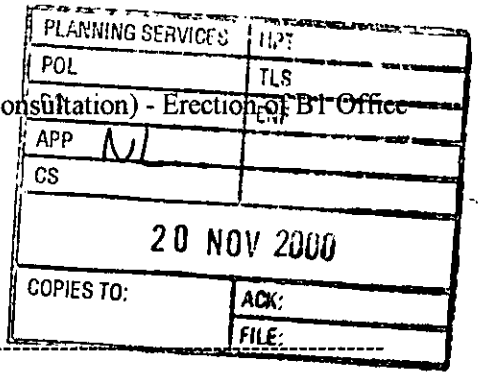
APPLICATION NO: F/2000/2543 PLANNING OFFICER: John Mitchell

PARISH: EARLEY

PROPOSAL: SONNING PARISH (Neighbouring Parish Consultation) - Erection of B1 Office Accommodation

ADDRESS: Thames Valley Park

APPLICANT: Microsoft Ltd.



No Objection

SIGNED: _____ DATE: 16 NOV 2000

CLERK TO EARLEY TOWN COUNCIL

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number R.M.|2000|2543. relates.

Address of site MICROSOFT CAMPUS, THAMES VALLEY PARK

Signed

Date 1/11/00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N. Ireland or the Isle of Man

Royal Mail
South
13.11.00
07:41 pm

Please use a Postcode

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

TP BENNETT

Fax

Architecture
Design
Town Planning

File Ref
8112/401

To	Company	Fax No.
Nicola Lake	Wokingham District Council – Planning Department	0118 974 6484

From	Direct Fax No.	Pages	Date
William M Soper	020 7208 2024	2	14 November 2000

CC Name	Company	Fax No.

PLANNING SERVICES
HPT 36554
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DC NL
APP
CS
15 NOV 2000
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ACK:
FILE:

AMENDED PLANNING APPLICATION
MICROSOFT B4, MICROSOFT CAMPUS, THAMES VALLEY PARK

Dear Ms Lake

I have enclosed an advance copy of our slightly amended car parking arrangement with our covering letter.

Please give me a call if you wish to discuss or foresee any difficulties for the 29th.

Many thanks

Yours sincerely

WILLIAM M SOPER

(If part of this transmission has failed, please telephone 020 7208 ...)

TPBennett
ONE AMERICA STREET
London SE1 0NE
Tel: 020 7208 2000
Fax: 020 7208 2020

TP BENNETT

Direct Line 020 7208 2480

Direct Fax 020 7208 2024

Email billa@tpbennett.co.uk

Architecture

Design

Town Planning

WMS/PKH/8112/401

14 November 2000

SENT BY POST & FAX: 0118 974 6484

Ms Lake
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

AMENDED PLANNING APPLICATION
MICROSOFT B4 & B5, MICROSOFT CAMPUS, THAMES VALLEY PARK

I refer to our telephone conversation last week regarding minor modifications to the rear car-parking surfaces.

In reviewing the rear area we have developed an amended arrangement in which the upper row overlaps the lower row by one parking bay. The result is that it releases more space for landscaping and has less apparent visible car parking. Indeed the increased ramp requirement affords greater landscaping in the foreground of the tower view between buildings 3 and 4.

I would therefore submit 4 copies of the following drawings for substitution to those previously submitted together with a revised schedule of drawings: appendix A, rev A.

These are: -

Site Masterplan	Drawing no 7840/D002/Rev C
Site Plan	" 7840/D003/Rev D
Site Sections	" 7840/D009 Rev A

In addition, I have also enclosed a comparison drawing (7840/D10) showing the submitted and this more recent proposal for information purposes.

I trust you find this acceptable. I look forward to the above presentation / report to committee on 29 November. If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

WILLIAM M SOPER

Encl

cc: Eddie Brinsmead-Stockham — Microsoft (plus encls)
Kevin Cooke — AYH Partnership (plus encls)
Nigel Aslin — Strutt & Parker (plus encls)

TP Bennett
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Partners RA Beastall CP Bennie DM Holmes GD Smith WM Soper MF Taylor

A list of the members of the partnership is available at this office

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: RM/2000/2543

Proposal:
Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM)

Location:
Microsoft Ltd Thames Valley Park Drive Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 02/11/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/11/2000**. 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: 02/11/2000

See part 1 plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

Date: 20 October 2000 23 OCT 2000

Application Number: RM/2000/2543

Proposal: Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM).

Site Address:
Microsoft Ltd, Thames Valley Park Drive, Sonning, Reading.

Applicant:
Microsoft Ltd C/O T P Bennett.

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

THE LAYOUT HAS ALREADY BE ACCEPTED AND THE GENERAL DESIGN PERAMETERS ESTABLISHED PRIOR TO THIS APPLICATION.

FORM MASS + MATERIALS, I ASSUME WERE PART OF THE PREVIOUS CONSENT 97/66434/RM ANY MAJOR AMENDMENTS SHOULD BE HIGHLIGHTED.

I HAVE NO OBJECTION TO THE PRINCIPLES OUTLINED;

Harold Sanders
CONSERVATION
+ DESIGN.
02.10.00.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 25 October 2000

Location:	Microsoft Ltd, Thames Valley Park Drive, Sonning
Proposal:	Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM)
Application Number:	F/2000/2543

In response to your consultation dated 20 October 2000 for the above application, the tree and landscape comments are as follows:

The applicant needs to provide details of the soil panel type retaining structure to the rear of the car park and any additional planting within the area.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING
POL
DC
APP
COPIES TO:
ACK:
FILE:
35912

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No: RM/2000/2543

Officer NICOLA LAKE

Parish SONNING.

Proposal RESERVED MATTERS ON CONSENT 28578 FOR THE ERECTION OF B1 OFFICE ACCOMMODATION & ANCILLARY USE (AMENDMENT TO CONSENT 97/66434/RM).

Address MICROSOFT Ltd THAMES VALLEY PARK DRIVE.

Applicant MICROSOFT Ltd C/O TP BENNETT.

The Parish Council has the following comments.

1. It is considered that the Council's attempts to register reservations and objections to the planning applications in the Thames Valley Park are in many instances ignored.

2. The Council has been accused of carrying out a vendetta against Microsoft and has been given the impression that the Wokingham District Council can not 'afford' to have reservations or give refusals on Thames Valley Park applications.

3. Contrary to the original planning concept planning permission has been given for the existing blocks to pierce the skyline of Sonning Hill by two metres. The two proposed blocks of development, because of the lower hill, would pierce the skyline by twelve metres.

4. The section drawing 7840 D.009 attempts to convey that the buildings are tree screened and the skyline is defined as the top of the deciduous tees is in summer only! The winter skyline is G.L!

5. There are deciduous trees on the boundary but no additional tree planting and screening from the adjoining land is proposed. The last excuse for not carrying out such work on the other side of the site was that they were inhibited by services. Not so on this occasion.

6. The trees and landscaping throughout the car park areas are deciduous and in the winter it represents a hillside of cars rather than a so-called 'Park'.

7. The original development proposal on which environmental and infrastructure contributions were made was on a much less dense development. In view of the increase and high density and now recognisable

impact of the new development on the adjoining environment and infrastructure and transport is it not equitable that further contributions can be called for by the Wokingham District Council to part fund a Sonning North eastern By-pass and new bridge for Sonning Parish.

8. It is hoped that the blocks contain internal welfare and restaurant facilities unlike the other blocks.

L. A. Bates (Clerk to the Council). 25 OCTOBER 2000

Tel: (0118) 974 6481

Date:

My ref: RM/2000/2543

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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: RM/2000/2543
Microsoft Ltd, Thames Valley Park Drive, Sonning, Reading.
Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM)

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **RM/2000/2543**
Microsoft Ltd, Thames Valley Park Drive, Sonning, Reading.
Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM)

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor N Rose

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: RM/2000/2543

Proposal:
Reserved matters on consent 28578 for the erection of B1 office accommodation and ancillary use (Amendment to consent 97/66434/RM)

Location:
Microsoft Ltd, Thames Valley Park Drive, Sonning, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/11/2000. 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 normally 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.

Head Planning and Transportation

20 October 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 OCT 2000	Map No 30 Site 3.05
Officer: NL | Application No. RM/2000/2543	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(RM) RESERVED MATTERS ON CONSENT 28578 FOR THE ERECTION OF B1 OFFICE ACCOMMODATION AND ANCILLARY USE (AMENDMENT TO CONSENT 97/66434/RM)

Location: MICROSOFT CAMPUS THAMES VALLEY PARK DRIVE

Parish: ~~EARLEY~~ SONNING Ward: Sonning

Applicant: MICROSOFT LTD

Fee Received 9500-00 Required ..... Additional ..... Refund .....

Enforcement Section (1) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Building 4 – ~~West~~ ~~South~~ elevation does not show fire escape doors (all to phone)	20/10	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ....X X Major dev.....

Date Site Notice Sent : 20:10:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ...✓.....
Trees .....
Conservation Officer — Urban Design ✓
Environmental Health ✓ ...✓.....
Housing .....
Leisure & Cultural services .....
Public Rights of Way – not necessary .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish ✓ Farley
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ .....
Environment Agency .....

Rail Track — no need to consult again (See 98/68391/F)
Police Arch. Liaison Officer ✓ .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

.....
.....
.....No pre-apps.....

NEIGHBOURS:

.....2 x S/N + Little Gogs Farm, Holme Park Farm Lane, Sonning.....
.....British Gas p.l.c., 600 Thames Valley Park Drive.....
.....✓.....
.....
.....
.....
.....
.....
.....

TPBENNETT

Direct Line 020 7208 2480

Direct Fax 020 7208 2024

Email bills@tpbennett.co.uk

Architecture

Design

Town Planning

WMS/PKH/7840(8112)/401

18 October, 2000

Nicola Lake
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

20 OCT 2000 2043

Dear Ms Lake,

AMENDED RESERVED MATTER APPLICATION
RESERVED MATTERS APPROVAL REF 97166434/RM
BUILDINGS 4 & 5, MICROSOFT CAMPUS, THAMES VALLEY PARK

I refer to our previous reserved matters planning application (Application No: 97/66434/RM) granted on 4 March 1998 in respect of the above development. Following discussions earlier in the year with your colleagues, we were encouraged to submit drawings to you for consideration as non-material/minor amendments. We provided these comparison drawings on 26 May and enclosed a further set in June when it was apparent they had not been considered.

Notwithstanding the above, we met to run through these on 9 October when you considered that whilst these modifications were positive and primarily necessitated to safeguard the trees on the rear site boundary they were material. This was even though they were not outside the profile of the existing approval and of no greater floorspace or parking provision.

I have therefore as advised and agreed enclosed herewith our amended reserved matters application for the above noted scheme.

I enclose the following information:

- 6 no. copies of Planning Application form: Part 1 duly completed.
- Certificate A and the Agricultural Holdings Certificate duly completed.
- Schedule of Gross Areas and Parking.
- Schedule of Drawings.
- 6 no. copies of the drawings as indicated in the schedule of drawings.
- A fee cheque for the sum of £9500 payable to Wokingham District Council.

Given the extremely unfortunate circumstances that have led to an application at this time we sincerely hope you will expedite its progress. It is of course, very similar in form and content , therefore the issues should not be contentious in any way.

I would stress that the majority of these modifications and improvements have come about in our desire to better safeguard the existing mature trees along our site boundary. To assist, I have therefore highlighted the changes to the previous scheme on a separate illustrative drawing, which are as follows: -

m/f...

TP Bennett
ONE AMERICA STREET
London SE1 ONE
Tel: 020 7208 2000
Fax: 020 7208 2020
Email: tpbennett@tpbennett.co.uk
www.tpbennett.co.uk

Partners: RA Beastall CP Bennie DM Holmes GD Smith WM Soper MF Taylor

A list of the members of the partnership is available at this office

- External Car Parking Deck removed and relocated below the building in an undercroft similar to building 1
- External real parking moved further from the existing trees toward our building
- Removal of rear portion of the building to facilitate the above
- Relocation of building escape stair towers toward the rear of the building
- Minor modifications to the building's rear elevation and materials

Overall I was encouraged with your view that those changes were positive and considered favourably by you and your colleagues. I would therefore hope that the application can be dealt with speedily and would reconfirm that:-

- The area of the buildings is no greater than before
- The car parking quantum remains unchanged
- The ground floor level of the building is as approved
- The eaves height remains at the level of, and in some places below that approved.
- The Buildings position on the site is identical to that approved and still maintains the view of the Water Tower required by the original Planning Brief
- All other aspects remain identical to the approved scheme.

If you require any further information that would assist or if there is likely to be any difficulty in forwarding this for approval at the first available committee meeting, please do not hesitate to contact me.

Yours sincerely

WILLIAM SOPER
TP BENNETT

Encl

cc	Eddie Brinsmead-Stockham	Microsoft Ltd
	Kevin Cooke	AYH
	Nigel Aslin	Strutt &Parker

20.OCT.2006 2543

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	**APPLICANT'S NAME**	Microsoft Ltd, Microsoft Campus
	ADDRESS	Thames Valley Park
		Reading
	POST CODE	RG6 1WG **PHONE** 0870 60 10 100
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	TPBennett
	ADDRESS	One America Street
		London
	POST CODE	SE1 0NE **PHONE** 020 7208 2000
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	Microsoft Campus, Thames Valley Park, Reading
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Class B1 Office Accommodation and ancillary use
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	2.57 Hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Owner
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	See attached schedule of drawings

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)

CHANGE OF USE	☐	**REDEVELOPMENT**	☐
ERECTION OF NEW BUILDING	☑	**ALTERATION or EXTENSION**	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	**See question 10**	
FULL PERMISSION	☐		
APPROVAL OF DETAILS/RESERVED MATTERS	☑	**State relevant outline permission number Also complete Question 10**	
TEMPORARY PERMISSION	☐	**State period required**	
RELAXATION OF CONDITIONS	☐	**State relevant application number Conditions to be relaxed**	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☑	**SITING**	☑
MEANS OF ACCESS	☑	**DESIGN**	☑
		LANDSCAPING	☑

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	Vacant
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/~~NO~~ No — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	See drawing numbers 7840 D 150, 7840 D 151, 7840 D 152 & 7840 D 153
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	Existing fencing to adjacent boundary and landscaping as drawing number 7840 D 003(d)
16. HOW WILL SURFACE WATER BE DISPOSED OF?	Into existing surface water drainage
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/~~NO~~ — If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	As proposed - See drawings
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	Yes, the building will comply fully with Part M of the Building Regulations.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ •	/ •	/ •
BUNGALOW	/ •	/ •	/ •
FLAT/MAISONETTE	/ •	/ •	/ •
OTHER	/ •	/ •	/ •

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. — £9500

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Microsoft Ltd DATE 18 October, 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)			See attached Schedule	
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	See attached Schedule	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — Microsoft Ltd, Microsoft Campus, Thames Valley Park, Reading RG6 1WG

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
Not known			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage. — No

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA 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 by the Council on 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.'

