CON/2002/7421

LOCATION:
54 Dukes Ride, C

APPLICANT:
Landlink C/O Boyer Planning Ltd

PROPOSAL:
Consultation from Bracknell Forest BC on application for the conversion of former nursing home to provide 8 dwellings plus conservatory extensions and remodelling of existing dwelling.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
13/09/2002

CASE OFFICER: **Natalie Brown**

R/A/I/L/E/X
Marbleboard

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 21 October 2002
My ref: NB/TW/CON/2002/7421
Your ref: 02/00741/FUL & 02/00776/FUL

Marcia Head
Bracknell Forest Borough Council
Time Square
Market Street
Bracknell
Berks
RG12 1JD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Ms Head,

PROPOSED CHANGE OF USE OF RESIDENTIAL INSTITUTION TO 8 DWELLINGS WITH CONSERVATORY EXTENSIONS AND ADDITIONAL ACCESS ONTO DUKES RIDE AND 54 DUKE RIDE, CROWTHORNE

I refer to your consultation letter received on the 16 August 2002 with reference to the above application, and follow-up letter relating to educational contributions received on 27 September 2002, and apologise for the delay in replying.

I write to advise you that this Council has no objection to the proposed development, subject to adequate vehicle and pedestrian visibility being provided.

There would be no educational contributions required for the development as it stands as the Net Gain falls below our minimum threshold limit of 10 dwellings. Should the housing mix or number of dwellings change, please advise us, so that we may make further comments.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

TW

Trevor Watson
Development Control Manager

WORK SHEET FOR : Natalie Brown

Application Number : CON/2002/7421

Applicant : Landlink C/O Boyer Planning Ltd.

Location : 54, Dukes Ride, , Crowthorne.
Proposal : Consultation from Bracknell Forest BC on application for the conversion of former nursing home to provide 8 dwellings plus conservatory extensions and remodelling of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/08/2002

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 13/09/2002. 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 :

Planning Issues :

Application Number: CON/2002/7421

Appraisal :

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

Application Number CON/2002/7421
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 54 Dukes Ride Crowthorne.

APPLICATION NUMBER: CON/2002/7421

OFFICER: Natalie Brown

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2002/7421
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2002/7421**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

CON/2002/7421

NAB

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by: **Marcia Head**

64343

CAH

16 DEC 2002

Date: 13th December 2002

Our Ref: 02/00741/FUL

DTLR Ref: APP/R0335/A/02/1103176

Wokingham District Council
Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
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Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
email:
environment@bracknell-forest.gov.uk
www.bracknell-forest.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

Site at: 54 Dukes Ride, Crowthorne

Appeal by: Landlink Plc.

I am directed to send you a copy of a notice giving particulars of an inquiry into an appeal against the non-determination of planning application 02/00741/FUL made to the D.T.L.R under the Town and Country Planning Act.

Description of application: - Change of use from residential institution (Class C2) to 8 dwellings comprising one, 2-bedroomed dwelling, five, 3-bedroomed dwellings and two, 4-bedroomed dwellings. Erection of part two storey part single storey extension (unit 2), four single storey extensions forming seven conservatories and a single storey extension to unit 7. Creation of additional access onto Dukes Ride and the erection of 2 double garages. Refurbishment of existing bungalow involving additional windows and a roof canopy.

You will see that the Secretary of State has instructed one of his officers to hold an inquiry for the purposes of hearing representations regarding the matter and inspecting the site. It is open to the Secretary of State to grant planning permission on the planning appeal.

The inquiry will take place at the Council Chambers, Easthampstead House, Town Square, Bracknell on Tuesday 13th May 2003, and will start at 10.00am. The inquiry is scheduled to last two days.

I have been asked to point out that there is no car parking available at Easthampstead House for persons wishing to attend the inquiry, and one of the town centre car parks should be used. If you or anyone you know has a disability and is concerned about facilities at the inquiry venue, you should contact the council to confirm that suitable provisions are in place.

As you are the owner/occupier of a property in proximity to the site you may attend the inquiry and at the discretion of the inspector, give your views either yourself or through an accredited representative. To do this you must be present when the inquiry opens.

The Planning Inspectorate will send a copy of the decision letter to you provided you specifically ask for one in writing.

Qualified officers of the Department of the Environment are sent to hold these inquiries and it is their duty to ascertain from representations put forward, by the parties and by personal inspection all the relevant facts in order to ensure a fair and impartial decision. All representations are carefully considered and receive full attention, whoever is the spokesman.

The Council's and the appellant's statements, proofs of evidence, summaries and statements of common grounds can be inspected at the Environment Department, Time Square, Market Street, Bracknell, from 8.45am to 5.15pm Monday to Thursday, and 8.45am to 4.45pm Friday. Please telephone prior to your visit to check availability.

If you would like more information on the inquiry procedure, there is a booklet entitled 'Guide to Taking Part in Planning Appeals' available free, from the Environment Departments reception.

Yours faithfully

R Stewart

Head of Planning & Building Control
Enc.

TOWN AND COUNTRY PLANNING ACT 1990

PUBLIC INQUIRY

At

Council Chamber, East Hampstead House, Town Square, Bracknell,

On Tuesday, 13 May 2003 at 10:00

REASON FOR INQUIRY

Appeal by Landlink Plc

Relating to the application to Bracknell Forest B C

FOR CONVERSION OF FORMER NURSING HOME TO PROVIDE 8 DWELLINGS PLUS SMALL EXTENSION AND REMODELLING OF EXISTING BUNGALOW

AT 54 Dukes Ride, Crowthorne, Berkshire

An Inspector appointed by the First Secretary of State under paragraph 1(1) of schedule 6 to the Town and Country Planning Act 1990 will attend at the place, date and time shown above to decide the appeal.

