APPLICATION NO:

FILE 1. F/2001/3459

LOCATION:
Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/ Denmark Street, Wokingham

APPLICANT:
Axa Equity And Law C/O Kemp Muir Wealleans

PROPOSAL:
Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

EARLIEST DATE FOR DECISION: **31/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/05/2001

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Axa Equity and Law
C/O Kemp Muir Wealleans
66 Great Portland Street
London
W1N 5AJ

Application Number: F/2001/3459

Parish:	**WOKINGHAM**
Location:	**Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road / Denmark Street, Wokingham.**
Proposal:	**Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.**

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. Prior to the commencement of works further details of the shopfront, entrances and canopies, including the roof over the bike stand area, shall be submitted to and approved in writing by the Local Planning Authority.

Condition
3. 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
4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Condition
8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Condition
9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

Condition
10. Notwithstanding the plans submitted prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

Condition
11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and

existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
13. Prior to the commencement of works details of a signage strategy shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

Condition
14. The A1 retail element shall not be less than 989m² net at ground floor level and shall not be subdivided into more than 2 units without the written permission of the Local Planning Authority.

Condition
15. The A3 food and drink element shall not be more than 504m² net at ground floor level without the written permission of the Local Planning Authority.

Condition
16. The D2 leisure and assembly use shall not be more than 4,124m² net without the written permission of the Local Planning Authority.

Condition
17. Notwithstanding Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the premises shall not be used for a nightclub, bingo hall or casino, without the written permission of the Local Planning Authority.

Condition
18. Prior to the occupation of the building further details of security measures for the building, car park and public area shall be submitted to and approved by the Local Planning Authority and these shall be implemented as approved.

Condition
19. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car.

Condition
20. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the Local Planning Authority. The car park shall thereafter be managed in accordance with the approved plan.

Condition
21. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Condition
22. The building shall not be occupied until space for parking bicycles has been provided in accordance with the Local Planning Authority standards.

Condition
23. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
24. No additional mezzanine floors, other than those shown on the approved plans shall be inserted without the written permission of 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 the external appearance of the building is satisfactory.

Reason
4. In the interests of visual amenity.

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

Reason
6. To safeguard the residential amenity of the adjacent dwellings.

Reason
7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
9. To protect adjoining occupiers and the area generally from noise and disturbance.

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of convenience for pedestrians.

Reason
14. In order to maintain a retail frontage and ensure appropriate development of this site.

Reason
15. To ensure appropriate development of this site.

Reason
16. To ensure appropriate development of this site.

Reason
17. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

Reason
18. To ensure that adequate security measures are implemented.

Reason
19. In order to encourage the use of alternative forms of transport.

Reason
20. To ensure public access is maintained for town centre parking.

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

Reason
22. In order to encourage the use of alternative forms of transport.

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

Reason
24. To prevent over-development of the site and to ensure adequate parking.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 30th April and 4th May 2001 showing the relocation of the public toilets and does not approve the proposals as originally submitted.

Informative
2. 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 S4
South East Area Local Plan Policies SBE1, SBE2, LD6, LD8, SR3, SPS1
Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4, WT6

John Mitchell
Development Control Manager
Date: 23/05/2001

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.

kemp muir wealleans

07 MAR 2001 09

RETAIL AND LEISURE SCHEME
FORMER TESCO STORE, WOKINGHAM

Schedule of Drawings Accompanying Planning Application

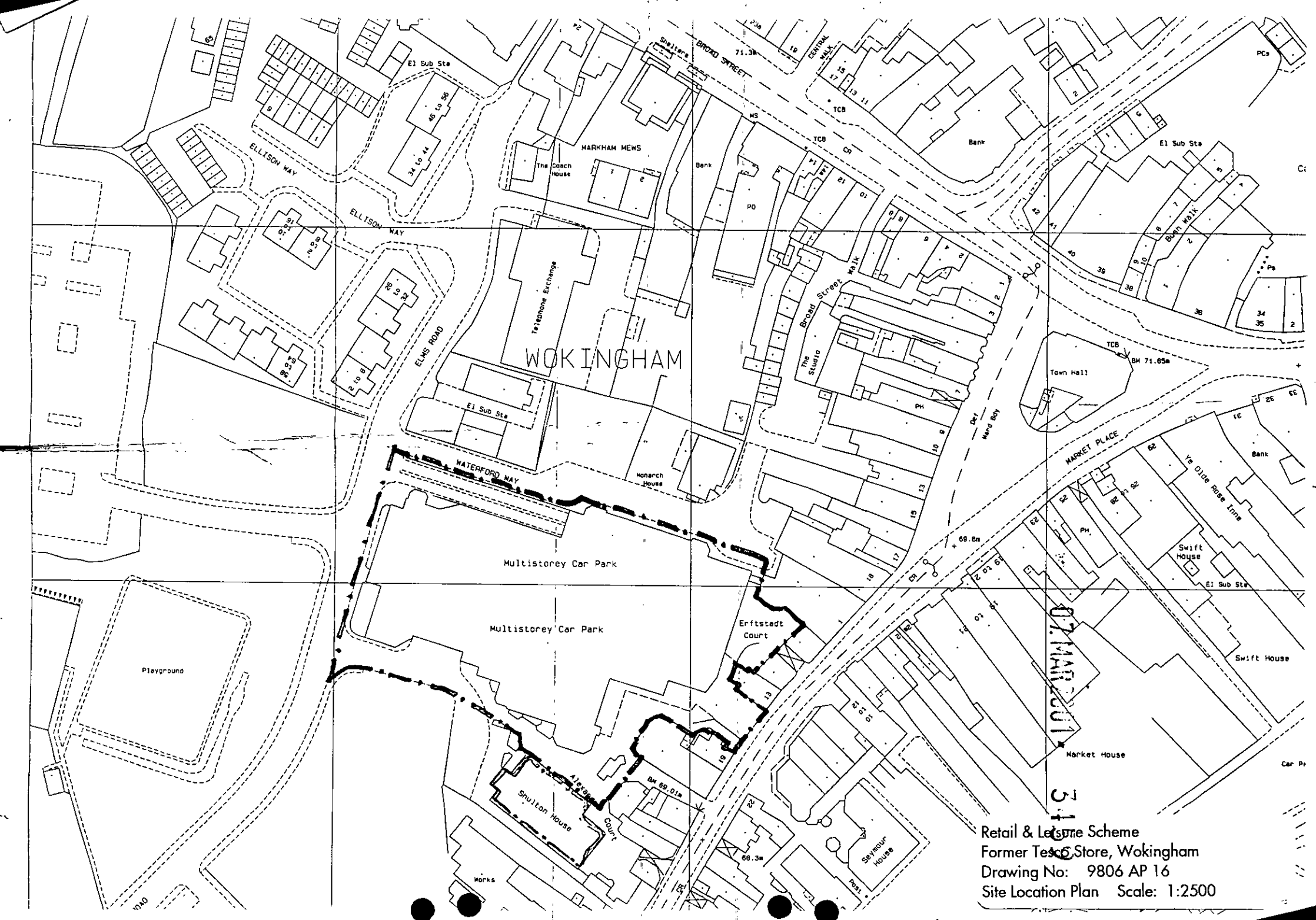
Superseded				Scale	Revised plans	Rec'd
✓	9806 AP01	EXISTING	Existing Ground Floor	1:200	AP01 A	27.2.01
✓	9806 AP02	EXISTING	Existing First Floor	1:200	AP02 A	27.2.01
	9806 AP04	EXISTING	North & South Elevations as Existing	1:100		
	9806 AP05	EXISTING	East & West Elevations as Existing	1:100		
	9806 AP06	EXISTING	Existing Sections	1:200		
✓	9806 AP07		Proposed Ground Floor - OPTION A	1:200	AP07B	~~30.1.01~~ 4.5.01
✓	9806 AP08		Proposed Mezzanine - First Floor Plan option A	1:200	AP08 B	~~30.1.01~~ 4.5.01
✓	9806 AP09		Proposed First Floor Car Park Level	1:200	AP09 A	~~30.1.01~~ 4.5.01
✓	9806 AP10		Proposed North & South Elevations option A.	1:100	AP10B	~~30.1.01~~ 4.5.01
	9806 AP11		Proposed East & West Elevations	1:100		
	9806 AP12		Proposed Sections option A	1:200		
✓	9806 AP13		Proposed Ground Floor option B	1:200	AP13 B	~~30.1.01~~ 4.5.01
✓	9806 AP14		Proposed Mezzanine - First Floor Plan option B	1:200	AP14 B	~~30.1.01~~ 4.5.01
✓	9806 AP15		Proposed North & South Elevations option B.	1:100	AP15B	4.5.01
	9806 AP 16		Site Location Plan	1:2500		
	9806 AP 17		Site survey	1:200		13.2.01

OPTION

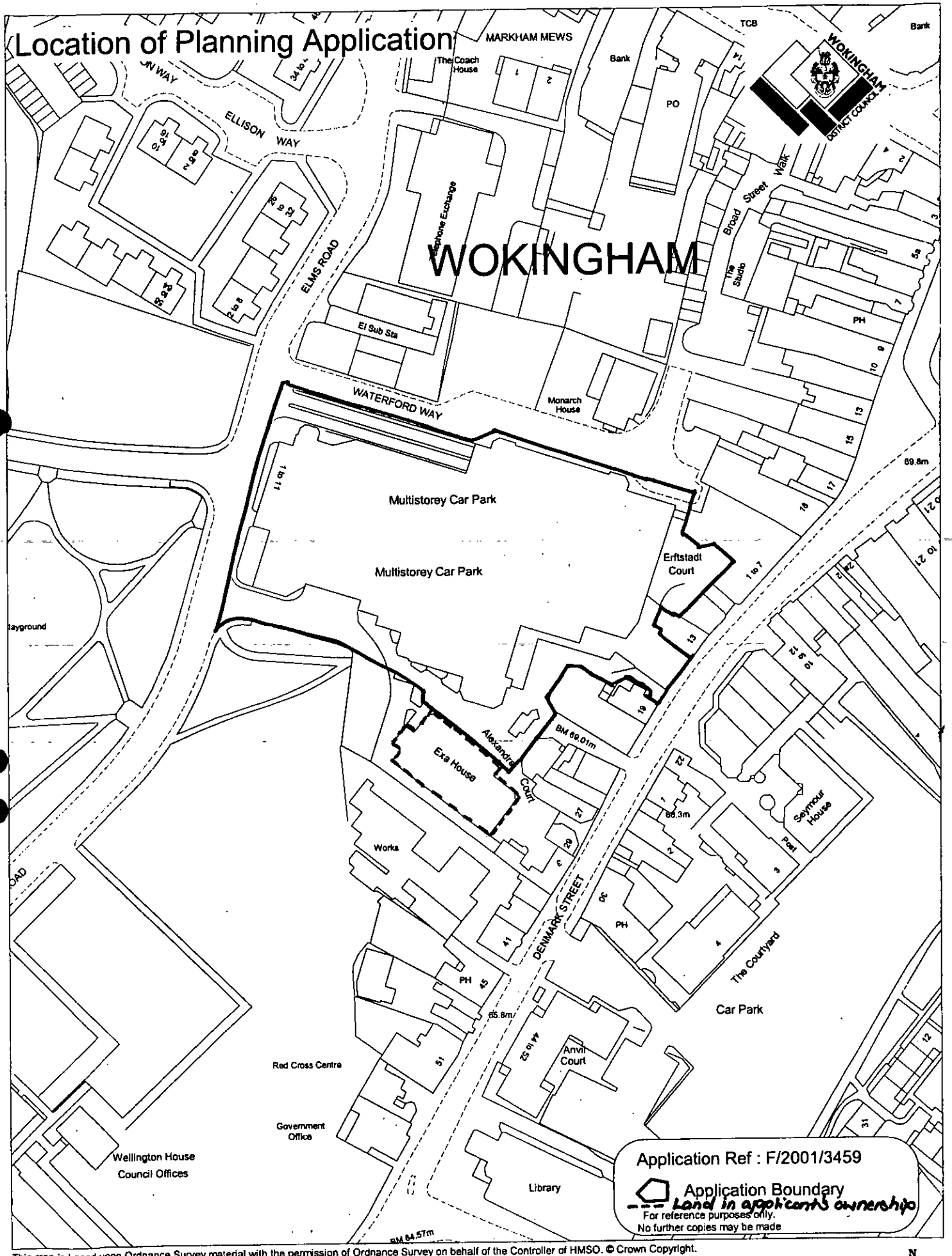
APPROVED

9806/Plng/sjr

16th January 2001



Retail & Leisure Scheme
Former Tesco Store, Wokingham
Drawing No: 9806 AP 16
Site Location Plan Scale: 1:2500



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

Development Control Section, Environmental Services, Wokingham District Council.
9 May 2001

Scale: 1 : 1250

N W E S

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2001/3459
CASE OFFICER: BASIA POLNIK

APPLICANT: AXA EQUITY & LAW
LOCATION: FORMER TESCO STORE AND MULTISTOREY CAR PARK, ELM ROAD/DENMARK ST, WOKINGHAM
PROPOSAL: PROPOSED COU OF PART OF STORE FROM A1 TO LEISURE (D2) AND PART OF BUILDING FROM A1 TO A3 WITH INSERTION OF MEZZANINE FLOOR OR ALTERNATIVELY B1 USE WITH MEZZANINE FLOOR & INTERNAL ALTERATIONS AND RELOCATION OF PUBLIC TOILETS.

This site is located within Wokingham Town Centre. The proposal is for two alternative schemes which are as follows:

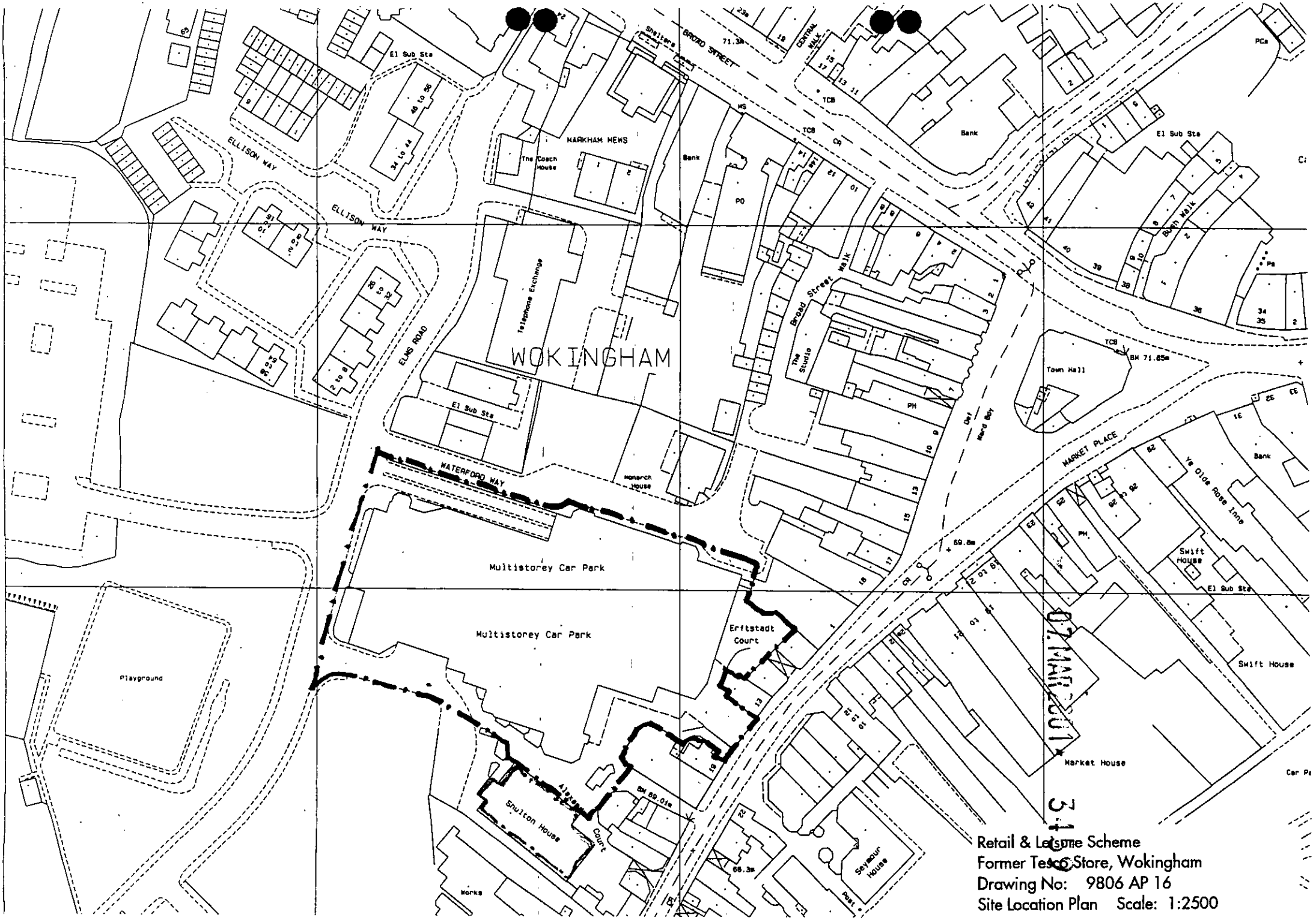
COU from A1 to D2 :	4,124m^2
Retained in A1 use or possible COU to A3 (Alexandra Court Unit)	509m^2
Retained in A1 use :	1,189m^2
Additional floorspace A1/A3 (mezzanine)	151m^2
Total	5,973m^2

COU from A1 to D2 :	4,124m^2
COU to B1(a) (Alexandra Court Unit)	572m^2
Retained in A1 use :	1,189m^2
Additional floorspace B1(a) (additional floor & not mezzanine)	365m^2
Total	6,250m^2

A transportation statement has been submitted with the application.

The primary considerations for the SAI Panel are:

- **Highway requirements**: contributions/improvements
- **Recreation**: requirements
- **Education**: not applicable in this case
- **Community Facilities/Libraries**: requirement for contributions



Retail & Leisure Scheme
Former Tesco Store, Wokingham
Drawing No: 9806 AP 16
Site Location Plan Scale: 1:2500

The proposal is for two alternative schemes which are as follows:

COU from A1 to D2 :		4,124m^2
Retained in A1 use or possible COU to A3 (Alexandra Court Unit)		509m^2
Retained in A1 use :		1,189m^2
Additional floorspace A1/A3 (mezzanine)		151m^2
	Total	5,973m^2

COU from A1 to D2 :		4,124m^2
COU to B1(a) (Alexandra Court Unit)		572m^2
Retained in A1 use :		1,189m^2
Additional floorspace B1(a) (additional floor & not mezzanine)		365m^2
	Total	6,250m^2

Basia – Have left a message for Mr Muir re Tesco site. He wasn't available when I phoned – they're in the midst of moving offices. She gave me a new phone no to try (020 7370 9830) but it's a dead line!

Penny.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Tel. 0118 974 6799 (Direct Line)
Fax. 0118 974 6724
Date May 23, 2001
My ref. MS/GW/
Your ref.

Mr Peter Leigh
41 Sandy Lane
Wokingham
Berks.
RG41 4SS

Support Services Department
P.O. Box 151
Shute End, Wokingham
Berkshire RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 978 9078
Minicom No: (0118) 974 6691
DX: 33506 – Wokingham

Dear Sir

FORMER TESCO STORE, DENMARK STREET, WOKINGHAM

A copy of your letter dated 14th May 2001 has been passed to me by the Council's Planning Officer.

I would like to correct the impression that the Council has done little to market the former Tesco Store. Through its retained Retail Agent it targeted all potential retailer users for Wokingham, but found that because of backland location and the high cost of sub-division, there was little interest in the store.

I notice that in the past you had established from your own investigations a degree of retail interest. If you are able to let me have the names of the companies and points of contact, this would be helpful.

Yours faithfully

M Sartorio
Corporate Asset Manager

Basia Polnik

From: Anna Cronin
Sent: 17 May 2001 12:47
To: Basia Polnik
Subject: FW: Axa ---Oid Tesco Building

Useful info from Marc - i agree with himn, keep it a bit general.

-----Original Message-----
From: Marc Sartorio
Sent: 17 May 2001 12:26
To: Anna Cronin; Tom Callaghan; Basia Polnik
Cc: Andrew Spicer
Subject: Axa ---Oid Tesco Building

Following our meeting on the Axa application,I confirm the Developers work to the car park will broadly allow for :-----

a) tanking / resurfacing the roof deck and possibly the deck immediately above the proposed leisure area.
b)improved lighting(50:50:20 reflectances)
c)redecoration of walls and remarking of car parking bays
d)repairs to drainage systems
e)replacement signage
f)improvements to security grilles and other security measures(e.g. access controls)

CCTV is not definate and will depend on the occupiers for the major units and the Councils own plans in this regard.

The cost of the works are in the range of 525kto 725k (incl. on costs)

I trust this gives you the information you require, but please let me no if there are any points that need clarifying.

I suggest that the estimated costs are only verbally reported to the Sub Committee ,if required by members, and the description of the works kept more general.
Marc.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2001/3459

To: Basia Polnik - Senior Planning Officer

Your Ref: F/2001/3459

Date: 14th May 2001

PLANNING APPLICATION F/2001/3459
PROPOSED CHANGE OF USE FROM RETAIL (A1) TO LEISURE (D2) AND PART FROM RETAIL (A1) TO RESTAURANT (A3) WITH MEZZANINE FLOOR (OR ALTERNATIVELY OFFICE (B1)). INTERNAL AND EXTERNAL ALTERATIONS INCLUDING DEMOLITION AND RELOCATION OF PUBLIC TOILETS.

The Transportation Assessment submitted alongside this application demonstrates that the proposed change of use will create significantly less traffic than would have been expected if the unit were to be re-occupied under its present permitted use as a food retail unit. Whilst the travel patterns of the retail element of the proposal will be similar to that of Tesco's, the Health and Fitness travel patterns will differ. The normal peak period of Health and Fitness is during the evenings (1800-2000 hrs) when public transport services are limited, which is therefore likely to lead to most of the users of the Health and Fitness Centre travelling to the site by private car.

Whilst the allocation of 105 spaces within the car park to the H&F and office uses is acceptable in principle, I am concerned that the developers preferred location of these spaces will be the top floor of the car park. As the peak use of the H&F centre does not coincide with the peak demand for the Town Centre, this will in effect allow the whole of the 309 space car park to be used by the users of the H&F centre. It will also create problems for the management of the car park as it is currently only open until 1915 hrs. This arrangement would do little in the way of restraining private car use, and would actually encourage users to travel by private car. This however could be easily overcome, by the 105 car parking spaces being provided on the first and part of the second floor of the car park.

PPG6 and PPG13 support this type of development in Town Centre locations where accessibility to public transport is generally considered to be good. However as explained above, public transport provision during the peak time of the development is considered poor. The Authority is also developing a possible cycle route linking the Molly Millars Lane area to the Town Centre. The most favoured route at present is via Ashville Way and across the railway lines running adjacent to the east of the cricket ground and continuing to Elms Road, passing the application site.

Whilst I have no objection in principle to this development, in view of the deficiencies in public transport it is reasonable to seek a financial contribution towards local sustainable transport initiatives (amount to be agreed). Therefore, subject to a legal agreement securing financial contributions and the provision of a GTP, I recommend the following conditional approval.

1. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the LPA. The plan shall contain measures whereby only a maximum of 105 car parking spaces can be used by users of the Health and Fitness Centre/Office.

2. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the LPA showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

3. No building shall be occupied until space for parking bicycles has been provided in accordance with the LPA standards.

4. C129 Construction Vehicles

Tom Callaghan

Anna Cronin

From: Patrick Arthurs [Patrick.Arthurs@chesterton.co.uk]
Sent: 15 May 2001 20:06
To: Anna.Cronin@wokingham.gov.uk
Cc: Antony.rifkin@towncentres.ltd.uk; Jessica.Ferm@towncentres.ltd.uk
Subject: Re: Wokingham Town Centre Study

Anna I haven't had a chance to discuss this issue in detail with Town centres but my initial views are.

1. The existing building is not in scale with it's adjoining properties. Any measures which would help break up it's rear elevations and provide a more open aspect at ground floor should be welcomed. Measures to help break up the upper elevations such as more vertical emphasis would be helpful.

2. The site has a poor relationship with the existing retail core - measures to improve this including opening the frontage and developing new retail linkages to the building would be beneficial.

3. The building would benefit from a strong anchor tenant to act as an attractive destination. In the absence of this the ground floor could act as a quality shopping boutique with a number of quality fashion brands located here.

4. A co-ordinated approach to the hard and soft landscaping of the approaches to the building and the proposed open space should be given priority. Possibly request s106 allocations for environmental improvements to improve existing linkages.

5. The would benefit from some A3 use as this would help animate the proposed square and act as an attraction.

6. The leisure use is welcomed and it would help widen the attractions offered by the centre (I heard a ladies gym was proposed for the space above M&S is this a potential conflict?)

7. Additional residential units within the centre would be welcomed. This would also help animate previously dead elevations.

I hope this is of some use. I'll forward the slides ASAP.

Regards

Patrick Arthurs
>>> Anna Cronin <Anna.Cronin@wokingham.gov.uk> 05/15/01 04:25pm >>>
Patrick

Anna Cronin has asked whether you have any comments to make on the Tesco planning application? If you do, the report print deadline is some time tomorrow and Anna would appreciate you emailing your comments first thing please. She has a meeting at 8.30 am with various internal officers to discuss this before the report is finalised.

Also, would it be possible for you to email me copies of your presentation slides used at The Rose Inne on 8th May to circulate with the minutes please?

Many thanks.

Sandra Bayden
Management Support Assistant (Planning Services)
Wokingham District Council

This message has been checked for all known viruses by the MessageLabs Virus Scanning Service. For further information visit http://www.messagelabs.com/stats.asp

DEVELOPMENT CONTROL COMMITTEE
23rd May 2001

NOTE OF MEETING

Application No.	Decision	Action
2001/3459 - former Tesco Store	**Approved** as recommendation. Members seemed most concerned about the toilets. **Add** a condition about the insertion of mezzanine floors and informatives about the safety and siting of the toilets and the management of the car park. – memo to property	Basia
2001/3401 - Forest Lodge	**Deferred** for site visit, 8.30, Friday June 15th	Emy
2001/3129 - Mole Road	Reserved matters **approved** as recommendation. **Add** informative about the need to maintain drainage ditches forming part of the means of compliance with condition 13. Also we need to look at "beefing up" the condition about site operatives vehicles only parking on the site, and preventing them parking on the road.	Basia. Mike Thorp
2001/3157 - Rural Crafts	**Deferred** for an up-to-date TIA. Members also wanted to know what sort of business might occupy the unit.	Tom, Emy.
2001/3334 & 5 - 99/97 Pound Lane, Sonning	**Approved** st 106 as recommendation plus conditions set out in the Members Update. Plus the revamped condition on operatives vehicle parking for Mole Road	Nicky, Mike T
2001/3596 & 8 - Isomer, Fecimus etc	**Approved** st 106 as recommendation Plus the revamped condition on operatives vehicle parking for Mole Road	Nicky, Mike T
2001/3693 St Pauls C of E Sch	**Deferred** for negotiation, facilitated by DC. A huge and hostile crowd, this was the right result. Emy and I made it clear that we had tried to negotiate but the school were adamant that this was the only location, and the application should go ahead, even with a recommendation for refusal. There is a clear conflict of interest issue here as lifelong trustees of the nursery school and governors of the primary school appear to share the same body, and it	Emy, Mike Thorp, please facilitate

	is a pity they chose to play a game of brinkmanship rather than discuss alternative locations with us. An appalling example to set to young and impressionable children. Chairman to invite Chairman of Education committee to extend the existing lease arrangements as an interim measure	
2001/3687 Park Farm	**Refused** as recommendation	Angi
2001/3616 Orchard Cottage	**Deferred** for site visit, 15th June after Winnersh	Angi
2001/3409 Ryeish Green School	**Approved** as recommendation	Elaine
2000/2818 White Lodge	**Deferred** for site visit, 15th June	Elaine
2001/3179 Yewgate	**Approved** as recommendation. Add informatives re: protection/retention/ re-use of the old conservatory and not using the house for multi-occupancy	Martin/John

General Points Arising

1. A difficult one, being the last one before the election, and we did very well not to get anything overturned there and then. Well done to everyone there.

2. Mike T - can you look at whether we can beef up the wording of sc 129 regarding site operative's vehicles. Members are keen to force developers to use off road parking, and also to ensure that builders don't park on the road and that other parking isn't displaced. Personally I don't think we can, all we can do is make sure the space is available, but see what you can come up with.

3. Can we achieve consistency in hours of construction conditions

John Mitchell
24th May 2001

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES

MEMORANDUM

From: Basia Polnik
(Development Control)

My Ref: BP/F/2001/3459

To: Marc Sartorio (Head of Property)
Andrew Spicer (Estates Unit Manager)

Your Ref:

Date: 25 May 2001

PROPOSED COU AND ALTERATIONS AT THE FORMER TESCO STORE & MULTI STOREY CAR PARK, ELM RD/DENMARK ST. WOKINGHAM (F/2001/3459)

As you are aware the above-mentioned planning application was considered and approved at the last Development Control Committee on 23rd May 2001

Members were most concerned about the position of the public toilets and that these are retained in the control of the Authority. The position of the toilets was considered unsuitable due to lack of natural surveillance increasing the risk of vandalism and unsocial behaviour. It was suggested that if it is impossible to relocate these then consideration should be given to the design of the toilets so that they open directly onto a public area. Furthermore it was suggested that the parking for the leisure use should be made available for public parking outside the peak hours of the club. I would be grateful if these points could be incorporated in your discussions with the developer and within the building contract.

Basia Polnik

PLANNING SERVICES
HPT 50132
TLS
BP
21 NOV 2001

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

JDM/9806/sjr
19th November 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

The architects advising Holmes Place, the leisure operator taking space in the scheme are ORMS. They have been developing the entrance elevations and I would welcome the opportunity of meeting you in their company to discuss their requirements in greater detail than was possible when we last met. I would be grateful if you could telephone me to arrange an appropriate date and time for this meeting.

Yours sincerely

John Muir
Kemp Muir Wealleans

cc: Oliver Richards ORMS
Brian Shrubsall Ian David Ltd

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

DEVELOPMENT CONTROL COMMITTEE 23.5.2001
MEMBERS UPDATE

FORMER TESCO STORES LTD AND MULTI STOREY CAR PARK, ELM RD/DENMARK ST, WOKINGHAM
Application No. F/2001/3459- Pages 3365-3391

Unfortunately Wokingham Town Council's comments were not attached as stated in the agenda. These are now attached. In paragraph G of the appraisal the last sentence of the second paragraph should read "This will be secured by condition".

In addition under "Proposal" the gross floorspace figures should read as follows (changes are highlighted in italic):

OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Retained in A1 retail use or possible	
Change of use to A3 food & drink (Alexandra Court Unit)	***572m²***
Retained in A1 retail use :	1,189m²
Additional floorspace A1 retial/A3 food & drink (mezzanine)	151m²
Total	***6,036m²***

OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Change of use from B1(a) office (Alexandra Court Unit)	572m²
Retained in A1 retail use :	1,189m²
Additional floorspace B1(a) office(additional floor and not mezzanine)	365m²
Total	6,250m²

Archaeologist : No archaeological conditions required.

LAND AT MOLE ROAD, SINDLESHAM, WINNERSH
Application No. RM/2001/3129- Pages 3418-3441

The 3rd paragraph of part B. of the appraisal should read as follows:

"The two oak trees at the front of the site near the junction of Gipsy Lane and Mole Road are important in the streetscene and are covered by a Tree Preservation Order. In order to achieve the visibility splay requested by the Highway Authority, the smaller of these two trees would have to be removed. However, as the two trees are close together, it is considered that the loss to the streetscene will be minimal, as the canopy spread of the larger tree will remain. This is the same as in the outline application. The tree will be replaced elsewhere on the site. "

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.

Site Address: Former Tesco Stores & Multi storey Car Park, Elms Road/Denmark Street, Wokingham

Applicant: Axa Equity & Law C/O Kemp Muir Wealleans

Your observations are required in respect of this application **by 31/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observations:

- **object to the relocation of the public toilets to the first floor – they are an amenity for the town and as such should be easily accessible at ground level.**
- **concerned that there may be restrictions on the use of the Elms Road car park – will it still be open for general public use or only for use by customers of the new facilities as is implied on the application form where it states that the 'provision for parking' for the development is 304 spaces.**
- **disappointed at the small amount of retail usage in the proposal**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

File: 5828
Rec'd after apply. approved at Cttee
0B8

PLANNING SERVICES	HPT
POL	TLS
DC BWP	ENF
APP	
CS	
29 MAY 2002	
COMES TO	ACK ✓
	FILE

INSPIRATIONS

Hair & Beauty

20, Denmark Street,
Wokingham,
Berks.
RG40 2BB
Tel : 01189 774066

Mrs B Polnik
Senior Planning Officer
WDC Planning Department
PO Box 157 Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Mrs Polnik

Application No: F/2002/5828 Tesco Site

We are writing to formally object to the proposals outlined in the above application and append our reasons below.

Whilst we have no objection to the change of use from A1 to A3 category, our concerns must be the proposal to extend the opening hours. We have owned our business in Denmark Street for nearly ten years, providing a valuable service to our customers and creating employment opportunities. We also own a similar business in Woodley. We know from experience that extended opening hours (and extended "drinking hours") can lead to increases in noise and disturbance, smells, litter and unsocial behaviour as stated in your brief.

During our period of ownership of both businesses, and in particular the one at Woodley, we have experienced such behaviour and suffered frequent vandalism to our property (in particular to the plate glass windows). We have been called out at all hours to deal with the aftermath of such attacks. This involves waiting (sometimes alone) in the property, having to mop up the debris, arranging for the windows to be boarded up, dealing with the alarm company, etc. At times Police support has been less than satisfactory owing to lack of resources. I note from your brief that Inspector Graham Garner has expressed similar concerns.

These incidents have added to the cost of our insurance premiums considerably. It has also affected our peace of mind. In one year alone we suffered vandalism seven times in six weeks. It is one of the most stressful aspects of running our business and at times we have seriously considered whether to continue trading.

Continued.....

INSPIRATIONS

Hair & Beauty

20, Denmark Street,
Wokingham,
Berks.
RG40 2BB
Tel : 01189 774066

Our concern is that our business in Wokingham will show an increase in such incidents should extended hours be permitted. We know other traders share our views. There is a car park sited to the rear of our property with access via a passageway running alongside our business. Our business would be a prime target for any anti social behaviour.

We urge the Council to keep the trading times in line with normal pub opening hours and strongly reject the current proposal.

Yours truly

Gary Palmer

Rosemary Palmer

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
A1 RETAIL (FOOD SUPERMARKET - DISUSED)

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO
If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
BRICKS TO MATCH EXISTING
WINDOW FRAMES TO MATCH EXISTING.
NEW GLASS CANOPIES

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.
NO BOUNDARY WALLS OR FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO EXISTING SEWERS

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

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
CLOSURE OF SERVICE ACCESS ON SOUTH SIDE OF BUILDING AND CONSTRUCTION OF NEW SERVICE ACCESS ON NORTH SIDE IN WATERFORD WAY.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
YES - RAMPS AND LIFTS ACCESS ALL LEVELS

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

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

* STATE No. OF HABITABLE ROOMS

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£1520-00

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

SIGNED JOHN MUIR ON BEHALF OF AXA EQUITY & LAW DATE 17-JANUARY 2001

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

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	2653	4226	400	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK			151	102
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS			refer to separate sheet received 7.3.01	
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				4124
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	2653	4226	551	4226

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	309	—
Proposed	304	—

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
RETAIL UNITS (A1)
RESTAURANT UNIT (A3)
HEALTH & FITNESS UNIT (D2)

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
NOT KNOWN.

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

07 MAR 2001 3459

1.	APPLICANT'S NAME	AXA EQUITY & LAW
	ADDRESS	C/O KEMP MUIR WEALLEANS
		66 GREAT PORTLAND STREET
	POST CODE	W1N 5AJ PHONE 0207436 1818
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KEMP MUIR WEALLEANS
	ADDRESS	66 GREAT PORTLAND STREET
		LONDON
	POST CODE	W1N 5AJ. PHONE 0207436 1818.
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	FORMER TESCO STORE
		DENMARK STREET, WOKINGHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF PART OF STORE TO D2/A3 USE. RELOCATION OF PUBLIC TOILETS & EXTERNAL IMPROVEMENTS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.6
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LEASE HOLDER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☑	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

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

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

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

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

Application No. F/2001/3459 **Received 07.03.01** **WOKINGHAM**

Applicant: **Axa Equity and Law**
Location : **Former Tesco Stores Ltd and Multi Storey Car Park, Elm Road/Denmark Street, Wokingham**
Proposal : **Proposed Change of Use of part of building from A1 (retail) to (D2) leisure and part from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively (B1) office use with mezzanine floor, external and internal alterations including demolition and relocation of public toilets**

1. **Introduction** - The application relates to a brick building located on the eastern side of Elms Road, west of existing buildings (numbers 9-21) fronting Denmark Street and south of Waterford Way. The ground and first floors of the majority of the building were formerly occupied by Tesco. The upper floors are used as a public car park with 309 spaces in total. The western part of the building fronting Elms Road is in residential use (6flats). The first floor of the eastern part of the building is in office use, accessed directly from Erftstadt Court. This element of the building would not be altered.

   The freehold of the building is in the ownership of Wokingham District Council and the retail unit has been vacant since the relocation of Tesco Stores Ltd in 1998.

   It is located within the retail centre of Wokingham but outside the conservation area, although the pedestrianised area outside the building falls within the conservation area. Part of the building falls within an area of archaeological potential.

2. **Proposal** - The proposal is for two alternative schemes which are as follows:

   OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:		4,124m²
Retained in A1 retail use or possible		
Change of use to A3 food & drink (Alexandra Court Unit)		509m²
Retained in A1 retail use :		1,189m²
Additional floorspace A1 retail/A3 food & drink (mezzanine)		151m²
	Total	5,973m²

   OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:		4,124m²
Change of use from B1(a) office (Alexandra Court Unit)		572m²
Retained in A1 retail use :		1,189m²
Additional floorspace B1(a) office (additional floor and not mezzanine)		365m²
	Total	6,250m²

   In addition to the internal alterations to facilitate the change of use, the proposal also includes external improvements to the elevations and external areas. The existing single storey projection onto Alexandra Court, containing public toilets

would be demolished and these would be replaced on the northern side of the building, close to the pedestrian entrance into Erftstadt Court from Waterford Way.

The servicing area to the former supermarket would form the new entrance to the leisure use and a new delivery area is proposed in Waterford Way. A transportation statement has also been submitted with the application.

3. **Consultations** -

- ***Highway Authority :*** Recommend approval subject to conditions to include detailed car parking management plan, green travel plan, parking and turning facilities, bicycle parking and parking for construction vehicles.
- ***Conservation Architect :*** Principle of reuse of this important town centre site, on the edge of the Conservation Area, must be supported. However the drawings only illustrate principles and external spaces appear not to have been considered. New landscape planting scheme should be submitted.

  The scheme proposes a fundamental change to the entrance arrangement; the service area is now to be the main entrance providing an opportunity to provide a new road surface treatment.

  Also concerns raised about the new location of the bike stand and design of roof over it.
- ***Landscape Architect :*** This application is a welcome improvement and an opportunity to strengthen pedestrian circulation as well as physical and visual links with the adjoining park.
- ***Environmental Health :*** No environmental health objection subject to conditions restricting noise and vibration to residential premises, further details of ventilation and filtration equipment to be submitted, restriction of deliveries and amplification equipment.
- ***Property :*** Welcome the application to bring new uses to this vacant store that will help regenerate this part of Denmark Street.
- ***Crime Prevention Design Officer (Police) :*** Principle of mixed use and returning vitality to this part of Wokingham Town Centre is fully supported.

  However, the courtyards and pedestrian walkways behind the main thoroughfares in Wokingham Town Centre are not subject to good natural surveillance outside the working day and have been vulnerable to graffiti and other vandalism, skateboarding and other youth gathering activities, which has been a disincentive to legitimate users passing through.

  CCTV covering the car park, public movement areas around the building and the external fabric is strongly recommended. Lighting of the area will be important, as will planting where appropriate, to keep casual intrusion away from the building fabric and keep privacy at ground floor windows.

  The car park related to the old Tesco store has been problematic in terms of car crime. It is now a government requirement that all public parking under Council control comply with the 'Secured Car Park' standards.

  The building fabric should be resistant to graffiti and all accessible glazing should be of laminated glass.

The bicycle stay area by virtue of its proximity to the service access, and its remoteness from good natural surveillance, is poorly located both in terms of encouraging cycle users to go there or in ensuring that machines left there will be secure. Providing a canopy creates the risk that it will be used by youths as a gathering place, with further perceived risk to users and cycles.

The application details specify relocation of public toilets. The location of public toilets is pivotal in dictating whether they are properly used or become problem generators and a focus for anti-social behaviour.

- ***Wokingham Town Council :*** Refer to attached.
- ***Letters of Representation :*** 5 letters received. Concerns and comments can be summarised as:
  - Loss of retail.
  - Need to retain the essential character of the primary shopping core
  - Changes of use from retail to non-retail need to take account of several criteria outlined in policy WSH5 of WDLP
  - Decision premature to outcome of Chesterton's report
  - D2 floorspace considered excessive
  - Enough A3 food and drink uses in Town Centre.
  - Impact on personal security of staff working nearby.
  - Right type of occupier would provide a welcome boost.
  - Amusement arcade will not be appropriate in this location.
  - Possible increase in vandalism.
  - Full time car park attendant required.

4. **Appraisal** - Main issues are:

A. Principle of change of use in this location and impact on retail activity/ character of the town centre : Policy S4 of the Berkshire Structure Plan; Policies WSH1, WSH2, WSH5, WSH6, WR1 and WR3 of the Wokingham District Local Plan; and PPG6.

B. Impact on amenities of neighbouring residents : Policies SBE1 and SBE2 of the South East Area Local Plan; Policies WR1 and WBE1 of the Wokingham District Local Plan; and PPG6.

C. Accessibility and relocation of public toilets : Policies WOS3, WR1, WSH2, WSH3, WBE9 and WBE1 of the Wokingham District Local Plan.

D. External alterations : Policies SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3, WHE4, WBE1 and WBE10 of the Wokingham District Local Plan.

E. Parking, traffic generation and delivery arrangements : Policies WT6 and WOS3 of the Wokingham District Local Plan.

F. Impact on Services, Infrastructure and Amenities : Policies LD6, LD8, SR3 and SPS1 of the South East Area Local Plan; Policy WOS4 of the Wokingham District Local Plan and Supplementary Planning Guidance A9.

G. Concerns of the Town Council and objectors.

A. Principle of change of use in this location and impact on retail activity/character of the town centre

The site is located within the settlement boundary (Policies STV1 of the South East Area Local Plan and WOS2 of the Wokingham District Local Plan), the town centre boundary of Wokingham (Policies WSH1 and WT6 of the Wokingham District Local Plan) and the retail centre (Policy WSH5 of the Wokingham District Local Plan).

(i) Proposed leisure use :

The major element of the proposal (identified in both option A and option B) is the change of use of part of the building (4,124m²) from A1 (retail) to D2, for a health and fitness club.

Leisure and the evening economy forms part of the guidance in PPG6 "Town Centres and Retail Developments" which advocates in paragraph 1.11 in "adopting a sequential approach means that first preference should be for town centre sites, where suitable sites or buildings suitable for conversion are available". Paragraph 1.15 states that "this approach should also apply to all key town centre uses which attract a lot of people, including commercial and public offices, entertainment, leisure and other such uses. These should be encouraged to locate in city, town and district centres". This is to both support the viability of town centres and offer greater opportunity for shared trips and to minimise private motor car trips.

Although the proposal would result in the loss of part of a large A1 retail unit, as the premises have been vacant for a number of years and no other prospective retail occupier has been forthcoming, indicating lack of demand for these premises, it is considered that the change of use to a leisure use is acceptable subject to an element of retail being retained around the periphery of the building In terms of policy WSH5 of WDLP the proposal would provide a recreational benefit to visiting members of public, maintain a retail use within the primary frontage as well as other frontages and improve the visual impact of the building and immediate environment.

In addition it is hoped that such a use, although it is currently speculative, would be capable of providing more than one type of activity or leisure use that appeals to a wide range of the population and complements existing provision in the town centre. It is likely that a health and fitness club would attract a significant number of daytime users, as well as those using facilities in the evening which would enhance vitality of the immediate area and the town centre generally.

(ii) Provision of smaller units :

Both options A and B propose to retain the remainder of the former Tesco retail unit for A1 retail use with a net ground floor area of 989m² with the possible insertion of a mezzanine floor of a net area of 400m², thereby providing a net total of 1,389m² of A1 retail floorspace. The proposal would also include the insertion of 3 additional entrances facing Erftstadt Court (east elevation) which would be partly visible from Denmark Street and a further entrance in a similar position to the

former Tesco supermarket would be inserted facing Alexandra Court (south elevation). This retail area could be subdivided at a future date to provide a number of smaller units. This part of the proposal would maintain and enhance retail uses along the primary frontage as defined by the Wokingham District Local Plan, which involves extending the building at ground floor level by 2m.

(iii) Option A :Use of Alexandra Court Unit for A1/A3 use :
The proposal indicates 2 alternative schemes which relate to what is referred to as the Alexandra Court Unit. This is the area immediately behind the public toilets which are to be demolished and relocated and the area within the building which was formerly the restaurant area, together with ancillary facilities. Option A would provide a unit either for A1 (retail) or A3 (restaurant) use with a ground floor net area of 504m² and includes the insertion of a mezzanine floor to provide an additional net area of 270m², giving a total of 774m² of A1/A3 floorspace. This would be a self-contained unit with a new entrance onto Alexandra Court.

(iv) Option B : Use of Alexandra Court Unit for B1(a) use
As an alternative to Option A, Option B proposes the use of the Alexandra Court Unit for B1(a) offices providing 472m² of net floorspace on the ground floor and includes the insertion of another floor above to provide an additional 465m² of floorspace, resulting in a total of 937m² of B1(a) floorspace. It should be noted however that planning permission would not normally be required for the insertion of the additional floor as this is internal to the building. A new entrance would also be constructed.

It is considered that the proposed changes of use and elevational treatment, which includes insertion of new entrances and shop fronts, would enhance this part of the town centre and provide vitality. Whilst it would result in the loss of a large retail unit it would be replaced by a mix of uses on site, including smaller retail units along the primary frontage and facing Erftstadt Court, which relates well to existing retail frontage in Denmark Street. As such it is not considered that the viability of the town centre would be affected as the scheme would provide greater variety of uses.

B. Impact on amenities of neighbouring residents
Paragraph 2.21 of PPG6 states that "leisure uses may disturb nearby residents. Before granting permission, Local Planning Authorities should ensure that the design of the development and the conditions attached mean that the amenity of nearby residents are fully considered...."

The proposal has been evaluated by the Environmental Health Officer who raises no objection subject to conditions relating to submission of further details of noise attenuation, ventilation and filtration equipment, hours of delivery and sound reproduction amplification equipment. It is considered that the imposition of these 4 conditions (refer to conditions 5-8) should adequately protect the amenities of residents, in the adjoining flats fronting Elm Road, from noise and disturbance from the proposed change of use.

C. Accessibility and relocation of public toilets

The site is located in the town centre and is accessible by foot, bicycle, public transport and car. Parking is provided in nearby car parks or within the building itself in the multi-storey car park. It is well served by a network of footpaths.

The existing service bay is currently located facing the area of public open space. This would be relocated to the north of the building facing Waterford Way which would provide access for deliveries. This will allow for service vehicles to be removed from the prominent south side and the pedestrian environment improved.

Cycle parking is indicated to the north side of the building. It is considered that this could be better located in a more prominent position where there would be an element of natural surveillance and therefore a condition is proposed requiring further details to be submitted.

As described in paragraph A additional entrances are proposed around the perimeter of the building to ensure better access. This will be further enhanced by improvements to the pedestrianised area around Alexandra Court and Erftstadt Court (details to be dealt with by condition) and improvements to the existing lifts and lift lobbies. These enhancements include improvements to levels in Erftstadt Court improving access for both pedestrians and shoppers. In the design statement submitted in the application the agent states that "The welcoming bright clear treatment will be echoed in the multi-storey car park where a package of improvements will enhance lighting, finishes and signage."

The application as originally submitted showed the public toilets relocated to the first floor of the car park resulting in the loss of a few parking spaces. As a result of negotiations revised plans received on 30th April 2001 show the public toilets being relocated at ground floor level to the north side of the building in a more accessible location.

D. External alterations and extensions

The proposed external alterations, which include the insertions of additional windows, shopfronts and new entrances, are considered to be improvements enhancing the quality of the surrounding environment including the adjoining conservation area, and views from Denmark Street and Elms Road public open space. Details of materials and landscaping etc. will be dealt with by condition.

E. Parking, traffic generation and delivery arrangements

The number of parking spaces in the multi-storey car park would remain the same as existing, although in the transportation statement it is proposed to dedicate the top deck (88 spaces) for the Health and Fitness Centre and if option B is implemented 23 spaces for the offices, resulting in a total of 111 spaces being unavailable for the general public.

As the Council's long term strategy is to promote public transport, walking and cycling as a viable alternative to the private car and it is considered that there is adequate public car parking in the town centre as well as that the Health & Fitness use providing the opportunity for linked trips to the town centre, the

loss of these parking spaces to the public is considered to be acceptable. However, details of where these spaces are actually allocated within the car park, and the overall management of the car park will need to be the subject of the Car Park Management Plan required under condition. The plan will also ensure that the majority of car parking spaces will remain available for general public use.

The Transportation Assessment submitted alongside this application demonstrates that the proposed change of use will create significantly less traffic than would have been expected if the unit were to be re-occupied under its present permitted use as a food retail unit. Whilst the travel patterns of the retail element of the proposal will be similar to that of Tesco's, the Health and Fitness travel patterns will differ. The normal peak period of Health and Fitness is during the evenings (1800-2000 hrs) when public transport services are limited.

PPG6 and PPG13 support this type of development in Town Centre locations where accessibility to public transport is generally considered to be good. However as explained above, public transport provision during the peak time of the development is limited. The Authority is also actively developing a possible cycle route linking the Molly Millars Lane area to the Town Centre. The most favoured route at present is via Ashville Way and across the railway lines running adjacent to the east of the cricket ground and continuing to Elms Road, passing the application site.

A Green Travel Plan is also proposed.

F. Impact on services, amenities and infrastructure
In normal circumstances a contribution for improvements to the car park would be required secured by a s106 agreement. However in this case the freehold is owned by the Council and the terms of the building agreement and lease would be such that the developer would be obliged to spend a considerable sum of money on improvements to the car park to include lighting, security and improvements to the area surrounding the building. Therefore in this instance a s106 agreement would not be required as this requirement would be secured legally by other means in the Council's control. In addition conditions are suggested requesting further information relating to improving security, the area around the building and management of the car park.

G. Concerns of the Town Council and objectors/consultees
The concerns of the Town Council and objectors have been noted. Issues of the location of the public toilets, cycle parking, car parking, loss of retail has been dealt with above. An amusement arcade does not form part of the this proposal. The applicant's intention is that if option is implemented that the Alexander Court unit would be used either as retail or a resturant.

Details of lighting which would enhance security in the evening/night and additional security measures will be dealt with by condition. Whether or not a car park attendant is provided is not a planning issue but an issue of how the car park is managed which is a planning matter. This will be secured by a s106 agreement.

Finally the archaeological implications are limited as the majority of the alterations are internal to the existing building in conjunction with the change of use or insertion of windows/shopfronts and entrances.

5. **Conclusion** - Town Centre locations, as in the case of this application site are a preferred location for leisure activities as outlined in PPG6. The proposal would make good use and enhance an existing building. This would include the public car park and the pedetranised area around the building which is considered to be an important benefit. Whilst it would result in some loss of retail floorspace it would create smaller retail units facing Erftstadt Court and the leisure use would contribute to the vitality of the town centre. It is hoped that enhancements proposed would stimulate trade in this part of Denmark Street and replace what was once a key anchor for the town.

   Whilst option A is the preferred option, ie. retail/restaurant unit in Alexandra Court Unit as opposed to Option B ie. offices, it is not considered that the office element could be resisted, nor would it give rise to any material harm to the vitality and viability of the town centre.

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

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

   2. Prior to the commencement of works further details of the shopfront, entrances and canopies, including the roof over the bike stand area, shall be submitted to and approved in writing by the Local Planning Authority.

   3. 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.

   4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

   6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

PRINCIPAL DYNAMICS

Working by Results

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAY 2001	
COPIES TO:	ACK:
	FILE:

J. Mitchell Esq.,
Development Control Manager,
Wokingham District Council,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
BERKS. RG40 1WR

F/2001/3459

8th May 2001

Dear Mr Mitchell,

Application No. : F/2001/3456 - Location :6 Magill Close, Spencers Wood, Reading

With reference to the above, I today received your correspondence of the 30th of April in respect of observations I am supposed to have given about this Planning Proposal.

This in fact is not the case; about 2 months ago I logged onto your web-site and provided some observations about the Planning Proposal that has been submitted in respect of the former Tesco premises behind Denmark Street.

At the time, as a local employer who has a large number of female staff working during the evening hours, I expressed potential concern about change of usage of the former Tesco premises, if this change meant my staffs' safety, when leaving the premises at 9pm in the evening, was going to be compromised.

On the 14th of March, I received a confirmation 'postcard' from you about the observations I had made; I am unsure whether the Application No. has been misquoted or whether there was some error in the information you drew from your web-site.

In the circumstances, I would be grateful if you could ensure that my original comments are attached to any papers which consider any Application for change of usage of the former Tesco premises.

ODS' list amended

Yours sincerely

Simon Ryeland
Managing Director

Principal Dynamics,
Denmark Court, 17/18 Market Place, Wokingham, Berkshire RG40 1AL
Telephone: 0118 979 4500. Facsimile: 0118 978 8811.
E-mail: info@principal-dynamics.co.uk
Principal Dynamics is a trading style of Principal Marketing & Insurance Services Ltd.
Registered Office: Principal House, 6 Chertsey Road, Woking, Surrey, GU21 5AB
Registered in England No: 2756299 VAT No: 641 289827

NQA ISO9001 REGISTERED COMPANY

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 12 March 2001 14:18
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/3459
Correspondent_FullName: Simon Ryeland
Correspondent_StreetAddress: Principal Dynamics, Denmark Court
Correspondent_Address2: 17 / 18 Market Place
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 1AL
Correspondent_Telephone: 0118 979 4500
Correspondent_Email: simon.ryeland@principal-dynamics.co.uk

Comments:

My company is a Marketing Services / Telemarketing company in close proximity to the former Tesco Stores site. We employ in excess of 125 staff and actively work from our offices from 9am to 9pm Monday to Friday, as well as Saturday from 9.30am to 2pm.

The vast majority of our staff are female, ranging from 20 to 70+ years old, with a very high proportion of female staff working in the evenings up to 9pm, and I therefore am very conscious about their personal security.

From the letter you have sent to me I note the proposed change of usage to (D2) Leisure and A3 Restaurant. Without knowing more detail about the type of company who have put forward this application, it is difficult to support or object to the application. If the potential user of these premises typically targets the younger age groups, with alcohol freely available, I would have some grave concerns for the welfare and safety of my staff when they finish their evening shift at 9pm.

On the other hand, I would also acknowledge that, given the right type of occupier for these premises, it will provide a welcome boost to the immediate vicinity, as the area has undoubtedly deteriorated since Tesco vacated the premises over 3 years ago.

THAMES VALLEY
POLICE

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

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

Date 24th May 2001

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

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 3459

Dear Mrs. Polnik

Former Tesco store, Denmark Street, Wokingham.

Thank you for the further details of this application.

I stand by all the comments made in my letter of 23rd March in respect of this proposal.

I am still concerned about the location of the cycle storage, and now that the public toilets are also in this location, I feel that the whole issue of public pedestrian movement around the development needs addressing.

Waterford Way is little more than a service road and not part of the alleyways and connecting network to the south of the building. Both cycle storage and public toilets which do not relate well to the public areas they serve, are likely to become misused and generate problems and crime.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the risks facing this development include car crime, burglary, anti-social behaviour, alcohol related disorder, theft and criminal damage.

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

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

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

Applicationo	Name & Address
F/2001/3459	J m & Peter Butler 11 Elms Road WOKINGHAM Berkshire RG40 2AA
F/2001/3459	E Howard 2 Elms Road WOKINGHAM Berkshire RG40 2AA
F/2001/3459	Dr T J Payne 3 Elms Road WOKINGHAM RG40 2AA
F/2001/3459	S Ryeland Principle Dynamics Denmark Court 17/18 Market Place Wokingham RG40 1AL
3459	Peter W. J Leigh 41 Sandy Lane Wokingham Berkshire RG41 4SS
APP APPROVED LETTER SENT 31/01/01	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2001/3459

Applicant : Axa Equity And Law C/O Kemp Muir Wealleans.

Location : Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Proposal : Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Site Notice Displayed ? :

YES	NO	DATE
✓		11.4.01

Date of Neighbour Notifications : .....

Date of Site Visit : 11.4.01

Date Registered : 07/03/2001

Earliest Date for Decision : 31/03/2001

Latest Consultation Date/Site Notice Expiry Date : 31/03/2001

This application will have expired on: 02/05/2001. 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 :

Refer to Ctte Report 23.5.01

Planning Issues :

Application Number: F/2001/3459

Appraisal :

Refer to report

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

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

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

2. Prior to the commencement of works further details of the shopfront, entrances and canopies, including the roof over the bike stand area, shall be submitted to and approved in writing by the Local Planning Authority.

3. 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.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

10. Notwithstanding the plans submitted prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13. Prior to the commencement of works details of a signage strategy shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

14. The A1 retail element shall not be less than 989m² net at ground floor level and shall not be subdivided into more than 2 units without the written permission of the Local Planning Authority.

15. The A3 food and drink element shall not be more than 504m² net at ground floor level without the written permission of the Local Planning Authority.

16. The D2 leisure and assembly use shall not be more than 4,124m² net without the written permission of the Local Planning Authority.

17. Notwithstanding Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the premises shall be used for a nightclub, bingo hall or casino, without the written permission of the Local Planning Authority.

18. Prior to the occupation of the building further details of security measures for the building, car park and public area shall be submitted to and approved by the Local Planning Authority and these shall be implemented as approved.

19. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car.

20. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the Local Planning Authority. The car park shall thereafter be managed in accordance with the approved plan.

21. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the LPA showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

22. The building shall not be occupied until space for parking bicycles has been provided in accordance with the LPA standards.

23. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

24. No additional mezzanine floors, other than those shown on the approved plans shall be inserted without the written permission of the LPA.

Reasons:

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

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

4. 11. 12. In the interests of visual amenity.

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

6. To safeguard the residential amenity of the adjacent dwellings.

7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To protect adjoining occupiers and the area generally from noise and disturbance.

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

3. In the interests of convenience for pedestrians.

14. In order to maintain a retail frontage and ensure appropriate development of this site.

15.& 16. To ensure appropriate development of this site.

17. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

18. To ensure that adequate security measures are implemented.

19.& 22. In order to encourage the use of alternative forms of transport.

20. To ensure public access is maintained for town centre parking.

21. In the interests of highway safety and convenience.

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

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

Informatives:

1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 30th April 2001, 2 and 4th May showing the relocation of the public toilets and does not approve the proposals as originally submitted.