1789/a

SECTION 66 CERTIFICATE

Application No.

20.OCT.2000* 2543

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . Microsoft Ltd . . . . . .

Date . 18 October, 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

TP BENNETT

Architecture
Design
Town Planning

Schedule of Drawings

File Ref
7840/102

Microsoft Campus, Thames Valley Park

Buildings 4 & 5 - Class B1 and ancillary use

20.OCT.2000 2543

Submitted as part of Reserved Matters Application 18 October, 2000

	Title	Drawing No.		Scale
	Site location plan	7840	D 001 (a)	1:2500
AS PROPOSED DRAWINGS;				
Site Plans	Site Masterplan	7840	D 002 (b)	1:1000
	Site Plan	7840	D 003 (d)	1:500
	Amendments to planning consent dated 4.3.98	7840	D 008	1:500
Sections	Buildings 4 & 5 – Site Sections	7840	D 009	Varies
Plans	Undercroft Plan	7840	D 099 (a)	1:100
	Ground Floor Plan	7840	D 100 (b)	1:100
	First Floor Plan	7840	D 101 (b)	1:100
	Second Floor Plan	7840	D 102 (b)	1:100
	Third Floor Plan	7840	D 103 (b)	1:100
	Plant Floor Plan	7840	D 104 (b)	1:100
	Roof Plan	7840	D 105 (b)	1:100
Elevations	West Elevation	7840	D 150 (c)	1:100
	North Elevation	7840	D 151 (c)	1:100
	East Elevation	7840	D 152 (c)	1:100
	South Elevation	7840	D 153 (c)	1:100

TPBennett
ONE AMERICA STREET
London SE1 0NE
Tel: 020 7208 2000
Fax: 020 7208 2020

TP BENNETT

Schedule of Gross External Areas & Parking

Architecture
Design
Town Planning

File Ref
7840/102

Microsoft Campus, Thames Valley Park

Buildings 4 & 5 - Class B1 and ancillary use

Submitted as part of Reserved Matters Application 18 October, 2000

Building 4		**Plant**	**B1 Space**
Ground Floor			2020m²
First Floor			1770m²
Second Floor			1770m²
Third Floor			1631m²
Roof Plant		150m²	
Total			**7191m²**
Car Parking	- Surface	229 Spaces	
	- Undercroft	58 Spaces	
		287 Spaces	

Building 5			
Ground Floor			2140m²
First Floor			1886m²
Second Floor			1886m²
Third Floor			1774m²
Roof Plant		200m²	
Total			**7686m²**
Car Parking	- Surface	253 Spaces	
	- Undercroft	72 Spaces	
		325 Spaces	

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Schedule of Gross External Areas & Parking

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Town Planning

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Roof Plant		200m²	
Total			**7686m²**
Car Parking	- Surface	253 Spaces	
	- Undercroft	72 Spaces	
		325 Spaces	

TPBennett
ONE AMERICA STREET
London SE1 0NE
Tel: 020 7208 2000
Fax: 020 7208 2020

EARLE ER STATION NOW THAMES VALLEY PARK

① ADDRESS SHEPHERD'S HOUSE LANE PARISH EARLEY/SONNIN

PLOT No. THAMES VALLEY PARK DRIVE ORD. SHEET No. SU.7474 (36

BUILDER MICROSOFT SEE 200 APPLS. WHICH APPLY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2/49	British Electricity Authority	Greenhouse	8/2/49	App. N
U/1/63	Central Electricity Gen. Board	Gas Turbine Gen Stn.	1/4/63	App. Ap
U/6/68	" "	Fire Station Building	14.3.68	N/A. Ap
U/1/68	" "	2 Storey Maintenance WK Shop	14.8.68	N/A. C/
00404	" "	2 GAS TURBINE OIL STORAGE TANKS	16.5.74	N/A C/
11995	SEE THERMALITE			
24147	ALL SPEYHAWK LAND & ESTATES LTD	O/L BUSINESS PARK, incl Local Centre, COUNTRY/ RIVERSIDE PARK, ROADS ETC	24.9.87	C/A
28578	ALL O/L	" IAP, plus Hotel	17.9.87	C/A
29476	THAMES VALLEY PARK LTD.	ACCESS ROAD	4.2.88	C/A
30438	"	FOUL SEWAGE PUMPING STATION TO SERVE T.V. PARK/ REPLACE EL. KILN STATION	8.6.88	C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 28578 LA ✓ - ISSUED - 22.11.88

DRAINAGE (BROKENBROW TO EASTERN ROAD) READING CROSS TOWN ROUTE TO WEST (RE BABTIE P. SERVICES) 3.1.89 C

30892 " SITE ACC. 6.7.88 30.1.8

② THAMES VALLEY BUSINESS PARK

ADDRESS ~~SHEPHERDS HOUSE LANE~~ PARISH EARLEY/SONNIN

PLOT No. THAMES VALLEY PARK DRIVE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31365	FAIRCLOUGH CIVIL ENG. LTD.	REMOVAL OF SAND & GRAVEL	17.4.90	31.12
31867	TV PARK LTD.	ACCESS ROAD (29476)	23.11.88	C/
31928	(SOLOTO) DIGITAL 200 SITE	NEW H.Q.		Re
*33264	(BR. GAS) " PH. I	B1 BLDGS & PARKING	13.6.89	C/A
33298	"	MURAL & ADV	8.4.89	C/
33533	"	SITE MARKETING SUITE	2.8.89	3 yr
33545	W/DR.			
33683*	~~[illegible]~~ TVP - 400 O/L PH. II - B1 STATION/ROAD/ETC.		22.12.89	C/A
33999	"	SITE OFFICES	3.8.89	C/
BRA7586	THAMES VALLEY PARK PH. I	3 OFFICE BLDGS. & CARPARKS	14.8.89	REFUSED
35728	" (BR. GAS)	" " (28578)	14.6.90	C/A
35907	"	SIGNS & LETTERING (ILL)	25.7.90	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * AMEND CLAUSE 8(d) OF AGREEMENT NOV 88 - 27.6.90

DRAINAGE

091074 37099 - DIGITAL 200 (PH. I) OFFICES/CARPARKING (28578) 20.6.94 C/A

(13) ADDRESS THAMES VALLEY PARK PARISH EARLEY / SONNI

PLOT No. THAMES VALLEY PARK DRIVE ORD. SHEET No. SU. 7474 /

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37242	(SOLD TO) BRITISH GAS PH.I	COVERED WALKWAYS 125, 225, 325	6.3.91	C/A
37308	REDLAND PROPERTIES	BRIDGE & HIGHWAY WORKS	W/DR	
37309	JOINT APPEAL READING/S.OFF. ASSOC.	WITH TVP - CAVERSHAM LAKES.		
37940	- T.V. PARK LTD. SITE 310	(28578) CLASS B1 USE BLDG.	24.7.91	N/ISSUED C/
BRA 10255	BRITISH GAS	EXISTING OUT 125/	~~12.6.91~~ 2.8.91	~~REF~~ APP
		225/325 & LINKS		
38056	T.V. PARK LTD.	LAKE	18.9.91	C/A
38711	" & SHIRE INNS	LOCAL CENTRE (28578)	12.2.92	W/DR → C/A
38871	" O/L	WATER RESOURCE CENTRE	26.1.94	C/A
BRA 11095	BRITISH GAS BLOCK C	PART FIT-OUT 2nd FLOOR	21.1.92	APP
BRA 11287	" "	"	26.2.92	APP
39242	" "	SATELLITE DISH	8.5.92	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS SEE COMM. AGENDA NOTES 20.6.91 RE L.AS.

DRAINAGE

091074

39432	BRITISH GAS	ILL. SIGN	24.6.92	C/A

(14) ADDRESS THAMES VALLEY PARK PARISH EARLEY / SONNIN

PLOT No. " " " DRIVE ORD. SHEET No. (86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39729	TVP	LOCAL CENTRE } 28578	~~26.8.92~~	C/A
		DAY CENTRE }	26.1.94	
40369	RIG DESIGN SERVICES 600	PORTACABIN - OFFICE USE	11.2.93	31.1.9
40511	SPEYMAWK BUSINESS PARKS	BLDG. AS DAY CARE	12.2.93	C/A
		CENTRE / ACCESS / PARKING		
41232	500	ILL. SIGN	11.4.94	R
42003	TVP LC	RES MATTERS 28578	24.2.94 ~~12.1.94~~	ISSUED C/A
		FOR L. CENTRE & WIDENING		
		DISTR. ROAD		
XP93/1163	FIG SAW DAY NURSERIES	S/ST. NURSERY UNIT	24.3.93	APP
EP94/2824	"	NEW " "	20.9.94	C/APP
		& LINK TO EXISTING		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (5)

ADDRESS THAMES VALLEY PARK / THAMES VALLEY PARK DRIVE PARISH EARLEY / SONNIN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
42879	ORACLE CORPORATION	RE-ALIGNMENT OF SHEPHERDS HOUSE LANE	30.9.94	C
42880	" RM.	(RE 28578, 33683) B1 DEV.	~~27.9.94~~ 29.11.94	C
43045	" RM. LCENTRE, NURSERY, SWIMMING POOL	(28578)	29.9.94	C
FP94/2627B	" "	NEW LOCAL CENTRE	~~22.7.94~~ 9.12.94	REF
		BUILDING / CAR PARKING	29.11.94	C
43558	BRITISH GAS 600	NON-ILL. SIGN BOARD		T
43570	" 600	BLDGS. FOR B1 USE (28578)	22.12.94	C
43640	ORACLE (33999 RELOC.)	TEMP. OFFICES, WORKSHOP, STORAGE BLDGS.	13.2.95	28.2.2 T
43764	LLC.	MOD. 43045 TEMP. COVER SWIMMING POOL	4.8.95	C
FP94/3065	" 125/225/325	AMENDS. TO OFFICE & FURNITURE LAYOUTS		
43952 95/60[illegible]	ARGENT REAL ESTATE	RENEWAL SITE MARKETING SUITE	3.3.95	31.3.2

MINISTRY DECISION

SPECIAL ORDERS

1933 (6)

ADDRESS THAMES VALLEY PARK / THAMES VALLEY PARK DRIVE PARISH EARLEY / SONNIN

PLOT No. ORD. SHEET No. SU 7474 (36

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
44023 95/60112/A	ORACLE	3 ILL. SIGNS ON TEMP. BLDG.	27.3.95	C
44056 95/60145/RM	ARGENT REAL ESTATE 300 & 400 (28578 & 33683)	B1 DEV.	26.6.95	C
FP95/3265	ORACLE 510	NEW OFFICE BUILDING	17.3.95	REF
44444 95/60533/R	BRITISH GAS 600 600	30M LIGHTING MAST	10.7.95	R
FP95/3382	" 600	3/ST OFFICE DEV. - ATRIUM SPACE - S/ST. LINK TO EX. BUILDING	~~23.11.95~~ ~~2.8.95~~ 18.1.96	~~REF~~
44587 ~~95/60676/A~~	ORACLE LC	OFFICE, RESTAURANT, PARKING	26.9.95	C
44650 95/60739/A	ORACLE	SITE SIGN BOARD	13.9.95	C

MINISTRY DECISION

SPECIAL ORDERS

1933

(7) THAMES VALLEY PARK

ADDRESS THAMES VALLEY PARK DRIVE PARISH EARLEY / SONNING

PLOT No. ORD. SHEET No. SU 7476 3

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decisi
44672 / 95/60761/A	DAVID LLOYD LEISURE		SIGNS FOR LOCAL CENTRE - LOGOS	19.9.95	C
44696 / 95/60785/VAR	DIGITAL	200	(28578) VAR. CONDS. 3 & 5. RM. + COMMENCEMENT - 7yrs.	26.9.95	C
44824 / 95/60915/RM	BR. GAS	600	S/S. LINK BLDG. MOD. of 43570	10.10.95	C
44825 / 95/60916/RM	W/OR.	600			
FP 95/3640A	DAVID LLOYD LEISURE		PLANT ROOM EXT AT FITNESS CENTRE	21-9-95 19-9-95	APP
FP 95/3319A	BRITISH GAS	100	INT. ALTS.	1.8.95	REF
FP 95/3673	DAVID LLOYD FITNESS CENTRE		FITTING OUT	3.8.95	C/APP
44919 / 95/61010/A	ARGENT		2 ILL SIGNBOARDS	20-11-95	C