Members of the public may attend the inquiry and, at the Inspector's discretion, express their views. If you, or anyone you know has a disability and is concerned about facilities at the inquiry venue, you should contact the council to confirm that suitable provisions are in place.

Planning Inspectorate Reference: APP/R0335/A/02/1103176
Contact point at the Planning Inspectorate: Mr Nicholas Patch, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Tel: 0117-3728562.

320(BPR)

CON|2002|7421

Please file

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by:

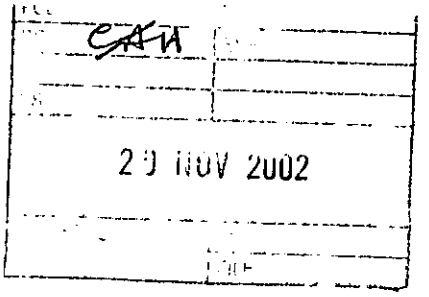
Marcia Head, 01344 351135

NAB

63426

19th November 2002

DTLR Ref: APP/R0335/A/02/1103176
Our Ref: 02/00741/FUL /S78CON



Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire RG12 1JD
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Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
email:
environment@bracknell-forest.gov.uk
www.bracknell-forest.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

An appeal has been lodged with the Planning Inspectorate against non determination by Bracknell Forest Borough Council in respect of the undermentioned proposal:-

Appellant: Landlink PLC
Site: 54 Dukes Ride Crowthorne Berkshire
Details of Development: Change of use from residential institution (Class C2) to 8 dwellings comprising one, 2-bedroomed dwelling, five, 3-bedroomed dwellings and two, 4-bedroomed dwellings. Erection of part two storey part single storey extension (unit 2), four
single storey extensions forming seven conservatories and a single storey extension to unit 7. Creation of additional access onto Dukes Ride and the erection of 2 double garages. Refurbishment of existing bungalow involving additional windows and a roof canopy.

The appellants have requested that the appeal be dealt with by means of a **Local Inquiry.**

As you were a consultee on the planning application you are invited to comment on the proposal. Any comments made at the application stage have already been forwarded to the Planning Inspectorate. You may make your views known by sending three copies of your comments to the Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, and quoting reference APP/R0335/A/02/1103176, by 26.12.2002. Any comments you make after 26.12.2002 will not normally be seen by the inspector and they will subsequently be returned.

No need for further comment

The appellant's grounds of appeal and the Councils statement of case may be inspected at the Environment Department at the above address, between the hours of 8.45am – 5.15pm Monday to Thursday and 8.45am – 4.45pm Fridays. Please telephone prior to your visit to check availability of the statement.

A copy of the booklet 'Guide to Taking Part in Planning Appeals' is available free from the reception of the Environment Department.

Finally, if you wish to received a copy of the decision letter, you should request a copy from the DTLR when making your representations.

Yours faithfully

BM TRADA CERTIFICATION ISO 9002
CHARTER MARK
Beacon Council 2001-2002 Maintaining a Quality Environment

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH
W D Munday
This matter is being dealt with by:
Head of Planning & Building Control

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire RG12 1JD
☎ 01344 351400
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
email:
environment@bracknell-forest.gov.uk
www.bracknell-forest.gov.uk

BM TRADA CERTIFICATION ISO 9002
CHARTER MARK
Beacon Council 2001-2002 Maintaining a Quality Environment

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by: Marcia Head 01344 351135
marcia.head@bracknell-forest.gov.uk

13th August 2002

Our Ref: 02/00776/FUL/CONS

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

PLANNING SERVICES	HPT 599214
POL	TLS
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BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire RG12 1JD
☎ 01344 351400
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
email:
environment@bracknell-forest.gov.uk
www.bracknell-forest.gov.uk

Dear Sir/Madam

DESCRIPTION: Change of use from residential institution (Class C2) to 7no. three bedroomed dwellings and 2no. four bedroomed dwellings. Erection of 2no. detached double garages. Erection of two storey side extension and 7no. single storey extensions
forming conservatories. Creation of additional access from Dukes Ride. Erection of pitched roof canopy to bungalow. (Duplicate of 02/00741/FUL).

LOCATION: 54 Dukes Ride Crowthorne Berkshire

REFERENCE: 02/00776/FUL

CASE OFFICER: Marcia Head 01344 351135

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Marcia Head, on direct line 01344 351135, should you have any queries on this matter.

Yours faithfully

Marcia Head

pp **Head of Planning & Building Control**

Enc.

BM TRADA ISO 9002
Beacon Council 2001-2002 Maintaining a Quality Environment

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by: Marcia Head 01344 351135
marcia.head@bracknell-forest.gov.uk

13th August 2002

Our Ref: 02/00741/FUL/CONS

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

PLANNING SERVICES	HPT
POL	TUS
DC	ENF
A+P	
CS	
16 AUG 2002	
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	FILE:

BRACKNELL FOREST BOROUGH COUNCIL

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LOCATION: 54 Dukes Ride Crowthorne Berkshire

REFERENCE: 02/00741/FUL

CASE OFFICER: Marcia Head 01344 351135

Town and Country Planning Act 1990

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Please do not hesitate to contact the Case Officer, Marcia Head, on direct line 01344 351135, should you have any queries on this matter.

Yours faithfully

Marcia Head

pp **Head of Planning & Building Control**

Enc.

BM TRADA CERTIFICATION ISO 9002
Beacon Council 2001-2002 Maintaining a Quality Environment

Planning Application

Application for permission to carry out development
Town and Country Planning Acts

Head of Planning and Building Control
Time Square Market Street Bracknell Berkshire RG12 1JD
☎ 01344 351400 Minicom 01344 352045 DX 33611
Fax 01344 351260 e-mail environment@bracknell-forest.gov.uk

BRACKNELL FOREST BOROUGH COUNCIL

- Please answer ALL QUESTIONS in BLOCK LETTERS.
- If a question is not applicable, answer N/A.
- Applicants Notes are available to assist completion of this form.