2. 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 S4
   South East Area Local Plan Policies SBE1, SBE2, LD6, LD8, SR3, SPS1
   Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4, WT6

BASIA POLNIK

RECORD OF SITE VISIT

SITE ADDRESS: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/ Denmark Street Wokingham.

APPLICATION NUMBER: F/2001/3459

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 11.4.01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Mixed uses - mainly commercial

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES landscaping to be submitted

ACCESS/PARKING refer to plan

LEVELS refer to plan

BOUNDARY TREATMENT

OTHERS

DEVELOPMENT CONTROL COMMITTEE 23.5.2001
MEMBERS UPDATE

FORMER TESCO STORES LTD AND MULTI STOREY CAR PARK, ELM RD/DENMARK ST, WOKINGHAM
Application No. F/2001/3459- Pages 3365-3391

Unfortunately Wokingham Town Council's comments were not attached as stated in the agenda. These are now attached. In paragraph G of the appraisal the last sentence of the second paragraph should read "This will be secured by condition".

In addition under "Proposal" the gross floorspace figures should read as follows (changes are highlighted in italic):

OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Retained in A1 retail use or possible Change of use to A3 food & drink (Alexandra Court Unit)	***572m²***
Retained in A1 retail use :	1,189m²
Additional floorspace A1 retial/A3 food & drink (mezzanine)	151m²
Total	***6,036m²***

OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Change of use from B1(a) office (Alexandra Court Unit)	572m²
Retained in A1 retail use :	1,189m²
Additional floorspace B1(a) office(additional floor and not mezzanine)	365m²
Total	6,250m²

Archaeologist : No archaeological conditions required.

LAND AT MOLE ROAD, SINDLESHAM, WINNERSH
Application No. RM/2001/3129- Pages 3418-3441

The 3rd paragraph of part B. of the appraisal should read as follows:

"The two oak trees at the front of the site near the junction of Gipsy Lane and Mole Road are important in the streetscene and are covered by a Tree Preservation Order. In order to achieve the visibility splay requested by the Highway Authority, the smaller of these two trees would have to be removed. However, as the two trees are close together, it is considered that the loss to the streetscene will be minimal, as the canopy spread of the larger tree will remain. This is the same as in the outline application. The tree will be replaced elsewhere on the site. "

RURALCRAFTS, 374 READING ROAD, WINNERSH
Application Number: O/2001/3517 – Pages 3422-3452

In addition to the Highway contributions mentioned in the report, the applicant has agreed to a contribution of £1020.00 towards library provision in the Parish.

97-99 POUND LANE, SONNING.
Application Number: F/2001/3334 &F/2001/3335. Pages 3453-3480.

An appeal has now been lodged against non-determination of application F/2001/3335. The appeal will take the form of a Hearing and the statement is due on the 21 June 2001.

Two additional conditions have also been recommended:

18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

ISOMER, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING.
Application Number: F/2001/3596 & F/2001/3598. Pages 3481-3498.

In the first section of the report the applicants are incorrectly stated as Bryant Homes Ltd. The applicants are instead Bewley Homes.

ST PAUL'S C OF E JUNIOR SCHOOL, OXFORD ROAD, WOKINGHAM
Application Number F/2001/3693 – Pages 3499-3503

Since the report was written, comments have been received from Wokingham Town Council who have no objection to the application. Two letters have been received from local residents, one in support and one objection. The applicant has also sent a letter and copies of correspondence to members of the Development Control Committee.

PARK FARM, PARK LANE, FINCHAMPSTEAD
Application F/2001/3687

I additional letter of objection and 1 letter in connection with the revised plans received – No new points raised in addition to those reported in the agenda.

ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD
Application F/2001/3616

On O.S. based plan on page 3518 of the agenda, Orchard Cottage is not shown.
Corrections to paragraph 4A of the agenda report:
First para., line 6 – delete 1.4 insert 1.7m.
Second para., line 3 delete 'and 3m'. Line 4 delete 2.3m/5m.....Popular Point. Insert '2m between The Forge and Little Orchard and 2.5m between Little Orchard and 2.5m between Little Orchard and Popular Point.'

YEWGATE, REMENHAM HILL, REMENHAM.
Application Number: F/2001/3179. Pages 3538-3553.

An additional condition is recommended to prevent the infilling under the covered pavilion, walkway and porch.

9. The open elevations of the hereby approved pavilion, porch and walkway shall not be enclosed, in part or whole, at any time without the permission in writing of the Local Planning Authority.

   Reason: To safeguard the open character and amenity of the Green Belt.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.

Site Address: Former Tesco Stores & Multi storey Car Park, Elms Road/Denmark Street, Wokingham

Applicant: Axa Equity & Law C/O Kemp Muir Wealleans

Your observations are required in respect of this application **by 31/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observations:

- **object to the relocation of the public toilets to the first floor – they are an amenity for the town and as such should be easily accessible at ground level.**
- **concerned that there may be restrictions on the use of the Elms Road car park – will it still be open for general public use or only for use by customers of the new facilities as is implied on the application form where it states that the 'provision for parking' for the development is 304 spaces.**
- **disappointed at the small amount of retail usage in the proposal**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

Date: 17 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan showing public toilets relocated to north of building facing Watford Way. Drawing nos 9806 AP07 RevB, AP08B, AP09A, AP10B, AP11B, AP13B, AP14B & AP15B.

Comments are required by 22/05/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

REV... PLAN...
34...
3459...

MDK/9806/sjr
16th May 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Further to today's telephone conversation, I attach nine copies of our drawing 9806/AP/15 Revision B. This drawing was sent by Special Delivery last Friday, but obviously failed. Please let me know if you need any further information.

Yours sincerely

Martyn Kemp
Kemp Muir Wealleans

Encs:

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

43259
DC BP
15 MAY 2001
COPIES TO:
FILE:

kemp muir wealleans
architects
designers

66 Great Portland Street
London W1N 5AJ
Tel: 0171 436 1818
Fax 0171 436 5321
mail@kmw.co.uk

DRAWING REGISTER AND ISSUE

Project: Wokingham
Job No: 9806
Dwg Type: Planning Drawings

Y	1	1																		
M	5	5																		
D	1	11																		

Dwg No.	Title	Scale	Size	Revision																	
9806AP07	Proposed ground floor/OptB	1:200	A1	B	B																
9806AP08	Proposed mezzanine-first floor/OptB	1:200	A1	B	B																
9806AP09	Proposed first floor car park level	1:200	A1	A	A																
9806AP10	Proposed North & South Elevations	1:100	A0	B	B																
9806AP13	Proposed ground floor/OptC	1:200	A1	B	B																
9806AP14	Proposed mezzanine-first floor/OptC	1:200	A1	B	B																

DISTRIBUTION

	B Polnik/Wokingham District Council	6	3

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
15 MAY 2001
COPIES TO: | ACK:

* = e-mail

Issued for Information
Issued for Approval •
Issued for Tender
Issued for Construction

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel: 0171 436 1818
Fax 0171 436 5321
mail@kmw.co.uk

DRAWING REGISTER AND ISSUE

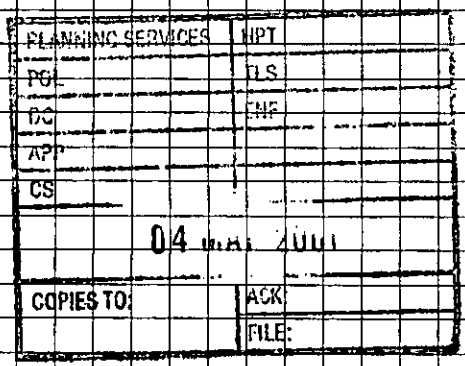
Project: Wokingham
Job No: 9806
Dwg Type: Planning Drawings

Y 1
M 5
D 1

Dwg No.	Title	Scale	Size	Revision
9806AP07	Proposed ground floor/OptB	1:200	A1	B
9806AP08	Proposed mezzanine-first floor/OptB	1:200	A1	B
9806AP09	Proposed first floor car park level	1:200	A1	A
9806AP10	Proposed North & South Elevations	1:100	A0	B
9806AP13	Proposed ground floor/OptC	1:200	A1	B
9806AP14	Proposed mezzanine-first floor/OptC	1:200	A1	B

DISTRIBUTION

B Polnik/Wokingham District Council		6



* = e-mail

Issued for Information
Issued for Approval •
Issued for Tender
Issued for Construction

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3459(Planaps) / (Ludhouse) Date Rec. 30.4.01 & 4.5.01 and 15.5.01, 16.05.01

Location: FORMER TESCO STORES LTD & MULTI STOREY CAR PARK, ELM RD/ DENMARK ST. Parish WOKINGHAM

Applicant: AXA EQUITY & LAW

Description of attached plans Revised plan showing public toilets relocated to north of building facing Waterford Way

Drawing No's: 9806 AP07 Rev B, AP08 B, AP09 A, AP10 B, AP11B AP 13 B and AP14B, AP15

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Property ✓
Police ✓
Archaeologist (Bobbie) ✓
Env. Health ✓
- WITS and municipals. ✓
- TCM1 -"- ✓
- CoC1 -"- ✓

NEIGHBOURS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)	HS.	✓
3.	XA (Highways)		✓
4.	NF (Building Control)	Access officer	✓
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

Date for Responses 22.5.01

Re-advertise App. Y / (N)
Redate Application Y / (N)
New Site Notice Y / (N)
New Description

Basia - sent all consultations out today (17/05) first class post. Thanks for finding the yellow sheet!
Penny.

CASE OFFICER BP.

ons on 17.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

04 MAY 2001

BP

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	RPT 42910
POL	LS
DC BP	ENF
APP	
CS	
04 ..... -001	
COPIES TO:	
	FILE:

JDM/9806/sjr
2nd May 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Further to our telephone conversation earlier today, I confirm the following matters:-

Exa House Application F/2001/3437

- The reference on our drawing 'Proposed Ground Floor' to a retail unit is incorrect and should be annotated as offices.
- We will examine the west elevation to see how it can be more animated (perhaps decorated or relief brickwork) and to replace the small flat roofs with pitched roofs. I note that if we can produce drawings which address your concerns you should be able to determine the Exa House application at the next Committee Meeting.

Former Tesco Application

- You raised certain matters that we could deal with by way of conditions. Namely CCTV and lighting.
- You commented on the relatively concealed location of the bicycle parking area and we will discuss this further in the light of any comments which may be made at the presentation on 8th May 2001.

Finally, I enclose for your use six copies of each of the amended drawings sent to you last week to cover the repositioning of the public toilets at ground floor level. The drawings are listed below.

9806 AP 07 Rev B	Proposed Ground Floor/Option B A
9806 AP 08 Rev B	Proposed Mezzanine-First Floor/Option B A
9806 AP 09 Rev A	Proposed First Floor Car Park Level
9806 AP 10 Rev B	Proposed North & South Elevations
9806 AP 13 Rev B	Proposed Ground Floor/Option C B
9806 AP 14 Rev B	Proposed Ground Floor/Option C B
9806 AP 15 Rev B	Proposed Mezzanine-first floor/Option C B

Not submitted - received 16/5/01

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

Please do not hesitate to contact me if you have any further queries.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

PLANNING SERVICES	HPT 42690
POL	TLS
DC BP	ENF
APP	
CS	
30 APR 2001	
COPIES TO:	ACK:
	FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

REVISED PLAN

3459 A

JDM/9806/sjr
26th April 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Please find enclosed one copy of each of the following drawings:

OPTION ~~B~~ A	
9806 AP 07 Rev B	Proposed Ground Floor Plan
9806 AP 08 Rev B	Proposed Mezzanine/First Floor Plan
9806 AP 09 Rev A	Proposed First Floor Car Park Level
9806 AP-10-1-1 Rev-B	Proposed North & South Elevations
OPTION ~~C~~ B	
9806 AP 13 Rev B	Proposed Ground Floor
9806 AP 14 Rev B	Proposed Mezzanine - First Floor Plan

These drawings have been prepared following my last conversation with you during which you advised that adverse comment was being received as a result of the consultation exercise concerning the proposed new location of the public toilets on the first floor of the car park. As suggested I have put to my client the option of relocating the existing public toilets to an alternative position at ground floor level and one which is removed from the main retail frontages. The enclosed drawings indicate the toilets relocated to the north side of the building where they are closer to the town centre, can be accessed by pedestrians using the network of adjoining footpaths and by the disabled.

I believe the proposals are a significant improvement and trust they meet with your approval. I would also like to ask that you accept these drawings in substitution of the equivalent numbered drawings which form part of our current planning consent.

../2

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

If you have any query, please contact me. We are obviously concerned to minimise the delay that this change has caused and I understand from our previous discussion that it should be possible to determine our application at the planning committee meeting scheduled for the last week of May.

I look forward to hearing from you.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

Application No. F/2001/3459 **Received 07.03.01** **WOKINGHAM**

Applicant: **Axa Equity and Law**
Location : **Former Tesco Stores Ltd and Multi Storey Car Park, Elm Road/Denmark Street, Wokingham**
Proposal : **Proposed Change of Use of part of building from A1 (retail) to (D2) leisure and part from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively (B1) office use with mezzanine floor, external and internal alterations including demolition and relocation of public toilets**

1. **Introduction** - The application relates to a brick building located on the eastern side of Elms Road, west of existing buildings (numbers 9-21) fronting Denmark Street and south of Waterford Way. The ground and first floors of the majority of the building were formerly occupied by Tesco. The upper floors are used as a public car park with 309 spaces in total. The western part of the building fronting Elms Road is in residential use (6flats). The first floor of the eastern part of the building is in office use, accessed directly from Erftstadt Court. This element of the building would not be altered.

   The freehold of the building is in the ownership of Wokingham District Council and the retail unit has been vacant since the relocation of Tesco Stores Ltd in 1998.

   It is located within the retail centre of Wokingham but outside the conservation area, although the pedestrianised area outside the building falls within the conservation area. Part of the building falls within an area of archaeological potential.

2. **Proposal** - The proposal is for two alternative schemes which are as follows:

   OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:		4,124m²
Retained in A1 retail use or possible		
Change of use to A3 food & drink (Alexandra Court Unit)		509m²
Retained in A1 retail use :		1,189m²
Additional floorspace A1 retail/A3 food & drink (mezzanine)		151m²
	Total	5,973m²

   OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:		4,124m²
Change of use from B1(a) office (Alexandra Court Unit)		572m²
Retained in A1 retail use :		1,189m²
Additional floorspace B1(a) office (additional floor and not mezzanine)		365m²
	Total	6,250m²

   In addition to the internal alterations to facilitate the change of use, the proposal also includes external improvements to the elevations and external areas. The existing single storey projection onto Alexandra Court, containing public toilets

would be demolished and these would be replaced on the northern side of the building, close to the pedestrian entrance into Erftstadt Court from Waterford Way.

The servicing area to the former supermarket would form the new entrance to the leisure use and a new delivery area is proposed in Waterford Way. A transportation statement has also been submitted with the application.

3. **Consultations** -
   - ***Highway Authority :*** Recommend approval subject to conditions to include detailed car parking management plan, green travel plan, parking and turning facilities, bicycle parking and parking for construction vehicles.
   - ***Conservation Architect :*** Principle of reuse of this important town centre site, on the edge of the Conservation Area, must be supported. However the drawings only illustrate principles and external spaces appear not to have been considered. New landscape planting scheme should be submitted.

     The scheme proposes a fundamental change to the entrance arrangement; the service area is now to be the main entrance providing an opportunity to provide a new road surface treatment.

     Also concerns raised about the new location of the bike stand and design of roof over it.
   - ***Landscape Architect :*** This application is a welcome improvement and an opportunity to strengthen pedestrian circulation as well as physical and visual links with the adjoining park.
   - ***Environmental Health :*** No environmental health objection subject to conditions restricting noise and vibration to residential premises, further details of ventilation and filtration equipment to be submitted, restriction of deliveries and amplification equipment.
   - ***Property :*** Welcome the application to bring new uses to this vacant store that will help regenerate this part of Denmark Street.
   - ***Crime Prevention Design Officer (Police) :*** Principle of mixed use and returning vitality to this part of Wokingham Town Centre is fully supported.

     However, the courtyards and pedestrian walkways behind the main thoroughfares in Wokingham Town Centre are not subject to good natural surveillance outside the working day and have been vulnerable to graffiti and other vandalism, skateboarding and other youth gathering activities, which has been a disincentive to legitimate users passing through.

     CCTV covering the car park, public movement areas around the building and the external fabric is strongly recommended. Lighting of the area will be important, as will planting where appropriate, to keep casual intrusion away from the building fabric and keep privacy at ground floor windows.

     The car park related to the old Tesco store has been problematic in terms of car crime. It is now a government requirement that all public parking under Council control comply with the 'Secured Car Park' standards.

     The building fabric should be resistant to graffiti and all accessible glazing should be of laminated glass.

The bicycle stay area by virtue of its proximity to the service access, and its remoteness from good natural surveillance, is poorly located both in terms of encouraging cycle users to go there or in ensuring that machines left there will be secure. Providing a canopy creates the risk that it will be used by youths as a gathering place, with further perceived risk to users and cycles.

The application details specify relocation of public toilets. The location of public toilets is pivotal in dictating whether they are properly used or become problem generators and a focus for anti-social behaviour.

- ***Wokingham Town Council :*** Refer to attached.
- ***Letters of Representation :*** 5 letters received. Concerns and comments can be summarised as:
  - Loss of retail.
  - Need to retain the essential character of the primary shopping core
  - Changes of use from retail to non-retail need to take account of several criteria outlined in policy WSH5 of WDLP
  - Decision premature to outcome of Chesterton's report
  - D2 floorspace considered excessive
  - Enough A3 food and drink uses in Town Centre.
  - Impact on personal security of staff working nearby.
  - Right type of occupier would provide a welcome boost.
  - Amusement arcade will not be appropriate in this location.
  - Possible increase in vandalism.
  - Full time car park attendant required.

4. **Appraisal** - Main issues are:

A. Principle of change of use in this location and impact on retail activity/ character of the town centre : Policy S4 of the Berkshire Structure Plan; Policies WSH1, WSH2, WSH5, WSH6, WR1 and WR3 of the Wokingham District Local Plan; and PPG6.

B. Impact on amenities of neighbouring residents : Policies SBE1 and SBE2 of the South East Area Local Plan; Policies WR1 and WBE1 of the Wokingham District Local Plan; and PPG6.

C. Accessibility and relocation of public toilets : Policies WOS3, WR1, WSH2, WSH3, WBE9 and WBE1 of the Wokingham District Local Plan.

D. External alterations : Policies SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3, WHE4, WBE1 and WBE10 of the Wokingham District Local Plan.

E. Parking, traffic generation and delivery arrangements : Policies WT6 and WOS3 of the Wokingham District Local Plan.

F. Impact on Services, Infrastructure and Amenities : Policies LD6, LD8, SR3 and SPS1 of the South East Area Local Plan; Policy WOS4 of the Wokingham District Local Plan and Supplementary Planning Guidance A9.

G. Concerns of the Town Council and objectors.

A. Principle of change of use in this location and impact on retail activity/character of the town centre

The site is located within the settlement boundary (Policies STV1 of the South East Area Local Plan and WOS2 of the Wokingham District Local Plan), the town centre boundary of Wokingham (Policies WSH1 and WT6 of the Wokingham District Local Plan) and the retail centre (Policy WSH5 of the Wokingham District Local Plan).

(i) Proposed leisure use :

The major element of the proposal (identified in both option A and option B) is the change of use of part of the building (4,124m²) from A1 (retail) to D2, for a health and fitness club.

Leisure and the evening economy forms part of the guidance in PPG6 "Town Centres and Retail Developments" which advocates in paragraph 1.11 in "adopting a sequential approach means that first preference should be for town centre sites, where suitable sites or buildings suitable for conversion are available". Paragraph 1.15 states that "this approach should also apply to all key town centre uses which attract a lot of people, including commercial and public offices, entertainment, leisure and other such uses. These should be encouraged to locate in city, town and district centres". This is to both support the viability of town centres and offer greater opportunity for shared trips and to minimise private motor car trips.

Although the proposal would result in the loss of part of a large A1 retail unit, as the premises have been vacant for a number of years and no other prospective retail occupier has been forthcoming, indicating lack of demand for these premises, it is considered that the change of use to a leisure use is acceptable subject to an element of retail being retained around the periphery of the building In terms of policy WSH5 of WDLP, the proposal would provide a recreational benefit to visiting members of public, maintain a retail use within the primary frontage as well as other frontages and improve the visual impact of the building and immediate environment.

In addition it is hoped that such a use, although it is currently speculative, would be capable of providing more than one type of activity or leisure use that appeals to a wide range of the population and complements existing provision in the town centre. It is likely that a health and fitness club would attract a significant number of daytime users, as well as those using facilities in the evening which would enhance vitality of the immediate area and the town centre generally.

(ii) Provision of smaller units :

Both options A and B propose to retain the remainder of the former Tesco retail unit for A1 retail use with a net ground floor area of 989m² with the possible insertion of a mezzanine floor of a net area of 400m², thereby providing a net total of 1,389m² of A1 retail floorspace. The proposal would also include the insertion of 3 additional entrances facing Erftstadt Court (east elevation) which would be partly visible from Denmark Street and a further entrance in a similar position to the

former Tesco supermarket would be inserted facing Alexandra Court (south elevation). This retail area could be subdivided at a future date to provide a number of smaller units. This part of the proposal would maintain and enhance retail uses along the primary frontage as defined by the Wokingham District Local Plan, which involves extending the building at ground floor level by 2m.

(iii) Option A :Use of Alexandra Court Unit for A1/A3 use :
The proposal indicates 2 alternative schemes which relate to what is referred to as the Alexandra Court Unit. This is the area immediately behind the public toilets which are to be demolished and relocated and the area within the building which was formerly the restaurant area, together with ancillary facilities. Option A would provide a unit either for A1 (retail) or A3 (restaurant) use with a ground floor net area of 504m² and includes the insertion of a mezzanine floor to provide an additional net area of 270m², giving a total of 774m² of A1/A3 floorspace. This would be a self-contained unit with a new entrance onto Alexandra Court.

(iv) Option B : Use of Alexandra Court Unit for B1(a) use
As an alternative to Option A, Option B proposes the use of the Alexandra Court Unit for B1(a) offices providing 472m² of net floorspace on the ground floor and includes the insertion of another floor above to provide an additional 465m² of floorspace, resulting in a total of 937m² of B1(a) floorspace. It should be noted however that planning permission would not normally be required for the insertion of the additional floor as this is internal to the building. A new entrance would also be constructed.

It is considered that the proposed changes of use and elevational treatment, which includes insertion of new entrances and shop fronts, would enhance this part of the town centre and provide vitality. Whilst it would result in the loss of a large retail unit it would be replaced by a mix of uses on site, including smaller retail units along the primary frontage and facing Erftstadt Court, which relates well to existing retail frontage in Denmark Street. As such it is not considered that the viability of the town centre would be affected as the scheme would provide greater variety of uses.

B. Impact on amenities of neighbouring residents
Paragraph 2.21 of PPG6 states that "leisure uses may disturb nearby residents. Before granting permission, Local Planning Authorities should ensure that the design of the development and the conditions attached mean that the amenity of nearby residents are fully considered...."

The proposal has been evaluated by the Environmental Health Officer who raises no objection subject to conditions relating to submission of further details of noise attenuation, ventilation and filtration equipment, hours of delivery and sound reproduction amplification equipment. It is considered that the imposition of these 4 conditions (refer to conditions 5-8) should adequately protect the amenities of residents, in the adjoining flats fronting Elm Road, from noise and disturbance from the proposed change of use.

C. Accessibility and relocation of public toilets

The site is located in the town centre and is accessible by foot, bicycle, public transport and car. Parking is provided in nearby car parks or within the building itself in the multi-storey car park. It is well served by a network of footpaths.

The existing service bay is currently located facing the area of public open space. This would be relocated to the north of the building facing Waterford Way which would provide access for deliveries. This will allow for service vehicles to be removed from the prominent south side and the pedestrian environment improved.

Cycle parking is indicated to the north side of the building. It is considered that this could be better located in a more prominent position where there would be an element of natural surveillance and therefore a condition is proposed requiring further details to be submitted.

As described in paragraph A additional entrances are proposed around the perimeter of the building to ensure better access. This will be further enhanced by improvements to the pedestrianised area around Alexandra Court and Erftstadt Court (details to be dealt with by condition) and improvements to the existing lifts and lift lobbies. These enhancements include improvements to levels in Erftstadt Court improving access for both pedestrians and shoppers. In the design statement submitted in the application the agent states that "The welcoming bright clear treatment will be echoed in the multi-storey car park where a package of improvements will enhance lighting, finishes and signage."

The application as originally submitted showed the public toilets relocated to the first floor of the car park resulting in the loss of a few parking spaces. As a result of negotiations revised plans received on 30th April 2001 show the public toilets being relocated at ground floor level to the north side of the building in a more accessible location.

D. External alterations and extensions

The proposed external alterations, which include the insertions of additional windows, shopfronts and new entrances, are considered to be improvements enhancing the quality of the surrounding environment including the adjoining conservation area, and views from Denmark Street and Elms Road public open space. Details of materials and landscaping etc. will be dealt with by condition.

E. Parking, traffic generation and delivery arrangements

The number of parking spaces in the multi-storey car park would remain the same as existing, although in the transportation statement it is proposed to dedicate the top deck (88 spaces) for the Health and Fitness Centre and if option B is implemented 23 spaces for the offices, resulting in a total of 111 spaces being unavailable for the general public.

As the Council's long term strategy is to promote public transport, walking and cycling as a viable alternative to the private car and it is considered that there is adequate public car parking in the town centre as well as that the Health & Fitness use providing the opportunity for linked trips to the town centre, the

loss of these parking spaces to the public is considered to be acceptable. However, details of where these spaces are actually allocated within the car park, and the overall management of the car park will need to be the subject of the Car Park Management Plan required under condition. The plan will also ensure that the majority of car parking spaces will remain available for general public use.

The Transportation Assessment submitted alongside this application demonstrates that the proposed change of use will create significantly less traffic than would have been expected if the unit were to be re-occupied under its present permitted use as a food retail unit. Whilst the travel patterns of the retail element of the proposal will be similar to that of Tesco's, the Health and Fitness travel patterns will differ. The normal peak period of Health and Fitness is during the evenings (1800-2000 hrs) when public transport services are limited.

PPG6 and PPG13 support this type of development in Town Centre locations where accessibility to public transport is generally considered to be good. However as explained above, public transport provision during the peak time of the development is limited. The Authority is also actively developing a possible cycle route linking the Molly Millars Lane area to the Town Centre. The most favoured route at present is via Ashville Way and across the railway lines running adjacent to the east of the cricket ground and continuing to Elms Road, passing the application site.

A Green Travel Plan is also proposed.

F. Impact on services, amenities and infrastructure

In normal circumstances a contribution for improvements to the car park would be required secured by a s106 agreement. However in this case the freehold is owned by the Council and the terms of the building agreement and lease would be such that the developer would be obliged to spend a considerable sum of money on improvements to the car park to include lighting, security and improvements to the area surrounding the building. Therefore in this instance a s106 agreement would not be required as this requirement would be secured legally by other means in the Council's control. In addition conditions are suggested requesting further information relating to improving security, the area around the building and management of the car park.

G. Concerns of the Town Council and objectors/consultees

The concerns of the Town Council and objectors have been noted. Issues of the location of the public toilets, cycle parking, car parking, loss of retail has been dealt with above. An amusement arcade does not form part of the this proposal. The applicant's intention is that if option is implemented that the Alexander Court unit would be used either as retail or a resturant.

Details of lighting which would enhance security in the evening/night and additional security measures will be dealt with by condition. Whether or not a car park attendant is provided is not a planning issue but an issue of how the car park is managed which is a planning matter. This will be secured by a s106 agreement.

Finally the archaeological implications are limited as the majority of the alterations are internal to the existing building in conjunction with the change of use or insertion of windows/shopfronts and entrances.

5. **Conclusion** - Town Centre locations, as in the case of this application site are a preferred location for leisure activities as outlined in PPG6. The proposal would make good use and enhance an existing building. This would include the public car park and the pedetranised area around the building which is considered to be an important benefit. Whilst it would result in some loss of retail floorspace it would create smaller retail units facing Erftstadt Court and the leisure use would contribute to the vitality of the town centre. It is hoped that enhancements proposed would stimulate trade in this part of Denmark Street and replace what was once a key anchor for the town.

   Whilst option A is the preferred option, ie. retail/restaurant unit in Alexandra Court Unit as opposed to Option B ie. offices, it is not considered that the office element could be resisted, nor would it give rise to any material harm to the vitality and viability of the town centre.

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

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

   2. Prior to the commencement of works further details of the shopfront, entrances and canopies, including the roof over the bike stand area, shall be submitted to and approved in writing by the Local Planning Authority.

   3. 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.

   4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

   6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

10. Notwithstanding the plans submitted prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13. Prior to the commencement of works details of a signage strategy shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

14. The A1 retail element shall not be less than 989m² net at ground floor level and shall not be subdivided into more than 2 units without the written permission of the Local Planning Authority.

15. The A3 food and drink element shall not be more than 504m² net at ground floor level without the written permission of the Local Planning Authority.

16. The D2 leisure and assembly use shall not be more than 4,124m² net without the written permission of the Local Planning Authority.

17. Notwithstanding Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the premises shall be used for a nightclub, bingo hall or casino, without the written permission of the Local Planning Authority.

18. Prior to the occupation of the building further details of security measures for the building, car park and public area shall be submitted to and approved by the Local Planning Authority and these shall be implemented as approved.

19. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car.

20. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the Local Planning Authority. The car park shall thereafter be managed in accordance with the approved plan.

21. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the LPA showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

22. The building shall not be occupied until space for parking bicycles has been provided in accordance with the LPA standards.

23. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Reasons:

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

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

4. 11. 12. In the interests of visual amenity.

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

6. To safeguard the residential amenity of the adjacent dwellings.

7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To protect adjoining occupiers and the area generally from noise and disturbance.

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

3. In the interests of convenience for pedestrians.

14. In order to maintain a retail frontage and ensure appropriate development of this site.

15.& 16. To ensure appropriate development of this site.

17. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

18. To ensure that adequate security measures are implemented.

19.& 22. In order to encourage the use of alternative forms of transport.

20. To ensure public access is maintained for town centre parking.

21. In the interests of highway safety and convenience.

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

Informatives:

1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 30th April 2001 showing the relocation of the public toilets and does not approve the proposals as originally submitted.

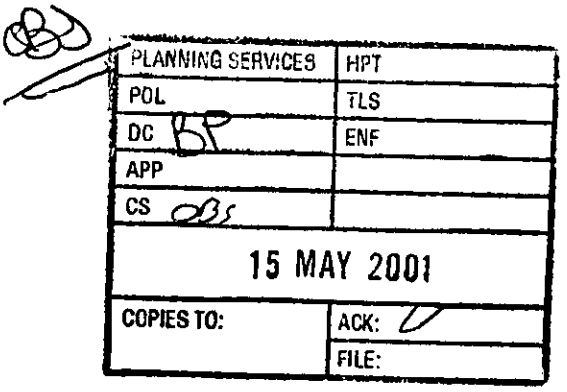
2. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies S4
   South East Area Local Plan Policies SBE1, SBE2, LD6, LD8, SR3, SPS1
   Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4, WT6

BASIA POLNIK

Recd 10.15AM 15.5.01

PETER W.J. LEIGH FRICS
Chartered Surveyer
Property Consultant

Telephone: 0118 9782732 **41 SANDY LANE • WOKINGHAM • BERKSHIRE • RG41 4SS**



14 May 2001

The Planning Officer,
Wokingham District Council,
P O Box 157, Shute End,
Wokingham, RG40 1WR

Dear Sir,

Application no. 3459 - Former Tesco store, Denmark Street

I appreciated the opportunity of speaking to Mrs. Polnik recently about this application at which time I understood her to say that it would not be determined at the Development Control meeting on 2 May and would therefore not be determined until the new Council was elected. I now understand that the Committee is due to meet again next week and will consider this case.

I think you will be aware that the Applicants gave a presentation of their proposals to retailers and other invitees on 8 May and it is only now that I am able to submit my observations, which I hope will be taken into account in reporting to the Committee. Those observations are attached separately.

Additional to those observations, but perhaps not essential to planning control issues, I would like to add the following comments:

a) Following the closure of Tesco, their agents, Morgan Williams, with whom I had contact, made no serious attempt to market the building, particularly through the national property press.

b) Since the Council bought back the lease, endeavours to re-use the building seem to have centred on one development agency with the prospect, first of a Factory Outlet Centre, which has apparently not come to fruition, and now a proposal which is likely to lead to the greater part of the building going out of retail use.

c) Understandably, the period during which the building has been empty is, for various reasons, longer than desirable; yet still there has apparently been no aggressive marketing campaign. For the time being, therefore, the building's future seems to rest on just one operator's attempts to bring a scheme to fruition, involving the greater part of the building being subject to changes of use; even the suggested names of retailers mentioned by Axa's representative as anchor stores were not those which would be likely to enhance the town's retail base.

d) To show that mine is not merely a passive interest, I chose, when the building remained empty but before the Council's buy-back, to write to several smaller departmental stores, such as are present in many smaller towns in the south-east region and was not discouraged by the replies received. I was disappointed to hear that this type of operator did not appear to feature in Axa's current thinking.

As I have ventured outside the scope of development control, perhaps you would care to pass these comments to such other officers in the Council who might be more closely involved with these other issues.

I should say that I do intend to send a copy of this letter to certain Council members involved.

I have previously written to the Chief Executive with a preview of my original letter on this 'Planning dilemma' addressed to the Wokingham Times.

Let me reassure you, please, that my interests, based upon my professional knowledge, are directed entirely at my perception of what is best for Wokingham.

Yours faithfully,

Peter Leigh

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAY 2001	
COPIES TO:	ACK:
	FILE:

cc. M. Sartorio

PETER W.J. LEIGH FRICS
Chartered Surveyer
Property Consultant

Telephone: 0118 9782732 41 SANDY LANE • WOKINGHAM • BERKSHIRE • RG41 4SS

PLANNING APPLICATION NO.3459

FORMER TESCO STORE, DENMARK STREET, WOKINGHAM

I have obtained and studied copies of the original plans submitted by Axa Equity & Law on 7 March 2001. Although I believe that some revised drawings and floor areas may have been submitted subsequently, these do not affect the observations set out below:

A) The Application does not appear to conform with the Council's Draft Local Plan 1996 - 2006 which -

a) designates the site as "Retail Centre" as opposed to "Proposed Site for Mixed Use" accorded to other town centre sites; this distinction, I submit, being of significance; [Proposals Map Insets]

b) identifies the need, under the Berkshire Retail Capacity, for "more net retail floorspace at 2001 than currently committed"; [WDLP 8.13A]

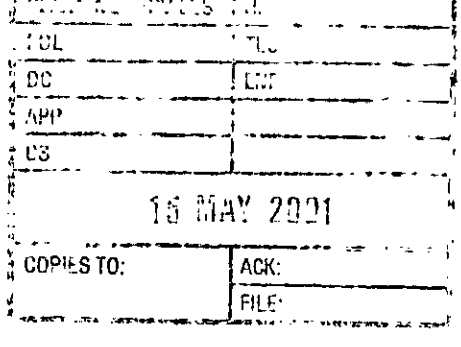
c) states under "Enhancement of Retail Provision" that "In seeking sites for location of non-retail uses applicants will be expected to take into account the need to retain the essential shopping character of the primary shopping core"; this site is specifically included in the list of Primary Frontages; [WDLP 26 and 37]

d) identifies "the need to support Wokingham Town Centre, which is under pressure from other similar sized centres .... that are expanding their retail provision." [WDLP 8.29]

e) sets out Policy WSH5: Retention of essential retail character of shopping areas, in order to maintain and enhance the vitality, viability and essential retail character of Wokingham Town. This policy further states that proposals to change the use of a retail (Class A1) unit to a non-retail use will be determined by taking into account twelve separate factors. A footnote states that "Retailer representation refers to the presence of major High Street comparison retailers, variety stores or major supermarkets which generate high pedestrian flows. Their presence, loss or absence is an indication of the level of investor confidence in the retail centre."

f) having identified this site as within Primary Frontages, makes Policy WSH6 entirely relevant. This Policy contains the unambiguous words "Uses outside Class A of the Use Classes Order will not normally be permitted."

B) A decision on this Application prior to Chesterton's report on a town centre strategy would appear to be premature and contrary to any logical approach.



C) The Application already comprises alternative uses for part of the building, including the provision of some 10,000 sq ft of offices (B1(a), although this was not stated in the original written application.

D) The Applicants have declared that the space allocated in their plan for D2 leisure use is in excess of likely requirements; they also revealed that their brochure to attract potential retailers was only sent out in the last two weeks.

On the basis of the observations set out above, I submit that the (alternative) Applications should be **REFUSED.**

Peter Leigh

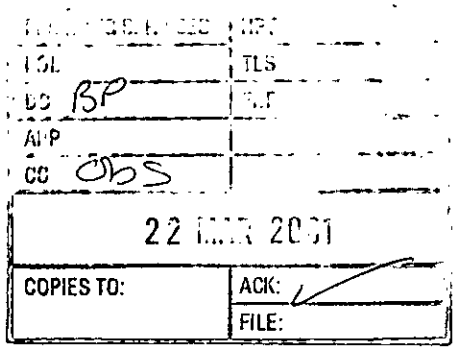
14 May 2001

PLANNING SERVICES	GP1
POL	LS
DC	ENF
APP	
CS	
15 MAY 2001	
COPIES TO:	ACK:
	FILE:

11 Elms Road, Wokingham
Berkshire RG40 2AA
Telephone: 0118 9786881
Email: peter.butler2@ntlworld.com

20 March 2001

Your Ref: Mrs B Polnik
F/2001/3459



Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Sir

Application No: F/2001/3459 – Former Tesco Stores Ltd, Denmark Street, Wokingham

With reference to your letter of 7 March 2001 regarding the above application, we have been to the Planning Office and examined the plans in question. This obviously was important to us as we live in a flat adjoining the carpark and the former Tesco's store.

It appears that the development will be of good quality and hopefully put some life back into the town. However we have one very big query. If there is to be a leisure and sports centre and a restaurant this will necessitate the multi-storey carpark being open from 6am to midnight. We have had many cases of vandalism of the residents' cars as well as those of visitors and shoppers, over the years, and whilst the Council have done their best to make the carpark safe vandalism still occurs, as Dave Halley of your Highways Department can verify. At present the carpark is locked roughly between 7.30pm and 7.30am and my husband checks the gates, lifts and all fire doors later in the evening to make sure they have been shut properly, as on numerous occasions he has found fire doors unsecured, and sometimes the lifts still working. He is no longer young and this is a burden he could well do without. You are probably aware that Alexandra Court, Elms Road and the park opposite are a gathering place for teenagers on Friday and Saturday nights.

You can, therefore, realise that we are most concerned about the carpark and would like to be assured that there will be a full time attendant in charge during opening hours who will carefully check all entrances and exits after closing time. Is it possible to stipulate this in the planning consent?

We would also like to know whether the Council will remain our landlords or whether the development company will be taking over our lease, as we note that you are giving them a lease in excess of 150 years, when our own lease was for 99 years.

If this application goes ahead, we presume there will be a great deal of disruption going on around us, and we would hope that the developers will apprise us of when work will start etc. Will this also mean that they will be responsible for the shrubberies in front of our building, which at present are a disgrace?

I am the Secretary of our Residents Association and we are having our AGM followed by an Ordinary Meeting next Tuesday, 27 March, when we will be discussing this, but I have no doubt the other residents will have similar reservations.

We look forward to an early reply with your comments, as we are going abroad for two months from the middle of April to the beginning of June and would like to know exactly what the situation is regarding this application before we go away.

Yours faithfully

J M BUTLER & PETER BUTLER

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 26 March 2001 18:19
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/3459
Correspondent_FullName: Dr T J Payne
Correspondent_StreetAddress: 3, Elms Road, Wokingham, RG40 2AA
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 2AA
Correspondent_Telephone:
Correspondent_Email:

Comments:

3,Elms Road,Wokingham,RG40 2AA

26th March

re Appplication Number F/2001/3459

Dear Sir or Madam

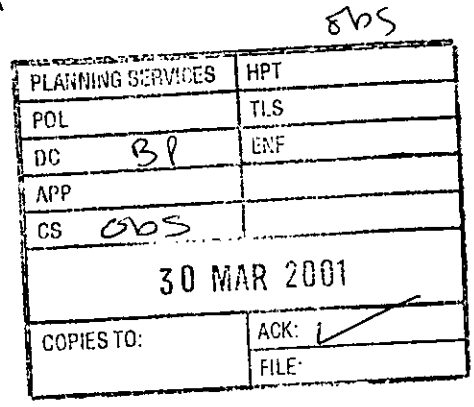
I've seen the proposed plans for the development of the old Tesco building.

As one of the residents of this building my main concern is with the proposed health and fitness club which it is currently proposed will extend to immediately beneath our flats, which are maisonettes occupying the first and second floors of the western side of the building. (On the plan the club also appears to extend on the first floor to be immediately adjacent to the residential part, but hopefully this will be less of a problem for us since I think the design of the building is such that there will in practice have to be a significant gap).

Needless to say, for this proposal to be acceptable to us in its present form we will need reassurance that at no time will any noise be generated by the club which will be audible to the residents of the flats. If this reassurance is not possible with the current proposal it is from out point of view essential that the proposal be amended accordingly.

Yours Faithfully

Tim Payne



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 12 March 2001 14:18
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/3459
Correspondent_FullName: Simon Ryeland
Correspondent_StreetAddress: Principal Dynamics, Denmark Court
Correspondent_Address2: 17 / 18 Market Place
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 1AL
Correspondent_Telephone: 0118 979 4500
Correspondent_Email: simon.ryeland@principal-dynamics.co.uk

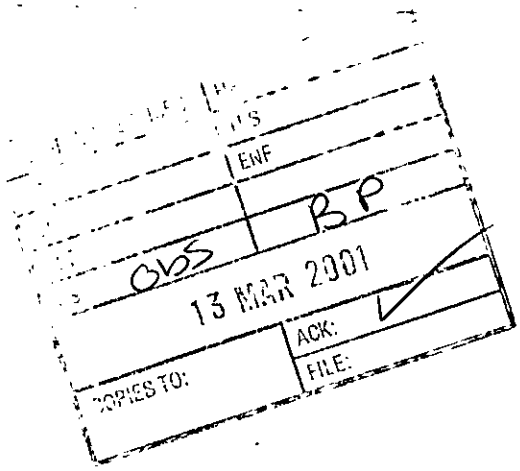
Comments:

My company is a Marketing Services / Telemarketing company in close proximity to the former Tesco Stores site. We employ in excess of 125 staff and actively work from our offices from 9am to 9pm Monday to Friday, as well as Saturday from 9.30am to 2pm.

The vast majority of our staff are female, ranging from 20 to 70+ years old, with a very high proportion of female staff working in the evenings up to 9pm, and I therefore am very conscious about their personal security.

From the letter you have sent to me I note the proposed change of usage to (D2) Leisure and A3 Restaurant. Without knowing more detail about the type of company who have put forward this application, it is difficult to support or object to the application. If the potential user of these premises typically targets the younger age groups, with alcohol freely available, I would have some grave concerns for the welfare and safety of my staff when they finish their evening shift at 9pm.

On the other hand, I would also acknowledge that, given the right type of occupier for these premises, it will provide a welcome boost to the immediate vicinity, as the area has undoubtedly deteriorated since Tesco vacated the premises over 3 years ago.



13-3-2001

Dear Ms Mitchell,

Thank you for sending me details of the proposed development of part of the former Tesco site in Denmark Street.

The proposed type of development is hardly likely to enhance the retail side of Wokingham. Surely we have more than enough restaurants in the town - three in Denmark Street plus two public houses serving food on a regular basis. As for the leisure side of the development - as it is only a part of the site I can only assume that it is possibly an amusement arcade. If this is the case I fear it will lead to vandalism by some of the clientell in Waterford Way and Elms Road.

Surely the elected councillors should be listening to the voters who wish to see Wokingham town a viable shopping area with the large old Tesco site becoming a shopping mall or a multiple store. We have enough empty shop sites in the town centre as it is. We need to encourage people to shop in Wokingham - I don't think the proposed restaurant and leisure area will do that.

Yours faithfully

Ed. Howard

PLANNING OFFICER	DMT
POL	TLS
CC BP	
APP	
CS ODS	
16 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Tel. 0118 974 6450

Date: 07 March 2001

Your Ref:

My Ref: Mrs B Polnik
F/2001/3459

The Owner / Occupier
2
ELMS ROAD
WOKINGHAM
BERKSHIRE
RG402AA

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 Sir/Madam

Application Number: F/2001/3459

Site Address: Former Tesco Stores Ltd, Denmark Street, Wokingham.

Amusement arcade.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and A3 Restaurant plus external improvements. Relocation of public toilets..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3459** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Mrs B Polnik**, on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Babtie Environmental

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

Our ref Kgb001 Your ref CO/HMC

21st May 2001

Mrs B Polnik
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR



Babtie

A member of Babtie Group

Dear Mrs Polnik,

PLANNING APPLICATION O/2001/3459
Former Tesco Stores, Denmark Rd, Wokingham

I would confirm that the above application does not require any archaeological conditions. There will no negligible damage to the archaeological record.

I enclose returned and unwanted plans for the above property.

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
London
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

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2001/3459

To: Basia Polnik - Senior Planning Officer

Your Ref: F/2001/3459

Date: 14th May 2001

PLANNING APPLICATION F/2001/3459
PROPOSED CHANGE OF USE FROM RETAIL (A1) TO LEISURE (D2) AND PART FROM RETAIL (A1) TO RESTAURANT (A3) WITH MEZZANINE FLOOR (OR ALTERNATIVELY OFFICE (B1). INTERNAL AND EXTERNAL ALTERATIONS INCLUDING DEMOLITION AND RELOCATION OF PUBLIC TOILETS.

The Transportation Assessment submitted alongside this application demonstrates that the proposed change of use will create significantly less traffic than would have been expected if the unit were to be re-occupied under its present permitted use as a food retail unit. Whilst the travel patterns of the retail element of the proposal will be similar to that of Tesco's, the Health and Fitness travel patterns will differ. The normal peak period of Health and Fitness is during the evenings (1800-2000 hrs) when public transport services are limited.

The allocation of 105 spaces within the car park to the H&F and office uses as proposed by the applicant is considered acceptable. However, details of where these spaces are actually allocated within the car park, and the overall management of the car park will need to be the subject of the Car Park Management Plan required under condition 1 below. The plan will also ensure that the majority of car parking spaces will remain available for general public use.

PPG6 and PPG13 support this type of development in Town Centre locations where accessibility to public transport is generally considered to be good. However as explained above, public transport provision during the peak time of the development is limited. The Authority is also actively developing a possible cycle route linking the Molly Millars Lane area to the Town Centre. The most favoured route at present is via Ashville Way and across the railway lines running adjacent to the east of the cricket ground and continuing to Elms Road, passing the application site.

The multi storey car park is currently in need of major refurbishment which would include enhancement to the fabric, structure, security and lighting of the building. The Highway Authority would normally seek a planning obligation as part of the proposed development towards local sustainable transport initiatives, however as the refurbishment works are to be carried out as part of the development (at substantial costs), which are considered essential, no additional financial contribution is sought.

I therefore recommend the following conditional approval.

1. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the LPA. The car park shall thereafter be managed in accordance with the approved plan.
2.
3. Within 6 months of the development hereby approved being occupied, a Green Travel Plan (GTP) shall be submitted to and approved by the LPA. The plan shall include measures to encourage means of travel to and from the site by means other than the private car.

4. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the LPA showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Cont...

5. No building shall be occupied until space for parking bicycles has been provided in accordance with the LPA standards.

6. C129 Construction Vehicles

Tom Callaghan

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 18 April 2001

Location:	Former Tesco Store Ltd, Denmark Street, Wokingham
Proposal:	Proposed change of use of part of store from (A1) Retail to (D2) Leisure and A3 Restaurant plus external improvements. Relocation of public toilets.
Application Number:	F/2001/3459

In response to your consultation dated 7 March 2001 for the above application, the landscape comments are as follows:

Redevelopment of this site is a welcome improvement to this part of Wokingham and a great opportunity to strengthen the pedestrian circulation on the southern side of the building. The external spaces and pedestrian circulation around this building is very important and has not been fully considered as part of this application.

At present this area is uninviting, relatively dark and enclosed by surrounding buildings. There is also a pedestrian / car conflict which occurs along the access road leading to the Exa House car park which will need to be sufficiently resolved if it is intended to keep this access road in its present position and have the entrance to the leisure complex in this location.

The development is an excellent opportunity to improve the physical and visual links with the existing adjacent park, as it is currently underused, and incorporate the present edge of the park into the overall scheme. This will provide an attractive pedestrian friendly space at the leisure complex entrance and encourage people through into the other spaces beyond that link through to Denmark Street.

The applicant needs to consider in detail, the external spaces around the building and how they should be used. The study will need to include the use of various materials, both hard and soft, in manipulating and improving the circulation spaces.

Catherine Brimble

Catherine Brimble
Landscape Architect

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

A1 RETAIL (FOOD SUPERMARKET - DISUSED)

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKS TO MATCH EXISTING
WINDOW FRAMES TO MATCH EXISTING.
NEW GLASS CANOPIES

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.

NO BOUNDARY WALLS OR FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SEWERS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

ACCESS
CLOSURE OF SERVICE ON SOUTH SIDE OF BUILDING AND CONSTRUCTION OF NEW SERVICE ACCESS ON NORTH SIDE IN WATERFORD WAY.

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

YES - RAMPS AND LIFTS ACCESS ALL LEVELS

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO — If YES, please ask for and complete Part 3 of the form

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

£1,520-00

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

SIGNED JOHN MUIR ON BEHALF OF AXA EQUITY & LAW DATE 17-JANUARY 2001

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

PLANNING APPLICATION — PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	2653	4226	400	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK			151	102
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				4124
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	2653	4226	551	4226

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	309	—
Proposed	304	—

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

RETAIL UNITS (A1)
RESTAURANT UNIT (A3)
HEALTH & FITNESS UNIT (D2)

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

NOT KNOWN

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

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
07 MAR 2001 3459

1.	APPLICANT'S NAME	AXA EQUITY & LAW
	ADDRESS	90 KEMP MUIR WEALLEANS
		66 GREAT PORTLAND STREET
	POST CODE	W1N 5AJ PHONE 0207436 1818
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KEMP MUIR WEALLEANS
	ADDRESS	66 GREAT PORTLAND STREET
		LONDON
	POST CODE	W1N 5AJ. PHONE 0207436 1818.
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	FORMER TESCO STORE DENMARK STREET, WOKINGHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF PART OF STORE TO D2/A3 USE. RELOCATION OF PUBLIC TOILETS & EXTERNAL IMPROVEMENTS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.6
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LEASE HOLDER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

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

CHANGE OF USE	✓	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	✓	

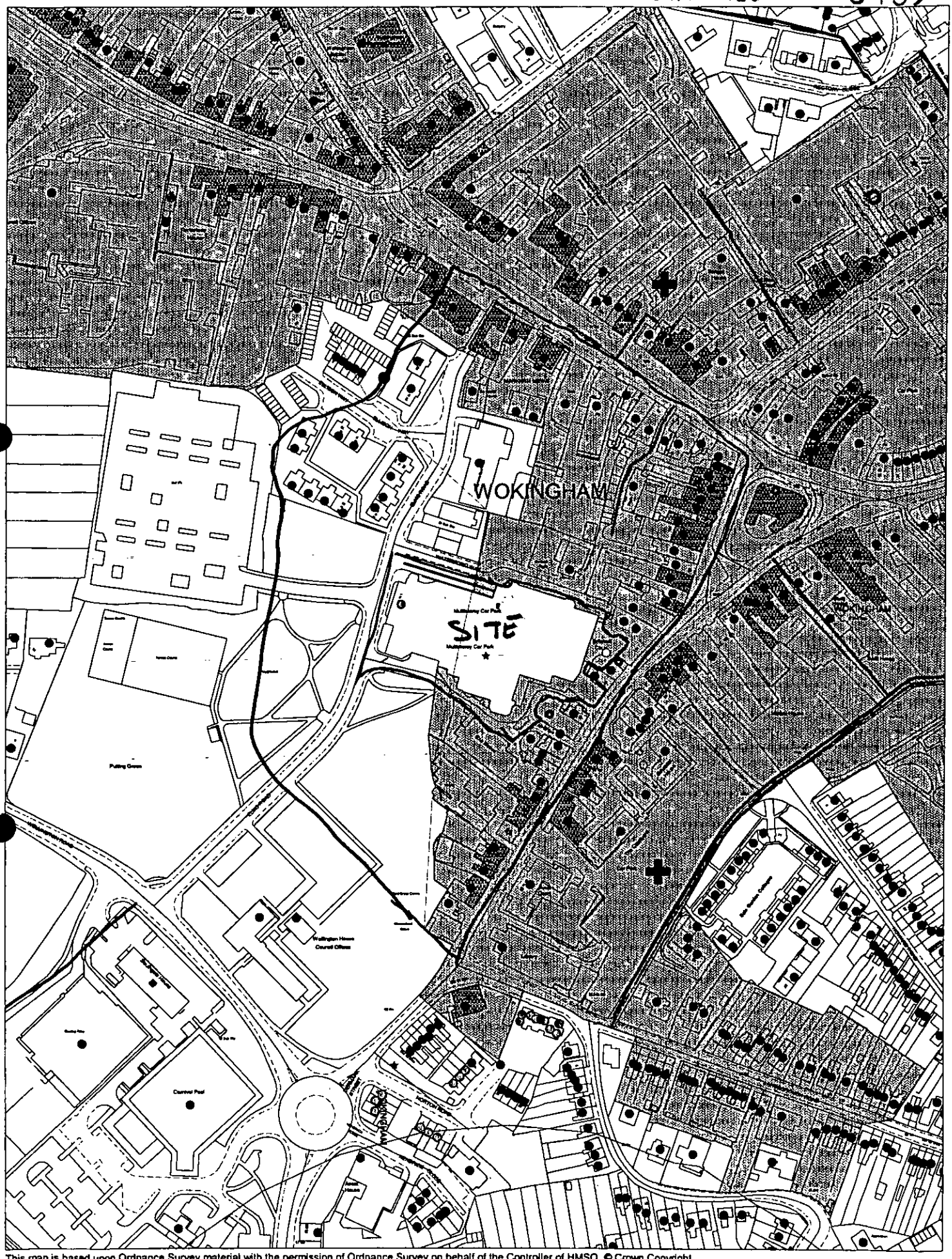
9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

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

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

SITING			
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

07 MAR 2001 3459



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

Development Control Section, Environmental Services, Wokingham District Council.
24 January 2001 Scale: 1 : 2500

N
W E
S

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.

Site Address: Former Tesco Stores & Multi storey Car Park, Elms Road/Denmark Street, Wokingham

Applicant: Axa Equity & Law C/O Kemp Muir Wealleans

Your observations are required in respect of this application **by 31/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observations:

- **object to the relocation of the public toilets to the first floor – they are an amenity for the town and as such should be easily accessible at ground level.**
- **concerned that there may be restrictions on the use of the Elms Road car park – will it still be open for general public use or only for use by customers of the new facilities as is implied on the application form where it states that the 'provision for parking' for the development is 304 spaces.**
- **disappointed at the small amount of retail usage in the proposal**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

IPS 41169 Rec'd P+P 12/3

REPLY REQUIRED 20/3

To:
Policy And Plans Section

From: Mrs B Polnik

Date: 07 March 2001 EG 07 MAR 2001 3459

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and A3 Restaurant plus external improvements. Relocation of public toilets..

Site Address:
Former Tesco Stores Ltd, Denmark Street, , Wokingham.

Applicant:
Axa Equity And Law C/O Kemp Muir Wealleans.

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

Please see attached consultation sheet

E Dibbin 21/3/01

POLICY AND PLANS CONSULTATION

Date: 20/3/01
Case Officer: Basia Polnik
Application: F/2001/3459 Proposed part CoU of A1 foodstore to D2 leisure and A3 restaurant or B1 office plus external improvements. Relocation of public toilets
Location Former Tesco Stotes, Denmark Street, Wokingham
Applicant: Axa Equity and Law

Site in the Retail Centre of Wokingham Town Centre.

This is the preferred location for town centre functions, especially retail, as set out in sequential tests in PPG6, BSP policy S4 and WDLP policy WSH1. Relevant policies in the WDLP that should be taken into account are WSH5 and WSH6 (as part of the building is on a primary shopping frontage where A1 uses should predominate). The principle of the retail and leisure uses is acceptable, although in terms of vitality I would suggest that the food and drink use would be preferable to the office use, which may add to peak hour congestion and would not generate as much activity as a pavement cafe. The site is not one identified in policy WSH22 for offices in the town and unless there is clear and compelling evidence that appropriate marketing has failed to achieve an A3 or A1 use for the unit facing Exa House a B1 should not be granted.

The key issue is whether the mix of uses proposed will contribute to vitality in Denmark Street and adequately replace what was once the key anchor for the town, given that a food retailer is unlikely to wish to trade from the existing building. The size of the retail unit would meet floorspace needs that are currently not met in existing units and suit either comparison or convenience retailers. It is essential that a suitable occupier is found to stimulate trade in this part of the town centre. The profile of the occupiers of the building as a whole may be more important for the town than the mere retention of part of the building for retail use. (Though clearly end occupier is not a planning matter it would be helpful if the case officer could bring to the attention of the applicant the engagement of a consultant by the Council to look at investment issues in the town centre and suggest that they are brought together.)

However what will be of importance is that the retail unit is not fragmented into smaller units because they will not be able to pull shoppers down Denmark Street. I would there for suggest that a condition is placed that the unit should not be split into more than 2 units and the proportion of A1/A3 to leisure should not be changed without an application.

The relocation of public toilets to upper floors of the car park makes good sense in terms of the functionality of the ground floor. The present location has always been problematic and detracted from the appearance and ambience of the pedestrian route. However the proposed location on an upper floor may not be ideal for users, especially those with small children and those with disabilities. Having said this Wokingham is a small town and there are other toilets available at Rose Street, in the Waitrose supermarket and the many public houses. The relocation may therefore be acceptable provided clear sign posting is provided and the lifts will take wheelchairs and pushchairs.

The proposed use of the former delivery bay for an entrance to the leisure use will help to upgrade the appearance of this location. I would hope that any such leisure

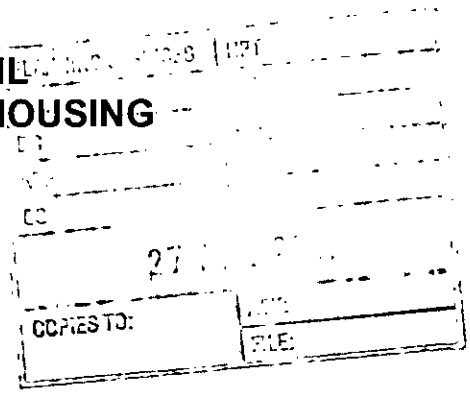
use was targeted to the family, especially young people in order to fit the local social profile. Ideally it should be capable of attracting significant numbers of day time users as well as those who used the facility after normal trading hours. This suggests a use that is capable of providing more than one type of activity or a leisure use that appeals to a wide range of the population and complements existing provision in the town.

