APPLICATION NO:
F/2001/3173

LOCATION:
Lawnswood Station Road, Wargrave Reading.

APPLICANT:
Mr A Imlay C/O Colin Dawson and Associates

PROPOSAL:
Proposed erection of detached garage and car port.

EARLIEST DATE FOR DECISION: **11/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE FB7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Imlay
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/3173

Parish: **WARGRAVE**

Location: **Lawnswood, Station Road, Wargrave, Reading.**

Proposal: **Proposed erection of detached garage and car port.**

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. The development shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
5. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
6. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
7. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
8. The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from the main dwelling.

Condition
9. a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Condition
10. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

Reason
6. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
7. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
8. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
9. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Reason
10. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

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:

Berkshire Structure Plan Policies OS1, EN4, EN5 and EN1.

Loddon Area Local Plan Policies LBE1, LBE12 and LBE14.

Deposit Draft Wokingham District Local Plan Policies WBE1, WHE2, WHE4, WHE11 and WOS3.

John Mitchell
Development Control Manager
Date: 09/03/2001

Notice checked by: _____

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.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: May 4, 2001
My ref: FH/F/2001/3173
Your ref:

Mr C Dawson
Malvern House
1 Malvern Way
Twyford
Reading
Berkshire
RG10 9PY

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 Mr Dawson

PLANNING APPLICATION F/2001/3173
DETACHED GARAGE AND CAR PORT
LAWNSWOOD, STATION ROAD, WARGRAVE

I am writing with regards to the above and further to details submitted on 22 March 2001.

I can confirm that details regarding provision of visibility splays and gates in drawing number D 505-02C comply with the requirements of condition 04 and condition 06 of planning application F/2001/3173.

With regards to condition 10 requiring an Archaelogical Watching Brief I would advise that you speak to Kev Beachus, Archaeologist at Babtie, who will be able to advise you in this matter. He can be contacted on 0118 988 1611.

If you require any further information please do not hesitate to contact me.

Yours sincerely

JOHN MITCHELL
Development Control Manager

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322.**

Reply Req

PL
POL
DC FH
CS 41470
22 ... 20..
COPIES TO: ACK:
FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref: CED/BK/505
20th March 2001

Dear Sir

RE; PLANNING APPROVAL F2001/3173
DETACHED GARAGE AT LAWNSWOOD
STATION ROAD, WARGRAVE, BERKS

Thank you very much for your Decision Notice with regards to the above.

In compliance with Conditions 4. 6 and 9. please find attached a copy of my drawing D505-02 Revision C indicating amended proposals in respect of the access and protection to trees during the building works.

I would be pleased to receive your formal written consent that the proposals are acceptable such that the above conditions can be discharged.

With regards to Condition 10 requiring an Archaeological Watching Brief to monitor developments of the ground works. I would appreciate of you could please advise of an appropriate body who is suitably qualified investigating organisation for this purpose.

Yours faithfully

Colin Dawson ME
Enc;

27/04/01

Adam, Could you have a look details for conditions. Thanks.

Farah

Yep. Drawing No. D505-02/C satisfies the highway authority in respect to relevant conditions.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 19 January 2001

Application Number: F/2001/3173

Proposal: Proposed erection of detached garage and car port.

Parish: WARGRAVE PARISH

Site Address:
Lawnswood, Station Road, Wargrave, Reading.

Applicant:
Mr A Imlay C/O Colin Dawson and Associates.

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).

C049, R049
C128, R128
C138, R138
C139 (INSERT: 5 metres), R139.
C140 (INSERT: 5 metres), R140.

NOT.

Signed: _____ **Print name:** Adam Goggins.

26/01/01

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: F/2001/3173

Proposal:
Proposed erection of detached garage and car port.

Location:
Lawnswood Station Road Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 02/02/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/02/2001**. 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: 02/02/2001

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3173

Applicant : Mr A Imlay C/O Colin Dawson and Associates.