- **Pease submit SIX copies of forms and plans to the address above.**

PART 1

1	RECEIVED 30 JUL 2002 Passed To:	Applicants Name Address Post Code	LANDLINK PLC HARDY HOUSE NORTHBRIDGE ROAD 02/00776 BERKHAMPSTED HP4 1EF Phone : 01442 879777
2	If the applicant has an agent, all correspondence will be sent to the agent.	Agents Name Address Post Code	BOYER PLANNING LIMITED GROVELAND HOUSE CHURCH ROAD WINDLESHAM, SURREY GU20 6BT Phone : 01276 452425
3	On the plans show the site outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE. (see note 4)	Site Location/ Address	54 DUKES RIDE CROWTHORNE
4	Description of Proposal : Give brief details and state for what purpose this site and any buildings will be used.		CONVERSION OF FORMER NURSING HOME TO PROVIDE 8 DWELLINGS PLUS SMALL EXTENSION AND REMODELLING OF EXISTING BUNGALOW
5	Give the area in hectares or part of a hectare. (see note 2)	Area of site	0.292 HA
6	State the applicant's interest in the land. eg. owner, prospective purchaser, lessee.	Ownership	OWNER
7	List all the plans and drawings submitted with this application or provide a schedule.	Plans/ Drawings	SEE COVERING LETTER

8 Does the application involve any of the following? Tick the relevant boxes.

- Change of use ☑
- Redevelopment ☐
- Alteration/Extension ☑
- Erection of a new building ☐
- Demolition ☐

9 What type of application is this? (see note 2) Tick one box only.

- Outline permission (see question 10 overleaf) ☐
- Full permission ☑
- Approval of details/reserved matters ☐
- Temporary permission ☐
- Variation of conditions ☐

State relevant outline permission number. Also complete Q.10

State period required

State relevant application No and Condition number(s) to be varied.

10	If this is an outline application or an approval of reserved matters, which details, if any do you wish to be considered as part of this application?	External appearance ☐ Means of access ☐	Siting ☐ Design ☐ Landscaping ☐
11	What is the existing use of the land and/or building(s)? eg. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.		VACANT FORMER NURSING HOME AND BUNGALOW
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 existing trees on the site?	Yes/~~No~~	If yes, please show positions, spread and species on the plans indicating which, if any, are intended to be felled.
14	State external materials to be used (if known).		TO MATCH EXISTING
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.		SEE DRAWINGS
16	How will surface water be disposed of?		AS EXISTING (SEWER)
17	How will foul sewage be disposed of? Please indicate line of existing or proposed on the plans.	To existing system Yes/~~No~~	If no, please give details :
18	What are access arrangements? Give details of pedestrian and vehicular access.	As existing As proposed	 RETAIN EXISTING AND CREATE ADDITIONAL
19	Has provision been made for the disabled? (see note 8)		

20 If this proposal involves residential development or the loss of residential units, complete the following table. (see note 5)

	Number of Dwellings			Number of Habitable Rooms		
	Proposed	To be retained	To be lost	Proposed	To be retained	To be lost
House	8	–	–	43	–	–
Bungalow	–	1	–	–	6	–
Flat/ Maisonette	–	–	–	–	–	–
Other						

21	Does the proposal involve any non-residential building or use?	~~Yes~~/No	If yes, complete part 2 of the form
22	State the fee enclosed with this application.	£ 1930.00	NB. A separate fees schedule must be completed and enclosed with this application form.

I hereby apply for permission in respect of the particulars described above and enclose the attached plans and drawings.

Signed : ..... on behalf of : LANDLINK PLC Date : 29.7.2002

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 and all new work is clearly distinguished on the plans (see note 4). Every application must be accompanied by the appropriate certificate and fee.

Information contained in this form is personal data which will be held in a computer and is therefore subject to the Data Protection Act 1984.

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in block letters. If the answer is not applicable, write N/A in the space provided. Space is provided overleaf for any additional information. Applicants Notes are available to assist completion of this form.

23 State the gross floor space (by external measurement) of all buildings to which this application refers (metric units only)

Use class (as defined in the use classes order)		Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	Shops				
A2	Financial & Professional services				
A3	Food and drink				
B1(a)	Office (other than A2)				
B1(b)	Research and development				
B1(c)	Light industrial				
B2	General industrial				
B8	Storage or distribution				
C1	Hotels & Hostels				
C2	Residential Institutions	0	1080	187	1080
D1	Non-Residential Institutions				
D2	Assembly & Leisure				
Other	Please Specify				
Other	Please Specify				
Total					

24	If C1 or C2 use is proposed, Please state number of bed spaces.	N/A
25	What provision is being made for parking, loading and unloading on site? (show location on the plans and distinguish between parking for operational needs and other purposes).	SEE PLANS
26	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.	PRIVATE RESIDENTIAL
27	Who will occupy the premises? a) Give the name and current operating address of the proposed occupier. b) Will these premises be vacated?	HOUSES FOR SALE
28	If known, how many people are likely to be employed on site after completion of the development?	Existing staff: 0 / Transferred staff: 0 / New staff: 0 / Total: 0
29	Does the proposal involve the use or storage of hazardous substances ? If so, state this material, the quantity and method of storage. A separate consent may be required. (see note 6)	XYes/No
30	What is the nature, volume and proposed means of disposal of any trade effluents, waste or refuse?	N/A

