APPLICATION NO:
F/2000/0949

LOCATION:
Land Rear Of 24 London Road, Twyford Reading.

APPLICANT:
Mr William Crosswell

PROPOSAL:
Proposed erection of shed for storage use and hardstanding. (Retrospective)

EARLIEST DATE FOR DECISION: **17/04/2000**

APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Nicola Lake**

5 June 2000

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr William Crosswell
24, London Road
Twyford
Reading
RG10 9ER

Application Number: F/2000/0949

Parish: **TWYFORD**

Location: **Land Rear Of 24, London Road, Twyford, Reading.**

Proposal: **Proposed erection of shed for storage use and hardstanding. (Retrospective)**

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. If the existing Ash tree located on the east boundary is damaged or destroyed within the next 5 years from the date of this decision notice, it shall be replaced with a new tree of such a size and species and position as agreed in writing by the Local Planning Authority before the end of the first available planting season following its loss or removal (November - March inclusive).

Condition
2. The building hereby approved shall only be used for storage ancillary to the retail use of No.24 London Road, unless otherwise approved in writing by the Local Planning Authority.

Reason
1. In the interests of the character and amenities of the locality.

Reason

2. To ensure that activity on the site is reasonable having regard to residential amenity.

John Mitchell
Development Control Manager
Date: 12/06/2000

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.

Received by Wokingham District Council

Application No: F/2000/0949

Proposal:
Proposed erection of shed for storage use and hardstanding. (Retrospective)

Location:
Land Rear Of 24, London Road, Twyford, 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 letter 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 17/04/2000. 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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0949

Applicant : Mr William Crosswell .

Location : Land Rear Of 24, London Road, Twyford, Reading.

Proposal : Proposed erection of shed for storage use and hardstanding. (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		13.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 13.4.2000

Date Registered : 21/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 16/05/2000

Consultation Responses :

Landscape - no objection subject to condition

Highways - no objection

Twyford P.C - concerned about deliveries by lorry due to pedestrian safety and access.

Conservation Arch -

Planning Issues :

Site Description - within the Identified Settlement
- retail store.

1.) Impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and appearance of the area.

3.) Impact upon Highway Safety

Application Number: F/2000/0949

Appraisal :

1.) Impact upon Neighbouring dwellings.

The proposed development is for a single storey Green storage shed and is a retrospective application.

The proposed development is located in a gap area between a loan boundary wall, a side boundary wall and an existing Garage block. The side boundary which the garage is against is number 16 Landon Road which is a Listed Building.

However, the proposed shed has a maximum ridge height of 2.39 m and a lower/eaves height of only 1.83 m. The proposal is Coloured green and would only be partially visible above the existing wall.

As such, there will be no overlooking, overshadowing, or overbearing. Hence, there will be no detrimental impact upon the amenity of the neighbouring dwellings.

2.) Impact upon the character and appearance of the Surrounding area.

As stated above only a small section of the very highest section of the proposed structure was visible above the wall of the Listed Building. The views of the proposed structure from the access road are only limited and the proposal is in keeping with the character of this area of Garages.

As such, there would be no detrimental impact upon the character or appearance of the surrounding area.

3.) Impact upon the Highway.

The Highway Authority are satisfied that the proposed development would have no detrimental impact upon the Highway Safety of the surrounding area.

Recomendation : Approval: ☑ ~~**Refusal:**~~ ☐

(tick appropriate box)

Application Number F/2000/0949
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→	SR17	IF the existing ash tree ~~on the site~~ is damaged or destroyed located on the east boundary ~~of the site~~ within the next 5 years from the date of this decision notice, it shall be replaced with a new tree of such a size and species and position as agreed in writing by the local planning Authority before the end of the first available planting season following its loss or removal (November – March inclusive)
2			The building hereby approved shall only be used for storage ancillary to the retail use of no 24 London Road, unless otherwise approved in writing by the Local Planning Authority Reason – to ensure that activity on the site is reasonable having regard to residential amenity

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 24 London Road Twyford Reading.

APPLICATION NUMBER: F/2000/0949

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on gate post.

2. DESCRIPTION OF SURROUNDINGS

Residential / Commercial / Conservation Area.

3. DESCRIPTION OF SITE/BUILDING

Parking area.

4. RELATIONSHIP TO ADJOINING PROPERTIES It is a long green corrugated metal shed. It is coloured green - but is large - does impact on listed Building. The area is dominated largely by the back of properties and garages

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 25 May 2000

My ref: F/2000/0949

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0949
Land Rear Of 24, London Road, Twyford, Reading.
Proposed erection of shed for storage use and hardstanding.
(Retrospective)

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 5 June 2000.

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0949**
Land Rear Of 24, London Road, Twyford, Reading.
Proposed erection of shed for storage use and hardstanding. (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Tel: (0118) 974 6481

Date: 25 May 2000

My ref: F/2000/0949

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

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Yours faithfully

John Nutcher pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 25 Nov 2000

My ref: F/2000/0949

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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: F/2000/0949
Land Rear Of 24, London Road, Twyford, Reading.
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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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Nicola Lake

DATE: 26th April 2000

Location:	Land Rear of 24 London Road, Twyford
Proposal:	PROPOSED ERECTION OF SHED FOR STORAAGE USE AND HARD STANDING (RETROSPECTIVE)
Application Number:	F/2000/0949

In response to your consultation dated 24th March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The shed is not visible from the high street and is well sited within a development of existing similar storage buildings.

The shed is however located very close to an existing ash tree which lies on the eastern boundary. Damage to the tree root system may have occurred during excavations for the new concrete base and the vigour and condition of this tree should be monitored.

Should this tree fail then I suggest that the applicant should be required to provide a replacement tree elsewhere on the site.

ROBERT PETROW
Consultant Landscape Architect

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Nicola Lake

DATE: 26th April 2000

Location:	Land Rear of 24 London Road, Twyford
Proposal:	PROPOSED ERECTION OF SHED FOR STORAAGE USE AND HARD STANDING (RETROSPECTIVE)
Application Number:	F/2000/0949

In response to your consultation dated 24th March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The shed is not visible from the high street and is well sited within a development of existing similar storage buildings.

The shed is however located very close to an existing ash tree which lies on the eastern boundary. Damage to the tree root system may have occurred during excavations for the new concrete base and the vigour and condition of this tree should be monitored.

Should this tree fail then I suggest that the applicant should be required to provide a replacement tree elsewhere on the site.

ROBERT PETROW
Consultant Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 24 March 2000

Application Number: F/2000/0949

Proposal: Proposed erection of shed for storage use and hardstanding. (Retrospective)

Site Address:
Land Rear Of 24, London Road, Twyford, Reading.

Applicant:
Mr William Crosswell .

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

✓ below as applicable;

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

Signed: N.S. Todd 7-4-00 **Print name:** N TROTTER

R 29/3

FROM: Nicola Lake

DATE: 24 March 2000

RECEIVED

TWYFORD PARISH CONSULTATION SHEET

PLANNING SERVICES
NL
10 APR 2000

Application Number: F/2000/0949

Proposal: Proposed erection of shed for storage use and hardstanding (Retrospective).

Site Address: Land Rear Of 24, London Road, Twyford, Reading.

Applicant: Mr William Crosswell .

Your observations are required in respect of this application **by 17/04/2000**.

The Council have the following comments:-

i) The Council is concerned over the effects of lorries delivering to the site. This is an access point for other garages.

ii) Lorries delivering will cross a footway to gain access. The Council is concerned over safety of pedestrians.

SIGNED: _____ DATE: 3-4-00

Clerk To Twyford Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~15 FEB 2000~~ 21 MAR 2000	Map No. 29 Site 0:02
Officer: NW Application No. F/2000/0949	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF SHED FOR STORAGE USE AND HARD STANDING (RETROSPECTIVE)

Location: ~~R/o Land to side of 1/2 London Road~~ R/O 24 London Road.

Parish: TWYFORD Ward: Twyford & Remscombe 24.3.2000

Applicant: MR W CROSSWELL

Fee Received 95-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ FH 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		21 MAR 2000	
4	Correct S 66 certificate			
5	Elevation plans	only 2 elevations - Discrepancy between Ridge + Doors.	25/2	
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 .....

Date Site Notice Sent : 2 Site Notices 1 Front, 1 Rear 24.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ✓
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

14 + 16 + 18 + 20 London Road. ✓

(2 site notices 1 front, 1 rear.)

Fabulous Bathrooms

20/03/00

24 LONDON ROAD,
TWYFORD, BERKSHIRE. RG10 9ER

TEL: 01734 341966
FAX: 01734 320625

Dear Mrs. C. Hurst,

Please find relevant info. as requested

21 MAR 2000

W. Crossweller

With Compliments

Fabulous Bathrooms

24 LONDON ROAD, TWYFORD, BERKSHIRE, RG10 9ER. TEL: 0118 934 1966 FAX: 0118 932 0825

21 MAR 2000 09:49

MRS HURST
~~Miss F Humayun~~
Planning Enforcement Office
Woking District Council
PO Box 157
Wokingham RG40 1WR

DATE 2 February 2000

MRS HURST
Dear ~~Miss Humayun~~

Further to your letter dated 21 January 2000, I enclose the relevant application form duly completed, as requested.

I would like to take this opportunity to apologise for my misunderstanding of the planning requirements for a temporary shed. I understood that no planning permission would be required for a temporary building, particularly where the building replaced a dilapidated rat infested storage shed. The base is only 4" in depth standing on the existing hardcore base. I have complied with the height restriction and had received the Landlord's consent before embarking on the project.

I think you will agree that the site has been much improved by the erection of this shed (I have received many compliments) and indeed our fellow traders are so enthusiastic, they are now taking steps to tidy up the remaining area. I would like to add that I have been trading at this address for 31 years and have always paid the rates on the due date, and enjoy an excellent relationship with both fellow traders and residential neighbours. I am well established in the village. In fact, many customers travel many miles to my premises, but it is imperative that I have storage facilities in order for me to carry on the business.

I apologise most sincerely for the misunderstanding of planning requirements, and hope that in the light of my situation, you will treat my case favourably.

I have since obtained a copy of the Wokingham District Council Planning Guide and page 22 defines the situation.

Thank you for your help in this matter, and if you require any further help, please do not hesitate to contact me on the above telephone number.