Location : Lawnswood, Station Road, Wargrave, Reading.
Proposal : Proposed erection of detached garage and car port.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/02/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 14/02/01

Date Registered : 15/01/2001

Earliest Date for Decision : 11/02/2001

Latest Consultation Date/Site Notice Expiry Date : 11/02/2001

This application will have expired on: 12/03/2001. 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 :

WARGRAVE PARISH COUNCIL - No change to previous comments, proposal to remain ancillary to main dwelling.

CONSERVATION OFFICER - Scale & detail appear acceptable

ENVIRONMENTAL DESIGN - In theory possible to construct garage without damaging trees - subject to condition.

BASTILE - same implications as under F/2000/2315.

HIGHWAYS - Approval subject to conditions.

Planning Issues :

* IMPACT UPON CONSERVATION AREA
* IMPACT UPON SETTING OF LISTED BUILDING
* IMPACT UPON RESIDENTIAL CHARACTER AND ADJACENT PROPERTIES.
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2001/3173

Appraisal :

IMPACT UPON CONSERVATION AREA

The site had a previous application F/2000/2375 which was refused on 24/10/00. The previous application had a proposed height of 5.6 metres. The height and size was considered to have a detrimental impact upon the character of the area. Under the current proposal the height of the garage has been reduced to 4.6 m. The size of the garage is reduced to 5.8 m by 5.6 m. Therefore it is considered that the reduced bulk will not have a detrimental impact upon the spacious character of the area.

IMPACT UPON THE SETTING OF LISTED BUILDING

The site is adjacent to the listed War memorial. The trees to the east-side corner of Lawnswood provide an important setting to the memorial. However, under the current proposal the garage is shown as being constructed 2 metres from nearest trees. Therefore the trees should remain unchanged and high screening will remain on the boundary. Therefore it is considered the prop. dev will not detract from the setting of the listed bundy.

IMPACT UPON RESIDENTIAL CHARACTER AND ADJACENT PROPERTIES

The proposed garage in its location in set back and at an angle to the residential property. Therefore it is considered the prop. dev would not have a detrimental impact upon neighbouring properties.

IMPACT UPON HIGHWAY SAFETY

The application includes the proposal for 3.6 m wide access. The Highway Authority is satisfied, subject to conditions, that the proposal will not have an adverse impact upon highway safety.

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

Application Number F/2001/3173
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C019	R019	
4	C128	R128	
5	C138	R138	
6	C139	R139	5 MBIRE)
7	C140	R140	5 MBIRE)
8		C062	THE PROPOSED DEVELOPMENT STALL ALWAYS
			REMAIN ANCILLARY TO, AND NOT BE SOLD,
			LEASED AND OTHERWISE DISPOSED OF
			SEPERATELY FROM THE MAIN DWELLING
9			ADD ON ATTACHED CONDITION RE: TREES.
10	C183	R183.	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE12, LBE14
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WBE2, WHE4, WHE11, WD13
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ~~GB1~~, OS1, EN4, EN5, EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 9/3/07

RECORD OF SITE VISIT

SITE ADDRESS: Lawnswood Station Road Wargrave Reading.

APPLICATION NUMBER: F/2001/3173

OFFICER: Farah Humayun

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01 **Attached to Detailed Planning Consent**

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02 **Attached to Detailed Planning Consent**

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA, any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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TO: **DEVELOPMENT CONTROL**
Farah Humayun

FROM: Environmental Design

DATE: 16th February 2001

Location: Lawnwood, Station Road, Wargrave.

Proposal: Erection of garage and car port.

Application Number: F/2000/2345

In response to your consultation dated 19th January 2001 for the above application, the arboricultural comments are as follows:

The trees on this site are included in Tree Preservation Order No. 879/1997.

The proposed garage is shown as being constructed 2 metres from the nearest trees. This complies with table 1 of BS5837:1991 'Trees in relation to construction' which allows for distances to be reduced on one side of the trees only providing that all other sides are left undisturbed. Therefore, in theory, it should be possible to construct the garage without damaging the trees.