Recommendation

Subject to no highway problems, the size of the units and proportion of the uses in the building being controlled I would have no objection to the use of the building for A1, A3 and D2. The applicant should be asked to reconsider their proposal for office use unless the Council's consultant thinks this would be the best way forward on this important site.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref:

To: Mrs B Polnik
Development Control

Your Ref: F/2001/3459

Date. March 26, 2001

PROPOSED: CHANGE FROM A1 TO D2, A3 AND RELOCATION OF PUBLIC TOILETS.

LOCATION: FORMER TESCO, DENMARK STREET, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be applied should planning consent be granted.

(i) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.

Reason To safeguard the residential amenity of the adjacent dwellings.

(ii) All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Reason To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

(iii) No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Reason To safeguard the residential amenities of the occupiers of neighbouring properties.

(iv) No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

Reason To protect adjoining occupiers and the area generally from noise and disturbance.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

See Part One Plans

8/3/01 dB

To:
Harold Sanders
Urban Design And Conservation Officer

From: Mrs B Polnik

Date: 07 March 2001

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and A3 Restaurant plus external improvements. Relocation of public toilets..

Site Address:
Former Tesco Stores Ltd, Denmark Street, , Wokingham.

Applicant:
Axa Equity And Law C/O Kemp Muir Wealleans.

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

SEE SEPARATE COMMENTS SHEET.

23.03.01.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

07 MAR 2001 * 3459

1.	APPLICANT'S NAME	AXA EQUITY & LAW
	ADDRESS	90 KEMP MUIR WEALEANS
		66 GREAT PORTLAND STREET
	POST CODE	W1N 5AJ PHONE 0207436 1818
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KEMP MUIR WEALLEANS
	ADDRESS	66 GREAT PORTLAND STREET
		LONDON
	POST CODE	W1N 5AJ PHONE 0207436 1818
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	FORMER TESCO STORE DENMARK STREET, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF PART OF STORE TO D2/A3 USE. RELOCATION OF PUBLIC TOILETS & EXTERNAL IMPROVEMENTS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.6
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LEASE HOLDER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

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

CHANGE OF USE	✓	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	✓	

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

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

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

SITING		EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	
LANDSCAPING			

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

A1 RETAIL (FOOD SUPERMARKET - DISUSED)

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKS TO MATCH EXISTING
WINDOW FRAMES TO MATCH EXISTING.
NEW GLASS CANOPIES

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.

NO BOUNDARY WALLS OR FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SEWERS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

ACCESS
CLOSURE OF SERVICE ON SOUTH SIDE OF BUILDING AND CONSTRUCTION OF NEW SERVICE ACCESS ON NORTH SIDE IN WATERFORD WAY.

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

YES - RAMPS AND LIFTS ACCESS ALL LEVELS

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

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

£1,520-00

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

SIGNED JOHN MUIR ON BEHALF OF AXA EQUITY & LAW DATE 17 JANUARY 2001

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

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	2653	4226	400	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK			151	102
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				4124
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	2653	4226	551	4226

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	309	—
Proposed	304	—

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

RETAIL UNITS (A1)
RESTAURANT UNIT (A3)
HEALTH & FITNESS UNIT (D2)

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

NOT KNOWN

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

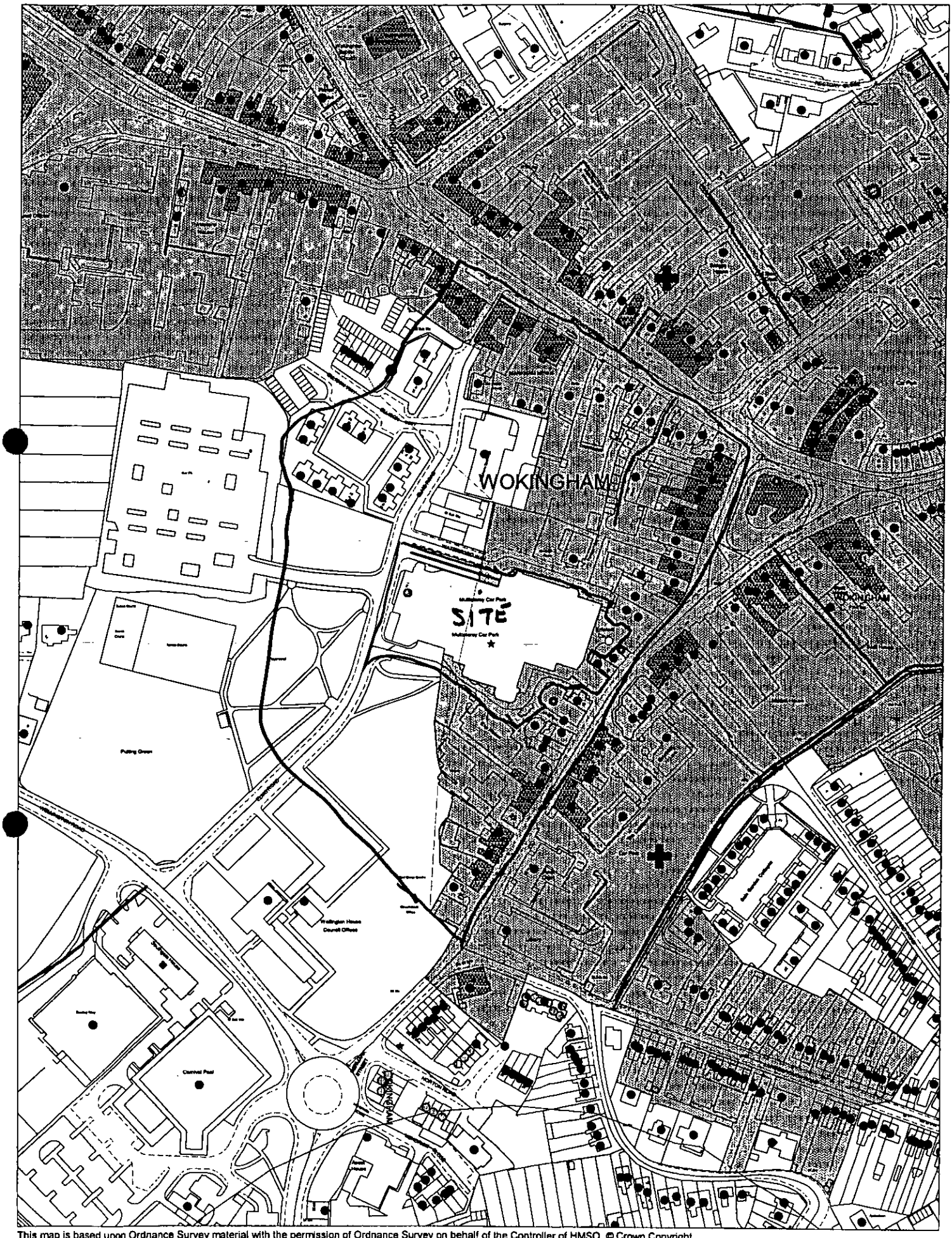
Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

07.MAR2001 3459



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

Development Control Section, Environmental Services, Wokingham District Council.
24 January 2001 Scale: 1 : 2500

N
W E
S

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 23/03/01

Location:

Former Tesco Stores Ltd Denmark St.Wokingham

Proposal:

Change of use of part of store from (A1) Retail to (D2) Leisure and (A3)Restaurant Leisure and (A3) Restaurant plus external improvements Relocation of public toilets

Application Number: F/2001/3459

My observations are as follows;

The principle of the re-development of this important site in the town centre, on the edge of the Conservation Area, must be supported, including the proposed uses.

The drawings, however, only illustrate the 'principles'; the external spaces i.e, the public spaces, appear not to have to been considered.

The re-location of the public toilets may be acceptable but the circulation route from the lifts is not direct, particularly for visitors only requiring the toilet facility and not coming from, or going to the carpark. A more direct and safe link is available, with the possibility of windows in the existing brick openings for the toilets.

All existing planting + trees should be shown on the plans, with a new landscape planting scheme included as part of the submission. The scheme proposes a fundamental change in the entrance arrangement; the service area is now to be the main entrance. This could provide an opportunity to incorporate into the scheme, a new road surface treatment, adjoining planting screen wall and the edge of the park into the scheme.

Why should cyclists have to go to the new service yard to leave their bikes? The roof over the bike stand appears unrelated to the present structure, and the location is isolated. It should be included as part of the new external works treatment at the entrance.

Fire access and the location of existing trees should be acknowledged in Erfstadt Court, as these plus the existing services could restrict the opportunities to change the existing levels.

Harold Sanders
CONSERVATION + DESIGN

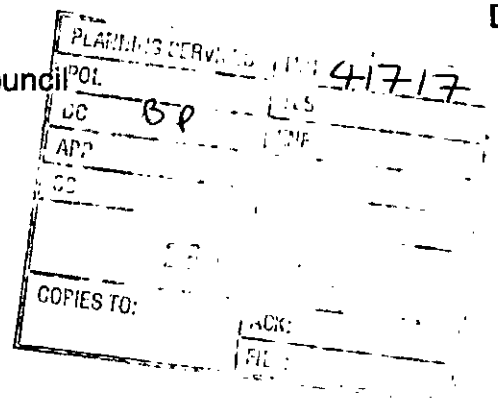
THAMES VALLEY
POLICE

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

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

Date 23rd March 2001

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR



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

Your Ref. 3459

Dear Mrs. Polnik

Former Tesco store. Denmark Street, Wokingham

Thank you for the details of this application.

The principle of mixed use and returning vitality to this part of Wokingham town centre is fully supported. However, I would make the following comments in respect of this proposal.

The courtyards and pedestrian walkways behind the main thoroughfares in Wokingham town centre are not subject to good natural surveillance outside the working day and have been vulnerable to graffiti and other vandalism, skateboarding and other youth gathering activities, which has been a disincentive to legitimate users passing through.

In the absence of a town centre CCTV system, encouraging business to equip their own building and related public movement space, with appropriate surveillance / security, would be a major contribution to improving the safety and lawful use of adjacent public routes. I would strongly recommend that the operators specify appropriate quality CCTV covering the car park, public movement areas around the building and the external fabric, and would ask that this may made conditional if permission is granted.

Lighting of the area will be important, as will planting where appropriate, to keep casual intrusion away from the building fabric and keep privacy at ground floor windows.

The car park related to the old Tesco store has been problematic in terms of car crime. It is now a government requirement that all public parking under council control complies with the 'Secured Car Park' standards and I would ask that this be made conditional on the operators, through consultation with my office.

The building fabric should be resistant to graffiti and ALL accessible glazing should be of LAMINATED glass.

It is unclear whether the bicycle stay area is for private staff use or general public use, but either way, its proximity to the service access, and its remoteness from good natural surveillance make it a very poor location either in terms of encouraging cycle users to go there or in ensuring that machines left there will be secure. Providing a canopy creates the risk that it will be used by youths as a gathering place, with further perceived risk to users and cycles.

The application details specify relocation of public toilets. The only facility indicated at ground floor level is within the office suite. Is this intended for public access? The location of public toilets is pivotal in dictating whether they are properly used or become problem generators and a focus for anti-social behaviour.

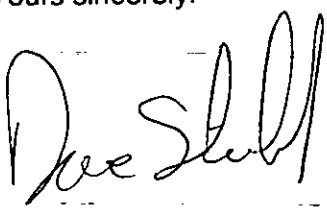
The residential element must have safe and well lit access, parking and amenity space if it is to remain sustainable and attractive to occupiers in a town centre location.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks facing this development include car crime, burglary, anti-social behaviour, alcohol related disorder, theft and criminal damage.

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

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.



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

☎ 0118 974 6379 (Direct Line)
Friday, 16 March 2001

Kemp Muir Wealleans
66 Great Portland Street
London
W1N 5AJ

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Planning Application No F/2001/3459
Address: Former Tesco Store, Denmark Street, Wokingham

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the accessible parking bay to new main entrances i.e. the office Suite and the Health club. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please confirm there will be an accessible WC in the Office Suite
3. Please ensure the entrance doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
4. Ensure flush thresholds.
5. Identify any hazardous glazing.
6. Please forward internal layout plans when they have been confirmed.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 accessible car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.
5. Accessible public telephone.
6. Please forward internal layout plans when they have been confirmed.

Please could you advise where the Public toilets are to be relocated?

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D. E. Garrett

Duncan Garrett
Access Officer

cc Howard Abel Senior Building Control Officer ☎ 0118 974 6373(Direct Line)
Mrs B Polnik Planning Officer ☎ 0118 974 6450 (Direct Line)

See Part One Plans

To:
Building Control

From: Mrs B Polnik ← TO

Date: 07 March 2001

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and A3 Restaurant plus external improvements. Relocation of public toilets..

Site Address:
Former Tesco Stores Ltd, Denmark Street, , Wokingham.

Applicant:
Axa Equity And Law C/O Kemp Muir Wealleans.

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

When Plans Submitted with internal layout will comment accem to old is adequate.

Question ① The WC's are being relocated do you know where?

② will then include accessible WC.

PLANNING CONTROL
- 8 MAR 2001

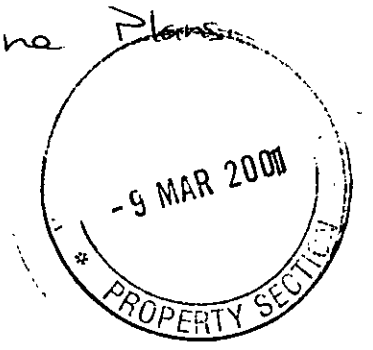
See Part One Plans

FROM ~~TO~~ F

Property Dept

TO

~~**From:**~~ Mrs B Polnik



Date: 07 March 2001

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and A3 Restaurant plus external improvements. Relocation of public toilets..

Site Address:
Former Tesco Stores Ltd, Denmark Street, , Wokingham.

Applicant:
Axa Equity And Law C/O Kemp Muir Wealleans.

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

The Council, as owners of the building, welcome the application to bring new uses to this vacant Store that will help regenerate this part of Denmark Street

Marc Sartorio
Head of Property Services

12th March 2001

PLANNING SERVICES RPT 44061
POL
DC BP
APP
CS
COPIES TO:
FILE:

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/2001/3459

Proposal:
Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Location:
Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/ Denmark Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 25/04/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT WITHIN 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

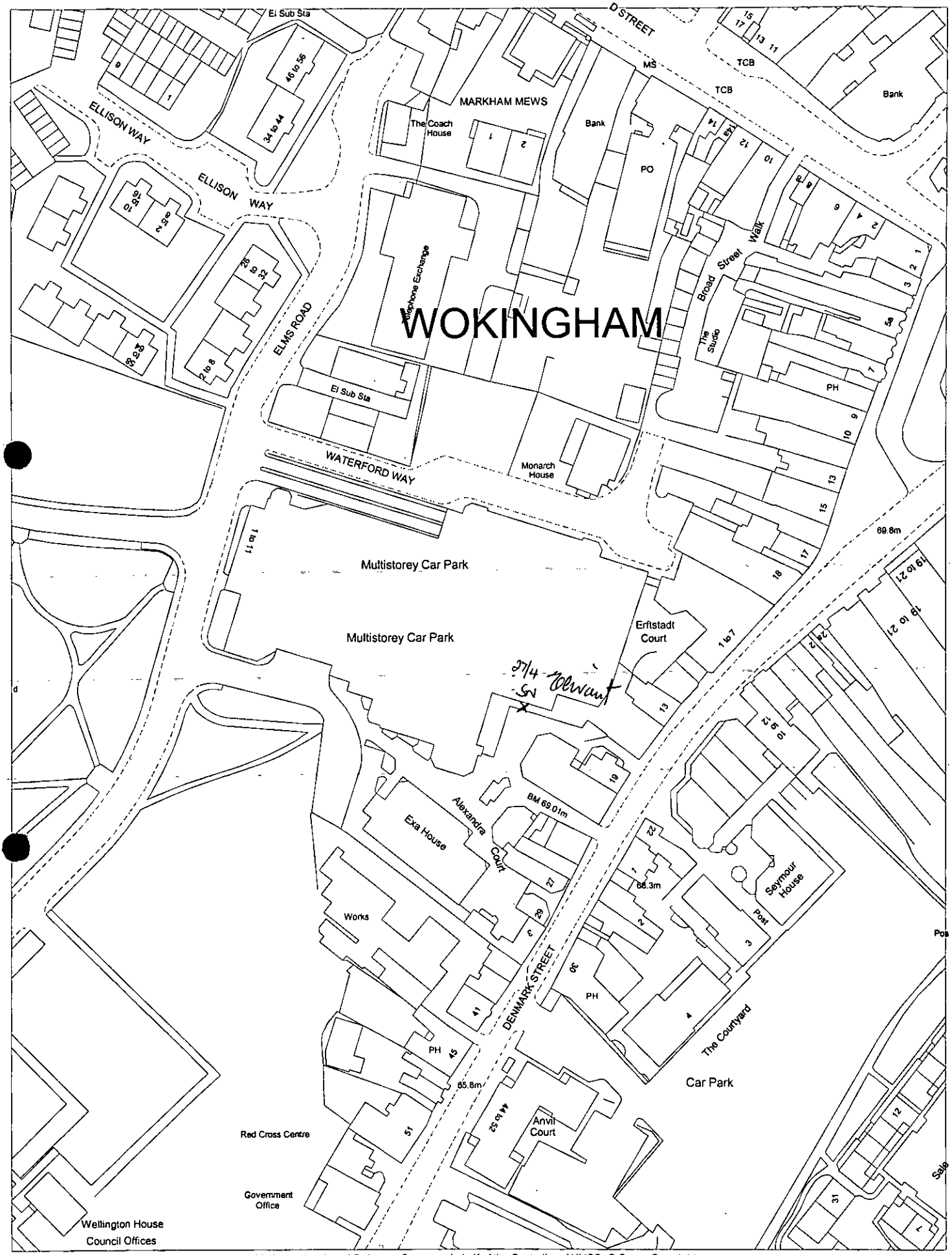
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **16/05/2001**. 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: 25/04/2001

pur up 27/4
See attached plan for location



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

Development Control Section, Environmental Services, Wokingham District Council.

27 April 2001

Scale: 1 : 1250

N W E S

Received by Wokingham District Council

Application No: F/2001/3459

Proposal:
Proposed change of use of part of store from (A1) Retail to (D2) Leisure and A3 Restaurant plus external improvements. Relocation of public toilets.

Location:
Former Tesco Stores Ltd, Denmark Street, , Wokingham.

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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2001. 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

07 March 2001

Received by Wokingham District Council

Application No: F/2001/3459

Proposal:
Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Location:
Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/ Denmark Street, Wokingham.

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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2001. 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

09 March 2001

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 26 January 2001
My ref: BP/Invalid Appln

Mr Muir
Kemp Muir Wealleans
66 Portland Street
London W1N 5AJ

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

WITHOUT PREJUDICE

Dear Mr Muir

TOWN & COUNTRY PLANNING, ACT, 1990 (AS AMENDED)
RE: ELMS ROAD MULTISTOREY CAR PARK AND FORMER TESCO STORE, WOKINGHAM

I refer to your recent planning application, received 18th January 2001 concerning proposed development at the above site for change of use of part of the building from store (A1) retail use to leisure (D2) use and part of building from A1 to restaurant (A3) with insertion of a mezzanine or alternatively office (B1) use with mezzanine, external and internal alterations and demolition/relocation of public toilets.

I am writing under the terms of Article 3 (2) of the Town & Country Planning (General Development Procedure) Order 1995 to advise you that it is not possible to determine your application unless the following information is supplied:

1. A traffic impact study indicating existing traffic generation and proposed to include deliveries and what measures, if any, are proposed to encourage that private-car journeys are kept to a minimum and journeys by foot, cycle etc are maximised. For further advice regarding the scope of the study please contact Mr Callaghan direct on tel: 0118 974 6323.

2. The site location plan shown to be 1:2500 appears to be at a scale of 1:1250. Please could you clarify this matter.

3. A 1:500 site plan to include any changes to access and delivery arrangements together with existing trees plotted.

4. Part 2 of planning application form has not been completed correctly. The description and schedule of floorspace needs to be amended to include the alternative scheme for B1 use as shown on the plans AP13, AP14 and AP15

submitted with the application. This needs to make clear that it is an alternative to the A1 or A3 uses. If you prefer a separate schedule of existing and proposed floorspaces can be submitted. Do these figures include the car park?

Until this information is supplied, the application will be considered to be invalid.

In addition as discussed previously the following issues need to be addressed and therefore I would be grateful if you could provide further information in respect of the following:

- Availability of parking (existing and proposed) together with a pricing policy.
- Proposed refurbishment/improvements to the existing car park including lighting, materials etc.
- Proposed environmental improvements such as hard and soft landscaping
- Signage strategy
- Accessibility to site/building
- Location of plant and machinery
- Annotation of existing plans to indicate existing layout of building.
- Existing layout of car park above first floor level with any proposed alterations

I look forward to receiving this information at your earliest convenience.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

VALID 7/3/2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(A) PRE-APP ATTACHED (*)

Start date:	~~10 JAN 2001~~
Officer: BP	Application No. F/2001/3459

Map No. 75B Site 0.72...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE ~~FROM~~ OF PART OF STORE FROM (A1) RETAIL TO (D2 LEISURE & A3 RESTAURANT PLUS EXTERNAL IMPROVEMENTS RELOCATION OF PUBLIC TOILETS

Location: FORMER TESCO SITE DENMARK STREET

Parish: WOKINGHAM Ward: Evendons

Applicant: AXA EQUITY & LAW
received 2/2/01

Fee Received 1520-00 Required ~~1520.00~~ 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	Scale specified as 1:2500. Looks more like 1:250!		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not supplied – need to show details of proposed change of service access. Also show trees (see Q13)		
3	Forms unsigned	Q24 – does this include mezzanine floor space?		
4	Correct S 66 certificate	~~Incorrectly~~ Filled In		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Is this 2 alternative applications? (There are 2 versions of proposed ground floor, proposed mezzanine & proposed Elevations). Need to submit separately. The "office space" included in the 2nd set of plans is not mentioned in description – in Q24 floor spaces.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wokingham .....

Listed Building 1 2 2*

Advertisement Required ..... Major development
– Conservation Area

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

Access officer

EXTERNAL CONSULTATIONS

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

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
Pre-app attached.
– Disabled Access officers

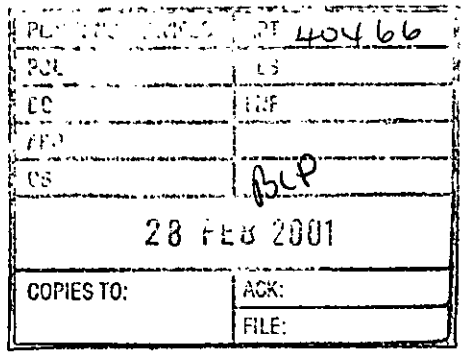
NEIGHBOURS: 2 X.

S/N + see map (60m radius)
+ include properties within red line (1–11 Elms Road & Wokingham Chamber)

SAVELL BIRD & AXON

Traffic & Transport Consultants

58-60 BERNERS STREET · LONDON · W1T 3NQ · Tel: 020 7580 8844 · Fax: 020 7580 8818



2 MAR 2001 * 345

26 February 2001

Mrs B. Polnik
Senior Planning Officer
Environmental Services Deaprtment
Planning Services
Wokingham District Council
PO Box 187
Shute End
WOKINGHAM
Berks, RG40 1WR

Our ref: ABR/10985/L01

Dear Basia,

Elms Road multi-storey car park and former Tesco Store

Further to our meeting of Friday 16 February, please find enclosed six copies of our Transportation Statement in support of the application for a change of use of the former Tesco Store, Wokingham.

Please note I have sent a copy of our report, under separate cover, direct to Tom Callaghan.

If you require further copies of the report, do not hesitate to contact me.

Yours sincerely,

Andrew Roberts
Associate
for **Savell Bird & Axon**

cc: Matthew Vowels, Molecourt Limited (letter + 1 report)
Brain Shrubshall, Ian David Limited (letter + 2 reports)
John Muir, Kemp Muir Wealleans (letter + 1 report)

Directors: Andrew Savell CEng MICE MIHT; David Bird CEng MICE; Michael Axon BSc(Hons) MIHT; Julian Foot BA(Hons) MSc MIHT
Independent Transport Consultants Limited. Registered Office: 58-60 Berners Street, London W1T 3NQ. Registered in England No. 2941756

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

The District Planning Officer
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

07 MAR 2001

JDM/9806/sjr
17th January 2001

Dear Sirs

Re: RETAIL AND LEISURE SCHEME
FORMER TESCO STORE, WOKINGHAM

Please find enclosed an application for the development of the above site made on behalf of Axa Equity & Law. The applications includes the following documentation:

1. Six copies of the completed planning application Form Part 1 and Part 2
2. Six copies of the Section 66 Certificate (Certificate B)
3. Six copies of the drawings which accompany the application (see attached schedule)
4. Six copies of the site plan to a scale of 1:2500
5. A cheque in the sum of £1,520 representing the planning fee due will be sent under separate cover by Mr B Shrubsall of Ian David Limited.

We look forward to confirmation of formal receipt of this application.

Yours faithfully

J D Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

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

kemp muir wealleans
architects
designers
66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

Mrs B Polnik
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

07 MAR 2001 *

JDM/9806/sjr
1st February 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Following submission of our planning application in respect of the above dated 17th January 2001, we enclose a cheque in the sum of £1.520.00 representing the fee due for consideration of this application.

We look forward to receiving a receipt for the fee in due course.

Yours sincerely

John Muir
Kemp Muir Wealleans

Enc:

cc: Brian Shrubsall
John Osborn

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

FORMER TESCO STORE, WOKINGHAM
SCHEDULE OF AREAS (Not including Car Parking Areas) 07 MAR 2001 3459

Scheme A Comprising Retail (A1), Food/Drink (A3) and Assembly/ Leisure (D2) uses

Existing floor space (A1 Shops)	
Area retained in existing use	1849 (if Alexandra Court unit stays A1) 1189 (if Alexandra Court Unit becomes A3) 660 m²
Area Lost by change of use or demolition	4124 (if Alexandra Court Unit stays A1) 4789 (if Alexandra Court Unit becomes A3)

Proposed Additional Floor Space Created by New Building within former supermarket

~~A1 Shops (internal mezzanines)~~	~~574~~
A3 Food and drink or A1 shops (Alexandra Court Unit)	151

Proposed additional floor space created by change of use of areas within former supermarket

A3 Food and Drink (Alexandra Court Unit)	660
D2 Assembly and Leisure	4124

Totals

Existing Floor Space retained in existing use	1849 (if Alexandra Court Unit stays A1) 1189 (if Alexandra Court Unit becomes A3)
Space Lost by change of use or demolition	4124 (if Alexandra Court unit stays A1) 4789 (if Alexandra Court Unit becomes A3)

Proposed additional floor space created by new building (within former supermarket) 725

Additional Floor space created by change of use	4124 (if Alexandra Court unit stays A1) 4789 (if Alexandra Court Unit becomes A3)

Scheme B Comprising Retail (A1), Office (B1 (a)), and Assembly/Leisure (D2) uses

Existing floor space (A1 Shops)

Area retained in existing use	1189
Area Lost by change of use or demolition	4789

Proposed Additional Floor Space Created by New Building within former supermarket

~~A1 Shops (internal mezzanines)~~	~~574~~
B1 (a) offices	365

Proposed additional floor space created by change of use of areas within former supermarket

B1 (a) offices	572
D2 Assembly and Leisure	4124

PLEASE NOTE ALL AREAS ARE IN SQUARE METRES

JDM/9806/sjr
kemp muir wealleans 12/02/01

Totals

Existing Floor Space retained in existing use	1189
Space Lost by change of use or demolition	4789
Proposed additional floor space created by new building (within former supermarket)	939
Additional Floor space created by change of use	4789

17 MAR 2001

PLEASE NOTE ALL AREAS ARE IN SQUARE METRES

JDM/9806/sjr
kemp muir wealleans

12/02/01

PLANNING
POL
DC BP
APP
CS
TLS 39840
ENF
13 FEB 2001
COPIES TO:
ACK:
FILE:
Reply Req

kemp muir wealleans architects designers
66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

MAR2001 3459

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

JDM/9806/sjr
12th February 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Thank you for your letter of 26th January 2001. I would respond to the points you raise as follows:-

1.0 A traffic impact study has been commissioned by specialist consultants and should be with you shortly.

2.0 You are correct. The site location plan is at a scale 1:1250.

3.0 I am pleased to enclose six copies of our 1:500 scale drawing 9806 AP 18 - Revisions to Delivery Points, on which we have marked the existing delivery point to be closed and the new delivery point(s) to be created. In addition I enclose six copies of our 1:200 scale site survey 9806 AP 17, which indicates the positions of existing trees. I believe these drawings will provide you with the information requested in paragraph 2 of your letter and would be grateful if you could accept them as additional drawings in respect of our planning application.

4.0 I note the points you make concerning the schedule of areas. I have accordingly prepared a separate Schedule of Areas showing existing and proposed floor spaces for both of the schemes submitted. I would be pleased if you would accept this as a substitute for the areas included in the original application form. As you will note from the schedule the areas do not include the car parking areas.

I note the bullet point headings contained in your letter and comment as follows:-

- *Availability of parking together with pricing policy* - This will emerge as the precise requirements of tenants are known. Could we not deal with this as a condition to any planning consent?

../2

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

- *Proposed refurbishment/improvements to the existing car park* - It is proposed to improve the lighting to the car park and undertake a programme of painting and decoration to its interior.
- *Proposed environmental improvements* - It is my recollection that when we last discussed this matter it was felt that we could proceed with it as a condition to any planning consent.
- *Signage Strategy* - Again, I had assumed that this could be dealt with as a condition.
- *Accessibility* - Our designs provide disabled ramps and/or lifts to all areas of the building.
- *Location of Plant and Machinery* - The precise nature and location of such equipment will arise from tenant requirements. I would suggest this matter is dealt with as a condition of any planning consent.
- *Annotation of Existing plans* - We have provided existing plans of the building reference AP01, AP02. I accept that they are not annotated. The main sales area is evident, but it is difficult for us to annotate the variety of small back up rooms which are now derelict because we do not know what they were used for. We can also identify the overall area dedicated to residential, but I do not have the internal layouts of the flats which we are of course not altering. Could you accept an annotation which identified the residential area, main sales area of the supermarket, the former supermarket café and the rest of the rooms as back-up space? If this is acceptable, I will arrange to have the drawings re-issued.
- *Existing Car Park Layout above first floor level* - I am awaiting survey drawings and will provide you with this information as soon as I receive it. No alterations are proposed and I would hope that it might be possible for you to register the application in the absence of this information.

I also enclosed, for your information, our Design Commentary.

Please do not hesitate to telephone me if you wish to discuss any part of this letter.

Yours sincerely

07 MAR 2001

John Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

PLANNING SERVICES 01/04/16
POL BP TLS
DC ENF
2P
3S
27 FEB 2001
COPIES TO: ACK:
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

JDM/9806/sjr
22nd February 2001

2 MAR2001 3459

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Please find enclosed six copies of the following drawings :

9806 AP 01 Revision A	Existing Ground Floor
9806 AP 02 Revision A	Existing First Floor

As you have requested, we have annotated these drawings to indicate the existing layout of the building. I would be grateful if you would accept these in substitution for drawings 9806 AP 01 and AP 02 in your possession.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

See Part One or Officer file for plans.

Date: 17 May 2001

To: Harold Sanders, Env. Design

We have received Revised Plans for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan showing public toilets relocated to north of building facing Watford Way. Drawing nos 9806 AP07 RevB, AP08B, AP09A, AP10B, AP11B, AP13B, AP14B & AP15.

Comments are required by 22/05/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

I SUPPORT THE REVISED LOCATION OF THE PUBLIC TOILETS TO THE GROUND FLOOR. PREVIOUSLY THE TOILETS WERE LOCATED ON A MAIN PEDESTRIAN ROUTE. TO BE ACCEPTABLE THE SERVICE AREA ADJOINING THE NEW TOILET MUST BE ENHANCED AND INCLUDED IN THE URBAN DESIGN EXERCISE FOR ALL PUBLIC AREAS SURROUNDING THE NEW DEVELOPMENT – FOR SAFETY AND APPEARANCE.

Harold Sanders 04.06.01.

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

PLANNING SERVICES	HPT 42690
POL	TLS
DC BP	ENF
ADP	
CS	
30 APR 2001	
COPIES TO:	ACK:
	FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

REVISED PLAN

3459

JDM/9806/sjr
26th April 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Please find enclosed one copy of each of the following drawings:

OPTION ~~B~~ A	
9806 AP 07 Rev B	Proposed Ground Floor Plan
9806 AP 08 Rev B	Proposed Mezzanine/First Floor Plan
9806 AP 09 Rev A	Proposed First Floor Car Park Level
9806 AP 10-11 Rev B	Proposed North & South Elevations
OPTION ~~A~~ B	
9806 AP 13 Rev B	Proposed Ground Floor
9806 AP 14 Rev B	Proposed Mezzanine - First Floor Plan

These drawings have been prepared following my last conversation with you during which you advised that adverse comment was being received as a result of the consultation exercise concerning the proposed new location of the public toilets on the first floor of the car park. As suggested I have put to my client the option of relocating the existing public toilets to an alternative position at ground floor level and one which is removed from the main retail frontages. The enclosed drawings indicate the toilets relocated to the north side of the building where they are closer to the town centre, can be accessed by pedestrians using the network of adjoining footpaths and by the disabled.

I believe the proposals are a significant improvement and trust they meet with your approval. I would also like to ask that you accept these drawings in substitution of the equivalent numbered drawings which form part of our current planning consent.

../2

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

If you have any query, please contact me. We are obviously concerned to minimise the delay that this change has caused and I understand from our previous discussion that it should be possible to determine our application at the planning committee meeting scheduled for the last week of May.

I look forward to hearing from you.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

REVISED PLAN

3459

04 MAY 2001

BP

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	RPT 42910
POL	LS
DC BP	ENF
APP	
CS	
04 2001	
COPIES TO:	
	FILE:

JDM/9806/sjr
2nd May 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Further to our telephone conversation earlier today, I confirm the following matters:-

Exa House Application F/2001/3437

- The reference on our drawing 'Proposed Ground Floor' to a retail unit is incorrect and should be annotated as offices.
- We will examine the west elevation to see how it can be more animated (perhaps decorated or relief brickwork) and to replace the small flat roofs with pitched roofs. I note that if we can produce drawings which address your concerns you should be able to determine the Exa House application at the next Committee Meeting.

Former Tesco Application

- You raised certain matters that we could deal with by way of conditions. Namely CCTV and lighting.
- You commented on the relatively concealed location of the bicycle parking area and we will discuss this further in the light of any comments which may be made at the presentation on 8th May 2001.

Finally, I enclose for your use six copies of each of the amended drawings sent to you last week to cover the repositioning of the public toilets at ground floor level. The drawings are listed below.

9806 AP 07 Rev B	Proposed Ground Floor/Option ~~B~~ A
9806 AP 08 Rev B	Proposed Mezzanine-First Floor/Option ~~B~~ A
9806 AP 09 Rev A	Proposed First Floor Car Park Level
9806 AP 10 Rev B	Proposed North & South Elevations
9806 AP 13 Rev B	Proposed Ground Floor/Option C B
9806 AP 14 Rev B	Proposed Ground Floor/Option C B
9806 AP 15 Rev B	Proposed Mezzanine-first floor/Option C B

Not submitted - received 16/5/01

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) ECSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

Please do not hesitate to contact me if you have any further queries.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

5. PUBLIC QUESTIONS

Mr J Piasecki of the Denmark Street Retailers Association asked the Chairman of the Committee the following question;

Question

Planning permission 2001/3459 established the precedent that A3 use at this site was not to exceed 504 sq m. Wokingham District Council Development Control must justify why they now regard as acceptable, an additional 444 sq m (88% more) of A3 use at the expense of Primary Retail Frontage, as specified in Wokingham's Local Plan. Could the Chairman list the retailers who, following a pro-active approach by the applicant in the 10 months since the pre-letting of the leisure unit, have been approached and declined to show any interest?

Answer

The previous permission restricted the amount of A3 floorspace to the extent applied for at that time. In determining the current application regard needs to be made to Section 54A of the Town & Country Planning Act which requires that each application is considered on its merits taking into account all material considerations. The material considerations as they relate to this proposal are fully set out in the officer's report.

With respect to the second element of the question over 100 organisations were contacted including many high street names; the majority were not interested in Wokingham as a retail centre or considered that the position of the unit was too secondary. The others found the configuration of the building (little direct frontage and too much depth) off putting.

Mr Piasecki asked the Chairman of the Committee the following supplementary question;

Question

When they were making these considerations, these retailers and certainly when the developer was making his consideration, did the renting level achievable come into the equation. In other words, Chicago Rock Café would pay more than a retailer would and be better for the developer, but is that or is the integrity of Wokingham District's Local Plan to be set on one side just because of the finances of the developer?

Answer

I think that you would agree that in no way can we influence the financial considerations of any lease in the building. That is not part of the Council's job and certainly not the Development Control Committees'.

Mr J Piasecki of the Denmark Street Retailers Association asked the Chairman of the Committee the following question;

Question

Is the proposed Security Strategy, which has now been out to consultation, will be subject to many legally binding restrictions. Is it still viable, in light of the information now available?

Answer

The financial viability of the proposed Security Strategy is a matter for the applicants and not an issue that needs to be considered by this Committee. The land the subject of the Strategy is privately owned and in either the control of the council or Axa Sun Life (who would be erecting the gates) which is obviously a fundamental part of the discussion. Whilst the owners have some tenants with private access rights under leases there is provision for variation/alteration at the landlord's discretion. Members in reaching a decision on this application will need to be satisfied in respect of the deliverability of the proposals and whether these can be adequately secured and controlled by condition.

Mr Piasecki asked the Chairman of the Committee the following supplementary question

Question

My lease gives me access to my premises through Erfstadt Court. I have no intention of giving up that right and therefore the Security Strategy as laid out cannot be achieved. As that strategy is a essential part of the very tentative approval given by the police, it cannot be enacted and therefore cannot possibly gain any support by the police so is the scheme still deliverable?

Answer

That item will be noted by the Members of the Committee and will be given due attention when we come to consider the application.

Mr Piasecki of the Denmark Street Retailers Association asked the Chairman of the Committee the following question

Question

Policy WSH5-Retention of Essential Characteristics of Shopping Areas, states that environmental disturbances can be mitigated by use of planning conditions. Page 139 of the Local Plan recognises A3 uses (let alone a D2 nightclub, which is an ancillary use in this application) have significantly different characteristics to A1, and are known to cause localised problems due to extended hours. Why have planning conditions, which will also act as guidance to an inspector in the event of an appeal, not been set to restrict closing times to the existing licensed hours already in use in the Town Centre?

Answer

Firstly there is no application for change of use to D2 nightclub. The issue of opening hours has been discussed with the applicants, and they have specifically requested that the proposals be considered as submitted. It is for the Committee now to decide whether they wish to accept these hours or impose more restrictive conditions on any permission that may be granted.

Mr Piasecki, asked the Chairman of the Committee the following supplementary question;

Question

As I understand there will be a licensing application for music and dancing which is in fact D2 use and I believe the expression is fact and degree as regards whether this is a A3 application or a D2 use. The impression given from your planning officers is to suggest that it is essentially an A3 use with a D2 use ancillary. By allowing the extension of hours to 1 O'clock what you are actually doing is enhancing the D2 use of these premises. They have not asked for a D2 use and their hours should be curtailed.

Answer

The Committee will be considering this as an A3 use and be will advised on any technicalities by the planning officers. Clearly if at any future date, (were this to be granted) concerns were raised that would cause consideration of D2 use, that would be considered at that time.

Mrs JM Butler of Oaksmere Residents Association has asked the Chairman the following question.

Question

Is the committee aware that the covered walkway now known as Erfstadt Court was used by the public long before 1982, as it led directly to the old Drill Hall, and that beside the Drill Hall was a public carpark with conveniences which stretched between Elms Road and Denmark Street, with ingress/egress to both these roads, as shown on Ordnance Survey Map SU 8068/8168 of 1969. Plans for 1982 show covered walkways through Alexandra Court and Erfstadt Court (neither of which have gates) as well as the main walkway to the old Tesco's site.

Answer

As noted in my answer to Mr Piasecki, the land the subject of the Security Strategy is privately owned. The tenants' rights over Erfstadt Court are not unrestricted and the landlord has the right to make regulations from time to time for the proper use of the common parts including Erfstadt Court. The landlord may without the tenants' consent make arrangements to alter the common parts so long as a means of access is maintained. With respect to any public rights that may exist, the Highway Authority are in a position to restrict such rights by way of an order under the terms of the Road Traffic Act should this be considered necessary or appropriate. This is set out on page 75 of the report.

Mrs Butler asked the following supplementary question

Question

If the walkways have been in use for so long surely their use has become prescriptive and the Highway Authority would have to do something about it. Do they realise that the required order would have to encompass gates to Erfstadt Court as a privately owned gravel road between the Cancer shop and The Retreat Beauty Saloon, (which has a gate against the wall, but anyone could climb over it if it were shut) and Alexander Court as well as the envisaged gates and shutters restricting access to Denmark

Street is also the access to the park beside the Social Security and Employment office.

Answer

Members had the benefit of actually walking around there on the site visit and they would all agree that this helped their perspective in looking at the plans and those points will be noted when we actually consider the application in a few minutes time.

Mr. B Butler asked the Chairman of the Committee the following question

Question

If the Committee grant the provisional planning application for change of use of part of the old Tesco Stores from A1/A3 to A3 and for any reason Chicago Rock Café withdraws we are then left with a very large A3 area, only suitable for such as McDonalds, and we will be losing valuable A1 retail spaces. There are already 2 Indian restaurants, 1 Indian takeaway, 1 Thai restaurant , 1 Italian restaurant, 1 tea room and 5 public houses which serve food, as well as a pizzeria under construction, in the Market Square/Denmark Street area. Does the Committee agree with me that we are somewhat oversupplied in this part of the town, and all these types of eating places are more than duplicated in the Peach Street, Rose Street, Broad Street area? What proof can the agents provide that they have actively marketed this area for smaller retail outlets, which Wokingham badly needs?

Answer

It will be for the Committee to consider the implications of the scenario you suggested and of course we are not giving any rights to anybody to come in and make any profit. We are here just to consider the planning aspects. The granting of an A3 consent for an enlarged area at the site does not preclude the future use of the building for A1 use particularly as no change of use would be required to change back from A3 to A1. As noted in response to my answer to Mr Piasecki's question, over 100 organisations were contacted including many high street names. The majority of the companies expressed no interest, the remainder considered that its location was either too secondary or that there were configuration difficulties with the unit.

6. ORDER OF BUSINESS

RESOLVED: That with the order of business detailed on the agenda be varied.

7. APPLICATION NO: 2002/5828, PROPOSED CHANGE OF USE OF PART OF STORE FROM (A1) RETAIL TO PART (A1) RETAIL AND PART (A3) RESTAURANT, INSERTION OF MEZZANINE FLOOR FOR A1 USE, EXTERNAL AND INTERNAL ALTERATIONS TO EXISTING TOILET BLOCK AND RE-LOCATION OF PUBLIC TOILETS (AMENDMENT TO SCHEME PERMITTED BY F/2001/3459), FORMER TESCO STORES LTD & MULTI-STOREY CAR PARK ELMS ROAD/DENMARK STREET WOKINGHAM, FOR: AXA SUN LIFE PLC

The Committee considered a report about this application set out on Agenda pages 72 to 129.

The Committee were reminded that the application had been deferred at the Committee meeting of 24th April 2002 for further negotiations with the applicant and to allow for a site visit to be undertaken. Since the dispatch of the Agenda a further 4 letters of objection had been received raising two previously unmentioned points in connection with the effect of the proposal on existing terms of leases and the lack of comment

on the proposal from the Fire and Rescue Services. Members noted that the comments of the Fire and Rescue Service had now been received and included in the Agenda.

Additional comments had also been received from the Conservation Architect raising no objection to the principle of a security strategy subject to the submission of details of all gates. Members were informed of the comments received from Chestertons, the Council's town centre consultants that ;

"The proposal would result in the loss of A1 retail and in terms of the town centre's objective of strengthening its retail offer would only be acceptable in terms if replacement retail is provided elsewhere. The supporting information indicates that no large scale retailers are interested as its position is either marginal or configuration inappropriate. The proposal will however greatly enhance the leisure offer in the town centre providing an improved balance to the current pub/restaurant offer."

Officers commented in response that the principle of the suitability of the site for retail had been considered as part of a recent planning appeal concerning Emmbrook Retail Park, where the Planning Inspector concluded that the Former Tesco site was not attractive and retailers would not compromise their normal operational requirements in order to locate in the town centre.

Mr. Piasecki and Mr G Williams local residents attended the meeting and spoke against the proposal. They also presented a petition signed by local residents in opposition to the proposal.

Mr. Muir and Mr Dennis representing the applicant attended the meeting and spoke in support of the proposal.

Mr. DC Morgan and Mrs. T Marinos, two local Members attended the meeting and spoke of their concerns about the proposal with particular reference to concerns around noise, proposed hours of operation, lack of public transport links for potential customers and the concerns of Thames Valley Police.

At this point the Chairman summarised the proposal and key issues for the benefit of Members who had not previously considered the proposal and for members of the public present.

In discussing the application Members noted that the principle of A3 use had been previously established at the site and requested clarification from officers regarding the definition of A3 and D2 use classes and status of the current application.

Officers clarified that A3 use did encompass the provision of live music and facilities for dancing as long as these activities were ancillary to the principal A3 use of eating and drinking facilities even if such facilities might be regarded as akin to D2 use. The proposal was therefore the same in principle to the types of activity that might be provided within any public house. If Members were minded to approved the current proposal and in the future the balance shifted towards D2 use this would require a new change of use application.

A number of Members whilst noting the wishes of the applicant, expressed serious concern regarding what was considered to be the adverse affect of the proposed hours of operation on the residential amenity of local residents. They went on to comment that if approval was given, it was appropriate to mitigate these possible effects. This could be achieved by limiting the hours to times more closely linked to the operation of public houses within Wokingham and would also negate the need for security gates.

Members also expressed concern regarding the availability of public transport to customers leaving the proposed premises and access to the Elms Road multi-storey. Members noted that the concerns of the local police regarding operational matters whilst important, were not issues that should be considered as part of the Development Control process.

On balance it was;

RESOLVED: That Application No: 2002/5828 be approved subject to the conditions set out on Agenda pages 76 to 77 and 87 to 89 with the following amendments;

a) That condition 16 be amended to delete reference to gates to control egress and access onto Denmark Street;

b) That condition 18 be amended to read that there shall be no customers or other members of the public on the A3 premises before 11.00 am and after 11.10 pm on any day.

Mr J Piasecki of the Denmark Street Retailers has asked the Chairman the following question.

QUESTION

Planning permission 2001/3459 established the precedent that A3 use at this site was not to exceed 504 sq m. Wokingham District Council Development Control must justify why they now regard as acceptable, an additional 444 sq m (88% more) of A3 use at the expense of Primary Retail Frontage, as specified in Wokingham's Local Plan. Could the Chairman list the retailers who, following a pro-active approach by the applicant in the 10 months since the pre-letting of the leisure unit, have been approached and declined to show any interest?

Mr J Piasecki of the Denmark Street Retailers has asked the Chairman the following question.

QUESTION

Is the proposed Security Strategy, which has now been out to consultation, will be subject to many legally binding restrictions. Is it still viable, in light of the information now available?

Mr J Piasecki of the Denmark Street Retailers has asked the Chairman the following question.

QUESTION

Policy WSH5-Retention of Essential Characteristics of Shopping Areas, states that environmental disturbances can be mitigated by use of planning conditions. Page 139 of the Local Plan recognises A3 uses (let alone a D2 nightclub, which is an ancillary use in this application) have significantly different characteristics to A1, and are known to cause localised problems due to extended hours. Why have planning conditions, which will also act as guidance to an inspector in the event of an appeal, not been set to restrict closing times to the existing licensed hours already in use in the Town Centre?

6.00 SCHEDULE OF APPLICATIONS

6.01 To determine the applications in the Agenda.

List of Background Papers	Department Where Held
Correspondence held with individual planning applications.	Environmental Services

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

10. Notwithstanding the plans submitted prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13. Prior to the commencement of works details of a signage strategy shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

14. The A1 retail element shall not be less than 989m² net at ground floor level and shall not be subdivided into more than 2 units without the written permission of the Local Planning Authority.

15. The A3 food and drink element shall not be more than 504m² net at ground floor level without the written permission of the Local Planning Authority.

16. The D2 leisure and assembly use shall not be more than 4,124m² net without the written permission of the Local Planning Authority.

17. Notwithstanding Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the premises shall be used for a nightclub, bingo hall or casino, without the written permission of the Local Planning Authority.

18. Prior to the occupation of the building further details of security measures for the building, car park and public area shall be submitted to and approved by the Local Planning Authority and these shall be implemented as approved.

19. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car.

20. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the Local Planning Authority. The car park shall thereafter be managed in accordance with the approved plan.

21. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the LPA showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

22. The building shall not be occupied until space for parking bicycles has been provided in accordance with the LPA standards.

23. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Reasons:

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

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

4. 11. 12. In the interests of visual amenity.

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

6. To safeguard the residential amenity of the adjacent dwellings.

7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To protect adjoining occupiers and the area generally from noise and disturbance.

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

3. In the interests of convenience for pedestrians.

14. In order to maintain a retail frontage and ensure appropriate development of this site.

15.& 16. To ensure appropriate development of this site.

17. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

18. To ensure that adequate security measures are implemented.

19.& 22. In order to encourage the use of alternative forms of transport.

20. To ensure public access is maintained for town centre parking.

21. In the interests of highway safety and convenience.

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

Informatives:

1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 30th April 2001 showing the relocation of the public toilets and does not approve the proposals as originally submitted.

2. 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 S4
   South East Area Local Plan Policies SBE1, SBE2, LD6, LD8, SR3, SPS1
   Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4, WT6

BASIA POLNIK

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Axa Equity and Law
C/O Kemp Muir Wealleans
66 Great Portland Street
London
W1N 5AJ

Application Number: F/2001/3459

Parish: **WOKINGHAM**

Location: **Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road / Denmark Street, Wokingham.**

Proposal: **Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.**

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. Prior to the commencement of works further details of the shopfront, entrances and canopies, including the roof over the bike stand area, shall be submitted to and approved in writing by the Local Planning Authority.

Condition
3. 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
4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Condition
8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Condition
9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

Condition
10. Notwithstanding the plans submitted prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

Condition
11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and

Condition
20. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the Local Planning Authority. The car park shall thereafter be managed in accordance with the approved plan.

Condition
21. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Condition
22. The building shall not be occupied until space for parking bicycles has been provided in accordance with the Local Planning Authority standards.

Condition
23. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
24. No additional mezzanine floors, other than those shown on the approved plans shall be inserted without the written permission of 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 the external appearance of the building is satisfactory.

Reason
4. In the interests of visual amenity.

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

Reason
6. To safeguard the residential amenity of the adjacent dwellings.

Reason
7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
13. Prior to the commencement of works details of a signage strategy shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

Condition
14. The A1 retail element shall not be less than 989m² net at ground floor level and shall not be subdivided into more than 2 units without the written permission of the Local Planning Authority.

Condition
15. The A3 food and drink element shall not be more than 504m² net at ground floor level without the written permission of the Local Planning Authority.

Condition
16. The D2 leisure and assembly use shall not be more than 4,124m² net without the written permission of the Local Planning Authority.

Condition
17. Notwithstanding Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the premises shall not be used for a nightclub, bingo hall or casino, without the written permission of the Local Planning Authority.

Condition
18. Prior to the occupation of the building further details of security measures for the building, car park and public area shall be submitted to and approved by the Local Planning Authority and these shall be implemented as approved.

Condition
19. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
9. To protect adjoining occupiers and the area generally from noise and disturbance.

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of convenience for pedestrians.

Reason
14. In order to maintain a retail frontage and ensure appropriate development of this site.

Reason
15. To ensure appropriate development of this site.

Reason
16. To ensure appropriate development of this site.

Reason
17. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

Reason
18. To ensure that adequate security measures are implemented.

Reason
19. In order to encourage the use of alternative forms of transport.

Reason
20. To ensure public access is maintained for town centre parking.

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

Reason
22. In order to encourage the use of alternative forms of transport.

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

Reason
24. To prevent over-development of the site and to ensure adequate parking.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 30th April and 4th May 2001 showing the relocation of the public toilets and does not approve the proposals as originally submitted.

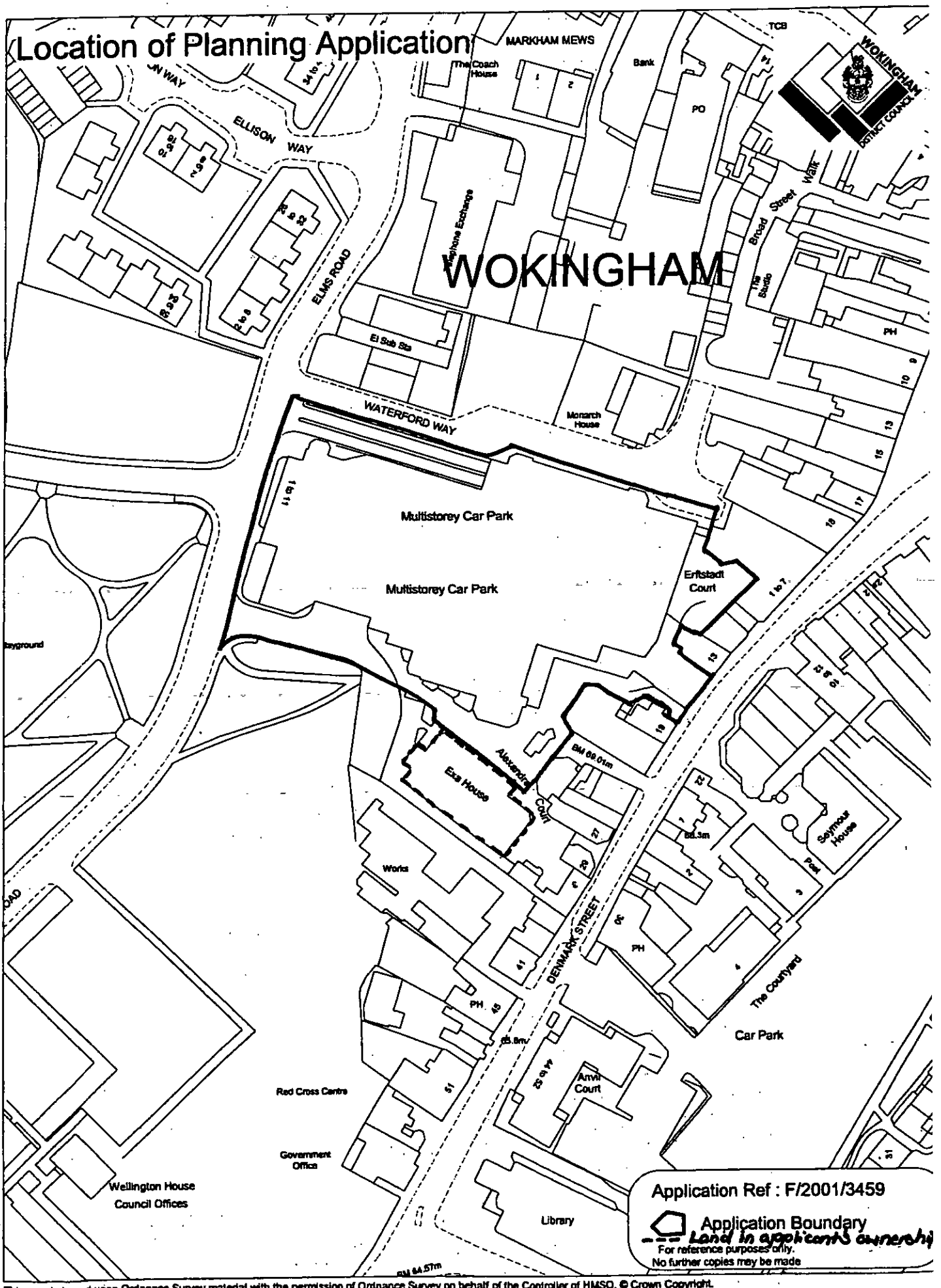
Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies S4
South East Area Local Plan Policies SBE1, SBE2, LD6, LD8, SR3, SPS1
Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4, WT6

John Mitchell
Development Control Manager
Date: 23/05/2001

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.