Kind regards

Bill Crosswell

Bill Crosswell

THE FRUIT BASK[illegible]

ADDRESS 24 LONDON ROAD PARISH TWYFORD E

PLOT No. SHOP UNIT 2 ORD. SHEET No. SU. 7676 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/142/64	HURST PARACHIAL CHARITIES	9 SHOPS / FLATS OVER	9.7.64	CL
R/44/66	WARCON INVESTMENTS	5 SHOPS, 3 FLATS, 3 GARAGES		W/DRAWN
R/218/66	LEO "	5 SHOPS / 3 FLATS OVER		W/DRAWN
R/338/66	"	"	24.11.66	APP. CL
R/137/68	CROSSWELL & LOWE	SHOP FRONT & INT. LAYOUT	9.5.68	APP. AP
A/14/68	MR. W. CROSSWELL	FASCIA SIGN	16.5.68	AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

21.MAR20*

Application No.

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

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.

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

OR

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 + See Note (a) to Certificate A	Address at which notice was served	Date on which notice was served
LORENZO CUCCINIELLO	46 THE RIDGEWAY WOODINGDEAN BRIGHTON BN2 6PD	JAN 20

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

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

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

(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).

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

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.

Agricultural Holdings Certificate

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

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 . . . . . Fabulous Bathrooms . . . . . .

On behalf of . . . . . .

Date . . . . . 4 February 00 . . . . . .

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

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.'*

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

21.MAR2000* 0949

1.	APPLICANT'S NAME	WILLIAM CROSSWELL
	ADDRESS	24 LONDON ROAD TWYFORD, BERKSHIRE
	POST CODE	RG10 9ER PHONE 01189341966
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	NA
	ADDRESS	
	POST CODE	PHONE
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	REAR OF SHOP AT 24 LONDON ROAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		STORAGE OF BATHROOM EQUIPMENT ERECTION OF SHED FOR THE ABOVE PLUS HARD STANDING : RETROSPECTIVE
5. Give the area in hectares or part of a hectare	AREA OF SITE	325 SQ.FOOT.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/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 ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	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.
COMMERCIAL STORAGE FOR ADJOINING SHOPS

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 — 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.
GREEN PLASTISOL COATED GALVANISED SHED WITH CEMENT FIBRE ROOF SHEETING ON 4" CONCRETE SCREED.
1 PR DOORS TO FRONT
NO WINDOWS

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.
BRICK WALL TO ONE SIDE 2 MTRS HIGH (OTHER SIDE FORMS CAR PARKING) EXISTING GARAGES TO TWO SIDES WOODEN FENCE WITH SHRUBS. NOT OVERLOOKED

16. HOW WILL SURFACE WATER BE DISPOSED OF?
GUTTERING INTO CENTRAL DRAIN

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system — YES/NO
If no, please give details — N/A.

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
N/A

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	/ N/A *	/ *	/
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.
£195

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 FABULOUS BATHROOMS DATE 2ND FEBRUARY 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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION			36 SQ MTRS	
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
NA

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	✓ ~~NIL~~	✓ ~~NIL~~
Proposed	LOADING / UNLOADING	

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.
BATHROOM EQUIPMENT

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
NA

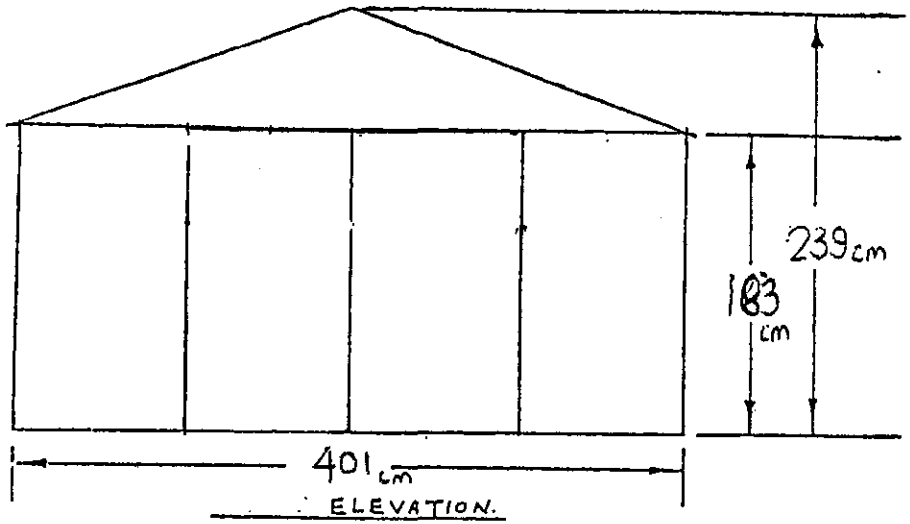
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
			NA

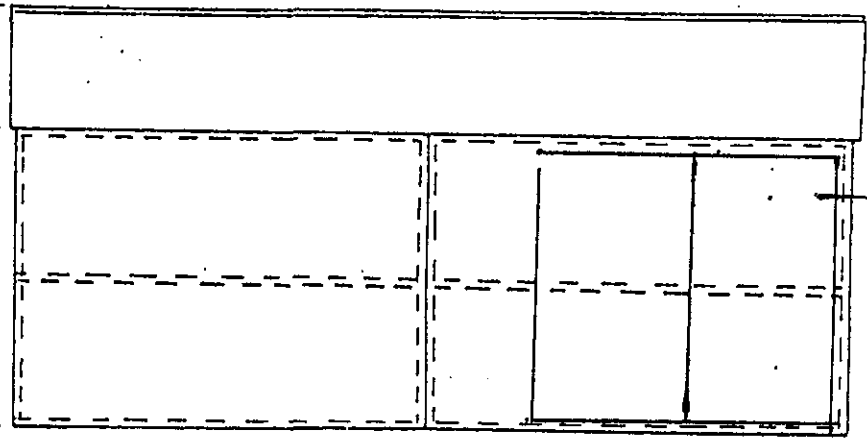
30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NO

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".

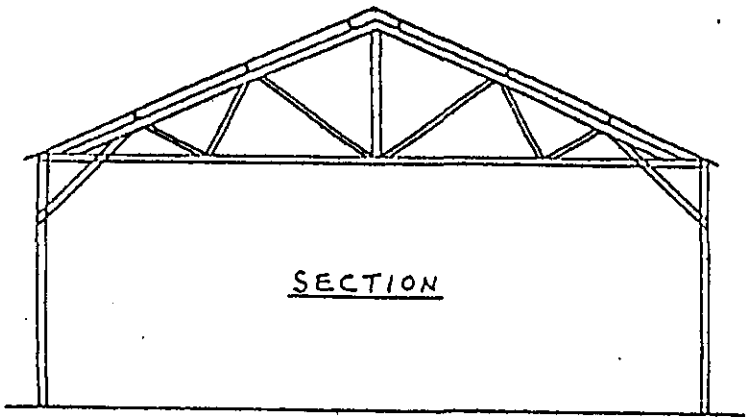
Sheffield Site Hut (No windows)



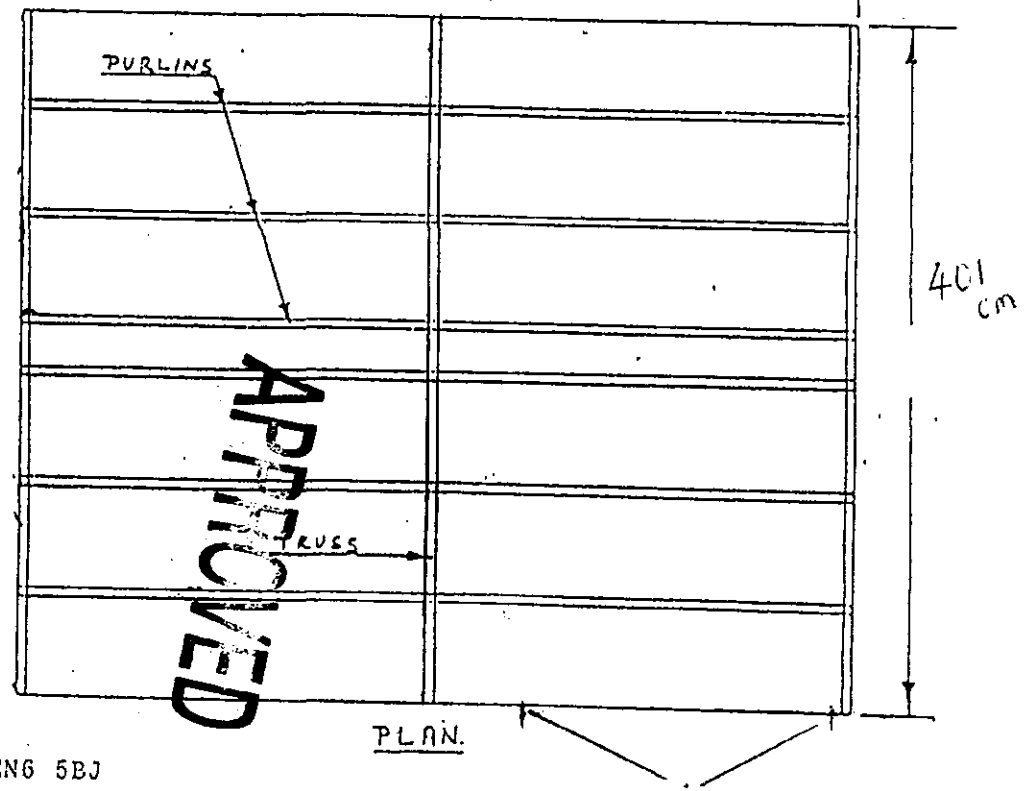
ELEVATION.



BACK AND SIDE ELEVATION.



SECTION



PLAN.