MINISTRY DECISION

SPECIAL ORDERS

1933

(8) THAMES VALLEY PARK

ADDRESS THAMES VALLEY PARK DRIVE PARISH EARLEY / SONNING

PLOT No. SITE 200 = MICROSOFT CAMPUS ORD. SHEET No. SU 7476

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decisi
45194 / 95/61286/A	ARGENT	400	ILL SIGN	9.1.96	C
FP 95/3956	ORACLE		PILING FOR ROTH BUILDINGS	23.10.95	APP
95/63065/VAR	MICROSOFT LTD.	200	VAR CONDS 3 & 5 (28578) TIME LIMIT	13.3.96	C
FP 95/3918	DAVID LLOYD LEISURE plc		REMOVABLE WINTER POOL COVER & SUPPORT	9.11.95	REF
95/63162/A	MICROSOFT	200	AM. 3 BLDGS (28578) 3 BLDGS	28.3.96	C
95/63172/RM	ARGENT	300	B1 DEV (28578)	10.4.96	C
96/63286/RM	ORACLE	540	APPROVAL RM. 2 (28578) 33683 & OK FURTHER FLOOR SPACE	11.4.96	C
96/63294/A	ORACLE		ILL. LETTERS ON OFFICE BLDG.	26.3.96	C
FP/3265/C	"	570	NEW OFFICE BUILDING	10.4.96	REF
FP 96/63367/RM	BRIT. GAS	600	MOD. of 43570	27.6.96	C

MINISTRY DECISION

SPECIAL ORDERS

FP 96/5701A MICROSOFT 3 & 4/5. BLDGS 16.7.97 ~~22.3.96~~ APP

1933

(9) THAMES VALLEY PARK

ADDRESS THAMES VALLEY PARK DRIVE PARISH EARLEY / SONNI

PLOT No. SITE 300 / BLDG. 1 ARGENT = MILLENIUM HOUSE ORD. SHEET No. SU 7474

BUILDER " 300 BUILDING 2 = COLORADO HOUSE

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP96/5444	ARGENT 300 1/2	2 x 3/ST OFFICE BLDGS	22.11.96	REF
96/64434/F	ORACLE & ARGENT	WALL AS ENTRANCE FEATURE	1.11.96	C
FP96/5628/A	" 520	3/ST OFFICE BLDG. & CAR PARK	13.12.96	APP
96/64561/F	No. 1-LC	ELECTRICITY SUB-ST. BIN STORE ENCL.	10.02.97	C
96/64631/F	DAVID LLOYD FITNESS CENTRE	4 SQUASH COURTS, CH. ROOMS	10.02.97	C
96/64703/RM	ORACLE 540	B1 DEV (28578 & 33683)	14.02.97	C
FP96/5869 A	ORACLE 530	3/ST. OFFICE BUILDING / CARPARK	21.4.97	APP
FP96/5874	COUNTRYSIDE COMM. 1	2/ST. " CARPARK	19.12.96	C/APP
FP96/5979 A	MICROSOFT	FITTING OUT	16.7.97	APP
97/65166/A	ORACLE 520	ILL. FASCIA LETTERS	15.4.97	C/A
97/65167/RM	" 540	LANDSCAPING (28578/33683)	28.4.97	C
97/65265/RM	ARGENT 420	B1 DEV. (28578/33683)	9.5.97	C
FP97/6065	" 560	4/ST OFFICE BLDG. PARKING	12.03.97	REF

MINISTRY DECISION

SPECIAL ORDERS

1933

(10) THAMES VALLEY BUSINESS PARK

ADDRESS THAMES VALLEY PARK DRIVE PARISH EARLEY / SONNING

SITE 420 - Thompson House

PLOT No. SITE 420 - TV3 ACC. TO L.C. SEARCH PLAN ORD. SHEET No.

BUILDER SITE 400 - TV5 = REGUS HOUSE (NAMED 19-8-98)

410 - ADDRESSED 410 TVP DRIVE

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/65809/F	ORACLE 550	B1 BUILDING	24.12.98	C
97/65844/RM	ARGENT 420	" " (28578 33683)	1.9.97	C
97/65993/A	ICL PROPERTIES 300	ILL. SIGN TV1	29.8.97	C
97/66148/RM	BG Property Div 600	Chiller Compound amend to 43570	11.12.97	C
97/66194/A	ORACLE 530	ILL. LETTERS ON BUILDING	7.11.97	C
FP97/6325	ICL 300	INT. FIT-OUT TV1	13.6.97	APP
97/66302/RM	ARGENT 410	B1 BUSINESS DEV.	3.11.97	C
97/66303/RM	" 400	"	3.11.97	C
97/66348/T	BG PROPERTY DIV. 600	(RETRO) TEMP. STAFF BLDG.	21.11.97	C
97/66434/RM	MICROSOFT 200	PH. II 2 B1 BUILDINGS	4.3.98	C
97/66465/A	COMPUTACENTRE LC1	(1) 2 x 8 M. high Flag Poles	28/11/97	C
97/66467/A	MICROSOFT 200	Ill. signs & 2 Fascia Signs	28/11/97	C
97/66483/A	ICL 300 - TV1	Erec. of Non-ill. Fascia Sign	21/11/97	RE

MINISTRY DECISION

SPECIAL ORDERS

97/66571/A	COMPUTACENTRE LC1	Illuminated Signs	16.12.97	C

1932

(11)

THAMES VALLEY BUSINESS PARK

ADDRESS THAMES VALLEY PARK DRIVE **PARISH** EARLEY / SONN

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decis
97/66696/F	ARMLEY INV. PROP. ADVISORS		SECURITY BLOCK	18.3.98	C
FP97/6055A	ORACLE	540	4 ST. OFFICE BLOG. & PARKING	25.7.97	Ref
FP97/6567	BG PROPERTIES	600	FIT-OUT	22.8.97	C/APP
FP97/6543	ARGENT	420	OFFICE DEV	31.12.97	C/APP
97/66805/A	BG PROP. DIV	600	ILL. DIR. SIGNS	26.1.98	C
FP97/6055B	ORACLE	540	4 ST. OFFICE BLOG.	6.1.98	APP
FP97/6601	BG	600	FF BLOCK A&C	1.9.97	CLAPP
FP97/6603	ORACLE	520	RESTAURANT & KITCHEN EXT	4.9.97	REF
FP97/6619	"	520	FIT OUT	3.9.97	C/APP
FP97/6625	"	530	"	3.9.97	C/APP
FP97/6709	BCAS	600	TEMP MARQUEE & KITCHEN CABIN	3.9.97	C/APP
FP96/5874		TVI			
FP97/6769	MACE LTD	600	PREFAB. LINK TO FOLN ONE BUILDING ALOT	12.9.97	APP

MINISTRY DECISION

SPECIAL ORDERS

1933

(12)

THAMES VALLEY BUSINESS PARK

ADDRESS THAMES VALLEY DRIVE **PARISH** EARLEY / SONNIN

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decis
FP97/6763	ORACLE	540	FIT OUT	9.10.97	C/APP
FP97/6767	"	530	"	9.10.97	C/APP
98/66953/F	"		PORTACABIN	16.7.98	C
98/66966/A	"	540	ILL. SIGNS	27.2.98	C
97/66805/A	BG		ILL. DIR. SIGNS	26.1.98	C
98/66997/A	ICL	300 TVI	RETRO - LOGO SIGN	9.3.98	C
98/67008/A	PEARCE SIGNS	380	" ILL & NON-ILL SIGNS	9.3.98	C
98/67054/V	MICROSOFT	200	VAR. CONDS. 3 & 5 ON 28578	2.4.98	C
			(EXT. OF TIME FOR RM & COMM. OF DEV. FROM 6 TO 10 YRS. B1(a)		
98/67066/A	BG	600	~~2 FLAGPOLES~~	1.4.98	C
98/67071/RM	"	600	CHILLER COMPOUND / REVISED PARKING LAYOUT	7.7.98	C

MINISTRY DECISION

SPECIAL ORDERS

1933 (13)

THAMES VALLEY BUSINESS PARK

ADDRESS THAMES VALLEY DRIVE PARISH EARLEY/SONNI

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
FP97/7061/B	ORACLE 550	3 ST OFFICE BLDG.	~~14-1-98~~ 11.3.98	REF
FP97/7154	" 540	FIT-OUT	17.2.98	REF
FP97/7162	ARGENT	3/ST OFFICE BLDG. ACCESS/PARKING	24.2.98	REF
FP97/7154/A	ORACLE 540	FIT-OUT	2.4.98	C/APP
FP97/7061/A	"	3/St Office Bldg.	14.4.98	REJ.
98/67787/T	British Gas 600	(RETRO) TEMP. OFFICE BLDG.	20.10.98	C
98/67966/LM	CANCELLED A10+400	ADD. PLANS TO MEET	CONDITION 66302/	ONLY
FP98/7607	ORACLE 540	LITTING OUT	18.6.98	APP
FP98/7688	" 550	Office fit out + Int. Partitioning	24.07.98	APP
98/68384/F	Vodafone Ltd	Antennae in 3 flags (Sep. appl.) Compound + Assoc. Equipment	19.1.99	C
98/68391/F	MICROSOFT 200			
FP98/7652	Grimley International	New Security Bldg.	30.6.98	APP
98/68429/Adv.	Vodafone Ltd	Erect 3 Flag Poles	19.1.99	C

SPECIAL ORDERS

FP97/7162/B Argent Development - Office dev. 3-4St. Buildings 23.06.98 R

1933 (14)

THAMES VALLEY BUSINESS PARK E

ADDRESS THAMES VALLEY DRIVE PARISH EARLEY/SONNIN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP97/7162/B/A	Argent Development	Office dev. 3-4St Bldgs	23.6.98	
98/68647/A	Regus 400	Int. Ill Fascia Signs	31.12.98	C
98/68686/VAR	MICROSOFT 200	Var of Cond. 3+5 of 28578*	8.2.99	C
98/68731/A	Oracle Corp.	3 Int. Ill. Signs	19.1.99	C
FP97/6543/A	Argent Development	Office development	5.11.97	REF
99/69147/F	Wokingham District Council	building use as waterside centre	9/4/99	C
99/69238/A	Druid Group PLC	Erect Ext. Ill office signs	28/4/99	C
99/69489/F	Grimley Int. Prop. Advisors	Erect Security Bldg.	16/6/99	C
FP97/7162/C	Argent Development	Office development	24.08.98	REF
FP97/7162/D	"	Office dev. 3+4 storey Bldgs - sep. access/parking	12.10.98	APP
FP98/8179	Oracle Corp. (UK) Ltd.	Inst. of Kitchen fac.	9.12.98	C/AE
FP98/8213	Regus	Internal fit-out	18/1/99	APP
FP98/8263	Druid Group PLC	Fit out of ground + F/FL	5/2/99	APP

MINISTRY DECISION

SPECIAL ORDERS

* Allow Res. Matters to submitted with 12 yrs of orig. cons. + allow com. of dev. extended to 11 y

1933

(15)

THAMES VALLEY BUSINESS PARK.

ADDRESS THAMES VALLEY DRIVE. PARISH EARLEY / SONNING.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP99/8372	SIMON WILSON ORACLE CORP.	INT. PARTITIONING.	26/2/99	App
FP99/8390	COLORADO HOUSE.	INT. ALT'S.	17/3/99	C/A
FP99/8461	ORACLE CORPORATION.	PARTITIONING.	20/4/99	App
FP99/8764	MICROSOFT Ltd 200	REFURB (STAFF REC. AREA).	3/6/99	APP
FP99/8920	Regus House 400	Remove partitions	23/7/99	APP
FP99/8916	WDC	New watersports centre	19/8/99	REF
99/70485/F				
FP99/9127	Microsoft Ltd.	office refurbishment (boardroom) Bldg 2	5/10/99	APP
FP99/8916/A	W.D.C.	Watersports centre + ext. wks	11/10/99	APP
99/70836/V	Microsoft Properties	Variation to Cond 3 + 5	25/2/00	C
99/70856/F	David Lloyd Leisure	of Consent 28578 2 St Ext Car parking + Int. Alts.	4/7/00	G

MINISTRY DECISION

C/69489/10	Grimley Int. Prop. Advisors	D.to.C. - Appl of Soil Investigations	26/1/00	A

Thames Valley Park

1933

(16)