31	Is the proposal related to an existing or recent planning application on or near the site?	~~Yes~~/No	If yes, please explain the relationship.
32	What is the estimated vehicular traffic flow to and from the site during a normal working day?	NORMAL RESIDENTIAL TRAFFIC	

Additional information

This form is available in large print or on tape on request

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 only for purposes registered under the Data Protection Act

William Larkin Associates
34 Bridge Street, Leatherhead, Surrey KT22 8BZ

Tel: 01372 374755
Fax: 01372 374189
E-mail: WLA@Leatherhead99.freeserve.co.uk

Your Ref:

Our Ref:

Date:

02 / 00776

DESIGN STATEMENT FOR RESIDENTIAL CONVERSION OF EXISTING BUILDING AT 54 DUKES RIDE, CROWTHORNE FOR LANDLINK PLC

The site consists of a substantial detached Edwardian house which has been extended rearwards into the site throughout the last century. This building has been used as a nursing home in recent years and is now vacant. In addition there is a detached chalet bungalow located in the rear corner of the site which is of more recent construction.

The two buildings are set in mature grounds consisting of a gravel drive and several large trees, principally at the perimeter most of which are subject to Tree Preservation Orders.

The street scene is varied at this point along this side of Dukes Ride with the earliest properties being from around the Edwardian time with an adjoining Arts and Crafts style house (52 Dukes Ride) through to more modern detached houses.

The present building contributes to the existing street scene and in particular that elevation facing onto Dukes Ride is interesting having various gables, bays and balconies visible from the road.

It is intended to convert the existing previously extended Edwardian property to provide a series of dwellings utilising the external elevations as far as practical. In some locations minor demolitions and extensions have been provided in order to improve the existing elevational treatment.

It is also intended to provide a small extension to the end of the building furthest away from Dukes Ride in order to provide a further dwelling and this has been designed to be sympathetic to the existing character of the building.

With regard to the existing bungalow at the rear of the site, it is intended to remodel the interior of this dwelling to provide better space planning and at the same time refurbish the building itself.

BRACKNELL FORESTBOROUGH COUNCIL
ENVIRONMENT DEPARTMENT
RECEIVED
30 JUL 2002
Passed To

Principal
Paul Harrison, RIBA
Consultant
William Larkin, RIBA

Awards.

1995 Commendation Country Landowners Association Farm Buildings Awards Scheme

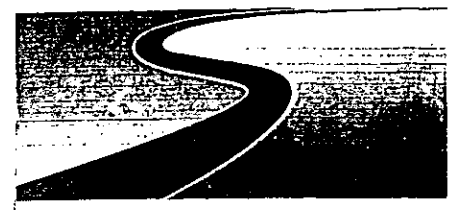
1996 Highly Commended Evening Standard New Homes Awards

All the large mature trees are to be retained and the existing gravel parking arrangement is to be modified to provide sufficient car parking commensurate with the size of the scheme.

In summary it is therefore intended to utilise what has now become a redundant building on a 'brownfield' site and in so doing to retain the existing street scene and to enhance the appearance of the original building.

P.K. HARRISON
8 JULY 2002

BRACKNELL FOREST BOROUGH COUNCIL
ENVIRONMENTAL MANAGEMENT
RECEIVED
30 JUL 2002
Passed To:



STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

Our ref.1659/SWA/ap

Mr. David Lander
Boyer Planning
Grovelands House
Church Road
WINDLESHAM
Surrey GU20 6BT

COPY

02 / 00776

12th July 2002

Dear Mr. Lander

Proposed Redevelopment of Land at 54 Dukes Ride, Crowthorne
Access Considerations

I write with reference to proposals to redevelop land at 54 Dukes Ride Crowthorne, and in particular to proposals to provide access to the development. It is understood that the existing site access is to be improved and will serve the main part of the development, and that a new, secondary, access is to be provided from Dukes Ride to serve a small garage court (four garages).

I have assessed the assess arrangements proposed by William Larkin Associates, and have visited the site to assess local road conditions. I report as follows:

Principal Site Access

Dukes Ride is a 6.2 metre wide road which provides direct frontage access to a mixed range of land uses including residential development, hotels, schools and shops. Adjacent to the site, Dukes Ride is subject to a 30mph speed limit, however a 20mph speed control zone is located approximately 30 metres east of the site. On-site observations indicate that vehicle speeds at the site frontage are either at, or below 30mph.

It is understood that the principal access to the site will provide vehicular access for 5 of the 9 units proposed for the site. It is therefore considered that a 4.1 metre wide access together with 2.4 by 70 metre visibility splays would be appropriate at the principal access to the site.

Drawing 2002.1569.001 illustrates the access arrangement proposed by William Larkin Associates, together with the visibility provision as detailed above. As you will see, a 4.1 metre wide access can be provided and 2.4 by 70 metre visibility splays can be accommodated over land that is either within the clients control or within the highway boundary.

It is noted that the 4.1 metre wide access would not require any changes to the existing footway crossing at the site access and would allow a vehicle to enter the site while a second vehicle is waiting to turn out.

Secondary Access

With regard to the secondary access, it is understood that this will only provide access to four garages.

Although it would usually be appropriate to propose a reduced standard from that proposed at the principal access, it is recommended that the same standards be provided at the secondary access. A 4.1 metre wide access would allow a vehicle to enter the site while a second vehicle is waiting to turn out, while 2.4 by 70 metre visibility splays would ensure that vehicles waiting to turn out could do so safely.

Continued ...

Stuart Michael Associates Ltd Registered in England & Wales. No. 3739154
Registered Office 29 Kingfisher Court, Hambridge Road, Newbury, Berkshire. RG14 5SJ

Drawing 2002.1569.001 confirms that a secondary access as detailed above could be provided at a point approximately 23 metres to the east of the existing access. The visibility envelope for the secondary access can be provided over land that is either within the clients control or within the highway boundary.