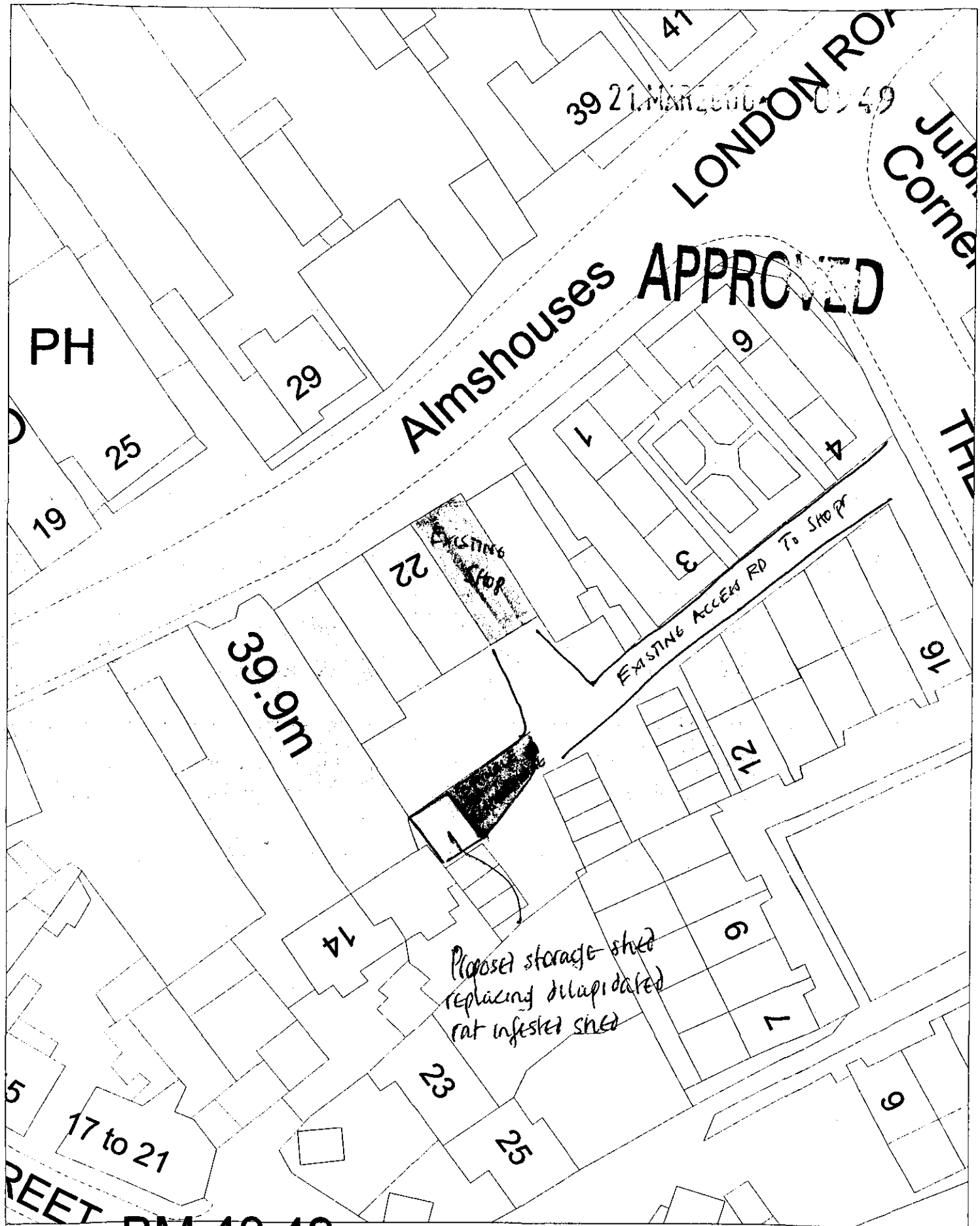
APPROVED

SPECIFICATION

FRAMING OF 1.5" X 1.5" X 1/8" M.S. ANGLE
WELDED INTO COMPLETE SECTIONS.
ROOF TRUSSES OF ALL-WELDED CONSTRUCTION.
PURLINS 2" X 2" X 1/8" M.S. ANGLE

Roof Clad with Cement Fibre Roofsheets.
Walls Clad with Green plastic coated steel

Manufactured by: Headen Buildings Ltd
218 High Street, POTTERS BAR, Herts EN6 5BJ



BM 40.49m

Site Plan, Scale: 1 to 500

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Date: 4 February 2000

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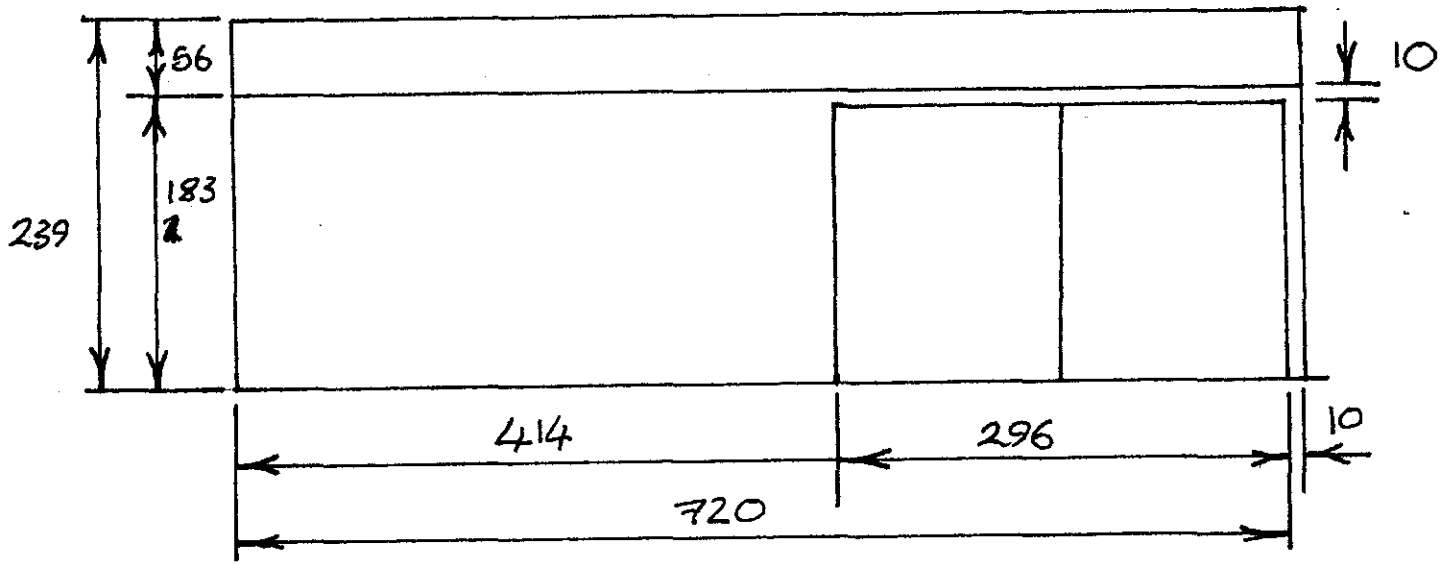
21.MAR2000* 0949

FRONT ELEVATION



APPROVED

ALL MEASUREMENTS IN CM

SCALE	1:5(
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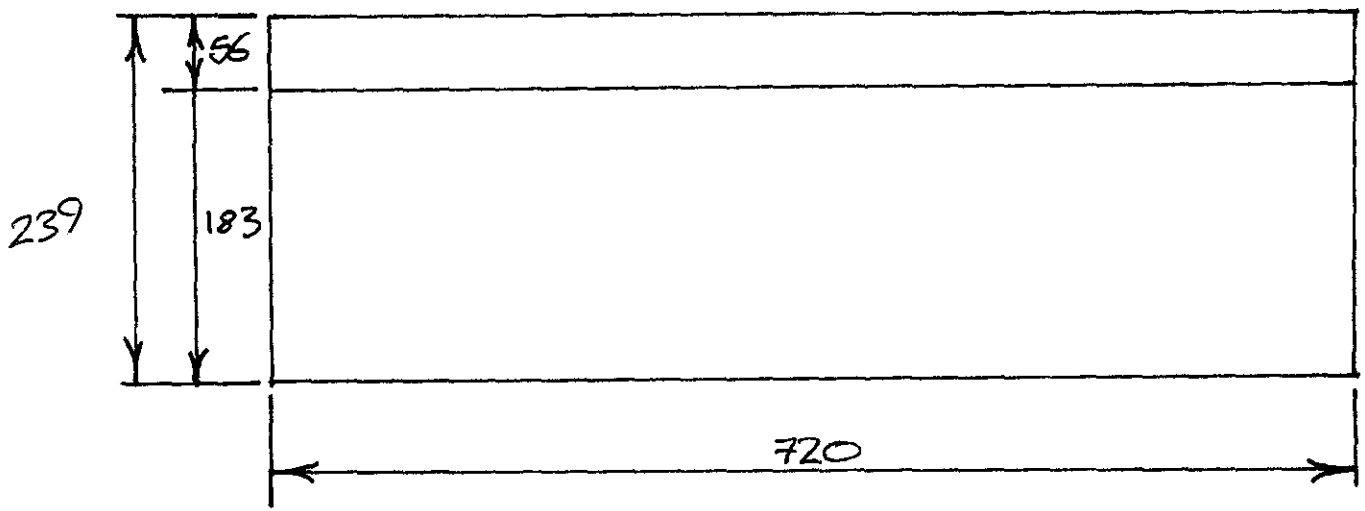
REAR ELEVATION



PAGE 2 OF 4

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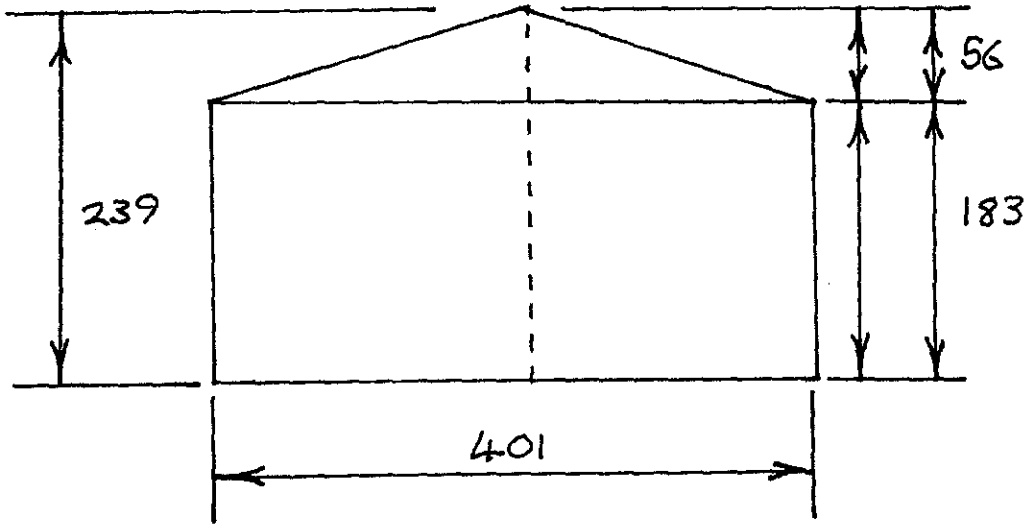
DATE.	11/03/00