ADDRESS Thames Valley Park Drive PARISH Earley / Sonnin

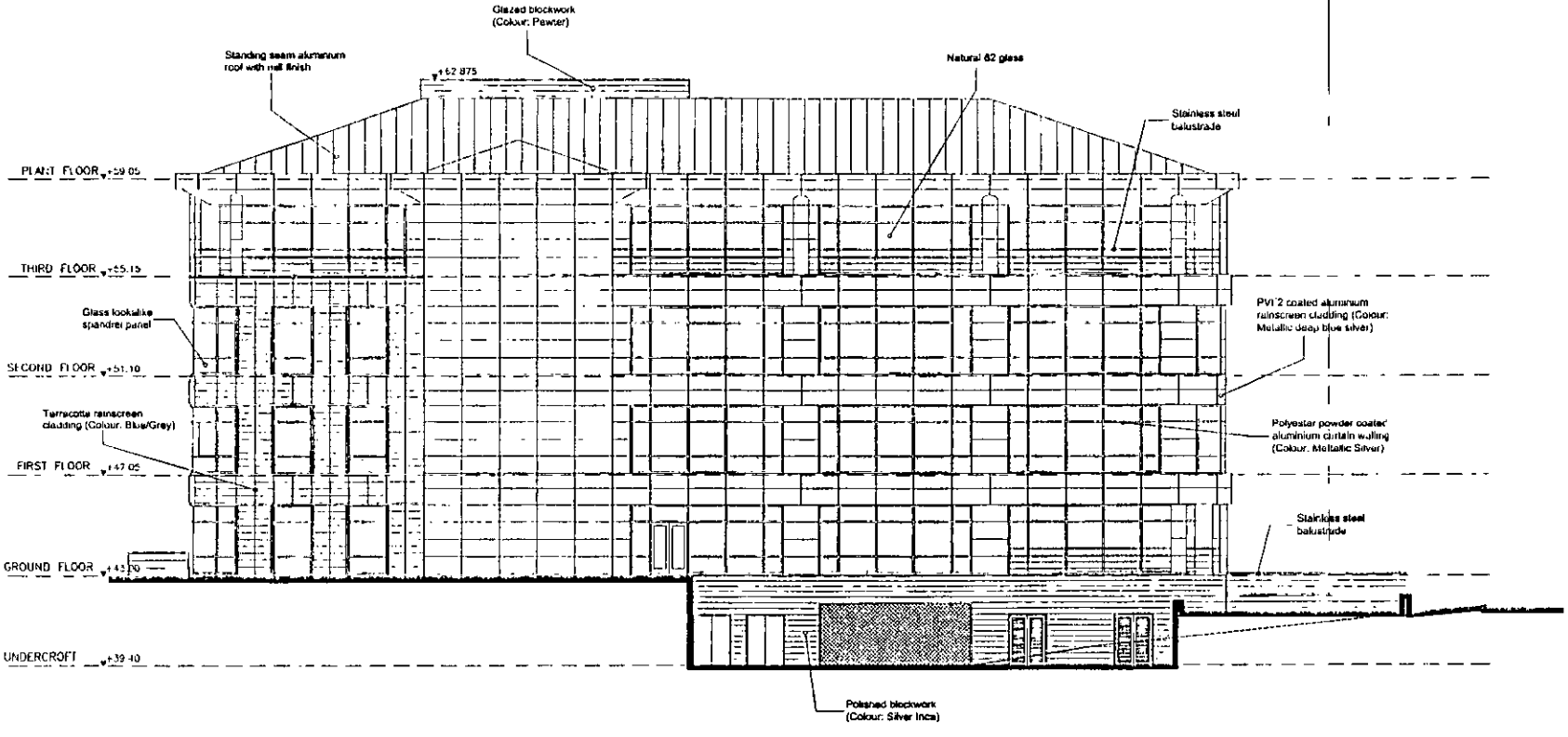
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0952	Oracle Corporation	Prop erect of building for use as fuel	21.06.00	~~App~~ C/A
F/2000/1174	Bg International (600)	Air cond units on roof Wilding D2, SITE 600	21.06.00	C/
FP99/9126	MICROSOFT Ltd	office refurbishment (visitor toilets refreshment bar)	19.10.99	APP N
F/2000/0458	Morgan Lovell	Int. Partitions & minor M & E Alts	22.5.00	C/A
FP/2000/0463	Geoffrey Allen Assoc	Redev. of Marketing Suite	22.5.00	REF
F/2000/1929	Berkshire Watersports			
F/2000/2324				

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Satellite Dishes - 15/8/00 - Gregory

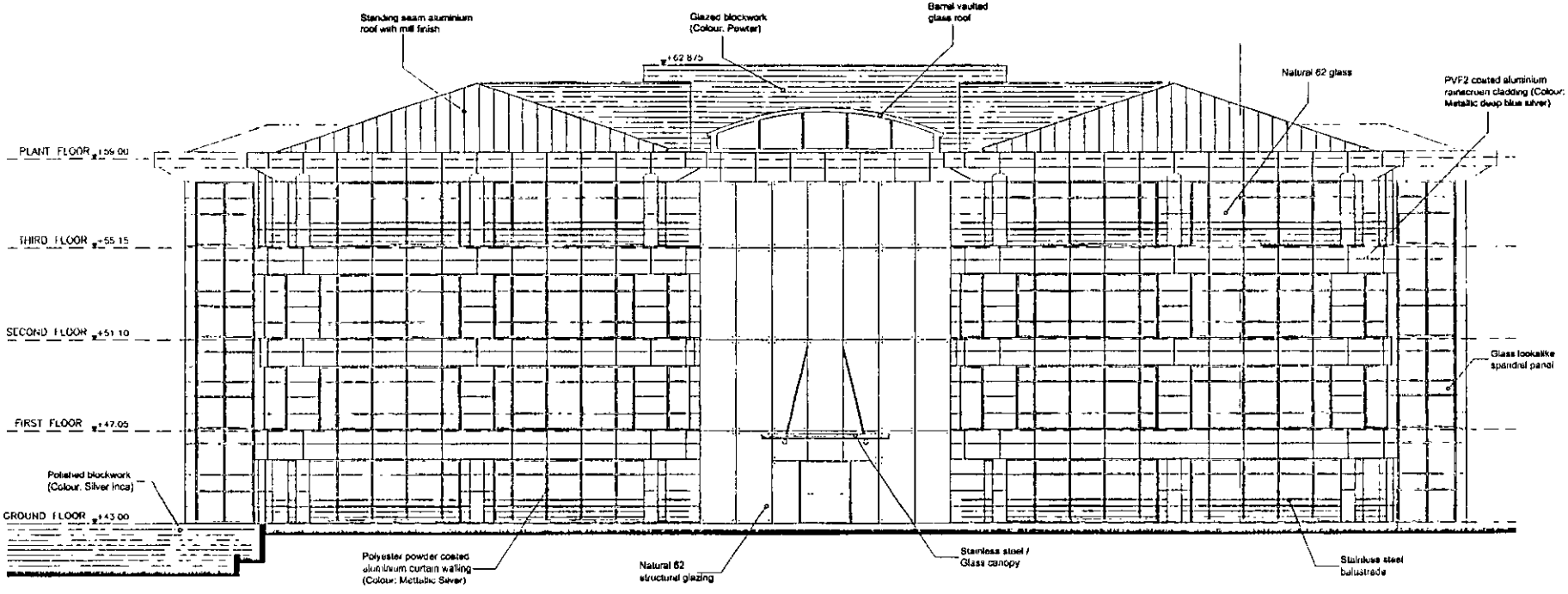


28.06.2000 2545

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDING 4
NORTH ELEVATION

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE ARGYLL STREET LONDON SE1 0NE
TEL 0171 208 2000 FAX 0171 208 2020



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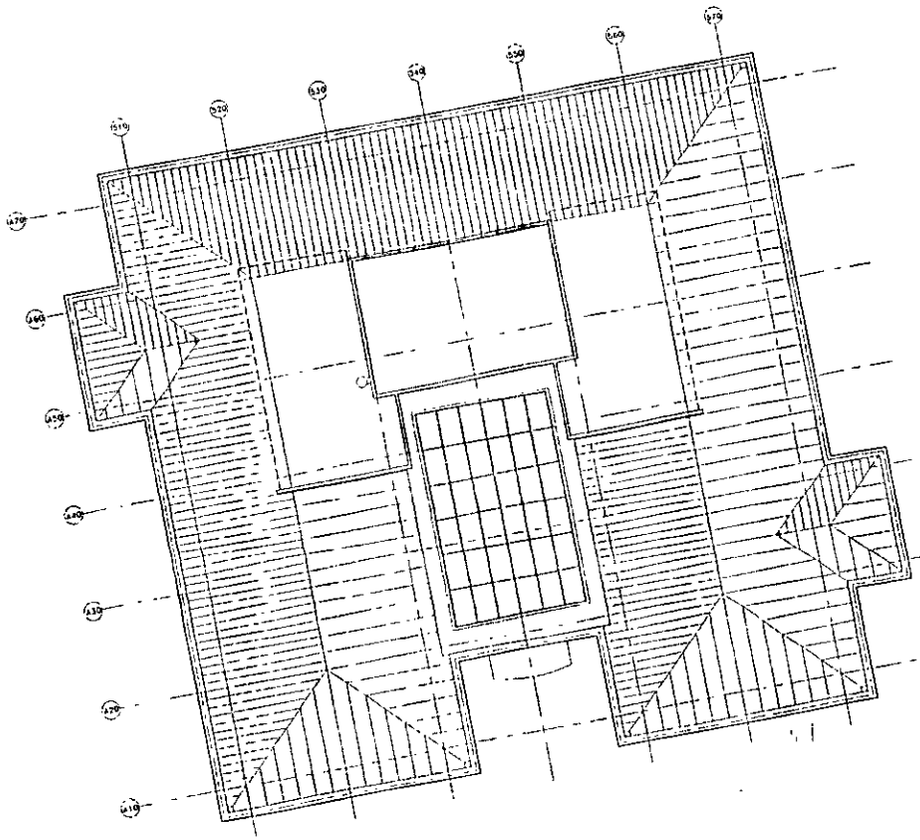
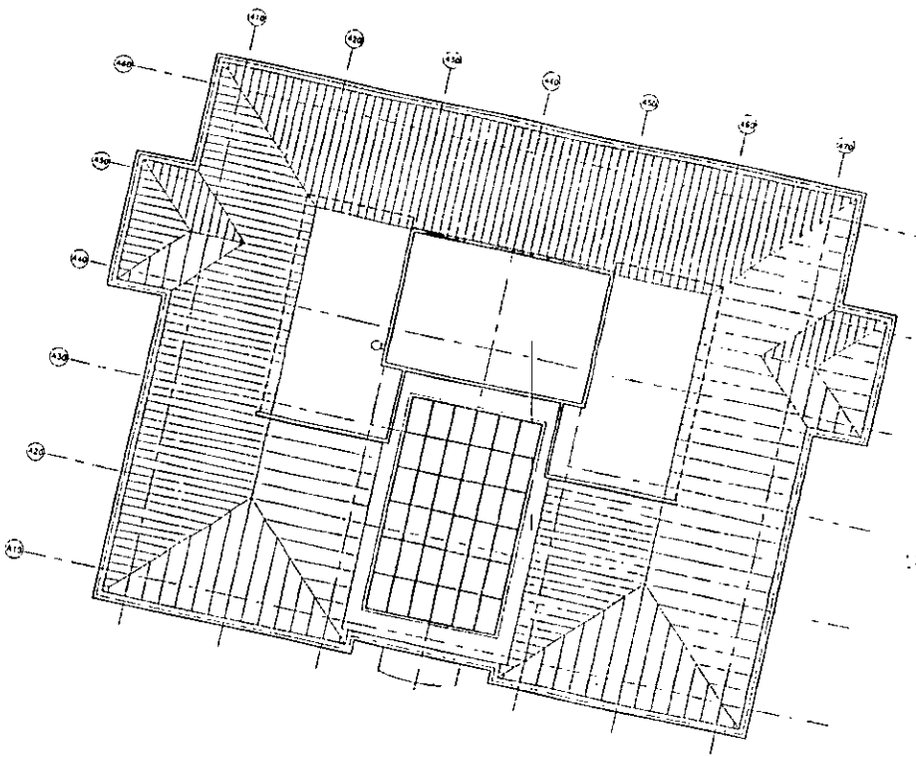
Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDING 4
WEST ELEVATION

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2030





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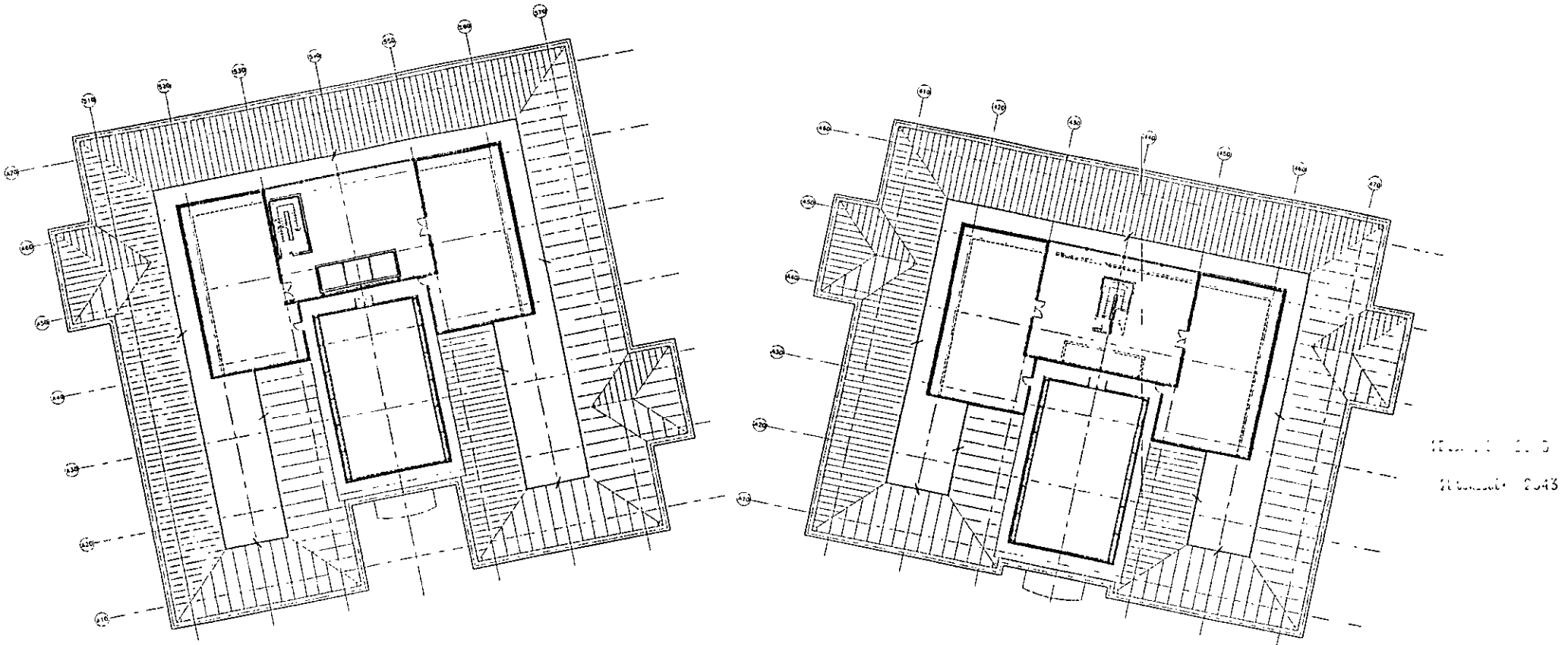
THAMES VALLEY PARK

BUILDINGS 4 & 5
ROOF PLAN

IPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE ATHENICA STREET LONDON SE1 6NE
TEL 020 7208 2000 FAX 020 7208 2040