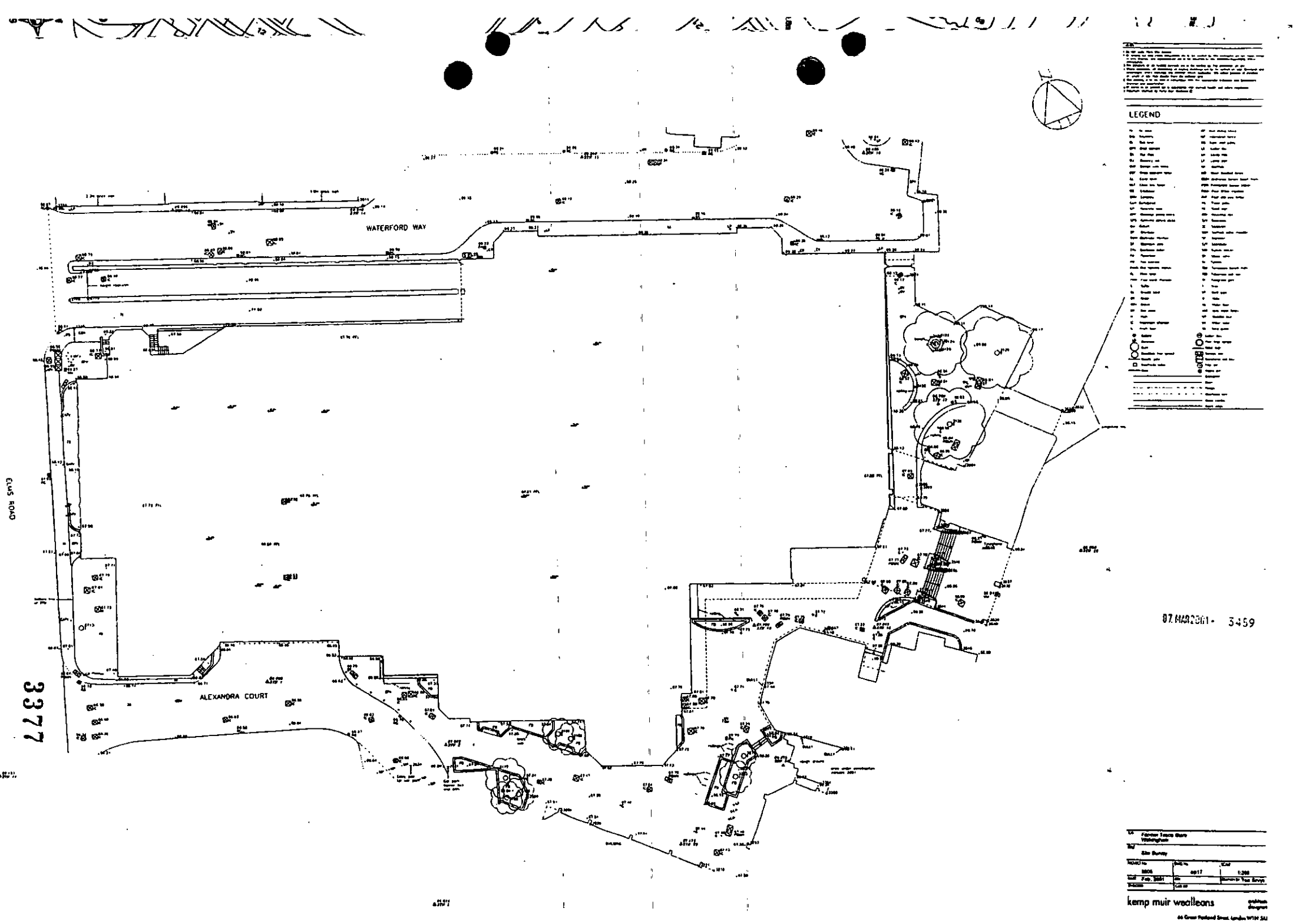
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

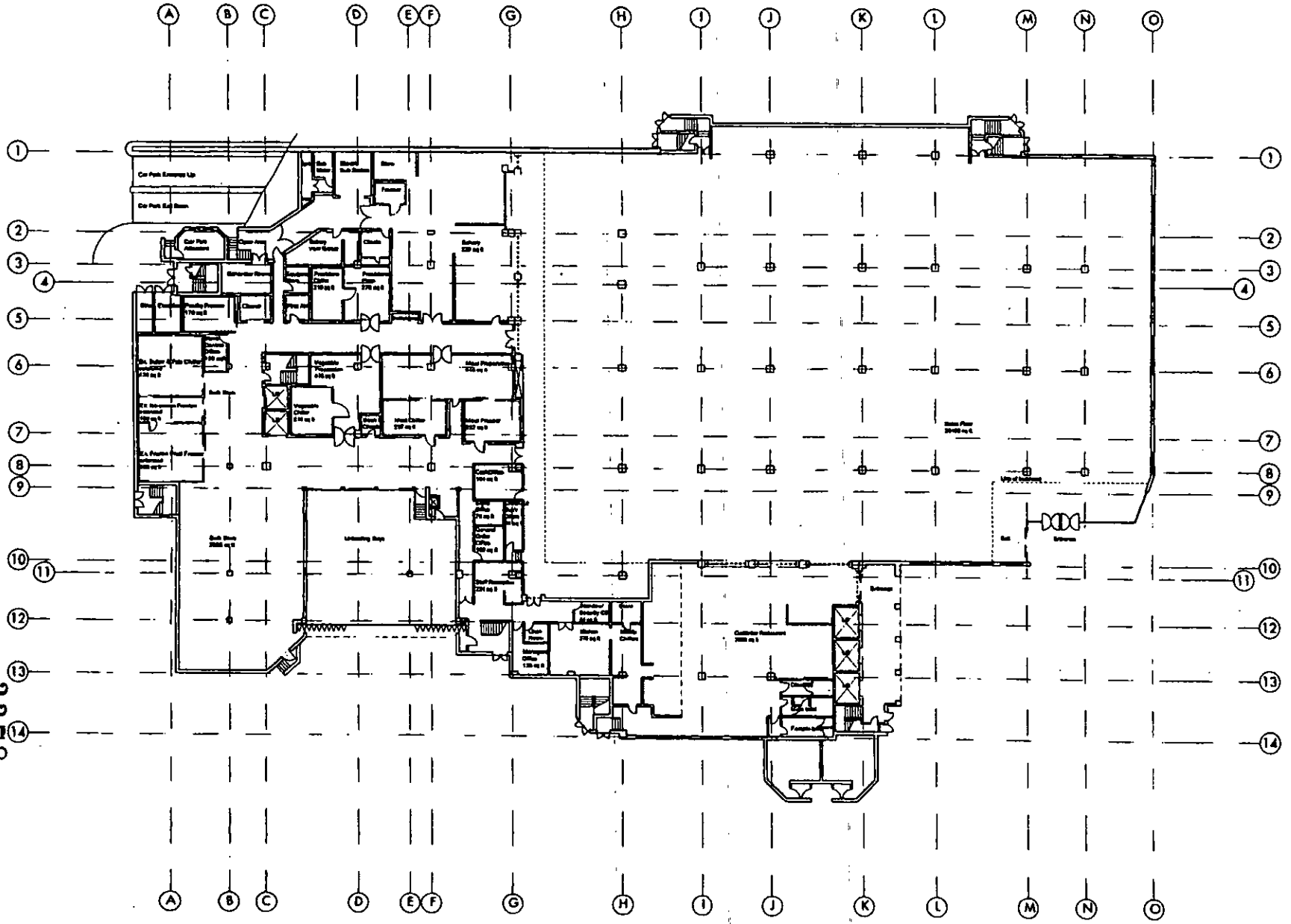
Development Control Section, Environmental Services, Wokingham District Council.

9 May 2001

3376

Scale: 1 : 1250

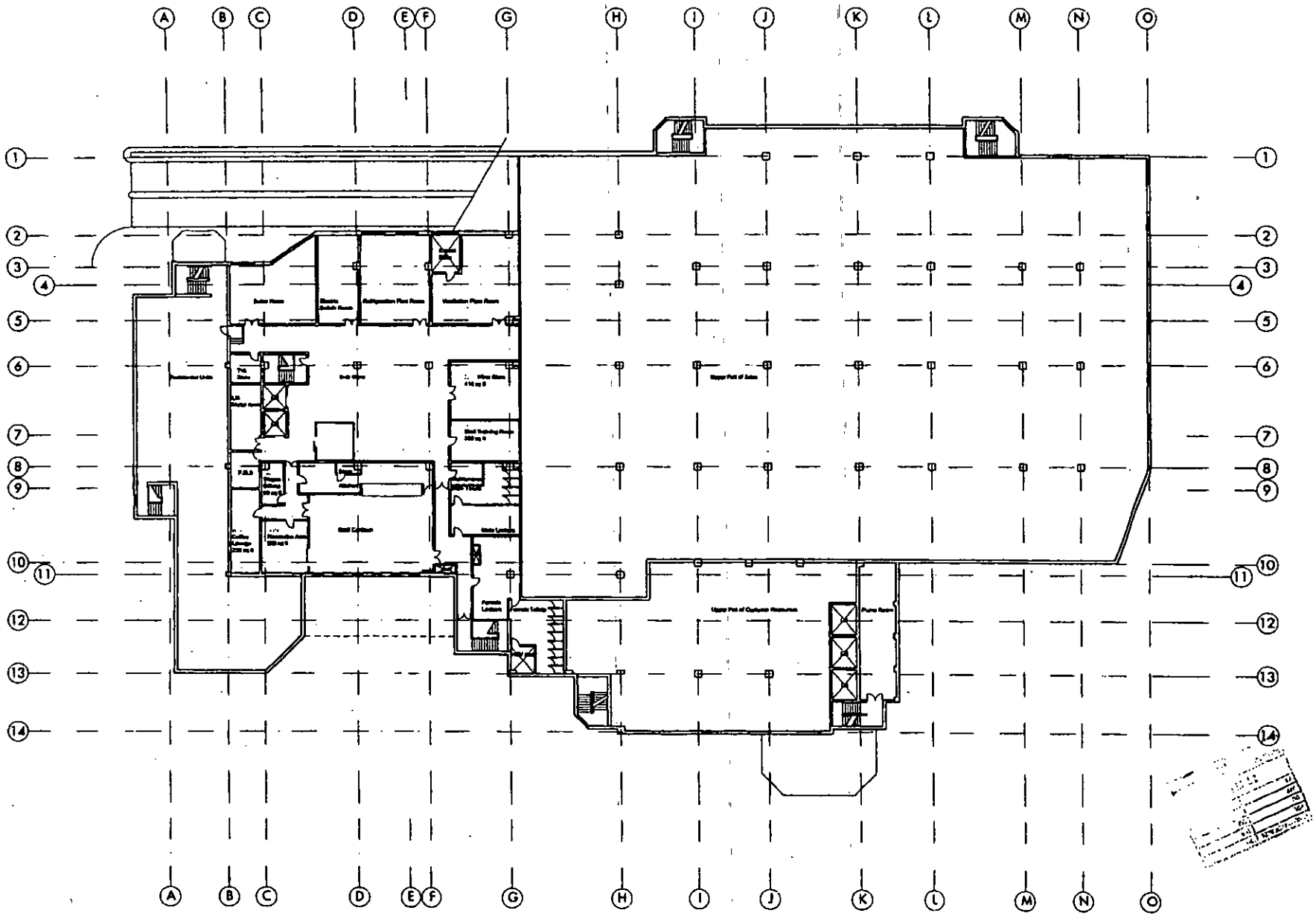

WATERFORD WAY
ELMS ROAD
ALEXANDRA COURT
3377
LEGEND
07 MAR 2001 - 3459
kemp muir wealleons



3378

GROUND FLOOR PLAN 1:200

3459



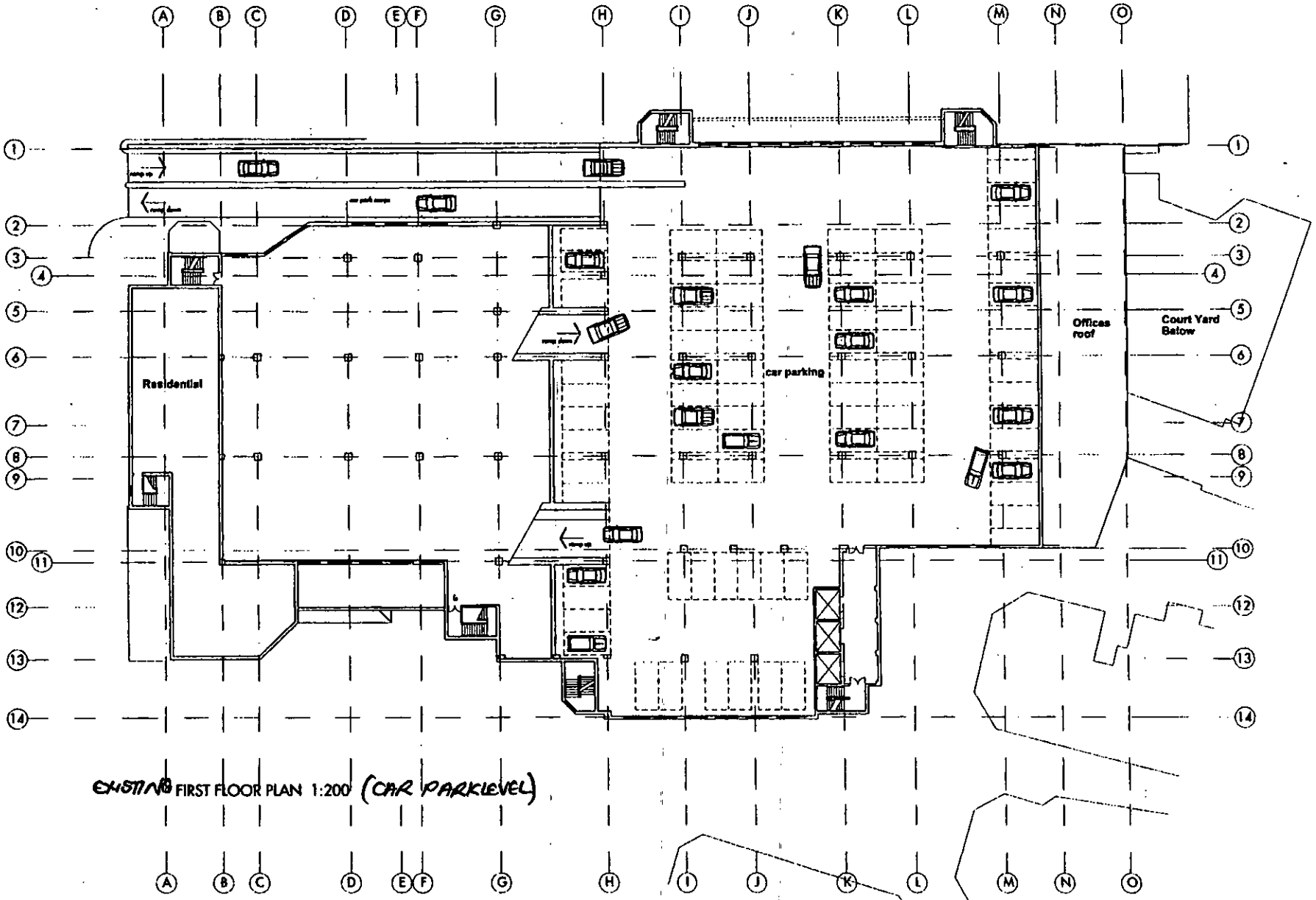
FIRST FLOOR PLAN 1:200

3379

kemp muir wealleans

GENERAL 3459

kemp muir wealleans



EXISTING FIRST FLOOR PLAN 1:200 (CAR PARK LEVEL)

3380

REVISED PLAN

3456 1

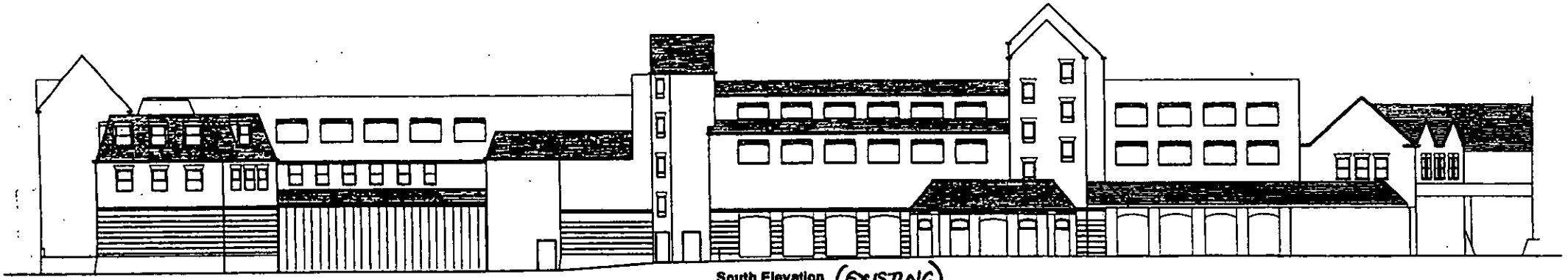
Planning application issue 15.01.0

24-04-01 Revision A: Public inform comment

Retail and Leisure Scheme
Former Tesco Store, Watlington

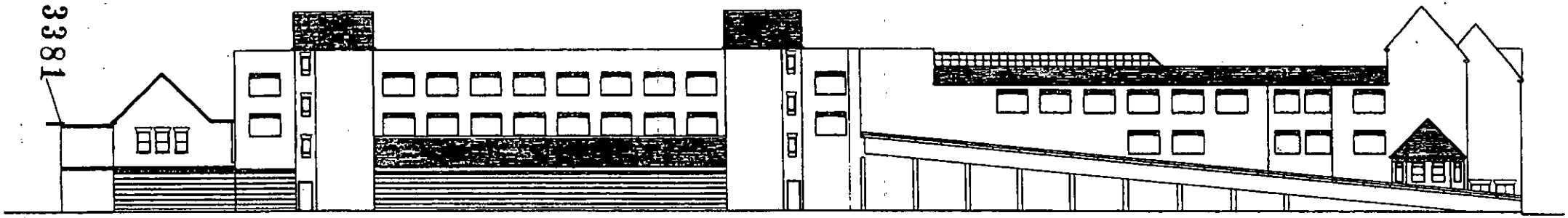
Proposed First Floor Car Park Level

0000	A099	
April 2001	1:200	A
CHECKED	CAD ID:	



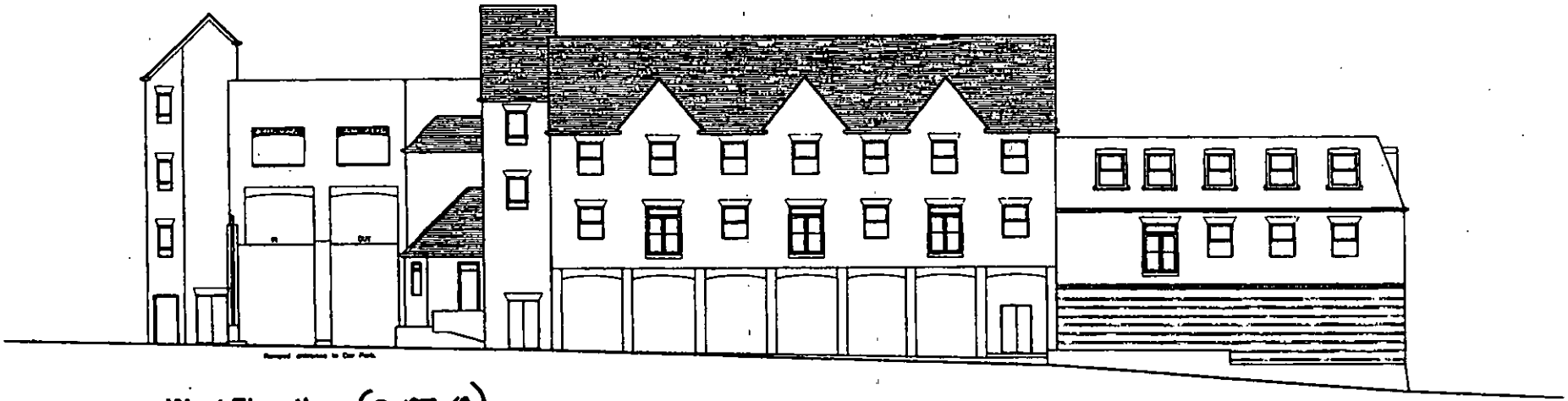
South Elevation (EXISTING)

3381



North Elevation (EXISTING)

3459



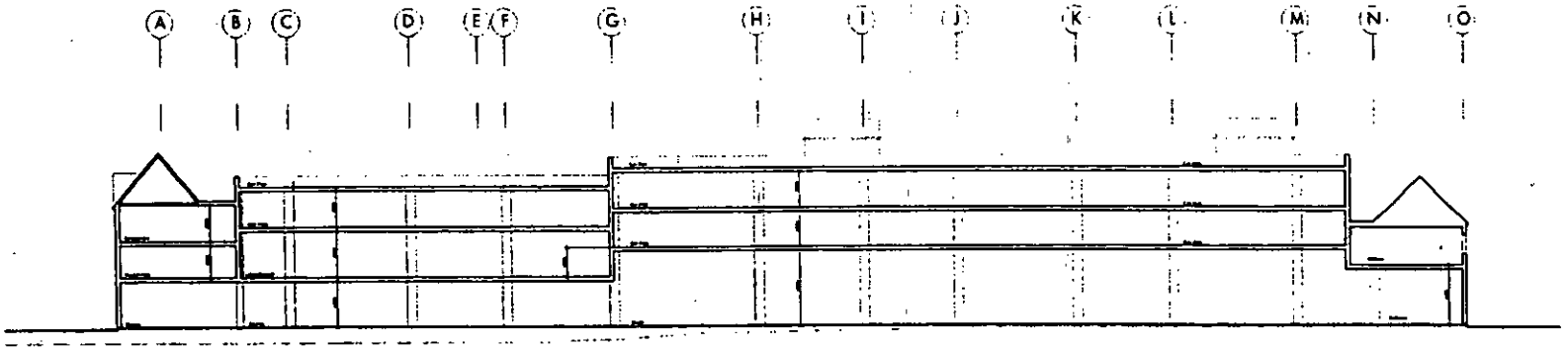
West Elevation (EXISTING)



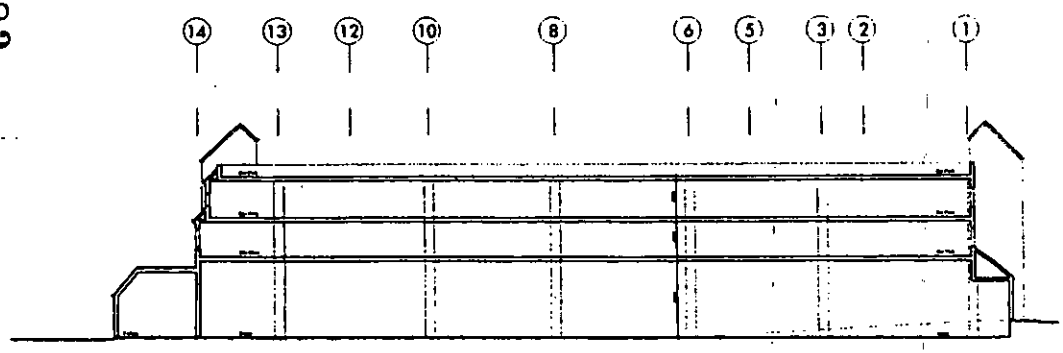
East Elevation (EXISTING)

3382

01MAR2001 3459



Existing long section.

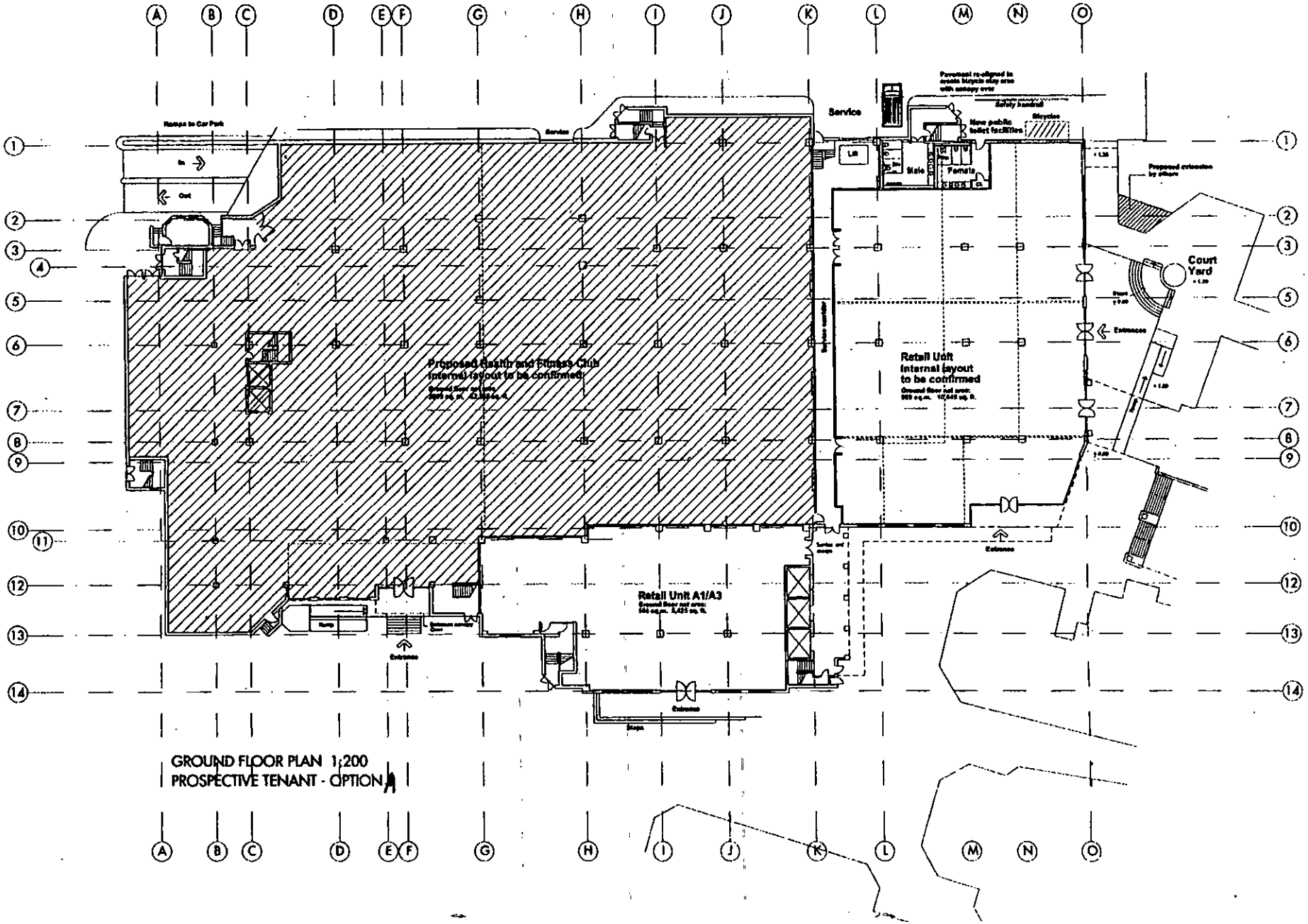


Existing short section.

3383

13.01.01 Planning application issue

kemp muir wealleans

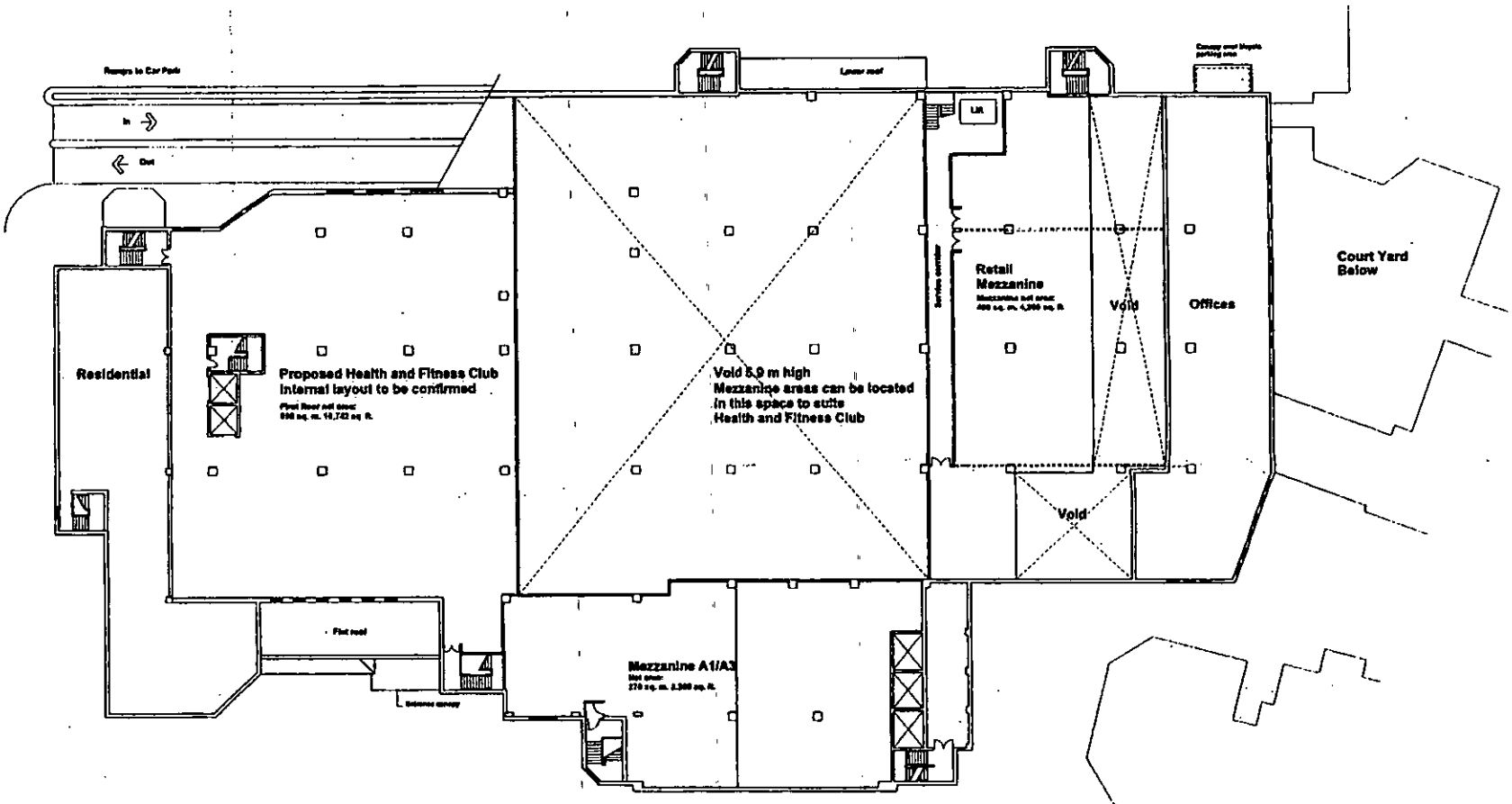


GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION A

REVISED PLAN
3459

OPTION A

3384



3385

MEZZANINE/FIRST FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION A

REVISED PLAN

3459 1

OPTION A

15.01.01 Planning application issue

03.05.01 Revision A: Coloured scheme (DC)

24.04.01 Revision B: Planning issue (Public toilets added, ground floor)

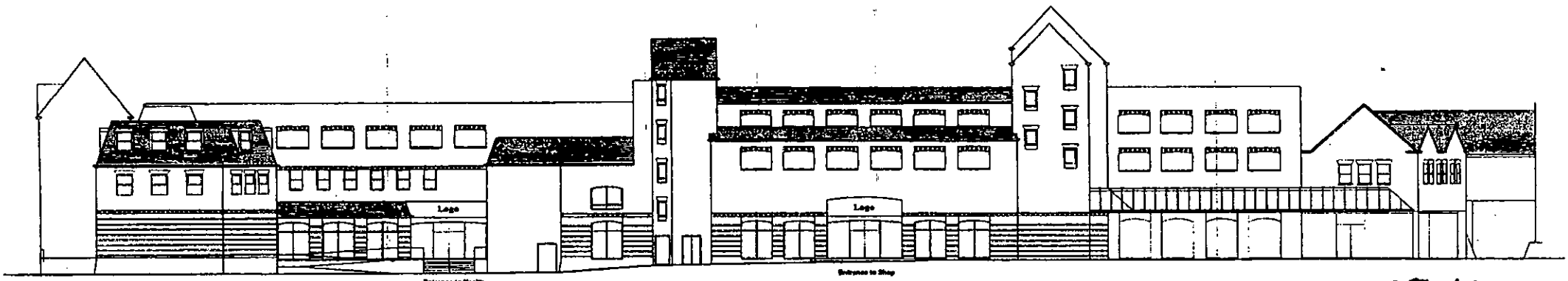
Retail and Leisure Scheme
Former Tesco Store, Nottingham

Proposed Mezzanine - First Floor Plan

3459	AP(0)	1
Date April 2001	Drn	B
Scale	Job no	

kemp muir wealleons

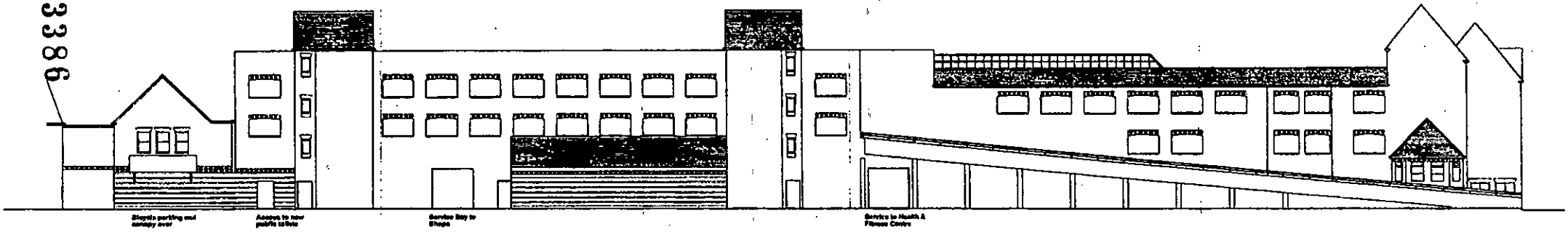
66 Great Portland Street, London W
T + 44 (0)171 436 1010 F + 44 (0)171



Proposed South Elevation
Alternative - A

OPTION A

3386



North Elevation

REVISED PLAN
3458.J

OPTION A

Issued for Planning

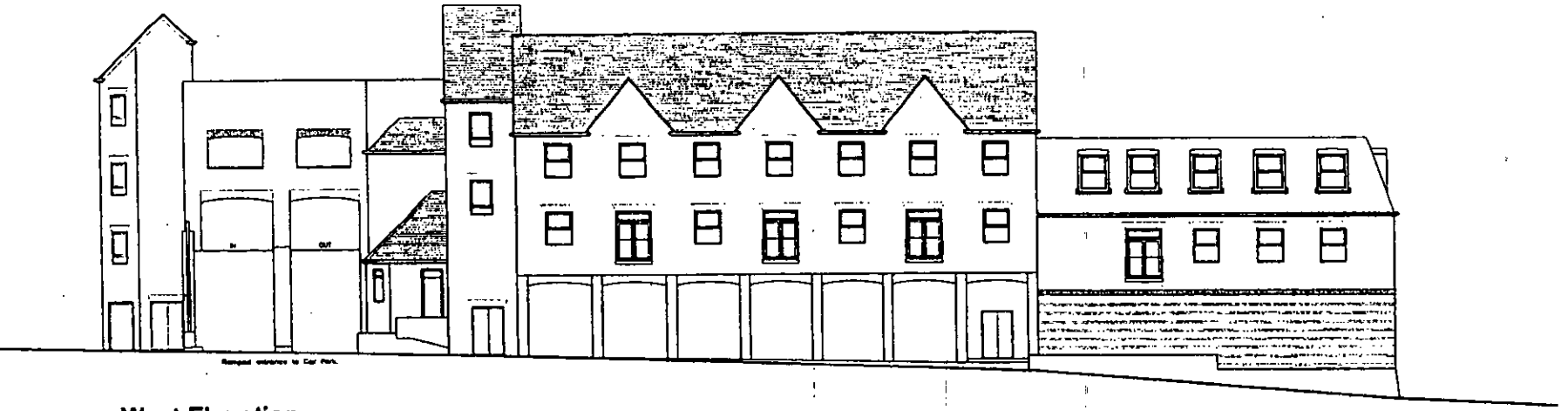
Retail and Leisure Scheme
Former Tesco Store, Workington

Proposed North & South Elevations

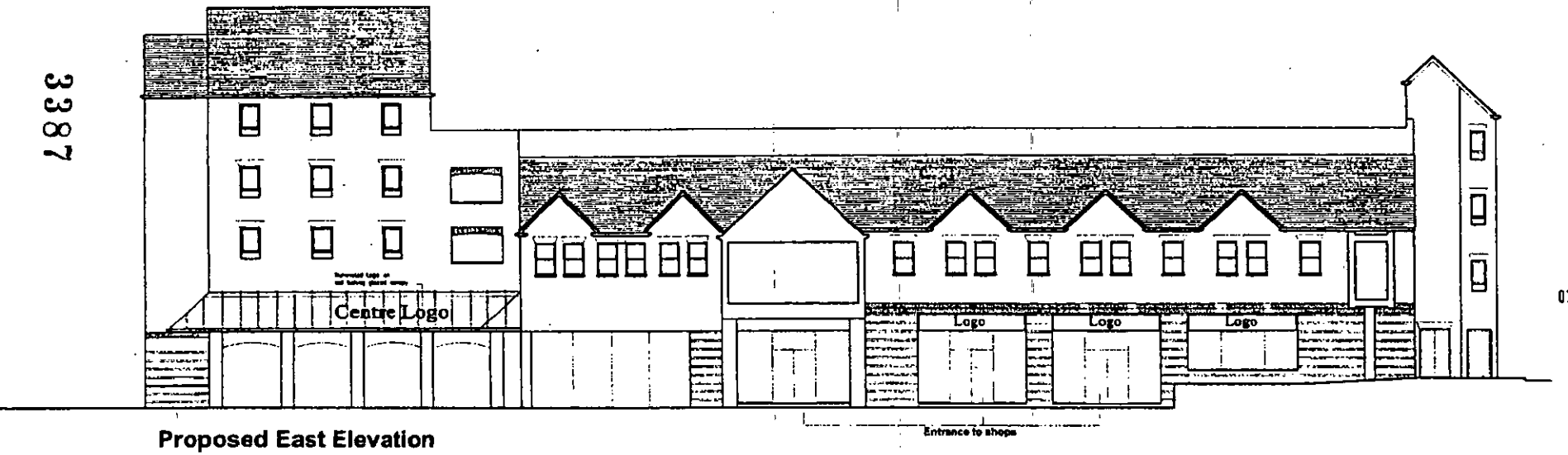
3386	AP10		1:100
April 2007			

kemp muir wealleans

kemp muir wealleans



West Elevation



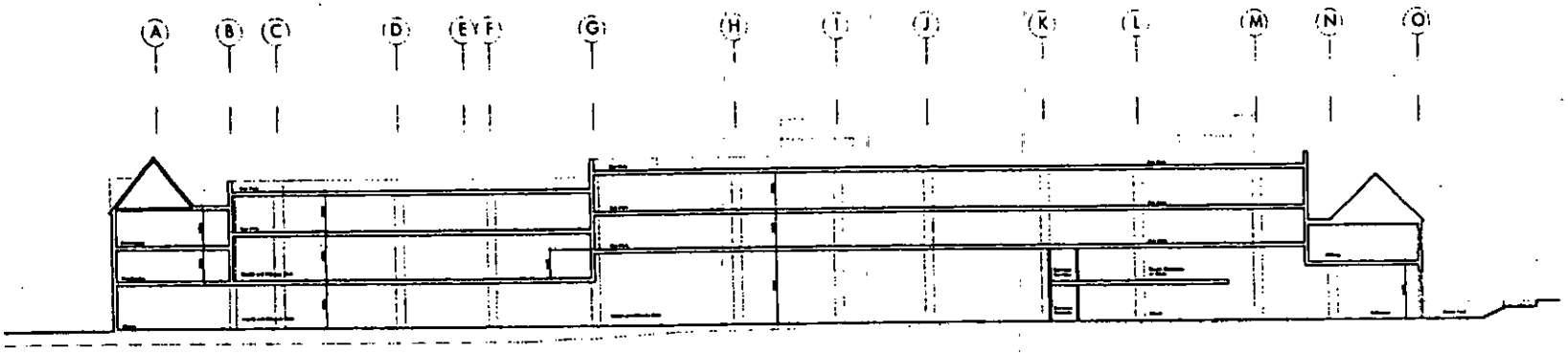
Proposed East Elevation

3387

3459

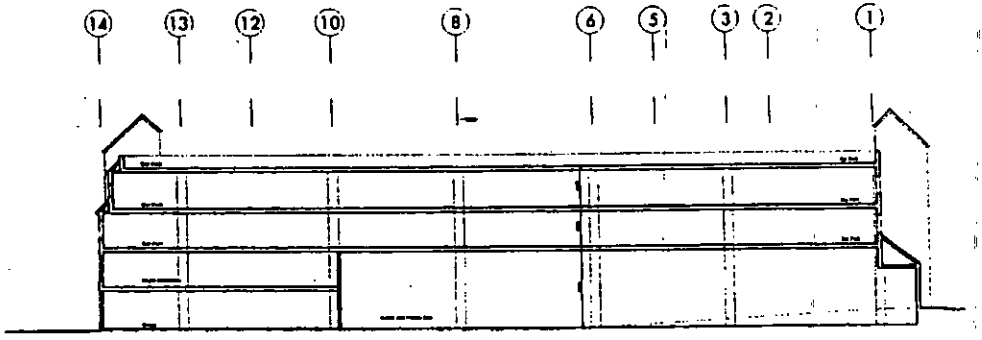
15.01.01 Planning application issue

kemp muir wealleans



Proposed long section.

3388

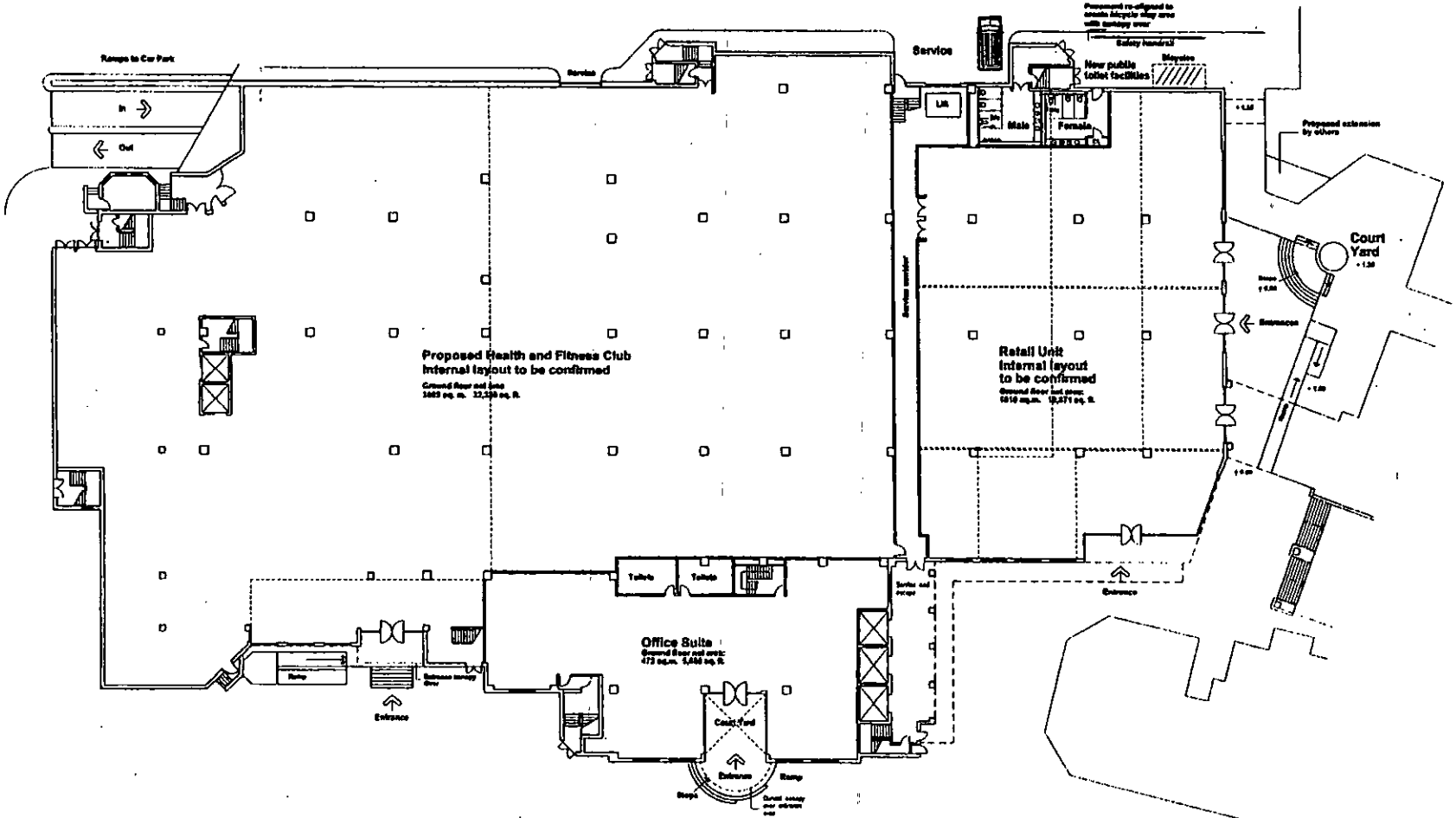


Proposed short section.

OPTION A

3459

15.01.01 Planning application issue



GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION B

3389

REVISED PLAN
3459 1

OPTION B

15.01.01 Planning application issue
03-03-01 Revision A: Coloured scheme (KM)

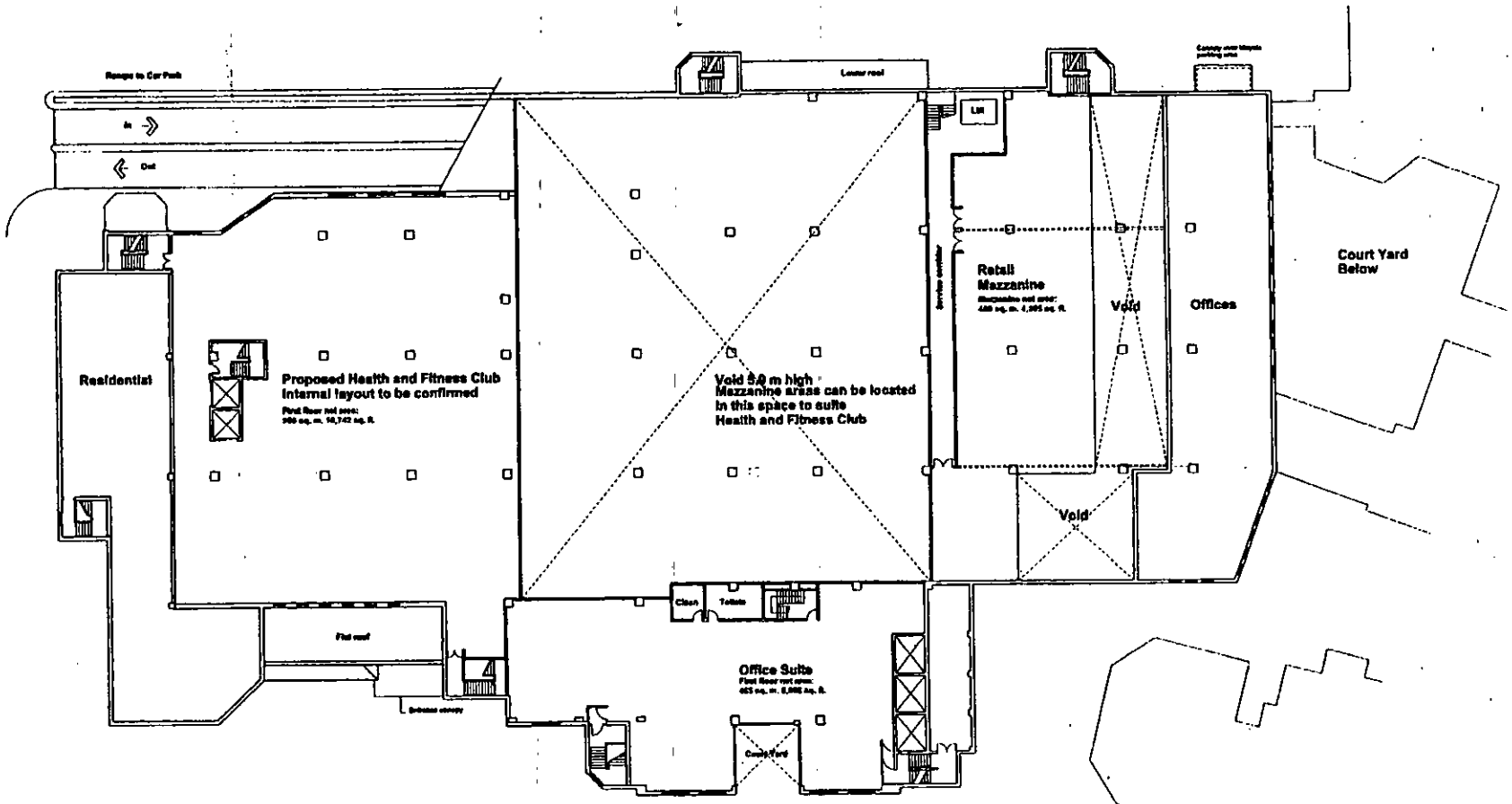
Retail, Leisure and Office Scheme
Former Tesco Store, Waddington

Proposed Ground Floor

Project No.	Drawing No.		Scale
9808		AP13	1:
Date April 2001	Rev.	B	Amended by
Drawn	Job no.		

kemp muir wealleans

64 Great Portland Street London W1
T + 44 (0)171 436 1010 F + 44 (0)171



MEZZANINE/FIRST FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION 8

3390

REVISED PLAN
3459 1

OPTION B

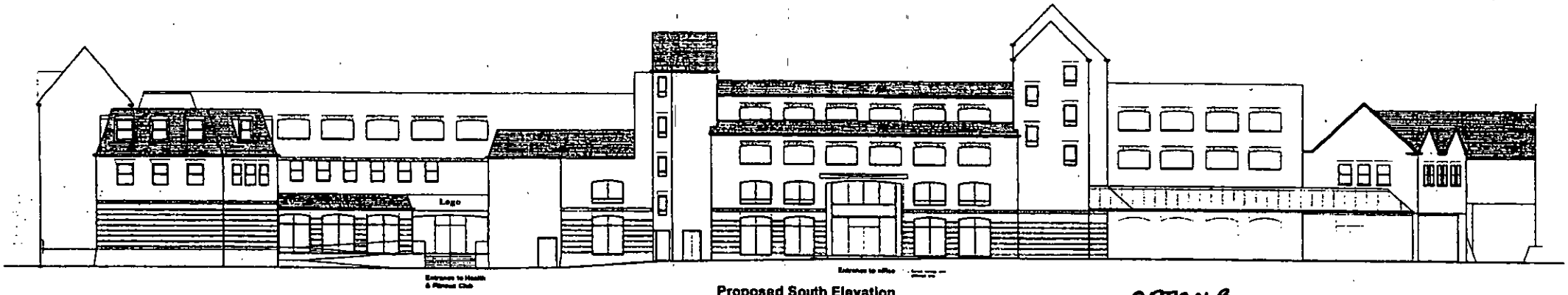
13.01.01 Planning application issue
03-03-01 Revision A. Coloured scheme (CH)
24-04-01 Revision B- Planning issue (Public toilets proof floor)

Retail, Leisure and Office Scheme
Former Tesco Store, Wellington

Proposed Mezzanine - First Floor Plan

Project no.	Drawing no.	Issue
3459	AP14	
Date April 2001	Scale @ A1 1:200	Drawn

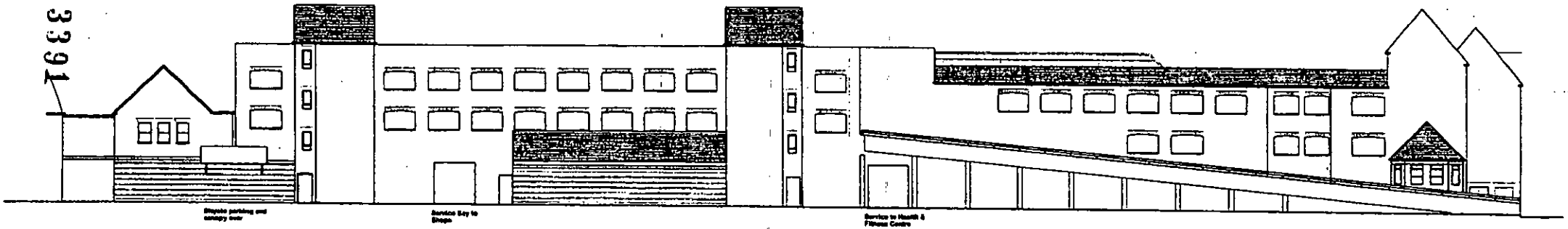
kemp muir wealleans



Proposed South Elevation

OPTION B.

3391



North Elevation

02 MAR 2001 - 3459

Robert, Lubbock and Wilson Solicitors
Foster House Store, Wokingham

Proposed North & South Elevations

9809	AP15	1:100
Date Jan. 2001	drn	checked
Scale	Cad ref AP15	

See Part One or Office file for plans.
Building Control

Date: 17 May 2001

To: Duncan Garrett, Access Officer, Building Control

We have received Revised Plans for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan showing public toilets relocated to north of building facing Watford Way. Drawing nos 9806 AP07 RevB, AP08B, AP09A, AP10B, AP11B, AP13B, AP14B & AP15.

Comments are required by 22/05/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

COMMENTS:

PART M

1) DISABLED W/C PROVISION GENERALLY

2) DISABLED SHOWER FACILITIES - HEALTH CLUB

3) ACCESS TO ~~FIRST~~ FIRST FLOOR OFFICE SUITE - LIFT ACCESS REQUIRED

4) PROVISION OF DISABLED CAR PARKING.

5) RESPONSIBLE DETAILS REQUIRED

ANDY BRETT 6369

3459

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

04 MAY 2001

BP

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	RPT 42910
POL	LS
DC bl	ENF
APP	
CS	
04 ..... -001	
COPIES TO:	
	FILE:

JDM/9806/sjr
2nd May 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Further to our telephone conversation earlier today, I confirm the following matters:-

Exa House Application F/2001/3437

- The reference on our drawing 'Proposed Ground Floor' to a retail unit is incorrect and should be annotated as offices.
- We will examine the west elevation to see how it can be more animated (perhaps decorated or relief brickwork) and to replace the small flat roofs with pitched roofs. I note that if we can produce drawings which address your concerns you should be able to determine the Exa House application at the next Committee Meeting.

Former Tesco Application

- You raised certain matters that we could deal with by way of conditions. Namely CCTV and lighting.
- You commented on the relatively concealed location of the bicycle parking area and we will discuss this further in the light of any comments which may be made at the presentation on 8th May 2001.

Finally, I enclose for your use six copies of each of the amended drawings sent to you last week to cover the repositioning of the public toilets at ground floor level. The drawings are listed below.

9806 AP 07 Rev B	Proposed Ground Floor/Option B A
9806 AP 08 Rev B	Proposed Mezzanine-First Floor/Option B A
9806 AP 09 Rev A	Proposed First Floor Car Park Level
9806 AP 10 Rev B	Proposed North & South Elevations
9806 AP 13 Rev B	Proposed Ground Floor/Option A B
9806 AP 14 Rev B	Proposed Ground Floor/Option A B
9806 AP 15 Rev B	Proposed Mezzanine-first floor/Option A B

Not submitted - received 6/5/01

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

Please do not hesitate to contact me if you have any further queries.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321
mail@kmw.co.uk

PLANNING SERVICES	HPT 12690
POL	TLS
DC BP	SNF
ADP	
CS	
30 APR 2001	
COPIES TO:	ACK:
	FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

REVISED PLAN

3459

JDM/9806/sjr
26th April 2001

Dear Mrs Polnik

Re: FORMER TESCO STORE, WOKINGHAM

Please find enclosed one copy of each of the following drawings:

OPTION ~~B~~ A	
9806 AP 07 Rev B	Proposed Ground Floor Plan
9806 AP 08 Rev B	Proposed Mezzanine/First Floor Plan
9806 AP 09 Rev A	Proposed First Floor Car Park Level
9806 AP 10-11 Rev B	Proposed North & South Elevations
OPTION ~~C~~ B	
9806 AP 13 Rev B	Proposed Ground Floor
9806 AP 14 Rev B	Proposed Mezzanine - First Floor Plan

These drawings have been prepared following my last conversation with you during which you advised that adverse comment was being received as a result of the consultation exercise concerning the proposed new location of the public toilets on the first floor of the car park. As suggested I have put to my client the option of relocating the existing public toilets to an alternative position at ground floor level and one which is removed from the main retail frontages. The enclosed drawings indicate the toilets relocated to the north side of the building where they are closer to the town centre, can be accessed by pedestrians using the network of adjoining footpaths and by the disabled.

I believe the proposals are a significant improvement and trust they meet with your approval. I would also like to ask that you accept these drawings in substitution of the equivalent numbered drawings which form part of our current planning consent.

../2

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
66 Great Portland Street
London W1N 5AJ
Registered in England
Number 3103966

If you have any query, please contact me. We are obviously concerned to minimise the delay that this change has caused and I understand from our previous discussion that it should be possible to determine our application at the planning committee meeting scheduled for the last week of May.

I look forward to hearing from you.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Brian Shrubsall
Matthew Vowels

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 23 MAY 2001 FROM 7.00 PM TO 10.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:- Mrs P Bray, Mr CP Hudson and Mr ND Rose.

PART I

323. MINUTES

The Minutes of the meeting of the Committee held on 2 May 2001 were confirmed as a correct record and signed by the Chairman.

324. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway

325. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

RESOLVED: That the order of business detailed on the agenda be varied.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 23 MAY 2001 FROM 7.00 PM TO 10.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:- Mrs P Bray, Mr CP Hudson and Mr ND Rose.

PART I

323. MINUTES

The Minutes of the meeting of the Committee held on 2 May 2001 were confirmed as a correct record and signed by the Chairman.

324. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway

325. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

RESOLVED: That the order of business detailed on the agenda be varied.

327. APPLICATION NO: 2001/3459, PROPOSED CHANGE OF USE OF PART OF THE BUILDING FROM (A1) RETAIL TO (D2) LEISURE AND PART FROM (A1) RETAIL TO (A3)

RESTAURANT WITH INSERTION OF MEZZANINE OR ALTERNATIVELY (B1) OFFICE USE WITH MEZZANINE FLOOR EXTERNAL AND INTERNAL ALTERATIONS INCLUDING DEMOLITION AND RELOCATION OF PUBLIC TOILETS, FORMER TESCO STORES LTD AND MULTI-STOREY CAR PARK ELM ROAD/DENMARK STREET WOKINGHAM, FOR AXA EQUITY AND LAW

The Committee considered a report about this application set out on Agenda pages 3365 to 3391.

In explaining the report, the Head of Planning & Transportation informed Members of the comments of Wokingham Town Council which had been omitted from the Agenda and also explained a number of amendments to the proposal of the scheme, which were distributed to Members at the meeting.

In response to a question, the Head of Planning & Transportation confirmed that condition No: 17 set out on page 3374 of the should have included the word *"not"* between the words "shall" and "be" on line four of the paragraph.

In discussing the application Members welcomed the proposal, but made a number of comments in relation to the provision and location of public toilet facilities, management of the car park and site area to be retained in retail (A1) use.

RESOLVED: 1) That Application No: 2001/3459 be approved subject to the conditions set out on Agenda pages 3372 to 3375 with the addition a condition relating to the insertion of mezzanine floors;

2) That informatives be added relating to the security and location of the proposed public toilets at the site and management of the car park.

2001/3459

For file.

Sent 30/5/01

3611/b

application No F/2001/3459 79754
VALID 7/3/01

Date: 30-05-01

Received from: AXA EQUITY & LAW

one thousand, five hundred & twenty Pounds ——— Pence

NET	£1520:00
~~VAT~~	£ —:—
GROSS	£1520:00

For Planning application Old Tesco Stores, Wokingham

For Treasurer, Wokingham D.C

~~Cash~~/Cheque/~~P.O.~~

VAT Registration No. 200 3514 35

0171 436 5321

kemp muir wealleans architects designers

66 Great Portland Street
London W1N 5AJ
Tel 020 7436 1818
Fax 020 7436 5321

FAX TRANSMISSION

2001/3459

DATE: 11 May 2001

TO: Mrs B Polnik - Wokingham District Council

FAX NO: 0118 974 6484

FROM: Sara Rielly

RE: FORMER TESCO STORES, DENMARKSTREET, WOKINGHAM

Number of pages: 1 (including this sheet)

Dear Mrs Polnik

Our client has asked us to obtain a receipt for the planning fee which accompanied the planning application reference F/2001/3459. The fee was for £1,520.00 issued by cheque from Axa Real Estate Investment Managers UK Limited.

I am not sure who I should contact for this and would be grateful for your help.