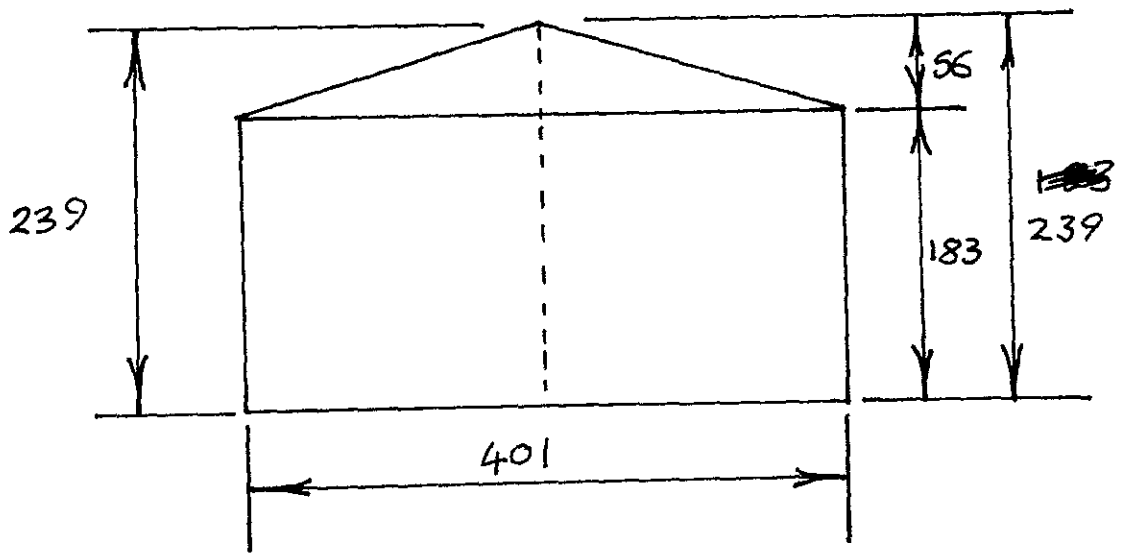
RIGHT HAND SIDE ELEVATION



APPROVED

SCALE	1:50
DATE	11/03/00

LEFT HAND SIDE ELEVATION



APPROVED

PAGE 4 OF 4

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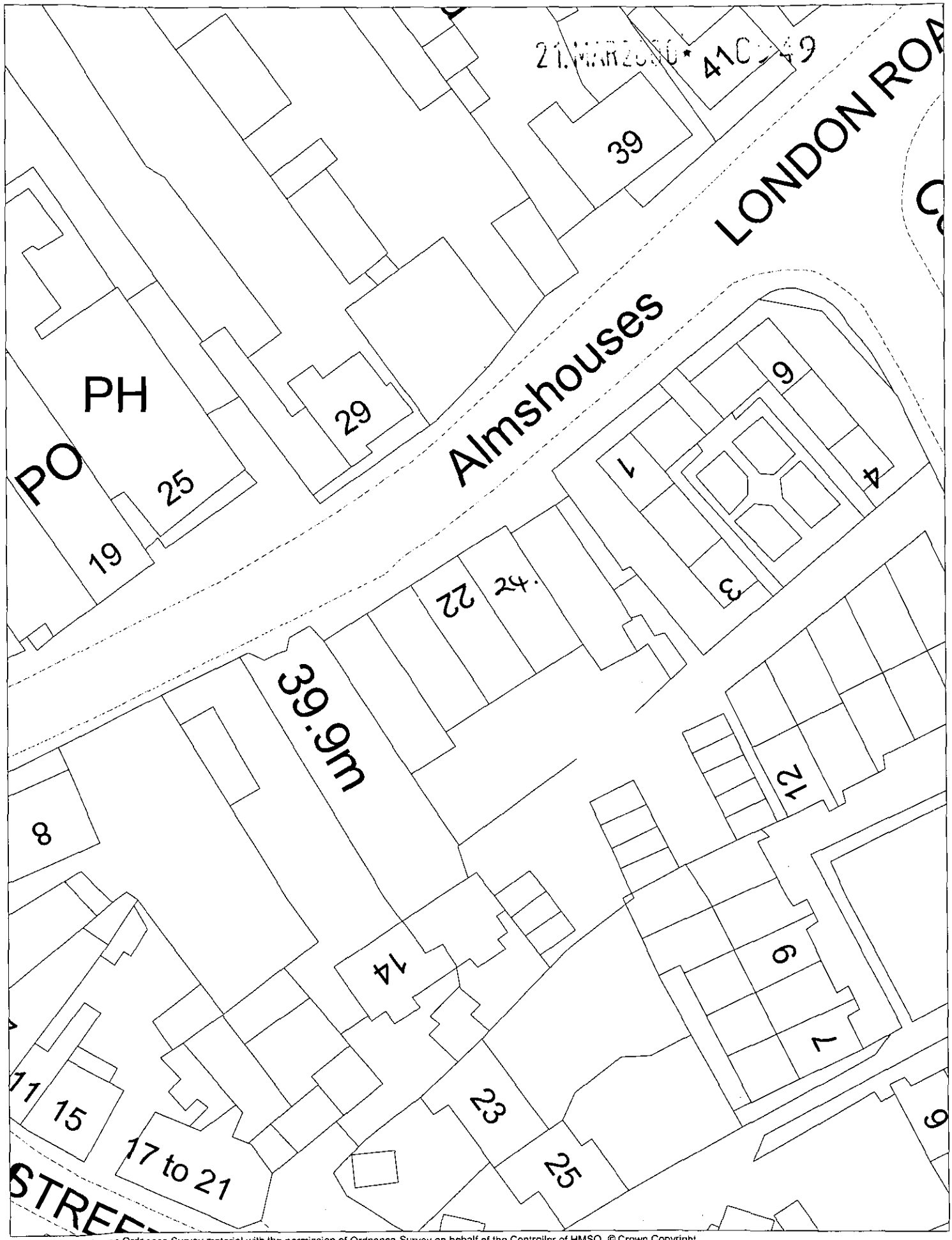
DATE	11/03/00



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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2000

Scale: 1 : 500

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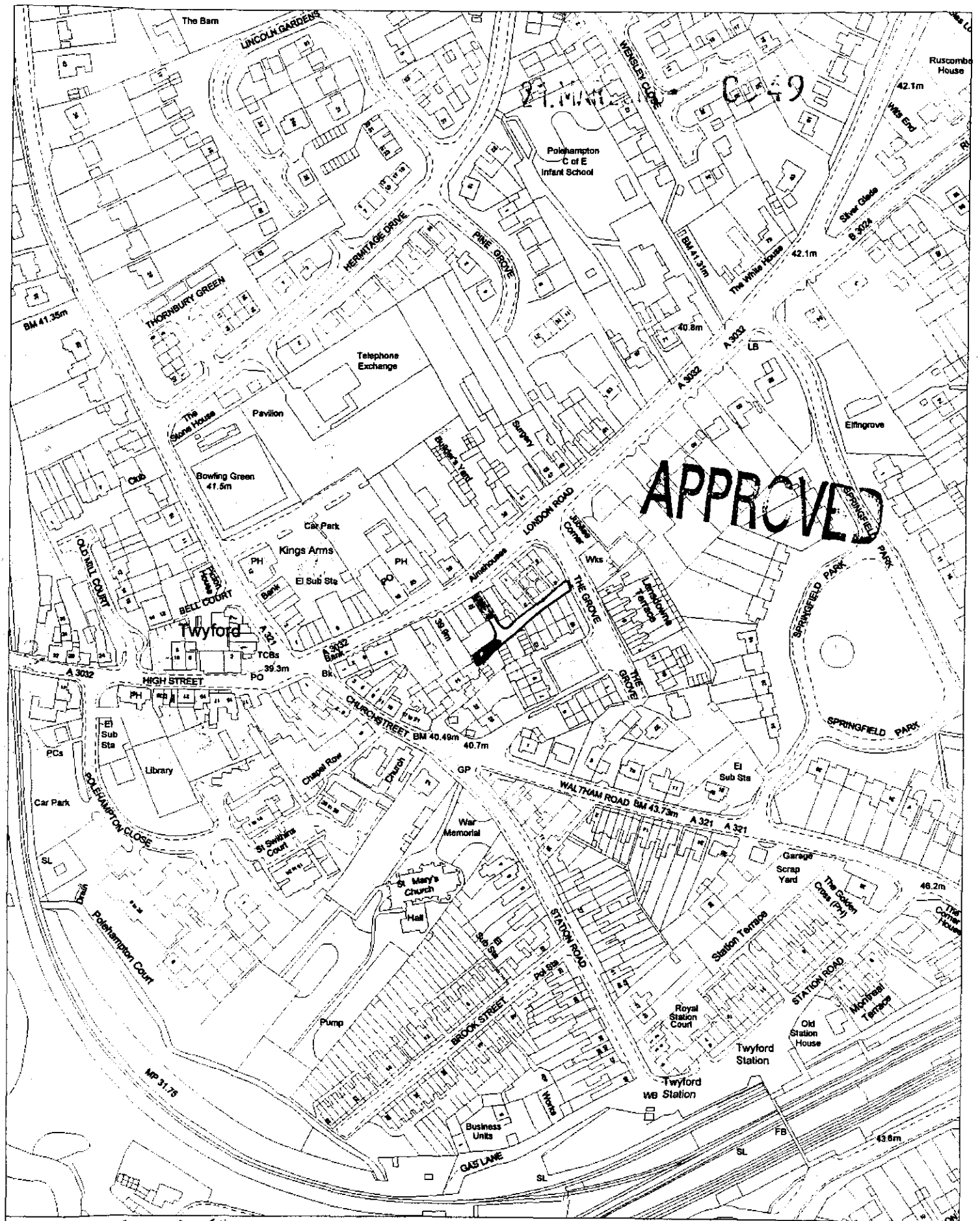