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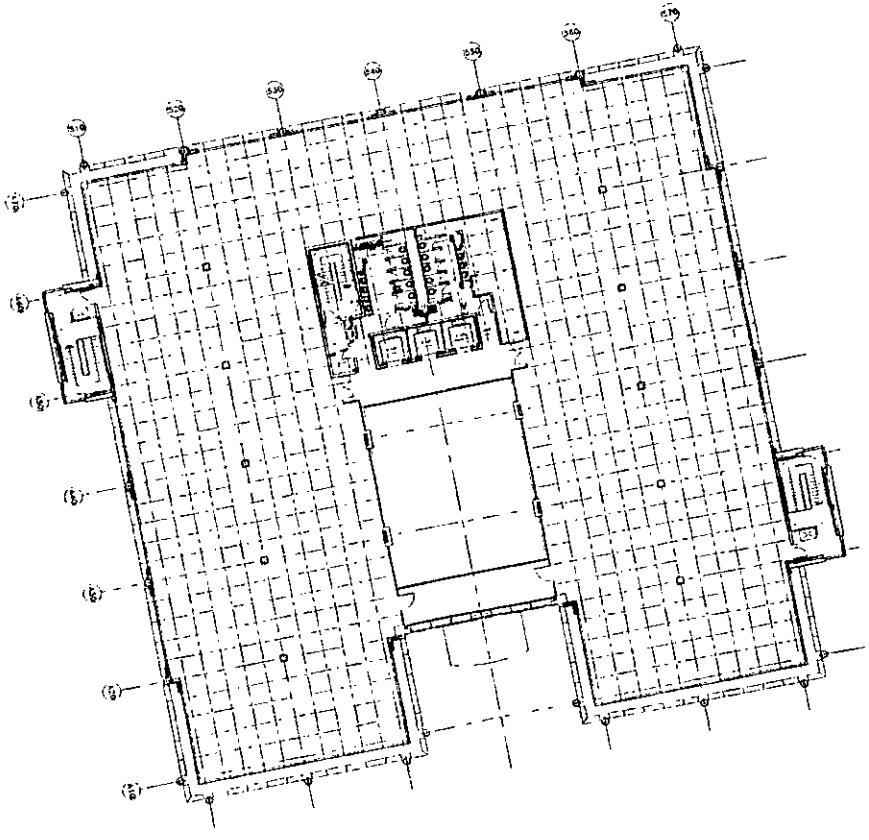
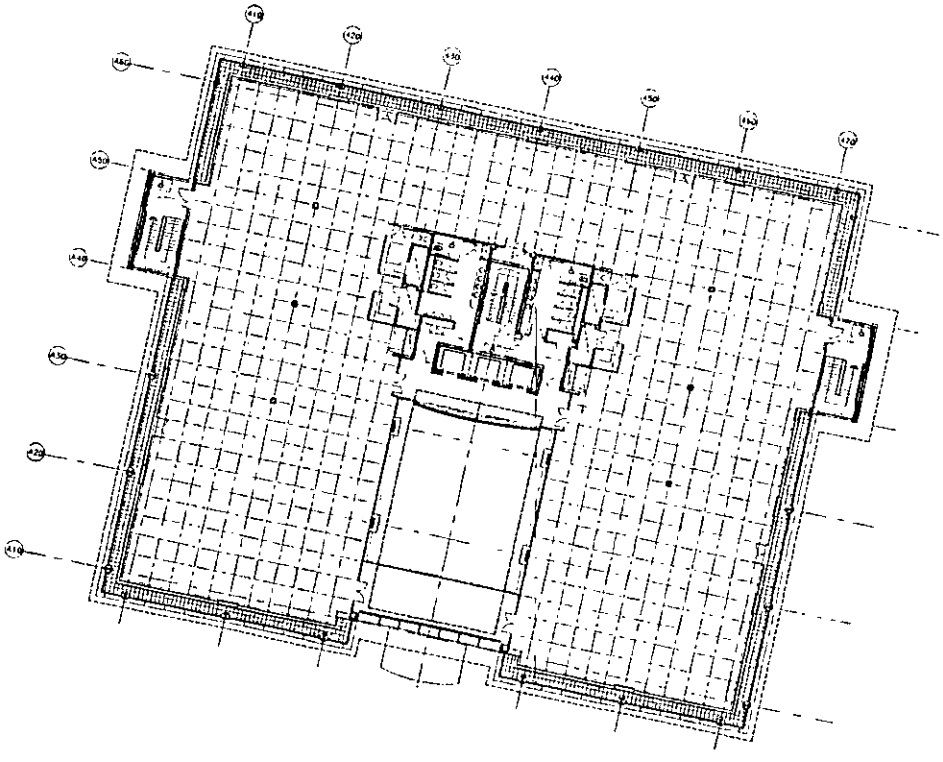
THAMES VALLEY PARK

BUILDINGS 4 & 5
PLANT FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2020





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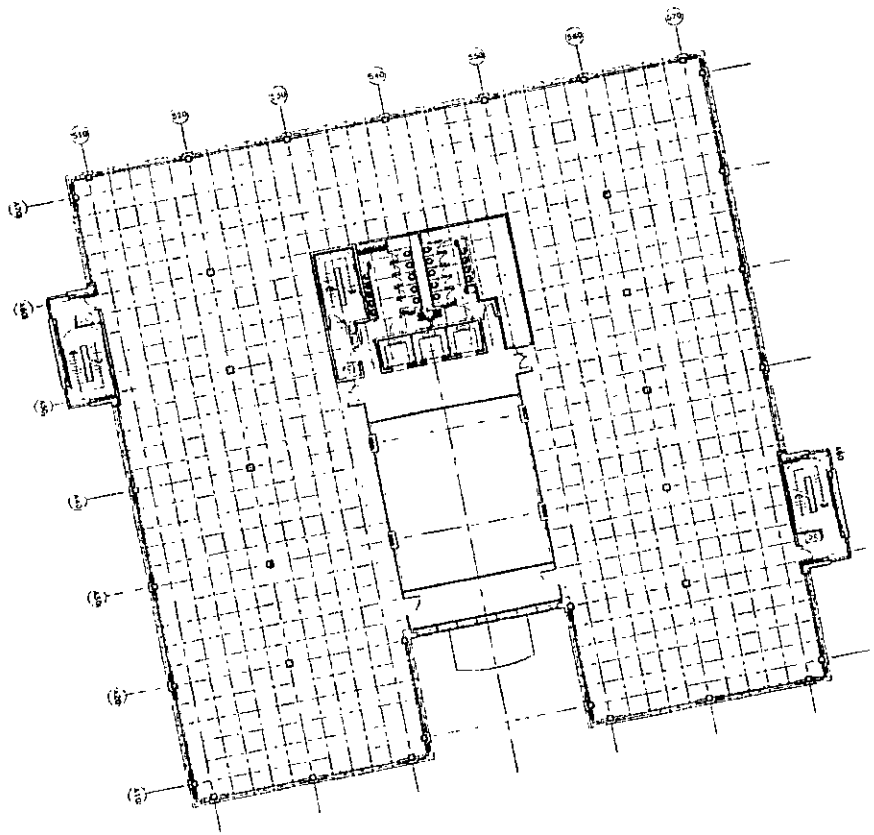
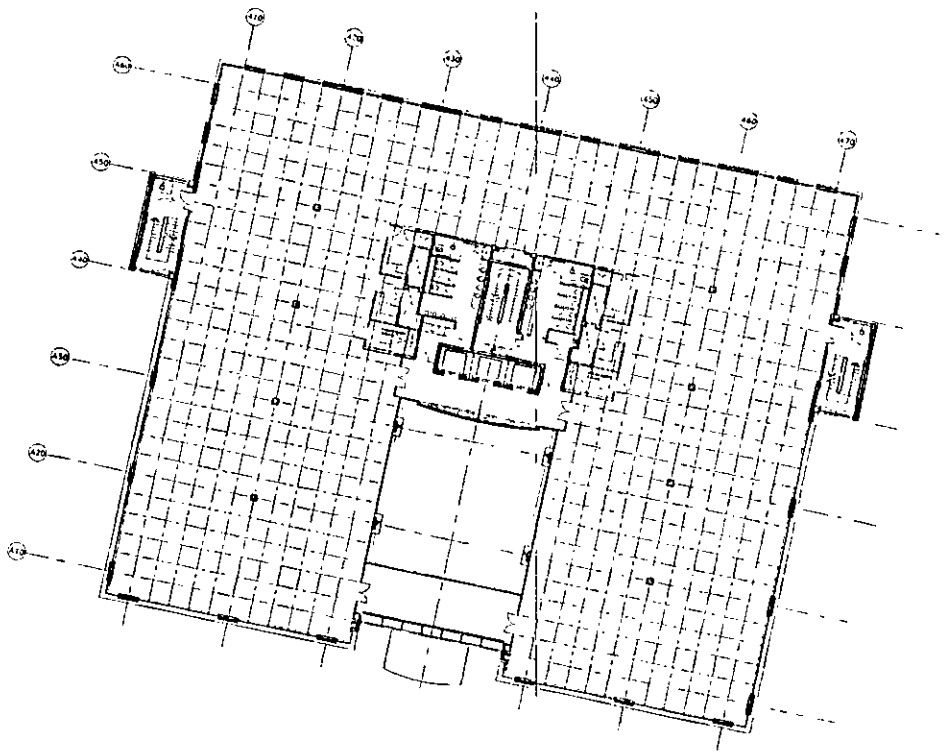
THAMES VALLEY PARK

BUILDINGS 4 & 5
THIRD FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2020





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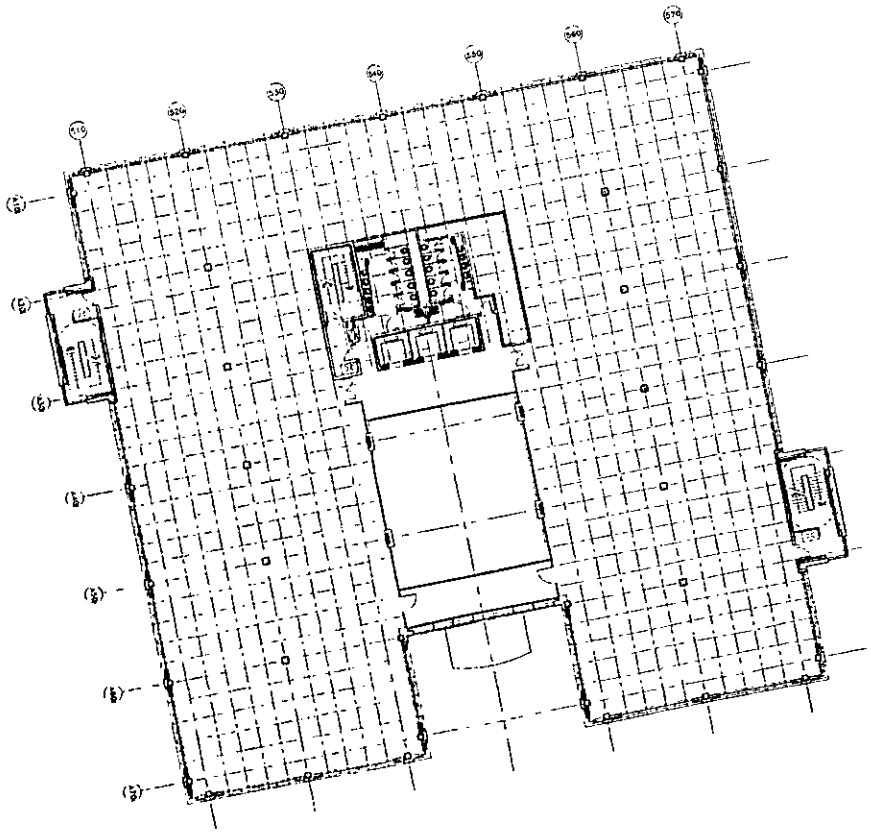
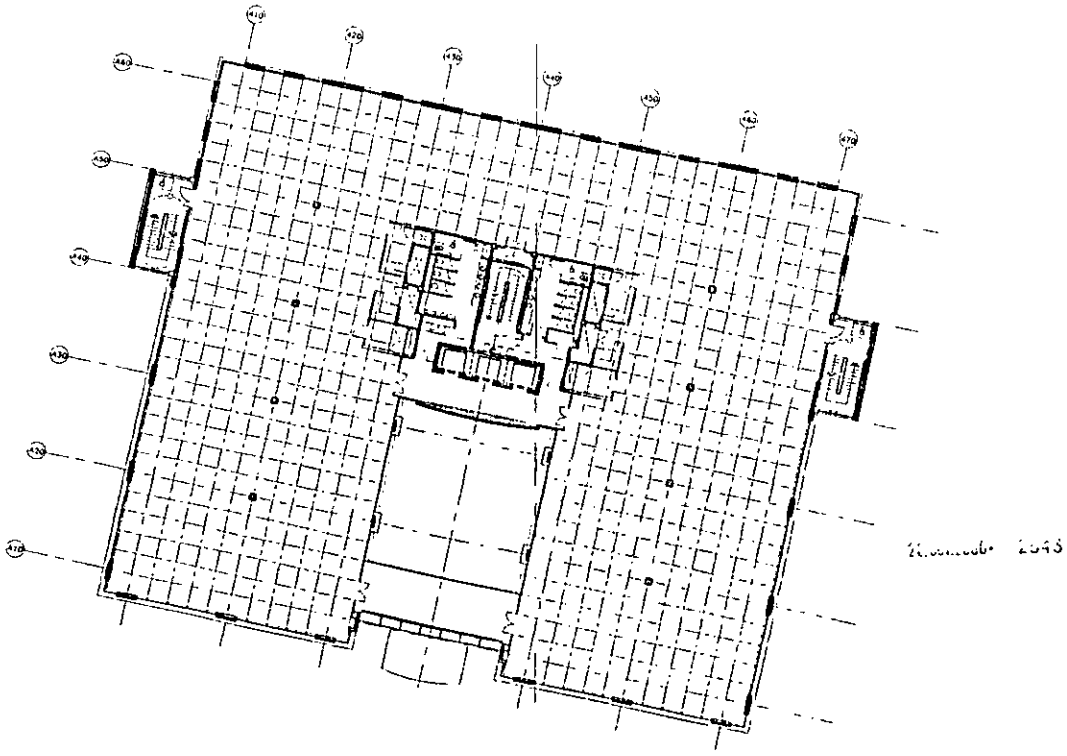
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
SECOND FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2020