Yours sincerely

Sara Rielly
Kemp Muir Wealleans

For Information ☐ For Action ☐

(1) ADDRESS TESCO STORE / PART OFFICES ABOVE = PARISH WOKINGHAM
WAITROSE ISSUE

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER B/0/37/63 NORMAN SINCLAIR PROPS. O/L 6.12.63 CIA

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/8/2/71	WBC	MULTI-STOREY CAR PARK, SHOPS/OFFICES	29.9.71	CIA
R/309/73	HAMPSHIRE CITY ESTATES.	SUPERMARKET & STORAGE, 30,000 sq ft OFFICES OVER/MULTI-STOREY CAR PARK - 385 CARS	6.12.73	NOT CIA ISSUED
08119	TESCO	" " " REFURB. LL SHOPS/OFFICES	8.6.76	CIA
08118 LBC		"	8.6.76	CIA
BR 10382		"	3.11.80	RELATED BY DOE
10189	WARD CONSTR.	SIGNS FOR TESCO AT LUCAS ROAD	5.7.79	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TL LS CARPARK

DRAINAGE

091074

(2) ADDRESS TESCO STORE PARISH WOKINGHAM

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11045	TESCO	2 NON-ILL SIGNS AT DENMARK ST.	5.7.79	Ref
13474	"	1 NON-ILL SIGN FOR CAR-PARK & STORE AT ELM ROAD	31.7.80	Ref
13475	"	1 NON-ILL. SIGN FOR CARPARK & STORE AT DENMARK ST/ALEXANDRA CIRCUS	31.7.80	CIA
BR 23154	"	REARRANGE OFFICES & INT. ACC.	14.8.84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS TESCO STORE PARISH WOKINGHAM

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23208	WDC.	EXTEND SERVICE ROAD TO R/O 16 MARKET PLACE (NOW WATERFORD WAY)	14.6.85	DP
WA5382	"	INT. ALTS.	16.6.88	APP.
20931	"	NEW REFRIGERATION PLANT ON ROOF	4.8.88	CA
BRA10428	"	INT. ALTS.	21.6.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

FORMER TESCO STORE, WOKINGHAM

Design Commentary

07 MAR 2001 ★

Location

The disused supermarket is located between Denmark Street and Elms road. It lies to the south of the main area of retail activity in the town. It is set back 30 metres from Denmark Street and has little visibility. Waterford Way - a service road - lies to the north, Elm Street lies to the west and to the south lie a service access road and the pedestrian area of Alexandra Court.

Car Parking

Car parks serving the area are plentiful but the building is difficult to find because of the circuitous route leading into Elms Road at its rear. This route is particularly complex for those arriving by car from the north of the town.

The supermarket is however located close to adequate car parking. It not only has 309 spaces located in a multi-storey car park above it but there are also 282 spaces in the located 60 metres to the west and 100 spaces in the car park located 100 metres to the east.

Car parking provision is therefore adequate but with vehicle approaches to the site complicated and visibility poor it will be necessary to ensure good signage is provided. It must ensure that car born visitors are able to find the car parks without difficulty and that pedestrian routes are well signed.

Pedestrians

Denmark Street is the principal area of retail activity in the vicinity of the supermarket. It has heavy traffic with narrow pavements and is a hostile environment for pedestrians and a barrier to those who wish to cross it. This particularly affects people who park in the car park to the east and wish to access the West Side of Denmark Street (and the development area). We understand that the local authority are considering proposals for the street's daytime closure between rush hours and recommend that this is accompanied by a package of work which should improve its pedestrian environment.

The supermarket and adjacent buildings to the south and east are set within a network of small footpaths running in irregular patterns between small-scale buildings. They serve a variety of courtyards and are regularly used by pedestrians although there is currently little to hold them in the area. The principal routes are those leading from the car parks into Denmark Street. It is into this network that the development will plug. In so doing it is intended that it will create new activity and revitalise the area.

The Supermarket Building

The disused supermarket occupies the ground and part of the first floor of a brick built structure with four floors of parking on upper levels. Its footprint is considerably larger than any other building in the area and so is its height. The entrance is adjacent to a public toilet at its south east. It is provided with a screened service yard at the western end of its southern side and served by a service road from Elms Street. Elms Street forms the western boundary and to the north lies the Waterford Way service road accessing adjoining shops and offices.

07 MAR 2001 ★ 345

Exa House

Exa House is a three storey brick built office located to the south of the supermarket from which Alexandra Court separates it. It has a small car park to its west and this is reached via the service road off Elms Street, which also serves the supermarket service yard.

Urban Design Strategy

A great deal of thought has been given to the need to open the supermarket onto the network of footpaths and to create activity in the area. Shop doors and windows will therefore be inserted at ground floor level opening onto the surrounding pedestrian lanes. T he existing entrance will be remodeled and improved. The loading bay will be moved to the north side of the building where vehicle access will be via Waterford Way. This allows for service vehicles to be removed from the south side and the pedestrian environment to be improved. An additional entrance will be created in the south-west corner (currently occupied by the loading bay) and another will be created into Erfstadt Court.

The resulting development aims to generate a dynamic network of lanes, which will accommodate high quality retailing and be an attractive place through which to walk.

Scheme A – A Retail and Leisure Scheme

The existing public toilets in Alexandra Court would be demolished and the existing supermarket interior would be stripped out in its entirety. It would be replaced by ground level shopping with attractive shopfronts facing Erfstaddt Court and either shopping or café/restaurant with its entrance facing Alexandra Court. The area within the old supermarket lying behind these new shops and/or restaurant would become a health and fitness club with a new and attractive entrance formed where the supermarket currently has its loading bays. The new entrances already described will ensure easy entry around the perimeter of the building and this will be further enhanced by improvements to the existing lifts and lift lobbies that serve the multi-storey car park.

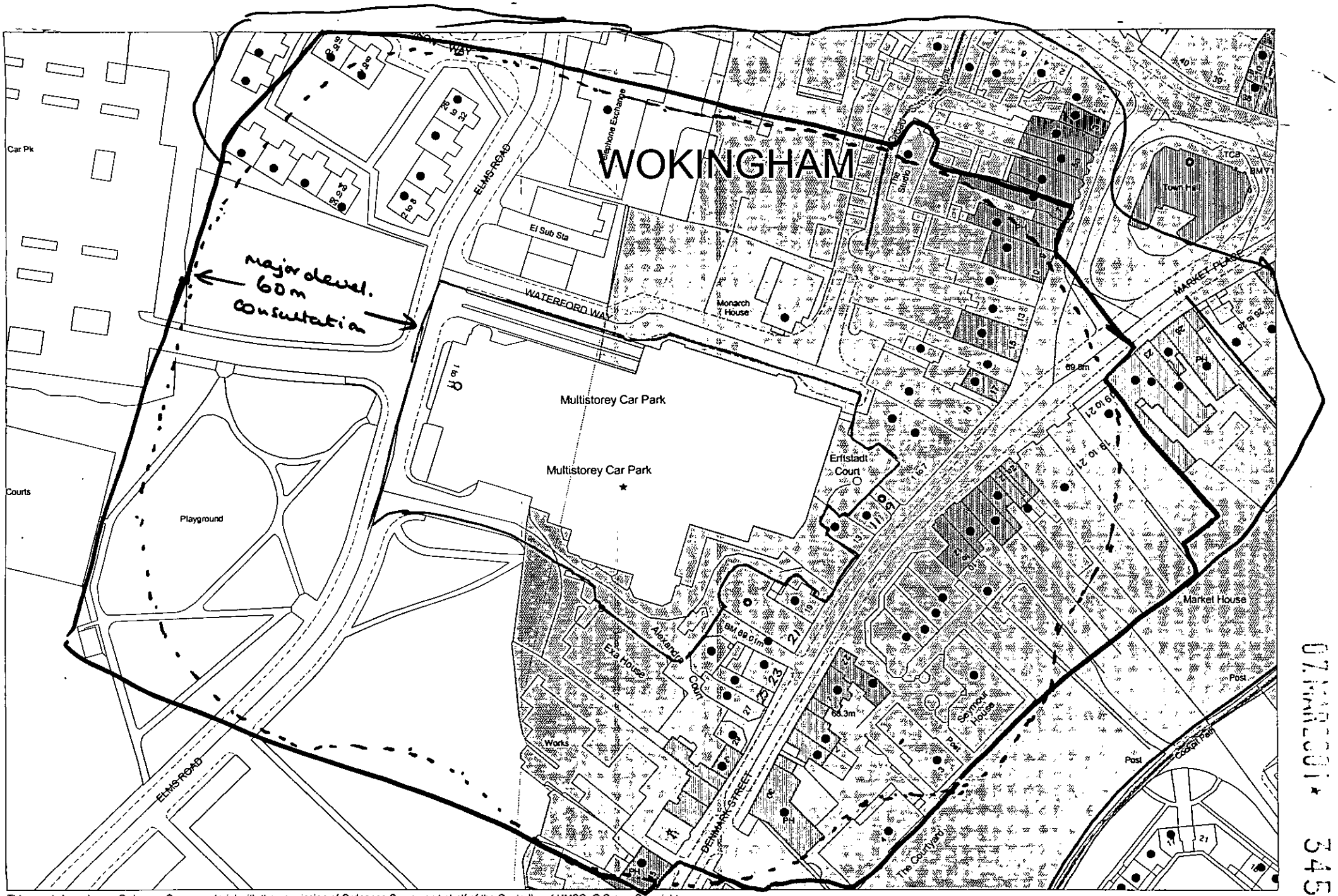
Alterations to the existing building will require more windows and entrances than currently exist and this will do much it improve the security and atmosphere of the lanes and create a welcoming environment. The style of new interventions will echo the style of the existing building. The welcoming bright clear treatment will be echoed in the multi-storey car park where a package of improvements will enhance lighting, finishes and signage. The toilet provision removed from Alexandra Court will be replaced by new toilets adjacent to the public lifts on the lowest level of the multistorey car park.

Scheme B – A Retail, Leisure and Office Scheme

The existing public toilets in Alexandra Court would be demolished and the existing supermarket interior would be stripped out in its entirety. It would be replaced by ground level shopping with attractive shop fronts and entrances facing Erfstaddt Court and a two-storey office with entrance facing Alexandra Court. The area within the old supermarket lying behind these new shops and the office would become a health and fitness club with a new and attractive entrance formed where the supermarket currently has its loading bays. The new entrances described will ensure easy entry around the perimeter of the building and this will be further enhanced by improvements to the existing lifts and lift lobbies that serve the multi-storey car park.

07 MAR 2001 3459

Alterations to the existing building will require more windows and entrances than currently exist and this will do much it improve the security and atmosphere of the lanes and create a welcoming environment. The style of new interventions will echo the style of the existing building. The welcoming bright clear treatment will be echoed in the multi-storey car park where a package of improvements will enhance lighting, finishes and signage. The toilet provision removed from Alexandra Court will be replaced by new toilets adjacent to the public lifts on the lowest level of the multistorey car park.



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

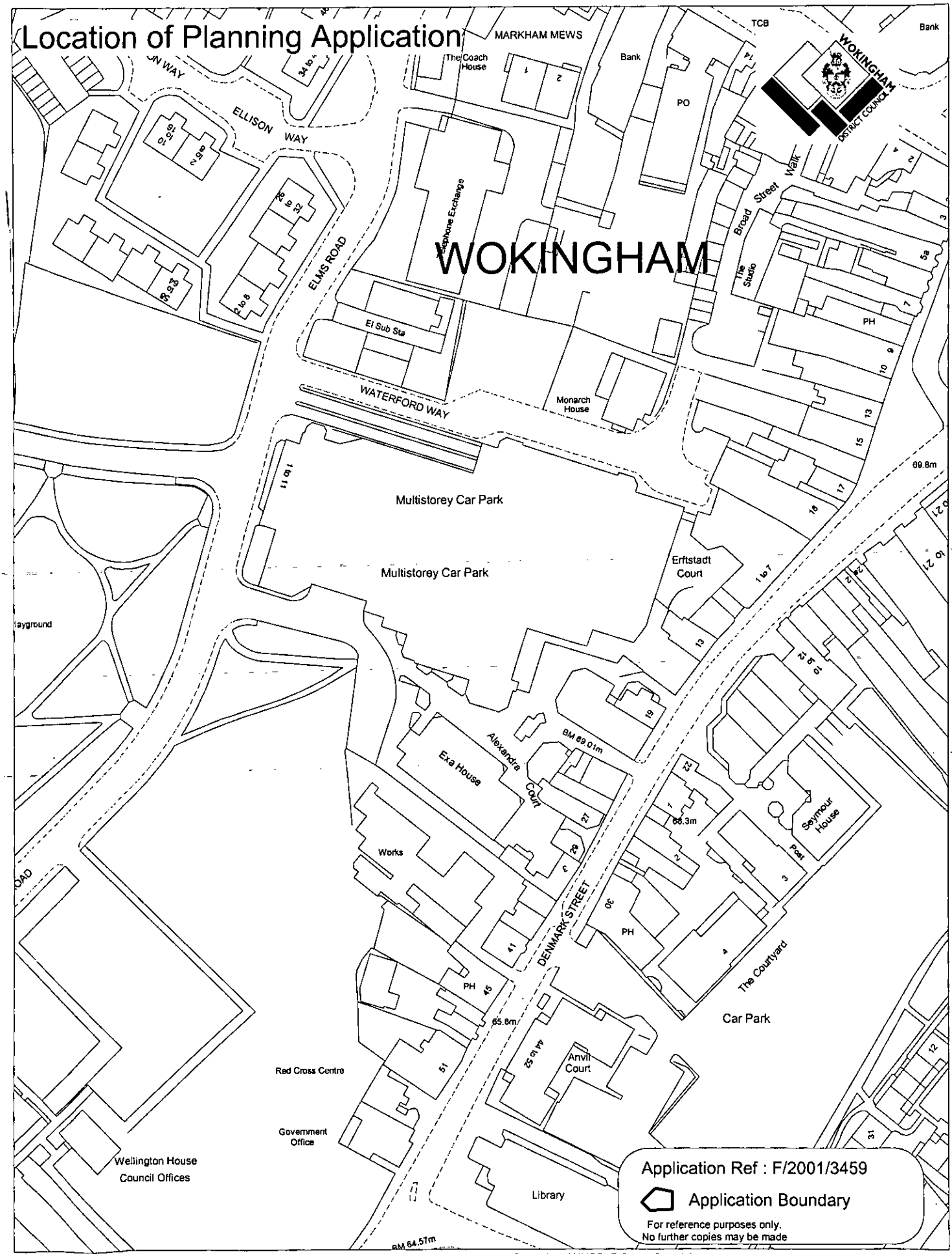
Development Control Section, Environmental Services, Wokingham District Council.

24 January 2001

Scale: 1 : 1250

N W E S

07/00459

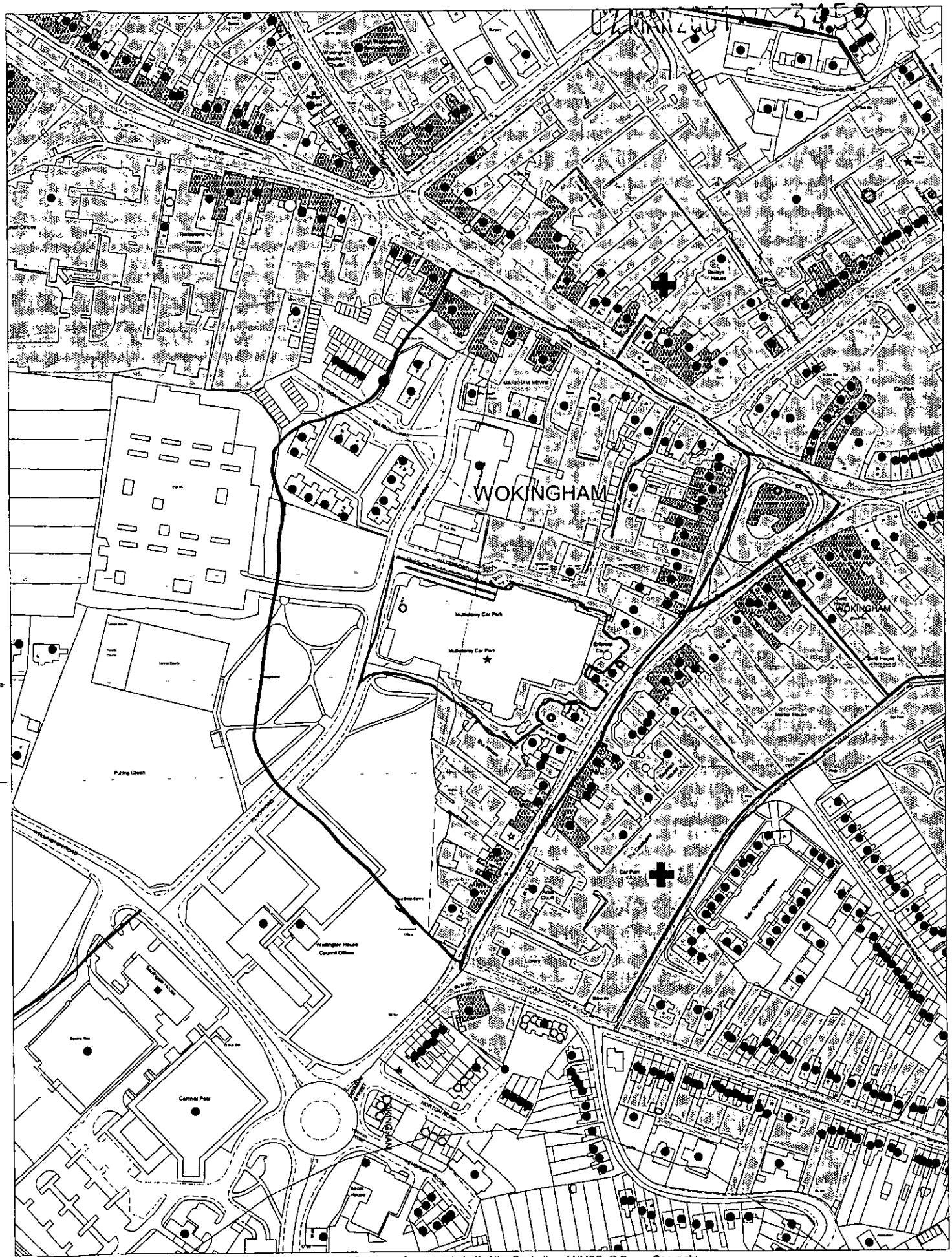


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

9 May 2001

Scale: 1 : 1250


WOKINGHAM
Multistorey Car Park
Multistorey Car Park
Putting Green
Wellington House
Council Offices
Cricket Pitch
Bowling Green
Cricket Pitch
Car Park
Car Park
Car Park

SAVELL BIRD & AXON

Traffic & Transport Consultants

Axa Equity and Law

Former Tesco development, Wokingham Town Centre

Transportation statement

Date 2000

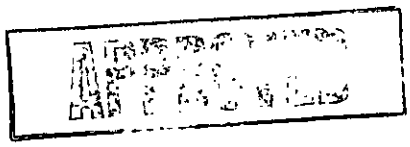
Savell Bird & Axon
58-60 Berners Street
London W1P 4JS

Tel: 020 7580 8844
Fax: 020 7580 8818
e-mail: sba@sbax.co.uk

REPORT CONTROL

07 MAR 2001 * 3459

Document:	Transport Statement
Project:	Former Tesco Development, Wokingham
Client:	Axa Equity and Law
Job No:	10870
File Origin:	SBAX Server Drive/



Document Checking:

Primary Author:	**Andrew Roberts**	**Initialled:**
Contributor:	**Type in**	**Initialled:**
Review By:	**Type in**	**Initialled:**

Issue date:		**Status:**
1	20/01/00	Draft 1
2		
3		
4		
5		

CONTENTS

1. Introduction 1

2. Existing situation 2

Development site 2

Public transport 2

Pedestrians and cyclists 4

3. Policy Background 6

PPG6 (June 1996) 6

Wokingham District Local Transport Plan 2001-2006 8

4. Development proposals 9

Pedestrians and cyclists 9

5. Impact of development proposals 10

Extant use 10

Development proposals 12

Comparison of development proposals with extant use 16

6. Car parking 17

Provision 17

7. Green travel Plan 19

8. Summary and Conclusions 20

FIGURES

Figure 2.1 - The Development Site

Figure 2.2 - Public transport – bus services

Figure 2.3 - Pedestrian and cycle routes

APPENDICES

Appendix A - TRICS reports, food supermarket

Appendix B - TRICS reports, employment, office

Appendix C - TRICS reports, health and fitness centres

Appendix D - TRICS reports, comparison goods (local centres)

1. Introduction

1.1 Savell Bird and Axon (SBA) are retained by Axa Equity and Law as transport consultant to advise on redevelopment of the existing (now disused) Tesco store on Denmark Street in Wokingham Town Centre.

1.2 The proposals currently comprise:

- *4,124sq.m. (44,390sq.ft.) Health and Fitness centre;*
- *2,653sq.m. (28,556sq.ft.) retail accommodation; and*
- *574sq.m. (6,178sq.ft.) A3 food and drink uses.*

1.3 There is also an option within the application to substitute the A3 use with 574sq.m (6,178sq.ft.) of office accommodation.

1.4 SBA has held an initial meeting with the local highway/planning authority to discuss the work undertaken to date. At the meeting a number of aspects in relation to the scope of the study and methodology used were discussed. As far as possible, this report follows the results of those discussions and seeks to address the issues raised by the officers.

1.5 The study has generally been undertaken in accordance with "the Guidelines for Producing Traffic Impact Assessments" produced by the Institution of Highways and Transportation.

1.6 The remainder of this report deals with the following issues:

Section 2:	Existing situation;
Section 3:	Policy background;
Section 4:	Development proposals;
Section 5:	Impact of the development proposals;
Section 6:	Car parking;
Section 7:	Green travel plan; and
Section 8:	Summary and conclusions

2. Existing situation

Development site

2.1 The application site is located within the primary retail core of Wokingham Town Centre. The site is bounded by Denmark Street (primary retail frontage) to the east, Elms Road to the west, Waterford Way (a service road serving properties fronting Denmark Street) to the north and an unnamed service road to the south, refer to **Figure 2.1**.

2.2 The site has previously been used for A1 retail (food supermarket) with a gross floor area (gfa) of approximately 6,879sq.m. (74, 045sq.ft.).

2.3 The existing building, now disused, comprises retail accommodation at ground and mezzanine level, with a public pay and display car park arranged on 5 levels above, as follows:

- *Level 1 - 80 Public spaces (incl. 5 bays for the mobility impaired and 2 motorcycle bays;*
- *Level 2 22 Public spaces, 6 private spaces and 5 reserved spaces;*
- *Level 3 84 public spaces;*
- *Level 4 31 public spaces; and*
- *Level 5 88 public spaces.*

Public transport

2.4 Wokingham Town Centre and the application site is within a 10 minute walk of Wokingham Railway Station. The station is served by frequent trains from areas including Reading, Bracknell, Earley, Winnersh and Crowthorne. Services are operated by South West Trains and Thames Trains.

2.5 Table 2.1 below summarises services and minimum daytime frequency.

Table 2.1 Rail services (including frequency)

		Average number of trains per hour		
		Mon-Sat (daytime)	Mon-Sat (evenings)	Sunday
Wokingham to	Reading	6	4	2-3
	London, Waterloo	4	2	1
	Guildford	2-3	2	1-2
	Gatwick Airport	1	1	1-2

2.6 The application site is also well served in terms of access to existing bus services, with bus stops along Denmark Street and Broad Street. Services run regularly from Reading to Bracknell via Earley, Winnersh and Wokingham. Services also run from Slough, Windsor, Ascot, Camberely, Twyford, Hurst, Barkham, California Cross, Arborfield, Shinfield, Swallowfield and other areas, refer to **Figure 2.2**.

2.7 **Table 2.2** over summarises services and minimum service frequencies for those routes along Denmark Street and Broad Street.

Table 2.2 Bus services and minimum frequencies

Route		Frequency		
		Mon-Sat (daytime)	Mon-Sat (evenings)	Sunday
190	Reading to Bracknell	1*	hourly	Hourly
191	Reading to Slough	hourly	No service	No service
192	Reading to Ascot	hourly	No service	No service
193	Reading to Camberley	hourly	No service	No service
196	Woosehill to Bracknell	30 mins	No service	No service
SB	Wokingham free shuttle bus	15mins**	No service	No service

* 1 journey early morning

** Every 15 mins Mon-Fri only.

Pedestrians and cyclists

2.8 Denmark Street and Elms Road bound the site to the east and west respectively, with pedestrian footways on both sides of the carriageway. These link the application site with Broad Street (primary retail frontage) to the north, and to leisure facilities and residential areas to the south of the town centre, refer to **Figure 2.3**.

2.9 There is also an existing east-west pedestrian link along the southern boundary of the site between Elms Road and Denmark Street, with a number of entry points along Denmark Street:

- *Along Alexandra Court;*
- *Between 21 and 23 Denmark Street; and*
- *Between 13 and 19 Denmark Street.*

2.10 There are a number of existing and proposed cycle routes within Wokingham Town Centre/Wokingham District, as identified in "Wokingham District Council Cycling Strategy – June 2000", refer to **Figure 2.3**.

2.11 However, apart from an existing primary route (to Reading terminating at Shute End, there are no existing routes within the immediate vicinity of the application site.

2.12 The key proposed routes within the vicinity of the application site include:

- *Extending the existing primary route from Shute end, along Broad Street;*
- *A primary route along Elms Road, linking Broad Street with residential areas to the south of the town centre and on to Finchampstead North, Finchampstead and Eversley Cross; and*
- *A primary route from Broad Street to Binfield and Bracknell.*

2.13 It should be noted that the District Council are currently reviewing cycle routes within the town centre. However, the council will seek to develop 30% of its overall cycle route network within ten years.

3. Policy Background

3.1 This section of the report examines transport and planning policies at national and local level as they relate to the development proposals.

PPG6 (June 1996)

3.2 As described in Section 2 of the report, the application site is located within the primary shopping area of Wokingham Town Centre. Central Government guidance, Planning Policy Guidance note 6 (PPG6) – "Town Centres and Retail Developments" recommends that:

"Town and district centres should be the preferred locations for developments that attract many trips, and local planning authorities should adopt planning policies to:

locate major generators of travel in existing centres, where access by choice of means of transport, not only car, is easy and convenient;"

3.3 The vitality and viability of that town centre can only be maintained if it is continually reinforced. The local authority therefore needs to create policies that:

- *"Retain and develop a wide range of attractions and amenities;*
- *Create and maintain an attractive environment;*
- *Ensure good accessibility to and within the centre; and*
- *Attract continuing investment in development or refurbishment of existing buildings* **[emphasis added]**".

3.4 Town centres should not be seen as a focus for retail development. Instead they should provide:

"....a wider mix of uses that fits better with the surrounding community and changing retail patterns."

"Different complimentary uses, during the day and evening, can reinforce each other, making town centres more attractive to local residents, shoppers and visitors. Leisure and entertainment facilities, museums and libraries, and restaurants, pubs, bars and cafes, universities and colleges all add variety."

3.5 Opportunity for new development is often very limited within existing town centres, and local authorities should:

".....adopt the same positive approach to changes of use, the reuse of vacant sites nd to demands for new and interim uses. They should take a pro-active role with owners to try to identify new uses for vacant buildings...."

"....local planning authorities should encourage conversion to other service, leisure or residential uses."

3.6 Finally addressing access, PPG6 states:

"Town centres are, and should remain the focus for uses that generate a large number of trips. They typically act as a hub of public transport networks. Focusing development there can make it easier to provide good public transport, or enable one car journey to serve several purposes (i.e. linked trips). This can help reduce the number and length of car journeys and can therefore play an important role in reducing the need to travel and reliance upon the car."

Wokingham District Local Transport Plan 2001-2006

3.7 The objectives of the LTP are set out in Section 1.3 of the document and include promoting public transport and sustainable travel choices and reduce the need to travel.

3.8 In particular the plan:

> *"...seeks to promote accessibility by all modes of transport and give motorists real practical alternatives to getting into their cars through the provision of effective , efficient, reliable and safe choice. The main priorities are to provide quality bus, pedestrian, cycling and rail facilities so as to maximise the use of the existing network and facilitate interchange, for the benefit of all. It is however important to recognise that in an area such as Wokingham District, the car will remain the primary choice of transport for many* **[emphasis added]**."

3.9 Car ownership in Wokingham District is the third highest in the country, behind the neighbouring areas of Hart and Surrey Heath, with 87% of all households own at least one car and 45% have two or more cars.

3.10 It should also be noted that 73.3% of all journeys made by Wokingham District residents are by car (61.9% car driver and 11.3% car passenger).

4. Development proposals

4.1 The development proposals seek a change of use from the current 6,879sq.m. (74,050sq.ft) A1 retail accommodation to a mix of 4,124sq.m. (44,390sq.ft) health and fitness centre, retention of 2,653sq.m. (28,556sq.ft) retail accommodation, together with 551sq.m. (5,930sq.ft.) of A3 food and drink uses.

4.2 There is also an option within the application to substitute the A3 use with 574sq.m (6,178sq.ft.) of office accommodation.

4.3 As part of the development proposals, the existing service yard along the southern service road will be removed to provide a dedicated entrance to the health and fitness centre. A smaller facility, accessed from Waterford Way, will be provided for use by the health and fitness centre and the A1/A3 uses.

4.4 The unnamed service road will be maintained, as it provides access to both Exa House and the proposed development at Fleet Works.

Pedestrians and cyclists

4.5 With the proposed entrance to the health and fitness centre along the unnamed service road, it is proposed to provide a series of improvements to the service road to change the nature of the road and create a 'pedestrian-priority' zone. This will increase the permeability of the application site and strengthen the pedestrian linkage between Elms Road and Denmark Street.

4.6 It is also proposed to provide secure cycle parking in accordance with the Council's standard, as set out in "Wokingham District Council Cycling Strategy – June 200", of 1 space per 10 employees and 1 space per 20 peak period visitors. The exact number and location, will be agreed with the Council once the final operators has been established.

5. Impact of development proposals

5.1 In order to assess the impact of the development proposals, it is necessary to assess the level of traffic generated by the extant use, and compare the extant traffic generation with levels of traffic generated by the development proposals.

Extant use

5.2 As described earlier, the site (building) was previously used as a supermarket (food retail). There is no (survey) data available of traffic generated by the extant use, and it is therefore necessary to rely on predictions based on published data. Traffic likely to have been generated by the extant use has, therefore, been predicted using the TRICS trip generation database.

5.3 Following a review of the TRICS database, similar supermarket sites were selected using the following criteria:

Gross floor area	:	3,000 to 10,000sq.m.
Location	:	town and neighbourhood centres.

5.4 The TRICS reports for a Friday and Saturday are presented in **Appendix A**, and the trip rate and resultant vehicular generation is summarised in **Table 5.1** over the page:

Table 5.1 Food retail (6,879sq.m.)

	Friday				Saturday			
	Arrivals		Departs		Arrivals		Departs	
	Trip rate	vehs	Trip rate	vehs	Trip rate	Vehs	Trip rate	Vehs
00:00	0.06	4	0.07	5	0.16	11	0.25	17
01:00	0.04	3	0.05	3	0.05	3	0.03	2
02:00	0.01	1	0.01	1	0.05	3	0.08	6
03:00	0.04	3	0.03	2	0.03	2	0.02	1
04:00	0.04	3	0.04	3	0.08	6	0.07	5
05:00	0.19	13	0.12	8	0.27	18	0.13	9
06:00	0.49	34	0.42	29	0.51	35	0.30	21
07:00	0.94	65	0.60	41	1	69	0.38	26
08:00	3.22	222	1.54	106	3.45	237	1.59	109
09:00	4.94	340	3.13	215	4.96	341	3.62	249
10:00	5.42	373	4.47	308	6.23	429	5.21	358
11:00	5.33	367	5.27	362	6.81	468	6.32	435
12:00	5.20	358	5.51	379	6.29	433	6.69	460
13:00	5.26	362	5.18	356	6.05	416	6.19	426
14:00	5.67	390	5.26	362	6.42	442	6.06	417
15:00	5.68	390	5.73	394	6.15	423	6.36	438
16:00	6.26	431	6.22	428	5.94	409	6.71	462
17:00	6.39	440	6.62	455	5.11	352	6.32	435
18:00	5.82	400	6.16	423	3.77	259	4.94	340
19:00	4.16	286	5.40	371	2.43	167	3.41	235
20:00	2.05	141	3.72	256	1.33	91	2.13	147
21:00	1.32	91	2.43	167	0.93	64	1.29	89
22:00	0.65	45	1.13	78	0.15	10	0.19	13
23:00	0.28	19	0.43	30	0.06	4	0.08	6
Daily	69.46	4778	69.53	4783	68.25	4695	68.83	4735

Development proposals

5.5 As described earlier, there are essentially three elements to the development; 4,124sq.m. (44,390sq.ft) health and fitness centre, 2,653sq.m. (28,556sq.ft) of retail accommodation, together with 574sq.m. (6,178sq.ft.) of A3 food and drink uses.

5.6 It is considered that the proposed A3 uses are ancillary facilities, and will not therefore generate any traffic. As described in Section 1.0, there is an option within the application to substitute the A3 use with office accommodation. It is estimated, based on the TRICS reports presented in **Appendix B**, that the office accommodation will generate 23 trips two-way and 14 trips two-way during the am and pm peak periods repectively.

5.7 Traffic generated by the health and fitness centre, and comparison goods has been calculated from the TRICS database. It should be noted that the comparison goods retail has been based on neighbourhood centres (with 2 to 3 small units) as there are no comparison goods retail developments within the TRICS database. The TRICS data, therefore, represents a significant over-estimate of the likely levels of traffic generated by the development proposals.

5.8 TRICS reports for the health and fitness centre (Friday and Saturday) are presented in **Appendix C**, and TRICS reports for the comparison goods are presented in **Appendix D**. The trip rates and resultant vehicular generation for the two uses is summarised in **Table 5.2 and 5.3** over the page.

Table 5.2 Heath and fitness (4,124sq.m.)

	Friday				Saturday			
	Arrivals		Departs		Arrivals		Departs	
	Trip rate	vehs	Trip rate	vehs	Trip rate	Vehs	Trip rate	Vehs
06:00	0.37	3	0.03	0	0.06	2	0.00	0
07:00	0.34	9	0.22	1	0.22	9	0.03	1
08:00	0.59	17	0.42	8	0.41	17	0.18	7
09:00	1.24	32	0.46	11	0.75	31	0.27	11
10:00	0.81	35	0.54	19	0.83	34	0.46	19
11:00	0.70	28	0.97	29	0.67	28	0.68	28
12:00	0.71	26	0.71	29	0.62	26	0.69	28
13:00	0.91	30	0.63	27	0.71	29	0.64	26
14:00	0.74	25	0.75	27	0.61	25	0.65	27
15:00	0.88	29	0.91	25	0.69	28	0.59	24
16:00	1.24	31	0.89	33	0.73	30	0.79	33
17:00	1.23	21	1.20	38	0.49	20	0.90	37
18:00	1.08	16	1.20	36	0.39	16	0.85	35
19:00	1.00	19	1.26	26	0.44	18	0.61	25
20:00	0.51	22	1.07	20	0.51	21	0.48	20
21:00	0.16	9	0.88	12	0.22	9	0.28	12
22:00	0.13	4	0.50	9	0.09	4	0.22	9
23:00	0.08	19	0.08	21	0.44	18	0.49	20
Daily	12.69	523	12.71	524	8.88	366	8.81	363

5.9 It should be noted that the Health and Fitness Clubs within the TRICS trip generation database do not generate any trips before 06:00hrs.

Table 5.3 Comparison goods retail (based on neighbourhood centres) (2,653sq.m.)

	Friday				Saturday			
	Arrivals		Departs		Arrivals		Departs	
	Trip rate	vehs	Trip rate	vehs	Trip rate	Vehs	Trip rate	Vehs
07:00	3.26	99	2.66	81	0.52	16	0.34	10
08:00	2.43	74	1.93	59	1.73	53	0.99	30
09:00	4.52	138	3.19	97	3.83	117	2.67	82
10:00	5.42	165	4.90	150	5.70	174	4.65	142
11:00	5.69	174	5.56	170	5.72	175	6.06	185
12:00	6.31	193	6.19	189	5.25	160	5.31	162
13:00	5.93	181	5.54	169	4.39	134	4.48	137
14:00	6.50	198	6.16	188	4.57	140	4.38	134
15:00	6.83	209	6.83	209	4.40	134	4.84	148
16:00	7.21	220	7.58	231	4.26	130	4.93	151
17:00	5.83	178	6.86	209	2.66	81	3.59	110
18:00	5.81	177	6.48	198	2.87	88	3.53	108
19:00	4.28	131	4.51	138	0.98	30	1.23	38
20:00	1.80	55	2.50	76	0.05	1	0.49	15
21:00	0.66	20	0.98	30	/	/	/	/
22:00								
23:00								
Daily	72.48	1923	71.89	1907	46.93	1245	47.50	1260

5.10 It should be noted that the comparison goods retail centres within the TRICS trip generation database do not generate any trips before 07:00hrs, or after 22:00hrs.

5.11 A prediction of the total traffic generated by the development proposals is summarised in **Table 5.4** over the page.

Table 5.4 Total traffic generation

	Friday		Saturday	
	Arrivals	Departs	Arrivals	Departs
06:00	3	0	2	0
07:00	108	82	25	11
08:00	155	67	70	37
09:00	197	108	148	93
10:00	200	169	208	161
11:00	202	199	203	213
12:00	219	218	186	190
13:00	211	196	163	163
14:00	223	215	165	161
15:00	238	234	162	172
16:00	251	264	160	184
17:00	199	247	101	147
18:00	193	234	104	143
19:00	150	164	48	63
20:00	77	96	22	35
21:00	29	42	9	12
22:00	4	9	4	9
23:00	19	21	18	20
Daily	2446	2431	1611	1623

5.12 It should be noted that, as with all mixed-use developments, there is likely to be a proportion of linked trips between the various site uses (i.e. people using the health and fitness centre and the comparison goods retail). In addition, it is considered that, unlike the food retail, a significant proportion of visitors to the health and fitness centre will combine their trip with other purposes with the town centre. It is also likely that the majority of 'comparison goods' shoppers will already be within the town centre.

5.13 The total traffic generation figures presented in **Table 5.4** above, therefore represent the very 'worst-case', with all visitors new to the surrounding highway network.

Comparison of development proposals with extant use

5.14 It can be seen that the extant use (food supermarket) will generate significantly more traffic during both a typical Friday and Saturday (9561 and 9430 vehicles two-way respectively) compared with the proposed use (4877 vehicles and 3234 vehicles two-way respectively),

5.15 Comparing peak hour generation, it can also be seen that the extant use generates significantly more traffic during both a weekday am peak (328 vehicles two-way) and pm peak (895 vehicles two-way), and Saturday peak (903 vehicles two-way) compared with the proposed uses (222 vehicles, 446 vehicles and 416 vehicles respectively).

5.16 It is therefore considered that, even assuming a 'worst-case' scenario, the impact of the development proposals is significantly less than the extant permission.

6. Car parking

Provision

6.1 It is not proposed to provide any additional parking as part of the development proposals. Instead, the developers seek to allocate spaces within the multi-storey car park on site, which is owned and operated by the local authority.

6.2 The maximum parking standard for D2 use (leisure), quoted in "Planning Policy Guidance Note (PPG) 13 – Transport, Consultation Draft", is approximately 1 space per 22-25sq.m. This equates to a maximum parking provision of between 165 and 187 spaces.

6.3 The local authority does not have a specific parking standard for D2 use. Instead they will consider each application on its own merits.

6.4 PPG 13 considers that:

"They **[parking standards]** *are designed to help reduce the car dependency of development and promote sustainable transport choices, whilst at the same time presenting a realistic proposition to which business and others can adapt."*

" **[local authorities]** *should not require developers to provide more spaces than they themselves wish, other than in exceptional circumstances.."*

6.5 PPG6 recommends that:

"If town centres are to compete effectively with out-of- centre developments, they must remain attractive to people who arrive by car **[emphasis added]**."

6.6 Although the site is reasonably well located in terms of access to existing bus facilities, services are not particularly frequent and the majority do not operate early morning or late evening services. It should also be noted that car ownership and the propensity for existing trips (all purposes) to be undertaken by car is extremely high.

6.7 It is considered that If, in accordance with central and local government aims, town centre sites are to compete effectively with out-of-centre developments with freely available parking, then the proposed development needs to be provided with a limited supply of 'free' parking spaces.

6.8 However, it is recognised that the Council has a long term strategy to promote public transport, walking and cycling as a viable alternative to the private car. It is therefore proposed to allocate all 88 spaces on the top floor (level 5) of the multi-storey car park, dedicated for use by the Health and Fitness centre. This compares favourably with the 'maximum' standards quoted in PPG13.

6.9 As described in Section 1.0, there is an option to substitute the A3 use with office accommodation. It is therefore proposed to allocate 23 spaces within the multi-storey car park (in accordance with the local authorities parking standards), dedicated for use by the proposed office accommodation.

7. Green travel Plan

7.1 The primary objective of a Green Travel Plan is to set out a long term strategy to facilitate and encourage travel to the proposed development by means other than the private car, which reflects current central and local government policy. The need is for a long term strategy since a shift in travel patterns away from the private car to public transport and other non-car modes inevitably takes time to develop.

7.2 It is proposed to develop, in cooperation with the local highway/planning authority, measures to encourage employees and visitors to the site to use non-car modes. Typically, due to the small scale of the proposed development these measures will be small scale and may include:

- *Consider the appointment of a travel co-ordinator, which would probably form part of the function of the Managing Agent/Company;*
- *Encourage car-sharing, where details of employees would be kept on a database which records where they live, car availability, shift pattern , time of travel etc.*
- *Information boards around the proposed development, identifying bus and rail services (including frequency/timetable information), cycle routes and pedestrian routes to key facilities within the town centre (including bus stops and railway station); and*
- *Showers and locker rooms to allow staff to change when they have cycled to work.*

7.3 It will not be possible to finalise a Green Travel Plan until occupiers of the development are known and a management regime is in place in order to undertake preliminary surveys and set up the various measures.

8. Summary and Conclusions

8.1 The proposals for the application site comprise a mixed use re-development of an existing town centre site. As such they comply with government policy on regeneration.

8.2 The site is strategically located within ten minutes walk of existing bus and rail facilities within the town centre. However, existing bus services are not particularly frequent and the majority do not operate early morning or late evening services. It should also be noted that car ownership and the propensity for existing trips (all purposes) to be undertaken by car is extremely high.

8.3 It is therefore proposed to allocate all 88 spaces on the top floor (level 5) of the multi-storey car park for use by the Health and Fitness centre.

8.4 It is also proposed to provide secure cycle parking in accordance with the Council's standard. The exact number and location, will be agreed with the Council once the final operators has been established.

8.5 A Green Travel Plan will be prepared which, when finalised, will provide strong encouragement to employees and visitors to use non-car modes to access the site.

8.6 It is therefore considered that:

- *assuming a 'worst-case' scenario, the impact of the development proposals is significantly less than the extant permission; and*
- *the development proposals comply with the relevant accessibility and sustainability criteria set out in national and local government policies.*

Figures

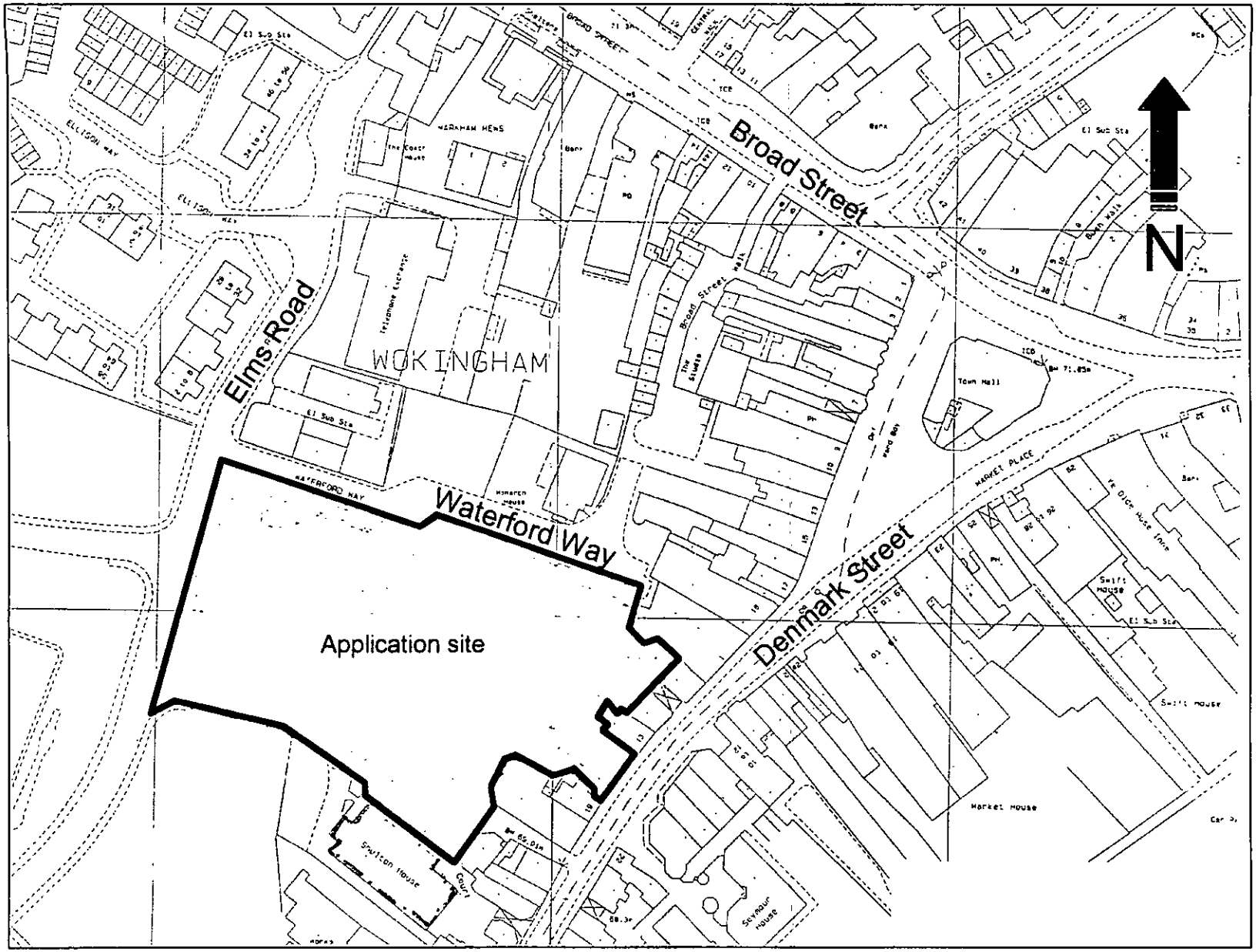


Figure 2.1

Location plan

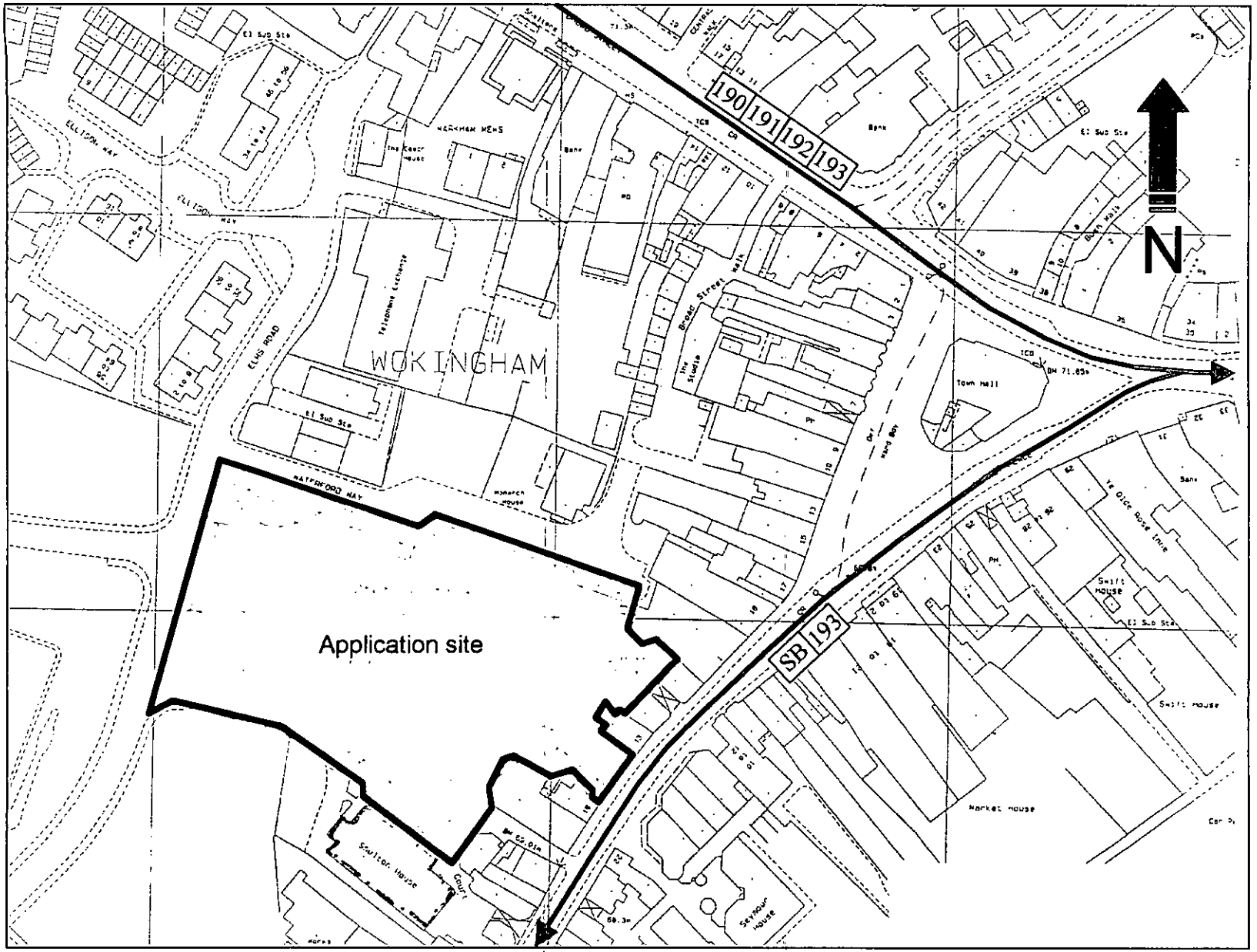


Figure 2.2

Public transport - bus services

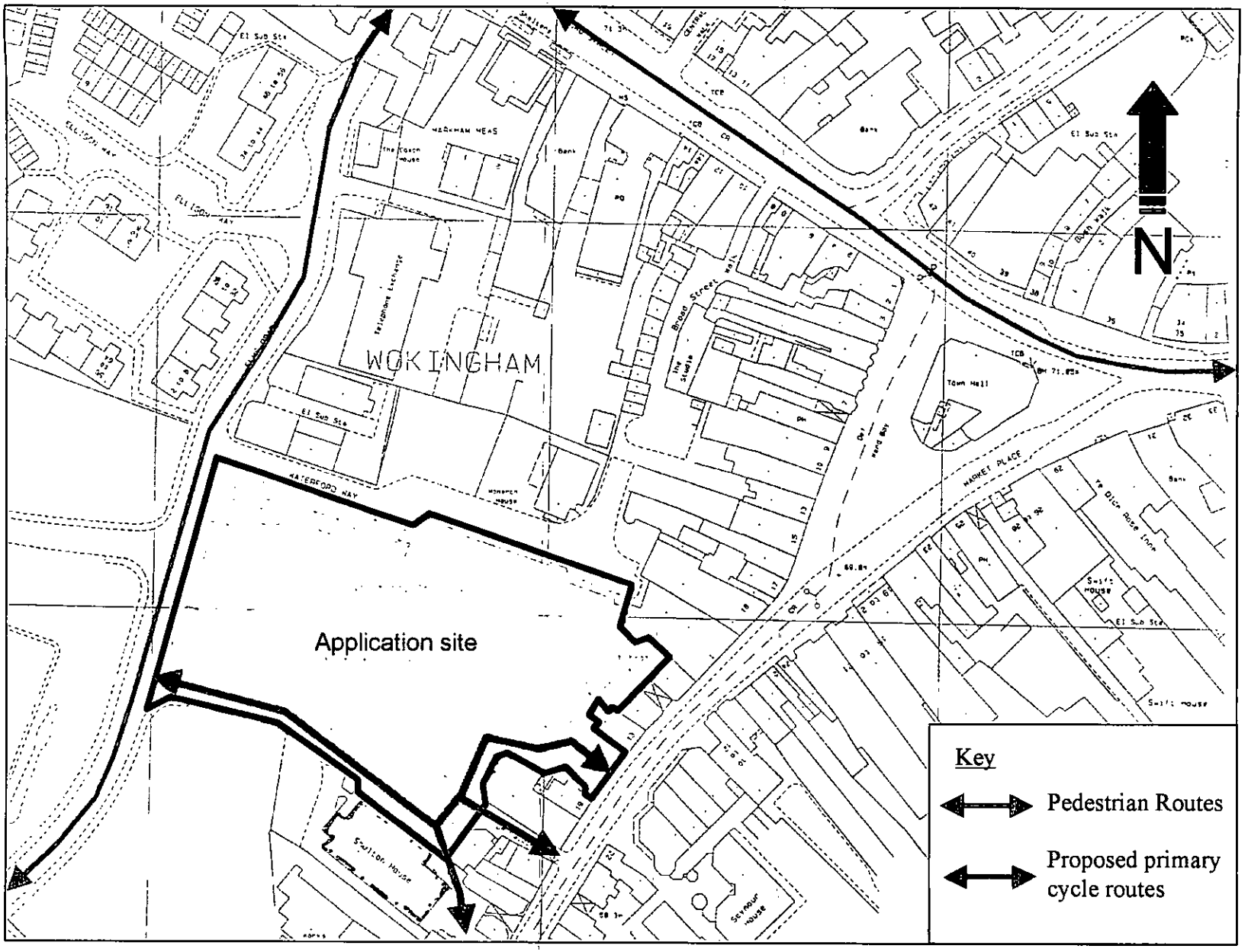


Figure 2.3

Pedestrian and cycle routes

Appendix A

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 RETAIL
Category : A FOOD SUPERSTORE

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	3 days
02	**SOUTH EAST**		
	BC	BERKSHIRE	0 days
	BD	BEDFORDSHIRE	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	10 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	1 days
	OX	OXFORDSHIRE	0 days
	SC	SURREY	1 days
	WS	WEST SUSSEX	1 days
03	**SOUTH WEST**		
	AV	AVON	0 days
	CW	CORNWALL	3 days
	DC	DORSET	1 days
	DV	DEVON	3 days
	GS	GLOUCESTERSHIRE	1 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	1 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HW	HEREFORD & WORCESTER	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
07	**YORKSHIRE & HUMBERSIDE**		
	HB	HUMBERSIDE	1 days
	NY	NORTH YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	2 days
	LC	LANCASHIRE	3 days
	MS	MERSEYSIDE	2 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days

	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	1 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	1 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	2 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		
	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 3019 to 10368 (units: sqm)

Date Range: 01/01/91 to 07/11/99

Selected Survey Days:

Friday	37 days

Selected Survey Types:

Manual Count	34 days
One Way ATC Count	3 days

Optional Parameter Selection:

Use Class:

Not Known	0 days
A1	37 days
A2	0 days
A3	0 days
B1	0 days
B2	0 days
B3	0 days
B4	0 days
B5	0 days
B6	0 days
B7	0 days
B8	0 days
C1	0 days
C2	0 days
C3	0 days
D1	0 days
D2	0 days

Location:

Not Known	0 days
Town Centre	15 days
Neighbourhood Centre	22 days
Suburban Area	0 days
Edge of Town	0 days
Edge of Town Centre	0 days
Free Standing	0 days
Commercial Zone	0 days
Industrial Zone	0 days
Development Zone	0 days

Population within 1 Mile:

Not Known	3 days
1,000 or Less	0 days
1,001 to 5,000	0 days
5,001 to 10,000	6 days
10,001 to 15,000	5 days
15,001 to 20,000	9 days
20,001 to 25,000	5 days
25,001 to 50,000	7 days
50,001 to 100,000	2 days
101,000 or More	0 days

Population within 5 Miles:

Not Known	3 days
5,000 or Less	0 days
5,001 to 25,000	0 days
25,001 to 50,000	4 days
50,001 to 75,000	2 days
75,001 to 100,000	2 days
100,001 to 125,000	8 days
125,001 to 250,000	13 days
250,001 to 500,000	5 days
500,001 or More	0 days

Optional Parameter Selection (Cont.):

Car ownership within 5 Miles:

Not Known	3 days
0.5 or Less	1 days
0.6 to 1.0	26 days
1.1 to 1.5	5 days
1.6 to 2.0	0 days
2.1 to 2.5	0 days
2.6 to 3.0	0 days
3.1 to 3.5	0 days
3.6 to 4.0	0 days
4.1 or More	0 days

Public Transport Provision:

Frequency	*Per Hour*	*Per Day*	*Surveys*
Not Known			8 days
Nil	0	0	0 days
Very Low	1	20	0 days
Low	2	40	4 days
Medium	3	60	4 days
High	4	80	15 days
Very High	> 4	> 80	6 days

Petrol Filling Station:

Excluded from count or no filling station	49 days
Included in the survey count	66 days

LIST OF SITES relevant to selection parameters

1 **CW-01-A-02** **TESCO,TRURO** **CORNWALL**
NEWHAM ROAD

TRURO
Total Gross Floor Area: 5794 sqm
Survey Date: FRIDAY *23/10/92* *Survey Type: MANUAL*

2 **CW-01-A-04** **TESCO,CAMBORNE** **CORNWALL**
FOUNDRY ROAD

CAMBORNE
Total Gross Floor Area: 5110 sqm
Survey Date: FRIDAY *23/10/92* *Survey Type: MANUAL*

3 **CW-01-A-08** **TESCO,CAMBORNE** **CORNWALL**
FOUNDRY ROAD

CAMBORNE
Total Gross Floor Area: 5110 sqm
Survey Date: FRIDAY *13/05/94* *Survey Type: MANUAL*

4 **DC-01-A-02** **ASDA,BOURNEMOUTH** **DORSET**
HOLDENHURST RD
LANSDOWNE
BOURNEMOUTH
Total Gross Floor Area: 7432 sqm
Survey Date: FRIDAY *07/02/92* *Survey Type: MANUAL*

5 **DV-01-A-07** **SAINSBURYS,EXETER** **DEVON**
COWICK ST
EXE BRIDGES
EXETER
Total Gross Floor Area: 5565 sqm
Survey Date: FRIDAY *02/08/91* *Survey Type: MANUAL*

6 **DV-01-A-08** **PLYMCO (COOP)** **DEVON**
KEYBERRY ROAD
PENN INN
NEWTON ABBOT
Total Gross Floor Area: 3768 sqm
Survey Date: FRIDAY *31/05/91* *Survey Type: MANUAL*

7 **DV-01-A-16** **SAINSBURYS,EXETER** **DEVON**
COWICK STREET
EXE BRIDGES
EXETER
Total Gross Floor Area: 5565 sqm
Survey Date: FRIDAY *31/03/95* *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

8 **ES-01-A-01** **SAINSBURYS,BRIGHTON** **EAST SUSSEX**
THE VOGUE
VOGUE GYRATORY
BRIGHTON
Total Gross Floor Area: 5601 sqm
Survey Date: FRIDAY *17/05/91* *Survey Type: MANUAL*
Survey Date: FRIDAY *08/05/92* *Survey Type: MANUAL*
Survey Date: FRIDAY *14/05/93* *Survey Type: MANUAL*

9 **ES-01-A-03** **ASDA,BRIGHTON** **EAST SUSSEX**
HOLLINGBURY ESTATE
HOLLINGBURY
BRIGHTON
Total Gross Floor Area: 8175 sqm
Survey Date: FRIDAY *17/05/91* *Survey Type: MANUAL*
Survey Date: FRIDAY *15/05/92* *Survey Type: MANUAL*
Survey Date: FRIDAY *14/05/93* *Survey Type: MANUAL*