OUR EXISTING SHOP — SHINGLE ON HARDSTANDING

PROPOSED STORAGE REPLACING OLD STORAGE SHED — ACCESS BOUNDARY TO SHOPS, PARKING & STORAGE

Site Plan, Scale: 1 to 2500

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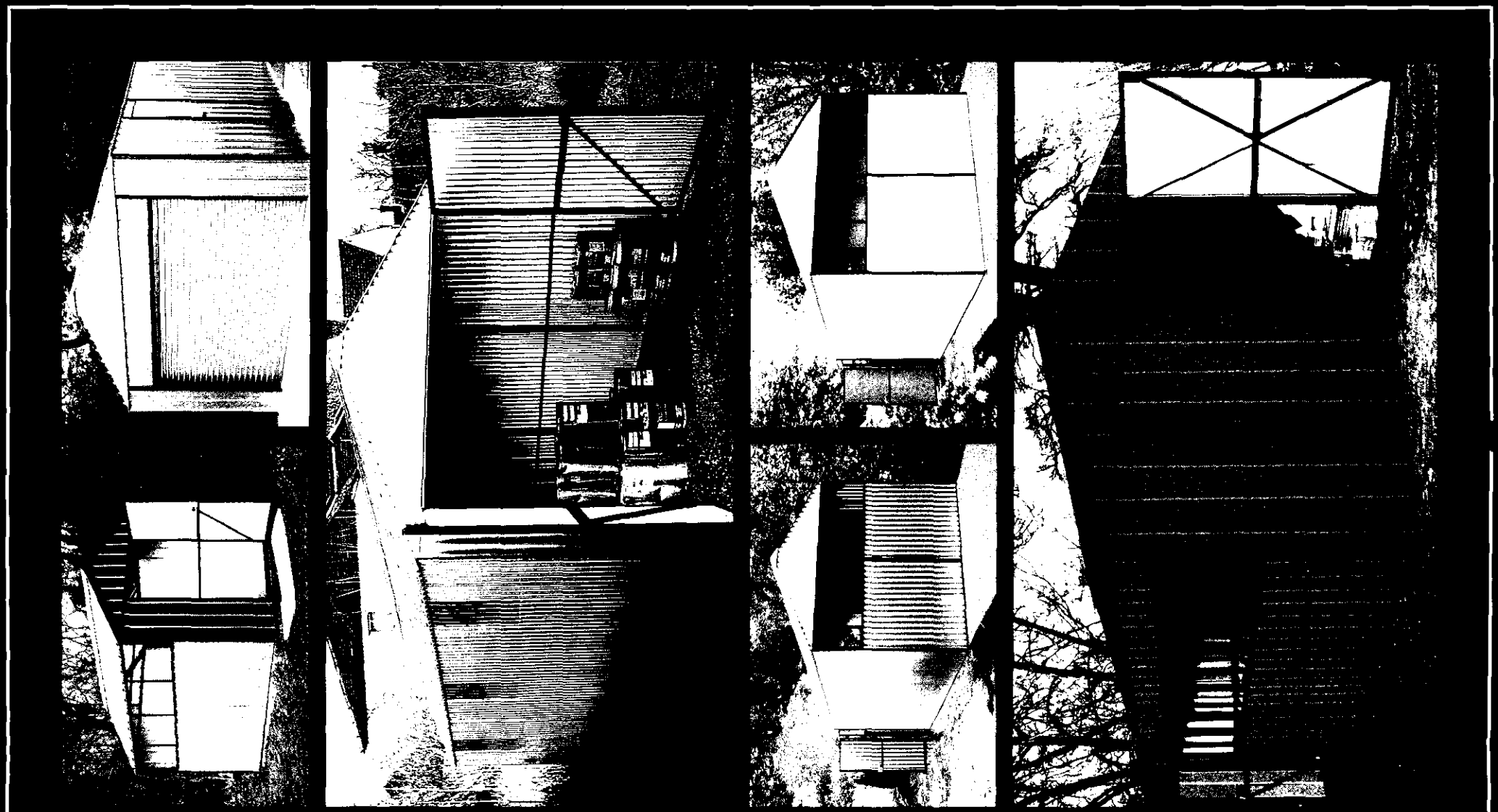
N W E S

HEADEN buildings





QMS Quality Management Systems Limited

Registration Certificate

This document certifies that the quality administration systems of

Headen Buildings Limited

have been assessed and approved by QMS Quality Management Systems Limited to the following quality administration systems, standards and guidelines:-

BS EN ISO 9002 : 1994

The approved quality administration systems apply to the following:-

Manufacture and Distribution of Steel Framed Buildings.

Original Approval: 22nd October 1998

Current Certificate: 22nd October 1998

Certificate Expiry: 21st October 2008

Certificate Number: GB 3763

On behalf of
QMS Quality Management Systems Limited

ISO 9002
REGISTERED FIRM

This Certificate remains valid while the holder maintains their quality administration systems in accordance with the standards and guidelines above, which will be audited by QMS Quality Management Systems Limited and must be returned in the event of cancellation.
This Certificate is the property of QMS Quality Management Systems Limited

In 1947 my grandfather, Mr A E Headen, looked at the portable building market and saw there was a need for steel framed sheds and garages. Having designed and begun production of the first buildings it soon became necessary to build new premises to accommodate his expanding company.

Today, 50 years from its inception, the company is still owned and managed by Mr Headen's family, who give that personal service so essential to all our customers.

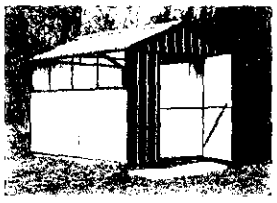
We continue to specialise in steel framed buildings and have developed a whole range which you will find illustrated in this brochure. Further new buildings are introduced as necessary to meet our customer's changing requirements.

The prime reason our company succeeds in today's competitive market is because we still believe in the principle which goes back to 1947 – and that is to give all our customers value for money.

Andrew Johnson

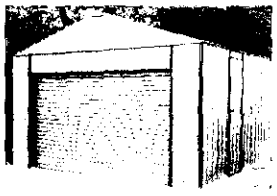
Managing Director, Headen Buildings Ltd.

CONTENTS



2 Bedford Shed
3 Greenford Shed
4 Alton Shed

sheds



5 Aston Garage
6 Bristol Garage
7 York Garage/Workshop

garages



8 Sheffield Site Hut
10 Wilton Building

site huts



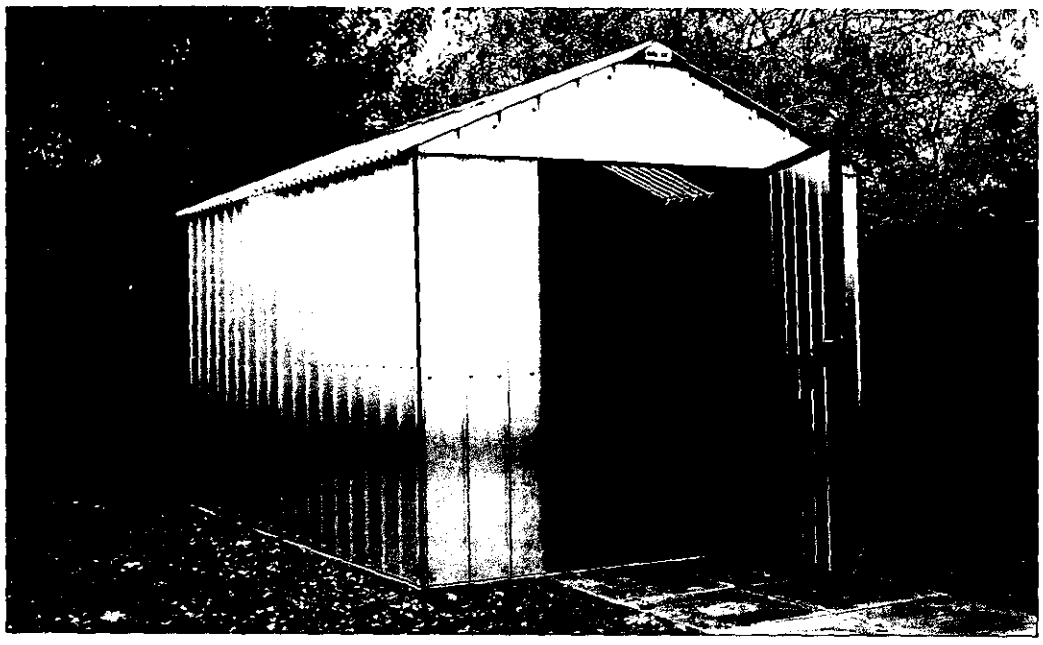
12 Albury Shelter
12 Prisma Store

stores

REVISED EDITION 1/2000

BEDFORD shed

- SPECIAL RIBBED STEEL WALLS
- RIMLOCK FITTED ON DOOR
- SIDES, BACK AND DOOR READY-CLAD



ARE YOU LOOKING FOR A WORKSHOP, or perhaps a good quality storage shed? The **BEDFORD** is a superior all-steel shed with ribbed galvanised steel sheeting on the walls and door. These sheets are in substantial 24 gauge to give extra strength to resist vandalism. The front door is 4ft wide on 4ft and 6ft models, and 3ft 6ins wide on 8ft and 10ft models providing easy access. PVC roof light(s) give natural light (1 in 8ft and 10ft long models and proportionately more in longer ones). Side and end sections are supplied ready sheeted to give quick assembly. Available without roof lights if required. **A DATA SHEET, including the technical specification and plans for your local authority is available FREE OF CHARGE.**

OPTIONAL ITEMS:

- ○ **Personal door 26" wide in sides or back**
- ○ **Extra door 3'6" wide in back**
- ○ **Wider front door 4'0" wide**
- ○ **Window frames in sides**
- ○ **Heavy duty 4-lever lock**
- ◎ **Roller shutter front door *(see photo on page 7 and details on price list)***
- ○ **Extra height – 7', 8' or 9' to eaves**
- ○ **Wooden Floor**

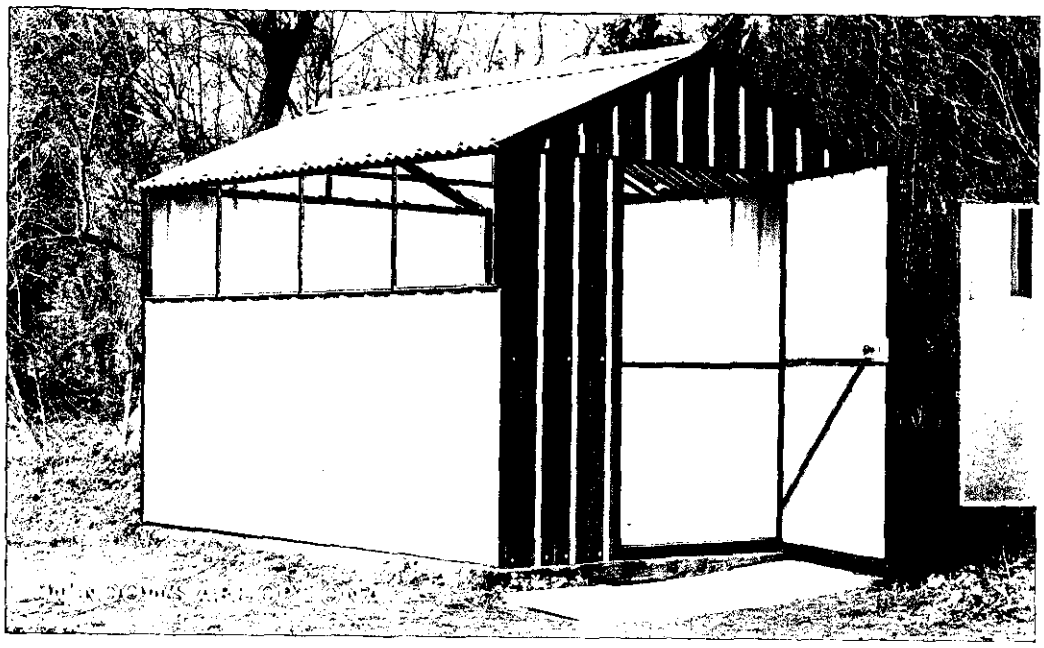
4FT WIDTH:	6FT WIDTH	8FT WIDTH	10FT WIDTH
6' x 4'	6' x 6'	10' x 8'	14' x 10'
8' x 4'	8' x 6'	12' x 8'	16' x 10'
10' x 4'	10' x 6'	14' x 8'	18' x 10'
12' x 4'	12' x 6'	16' x 8'	20' x 10'
14' x 4'	14' x 6'	18' x 8'	22' x 10'
The above models have 4' wide front door		The above models have 3'6" wide front door	
(Extra 2' length increments available)		EAVES HEIGHT 6'0", RIDGE HEIGHT APPROX. 7'10"	