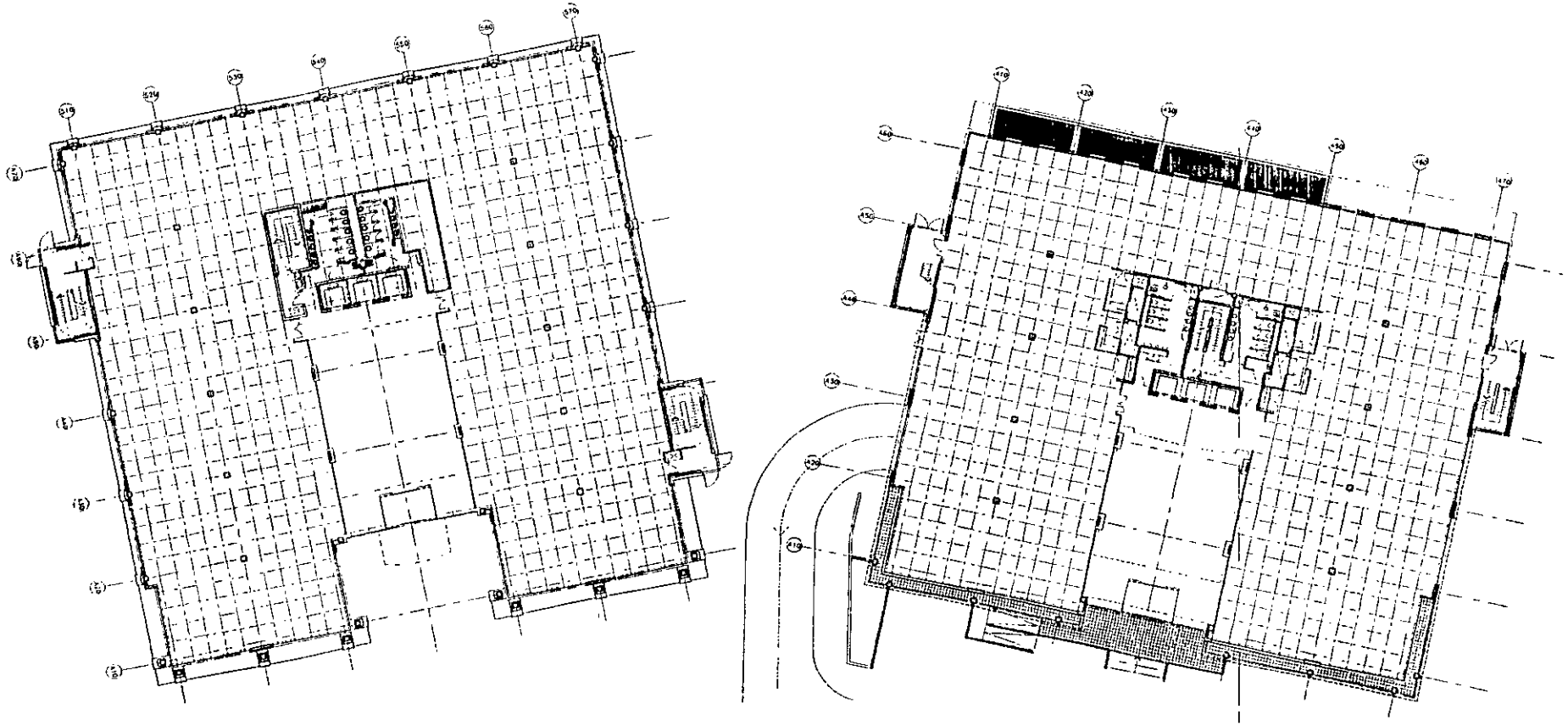




Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
FIRST FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 020 7208 2000 FAX 020 7208 2020

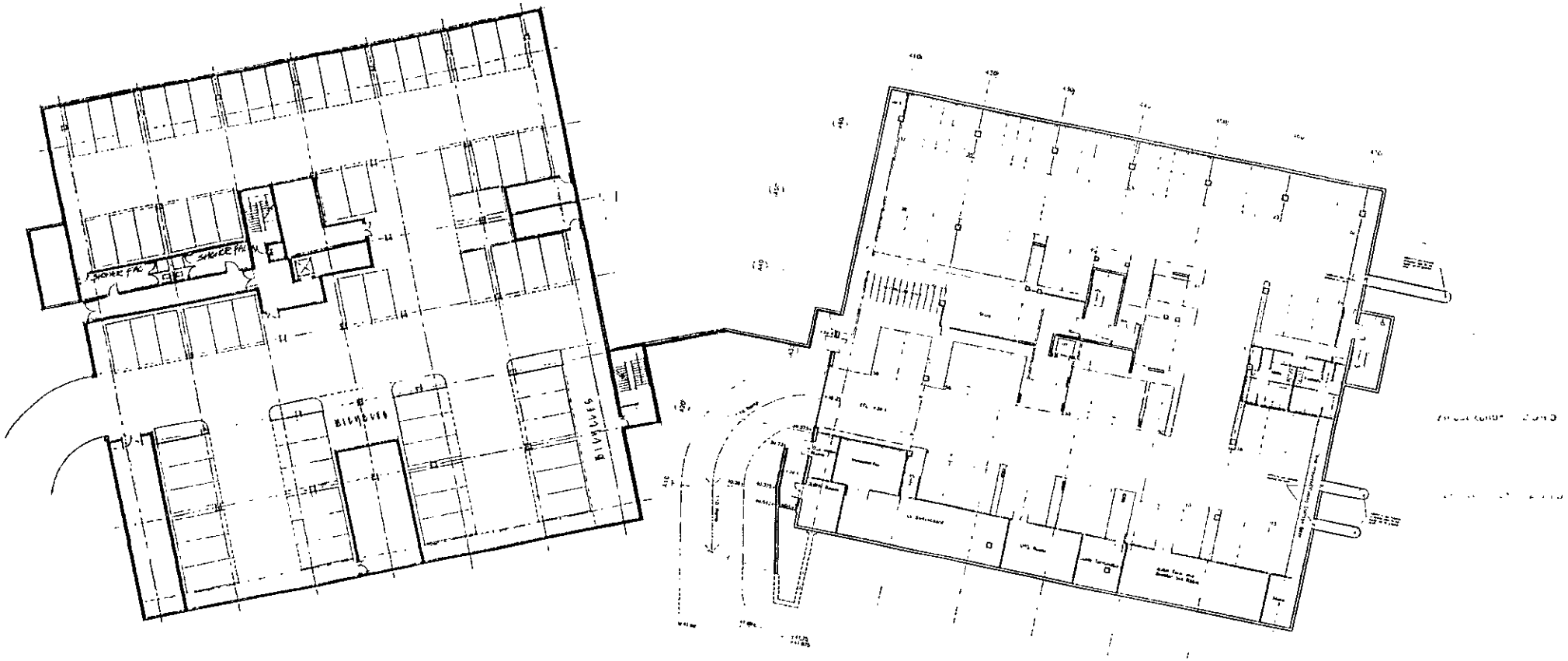


26.OCT.2000 2543

Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
GROUND FLOOR PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AFRICA STREET LONDON SE1 3NE
Tel 020 7208 2000 FAX 020 7208 2020



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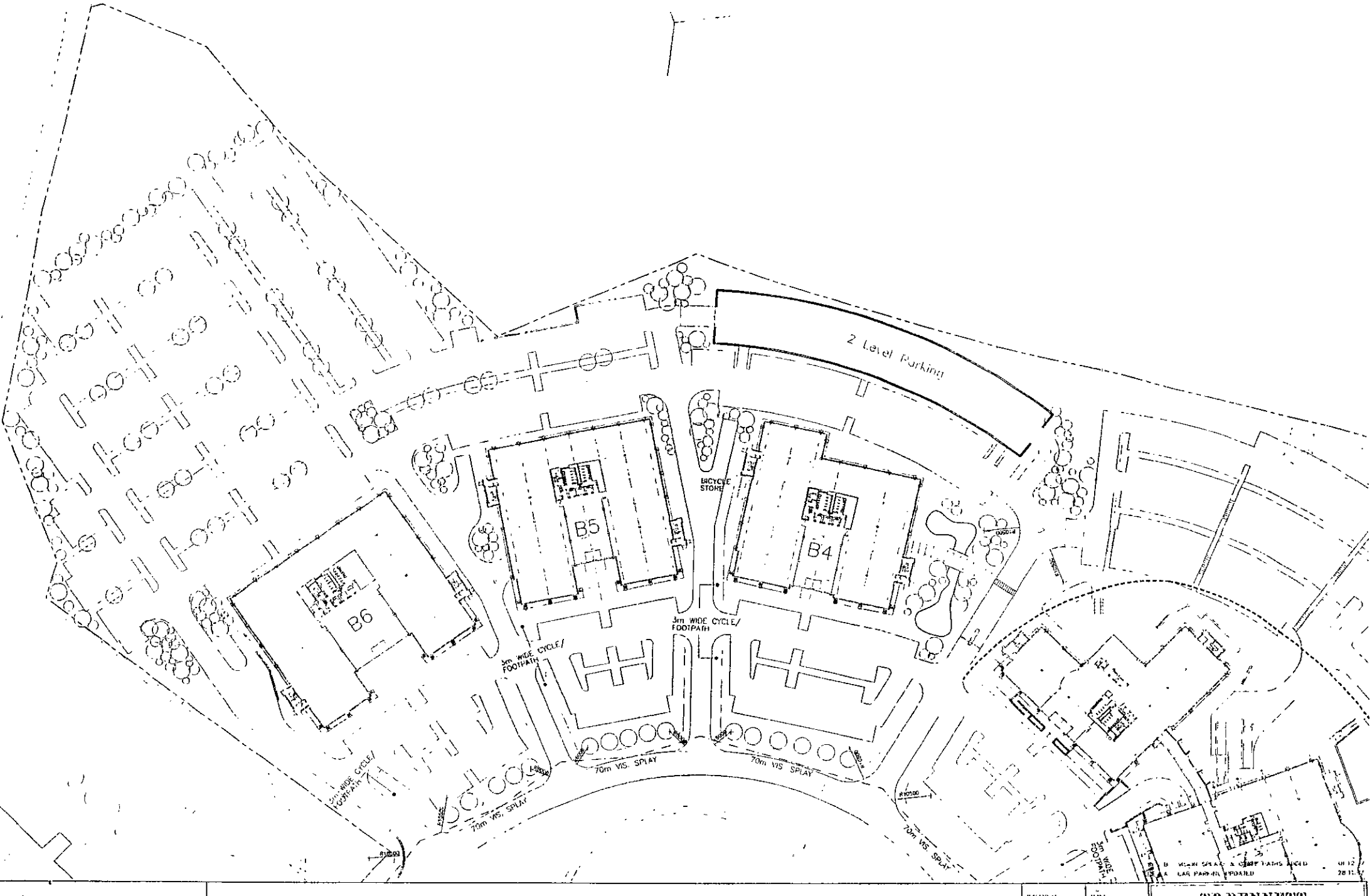
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
UNDERCROFT PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NE
TEL 0171 204 2000 FAX 0171 204 2020



MICROSOFT CAMPUS
PHASE II
THAMES VALLEY PARK

PHASE II

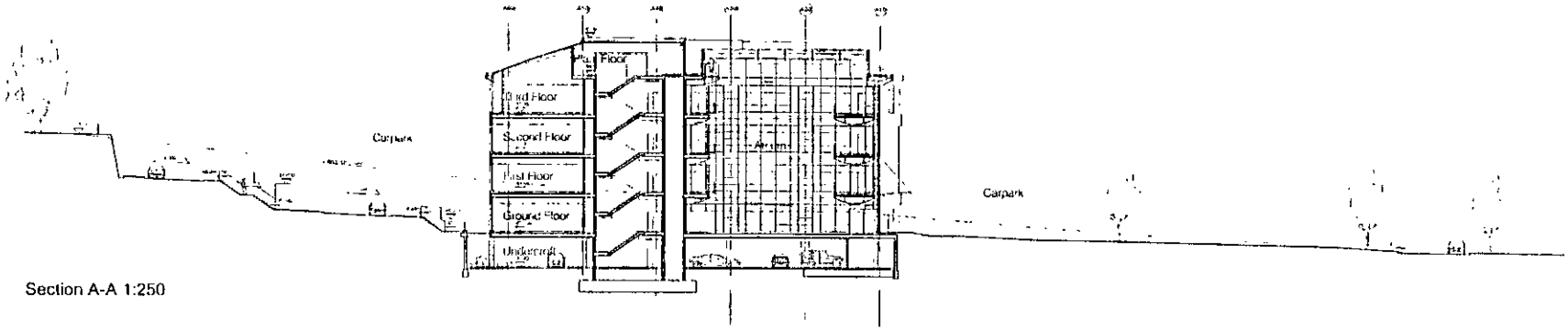
SITE PLAN

1500

SEPT '97

B

TP BENNETT
PARTNERSHIP



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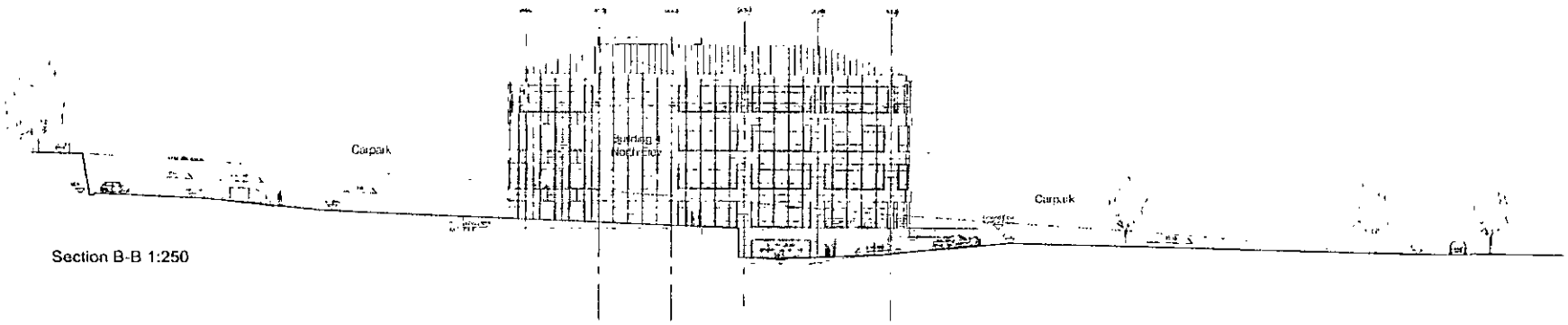