10 **ES-01-A-06** **CO-OP,HOVE** **EAST SUSSEX**
NEVIL RD

HOVE
Total Gross Floor Area: 4650 sqm
Survey Date: FRIDAY *08/05/92* *Survey Type: MANUAL*
Survey Date: FRIDAY *08/05/92* *Survey Type: MANUAL*
Survey Date: FRIDAY *21/05/93* *Survey Type: MANUAL*

11 **ES-01-A-09** **TESCO,UCKFIELD** **EAST SUSSEX**

UCKFIELD
Total Gross Floor Area: 3819 sqm
Survey Date: FRIDAY *14/06/91* *Survey Type: MANUAL*

12 **FA-01-A-02** **TESCO,FALKIRK** **FALKIRK**

FALKIRK
Total Gross Floor Area: 4092 sqm
Survey Date: FRIDAY *20/08/93* *Survey Type: MANUAL*

13 **GC-01-A-03** **SAINSBURYS, GLASGOW** **GLASGOW CITY**
DARNLEY MAINS ROAD
DARNLEY
GLASGOW
Total Gross Floor Area: 7400 sqm
Survey Date: FRIDAY *30/07/99* *Survey Type: MANUAL*

14 **GL-01-A-06** **SAINSBURYS,ISLINGTON** **GREATER LONDON**
31-41 LIVERPOOL ROAD

ISLINGTON
Total Gross Floor Area: 3902 sqm
Survey Date: FRIDAY *05/07/91* *Survey Type: MANUAL*

15 **GL-01-A-07** **SAINSBURYS,CAMDEN** **GREATER LONDON**
KENTISH TOWN ROAD

CAMDEN TOWN
Total Gross Floor Area: 6046 sqm
Survey Date: FRIDAY *28/06/91* *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

16 GL-01-A-10 SAFEWAY,ACTON **GREATER LONDON**

RECTORY ROAD
ACTON
Total Gross Floor Area: 4125 sqm
Survey Date: FRIDAY *13/03/92* *Survey Type: MANUAL*

17 GM-01-A-05 SAFEWAY,BOLTON **GREATER MANCHESTER**

LENGATE
HARWOOD
BOLTON
Total Gross Floor Area: 3717 sqm
Survey Date: FRIDAY *18/11/94* *Survey Type: MANUAL*

18 GM-01-A-20 MORRISONS,BOLTON **GREATER MANCHESTER**

BLACKHORSE STREET

BOLTON
Total Gross Floor Area: 6503 sqm
Survey Date: FRIDAY *12/06/98* *Survey Type: MANUAL*

19 GS-01-A-01 SAFEWAY,CHELTENHAM **GLOUCESTERSHIRE**

OFF SHURDINGTON RD
UP HATHERLEY
CHELTENHAM
Total Gross Floor Area: 5687 sqm
Survey Date: FRIDAY *18/11/94* *Survey Type: MANUAL*

20 HB-01-A-03 SAFEWAY,HULL **HUMBERSIDE**

BEVERLY ROAD
WILLERBY
HULL
Total Gross Floor Area: 5697 sqm
Survey Date: FRIDAY *25/11/94* *Survey Type: MANUAL*

21 KC-01-A-17 TESCO, MAIDSTONE **KENT**

LEYBOURNE WAY
LARKFIELD
MAIDSTONE
Total Gross Floor Area: 6038 sqm
Survey Date: FRIDAY *05/11/99* *Survey Type: MANUAL*

22 LC-01-A-03 ASDA,RAWTENSTALL **LANCASHIRE**

A681 BOCHOLT WAY
NEW HALL HEY
RAWTENSTALL
Total Gross Floor Area: 5202 sqm
Survey Date: FRIDAY *28/06/96* *Survey Type: MANUAL*

23 LC-01-A-14 MORRISONS,CHORLEY **LANCASHIRE**

BROOKE STREET

CHORLEY
Total Gross Floor Area: 6594 sqm
Survey Date: FRIDAY *26/04/96* *Survey Type: MANUAL*

24 LC-01-A-15 ASDA,ACCRINGTON **LANCASHIRE**

HYNDBURN ROAD

ACCRINGTON
Total Gross Floor Area: 7757 sqm
Survey Date: FRIDAY *06/09/96* *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

25 **LN-01-A-01** **SAFEWAY,GRANTHAM** **LINCOLNSHIRE**
(A52) LONDON ROAD

GRANTHAM
Total Gross Floor Area: 4371 sqm
Survey Date: FRIDAY *21/05/93* *Survey Type: MANUAL*

26 **MS-01-A-01** **SAFEWAY,SOUTHPORT** **MERSEYSIDE**
GARDEN LORD STREET
WINTER GARDENS
SOUTHPORT
Total Gross Floor Area: 5338 sqm
Survey Date: FRIDAY *02/12/94* *Survey Type: MANUAL*

27 **MS-01-A-02** **SAFEWAY,ST.HELENS** **MERSEYSIDE**
CHALON WAY
GREENBANK
ST. HELENS
Total Gross Floor Area: 5687 sqm
Survey Date: FRIDAY *25/11/94* *Survey Type: MANUAL*

28 **SC-01-A-04** **SAFEWAY,REIGATE** **SURREY**
BELL STREET

REIGATE
Total Gross Floor Area: 4782 sqm
Survey Date: FRIDAY *18/11/94* *Survey Type: MANUAL*

29 **SL-01-A-03** **SAFEWAY, EAST KILBRIDE** **SOUTH LANARKSHIRE**
OFF GREENHILLS ROAD
LINDSAYFIELD/GRNHILLS
EAST KILBRIDE
Total Gross Floor Area: 5800 sqm
Survey Date: FRIDAY *20/11/98* *Survey Type: ONE WAY ATC*

30 **SL-01-A-04** **SAFEWAY, EAST KILBRIDE** **SOUTH LANARKSHIRE**
OFF STEWARTFIELD WAY
STEWARTFIELD
EAST KILBRIDE
Total Gross Floor Area: 5100 sqm
Survey Date: FRIDAY *13/11/98* *Survey Type: ONE WAY ATC*

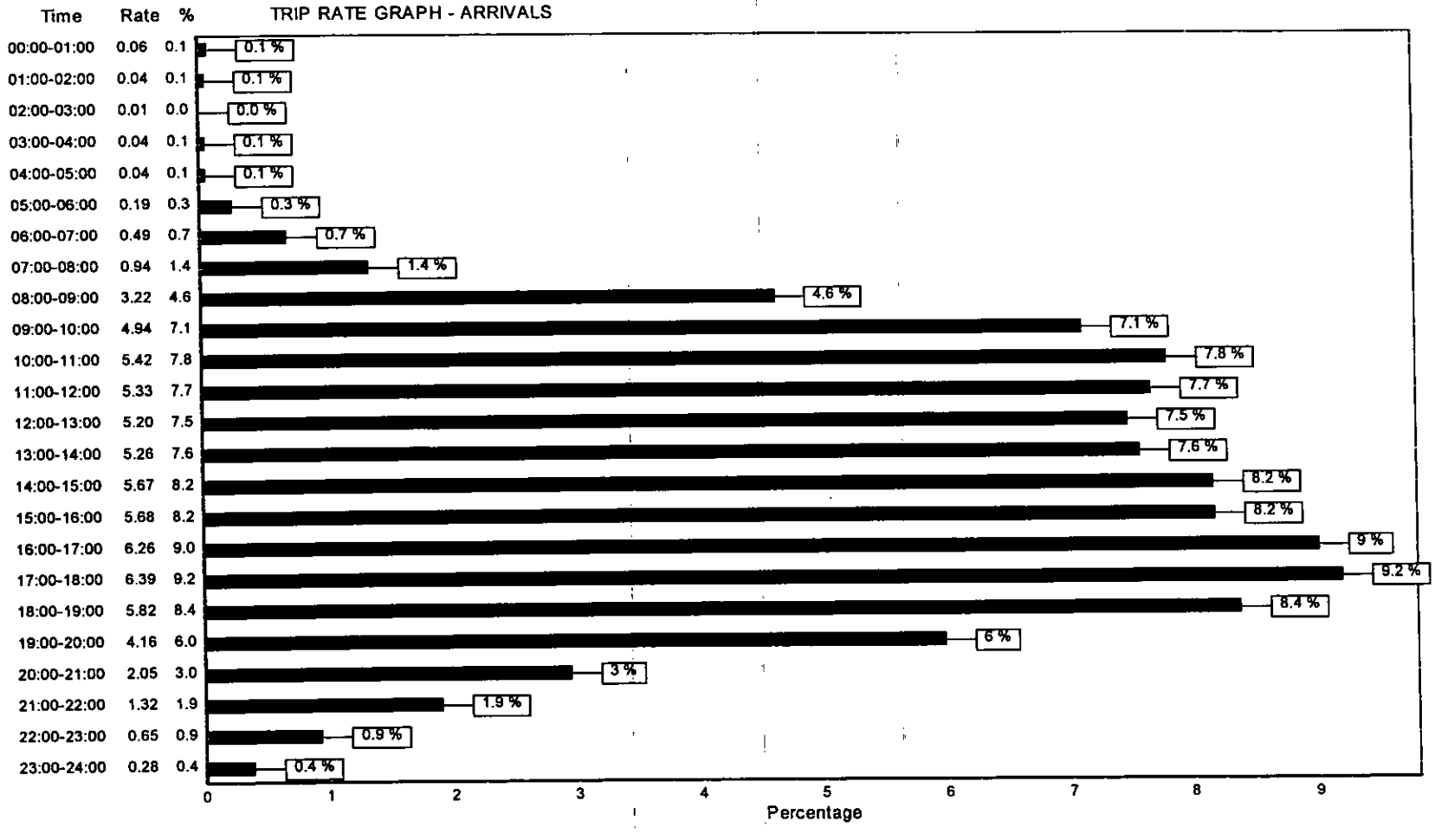
31 **WS-01-A-08** **TESCO,WORTHING** **WEST SUSSEX**

DURRINGTON
WORTHING
Total Gross Floor Area: 5324 sqm
Survey Date: FRIDAY *27/11/92* *Survey Type: ONE WAY ATC*

TRIP RATE for Land Use RETAIL/FOOD SUPERSTORE
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00	2	5450	0.06	2	5450	0.07	2	5450	0.13
01:00 - 02:00	2	5450	0.04	2	5450	0.05	2	5450	0.08
02:00 - 03:00	2	5450	0.01	2	5450	0.01	2	5450	0.02
03:00 - 04:00	2	5450	0.04	2	5450	0.03	2	5450	0.06
04:00 - 05:00	2	5450	0.04	2	5450	0.04	2	5450	0.07
05:00 - 06:00	2	5450	0.19	2	5450	0.12	2	5450	0.31
06:00 - 07:00	6	5528	0.49	6	5528	0.42	6	5528	0.91
07:00 - 08:00	18	5292	0.94	18	5292	0.60	18	5292	1.55
08:00 - 09:00	29	5312	3.22	29	5312	1.54	29	5312	4.77
09:00 - 10:00	37	5584	4.94	37	5584	3.13	37	5584	8.06
10:00 - 11:00	37	5584	5.42	37	5584	4.47	37	5584	9.89
11:00 - 12:00	37	5584	5.33	37	5584	5.27	37	5584	10.60
12:00 - 13:00	37	5584	5.20	37	5584	5.51	37	5584	10.71
13:00 - 14:00	37	5584	5.26	37	5584	5.18	37	5584	10.44
14:00 - 15:00	37	5584	5.67	37	5584	5.26	37	5584	10.94
15:00 - 16:00	37	5584	5.68	37	5584	5.73	37	5584	11.41
16:00 - 17:00	37	5584	6.26	37	5584	6.22	37	5584	12.49
17:00 - 18:00	**37**	**5584**	**6.39**	**37**	**5584**	**6.62**	**37**	**5584**	**13.01**
18:00 - 19:00	37	5584	5.82	37	5584	6.16	37	5584	11.98
19:00 - 20:00	35	5636	4.16	35	5636	5.40	35	5636	9.56
20:00 - 21:00	32	5696	2.05	32	5696	3.72	32	5696	5.78
21:00 - 22:00	9	5947	1.32	9	5947	2.43	9	5947	3.75
22:00 - 23:00	5	5979	0.65	5	5979	1.13	5	5979	1.78
23:00 - 24:00	3	5646	0.28	3	5646	0.43	3	5646	0.71
Daily Trip Rates:			69.46			69.53			138.99

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



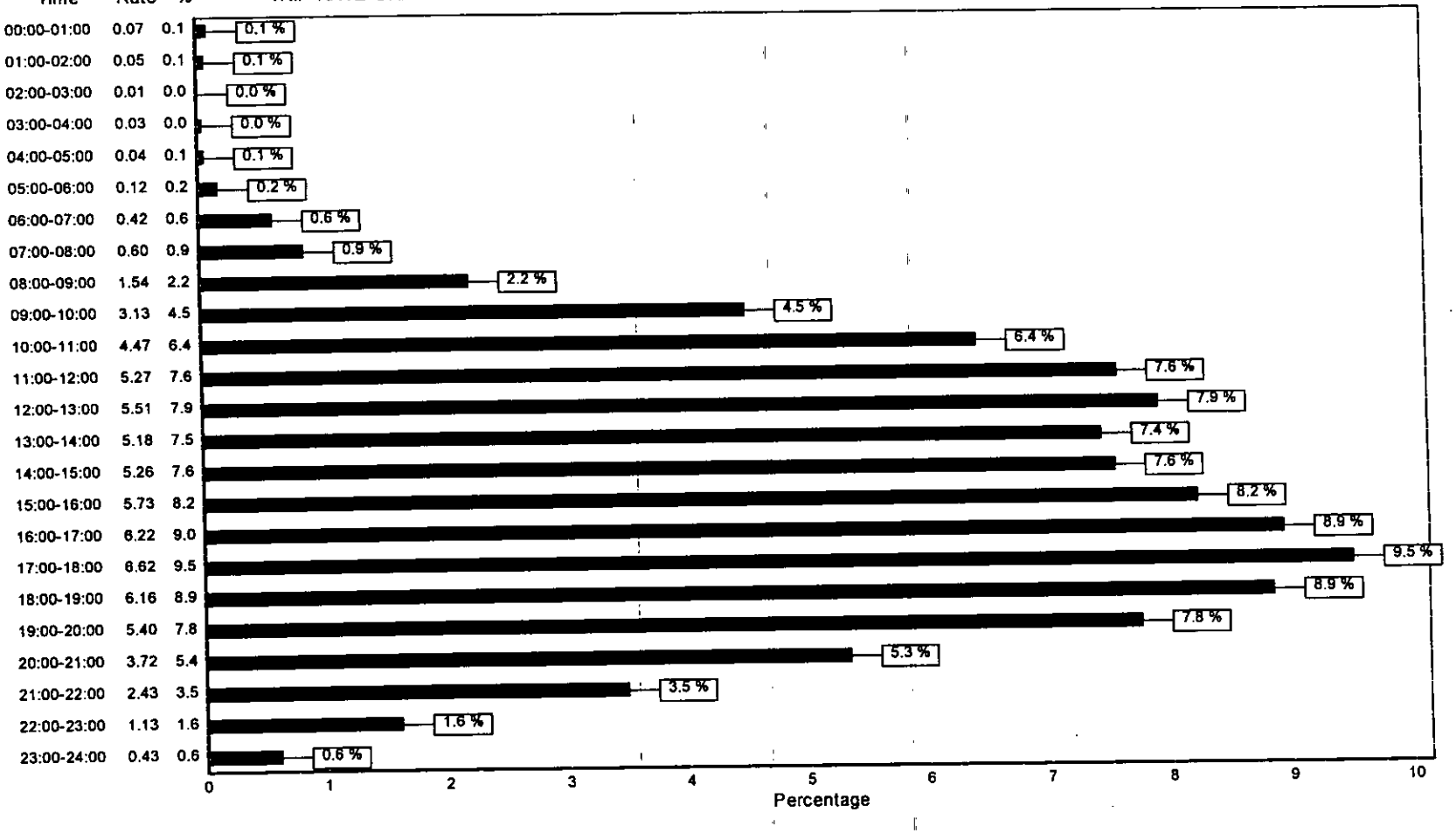
Copyright(C) 1998-2000, JMP Consultants Ltd

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ

Licence No: 311111

TRIP RATE GRAPH - DEPARTURES

Time	Rate	%
00:00-01:00	0.07	0.1
01:00-02:00	0.05	0.1
02:00-03:00	0.01	0.0
03:00-04:00	0.03	0.0
04:00-05:00	0.04	0.1
05:00-06:00	0.12	0.2
06:00-07:00	0.42	0.6
07:00-08:00	0.60	0.9
08:00-09:00	1.54	2.2
09:00-10:00	3.13	4.5
10:00-11:00	4.47	6.4
11:00-12:00	5.27	7.6
12:00-13:00	5.51	7.9
13:00-14:00	5.18	7.5
14:00-15:00	5.26	7.6
15:00-16:00	5.73	8.2
16:00-17:00	6.22	9.0
17:00-18:00	6.62	9.5
18:00-19:00	6.16	8.9
19:00-20:00	5.40	7.8
20:00-21:00	3.72	5.4
21:00-22:00	2.43	3.5
22:00-23:00	1.13	1.6
23:00-24:00	0.43	0.6



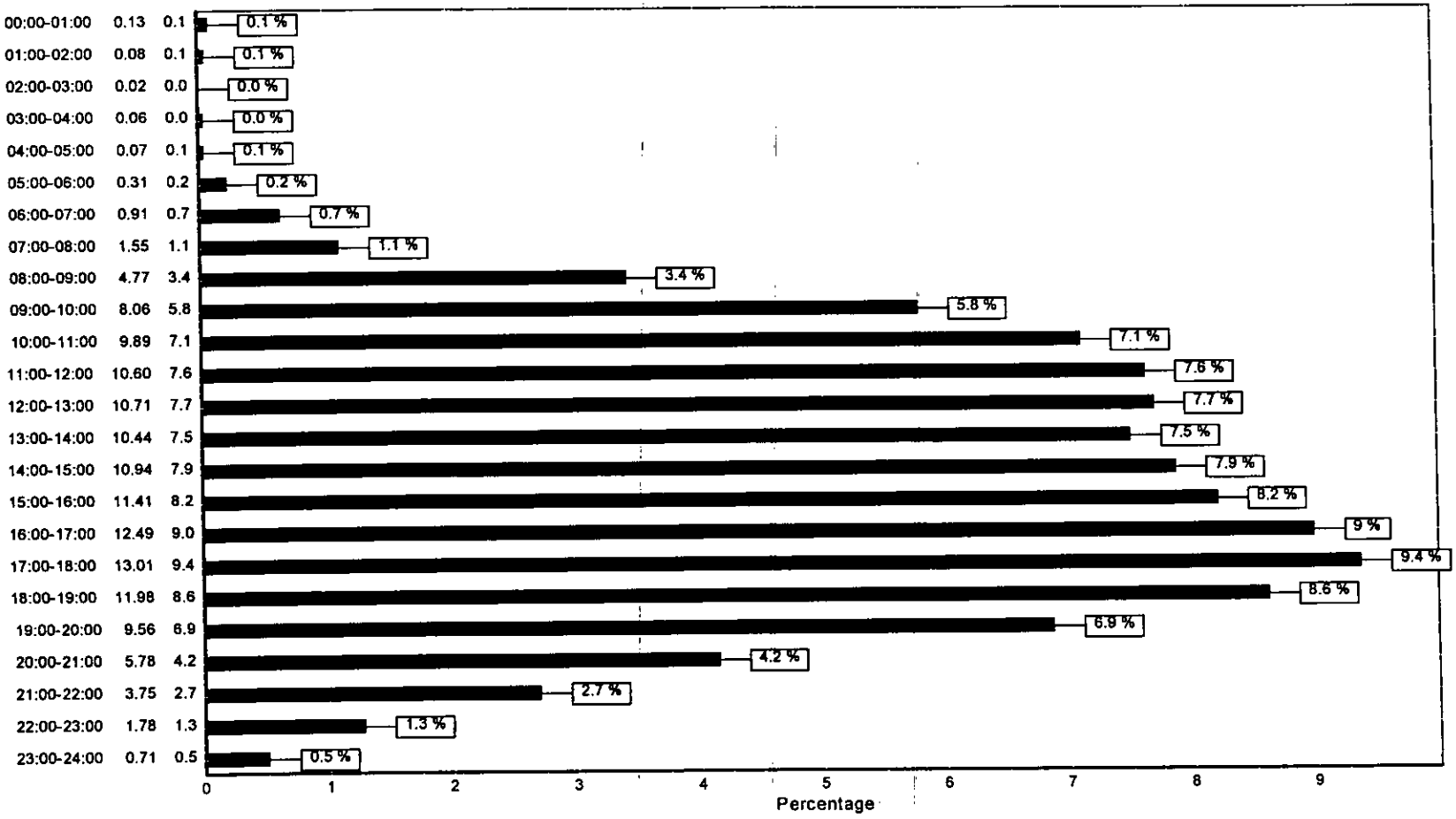
Copyright(C) 1998-2000, JMP Consultants Ltd

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ

Licence No: 311111

TRIP RATE GRAPH - TOTALS

Time	Rate	%
00:00-01:00	0.13	0.1
01:00-02:00	0.08	0.1
02:00-03:00	0.02	0.0
03:00-04:00	0.06	0.0
04:00-05:00	0.07	0.1
05:00-06:00	0.31	0.2
06:00-07:00	0.91	0.7
07:00-08:00	1.55	1.1
08:00-09:00	4.77	3.4
09:00-10:00	8.06	5.8
10:00-11:00	9.89	7.1
11:00-12:00	10.60	7.6
12:00-13:00	10.71	7.7
13:00-14:00	10.44	7.5
14:00-15:00	10.94	7.9
15:00-16:00	11.41	8.2
16:00-17:00	12.49	9.0
17:00-18:00	13.01	9.4
18:00-19:00	11.98	8.6
19:00-20:00	9.56	6.9
20:00-21:00	5.78	4.2
21:00-22:00	3.75	2.7
22:00-23:00	1.78	1.3
23:00-24:00	0.71	0.5



TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 RETAIL
Category : A FOOD SUPERSTORE

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	3 days
02	**SOUTH EAST**		
	BC	BERKSHIRE	0 days
	BD	BEDFORDSHIRE	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	8 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	1 days
	OX	OXFORDSHIRE	0 days
	SC	SURREY	1 days
	WS	WEST SUSSEX	1 days
03	**SOUTH WEST**		
	AV	AVON	0 days
	CW	CORNWALL	0 days
	DC	DORSET	1 days
	DV	DEVON	2 days
	GS	GLOUCESTERSHIRE	1 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	1 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HW	HEREFORD & WORCESTER	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
07	**YORKSHIRE & HUMBERSIDE**		
	HB	HUMBERSIDE	1 days
	NY	NORTH YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	4 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	2 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days

	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	1 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	2 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	1 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	2 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		
	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 3019 to 10368 (units: sqm)

Date Range: 01/01/91 to 07/11/99

Selected Survey Days:

Saturday	32 days

Selected Survey Types:

Manual Count	29 days
One Way ATC Count	3 days

Optional Parameter Selection:

Use Class:

Not Known	0 days
A1	32 days
A2	0 days
A3	0 days
B1	0 days
B2	0 days
B3	0 days
B4	0 days
B5	0 days
B6	0 days
B7	0 days
B8	0 days
C1	0 days
C2	0 days
C3	0 days
D1	0 days
D2	0 days

Location:

Not Known	0 days
Town Centre	16 days
Neighbourhood Centre	16 days
Suburban Area	0 days
Edge of Town	0 days
Edge of Town Centre	0 days
Free Standing	0 days
Commercial Zone	0 days
Industrial Zone	0 days
Development Zone	0 days

Population within 1 Mile:

Not Known	4 days
1,000 or Less	0 days
1,001 to 5,000	0 days
5,001 to 10,000	3 days
10,001 to 15,000	2 days
15,001 to 20,000	8 days
20,001 to 25,000	8 days
25,001 to 50,000	5 days
50,001 to 100,000	2 days
101,000 or More	0 days

Population within 5 Miles:

Not Known	4 days
5,000 or Less	0 days
5,001 to 25,000	1 days
25,001 to 50,000	2 days
50,001 to 75,000	0 days
75,001 to 100,000	2 days
100,001 to 125,000	5 days
125,001 to 250,000	11 days
250,001 to 500,000	7 days
500,001 or More	0 days

Optional Parameter Selection (Cont.):

Car ownership within 5 Miles:

Not Known	4 days
0.5 or Less	1 days
0.6 to 1.0	23 days
1.1 to 1.5	2 days
1.6 to 2.0	0 days
2.1 to 2.5	0 days
2.6 to 3.0	0 days
3.1 to 3.5	0 days
3.6 to 4.0	0 days
4.1 or More	0 days

Public Transport Provision:

Frequency	*Per Hour*	*Per Day*	*Surveys*
Not Known			8 days
Nil	0	0	0 days
Very Low	1	20	0 days
Low	2	40	4 days
Medium	3	60	3 days
High	4	80	11 days
Very High	> 4	> 80	6 days

Petrol Filling Station:

Excluded from count or no filling station	49 days
Included in the survey count	66 days

LIST OF SITES relevant to selection parameters

1 **AG-01-A-05** **SAFEWAY, ARBROATH** **ANGUS**
HUME STREET

ARBROATH
Total Gross Floor Area: 4491 sqm
Survey Date: SATURDAY *04/09/99* *Survey Type: MANUAL*

2 **DC-01-A-02** **ASDA,BOURNEMOUTH** **DORSET**
HOLDENHURST RD
LANSDOWNE
BOURNEMOUTH
Total Gross Floor Area: 7432 sqm
Survey Date: SATURDAY *08/02/92* *Survey Type: MANUAL*

3 **DV-01-A-07** **SAINSBURYS,EXETER** **DEVON**
COWICK ST
EXE BRIDGES
EXETER
Total Gross Floor Area: 5565 sqm
Survey Date: SATURDAY *03/08/91* *Survey Type: MANUAL*

4 **DV-01-A-16** **SAINSBURYS,EXETER** **DEVON**
COWICK STREET
EXE BRIDGES
EXETER
Total Gross Floor Area: 5565 sqm
Survey Date: SATURDAY *01/04/95* *Survey Type: MANUAL*

5 **ES-01-A-01** **SAINSBURYS,BRIGHTON** **EAST SUSSEX**
THE VOGUE
VOGUE GYRATORY
BRIGHTON
Total Gross Floor Area: 5601 sqm
Survey Date: SATURDAY *18/05/91* *Survey Type: MANUAL*
Survey Date: SATURDAY *09/05/92* *Survey Type: MANUAL*
Survey Date: SATURDAY *15/05/93* *Survey Type: MANUAL*

6 **ES-01-A-03** **ASDA,BRIGHTON** **EAST SUSSEX**
HOLLINGBURY ESTATE
HOLLINGBURY
BRIGHTON
Total Gross Floor Area: 8175 sqm
Survey Date: SATURDAY *18/05/91* *Survey Type: MANUAL*
Survey Date: SATURDAY *16/05/92* *Survey Type: MANUAL*
Survey Date: SATURDAY *15/05/93* *Survey Type: MANUAL*

7 **ES-01-A-06** **CO-OP,HOVE** **EAST SUSSEX**
NEVIL RD

HOVE
Total Gross Floor Area: 4650 sqm
Survey Date: SATURDAY *22/05/93* *Survey Type: MANUAL*

8 **ES-01-A-09** **TESCO,UCKFIELD** **EAST SUSSEX**

UCKFIELD
Total Gross Floor Area: 3819 sqm
Survey Date: SATURDAY *15/06/91* *Survey Type: MANUAL*

9 **FA-01-A-01** **ASDA,FALKIRK** **FALKIRK**
NEWMARKET STREET

FALKIRK
Total Gross Floor Area: 5483 sqm
Survey Date: SATURDAY *17/08/91* *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

10 FA-01-A-02 TESCO,FALKIRK **FALKIRK**

FALKIRK
Total Gross Floor Area: 4092 sqm
Survey Date: SATURDAY *28/08/93* *Survey Type: MANUAL*

11 GC-01-A-03 SAINSBURYS, GLASGOW **GLASGOW CITY**
DARNLEY MAINS ROAD
DARNLEY
GLASGOW
Total Gross Floor Area: 7400 sqm
Survey Date: SATURDAY *31/07/99* *Survey Type: MANUAL*

12 GL-01-A-06 SAINSBURYS,ISLINGTON **GREATER LONDON**
31-41 LIVERPOOL ROAD

ISLINGTON
Total Gross Floor Area: 3902 sqm
Survey Date: SATURDAY *06/07/91* *Survey Type: MANUAL*

13 GL-01-A-07 SAINSBURYS,CAMDEN **GREATER LONDON**
KENTISH TOWN ROAD

CAMDEN TOWN
Total Gross Floor Area: 6046 sqm
Survey Date: SATURDAY *29/06/91* *Survey Type: MANUAL*

14 GL-01-A-10 SAFEWAY,ACTON **GREATER LONDON**

RECTORY ROAD
ACTON
Total Gross Floor Area: 4125 sqm
Survey Date: SATURDAY *14/03/92* *Survey Type: MANUAL*

15 GM-01-A-13 MORRISONS,ROCHDALE **GREATER MANCHESTER**
BAMFORD ROAD
HEYWOOD
ROCHDALE
Total Gross Floor Area: 4836 sqm
Survey Date: SATURDAY *30/10/93* *Survey Type: MANUAL*

16 GM-01-A-18 ASDA,WIGAN **GREATER MANCHESTER**
A579 ATHERLEIGH WAY
LEIGH
WIGAN
Total Gross Floor Area: 6500 sqm
Survey Date: SATURDAY *28/10/95* *Survey Type: MANUAL*

17 GM-01-A-20 MORRISONS,BOLTON **GREATER MANCHESTER**
BLACKHORSE STREET

BOLTON
Total Gross Floor Area: 6503 sqm
Survey Date: SATURDAY *13/06/98* *Survey Type: MANUAL*

18 GM-01-A-22 SAINSBURYS,OLDHAM **GREATER MANCHESTER**
MANCHESTER STREET

OLDHAM
Total Gross Floor Area: 4645 sqm
Survey Date: SATURDAY *28/03/98* *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

19 **GS-01-A-01** **SAFEWAY,CHELTENHAM** **GLOUCESTERSHIRE**
OFF SHURDINGTON RD
UP HATHERLEY
CHELTENHAM
Total Gross Floor Area: 5687 sqm
Survey Date: SATURDAY *19/11/94* *Survey Type: MANUAL*

20 **HB-01-A-03** **SAFEWAY,HULL** **HUMBERSIDE**
BEVERLY ROAD
WILLERBY
HULL
Total Gross Floor Area: 5697 sqm
Survey Date: SATURDAY *26/11/94* *Survey Type: MANUAL*

21 **KC-01-A-17** **TESCO, MAIDSTONE** **KENT**
LEYBOURNE WAY
LARKFIELD
MAIDSTONE
Total Gross Floor Area: 6038 sqm
Survey Date: SATURDAY *06/11/99* *Survey Type: MANUAL*

22 **LN-01-A-01** **SAFEWAY,GRANTHAM** **LINCOLNSHIRE**
(A52) LONDON ROAD

GRANTHAM
Total Gross Floor Area: 4371 sqm
Survey Date: SATURDAY *22/05/93* *Survey Type: MANUAL*

23 **MS-01-A-01** **SAFEWAY,SOUTHPORT** **MERSEYSIDE**
GARDEN LORD STREET
WINTER GARDENS
SOUTHPORT
Total Gross Floor Area: 5338 sqm
Survey Date: SATURDAY *03/12/94* *Survey Type: MANUAL*

24 **MS-01-A-02** **SAFEWAY,ST.HELENS** **MERSEYSIDE**
CHALON WAY
GREENBANK
ST. HELENS
Total Gross Floor Area: 5687 sqm
Survey Date: SATURDAY *26/11/94* *Survey Type: MANUAL*

25 **SC-01-A-04** **SAFEWAY,REIGATE** **SURREY**
BELL STREET

REIGATE
Total Gross Floor Area: 4782 sqm
Survey Date: SATURDAY *19/11/94* *Survey Type: MANUAL*

26 **SL-01-A-03** **SAFEWAY, EAST KILBRIDE** **SOUTH LANARKSHIRE**
OFF GREENHILLS ROAD
LINDSAYFIELD/GRNHILLS
EAST KILBRIDE
Total Gross Floor Area: 5800 sqm
Survey Date: SATURDAY *21/11/98* *Survey Type: ONE WAY ATC*

LIST OF SITES relevant to selection parameters (Cont.)

27 SL-01-A-04 SAFEWAY, EAST KILBRIDE **SOUTH LANARKSHIRE**
OFF STEWARTFIELD WAY
STEWARTFIELD
EAST KILBRIDE
Total Gross Floor Area: 5100 sqm
Survey Date: SATURDAY 07/11/98 *Survey Type: ONE WAY ATC*

28 WS-01-A-08 TESCO,WORTHING **WEST SUSSEX**
DURRINGTON
WORTHING
Total Gross Floor Area: 5324 sqm
Survey Date: SATURDAY 28/11/92 *Survey Type: ONE WAY ATC*

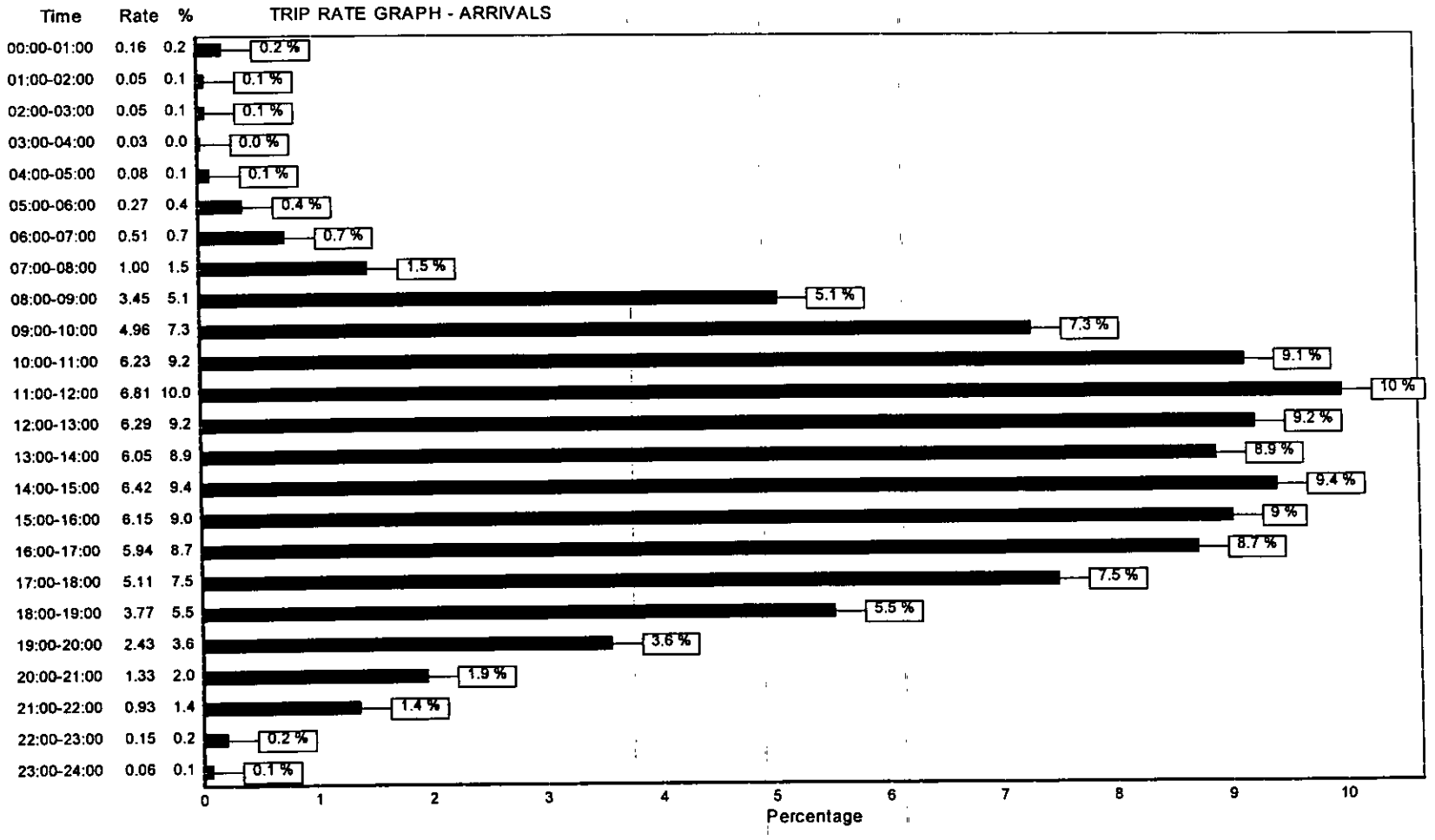
TRIP RATE for Land Use RETAIL/FOOD SUPERSTORE
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00	3	5646	0.16	3	5646	0.25	3	5646	0.41
01:00 - 02:00	3	5646	0.05	3	5646	0.03	3	5646	0.08
02:00 - 03:00	3	5646	0.05	3	5646	0.08	3	5646	0.13
03:00 - 04:00	3	5646	0.03	3	5646	0.02	3	5646	0.05
04:00 - 05:00	3	5646	0.08	3	5646	0.07	3	5646	0.15
05:00 - 06:00	3	5646	0.27	3	5646	0.13	3	5646	0.40
06:00 - 07:00	4	5566	0.51	4	5566	0.30	4	5566	0.81
07:00 - 08:00	15	5258	1.00	15	5258	0.38	15	5258	1.38
08:00 - 09:00	29	5483	3.45	29	5483	1.59	29	5483	5.04
09:00 - 10:00	32	5631	4.96	32	5631	3.62	32	5631	8.58
10:00 - 11:00	32	5631	6.23	32	5631	5.21	32	5631	11.44
11:00 - 12:00	**32**	**5631**	**6.81**	32	5631	6.32	**32**	**5631**	**13.14**
12:00 - 13:00	32	5631	6.29	32	5631	6.69	32	5631	12.98
13:00 - 14:00	32	5631	6.05	32	5631	6.19	32	5631	12.24
14:00 - 15:00	32	5631	6.42	32	5631	6.06	32	5631	12.48
15:00 - 16:00	32	5631	6.15	32	5631	6.36	32	5631	12.51
16:00 - 17:00	31	5573	5.94	**31**	**5573**	**6.71**	31	5573	12.65
17:00 - 18:00	31	5573	5.11	31	5573	6.32	31	5573	11.43
18:00 - 19:00	28	5662	3.77	28	5662	4.94	28	5662	8.71
19:00 - 20:00	22	5642	2.43	22	5642	3.41	22	5642	5.85
20:00 - 21:00	9	6018	1.33	9	6018	2.13	9	6018	3.46
21:00 - 22:00	6	6027	0.93	6	6027	1.29	6	6027	2.22
22:00 - 23:00	2	5450	0.15	2	5450	0.19	2	5450	0.34
23:00 - 24:00	2	5450	0.06	2	5450	0.08	2	5450	0.15
Daily Trip Rates:			68.25			68.38			136.63

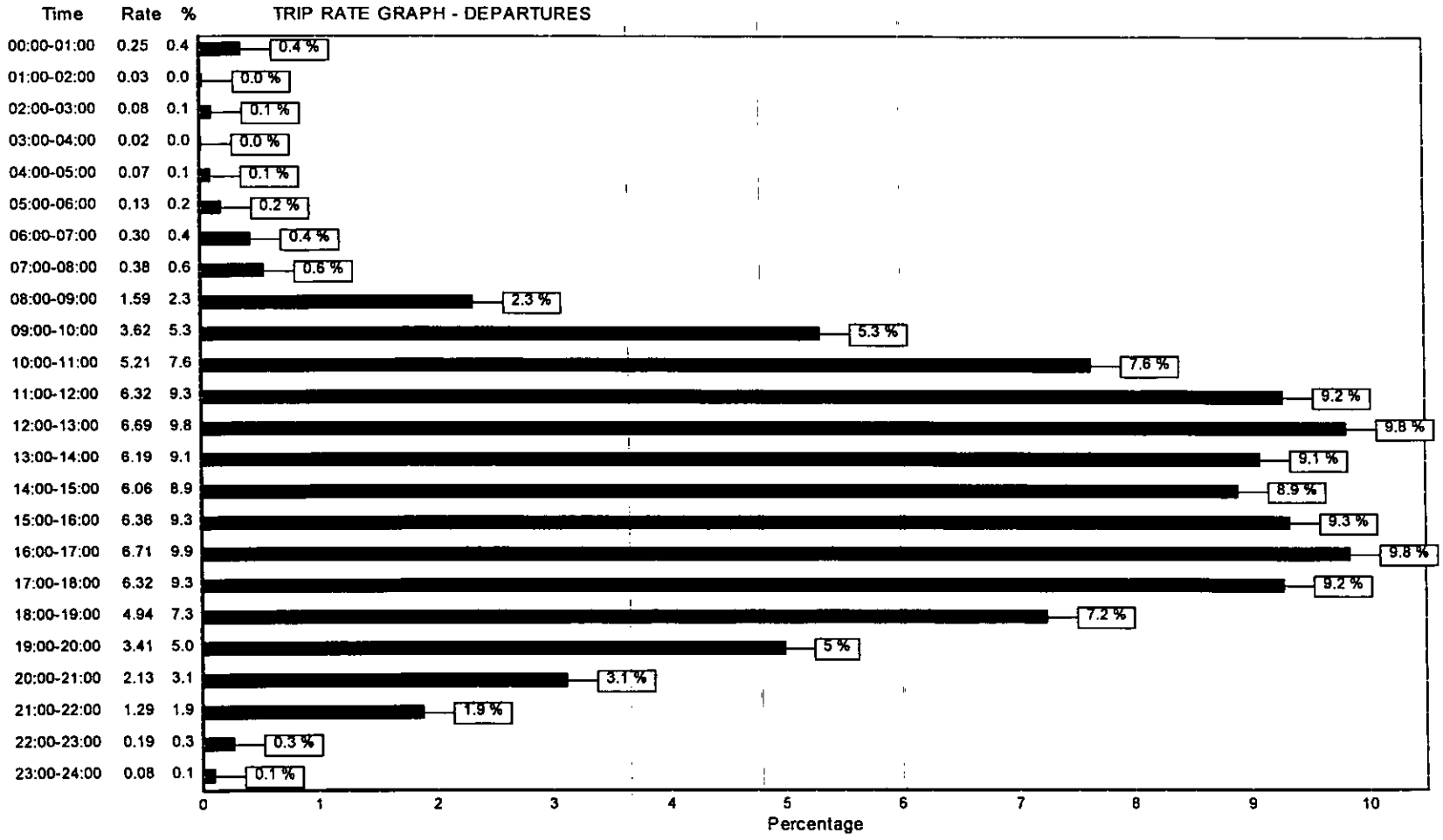
Copyright(C) 1998-2000, JMP Consultants Ltd

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ

Licence No: 311111



Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



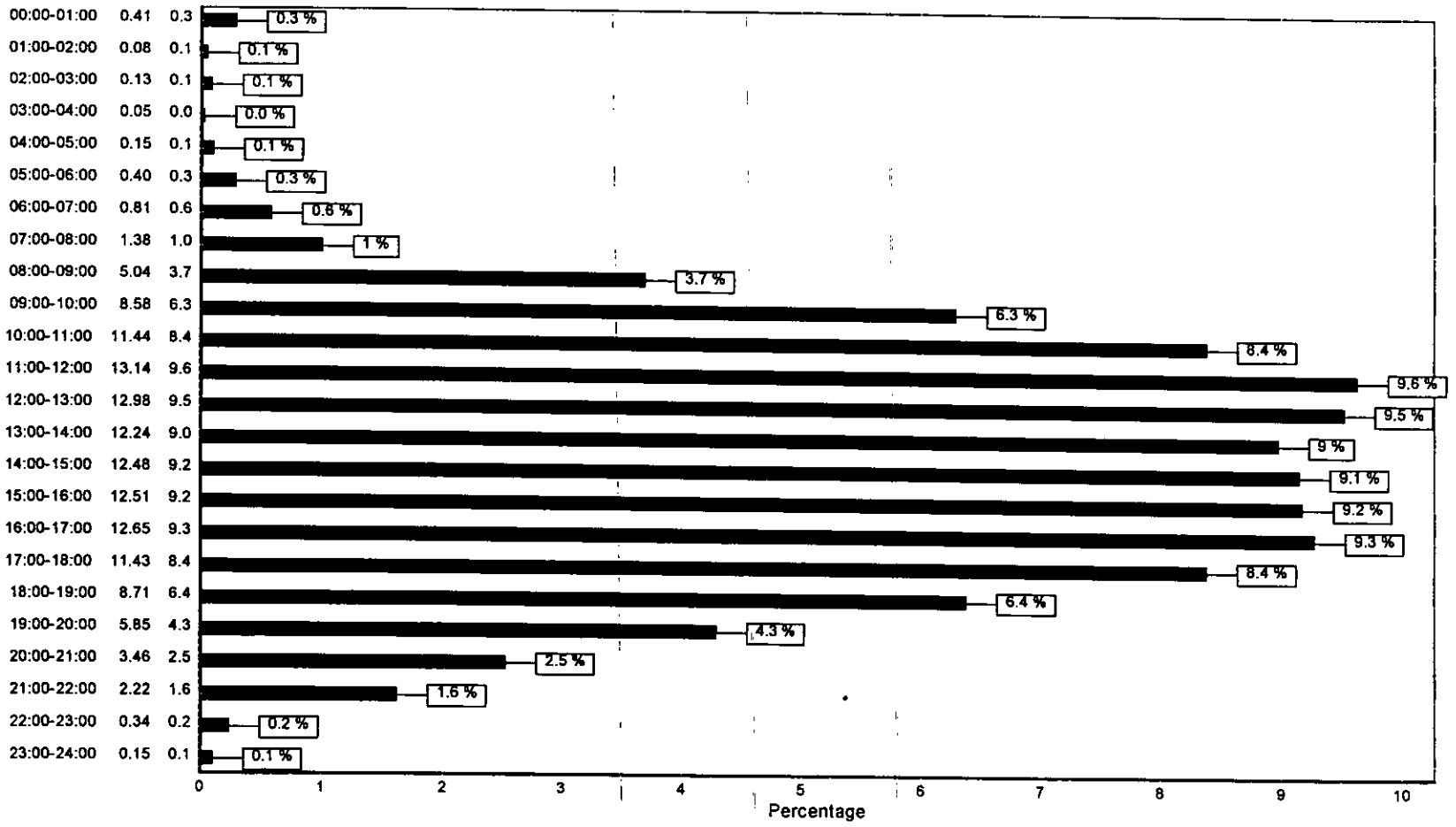
Copyright(C) 1998-2000, JMP Consultants Ltd

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ

Licence No: 311111

TRIP RATE GRAPH - TOTALS

Time	Rate	%
00:00-01:00	0.41	0.3
01:00-02:00	0.08	0.1
02:00-03:00	0.13	0.1
03:00-04:00	0.05	0.0
04:00-05:00	0.15	0.1
05:00-06:00	0.40	0.3
06:00-07:00	0.81	0.6
07:00-08:00	1.38	1.0
08:00-09:00	5.04	3.7
09:00-10:00	8.58	6.3
10:00-11:00	11.44	8.4
11:00-12:00	13.14	9.6
12:00-13:00	12.98	9.5
13:00-14:00	12.24	9.0
14:00-15:00	12.48	9.2
15:00-16:00	12.51	9.2
16:00-17:00	12.65	9.3
17:00-18:00	11.43	8.4
18:00-19:00	8.71	6.4
19:00-20:00	5.85	4.3
20:00-21:00	3.46	2.5
21:00-22:00	2.22	1.6
22:00-23:00	0.34	0.2
23:00-24:00	0.15	0.1



Appendix B

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 EMPLOYMENT
Category : A OFFICE

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	0 days
02	**SOUTH EAST**		
	BC	BERKSHIRE	0 days
	BD	BEDFORDSHIRE	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	0 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	0 days
	OX	OXFORDSHIRE	0 days
	SC	SURREY	0 days
	WS	WEST SUSSEX	0 days
03	**SOUTH WEST**		
	AV	AVON	0 days
	CW	CORNWALL	0 days
	DC	DORSET	0 days
	DV	DEVON	0 days
	GS	GLOUCESTERSHIRE	0 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	0 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HW	HEREFORD & WORCESTER	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
07	**YORKSHIRE & HUMBERSIDE**		
	HB	HUMBERSIDE	0 days
	NY	NORTH YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	1 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	0 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days

	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	0 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	0 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	0 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		
	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 427 to 686 (units: sqm)

Date Range: 01/01/91 to 17/11/95

Selected Survey Days:
Friday 1 days

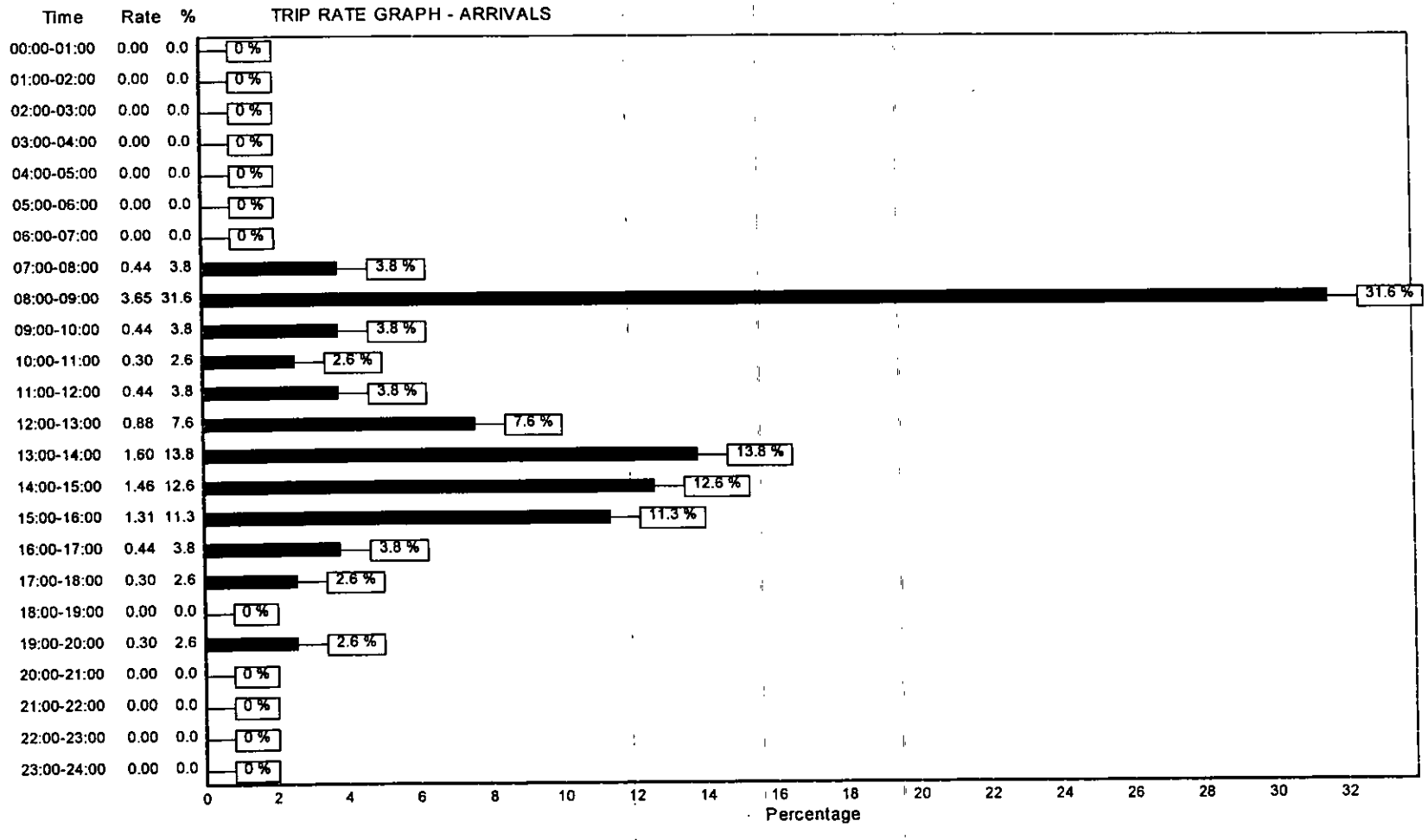
Selected Survey Types:
Manual Count 1 days

TRIP RATE for Land Use EMPLOYMENT/OFFICE
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

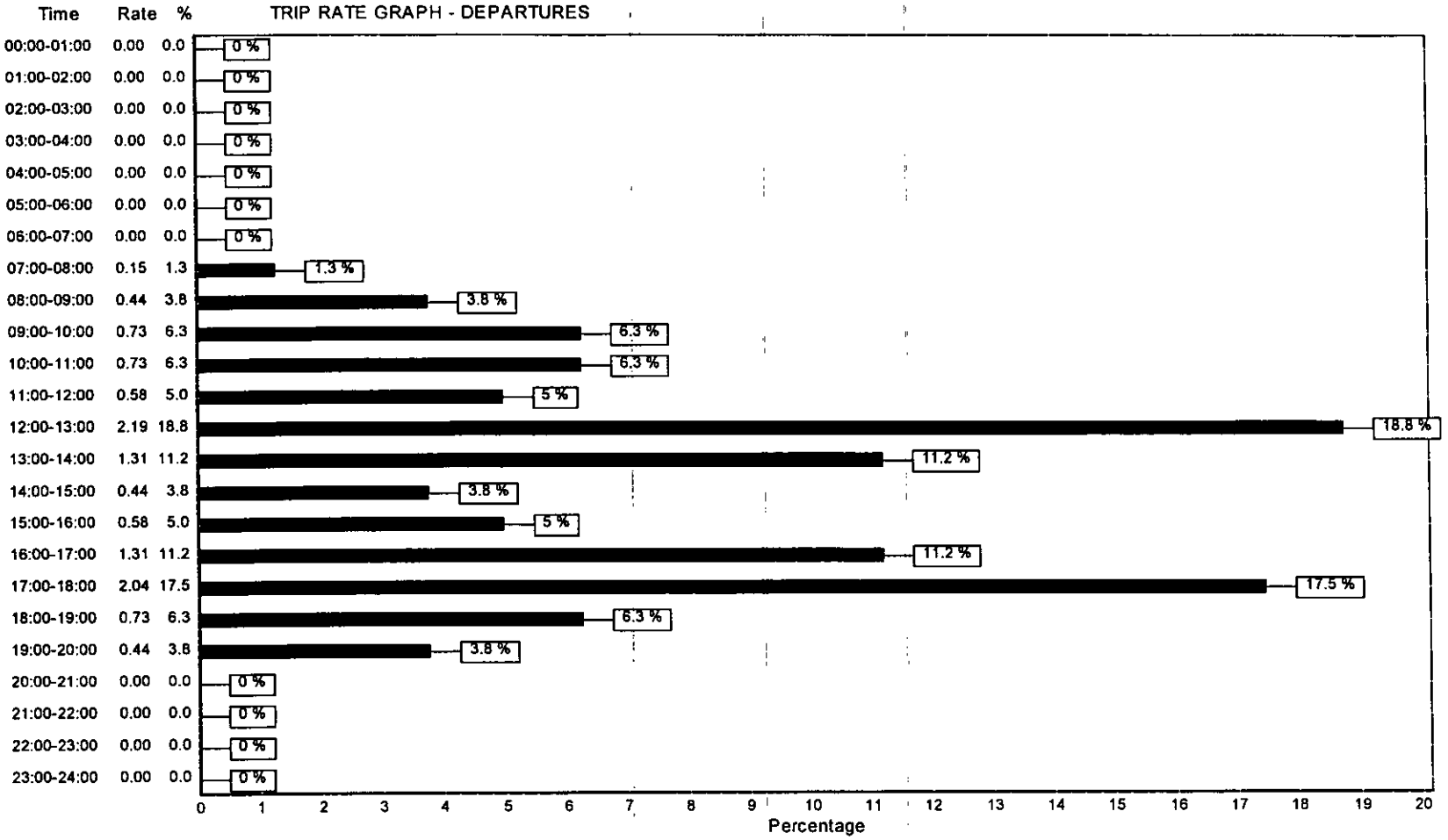
Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	1	686	0.29	1	686	0.00	1	686	0.29
07:30 - 08:00	1	686	0.15	1	686	0.15	1	686	0.29
08:00 - 08:30	1	686	1.75	1	686	0.29	**1**	**686**	**2.04**
08:30 - 09:00	**1**	**686**	**1.90**	1	686	0.15	1	686	2.04
09:00 - 09:30	1	686	0.29	1	686	0.29	1	686	0.58
09:30 - 10:00	1	686	0.15	1	686	0.44	1	686	0.58
10:00 - 10:30	1	686	0.15	1	686	0.44	1	686	0.58
10:30 - 11:00	1	686	0.15	1	686	0.29	1	686	0.44
11:00 - 11:30	1	686	0.15	1	686	0.29	1	686	0.44
11:30 - 12:00	1	686	0.29	1	686	0.29	1	686	0.58
12:00 - 12:30	1	686	0.44	1	686	1.02	1	686	1.46
12:30 - 13:00	1	686	0.44	**1**	**686**	**1.17**	1	686	1.60
13:00 - 13:30	1	686	0.87	1	686	0.73	1	686	1.60
13:30 - 14:00	1	686	0.73	1	686	0.58	1	686	1.31
14:00 - 14:30	1	686	0.73	1	686	0.15	1	686	0.87
14:30 - 15:00	1	686	0.73	1	686	0.29	1	686	1.02
15:00 - 15:30	1	686	0.58	1	686	0.29	1	686	0.87
15:30 - 16:00	1	686	0.73	1	686	0.29	1	686	1.02
16:00 - 16:30	1	686	0.29	1	686	0.73	1	686	1.02
16:30 - 17:00	1	686	0.15	1	686	0.58	1	686	0.73
17:00 - 17:30	1	686	0.15	1	686	1.02	1	686	1.17
17:30 - 18:00	1	686	0.15	1	686	1.02	1	686	1.17
18:00 - 18:30	1	686	0.00	1	686	0.29	1	686	0.29
18:30 - 19:00	1	686	0.00	1	686	0.44	1	686	0.44
19:00 - 19:30	1	686	0.15	1	686	0.29	1	686	0.44
19:30 - 20:00	1	686	0.15	1	686	0.15	1	686	0.29
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Daily Trip Rates:			11.52			11.66			23.18