GREENFORD

GREEN COATED STEEL SHEETS

STRONG STEEL FRAMEWORK

STYLISH APPEARANCE



A SUPERIOR ALL STEEL SHED with attractive green plastic coated sheeting on the walls and roof with matching barge boards. The **GREENFORD** will blend in with most country surroundings and gives good security. A single 3'6" wide door complete with rimlock is provided. Window frames* along one side are included as a standard feature as are PVC rooflight(s) – 1 in 8' and 10' long models, and proportionately more in longer ones. **A DATA SHEET, including the technical specification and plans for your local authority is available FREE OF CHARGE.**

Personal door for back or sides
26" wide
Extra door in back 3'6" wide
Wider front door 4' wide
Roller shutter front door
Heavy duty lock

No windows at all
Windows in the back
Guttering – *see price list for details*
Extra height – 7', 8' or 9' to eaves
Wooden floor – *see price list for details*

PLEASE NOTE: **Glass for window frames is NOT included. If required we can supply clear 4mm Acrylic sheeting and suitable self-adhesive foam bedding strip on a roll.**

6' x 4'	6' x 6'	10' x 8'	14' x 10'
8' x 4'	8' x 6'	12' x 8'	16' x 10'
10' x 4'	10' x 6'	14' x 8'	18' x 10'
12' x 4'	12' x 6'	16' x 8'	20' x 10'

The above models have 4' wide front door

(Extra 2' length increments available)

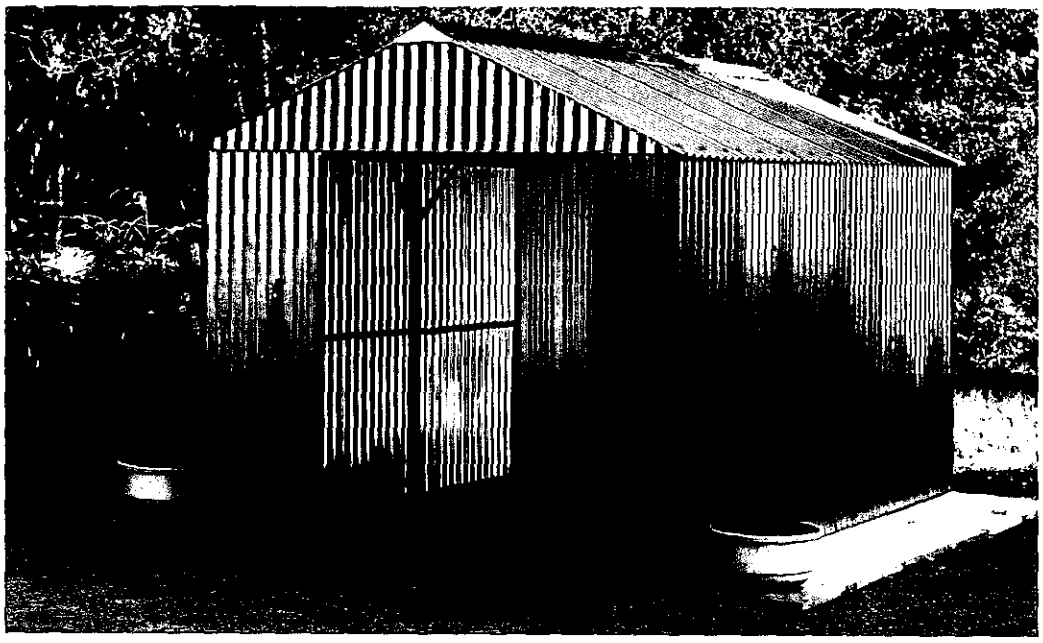
The above models have 3'6" wide front door

EAVES HEIGHT 6'0", RIDGE HEIGHT APPROX. 7'10"

ALTON shed

- GREAT VALUE
- STRONG FRAMEWORK
- EASILY ASSEMBLED

The ALTON shed shown with optional rear window frames



THE **ALTON** IS AN ECONOMICAL SHED, ideal for locations where security is important. The strong welded steel framework has ready fitted galvanised corrugated steel sheeting. The front door is 3'6" wide on all models. If required, windows can be placed in the back. Assembly is quick and simple with all fittings and base anchors provided. Because the Alton is made entirely of steel, it is entirely non-combustible and can be situated near other buildings. **A DATA SHEET, including the technical specification and plans for your local authority is available FREE OF CHARGE.**

OPTIONAL ITEMS:

- ○ *Personal door 26" wide*
- ○ Extra door in back 3'6" wide
- ○ Back windows
- ○ Extra height – 7', 8' or 9' eaves
- ⊗ *Roof light(s)*
- ⊗ Guttering – *see price list for details*
- ⊗ Wooden floor – *see price list for details*

PLEASE NOTE: The Alton shed is NOT fitted with a rimlock. The door is secured by your own padlock. For greater security, consider our Bedford shed.

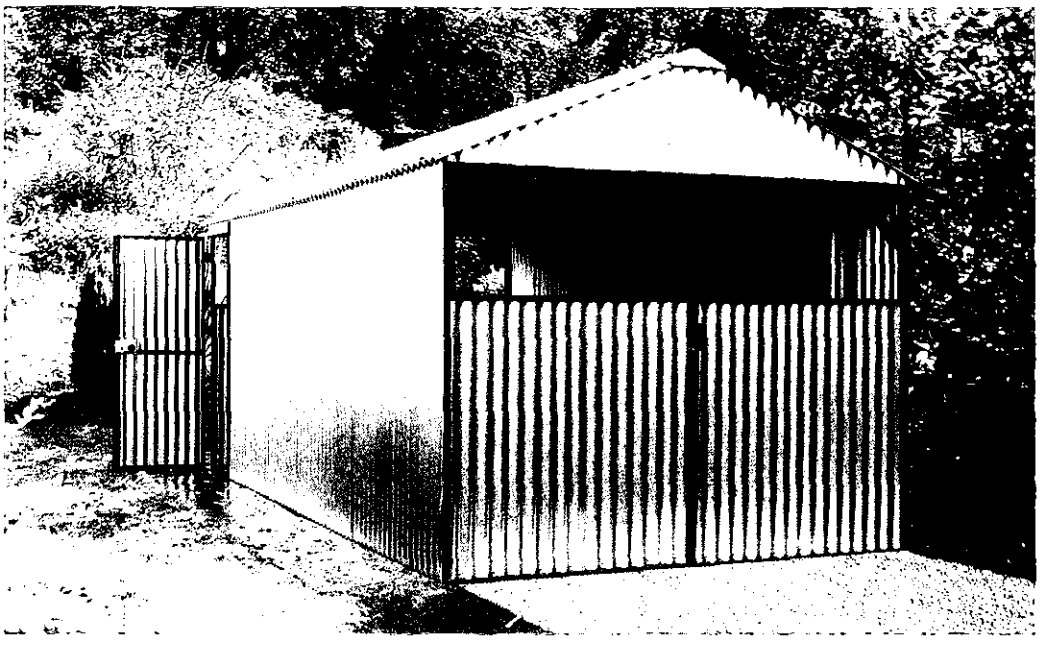
6FT WIDTH:	8FT WIDTH:	10FT WIDTH:
6' x 6'	10' x 8'	14' x 10'
8' x 6'	12' x 8'	16' x 10'
10' x 6'	14' x 8'	18' x 10'
12' x 6'	16' x 8'	20' x 10'

Extra 2' increments available on the above lengths

EAVES HEIGHT 6'0", RIDGE HEIGHT APPROX. 7'10"

ASTON garage

- ECONOMICALLY PRICED
- FINEST QUALITY MATERIALS
- EASILY ASSEMBLED



"STRENGTH AT A BUDGET PRICE" describes the **ASTON**. The welded steel frame with galvanised corrugated steel provides a very strong, practical garage which is completely non-combustible. To combat vandalism the **ASTON** can be modified, on request, to exclude the windows for the same price. **A DATA SHEET, including the technical specification and plans for your local authority is available FREE OF CHARGE.**

OPTIONAL ITEMS:

- **Roof lights**
- **Personal door, 26" wide, in sides or back**
- **Folding main doors**
- **Guttering – *see price list for details***
- **Extra height – 7', 8' or 9' to eaves**
- **No windows in doors**
- **No windows in back**

PLEASE NOTE: Glass for window frames is NOT included. If required we can supply clear 4mm Acrylic sheeting and suitable self-adhesive foam bedding strip on a roll.