If planning permission were granted I would recommend that the attached condition be attached.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 19 January 2001

Application Number: F/2001/3173

Proposal: Proposed erection of detached garage and car port.

Parish: WARGRAVE PARISH

Site Address:
Lawnswood, Station Road, Wargrave, Reading.

Applicant:
Mr A Imlay C/O Colin Dawson and Associates.

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).

C049, R049
C128, R128
C138, R138
C139 (INSERT: 5 metres), R139.
C140 (INSERT: 5 metres), R140.

NOT.

Signed: _____ **Print name:** Adam Coggins.

26/01/01

See Part 1 plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Farah Humayun

Date: 19 January 2001

22 JAN 2001

Application Number: F/2001/3173

Proposal: Proposed erection of detached garage and car port..

Site Address:
Lawnswood, Station Road, Wargrave, Reading.

Applicant:
Mr A Imlay C/O Colin Dawson and Associates.

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

THE SCALE AND DETAIL OF THE REVISED PROPOSAL NOW APPEARS ACCEPTABLE WITHIN THE CONTEXT OF THE SENSITIVE LOCATION IN THE CONSERVATION AREA.

MATERIALS TO BE AGREED

Harold Sanders.
CONSERVATION ARCHITECT
31.01.01.

15.JAN.2001* 3173

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	Mr A Imlay Lawnswood Station Road, Wargrave, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 0118 9343322
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	Lawnswood, Station Road, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	New detached garage and car port
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red plain clay tiles to roof Dark Oak stained boarding to external walls on a red brick plinth
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark

Please turn over

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref As below

PLANNING SERVICES	
POL	HPT 39295
DC FA	TLS
APP	ENF
CS	
3[illegible]	
COPIES TO:	ACK:
	FILE:

29th December 2001

Ms F Humayun
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Farah,

PLANNING APPLICATION F/2001/3173
LAWNSWOOD, STATION ROAD, WARGRAVE

I would advise that the above planning application carries the same archaeological implications as the previous (F/2000/2345) planning application.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
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Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

COPY FROM F/2000/2345.

LAWNSWOOD, STATION ROAD, WARGRAVE
BRIEF FOR AN ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

LAWNSWOOD, STATION ROAD, WARGRAVE
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the Council should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 Lawnsood is situated on the corner of Station Road and the church path in Wargrave, at SU 784785.

3 PLANNING BACKGROUND

3.1 Planning application F/2000/2345, submitted to Wokingham District Council, proposes the construction of a detached garage and car port with playroom over.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The application site lies on the putative route of the Roman Road 160CC. Although there is some dispute over the exact route of this road, the application site is considered to have the potential to contain archaeological remains related to and associated with the Roman Road. Further to this the property lies immediately to the south of St Mary's Church, which dates to the 12th century. Originally named Weregrauae in 1061, Wargrave is the subject of a charter of Edward the Confessor which confirms a late 10th century grant to the Minster of Winchester. The manor of Wargrave was listed as a royal possession in the Doomsday Book but had returned to the Bishop of Winchester again by 1189.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

FROM: Farah Humayun

DATE: 19 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3173

Proposal: Proposed erection of detached garage and car port.

Site Address: Lawnswood, Station Road, Wargrave, Reading.

Applicant: Mr A Imlay C/O Colin Dawson and Associates.

Your observations are required in respect of this application by 11/02/2001.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 FEB 2001	
COPIES TO:	ACK:
	FILE:

No change to the previous comments regarding the access.

The Parish Council would respectfully request that a condition be applied stating that the proposal should be kept for the parking of vehicles only and remain ancillary to the main dwelling.

Note: It is noted that the site notice does not mention the creation of a new access.

SIGNED: _____ DATE: 5/2/01

Clerk To Wargrave Parish/Town Council.

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

Tel: 0118 974 6482

Date: **19 January 2001**

My ref: F/2001/3173

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/3173
Lawnswood, Station Road, Wargrave, Reading.
Proposed erection of detached garage and car port.