The provision of a secondary access would require that a new footway crossing be installed, however from on-site observations it is considered that the crossing could be constructed without causing any disruption to utilities located within the footway.

With regard to on-site manoeuvring, it is recommended that a small turning head be included within the garage court (drawing 2002.1659.002 refers) to ensure that cars can enter, turn around, and leave the site in forward gear. Turning manoeuvres within the garage court have been assessed using the AutoTRACK computer simulation and I can confirm that the turning area illustrated on drawing 2002.1659.002 can easily accommodate the turning manoeuvres generated by a large car.

It is understood that the local highway authority has requested that any development on Dukes Ride make provision for the provision of a cycleway along Dukes Ride at some time in the future. Drawing 2002.1659.001 therefore shows a strip of land along the site frontage, which has been set aside for the future provision of a cycleway.

I trust that the above, together with the proposals illustrated on the attached drawings, demonstrates that a suitable access can be provided to serve development at 54 Dukes Ride, however please do not hesitate to contact me should you wish to discuss my comments in greater detail.

Yours sincerely

Stewart Andrews
STUART MICHAEL ASSOCIATES

Encl. Drawings 2002.1659.001 and 002

cc Mr. Simon Keeler - Landlink Plc.
Mr. Andrew Butcher
Mr. Paul Harrison - William Larkin Associates

7421

Kerrin Lithgow

From: Tim Haycocks
Sent: 18 October 2002 13:36
To: Kerrin Lithgow; Angela Odell
Cc: Helen Rowlay
Subject: 54 Dukes Ride

Kerrin/Angela

Since we have now received the plans for the above development (thank you very much for that Kerrin) we are in a better position to comment.

There would be no education contributions required for this development as it stands, as the Net Gain falls below our minimum threshold limit of 10 dwellings.

Should the housing mix or number of dwellings change, our position may do likewise.

Thanks very much.

Tim

Tim Haycocks
School Planning and Assets
Administration Officer
Tel - 0118 974 6159
Fax - 0118 974 6259
tim.haycocks@wokingham.gov.uk

Kerrin Lithgow

From: Trevor Watson
Sent: 02 October 2002 14:55
To: Kerrin Lithgow
Subject: FW: Planning numbers 02/00741/FUL and 02/00776/FUL

Can you deal with this in Natalie's absence please or ask some one to copy the plans.

Thanks

Trev

-----Original Message-----
From: Tim Haycocks
Sent: 02 October, 2002 1:03 PM
To: Trevor Watson
Cc: Helen Rowlay
Subject: Planning numbers 02/00741/FUL and 02/00776/FUL

Trevor

Helen and I have received a copy of a letter from Marcia Head at Bracknell Forest forwarded to us by Angela Odell. The letter is dated 25th September and relates to the above application number. The site address is 54 Dukes Ride, Crowthorne.

Angela has asked us to comment in Natalie Browns absence. However, we don't appear to have any of the relevant papers. Please could you arrange for copies to be forwarded to us so we are able to comment.

Thanks very much

Tim

Tim Haycocks
School Planning and Assets
Administration Officer
Tel - 0118 974 6159
Fax - 0118 974 6259
tim.haycocks@wokingham.gov.uk

Plans @ reprographics - to be forwarded to Tim.
KL 07/10.

Sent 08/10.

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by: **Marcia Head, 01344 351135**

NPTB

PLANNING SERVICES	HPT 61547
POL	TLS
DC CATH	ENF
APP	
CS	
COPIES TO	ACK:
	FILE:

27 SEP 2002

My ref: 02/00741/FUL and 02/00776/FUL

25 September 2002

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire RG12 1JD
☎ 01344 351400
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
email:
environment@bracknell-forest.gov.uk
www.bracknell-forest.gov.uk

Dear Sir/Madam

Town and Country Planning Act 1990
Planning application numbers 02/00741/FUL and 02/00776/FUL
54 Dukes Ride, Crowthorne
Change of use of residential institution (Class C2) to 8 dwellings comprising one, 2-bedroomed dwelling, five, 3-bedroomed dwellings and two, 4-bedroomed dwellings. Erection of part two storey, part single storey extension (unit 2), four single storey extensions forming 7 conservatories and a single storey extension to unit 7. Creation of additional access onto Dukes Ride and the erection of two double garages. Refurbishment of existing bungalow including additional windows and a roof canopy.

I write with reference to the above applications and my request for comments dated 13 August 2002.

I have not yet received a reply and would be grateful if you could let me have your views as soon as possible. In particular, I understand that this site falls within the catchment of a Wokingham primary school and I would be grateful if you could confirm whether you would seek a contribution towards such educational facilities.

Could you please note that the applications had been incorrectly described and the description has now been corrected, as above.

Should you wish to discuss this matter please contact me on 01344 351135 (mornings only).

Yours sincerely

Marcia Head

Senior Planning Officer

BM TRADA CERTIFICATION ISO 9002
Beacon Council 2001-2002 Maintaining a Quality Environment

With Compliments

To Tim Haycocks / Helen Rowley, Education

As Natalie Brown is on holiday until 10 October I am forwarding this to you

WOKINGHAM UNITARY
Aiming for Excellence

POSITIVE ABOUT DISABLED PEOPLE

Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1BN
Tel: (0118) 974 6000 www.wokingham.gov.uk

Angela Odell
8.10.02

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: CON/2002/7421

Ext: 6492

Date: 10/09/02

To: Highways

CONSULTATION FROM BRACKNELL FOREST COUNCIL ON APPLICATION FOR THE CONVERSION OF FORMER NURSING HOME TO PROVIDE 8 DWELLINGS AND CREATION OF NEW ACCESS AT 54 DUKES RIDE, CROWTHORNE

Please find attached details relating to the above planning application.