8FT WIDTH:	10FT WIDTH:
12' x 8'	12' x 10'
14' x 8'	14' x 10'
16' x 8'	16' x 10'
18' x 8'	18' x 10'
20' x 8'	20' x 10'

Extra 2' increments available on the above lengths

EAVES HEIGHT 6'0", RIDGE HEIGHT APPROX. 7'10"

ASTON garage

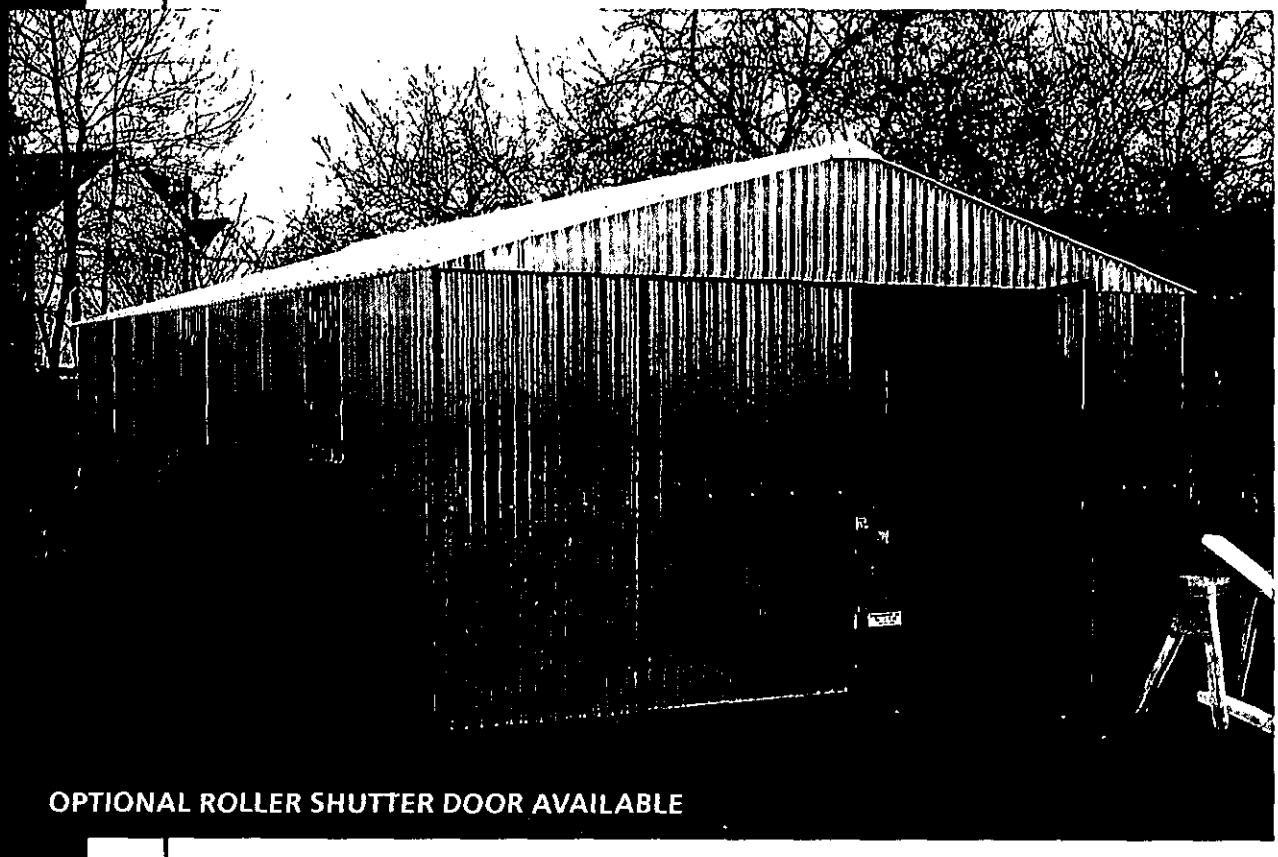
NO WINDOWS

21.MAR2000 0949

SHEFFIELD site hut

SHEFFIELD site hut

- VERY STRONG WELDED STEEL FRAMEWORK
- WIDE RANGE OF SIZES MADE
- EXTRA HEADROOM AVAILABLE



OPTIONAL ROLLER SHUTTER DOOR AVAILABLE

11'2" WIDTH:	13'2" WIDTH:	15'2" WIDTH:	17'2"FT WIDTH:	19'2"FT WIDTH:
16' x 11'2"	16' x 13'2"	16' x 15'2"	16' x 17'2"	16' x 19'2"
24' x 11'2"	24' x 13'2"	24' x 15'2"	24' x 17'2"	24' x 19'2"
32' x 11'2"	32' x 13'2"	32' x 15'2"	32' x 17'2"	32' x 19'2"
40' x 11'2"	40' x 13'2"	40' x 15'2"	40' x 17'2"	40' x 19'2"
48' x 11'2"	48' x 13'2"	48' x 15'2"	48' x 17'2"	48' x 19'2"

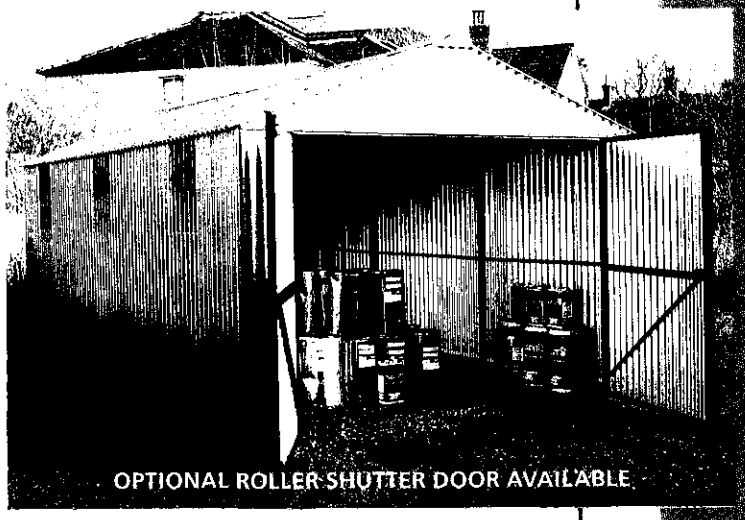
Extra 8' increments available on the above lengths

Standard eaves height 6'. Ridge height approx 2'6" more than eaves height. Dimensions given are external at the base.

OPTIONAL ITEMS:

- ROLLER SHUTTER FRONT DOOR *(see photo on page 7, details on price list)*
- Wider (10ft) front double doors *– not available on 11' wide model*
- Roof lights
- Cement fibre roof sheeting to minimise condensation
- Personal doors 26" wide
- Extra double doors in sides
- EXTRA HEIGHT – up to 10' to eaves
- Green plastic coated sheeting for sides and/or roof
- Guttering
- Fixed Lights – *corrugated PVC side light approx 2' tall x 2' wide fitted in each 8' section of ONE side. Proportionally higher in taller buildings. Can be omitted if specified on order.*

THE **SHEFFIELD SITE HUT** is a non-combustible, very robust site hut constructed of the finest quality galvanised steel sheeting on a strong welded steel frame. Ready-fitted PVC side lights are provided at intervals along one side and the front has 8ft wide (optionally 10ft) double doors to give easy access. Despite the large size, assembly is simple and straight forward as the sections have been kept to manageable sizes and the sides and ends have corrugated steel already fitted. If required for vulnerable sites, the **SHEFFIELD** can be supplied without the side lights for the same price. **A DATA SHEET, including the technical specification and plans for your local authority is available FREE OF CHARGE.**



24' x 11' SHEFFIELD

OPTIONAL ALTERATIONS:

DOORS

The standard 8' side hung doors as shown can be made 10' wide on 13' width and wider models. Specify when ordering. Personal doors 26" can be fitted along either side or in the back in most positions. Access doors 3'6" wide, as above. Extra double doors for the back 8' or 10' wide. Side double doors 7'4" wide and 6" lower than eaves height can be fitted to buildings 7' to eaves and higher. These replace a complete 8' side panel.

Roller shutter doors can be fitted in place of the standard side-hung doors (see photo of YORK model, page 7). See price list for full details.

ROOF LIGHTS

Roof lights greatly enhance the amount of internal daylight. Made of heavy duty corrugated PVC these replace some of the normal sheeting. To be most effective, order 2 rooflights per 8' in length.

FRAMEWORK MODIFICATIONS

If required, the framework can be made in a mono-pitch design with a single slope. The framework can be made three sided, to act either as a lean-to or free-standing shelter with open front.

ALTERNATIVE SHEETING

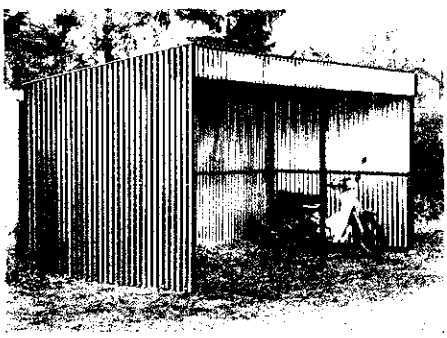
To enhance the appearance, green ·55mm thick plastic coated sheeting can be supplied. Corrugated on the roof and ribbed on the sides. See inset photo of YORK on page 7 for shade and appearance. To minimise **condensation** on the roof, specify cement fibre sheeting which absorbs excess moisture. These sheets also make the building feel warmer in winter time. Supplied in an attractive medium grey colour.

EXTRA HEIGHT

The basic **SHEFFIELD** building is 6' to eaves but can be increased up to 10' in height, see price list for details.

GUTTERING

We strongly recommend the use of guttering to prevent rain running off the roof and under your building. See price list for details.

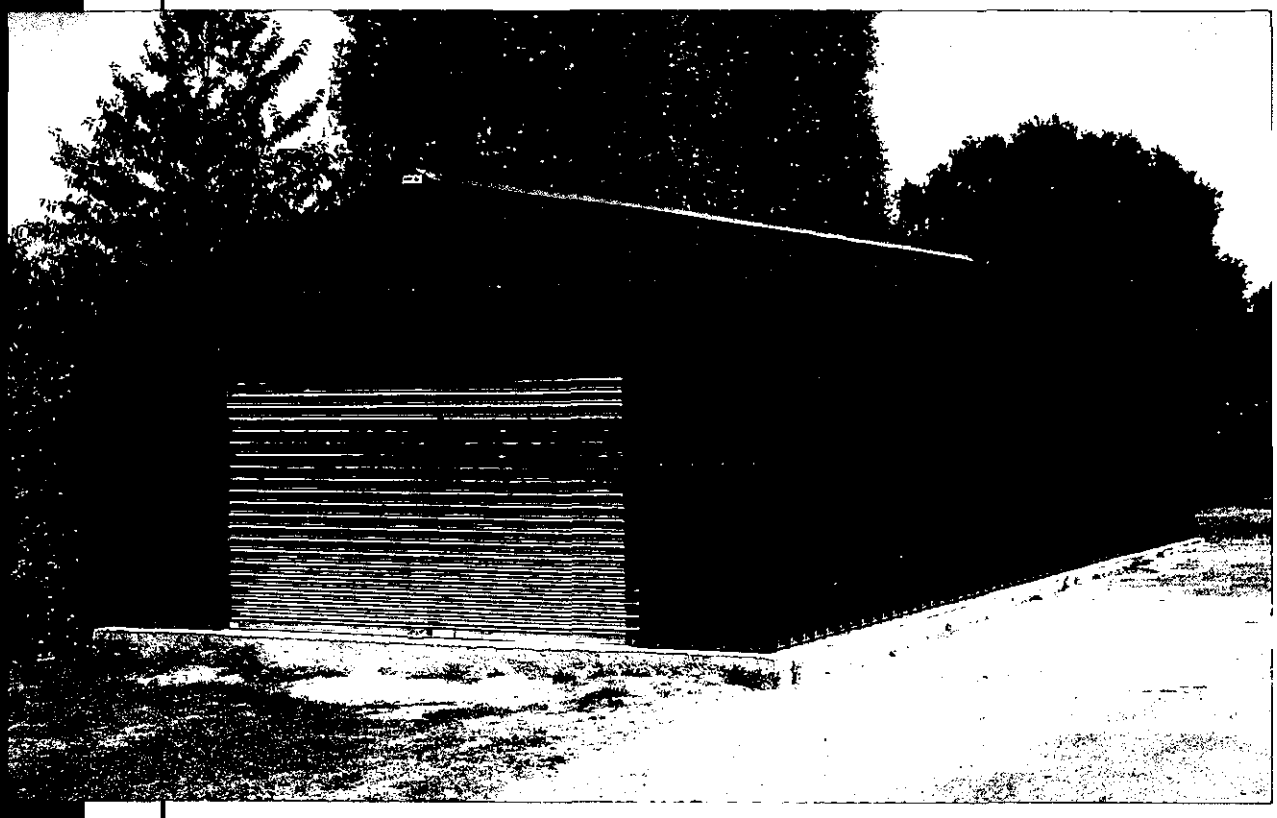


For extra equipment storage, see Albury Shelter / Prisma Store on page 12.