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

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

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3173**
Lawnswood, Station Road, Wargrave, Reading.
Proposed erection of detached garage and car port.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6482

Date: **19 January 2001**

My ref: F/2001/3173

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3173**
Lawnswood, Station Road, Wargrave, Reading.
Proposed erection of detached garage and car port.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2001/3173

Proposal:
Proposed erection of detached garage and car port.

Location:
Lawnswood, Station Road, Wargrave, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2001. 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

19 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(4) PRE-APPS ATTACHED (4)

Start date:	15 JAN 2001
Officer: FH	Application No. F/2001/3173

Map No 21 Site 0114
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE & CAR PORT

Location: LAWNSWOOD STATION ROAD

Parish: WARGRAVE Ward: Wargrave 19-01-01 JB.

Applicant: MR A IMLAY

RESUBMISSION 2000/2345 - refused

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

Enforcement Section 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Environmental Services

For office use only.
Application number: 15.JAN.2001* 3173

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	Mr A Imlay Lawnswood Station Road, Wargrave, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 0118 9343322
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	Lawnswood, Station Road, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	New detached garage and car port
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red plain clay tiles to roof Dark Oak stained boarding to external walls on a red brick plinth
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

15 JAN 2001 * 3173

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING, BERKSHIRE, RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322**

The Director of Environmental Services
Planning Services Dept.
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK/505
10th January 2001

Dear Sir

RE; LAWNSWOOD, STATION ROAD, WARGRAVE

Please find enclosed a revised application for a new garage and car port in the grounds of the above property.

The application is submitted in the light of your recent refusal reference F/2000/2345 and therefore, I understand, no fees are payable for this revised application for substantially similar proposals submitted within twelve months of this refusal.

I have taken account of your letter dated the 15th December giving informal advice and have submitted proposals substantially smaller than originally envisaged, however, my client wishes to retain the rustic appearance of the building utilising plain clay tiles to match that of the existing house with a dark stained boarding supported on an Oak frame with a red brick plinth walls at ground level.

I am of the opinion the proposals are minimum dimensions feasible to allow for a single garage and a car port capable of accommodating a Space Wagon which is the prime objective of the proposals with adequate space for the opening of the car doors under cover.

I would very much appreciate the opportunity of discussing the proposals further with you should there be any issues raised, however, I believe I have addressed all relevant issues raised both by yourselves and the Highways together with the Tree Preservation Officer.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng

① ADDRESS LAWNSWOOD. STATION ROAD. PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1029/54	Mr M F M Bond	Outline Res Dev ADJ	15 2 55	n/a C/
1040/55	Mr C Barwell	Additions	10 1 56	App App
PD 586/64	Mr E A Etheridge	Garage	7 10 64	App A
BR 5006	MR + MRS ROSEEK	S/STOREY EXTENSION	7. 7. 76	APP N/A
04836	"	" "	8. 7. 76	N/A C/A
26575			26.11.86	QA
SRA 1541	MR. I. MCANIK	1ST FLOOR EXTENSION	17.9.86	APP
450648	MR. A. IMLAY	2x S/St. BTS. DORMER	14.11.95	C/
95/64139/F		EXTENSION		
FP95/3937	"	"	15.11.95	APP
97/65612/0	"	NEW DWELLING	4.7.97	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 879/97