Could you please advise if you have any objections to the proposed development within the next 14 days.

NABrown

Natalie Brown
Planning Officer

MAYRISE No 20027368	MT
DATE REC'D 11 SEP 2002	A+T
ACK	FP
ANS'D	
FILE REF Planning Wokingham/Work	

KR.

Natalie,

Providing adequate vehicular and pedestrian visibility can be provided, we have no objections to the proposal.

Adam 7/10/02

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: CON/2002/7421

Ext: 6492

Date: 10/09/02

To: Highways

CONSULTATION FROM BRACKNELL FOREST COUNCIL ON APPLICATION FOR THE CONVERSION OF FORMER NURSING HOME TO PROVIDE 8 DWELLINGS AND CREATION OF NEW ACCESS AT 54 DUKES RIDE, CROWTHORNE

Please find attached details relating to the above planning application.

Could you please advise if you have any objections to the proposed development within the next 14 days.

NAB

Natalie Brown

Planning Officer

Application Number : CON/2002/7421	Map No :
Case Officer : Natalie Brown	Site Area :
Valid Date :	Received Date: 16/08/2002

Level : Delegated Application

Description : Consultation from Bracknell Forest BC on application for the conversion of former nursing home to provide 8 dwellings plus conservatory extensions and remodelling of existing dwelling.

Location : 54, Dukes Ride, , Crowthorne.

Parish : Ward :

Applicant : Landlink C/O Boyer Planning Ltd.

Fee Required: £0 Fee Received: £0

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

.....

.....

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by: Marcia Head 01344 351135
marcia.head@bracknell-forest.gov.uk

13th August 2002

Our Ref: 02/00776/FUL/CONS

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

PLANNING SERVICES	HPT 599214
POL	TLS
DC CAH	ENF
APP	
CS	
16 AUG 2002	
COPIES TO	CC:
	FILE:

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire RG12 1JD
☎ 01344 351400
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
email:
environment@bracknell-forest.gov.uk
www.bracknell-forest.gov.uk

Dear Sir/Madam

DESCRIPTION: Change of use from residential institution (Class C2) to 7no. three bedroomed dwellings and 2no. four bedroomed dwellings. Erection of 2no. detached double garages. Erection of two storey side extension and 7no. single storey extensions
forming conservatories. Creation of additional access from Dukes Ride. Erection of pitched roof canopy to bungalow. (Duplicate of 02/00741/FUL).

LOCATION: 54 Dukes Ride Crowthorne Berkshire

REFERENCE: 02/00776/FUL

CASE OFFICER: Marcia Head 01344 351135

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Marcia Head, on direct line 01344 351135, should you have any queries on this matter.

Yours faithfully

Marcia Head

pp **Head of Planning & Building Control**

Enc.

BM TRADA CERTIFICATION ISO 9002
CHARTER MARK
Beacon Council 2001-2002 Maintaining a Quality Environment

Environment Department

Director: John Osborne MSc BSc(Hons) MCIEH
Assistant Director: Steve Loudoun MCIEH

This matter is being dealt with by: Marcia Head 01344 351135
marcia.head@bracknell-forest.gov.uk

13th August 2002

Our Ref: 02/00741/FUL/CONS

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
A+P	
CS	
16 AUG 2002	
COPIES TO	ACK:
	FILE:

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
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Berkshire RG12 1JD
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Dear Sir/Madam

DESCRIPTION: Change of use from residential institution (Class C2) to 7no. three bedroomed and 2no. four bedroomed dwellings. Erection of 2no. detached double garages. Erection of two storey side extension and 7no. single storey extensions forming
conservatories. Creation of additional access from Dukes Ride. Erection of pitched roof canopy to bungalow.

LOCATION: 54 Dukes Ride Crowthorne Berkshire

REFERENCE: 02/00741/FUL

CASE OFFICER: Marcia Head 01344 351135

Town and Country Planning Act 1990

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Yours faithfully

Marcia Head

pp **Head of Planning & Building Control**

Enc.

BM TRADA CERTIFICATION ISO 9002
CHARTER MARK
Beacon Council 2001-2002 Maintaining a Quality Environment

Planning Application

Application for permission to carry out development
Town and Country Planning Acts

Head of Planning and Building Control
Time Square Market Street Bracknell Berkshire RG12 1JD
☎ 01344 351400 Minicom 01344 352045 DX 33611
Fax 01344 351260 e-mail environment@bracknell-forest.gov.uk

BRACKNELL FOREST BOROUGH COUNCIL

- Please answer ALL QUESTIONS in BLOCK LETTERS.
- If a question is not applicable, answer N/A.
- Applicants Notes are available to assist completion of this form.
- **Pease submit SIX copies of forms and plans to the address above.**

ENVIRONMENT DEPARTMENT

PART 1

1	RECEIVED 30 JUL 2002 Passed To: Applicants Name Address Post Code	LANDLINK PLC HARDY HOUSE NORTHBRIDGE ROAD BERKHAMPSTED HP4 1EF	02/00776 Phone : 01442 879777
2	If the applicant has an agent, all correspondence will be sent to the agent. Agents Name Address Post Code	BOYER PLANNING LIMITED GROVELAND HOUSE CHURCH ROAD WINDLESHAM, SURREY GU20 6BT	Phone : 01276 452425
3	On the plans show the site outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE. (see note 4) Site Location/ Address	54 DUKES RIDE CROWTHORNE	
4	Description of Proposal : Give brief details and state for what purpose this site and any buildings will be used.	CONVERSION OF FORMER NURSING HOME TO PROVIDE 8 DWELLINGS PLUS SMALL EXTENSION AND REMODELLING OF EXISTING BUNGALOW	
5	Give the area in hectares or part of a hectare. (see note 2)	Area of site	0.292 HA
6	State the applicant's interest in the land. eg. owner, prospective purchaser, lessee.	Ownership	OWNER
7	List all the plans and drawings submitted with this application or provide a schedule.	Plans/ Drawings	SEE COVERING LETTER
8	Does the application involve any of the following? Tick the relevant boxes.	Change of use ☑	Redevelopment ☐
		Erection of a new building ☐	Alteration/Extension ☑
			Demolition ☐