Copyright(C) 1998-2000, JMP Consultants Ltd

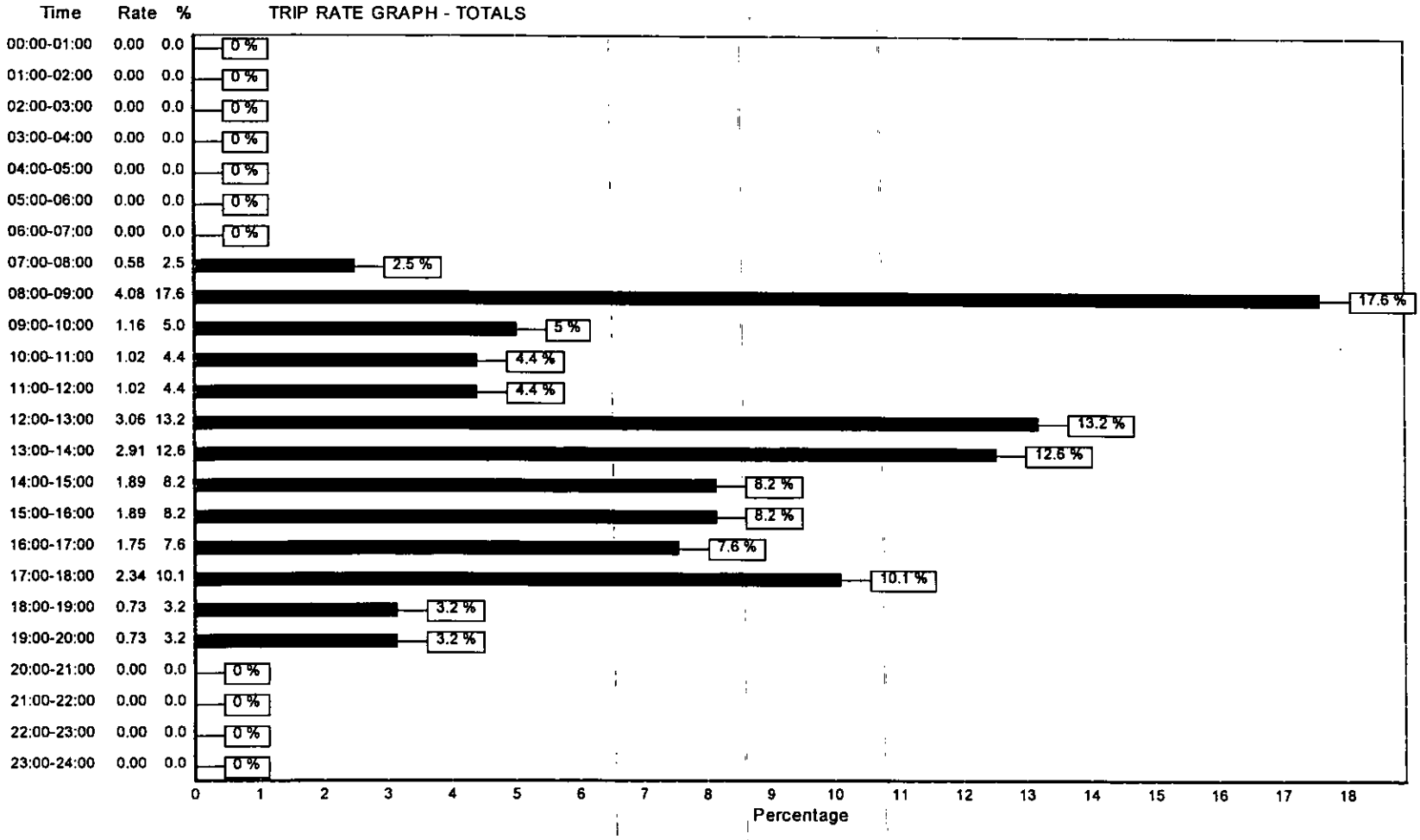
Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



Appendix C

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 07 LEISURE
Category : K SPORTS CLUBS

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	0 days
02	**SOUTH EAST**		
	BC	BERKSHIRE	0 days
	BD	BEDFORDSHIRE	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	0 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	1 days
	OX	OXFORDSHIRE	0 days
	SC	SURREY	0 days
	WS	WEST SUSSEX	0 days
03	**SOUTH WEST**		
	AV	AVON	0 days
	CW	CORNWALL	0 days
	DC	DORSET	0 days
	DV	DEVON	0 days
	GS	GLOUCESTERSHIRE	0 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	0 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HW	HEREFORD & WORCESTER	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
07	**YORKSHIRE & HUMBERSIDE**		
	HB	HUMBERSIDE	0 days
	NY	NORTH YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	1 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	0 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days

	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	0 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	0 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	0 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		
	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 2400 to 7950 (units: sqm)

Date Range: 01/01/91 to 29/05/98

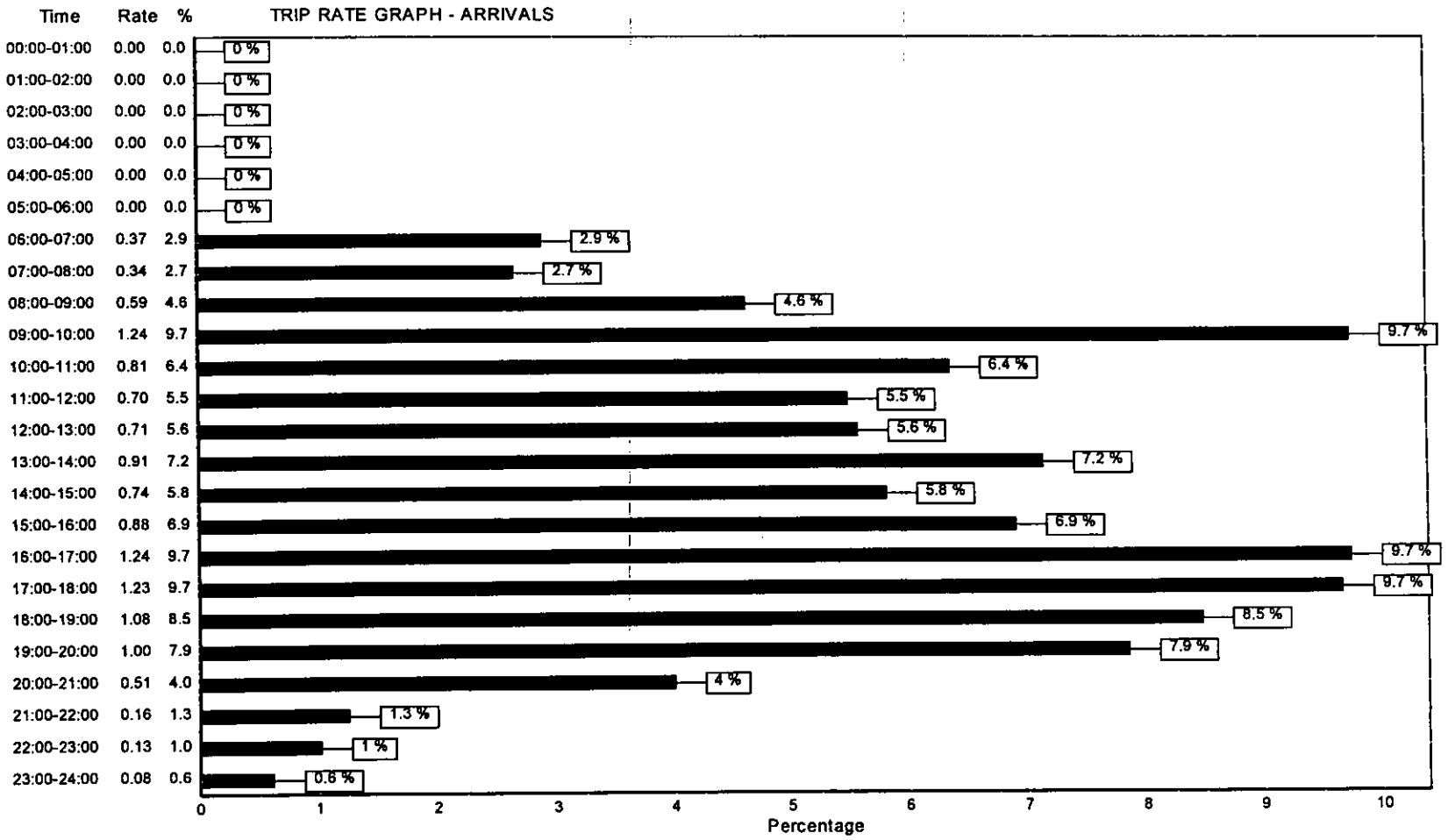
Selected Survey Days:
Friday 2 days

Selected Survey Types:
Manual Count 2 days

TRIP RATE for Land Use LEISURE/SPORTS CLUBS
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00	2	5175	0.37	2	5175	0.03	2	5175	0.40
07:00 - 08:00	2	5175	0.34	2	5175	0.22	2	5175	0.56
08:00 - 09:00	2	5175	0.59	2	5175	0.42	2	5175	1.00
09:00 - 10:00	**2**	**5175**	**1.24**	2	5175	0.46	2	5175	1.70
10:00 - 11:00	2	5175	0.81	2	5175	0.54	2	5175	1.35
11:00 - 12:00	2	5175	0.70	2	5175	0.97	2	5175	1.66
12:00 - 13:00	2	5175	0.71	2	5175	0.71	2	5175	1.42
13:00 - 14:00	2	5175	0.91	2	5175	0.63	2	5175	1.54
14:00 - 15:00	2	5175	0.74	2	5175	0.75	2	5175	1.50
15:00 - 16:00	2	5175	0.88	2	5175	0.91	2	5175	1.79
16:00 - 17:00	2	5175	1.24	2	5175	0.89	2	5175	2.13
17:00 - 18:00	2	5175	1.23	2	5175	1.20	**2**	**5175**	**2.43**
18:00 - 19:00	2	5175	1.08	2	5175	1.20	2	5175	2.28
19:00 - 20:00	2	5175	1.00	**2**	**5175**	**1.26**	2	5175	2.25
20:00 - 21:00	2	5175	0.51	2	5175	1.07	2	5175	1.58
21:00 - 22:00	2	5175	0.16	2	5175	0.88	2	5175	1.04
22:00 - 23:00	1	7950	0.13	1	7950	0.50	1	7950	0.63
23:00 - 24:00	1	7950	0.08	1	7950	0.08	1	7950	0.15
Daily Trip Rates:			12.69			12.71			25.41

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111

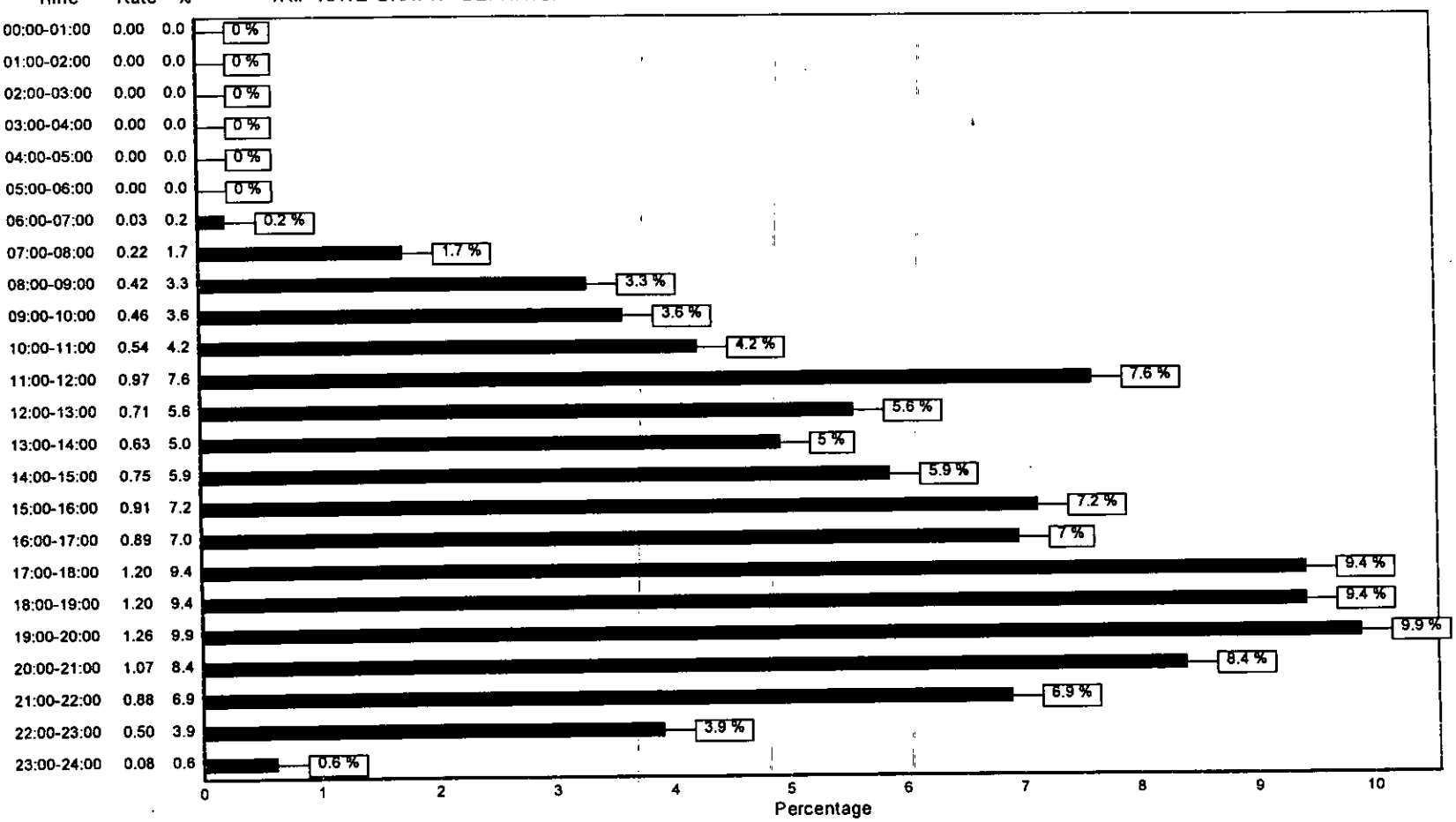


Copyright(C) 1998-2000, JMP Consultants Ltd

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111

TRIP RATE GRAPH - DEPARTURES

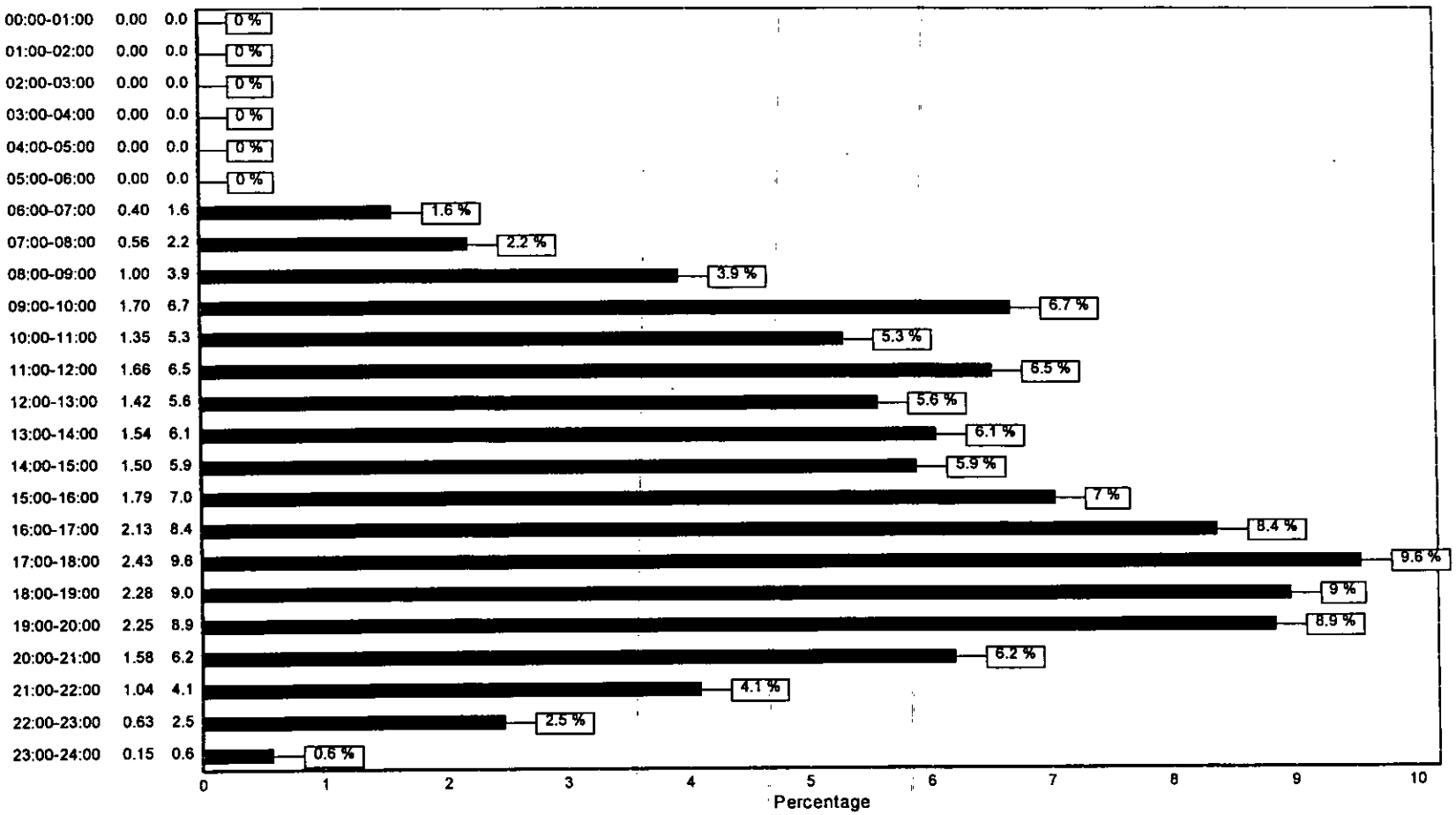
Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.03	0.2
07:00-08:00	0.22	1.7
08:00-09:00	0.42	3.3
09:00-10:00	0.46	3.6
10:00-11:00	0.54	4.2
11:00-12:00	0.97	7.6
12:00-13:00	0.71	5.6
13:00-14:00	0.63	5.0
14:00-15:00	0.75	5.9
15:00-16:00	0.91	7.2
16:00-17:00	0.89	7.0
17:00-18:00	1.20	9.4
18:00-19:00	1.20	9.4
19:00-20:00	1.26	9.9
20:00-21:00	1.07	8.4
21:00-22:00	0.88	6.9
22:00-23:00	0.50	3.9
23:00-24:00	0.08	0.6



Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111

TRIP RATE GRAPH - TOTALS

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.40	1.6
07:00-08:00	0.56	2.2
08:00-09:00	1.00	3.9
09:00-10:00	1.70	6.7
10:00-11:00	1.35	5.3
11:00-12:00	1.66	6.5
12:00-13:00	1.42	5.6
13:00-14:00	1.54	6.1
14:00-15:00	1.50	5.9
15:00-16:00	1.79	7.0
16:00-17:00	2.13	8.4
17:00-18:00	2.43	9.6
18:00-19:00	2.28	9.0
19:00-20:00	2.25	8.9
20:00-21:00	1.58	6.2
21:00-22:00	1.04	4.1
22:00-23:00	0.63	2.5
23:00-24:00	0.15	0.6



TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 07 LEISURE
Category : K SPORTS CLUBS

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	0 days
02	**SOUTH EAST**		
	BC	BERKSHIRE	0 days
	BD	BEDFORDSHIRE	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	0 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	2 days
	OX	OXFORDSHIRE	0 days
	SC	SURREY	0 days
	WS	WEST SUSSEX	0 days
03	**SOUTH WEST**		
	AV	AVON	0 days
	CW	CORNWALL	0 days
	DC	DORSET	0 days
	DV	DEVON	0 days
	GS	GLOUCESTERSHIRE	0 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	0 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HW	HEREFORD & WORCESTER	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
07	**YORKSHIRE & HUMBERSIDE**		
	HB	HUMBERSIDE	0 days
	NY	NORTH YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	1 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	0 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days

	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	0 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	0 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	1 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	0 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		
	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 1400 to 15000 (units: sqm)

Date Range: 01/01/91 to 30/05/98

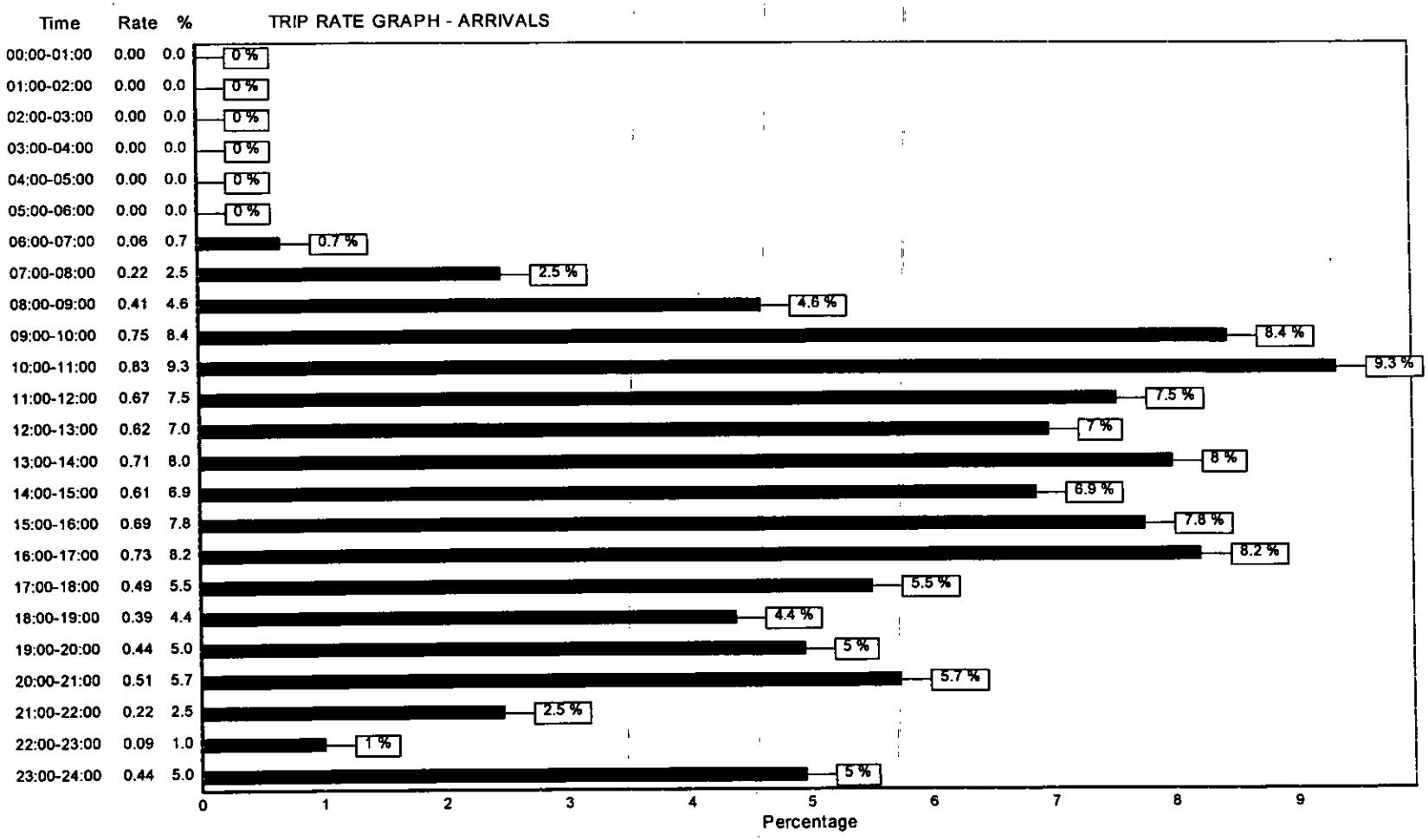
Selected Survey Days:
Saturday 4 days

Selected Survey Types:
Manual Count 4 days

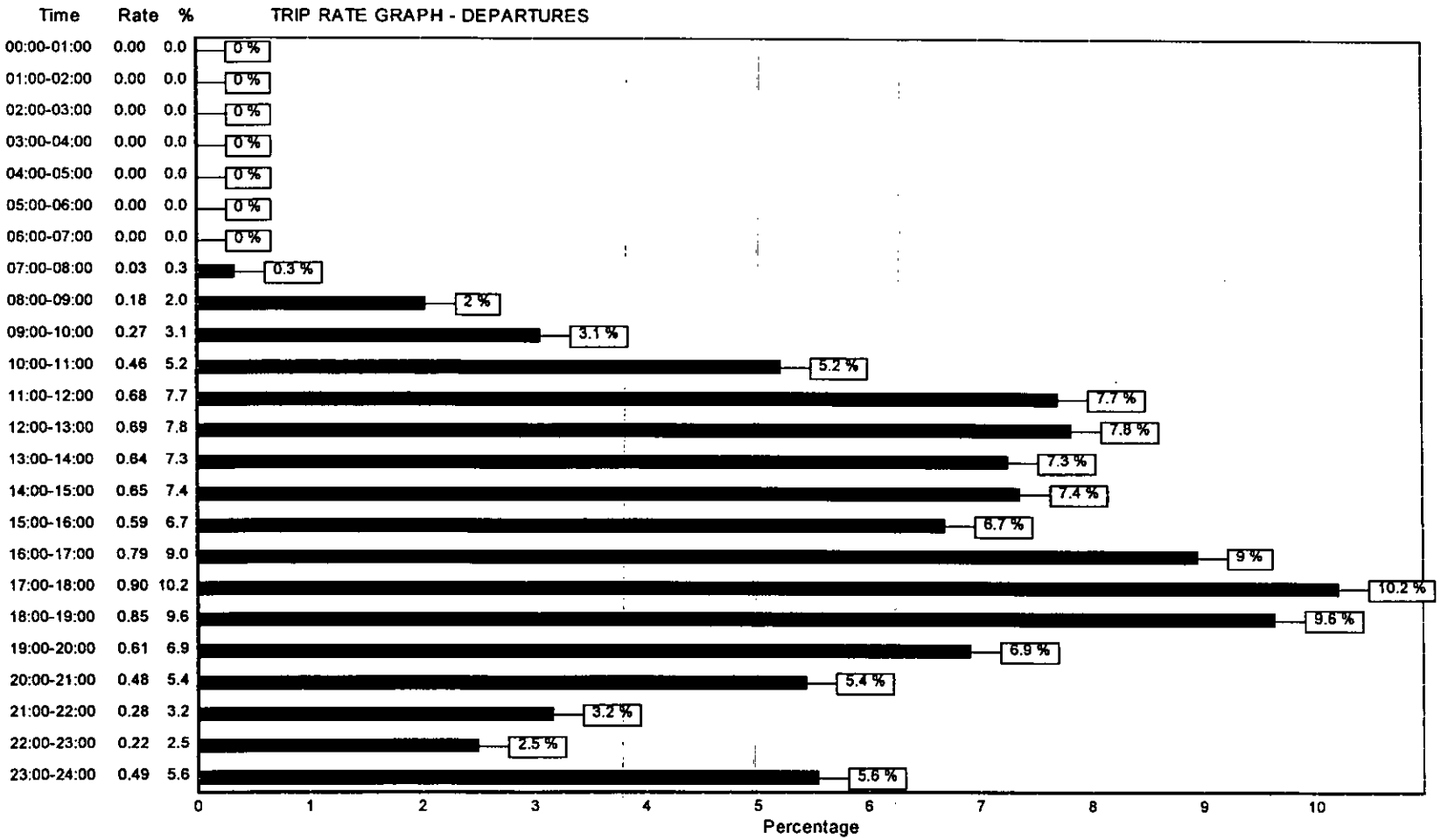
TRIP RATE for Land Use LEISURE/SPORTS CLUBS
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00	1	7950	0.06	1	7950	0.00	1	7950	0.06
07:00 - 08:00	3	8117	0.22	3	8117	0.03	3	8117	0.25
08:00 - 09:00	4	6688	0.41	4	6688	0.18	4	6688	0.59
09:00 - 10:00	4	6688	0.75	4	6688	0.27	4	6688	1.02
10:00 - 11:00	**4**	**6688**	**0.83**	4	6688	0.46	4	6688	1.28
11:00 - 12:00	4	6688	0.67	4	6688	0.68	4	6688	1.35
12:00 - 13:00	4	6688	0.62	4	6688	0.69	4	6688	1.30
13:00 - 14:00	4	6688	0.71	4	6688	0.64	4	6688	1.35
14:00 - 15:00	4	6688	0.61	4	6688	0.65	4	6688	1.26
15:00 - 16:00	4	6688	0.69	4	6688	0.59	4	6688	1.28
16:00 - 17:00	4	6688	0.73	4	6688	0.79	**4**	**6688**	**1.53**
17:00 - 18:00	4	6688	0.49	**4**	**6688**	**0.90**	4	6688	1.39
18:00 - 19:00	3	8117	0.39	3	8117	0.85	3	8117	1.24
19:00 - 20:00	2	4675	0.44	2	4675	0.61	2	4675	1.05
20:00 - 21:00	2	4675	0.51	2	4675	0.48	2	4675	0.99
21:00 - 22:00	2	4675	0.22	2	4675	0.28	2	4675	0.50
22:00 - 23:00	2	4675	0.09	2	4675	0.22	2	4675	0.31
23:00 - 24:00	1	7950	0.44	1	7950	0.49	1	7950	0.93
Daily Trip Rates:			8.88			8.81			17.70

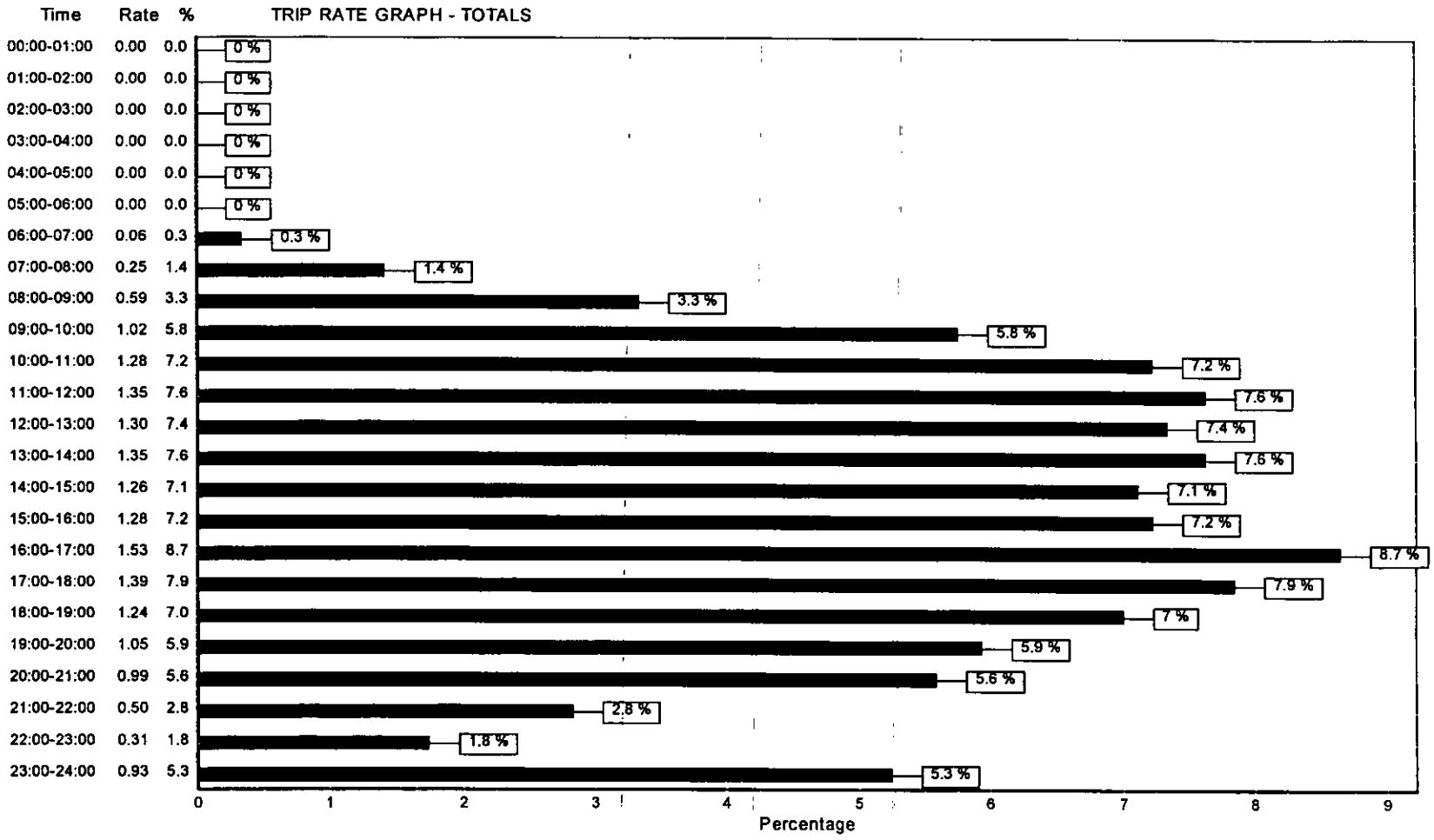
Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



Appendix D

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 RETAIL
Category : I SHOPPING CENTRE - LOCAL SHOPS

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	0 days
02	**SOUTH EAST**		
	BC	BERKSHIRE	2 days
	BD	BEDFORDSHIRE	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	0 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	0 days
	OX	OXFORDSHIRE	0 days
	SC	SURREY	0 days
	WS	WEST SUSSEX	0 days
03	**SOUTH WEST**		
	AV	AVON	0 days
	CW	CORNWALL	0 days
	DC	DORSET	0 days
	DV	DEVON	0 days
	GS	GLOUCESTERSHIRE	0 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	0 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HW	HEREFORD & WORCESTER	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
07	**YORKSHIRE & HUMBERSIDE**		
	HB	HUMBERSIDE	0 days
	NY	NORTH YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	0 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	0 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days

	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	1 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	0 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	0 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		
	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 1001 to 5117 (units: sqm)

Date Range: 01/01/91 to 02/06/99

Selected Survey Days:

Wednesday	1 days
Thursday	2 days

Selected Survey Types:

Manual Count	3 days

TRIP RATE for Land Use RETAIL/SHOPPING CENTRE - LOCAL SHOPS
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	2	1167	3.26	2	1167	2.66	2	1167	5.92
08:00 - 09:00	3	2483	2.43	3	2483	1.93	3	2483	4.36
09:00 - 10:00	3	2483	4.52	3	2483	3.19	3	2483	7.72
10:00 - 11:00	3	2483	5.42	3	2483	4.90	3	2483	10.32
11:00 - 12:00	3	2483	5.69	3	2483	5.56	3	2483	11.25
12:00 - 13:00	3	2483	6.31	3	2483	6.19	3	2483	12.50
13:00 - 14:00	3	2483	5.93	3	2483	5.54	3	2483	11.48
14:00 - 15:00	3	2483	6.50	3	2483	6.16	3	2483	12.66
15:00 - 16:00	3	2483	6.83	3	2483	6.83	3	2483	13.66
16:00 - 17:00	**3**	**2483**	**7.21**	**3**	**2483**	**7.58**	**3**	**2483**	**14.79**
17:00 - 18:00	3	2483	5.83	3	2483	6.86	3	2483	12.68
18:00 - 19:00	3	2483	5.81	3	2483	6.48	3	2483	12.30
19:00 - 20:00	1	5117	4.28	1	5117	4.51	1	5117	8.79
20:00 - 21:00	1	5117	1.80	1	5117	2.50	1	5117	4.30
21:00 - 22:00	1	5117	0.66	1	5117	0.98	1	5117	1.64
22:00 - 23:00									
23:00 - 24:00									
Daily Trip Rates:			72.48			71.89			144.37

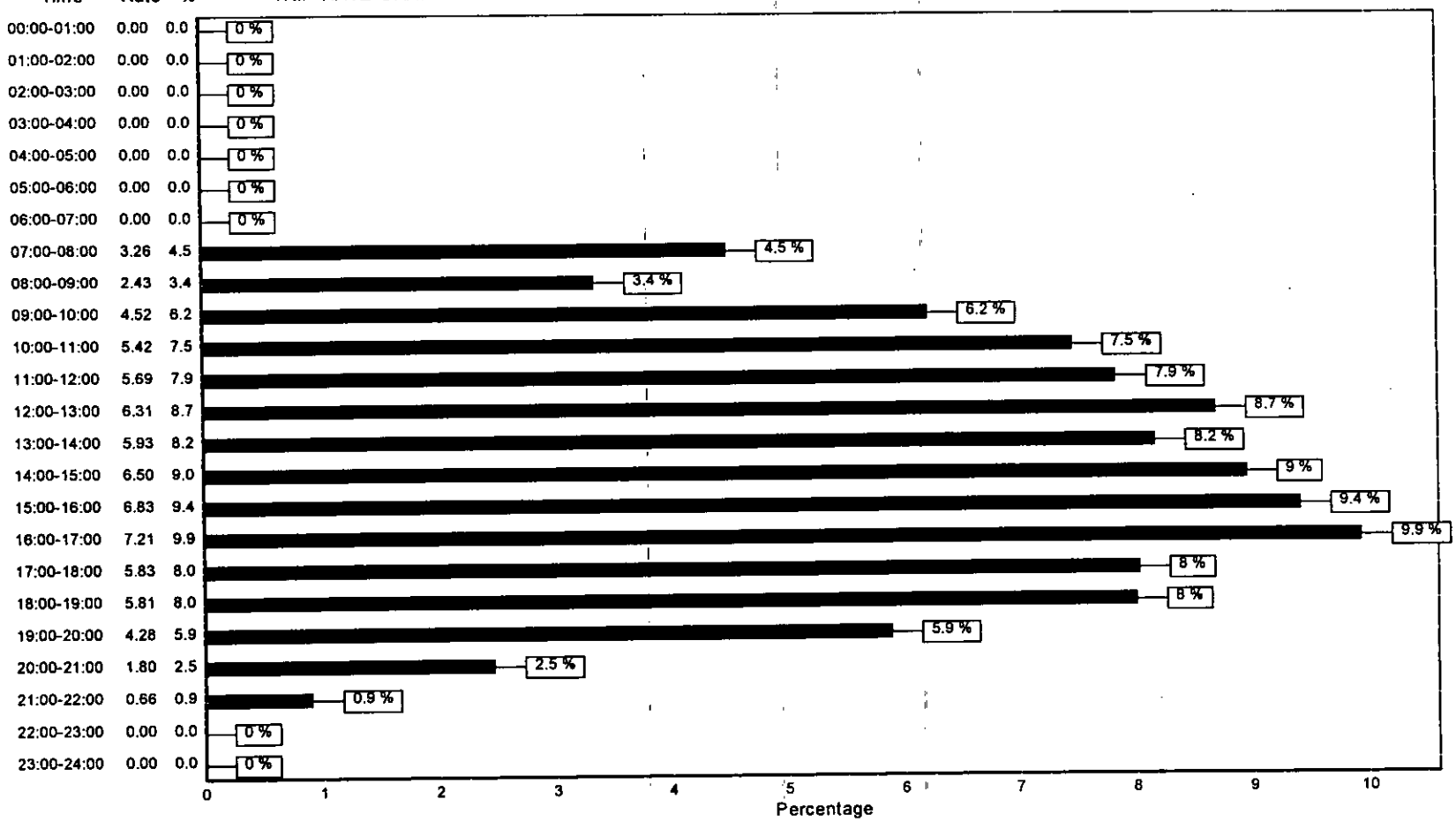
Copyright(C) 1998-2000, JMP Consultants Ltd

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ

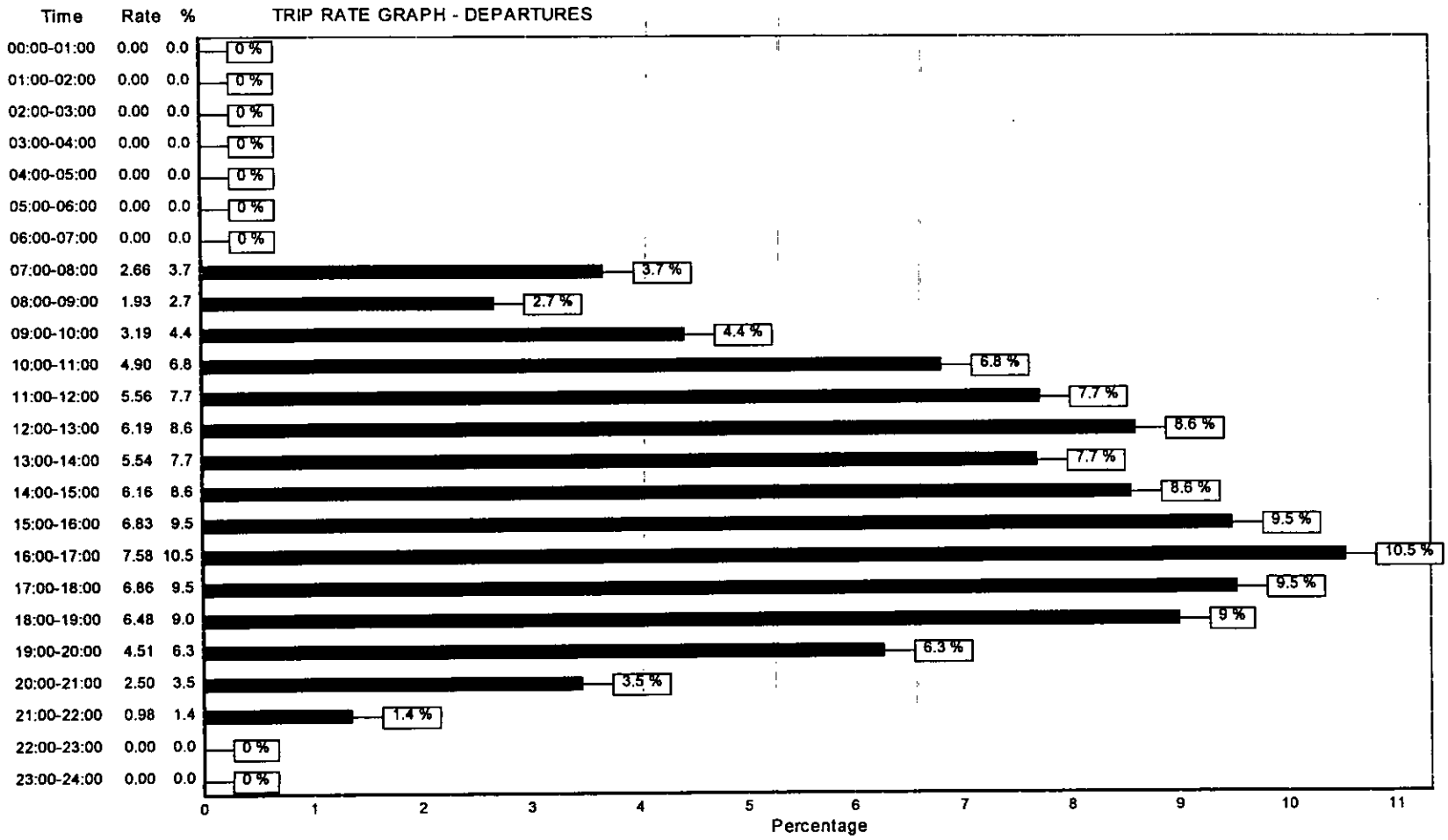
Licence No: 311111

TRIP RATE GRAPH - ARRIVALS

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.00	0.0
07:00-08:00	3.26	4.5
08:00-09:00	2.43	3.4
09:00-10:00	4.52	6.2
10:00-11:00	5.42	7.5
11:00-12:00	5.69	7.9
12:00-13:00	6.31	8.7
13:00-14:00	5.93	8.2
14:00-15:00	6.50	9.0
15:00-16:00	6.83	9.4
16:00-17:00	7.21	9.9
17:00-18:00	5.83	8.0
18:00-19:00	5.81	8.0
19:00-20:00	4.28	5.9
20:00-21:00	1.80	2.5
21:00-22:00	0.66	0.9
22:00-23:00	0.00	0.0
23:00-24:00	0.00	0.0



Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111



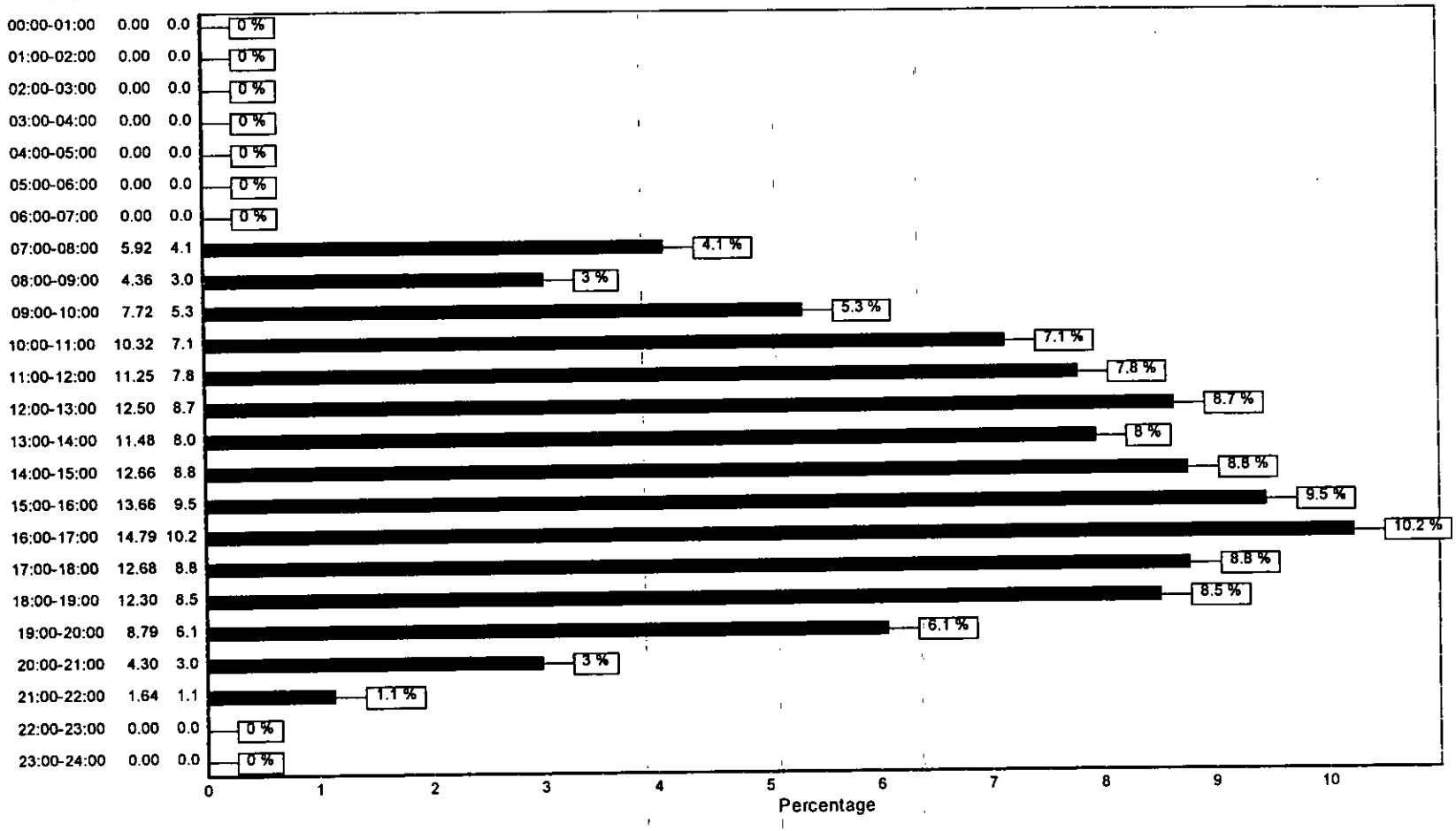
Copyright(C) 1998-2000, JMP Consultants Ltd

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ

Licence No: 311111

TRIP RATE GRAPH - TOTALS

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.00	0.0
07:00-08:00	5.92	4.1
08:00-09:00	4.36	3.0
09:00-10:00	7.72	5.3
10:00-11:00	10.32	7.1
11:00-12:00	11.25	7.8
12:00-13:00	12.50	8.7
13:00-14:00	11.48	8.0
14:00-15:00	12.66	8.8
15:00-16:00	13.66	9.5
16:00-17:00	14.79	10.2
17:00-18:00	12.68	8.8
18:00-19:00	12.30	8.5
19:00-20:00	8.79	6.1
20:00-21:00	4.30	3.0
21:00-22:00	1.64	1.1
22:00-23:00	0.00	0.0
23:00-24:00	0.00	0.0



TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 RETAIL
Category : I SHOPPING CENTRE - LOCAL SHOPS

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	0 days
02	**SOUTH EAST**		
	BC	BERKSHIRE	0 days
	BD	BEDFORDSHIRE	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	0 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	1 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	0 days
	OX	OXFORDSHIRE	0 days
	SC	SURREY	0 days
	WS	WEST SUSSEX	0 days
03	**SOUTH WEST**		
	AV	AVON	0 days
	CW	CORNWALL	0 days
	DC	DORSET	1 days
	DV	DEVON	0 days
	GS	GLOUCESTERSHIRE	0 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	0 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HW	HEREFORD & WORCESTER	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
07	**YORKSHIRE & HUMBERSIDE**		
	HB	HUMBERSIDE	0 days
	NY	NORTH YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	0 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	0 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days

	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	0 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	0 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	0 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		
	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 4075 to 8310 (units: sqm)

Date Range: 01/01/91 to 06/11/99

Selected Survey Days:
Saturday 2 days

Selected Survey Types:
Manual Count 2 days

TRIP RATE for Land Use RETAIL/SHOPPING CENTRE - LOCAL SHOPS
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	1	4075	0.52	1	4075	0.34	1	4075	0.86
08:00 - 09:00	2	6193	1.73	2	6193	0.99	2	6193	2.71
09:00 - 10:00	2	6193	3.83	2	6193	2.67	2	6193	6.50
10:00 - 11:00	2	6193	5.70	2	6193	4.65	2	6193	10.35
11:00 - 12:00	**2**	**6193**	**5.72**	**2**	**6193**	**6.06**	**2**	**6193**	**11.78**
12:00 - 13:00	2	6193	5.25	2	6193	5.31	2	6193	10.56
13:00 - 14:00	2	6193	4.39	2	6193	4.48	2	6193	8.87
14:00 - 15:00	2	6193	4.57	2	6193	4.38	2	6193	8.95
15:00 - 16:00	2	6193	4.40	2	6193	4.84	2	6193	9.25
16:00 - 17:00	2	6193	4.26	2	6193	4.93	2	6193	9.19
17:00 - 18:00	2	6193	2.66	2	6193	3.59	2	6193	6.25
18:00 - 19:00	1	4075	2.87	1	4075	3.53	1	4075	6.40
19:00 - 20:00	1	4075	0.98	1	4075	1.23	1	4075	2.21
20:00 - 21:00	1	4075	0.05	1	4075	0.49	1	4075	0.54
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Daily Trip Rates:			46.93			47.50			94.43

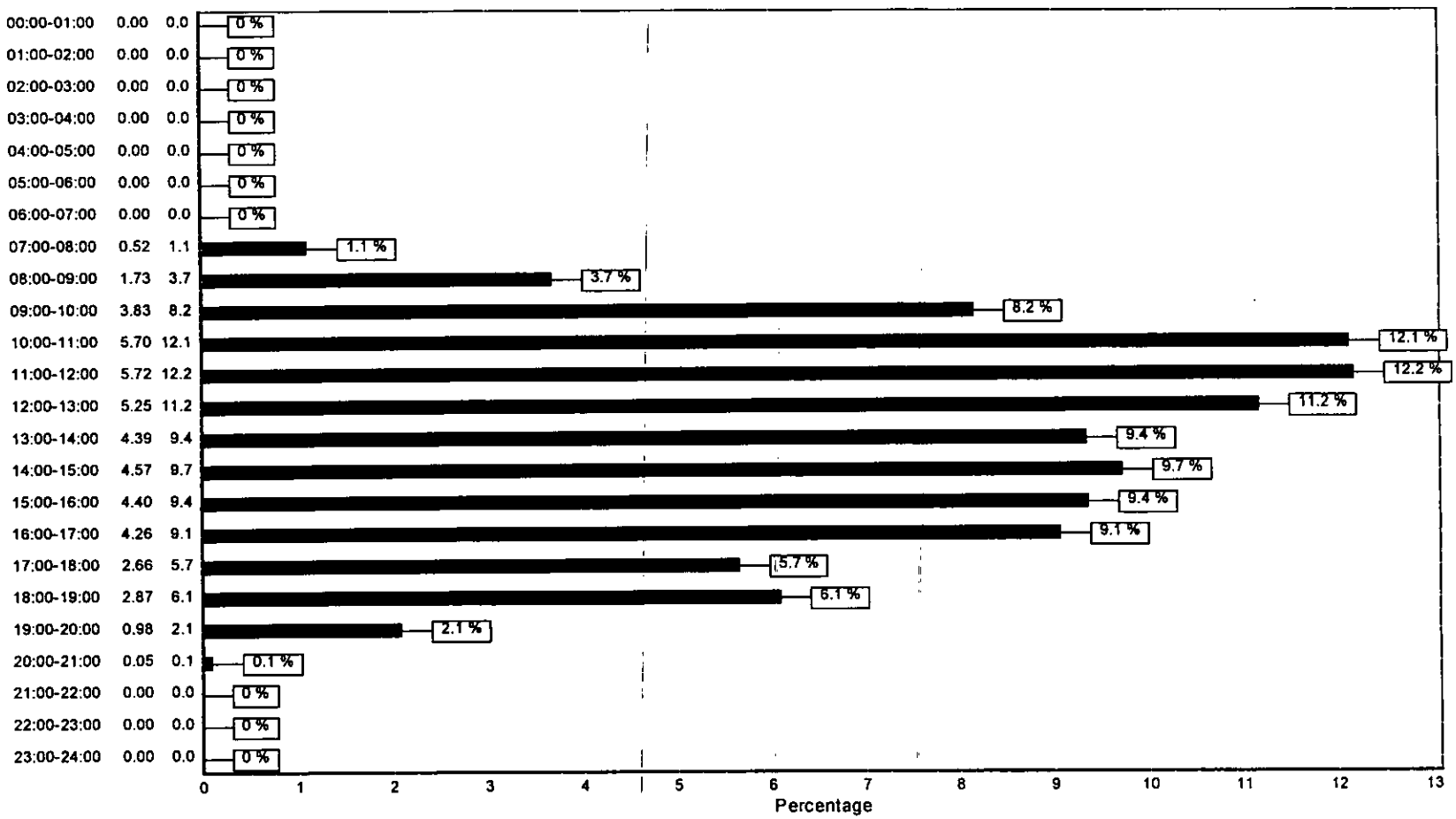
Copyright(C) 1998-2000, JMP Consultants Ltd

Savell Bird & Axon 58-60 Berners Street London W1T 3NQ

Licence No: 311111

TRIP RATE GRAPH - ARRIVALS

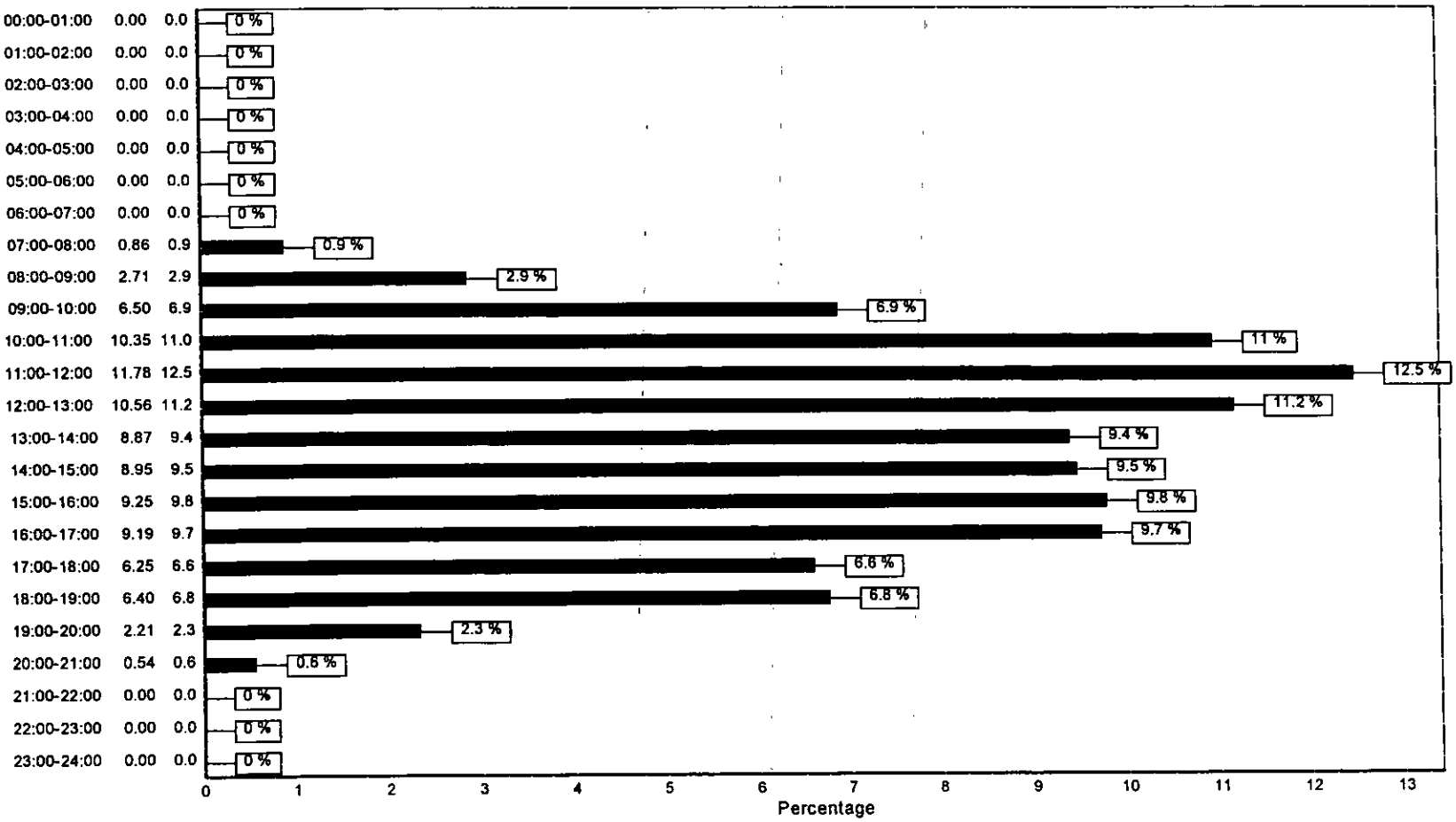
Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.00	0.0
07:00-08:00	0.52	1.1
08:00-09:00	1.73	3.7
09:00-10:00	3.83	8.2
10:00-11:00	5.70	12.1
11:00-12:00	5.72	12.2
12:00-13:00	5.25	11.2
13:00-14:00	4.39	9.4
14:00-15:00	4.57	9.7
15:00-16:00	4.40	9.4
16:00-17:00	4.26	9.1
17:00-18:00	2.66	5.7
18:00-19:00	2.87	6.1
19:00-20:00	0.98	2.1
20:00-21:00	0.05	0.1
21:00-22:00	0.00	0.0
22:00-23:00	0.00	0.0
23:00-24:00	0.00	0.0



Savell Bird & Axon 58-60 Berners Street London W1T 3NQ Licence No: 311111

TRIP RATE GRAPH - TOTALS

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.00	0.0
07:00-08:00	0.86	0.9
08:00-09:00	2.71	2.9
09:00-10:00	6.50	6.9
10:00-11:00	10.35	11.0
11:00-12:00	11.78	12.5
12:00-13:00	10.56	11.2
13:00-14:00	8.87	9.4
14:00-15:00	8.95	9.5
15:00-16:00	9.25	9.8
16:00-17:00	9.19	9.7
17:00-18:00	6.25	6.6
18:00-19:00	6.40	6.8
19:00-20:00	2.21	2.3
20:00-21:00	0.54	0.6
21:00-22:00	0.00	0.0
22:00-23:00	0.00	0.0
23:00-24:00	0.00	0.0



~~F-3937~~

~~See Approved Plans~~

F|2001|3459

CONTINUED

~~SPARE FILE~~

SUPERSEDED PLANS

+ REVISED + EXTRAS

+ MISC.