DRAINAGE

091074

1933

②

ADDRESS LAWNSWOOD STATION ROAD PARISH WARGRAVE

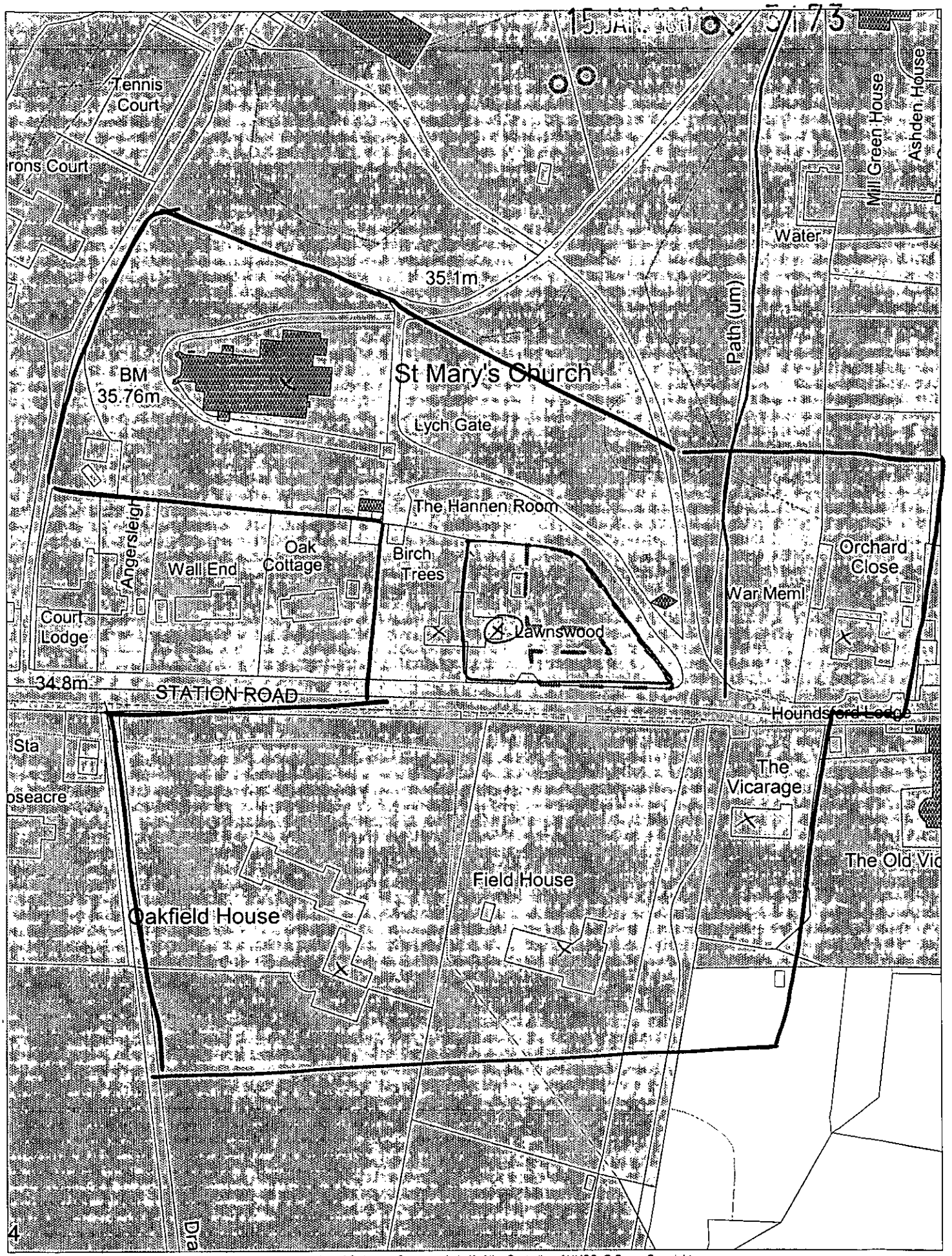
PLOT No. ORD. SHEET No. SU 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
98/66967/F	Land adjoining	Detached Dwelling	21.04.98	
FP98/7211	Mr. A. Imlay	Loft Conversion	24.02.98	APP
98/68462/F	"	S/St/S Ext.	1.12.98	C/
99/69276/F	"	S/SHS - Conserv. (Amend to App. 68462)	4.5.99	C/
F/2000/2345	Mr Imlay	Erect of det gar & car port with playroom over.	24.10.00	RE

MINISTRY DECISION 98/66967 - APPEAL DISMISSED - 26-8-98

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

17 January 2001

Scale: 1 : 1250