WILTON building

WILTON building

- HIGH STANDARD SPECIFICATION
- GREEN COATED SHEETING
- ROLLER SHUTTER DOOR INCLUDED



WILTON Building 40' x 20' x 8' to eaves, showing the standard roller shutter door

20'2" WIDTH:	22'2" WIDTH:	24'2" WIDTH:
16' x 20'2"	16' x 22'2"	16' x 24'2"
24' x 20'2"	24' x 22'2"	24' x 24'2"
32' x 20'2"	32' x 22'2"	32' x 24'2"
40' x 20'2"	40' x 22'2"	40' x 24'2"
48' x 20'2"	48' x 22'2"	48' x 24'2"
56' x 20'2"	56' x 22'2"	56' x 24'2"
64' x 20'2"	64' x 22'2"	64' x 24'2"

Extra 8' increments available on the above lengths

Height, all sizes 7' to eaves, approximately 9'6" to ridge. Dimensions given are external at the base.

GREEN COATED SHEETING AND 7' EAVES HEIGHT ARE STANDARD FEATURES OF THE WILTON.

OPTIONAL ITEMS:

- Roof lights
- Personal door
- EXTRA HEIGHT – up to 10' to eaves
- Extra double doors in sides
- Extra double doors in back
- Window frames in sides

THE **WILTON** BUILDING is a light industrial storage building of non-combustible construction. Designed to satisfy the more stringent requirements of local authorities but yet producing a building at a very reasonable price. Fixed (non-opening) window frames, without glass, can be included all along one side. Although these buildings have larger overall dimensions, the sections are kept to manageable sizes. Assembly is quick and easy – simply bolt the various parts together; sides and ends have the sheets already fitted. All fittings, including base anchors, are provided. **A DATA SHEET, including the technical specification and plans for your local authority is available FREE OF CHARGE.**

OPTIONAL ALTERATIONS:

FRAMEWORK
Constructed from various combinations of steel angle depending upon width and height. The exact sizes used are calculated to give the maximum strength without excessive weight or waste of material. All sections are fully welded to give strength plus rigidity and are accurately jig-drilled to ensure speedy assembly. The steel framework is painted with anti-corrosive paint and all necessary base anchors, bolts etc. are supplied.

ROOF
Clad with ·55mm green plastic coated corrugated steel sheets on steel angle purlins which are supported by strong steel trusses positioned as necessary over the double uprights formed by the section joins. The trusses are made from steel angle, fully welded and braced to the sides for strength and stability.

WALL SHEETING
The walls are clad with ·55mm green plastic coated ribbed steel sheets to a pleasing profiled pattern. These are ready fitted to the sides, back and front panels.

FRONT DOOR
The **WILTON** building features a 10' wide roller shutter door as standard. This is manually operated and has galvanised 22 swg steel laths; it rolls up into an area above the door giving a clear height 13" less than the eaves height. The clear door height on the standard building is 5'11" and on the optional 8' eaves building this becomes 6'11", for 9' eaves 7'11" and for 10' eaves 8'11".

The main door can be moved to the side if required and extra roller shutter or hinged, side-hung double doors can be placed along the sides or in the back as required. Please enquire regarding sizes and cost.

WINDOWS
The standard building can have window frames down one side. Optionally, one galvanised steel opening window can be included in each 8' run. If the window frames are required please mark your order clearly to this effect. **Please note that glass is NOT supplied.**

PERSONAL DOORS
Can be fitted in sides or back opening outwards only. Made of welded steel framework with green plastic coated steel cladding and complete with rimlock, handle and key.

EXTRA HEIGHT
The basic **WILTON** building is 7' to eaves but can be increased up to 10' in height, see price list for details. The roller shutter door must always be 13" less than the eaves height.

ROOF LIGHTS
Clear corrugated PVC sheets can be supplied to replace some of the roof sheets. Approx. 7' long giving 2' width of light.

EXTRA DOUBLE DOORS
Extra sets of hinged, side-hung double doors can be fitted in the sides and the back. In the sides they are 12" less than the eaves height and usually approximately 8' wide. Extra roller shutter doors can also be placed in the sides and/or back – see paragraph entitled "FRONT DOOR" in column one, for details.

GUTTERING
We strongly recommend the use of guttering to prevent rain running off the roof and under your building. See price list for details.

ALBURY shelter

- **GREAT VALUE**
- **STRONG FRAMEWORK**
- **EASILY ASSEMBLED**



5'6" WIDTH Height at front 8'	7'6" WIDTH Height at front 8'	9'6" WIDTH Height at front 8'
8' x 5'6"	8' x 7'6"	8' x 9'6"
10' x 5'6"	10' x 7'6"	10' x 9'6"
12' x 5'6"	12' x 7'6"	12' x 9'6"

Extra 2' increments available on the above lengths

ALL MODELS ARE 7' HIGH AT THE BACK AS STANDARD

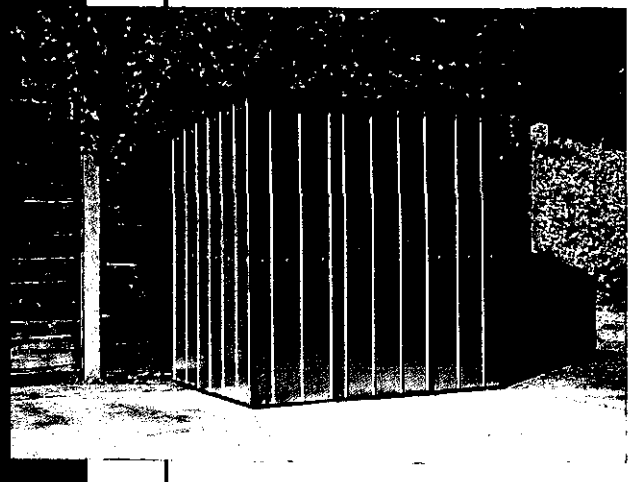
A STRONG, WELDED FRAMEWORK and high quality galvanised steel sheeting make the **ALBURY** shelter ideal cover where security is not essential. Made entirely from non-combustible materials with the side sheets ready-fixed, it is easily assembled on site for equipment, bikes etc. **A DATA SHEET, including the technical specification and plans for your local authority is available FREE OF CHARGE.**

OPTIONAL ITEMS:

- **Personal door for back 26" wide**
- **Door on end**
- **Extra height: 8' at rear**
  Extra height: 9' at rear
- **Green plastic coated sheeting**
- **Guttering – *see price list for details***
- **Wooden floor – *see price list for details***

PRISMA store

- **SPECIAL RIBBED STEEL WALLS**
- **SUBSTANTIAL FRAMEWORK**
- **OPTIONAL COLOUR SHEETING**

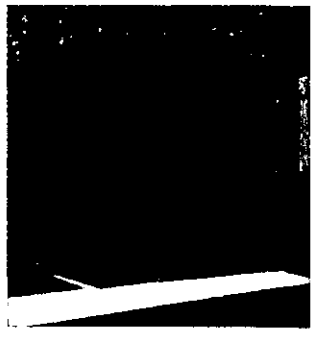


SIZES AVAILABLE:

4' x 4' **6' x 4'** **8' x 4'** **10' x 4'**

HEIGHT AT FRONT 6'0" DOWN TO 5'6" AT REAR

A GOOD QUALITY, SMALL STORAGE SHED. Constructed to a high standard from completely non-combustible materials. The **PRISMA** combines strength with fire resistance at a most economical price. The substantial 24 gauge galvanised steel sheets are ready-fitted to the welded steel for quick and simple assembly. Base anchors are supplied.



OPTIONAL ITEMS:

- **Roof light**
- **Heavy duty lock**
- **Can be supplied in multiple units**
- **Wooden Floor – *see price list for details***

Is it high enough?

Do I need windows?

How about guttering?

What doors are best?

Do I need a floor?

For detailed information regarding the options available, please see the enclosed Price List.

All Headen buildings are carefully constructed from finest quality materials. Having made similar buildings for over 50 years we know they will give a lifetime of excellent service and can confidently give a 5 year guarantee which is but a small proportion of the expected life. We guarantee that if within 5 years of delivery the framework is found to be structurally unsound, or the sheeting non-waterproof through faulty materials or workmanship, we will supply replacements as necessary free of charge. This guarantee is in addition to the statutory rights as a consumer.

Erecting a Headen building is not difficult and full assembly details are provided with the pack of fittings. It is usually much easier with two people than just one. Headen Buildings offer an ERECTION SERVICE within 100 miles of Potters Bar, please enquire. Many small building firms offer to assemble buildings, see your local paper or Yellow Pages for advertisements. We would be pleased to discuss what is involved in assembling a particular building, please enquire.

Our buildings are designed to be erected on any flat, level surface such as tarmac but the best surface is a flat concrete raft about 3" thick on 3" of compacted hardcore. (This should be increased for the Wilton model or for heavier applications.) If you require details on making a suitable base, please request our BASE MAKING DATA SHEET which is free on request.

The base plan for each product is shown on the PRODUCT DATA SHEET. Please request the one suitable for your model.

It is usually necessary to obtain the permission of your local council before erecting a building even on your own property. Therefore, it is advisable to check with them before finally deciding the type and position of the building.

Plans for submission to your local authority are included in our free PRODUCT DATA SHEET. You will need to tell us which building plans you require when you make contact.

Delivery is normally by our own road transport and is free within 120 miles of Potters Bar. Details of carriage charges beyond the Free Delivery Area are printed in our current Price List.

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