9 What type of application is this? (see note 2) Tick one box only.

Outline permission (see question 10 overleaf)	☐	State relevant outline permission number. Also complete Q.10	
Full permission	☑	State period required	
Approval of details/reserved matters	☐		
Temporary permission	☐	State relevant application No and Condition number(s) to be varied.	
Variation of conditions	☐		

10	If this is an outline application or an approval of reserved matters, which details, if any do you wish to be considered as part of this application?	External appearance ☐ Means of access ☐	Siting ☐ Design ☐ Landscaping ☐
11	What is the existing use of the land and/or building(s)? eg. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.		VACANT FORMER NURSING HOME AND BUNGALOW
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 existing trees on the site?	Yes/~~No~~	If yes, please show positions, spread and species on the plans indicating which, if any, are intended to be felled.
14	State external materials to be used (if known).		TO MATCH EXISTING
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.		SEE DRAWINGS
16	How will surface water be disposed of?		AS EXISTING (SEWER)
17	How will foul sewage be disposed of? Please indicate line of existing or proposed on the plans.	To existing system Yes/~~No~~	If no, please give details :
18	What are access arrangements? Give details of pedestrian and vehicular access.	As existing	
		As proposed	RETAIN EXISTING AND CREATE ADDITIONAL
19	Has provision been made for the disabled? (see note 8)		

20 If this proposal involves residential development or the loss of residential units, complete the following table. (see note 5)

	Number of Dwellings			Number of Habitable Rooms		
	Proposed	To be retained	To be lost	Proposed	To be retained	To be lost
House	8	–	–	43	–	–
Bungalow	–	1	–	–	6	–
Flat/ Maisonette	–	–	–	–	–	–
Other						

21	Does the proposal involve any non-residential building or use?	~~Yes~~/No	If yes, complete part 2 of the form
22	State the fee enclosed with this application.	£ 1930.00	NB. A separate fees schedule must be completed and enclosed with this application form.

I hereby apply for permission in respect of the particulars described above and enclose the attached plans and drawings.

Signed : ..... on behalf of : LANDLINK PLC Date : 29.7.2002

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 and all new work is clearly distinguished on the plans (see note 4). Every application must be accompanied by the appropriate certificate and fee.

Information contained in this form is personal data which will be held in a computer and is therefore subject to the Data Protection Act 1984.

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in block letters. If the answer is not applicable, write N/A in the space provided. Space is provided overleaf for any additional information. Applicants Notes are available to assist completion of this form.

23 State the gross floor space (by external measurement) of all buildings to which this application refers (metric units only)

Use class (as defined in the use classes order)		Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	Shops				
A2	Financial & Professional services				
A3	Food and drink				
B1(a)	Office (other than A2)				
B1(b)	Research and development				
B1(c)	Light industrial				
B2	General industrial				
B8	Storage or distribution				
C1	Hotels & Hostels				
C2	Residential Institutions	0	1080	187	1080
D1	Non-Residential Institutions				
D2	Assembly & Leisure				
Other	Please Specify				
Other	Please Specify				
Total					

24	If C1 or C2 use is proposed, Please state number of bed spaces.	N/A
25	What provision is being made for parking, loading and unloading on site? (show location on the plans and distinguish between parking for operational needs and other purposes).	SEE PLANS
26	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.	PRIVATE RESIDENTIAL
27	Who will occupy the premises? a) Give the name and current operating address of the proposed occupier. b) Will these premises be vacated?	HOUSES FOR SALE
28	If known, how many people are likely to be employed on site after completion of the development?	Existing staff: 0 — Transferred staff: 0 — New staff: 0 — Total: 0
29	Does the proposal involve the use or storage of hazardous substances ? If so, state this material, the quantity and method of storage. A separate consent may be required. (see note 6)	~~Yes~~/No
30	What is the nature, volume and proposed means of disposal of any trade effluents, waste or refuse?	N/A

31	Is the proposal related to an existing or recent planning application on or near the site?	~~Yes~~/No	If yes, please explain the relationship.
32	What is the estimated vehicular traffic flow to and from the site during a normal working day?	NORMAL RESIDENTIAL TRAFFIC	

Additional information

This form is available in large print or on tape on request

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 only for purposes registered under the Data Protection Act

William Larkin Associates
34 Bridge Street, Leatherhead, Surrey KT22 8BZ

Tel: 01372 374755
Fax: 01372 374189
E-mail: WLA@Leatherhead99.freeserve.co.uk

Your Ref:

Our Ref:

Date:

02 / 00776

DESIGN STATEMENT FOR RESIDENTIAL CONVERSION OF EXISTING BUILDING AT 54 DUKES RIDE, CROWTHORNE FOR LANDLINK PLC

The site consists of a substantial detached Edwardian house which has been extended rearwards into the site throughout the last century. This building has been used as a nursing home in recent years and is now vacant. In addition there is a detached chalet bungalow located in the rear corner of the site which is of more recent construction.

The two buildings are set in mature grounds consisting of a gravel drive and several large trees, principally at the perimeter most of which are subject to Tree Preservation Orders.

The street scene is varied at this point along this side of Dukes Ride with the earliest properties being from around the Edwardian time with an adjoining Arts and Crafts style house (52 Dukes Ride) through to more modern detached houses.