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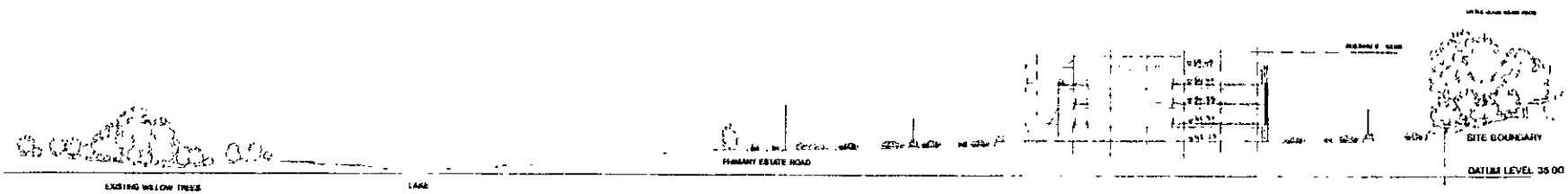

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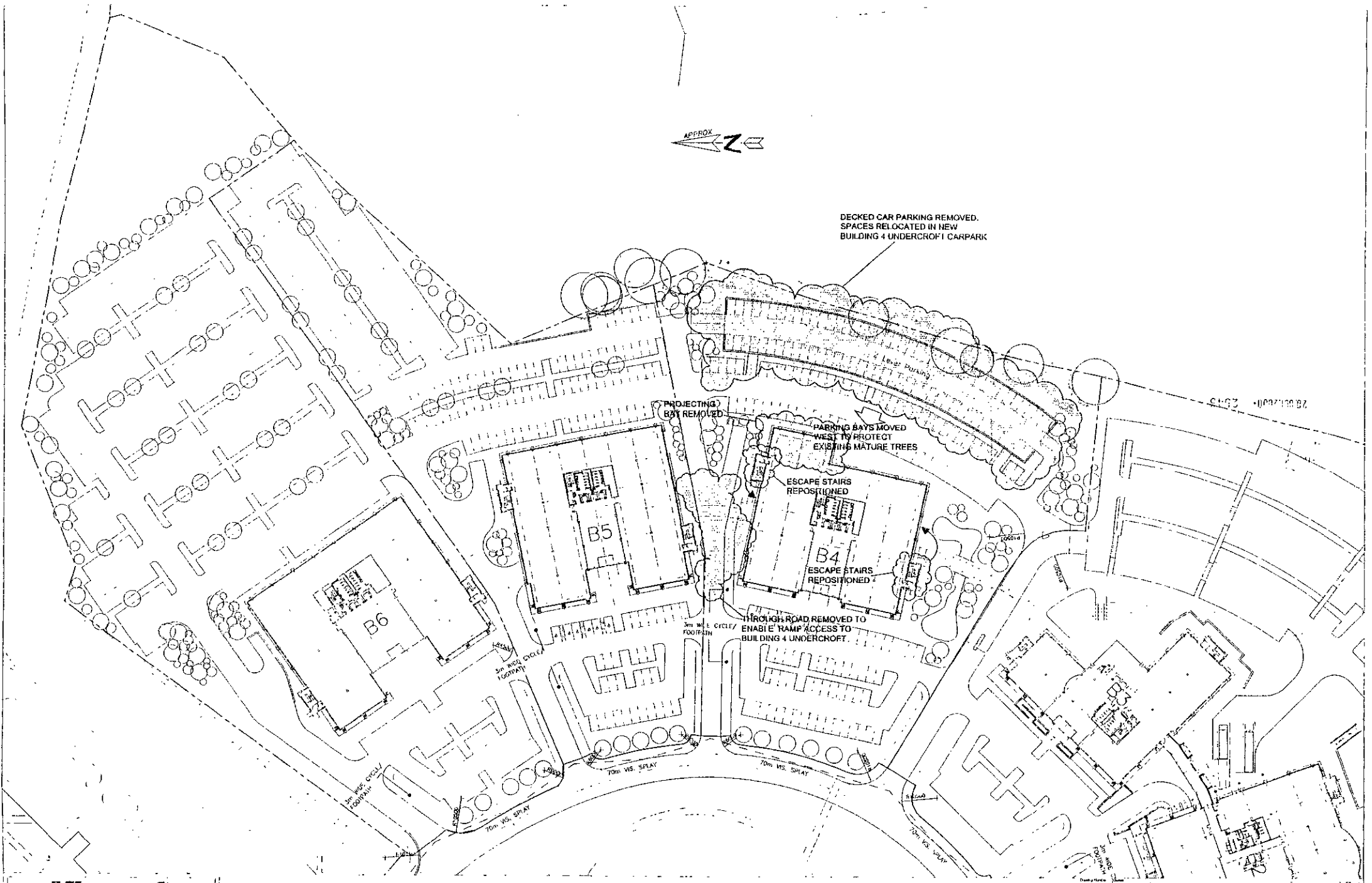
Microsoft CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
SITE SECTIONS

TPBENNETT

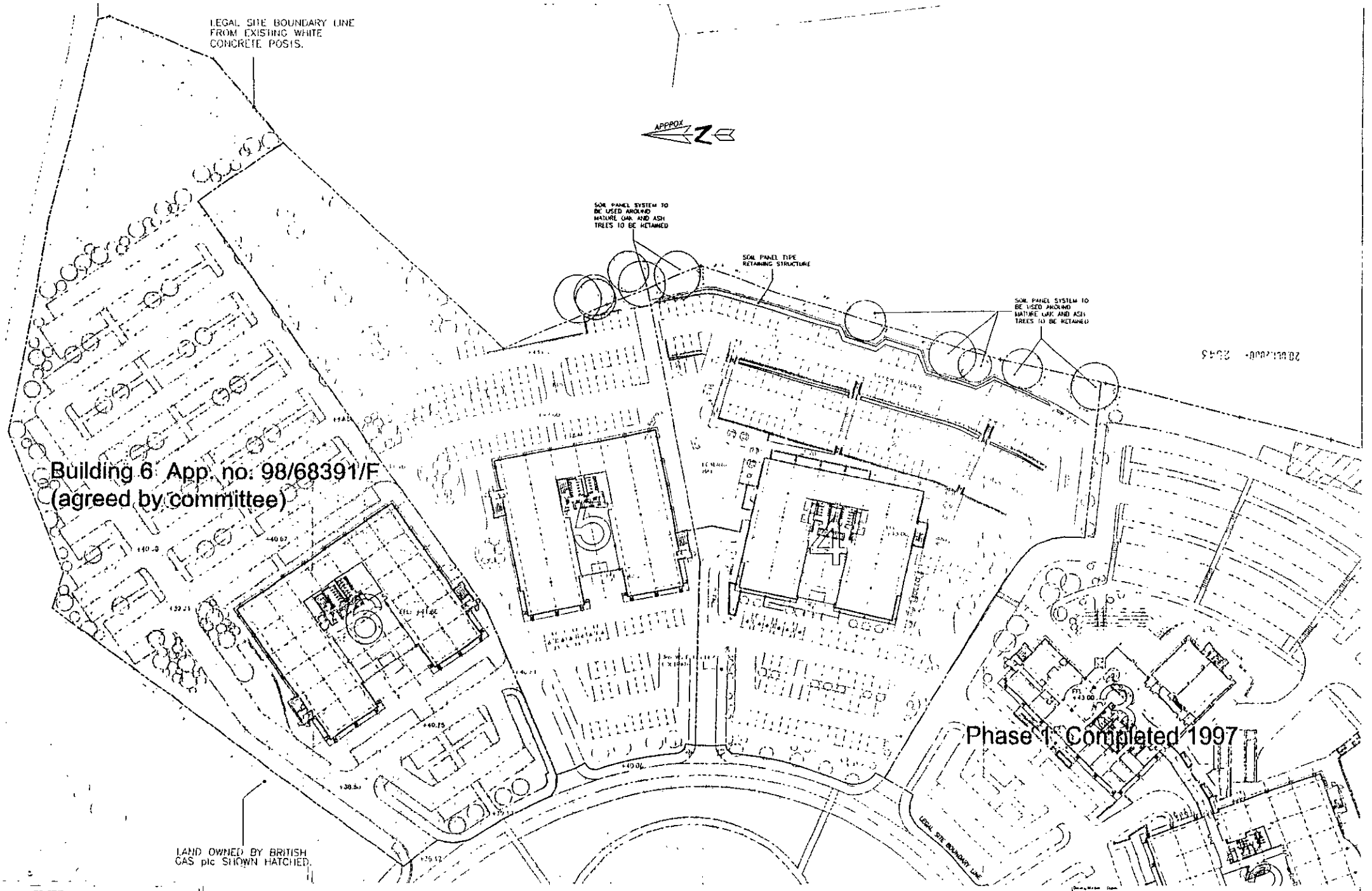


Microsoft
• CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5

AMENDMENTS TO PLANNING CONSENT DATED 04.03.98

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0FR
TEL 020 7208 2000 FAX 020 7208 2020



Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
SITE PLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0NR
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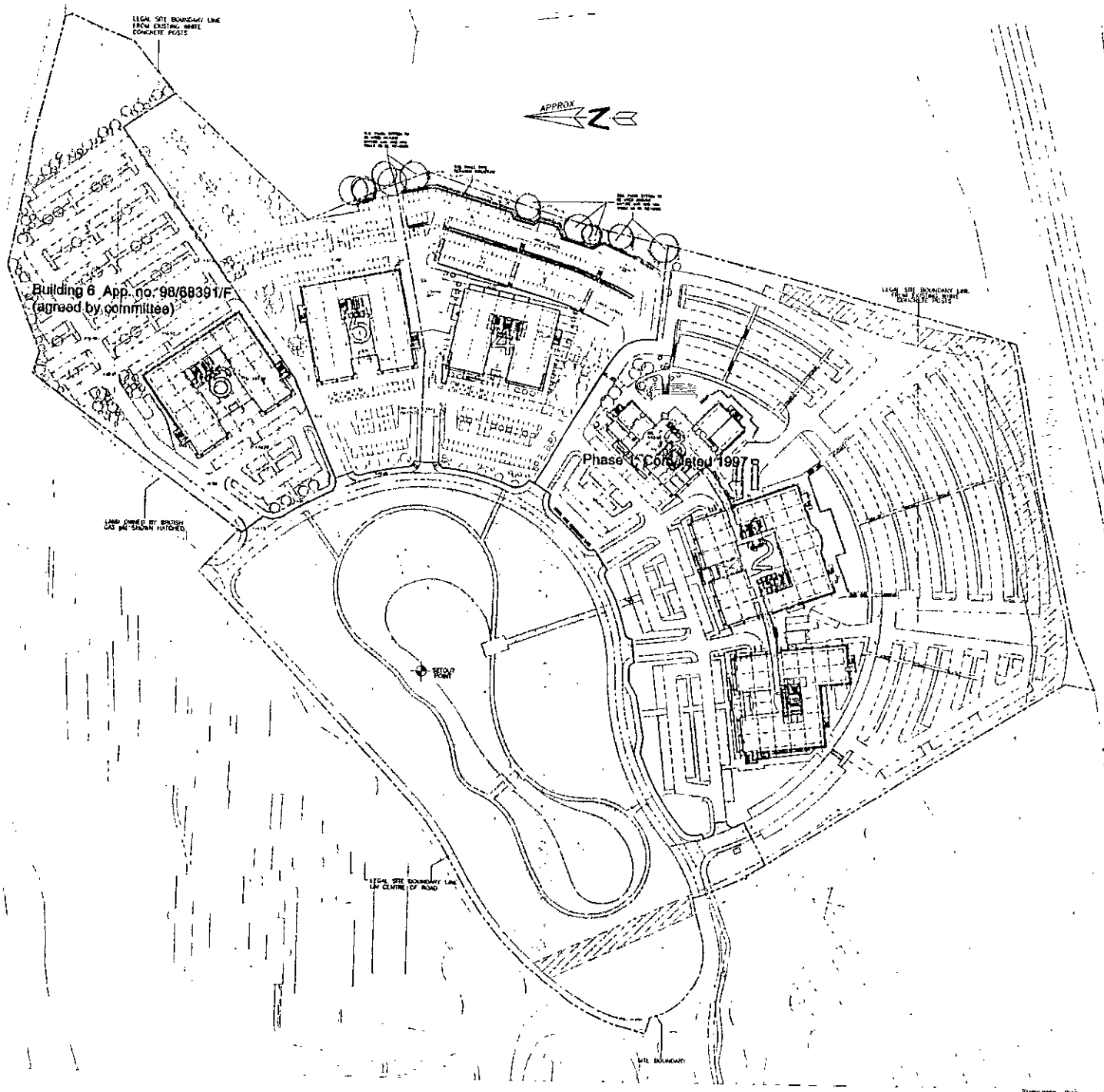
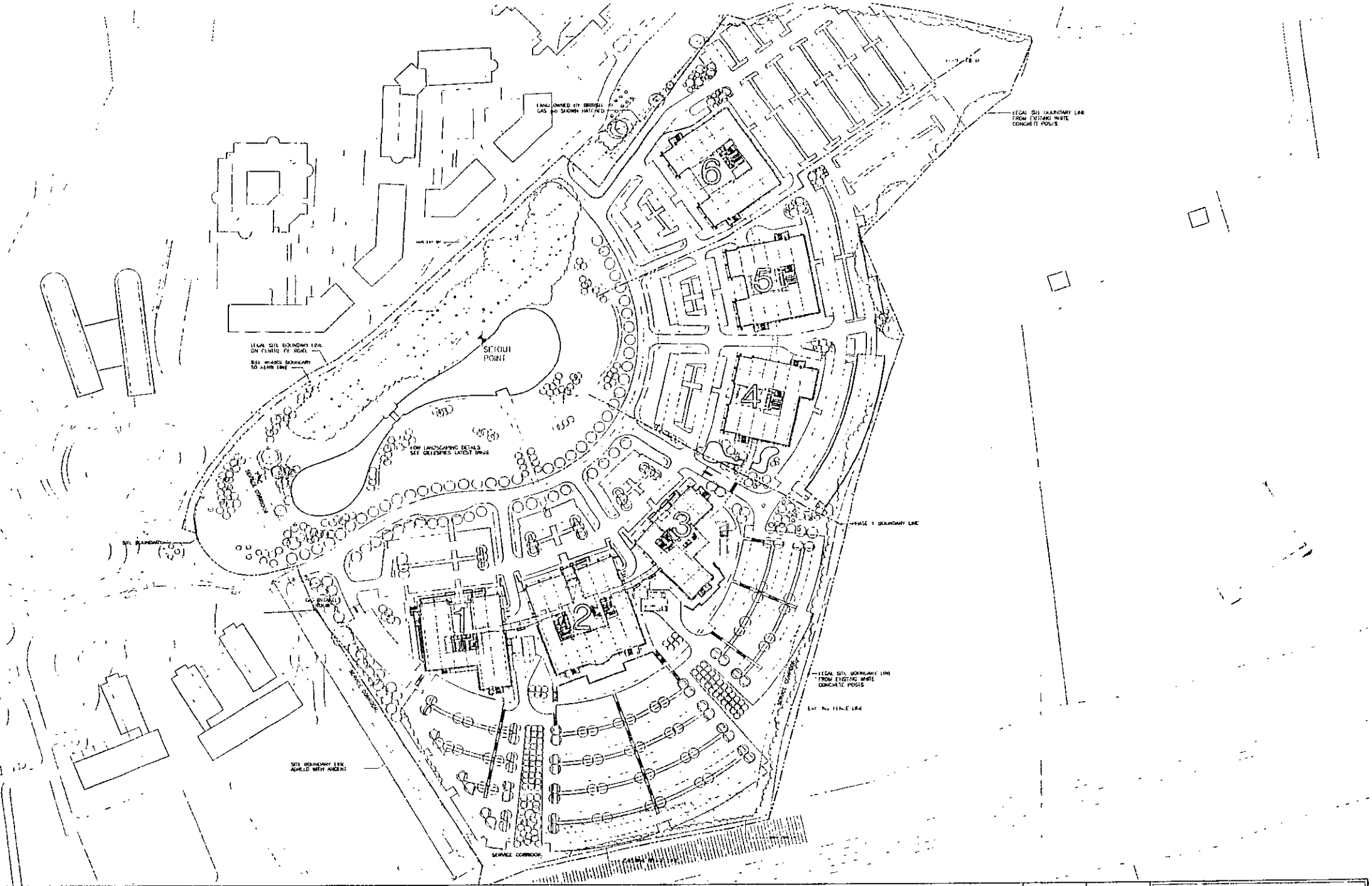