The present building contributes to the existing street scene and in particular that elevation facing onto Dukes Ride is interesting having various gables, bays and balconies visible from the road.

It is intended to convert the existing previously extended Edwardian property to provide a series of dwellings utilising the external elevations as far as practical. In some locations minor demolitions and extensions have been provided in order to improve the existing elevational treatment.

It is also intended to provide a small extension to the end of the building furthest away from Dukes Ride in order to provide a further dwelling and this has been designed to be sympathetic to the existing character of the building.

With regard to the existing bungalow at the rear of the site, it is intended to remodel the interior of this dwelling to provide better space planning and at the same time refurbish the building itself.

BRACKNELL FOREST BOROUGH COUNCIL
ENVIRONMENT DEPARTMENT
RECEIVED
30 JUL 2002

Passed To:

Principal:
Paul Harrison, RIBA
Consultant:
William Larkin, RIBA

Awards:
1995 Commendation Country Landowners Association Farm Buildings Awards Scheme
1996 Highly Commended Evening Standard New Homes Awards

All the large mature trees are to be retained and the existing gravel parking arrangement is to be modified to provide sufficient car parking commensurate with the size of the scheme.

In summary it is therefore intended to utilise what has now become a redundant building on a 'brownfield' site and in so doing to retain the existing street scene and to enhance the appearance of the original building.

P.K. HARRISON
8 JULY 2002

BRACKNELL FOREST BOROUGH COUNCIL
ENVIRONMENT DEPARTMENT
RECEIVED
30 JUL 2002
Passed To:



STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

Our ref.1659/SWA/ap

Mr. David Lander
Boyer Planning
Grovelands House
Church Road
WINDLESHAM
Surrey GU20 6BT

COPY

02/00776

12th July 2002

Dear Mr. Lander

Proposed Redevelopment of Land at 54 Dukes Ride, Crowthorne
Access Considerations

I write with reference to proposals to redevelop land at 54 Dukes Ride Crowthorne, and in particular to proposals to provide access to the development. It is understood that the existing site access is to be improved and will serve the main part of the development, and that a new, secondary, access is to be provided from Dukes Ride to serve a small garage court (four garages).

I have assessed the assess arrangements proposed by William Larkin Associates, and have visited the site to assess local road conditions. I report as follows:

Principal Site Access

Dukes Ride is a 6.2 metre wide road which provides direct frontage access to a mixed range of land uses including residential development, hotels, schools and shops. Adjacent to the site, Dukes Ride is subject to a 30mph speed limit, however a 20mph speed control zone is located approximately 30 metres east of the site. On-site observations indicate that vehicle speeds at the site frontage are either at, or below 30mph.

It is understood that the principal access to the site will provide vehicular access for 5 of the 9 units proposed for the site. It is therefore considered that a 4.1 metre wide access together with 2.4 by 70 metre visibility splays would be appropriate at the principal access to the site.

Drawing 2002.1569.001 illustrates the access arrangement proposed by William Larkin Associates, together with the visibility provision as detailed above. As you will see, a 4.1 metre wide access can be provided and 2.4 by 70 metre visibility splays can be accommodated over land that is either within the clients control or within the highway boundary.

It is noted that the 4.1 metre wide access would not require any changes to the existing footway crossing at the site access and would allow a vehicle to enter the site while a second vehicle is waiting to turn out.

Secondary Access

With regard to the secondary access, it is understood that this will only provide access to four garages.

Although it would usually be appropriate to propose a reduced standard from that proposed at the principal access, it is recommended that the same standards be provided at the secondary access. A 4.1 metre wide access would allow a vehicle to enter the site while a second vehicle is waiting to turn out, while 2.4 by 70 metre visibility splays would ensure that vehicles waiting to turn out could do so safely.

Continued ...

TRANSPORTATION
•
INFRASTRUCTURE
•
CIVIL ENGINEERING
•
STRUCTURES
•
WATER AND ENVIRONMENT
•
PROJECT MANAGEMENT

Stuart Michael Associates Ltd Registered in England & Wales No: 3739154
Registered Office: 29 Kingfisher Court, Hambridge Road, Newbury, Berkshire, RG14 5SJ

Drawing 2002.1569.001 confirms that a secondary access as detailed above could be provided at a point approximately 23 metres to the east of the existing access. The visibility envelope for the secondary access can be provided over land that is either within the clients control or within the highway boundary.

The provision of a secondary access would require that a new footway crossing be installed, however from on-site observations it is considered that the crossing could be constructed without causing any disruption to utilities located within the footway.

With regard to on-site manoeuvring, it is recommended that a small turning head be included within the garage court (drawing 2002.1659.002 refers) to ensure that cars can enter, turn around, and leave the site in forward gear. Turning manoeuvres within the garage court have been assessed using the AutoTRACK computer simulation and I can confirm that the turning area illustrated on drawing 2002.1659.002 can easily accommodate the turning manoeuvres generated by a large car.

It is understood that the local highway authority has requested that any development on Dukes Ride make provision for the provision of a cycleway along Dukes Ride at some time in the future. Drawing 2002.1659.001 therefore shows a strip of land along the site frontage, which has been set aside for the future provision of a cycleway.

I trust that the above, together with the proposals illustrated on the attached drawings, demonstrates that a suitable access can be provided to serve development at 54 Dukes Ride, however please do not hesitate to contact me should you wish to discuss my comments in greater detail.

Yours sincerely

Stewart Andrews
STUART MICHAEL ASSOCIATES

Encl. Drawings 2002.1659.001 and 002

cc Mr. Simon Keeler - Landlink Plc.
Mr. Andrew Butcher
Mr. Paul Harrison - William Larkin Associates