Microsoft
CAMPUS
THAMES VALLEY PARK

BUILDINGS 4 & 5
SITE MASTERPLAN

TPBENNETT
ARCHITECTURE DESIGN TOWN PLANNING
ONE AMERICA STREET LONDON SE1 0JE
TEL 020 7208 2000 FAX 020 7208 2001

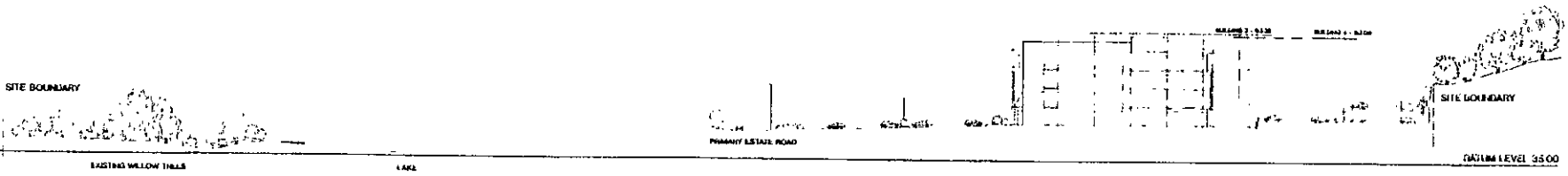


MICROSOFT CAMPUS
PHASE II
THAMES VALLEY PARK

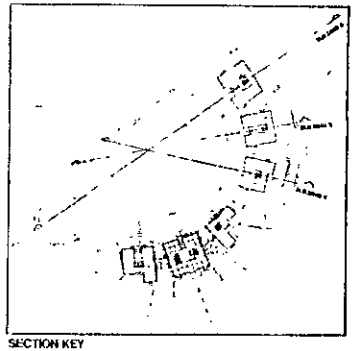
BUILDINGS 4,5 & 6
SITE MASTER PLAN

6400002	JM
11000	
SEPT '97	

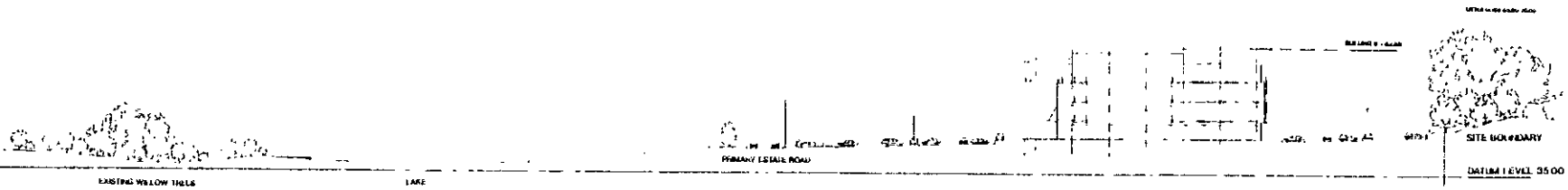
TP BENNETT
PARTNERSHIP



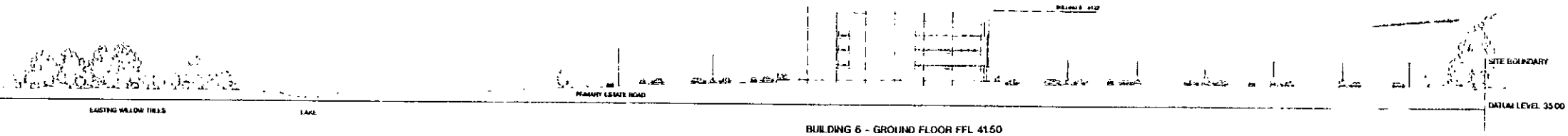
BUILDING 4 - GROUND FLOOR FFL 43.00



SECTION KEY



BUILDING 5 - GROUND FLOOR FFL 42.25



BUILDING 6 - GROUND FLOOR FFL 41.50

MICROSOFT CAMPUS
PHASE II
THAMES VALLEY PARK

BUILDINGS 4, 5 & 6

SITE SECTIONS

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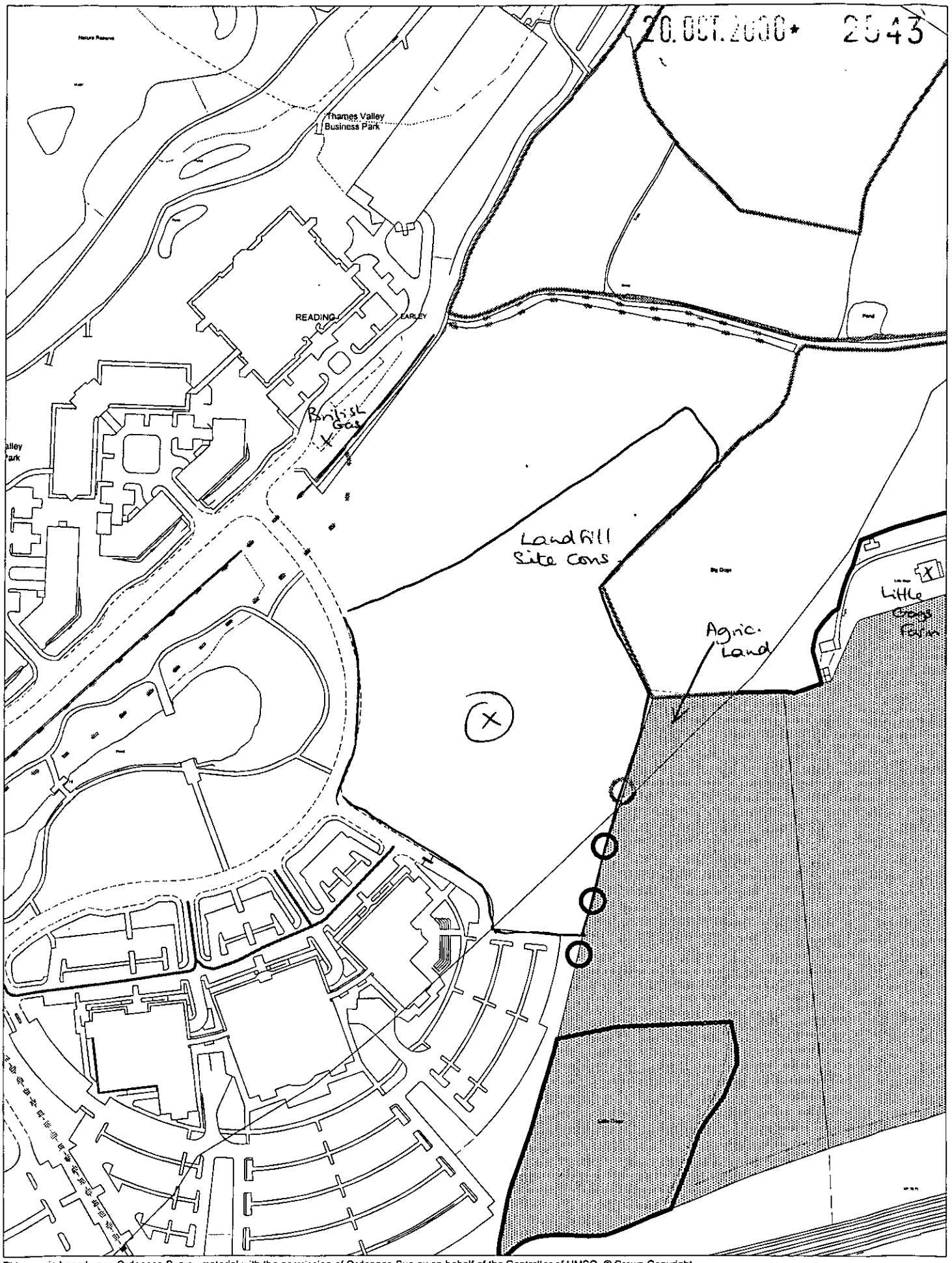
PARTNERSHIP



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Development Control Section, Environmental Services, Wokingham District Council.
20 October 2000 Scale: 1 : 2500

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20 October 2000

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Schedule of Gross External Areas & Parking

Architecture
Design
Town Planning

File Ref
7840/102

Microsoft Campus, Thames Valley Park

Buildings 4 & 5 - Class B1 and ancillary use

Submitted as part of Reserved Matters Application 18 October, 2000

Building 4		**Plant**	**B1 Space**
Ground Floor			2020m²
First Floor			1770m²
Second Floor			1770m²
Third Floor			1631m²
Roof Plant		150m²	
Total			7191m²
Car Parking	- Surface	229 Spaces	
	- Undercroft	58 Spaces	
		287 Spaces	

Building 5			
Ground Floor			2140m²
First Floor			1886m²
Second Floor			1886m²
Third Floor			1774m²
Roof Plant		200m²	
Total			7686m²
Car Parking	- Surface	253 Spaces	
	- Undercroft	72 Spaces	
		325 Spaces	

TPBennett
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London SE1 0NE
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TP BENNETT

Architecture
Design
Town Planning

Schedule of Drawings

File Ref
7840/102

Microsoft Campus, Thames Valley Park

20.OCT.2000* 2543

Buildings 4 & 5 - Class B1 and ancillary use

Submitted as part of Reserved Matters Application 18 October, 2000

	Title	Drawing No.	Scale
	Site location plan	7840 D 001 (a)	1:2500
AS PROPOSED DRAWINGS;			
Site Plans	Site Masterplan	7840 D 002 (b)	1:1000
	Site Plan	7840 D 003 (d)	1:500
	Amendments to planning consent dated 4.3.98	7840 D 008	1:500
Sections	Buildings 4 & 5 - Site Sections	7840 D 009	Varies
Plans	Undercroft Plan	7840 D 099 (a)	1:100
	Ground Floor Plan	7840 D 100 (b)	1:100
	First Floor Plan	7840 D 101 (b)	1:100
	Second Floor Plan	7840 D 102 (b)	1:100
	Third Floor Plan	7840 D 103 (b)	1:100
	Plant Floor Plan	7840 D 104 (b)	1:100
	Roof Plan	7840 D 105 (b)	1:100
Elevations	West Elevation	7840 D 150 (c)	1:100
	North Elevation	7840 D 151 (c)	1:100
	East Elevation	7840 D 152 (c)	1:100
	South Elevation	7840 D 153 (c)	1:100

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