0118 988 1651

Fax Transmission

Babtie

To WDC From Elizabeth Rowe

Fax no 0118 974 6484 Copies

Attention of Mark Sartorio Despatched by

Your ref Tescos Wokingham Our ref F/2007/5718

Date 19.8.02 Pages 1+

Babtie Group
multi-disciplinary
consultants

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

Enclosed is a copy of a written scheme of investigation for the above site which has been accepted.

Regards

Elizabeth

WOKINGHAM DISTRICT COUNCIL
RECEIVED
20 AUG 2002
PROPERTY SERVICES

WOKINGHAM COURTYARD DEVELOPMENT: PROJECT DESIGN

1 INTRODUCTION

1.1 This document sets out details of the project design for a watching brief on land formerly occupied by the Tesco store at Denmark Street/Alexandra Court, Wokingham. The project design has been prepared in accordance with the *Standard and Guidance for Archaeological Watching Briefs* issued by the Institute of Field Archaeologists (rev. 1999) and a brief supplied by Babtie Group (2002).

1.2 Foundations Archaeology is certified to BS EN ISO 9002: 1994 for quality assurance in the provision of archaeological services. The company is a registered organisation with the Institute of Field Archaeologists and subscribes to that organisations Code of Conduct. All relevant IFA Codes of Practice will be adhered to throughout the course of the project.

2 STAFF

2.1 The field team will consist of a minimum of 1 experienced operative which may be supplemented by additional staff as required. The project will be directed by Mr. R. King BA, MIFA who has wide experience of performing, monitoring and managing field work projects of different periods throughout Britain. He is the Director of Foundations Archaeology and is a Member of the Institute of Field Archaeologists (AoC Archaeological Field Practice).

2.2 Specialists who are likely to advise and report on specific aspects of the project include Dr. Mark Maltby of Bournemouth University (bone), Dr. Keith Wilkinson (macroscopic plant and insect remains), Dr Helen Keeley (soils), Dr Robert Scaife (pollen), Dr Jane Timby and Roy King (pottery), Tracy Michaels (small finds, glass and metalwork), and Dr. Chris Salter of the Research Laboratory for Archaeology and the History of Art (metalworking residue).

3 PROJECT BACKGROUND

3.1 The proposed development (application no. (0)/3635) proposes the construction of a rear extension onto the existing house.

3.2 The application site lies within the historic core of Wokingham. The application site lies within an area of archaeological importance as defined in the Local Plan. The

site lies within the historic core of Wokingham and may contain evidence for earlier landuse.

3.3 The study area therefore contains the potential for the preservation of archaeological features and deposits, predominantly associated with the medieval and post-medieval period. This will in no way prejudice the evaluation works against the recovery of finds or features relating to other periods.

4 AIMS

4.1 The aims of the archaeological watching brief are to gather high quality data from the direct observation of archaeological deposits in order to provide sufficient information to establish the nature, extent, preservation and potential of any surviving archaeological remains; as well as to make recommendations for management of the resource, including further archaeological works if necessary. In turn this will allow reasonable planning decisions to be taken regarding the archaeological provision for the areas affected by the proposed development.

4.2 These aims will be achieved through pursuit of the following specific objectives:

i) to define and identify the nature of archaeological deposits on site, and date these where possible;

ii) to attempt to characterise the nature and preservation of the archaeological sequence and recover as much information as possible about the spatial patterning and extent of features present on the site;

iii) to recover a well dated stratigraphic sequence which will attempt to determine the complexity of the horizontal and vertical stratigraphy present, and to recover coherent artefact, ecofact and environmental samples.

iv) to determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

5 METHODOLOGY

5.1 All groundworks that have the potential to impact upon buried archaeological deposits will be undertaken under constant archaeological observation.

5.2 Where groundworks will be undertaken by a mechanical excavator, the machine will be equipped with a toothless grading bucket. Any required excavation of archaeological deposits will be conducted by hand by Foundations Archaeology staff. Spoil tips will be scanned for finds which will be retained for study during the post-excavation phase.

5.3 All archaeological deposits and features will be subjected to appropriate levels of investigation in order to fulfil the aims of the watching brief. Where excavation is required for the satisfactory assessment of archaeological deposits, a minimum 20% sample of all linear features will be excavated at appropriate intervals and all intersections, overlaps and terminals will be investigated. A minimum 50% sample of all non-linear features will be excavated. Where required the sampling strategy will be agreed on site with Babtie Group acting as archaeological advisors to Wokingham District Council.

5.4 Each excavation context will be excavated, wherever possible, in such a way as to produce at least one representative cross-section of the deposit. The depth and complexity of deposits across the whole site will be assessed to a level that does not compromise the integrity of archaeological deposits or features that might be better assessed under conditions pertaining to full excavation.

5.5 Any human remains which may be encountered will initially be left in situ and reported to the appropriate authorities. If removal is necessary this must comply with the relevant Home Office regulations and current archaeological best practice.

5.6 Decisions about the relative value of archaeological deposits and features will be made in consultation with the archaeological representatives of Wokingham District Council.

5.7 Suitable contexts will be subjected to environmental sampling at an appropriate scale in accordance with Foundations Archaeology Technical Manual 2 (Environmental Sampling). If appropriate at least one visit will be made to the site by Dr Keeley.

5.8 All artefactual and ecofactual remains, whether stratified or not, will be collected, bagged and labelled. Artefacts will be subject to preliminary study on site in order to help date archaeological features and contexts. All artefactual and ecofactual evidence will be treated in accordance with Foundations Archaeology Technical Manual 4 (Finds Manual) and IFA Standards and Guidance (2000).

5.9 Provision has been made within the tender for appropriate levels of artefact and ecofact conservation.

© *Foundations Archaeology*

6 SURVEY CONTROL

6.1 Horizontal survey control of the site will be by means of a coordinate grid, using metric measurements, relative to the National Grid.

6.2 Vertical survey control will be tied to the Ordnance Survey datum. Details of the method employed will be recorded, including the assumed height of the reference point.

7 RECORDING

7.1 All site recording will be undertaken in accordance with Foundations Archaeology Technical Manual 3 (Excavation Manual).

7.2 Each archaeological feature or deposit will be recorded by means of a measured plan at an appropriate scale. Spot heights will be taken on the deposit and their location recorded on the plan.

7.3 Cross sections will be recorded by means of a measured drawing at an appropriate scale. The height of a datum on the drawing will be calculated and recorded. The locations of cross sections will be recorded either on the site plans, or relative to the site grid. Cut features will be recorded in profile and plan at an appropriate scale and their location accurately identified.

7.4 All drawn records will be clearly marked with a unique site number, and will be individually identified. The scale of the plan will be recorded. All drawings will be drawn on dimensionally stable media. All plans will be drawn relative to the site grid and at least two grid references marked on each plan.

7.5 Each archaeological context will be recorded separately by means of a written description. The stratigraphic relationships of each context will be recorded. Foundations Archaeology pro forma record sheets will be used throughout. An index will be kept of all record types. All trenches will be recorded even if no archaeological deposits have been identified.

7.6 An adequate photographic record of the excavation will be compiled. All photographs will be duplicated in monochrome print and colour slide. Each excavation context will be recorded photographically prior to removal. All photographs will feature an appropriately sized scale.

8 POST-EXCAVATION

8.1 A typescript report will be prepared immediately site works are completed to fulfil the requirements set out in the specification. This will include a full written description and interpretation of the results, including specialist reports, as defined in Section 8.4 of the brief. The report will contain a front sheet which will detail the following: Site name, NGR, Site activity, Date and duration, Site code, Area of site, Summary of results, Monuments identified (referenced to the Thesaurus of Monument Types), Location and reference of archive as required by section 8.3. All recording, cleaning and conservation of finds will comply with IFA Guidelines for Finds Work.

8.2 The report will be fully illustrated with drawings to an appropriate scale (as detailed in the specification) showing location, trench layout, recorded features and deposits, trench plans and section drawings. The report will include all elements set out in the brief. The report will be produced within two weeks of completion of fieldworks unless delayed by circumstances beyond the control of Foundations Archaeology. In some cases specialist reports (e.g. Radiocarbon dating) may take several months to be produced. In such circumstances an interim report will be provided.

8.3 An indexed and internally consistent archive will be prepared in accordance with MAP2 and Foundations Archaeology's internal quality control systems which are certified to BS EN ISO 9002: 1994. These standards comply with *Guidelines for the Preparation of Excavation Archives for Long-term Storage* (UKIC 1990) and *Standards in the Museum Care of Archaeological Collections* (MGC 1994). The requirements of the brief will be adhered to in all respects with regard to archive integrity, preparation, and deposition. Arrangements will be made for the deposition of the finds and the site archive with Reading Museum at the earliest possible date.

8.4 Two copies of the report will be deposited with the Berkshire SMR while an additional copy will be deposited with the site archive at Reading Museum. The report will become a public document after a period not exceeding six months.

8.5 The report will be published in an appropriate form in a relevant journal within 12 months from completion of fieldwork.

8.6 Copies of slides and negatives will be supplied to the SMR and Wokingham District Council as required.

9 MONITORING

9.1 An appropriate level of monitoring will be undertaken by both Babtie Group acting as the archaeological representatives of Wokingham District Council.

10 HEALTH AND SAFETY

10.1 The excavation will be undertaken with regard to all relevant Health and Safety legislation, in accordance with the *Foundations Archaeology Health and Safety Manual* (1995). A risk assessment will be prepared identifying the major risks inherent in the project.

11 INSURANCE

11.1 Foundations Archaeology carries appropriate levels of Public Liability and Employers Liability Insurance. Copies of the certificates are available on request.

Basia Polnik

From: Marc Sartorio
Sent: 19 August 2002 11:56
To: Basia Polnik
Subject: Former Teco Store-- Archeological Investigation.

Following our conversation last Friday, I understand that the Developers Archaeologist visited the site this morning and has said there is no material of historical or other interest in the excavation. He has apparently faxed his report to Babtie with this conclusion for their agreement.
Is it possible for you to obtain confirmation from Babtie today they support these findings , in order to allow work to continue.

Thank you .

Marc Sartorio
Corporate Asset Manager
Support Services
Wokingham District Council
Tel: 0118 974 6799
Fax: 0118 974 6724
E-mail: marc.sartorio@wokingham.gov.uk
www.wokingham.gov.uk

0118 988 1651

Babtie

Fax Transmission

PLANNING SERVICES	HPT 59950
POL	TLS
DC BbL	ENF
APP	
CS	

To **Mrs Polnik** From 16 AUG 2002 **Elizabeth Rowe**

Fax no **0118 874 6484**

COPIES TO Copies OK

Attention of Despatched by

Your ref Our ref

Date **16/8/2** Pages 1+

Babtie Group
multi-disciplinary
consultants

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

DLis ~~168~~ 1624

Dear Mrs Polnik

To inform you of fax sent to KMW Architects as below;

Enclosed is a list of IFA registered archaeological contractors.
Once an archaeologist has been appointed a Written Scheme of Investigation should be sent to me at Babtie Group to be approved before work commences.

Yours sincerely

Elizabeth Rowe
Archaeologist

Spoke to Elizabeth Rowe 16/8. She has spoken to Astrid (KMW Architects) and advised that they appoint an archaeologist who will provide a watching brief ie. will supervise all excavational work and record any findings and then will submit info. in a report to be submitted

fp. 16.8.02

0118 988 1651

PLANNING SERVICES	HPT 600024
POL	TLS
DC BLB	ENF
APP	
CS	
19 AUG 2002	
COPIES TO	ACK:
	FILE:

Babtie

Fax Transmission

To WOKINGHAM DISTRICT C. From KS. BEACHUS.

Fax no 0118 974 6484 Copies

Attention of BASHIR POLNIK. Despatched by

Your ref TESCO'S WOKINGHAM Our ref F/2002/5718.

Date 19/08/02. Pages 1+

Babtie Group
multi-disciplinary
consultants

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

BASHIR.

I HAVE TODAY ACCEPTED A WRITTEN SCHEME OF INVESTIGATION (WSI) FROM FOUNDATIONS ARCHAEOLOGY FOR THE ABOVE SITE.

WHEN I HAVE A COPY OF THE FINISHED REPORT ON THEIR WORK I WILL ADVISE YOU SO THAT THE CONDITION CAN BE CLOSED.

NB THAT I AM ON HOLIDAY 24/08 - 02/09.

KIND REGARDS.

KEN.

Basia received a call from Brian Shrubsall 20/8/02 - spoke to Mike Hamlin + Elizabeth Rowe + told him Babtie were happy for work to continue, subject to watching brief (archaeologist on site during any groundwork). (Mike also mentioned other conditions re. ourstanding which I also told him.)

01344 818218

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date September 9, 2002
My ref. HS/PP

Mrs B Young
39 Howard Road
Wokingham
Berkshire
RG40 2BX

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
http://www.wokingham.gov.uk

Dear Mrs Young

OLDE ROSE INN, THE ROEBUCK AND FORMER TESCO STORE

Thank you for your letter dated 30 August 2002 and offer to provide background history for the two pubs. I guess you will be in contact with Ken to agree the details on his return from holiday.

Mrs Polnik is on holiday at present and therefore I have been unable to check if she has received any report from the archaeologist recording any 'finds' on the Tesco site.

I am also away until the end of September; on my return I will discuss with her the archaeological and medieval town boundary issues raised by your letters.

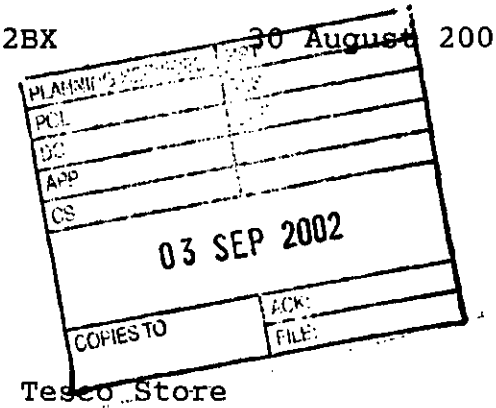
Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Mrs B Polnik

60623

39 Howard Road, Wokingham. Berks RG40 2BX 30 August 2002



Mr Harold Sanders
Conservation Architect
Wokingham District Council
Shute End
Wokingham

Dear Mr Sanders,

Ye Olde Rose Inn, The Roebuck & former Tesco Store

Thank you for your letter of 22 August regarding the points on the above raised in my letter of 12 August.

1. Pub Signage.
   It is good to hear that the owners of the Rose Inn have agreed to add a plaque with historical details. The important local history aspects are uniquely beneficial to them, stimulating interest to potential customers as well as to residents.
   I have located and ordered a copy of the Berkshire Chronicle advert of 9 October 1844 confirming the move of The Rose from its original site, next to The Bush, to the present one, and I am happy to work with Ken Goatley and the History Group on both this and The Roebuck history.

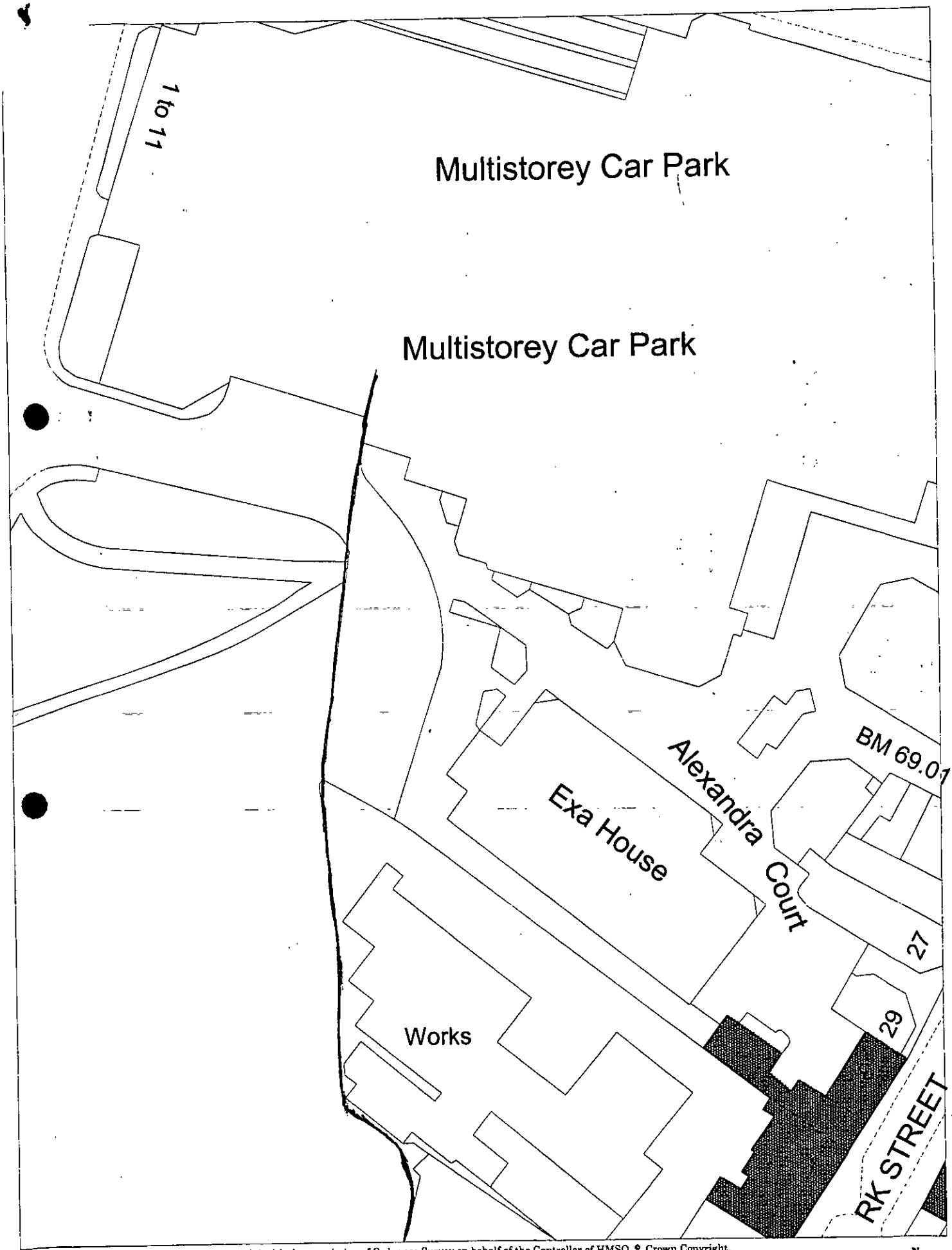
2. Tesco Store.
   I notified your office and Babtie about the contractor's hasty approach to the work after I saw broken pieces of clay roof or facing tiles in the ground. This could have been important and I trust that it was investigated.

   I have indicated the medieval town boundary on your enclosed map. This is as shown on both the 1842 Tithe Map and "Historic Towns in Berkshire" by Grenville G Astill for the Berkshire Archeological Committee of the former County Council.
   While I believe this warrants a marker, I am not familiar with the range of types that are possible. I mentioned it to Trevor Ottlewski who suggested that it showed a small town plan with the ancient boundary, and an X marking the point at which it stood. This could then be repeated at several locations on the boundary (eg. Cock Pit Path etc).
   While this seems a good idea, there is a slight problem; new information is still being discovered about the medieval town (ie. around the church and at Shute End) so the whole boundary is not yet definite. Perhaps with your knowledge you can make an alternative suggestion.

Yours sincerely,

Barbara Young

Barbara Young (Mrs)



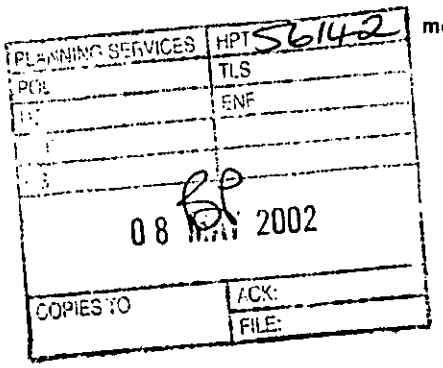
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Urban Design Section, Environmental Services, Wokingham District Council.
22 August 2002

Scale: 1 : 500

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

By fax & post.

9806/D1/JGB

7/5/02

PLANS TO MEET CONDITIONS
3459
5728
5718

Dear Mrs Polnik

WOKINGHAM COURTYARD DEVELOPMENT

In reference to our planning applications F/2001/3459 (inc. 5728) & F/2002/5718 I write to inform you that enabling works for the proposed project will start on site on the 13/5/02.

To ensure that we meet the conditions of the planning approval for the development we would like to meet with you to present samples of our proposed materials and any other detailed information required. We would like to meet if possible, this week or next before the completion of the enabling works and the start of building works.

The following conditions are outstanding:

F/2001/3459 (inc. 5728)

- Condition 2:

Details have been issued of shopfront entrances and canopies including the roof over the bike stand area last week (3/5/02). We await your comments.

- Condition 3:

Samples and details of external materials have now been determined. We are in a position to present these to you.

- Condition 4:

External lighting. Details of the proposal are still to be confirmed. As you are aware there are several factors to be considered in the external lighting design and as issues of security and public entry and exit routes are to be further clarified and agreed and as such we have held this in abeyance.
Currently the existing lighting will remain and any proposals will be issued for approval before being implemented. We believe this condition can be resolved later with out compromising the current approval.

- Condition 10:

Cycle parking details. The relevant drawing is attached to this letter.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

- Condition 11:

Hard and soft landscaping details. The proposed works to amend the external landscaping have been issued as part of the application for the road alignment; application F/2002/5718. Please see below.

- Condition 13:

Signage Strategy. This issue is still to be confirmed and will be submitted for approval before its implementation. We believe this condition can be resolved later with out compromising the current approval.

F/2002/5718

- Condition 2:

Details of the landscaping scheme have been issued (28/2/02) following detailed discussions between us and the Council's landscape architect, Kathrin Brown. We await further comment. Revised plan rec'd 1.3.02

- Condition5:

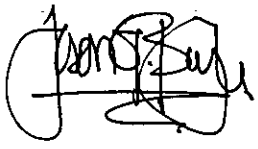
It is our understanding that the proposed site for the works has no statutory archaeological status and following discussions with the Council, the site was not seen as applicable for a programme of archaeological work. Could you clarify/confirm whether this condition is still to apply.

- Condition 6:

We will be having a pre-contract meeting with the contractor this Thursday (9/5/02). We will hopefully receive their on-site works provisions as listed in the condition and we will pass this on to you for approval.

I appreciate that you are very busy but I would appreciate a meeting as soon as possible to approve our proposals in respect of the remaining conditions listed above. If you have any queries or require further information please get in touch with me immediately.

Yours sincerely



Jason G. Boyle
Kemp Muir Wealleans

Encs: 9806/AD/004 Rev.A

cc: Brian & David Shrubsall – Ian David Ltd.
David Reid – INK Project Management.
Mark Satorio - WDC

Date: 11 June 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Highways request that the cycle parking be relocated away from the service area to remove potential conflict between cyclists and service vehicles.
It must be in an area that is overlooked and well lit to provide security in addition to being covered.

AC 17/06/02.

Speak to HA re: letter dated 16.5.02 re: bike stands

Date: 11 June 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5718

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed re - alignment of access road to Fleet Works. Change of use of Public Open Space to road in connection with fitness centre.

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 11 June 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES 56649
COL T.S
22 BWP
APP
S
21 MAY 2002
COPIES TO ACK:
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

5718

AR/9806
17th May 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Following our discussion about the landscape proposal for our planning application F/2002/5718 we would like to submit a revised plan.

As discussed with Kathrin Brinbal, we will plant additional tree trees along the hedge facing Exa House. The drawing also shows the remodelling of the junction from the public open space to Alexandra Court and the introduction of bike stands in this location, omitting the ones in Waterford way and leaving the paving width in that area unchanged as requested by Harold Sanders.

As mentioned when we met we cannot change the curve dividing the park from the Road, as the exact amount of area, to be converted from Council land into the developers responsibility has been agreed in the planning application.

I hope this new layout is acceptable and would ask for your early confirmation.

If you require any further information then do not hesitate to contact us.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

9806_D1_BP0170502aAR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Design Alloys

STREET FURNITURE

Produced by Design Alloys Ltd, the *puf* range of co-ordinated street furniture combines practical and robust construction with refined detailing.
Designed by Derek Hodgson Associates, the products include seating, bollards and litter bins that are suitable for traditional and contemporary, urban and rural settings. Items in the range can be customised for specific sites through colour and finish specification, and the permanent application of logos to castings or seat panels.

• **Seating**
Seating is available in either ground-fixed, free-standing or wall-mounted formats, with or without backrests and armrests. The modular design allows products to be offered with two or three-seat options as standard.

• **Bollards**
Bollards are manufactured in two heights for both pedestrian and vehicular applications. Both sizes can incorporate eyelets for adaptation to post and chain demarcation systems.
Bollards can be permanent or removable.

• **Litter bins**
Litter bins with a distinctive brim and optional hinged top design can be either ground fixed or wall mounted. A fire-extinguishing [illegible] is also available.

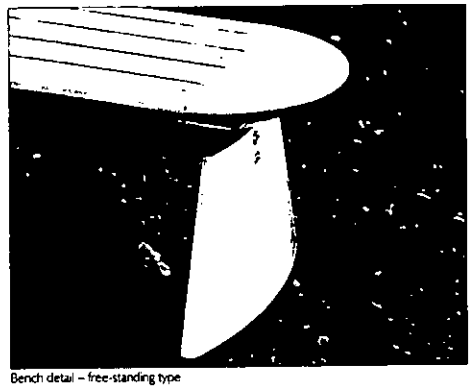
Composition and manufacture
The *puf* range is constructed from cast aluminium, a selection of hardwoods, and coated or stainless steel. The products are strong, easily maintained and vandal resistant, combining durability with simplicity of design.
All hardwoods are sourced from sustainable stock.
For external use, the standard specification is oak.
An anti-graffiti lacquer coating is available as an option.
All fixings are of stainless steel.

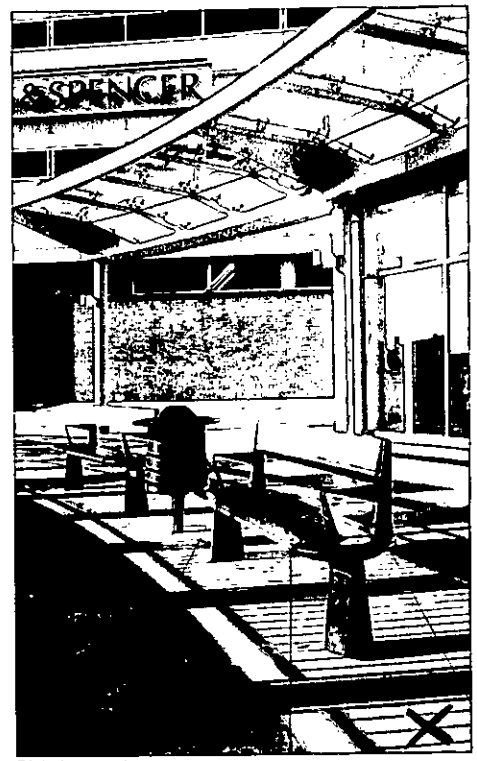
Appearance
Cast aluminium components are protected with a pretreatment chromate conversion coating with a polyester powder oven-cured finish. This is generally textured in matt black, but alternatives are available to order.
Metal seating components are available in polyester powder coated steel or brushed stainless steel.

Dimensions
puf seating: length: 1400 and 1900mm.
puf bollards: height: 350 and 900mm.
puf litter bins: 55 and 90 litre capacities.
puf fire-extinguishing litter bins: 47 and 60 litre capacities.

Sitework
Furniture is generally secured underground by rooting in concrete, but individual specifications can also be achieved.

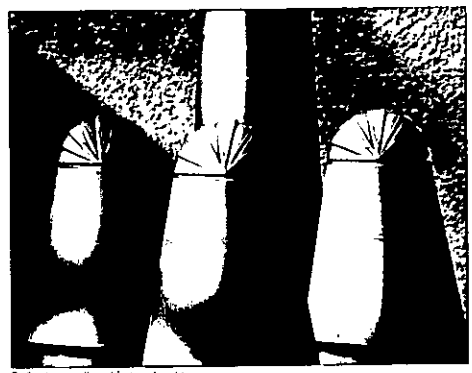
Contact John Baddeley
Telephone 0800 085 6791
Fax 01324 666123


Bench detail – free-standing type

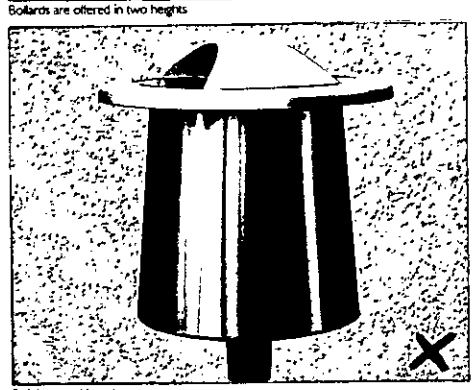


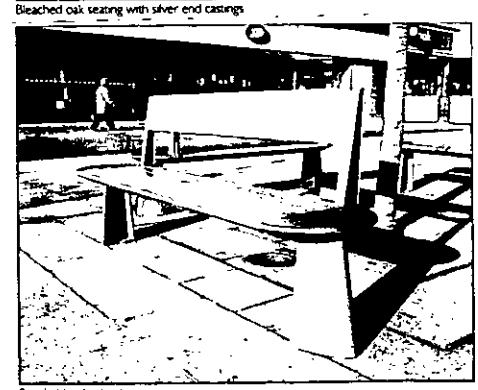
Oiled oak seating with armrests


Bollard detail


Bollards are offered in two heights


Bleached oak seating with silver end castings


Stainless steel litter bin


Seat in bleached oak

PLANNING
POL
DC
APP
CS
21 MAY 2002
CC

PLANS TO MEET CONDITIONS
5718

Date: 06 August 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of bicycle stands and landscaping (conditions 10 & 19), site operatives accommodation etc (condition 13) and refuse storage (condition 20). Drawing no: 9806 AD001/D.

Comments are required by 20/08/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

- Previous comments about cycle parking still apply and need to be addressed. – relocated on AD 001 D. – discussed w Steve Austen – ok.
- A plan is required showing area for loading, off-loading, parking and turning for all site operatives visitors and construction vehicles.

TC 19/08/02

Date: 06 August 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of bicycle stands and landscaping (conditions 10 & 11). Drawing no: 9806 AD001/D.

Comments are required by 20/08/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 06 August 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of bicycle stands and landscaping (conditions 10 & 11). Drawing no: 9806 AD001/D.

Comments are required by 20/08/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 06 August 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of bicycle stands and landscaping (conditions 10 & 19), site operatives accommodation etc (condition 13) and refuse storage (condition 20). Drawing no: 9806 AD001/D.

Comments are required by 20/08/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2001/3459, F/2002/5828 Date Rec. 25.7.02

Location: FORMER TESCO LTD / MULTI-STOREY CAR PARK, ELM RD, DENMARK ST. Parish: WOKINGHAM

Applicant: AXA

Description of attached plans: Details of bicycle stands (condition 10 on F/2001/3459 and 19 on F/2002/5828), site operatives accommodation etc. (condition 13 on F/2002/5828) and refuse storage (condition 20 on F/2002/5828) and landscaping

Drawing No's: 9806 A0001/D.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

- Pete Boveystock

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP.

Consultations Sent by Admin. on 06.08.05

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2001/3459, F/2002/5828 Date Rec. 25.7.02

Location: FORMER TESCO ITD/MULTI-STOREY CAR PARK, ELMS RD, DENMARK ST. Parish: WOKINGHAM

Applicant: AXA and landscaping

Description of attached plans: Details of bicycle stands (condition 10 on F/2001/3459 and 19 on F/2002/5828), site operatives accommodation etc. (condition 13 on F/2002/5828) and refuse storage (condition 20 on F/2002/5828)

Drawing No's: 9806 A0001/0.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

- Pete Baverstock

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP: Consultations Sent by Admin. on 06.08.05

Yellow - Case Officer Copy
Green - Part One Copy

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

58836
22 JUL 2002

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS
3459
5828

AR/9806
19th July 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

With regard of our planning application F/2002/5828, condition 10 and F/2001/3459 condition 11, we would like to submit a revised scheme for the landscape proposal.

1. We cannot move the proposed three additional trees within the hedgerow for the following reasons:

   a) The adjacent car park surface is concrete and the new additional area will also be covered with concrete. This would cause difficulty for the roots of these trees to develop as well as eventually damaging the existing rood surface and kerb.
   b) There will be deliveries by heavy load trucks on the new road right adjacent to the hedge which would cause damage to the trees crowns.
   c) Bird droppings and seasonal shedding of leaves may cause complains by Exa house tenants.

2. We felt the huge existing tree to the back of this bench would prevent any user from feeling vulnerable. If you however disagree, we suggest relocating the third bench alongside the other benches. In discussion with Harold Sanders and yourself, we had agreed not to move the cycle stand to the centre of the meeting area. To do this would make the cycle stand the focus of attention and ruin the idea of having this as a meeting space. Therefore there is no other suitable position for the bike stands and propose to leave them in the same position as previously shown

3. As soon as we agree the material in principle, we will work out the best suitable layout for the paving slabs.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

4. We have already commented on this item in our letter from 11th July and will proceed as agreed.

5. It had been specifically requested that the re-alignment of the existing footpaths be kept to a minimum to prevent people using short cuts over the grass. We feel that the shape of the meeting space now harmonises well with the surroundings. We also think further planting in this corner is likely not to develop well because of the dense existing roots of the existing tree.

We are currently proceeding the new road alignment and hard landscaping and plan to plant around October towards the end of our contract.

If you have any questions about any content of this letter, don't hesitate to contact me. As the project on site is progressing rapidly an early response is appreciated.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

58998

PLANNING SERVICES UNIT
POL
DC BP
ASP
CS
25 JUL 2002
COPIES TO | ACK:
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
24th July 2002

PLANS TO MEET CONDITIONS
3459
5828

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Please find attached a Planning Status report that I have prepared to follow up the outstanding conditions. I have highlighted in pink what we are awaiting approval for from yourself and in yellow what we are still to submit information.

In regard to planning application F/2001/3459/condition 10 and F/2002/5828/condition19, we have submitted a drawing on 7.5.02. Even though the position and amount of cycle stands has changed specification of the cycle stand remains the same.

In regard to planning application F/2002/5828/condition 13, I now formally submit our contractors method statement.

In regard of planning application F/2002/5828/condition 20, I have spoken with Pete, who is responsible for refuse in the environmental services department and he has suggested that you might be able to give me some planning guidelines as to the amount of storage space to be provided for refuse bins for our project. We are planning to locate the bins behind a lockable fence in our service bay at Waterford way.

Please let us know when we can expect the decision on our planning application F/2002/6859 to be made.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

9806_D1_BP0240702AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

DURKAN PUDELEK

PLANS TO MEET CONDITIONS

3459

5828

METHOD STATEMENT

DURKAN PUDELEK

5. METHOD STATEMENT

1. In preparing this method statement we have sought to take into account all of that imparted by the tender documents and arising from our site inspections.

2. For convenience of reference we have included here in this section of our submission a copy of the road map and a selection of photographs demonstrating access restrictions and boundary issues to be addressed.

3. Access

Access to the site will be via the loading bay in Alexandra Court and by the service road, Waterford Way both of which are accessed by way of Elms Road. Heavy materials will be delivered by way of Alexandra Court or Waterford Way on a 'just in time' basis and at times when the area is likely to be quietest, ie. circa. 0700 hrs on any given weekday.

It is recognised by the Durkan Pudelek team that this is a high activity site with a large proportion of the works taking place externally and in close proximity to the general public. For this reason we will erect a 'GS7 type heras fencing system' around the site from the corner of the building circa the entrance to the A3 retail demise at Erftstadt Court, across the front of the A1 retail demise, (from 5/7/02), down Alexandra Court and returning into the building where it meets Elms Road. This hoarding line will be positioned to allow a safe working area to carry out the external works as well as and just as importantly, allowing safe access and passage for the general public from Elms Road to Denmark Street.

It is appreciated that Section 3 of the works, the A1 retail demise, commences two months after the commencement of Sections 1, 2 and 4 and to this end it is recognised that special access arrangements will have to be put in place to facilitate free and safe access of the general public to the public toilets on Wokingham Courtyard. To this end and for this two month period, heras fencing hoarding will be configured in such a way to allow such safe access whilst also maintaining the security of the site.

Coupled to this, it is also appreciated that for this same two month period, access to car park levels 3, 4 and 5 will also have to be maintained for the general public. This will be executed by carefully instigating 'delineated routes' to these levels for the general public thus maintaining our ability to effectively progress our contract works on car park levels 1 and 2.

5. METHOD STATEMENT Continued

4. Taking Over The Works

This can be an unnecessarily contentious issue and we would propose carrying out a photographic survey on possession with a copy of the photographs (and video film if required) being handed to the Client's representative for future reference when required.

It is also fundamental that a constructive rapport be put in place with the client, professional team and local authority's representative which we will endeavour to do from first being introduced to the project. Additionally, the adjoining owners and tenants are anticipated to have some influence over the works and we expect to be at the fore of managing these successfully.

5. Noise and Disturbance

Durkan Pudelek look to ensure on all projects, that they conduct building operations with consideration for all adjoining owners and the general public, etc., taking all necessary precautions to ensure the continued enjoyment of their facility and environment as before.

It is anticipated that our Site Management will liaise closely with the Contract Administrator and Client's representative to ensure the works impinge as little as is possible upon the adjoining areas. Our on site discipline forbids the playing of radios and we have signage to this effect.

Additionally, we do not allow smoking on our sites in other than a designated area, nor do we allow our work people to loiter outside of the site.

Debris arising from the works will be regularly cleared and the site will be kept in a tidy condition at all times.

6. Traffic Management

The works are taking place in a sensitive environment with adjoining areas of commercial property and local housing, consequently the safety and wellbeing of the general public has to be addressed convincingly.

A traffic management plan will be developed with the assistance from the police and local authority. It is noted that access to site is off Elms Road, a busy two-way road running north / south and the local proximity of residential dwellings further up Elms Road.

5. METHOD STATEMENT Continued

6. Traffic Management (continued)

These restrictions will require Durkan Pudelek Ltd to formally communicate these restrictions to all its subcontractors and suppliers as part of the procurement process.

7. Security

We have allowed to physically secure the site as described in Section 3, Access and for it to have lockable gates at all points of access.

It should also be noted that access to the site for both operatives and visitors will be by way of a 'signing in' system with site access being monitored at all times during the working day.

8. Fire Protection

That identified from a detailed review of the project using our foresite standard procedures and the expert input of our Group Safety Manager will be formally drawn up and put to the contract administrator for comment and thereafter implemented with discipline. We would be anxious to ensure that detailed method statements are prepared by all appropriate subcontractors to address finitely any risk to the works, adjoining tenanted areas and general public.

9. General Protection

The works have been sequenced to reduce the potential for damage from following trades. However, door ways and finishes will be afforded protection. The need to also protect adjacent hard landscaping will require a project specific response.

10. Spoil Disposal

Durkan Pudelek Limited do not allow the burning of rubbish on their sites. Consequently all debris is removed from site using proprietary skips or muck-away lorries.

The time for the works, the confines of the site and safe working practice all demand a disciplined response from subtraders to be instilled and managed to success by the Durkan Pudelek Team in ensuring a clean and safe site at all times.

DURKAN PUDELEK

5. METHOD STATEMENT Continued

11. Material Storage

The confines of the site and programme requirements will require us to manage material and plant deliveries to ensure delivery as close to the point in time for incorporation into the works. This discipline is fundamental to reducing the risk of damage, particularly to manufactured items such as cladding windows and doors.

12. Material Handling

We have allowed for building materials to be either crane offloaded or unloaded by use of fork lift trucks upon delivery and for concrete placement to be by concrete pump or use of 360° machines and buckets as deemed most suitable by site supervision.

All operatives of mechanical plant will be suitably trained and certified in its safe operation. Copies of all training certificates will be included in the site safety file.

13. Temporary Works

Should the need arise our temporary works engineers, Cadogen Tietz, will prepare on our behalf, but with our input and any that may be required from specialist trades, detailed proposals for submission to the Engineer and Planning Supervisor.

14. Temporary Electrics

These will be provided by the use of 10KVA step-down transformers, four-way boxes and lighting festoons using the Wysepower system hooked into a temporary service head or generator.

15. Temporary Water

We shall make a temporary connection to the mains for the duration of the works. A Check meter will be installed as necessary.

16. Temporary Accommodation

It is proposed to locate a temporary site office on the site.

DURKAN PUDELEK

5. METHOD STATEMENT Continued

17. Communications

A telephone answering machine and fax will be allocated to the project.

18. Licences and Approvals

We have taken on board that, highlighted in the specification, in respect of building notices and the like.

19. Scaffolding

The roofing works and external remedial works to the structure will be subject to a package specific response.

20. Power Tools

The use of 110V electrical tools is envisaged for the fit out section of the works.

21. Progress and Record Photographs

These shall be taken monthly by our site supervisor.

22. Co-ordination and Control

We have included here a flow chart to demonstrate our administrative, co-ordination and control procedures. Essentially this is how we operate.

23. Attendant Labour

Whilst our preliminaries sets out the detail of our allowances, we would emphasise that the time for the works is short and we have allowed a contingency to meet this challenge and the restricted access to the works.

Sufficient labour will be employed to ensure disruption from site traffic is kept to a minimum, ie. safe access and egress from site, mud deposits on local roads is kept to a minimum and construction traffic is directed away from locally congested roads.

DURKAN PUDELEK

5. METHOD STATEMENT Continued

24. Information

Upon success of our tender an initial information / procurement schedule will be produced and issued for comment. The information schedule will outline general requirements for the entire project. A more detailed information schedule will be produced once the contract is on site. This schedule will be reviewed and revised weekly in accordance with our standard procedures.

25. Quality Control

Durkan Pudelek's site supervisor will ultimately be responsible for quality control. Our philosophy for quality control is that ownership of the job by site supervision leads to a quality finish as a result of continued vigilance from day one of the contract. The quality of seen finishes is totally dependent on the quality of finish of hidden backgrounds and subtrates.

Durkan Pudelek also encourage regular inspection of the works by the contract administrator and architect as they proceed in order to highlight any areas of concern regarding quality that may exist in order that they can be addressed as the contract proceeds with the aim of zero defects at hand over.

26. We have included here a preliminary method statement in respect of excavations, drainage and brickwork. Similarly detailed method statements will be issued in respect of all main trades as appropriate.

26.1 Excavations

Aim: To safely excavate, place materials and where necessary back fill, base foundations, drainage, etc.

i. All works will be supervised by a competent person who has a proven record of experience in this work.

ii. The supervisor will be proactive and will erect a safety barrier around the works if greater than 1000mm deep. He will ensure that all necessary equipment is available on site and will inspect the equipment before commencement of work.

5. METHOD STATEMENT Continued

26.1 Excavations (continued)

iii. All works above 1000mm in depth will be either battered or stepped (a reduction in the ground level to ensure the maximum depth is 1000m or less) where necessary alternatives, such as trench sheeting, trench boxes will be considered. The trench sheets will be of adequate length to allow adequate toe in and to form a solid barrier to the top edge.

iv. Access ladders will be of adequate length and secured in place to provide safe access and egress.

v. All operatives will be given detailed instruction by their supervisor and wear suitable personal protective equipment such as:
Safety helmet
Safety footwear / wellingtons
And when necessary: Gloves, goggles and ear protection

vi. Excavation will be by 360° excavator and/or mini excavator. The operator will be competent and trained with a current certificate of training achievement to CITB standards.

vii. All spoils will be removed from the area. Operators will be competent and trained with a current certificate of training achievement to CITB standards. The driver will secure the damper and climb down and stand at a safe distance while loading is taking place.

viii. The use of mechanical plant reduces the need for manual handling. Copies of relevant test, thorough examination and inspection certificates will be maintained on site and copied to the principle contractor.

ix. Drainage will be hand positioned by competent ground workers/drain layers. Inspection and tests will be carried out in accordance with the specification.

x. Backfill will be compacted in layers to engineers specifications. (Where support is installed, this will be to the first line of support, before removing that support, and continue this method until it is safe to remove the trench sheets).

5. METHOD STATEMENT Continued

Excavation Check Lists - Prior to Commencing Work

i. For the purpose of excavation no ground should be considered 'good' or 'safe' until it has been investigated. Dewatering will be employed where necessary.

ii. Prevent access – especially of children by erecting handrails or placing covers.

iii. Determine positions of all public services and ensure that they are adequately marked and/or disconnected.

iv. Check soil types and decide on type of support work required.

v. Provide an adequate supply of material support work or barriers.

vi. Ensure sufficient provision of adequate lighting.

vii. Provide adequate and sufficient ladders and ropes for securing these.

viii. Determine methods of excavating, installing and removing support work.

Excavation - Whilst Work is in-Progress

i. Ensure sound material being used.

ii. Ensure that approved and safe methods are adopted for the installation of support work in excavations where necessary.

iii. Install timbering as soon as excavation sides are trimmed. This should be done from ground level or from inside existing timbering.

iv. Ensure that all support work is secure and that props and wedges are tight and properly maintained.

v. Ensure that services are marked and protected and adequately supported when exposed in excavations.

vi. Check that there are adequate ladders, that they are maintained, secured and used correctly.

5. METHOD STATEMENT Continued

Excavation - Whilst Work is in Progress (continued)

vii. Check for unhealthy atmosphere (dependent on ground conditions and depth).

viii. Ensure that soil heaps and materials etc. are kept back from the edges of the excavation.

ix. Ensure that there are adequate barriers installed and maintained.

x. The edges of excavations should be provided with guardrails.

xi. Ensure that all passing traffic is kept back from the edge of excavation.

xii. Ensure that protective clothing/equipment is being used.

xiii. Ensure persons are wearing suitable ear defenders when pneumatic tools are being used.

xiv. Ensure that machine operators have the best possible vision of work in progress.

xv. Ensure that backfilling is being carried out correctly in layers not exceeding 240mm, in planned sequence, and maintained after settlement.

xvi. Carry out inspections daily prior to each shift, after inclement weather, particularly frost and rain.

xvii. Ensure that a record of all examinations is properly recorded in Register F91 Part 1B and signed by a competent person.

26.2 Drainage

i. Drain Runs - Excavation

Unless otherwise agreed, all excavations shall be formed with vertical sides and shall not be of a greater dimension than stated in the specification. An allowance will be made to the width for timbering, shuttering or other necessary temporary works.

5. METHOD STATEMENT Continued

i. Drain Runs – Excavation (continued)

Trenches will be excavated using a 360° excavator. All spoil will be placed adjacent to the trench with any surplus excavated material being removed to temporary soil heaps. Once sufficient surplus excavated material is stockpiled, spoil will be removed from site by an approved haulage contractor. Tip tickets will be available for inspection if required.

The formations of all excavations will be cut and trimmed to the lines, levels and depths shown on the drawings unless alternative instructions are given. Earthwork support will be used as required.

ii. Dewatering

All excavations shall be kept clear of water both by day and night and shall be shaped to prevent any accumulation of water. Should large quantities of water be encountered, this will be pumped into the existing drainage system using a sump pump and sediment tank.

iii. Safety

Safety on any site is of paramount importance, and safety in general will be dealt with under the relevant section of our method statement, but it should be stressed that all deep excavating will have safety handrails to both sides of the trench as required.

iv. Laying of Pipes and Beds

All pipes supplied to the sites will comply to the relevant British Standard, and all site works shall be in accordance with BS 8301.

Before the laying of pipes is commenced, the position and level of the drain and sewer shall be confirmed. All pipes shall be laid in straight lines in both directions and gradient between manholes, rodding eyes, gullies etc.

All pipe runs are to be checked for line and level using either substantial and secure sight rails, or a laser.

All drain laying will be carried out by suitably qualified and experienced operatives and will be laid in accordance with the manufacturer's specification.

5. METHOD STATEMENT Continued

iv. Laying of Pipes and Beds (continued)

All pipes shall be laid with the whole of the barrel of the pipes evenly and solidly supported by the bedding material, with shaped holes to receive the sockets.

After making the joint the bedding material will be carefully packed around the joint to fill the void in the bed left for joining. All pipes must be securely positioned to prevent movement and all bends, rodding eyes etc, will be surrounded with concrete.

All ends of pipes runs left open shall have a temporary stopper.

vi. Backfilling and Surround

Backfilling with suitable fill materials or concrete surround shall proceed as soon as is practically possible, trench supports shall be withdrawn ahead of the layer to be filled, and care must be taken to keep the sides of the trenches solid and to fill all the spaces left by the withdrawn supports.

Compaction of the backfill will initially be by whacker plate or similar, this will be for the first 300mm of backfill. The remainder of the backfill will be by either whacker plate or compaction roller.

vii. Testing and Inspection

All drains and sewers shall be tested by air after being laid and jointed, but before surround and backfilling is commenced. This ensures that the jointing is satisfactory.

Once backfilling is complete and manholes are constructed a water test will be carried out and all runs between manholes will be tested, together with runs from manholes to gullies and rodding eyes.

A final water test will be carried out on completion of the works. Prior to this test, all lengths of drain shall be rodded with a profile disc to ensure the nominal bore of the pipe is clear of any obstruction.

Upon completion of each section of the work, an interim test certificate shall be submitted as confirmation of the successful testing.

5. METHOD STATEMENT Continued

vii. Testing and Inspection (continued)

For air testing, air at pressure equivalent to 100mm of water shall be held for 5 minutes without further pumping.

For water testing, the length under test shall be filled with water and after allowing for 2 hours absorption the water level will be topped up. The water level in the test pipe is now observed for 30 minutes and the test will be regarded as satisfactory if the loss of water does not exceed 0.05 litres per metre of a 100mm pipe, 0.08 for a 150mm pipe and 0.12 for a 225mm pipe.

viii. Manholes

Manhole bases will be cast insitu or precast to the designed level.

Manholes will be constructed in engineering brickwork, 1 brick thick with 1:3 cement mortar or precast manhole rings. According to architects detail. The joints shall be wiped clean and flush pointed. Care must be taken that the step irons are truly aligned vertically.

The precast manhole cover slab can now be placed and the final level achieved with engineering bricks. It is recommended that a temporary cover is fitted to prevent damage.

All manholes will be cleaned internally, and all connections sealed. The manhole is now filled with water to a level of 1.5m above the channel invert of 0.5m above the highest. After time has allowed for absorption, the water level is topped up and if the water level drops by no more than 25mm over 2 hours the manhole will be regarded as satisfactory.

26.3 Brickwork / Timber Cladding / Roofing

Aim: To safely construct load bearing brick and block work, place roof structure and provide water tight roof structure.

i. All works will be supervised by a competent person who has a proven record of experience in the relevant elements of this work.

ii. The supervisor will be proactive and will ensure suitable access scaffold is erected for all works over 1.200m high. He will ensure that all necessary equipment is available on site and will inspect the equipment before commencement of work.

5. METHOD STATEMENT Continued

26.3 Brickwork / Timber Cladding /Roofing (continued)

iii. Additionally all access scaffolds will be inspected by Durkan Pudelek Ltd either following adaptions or inclement weather or on a weekly basis for long term scaffold structure.

iv. All access ladders will be of adequate length and secured in place to provide safe access and egress.

v. All operatives will be given detailed instruction by their supervisor and wear suitable personal protective equipment such as:

Safety helmet
Safety footwear / wellingtons
And when necessary: Gloves, goggles and ear protection

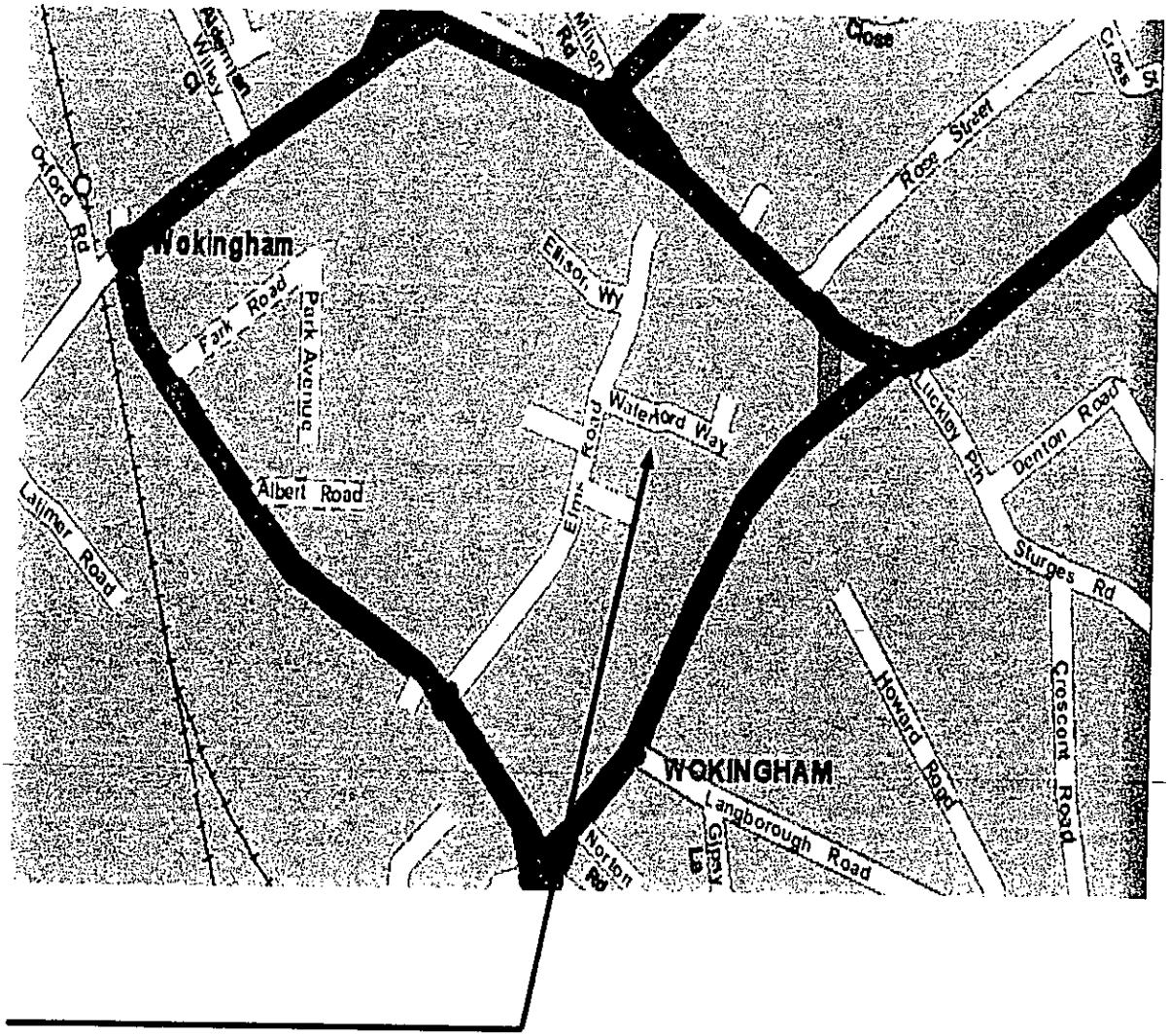
vi. Loading out using fork lift trucks, mobile cranes etc. will be carried out by operators who are competent and trained with a current certificate of training achievement to CITB standards.

vii. Access and working platforms will be cleared of surplus materials as necessary but not less than on a daily basis. Scaffolds will be monitored for overloading of materials intended for incorporation within the works.

DURKAN PUDELEK

METHOD STATEMENT

PHOTOGRAPHIC SUPPORT



WOKINGHAM COURTYARD
DENMARK STREET
WOKINGHAM, BERKSHIRE

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date October 9, 2002
My ref. BP/F/2001/3459, F/2002/5828 and F/2002/5718
Your ref. AR/9806

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

Dear Ms Rehwald

RE: WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

I refer to your correspondence regarding details pursuant to conditions in relation to the above-mentioned site and comment as follows:

Condition 3 on F/2001/3459 and F/2002/5828 - Materials

Additional information/revisions referred to in your letter dated 11th July 2002 relating to:

1. Barge boards/eaves fascias and soffits: marine plywood and painted grey are acceptable.
2. Brick paviors: replacement of previously agreed Brett brindle concrete paviors with Marshalls brindle brick paviors. This is only acceptable if the colour and texture are identical to those previously approved or those already laid in Elms road, otherwise a sample would need to be submitted for approval.
3. Relining of soffit of the undercroft towards Denmark Street finished in white render, as shown on plan 9806/AD/06, is acceptable.

Condition 10 on F/2002/5828, condition 11 on F/2001/3459 and condition 2 on F/2002/5718 - Landscaping

Drawing no. 9806 AD001/D is still not acceptable in relation to the location of the proposed trees adjacent to Exa House. I believe that Mrs Brimble has already explained that the trees need to be located within the proposed hedgerow for future maintenance reasons and as Wokingham District Council actually own the land on which the trees will need to be planted and Wokingham District Council will maintain the vegetation in the future, this is considered to be a reasonable request.

In your letter dated 19 July 2002, you express concern why you cannot plant the trees in the hedgerow. The Landscape Architect's response to your concerns is as follows:

a) Tree roots will take the easiest option when growing. If there is an open area of soil on one side of the tree and a concrete road on the other, the roots will grow into the soil as this is where all the water and nutrients are. The tree roots will not damage the road surface where there is space on the other side hedge for them to grow.
b) The species of tree to be planted in this area is Betula jaquemontii, which has an ascending, upright habit, therefore it is not a wide spreading tree. The size of the tree shown on the drawing is only indicative and not the size of the tree crown when planted. In taking these things into consideration I believe that it will be a number of years before there may be a possible problem in relation to trees and high-sided vehicles. However Wokingham District Council will be able to deal with these when and if they occur.
c) The existing plane and sycamore tree within the adjacent public open space are considerably larger than the proposed trees will get in 30 years and do already create significant leaf fall in the autumn. As this is a seasonal occurrence for all deciduous trees which occurs everywhere, I feel this last point is just an excuse.

In planting the trees where they are presently shown on the plan it will create an unacceptable maintenance problem for Wokingham District Council in the future which I am not prepared to accept. There is no reason why the trees cannot be planted in the hedgerow and I will only approve the landscape drawing when the trees have been moved within the hedgerow as previously requested.

Condition 19 on F/2002/5828 and condition 10 on F/2001/3459 - Cycle Parking

Details of bicycle stands and cover are considered acceptable, as shown on plan AD 004A received on 21 May 2002, although the position of these is unacceptable. Plan AD 001D received on 22 July 2002 shows the bicycle stands relocated and this revised position is acceptable.

Condition 13 on F/2002/5828, condition 21 on F/2001/3459 and condition 6 on F/2002/5718 - Parking/turning for site operatives, etc.

Details for the provision of all site operatives' parking during the construction period should have been submitted prior to any work on-site commencing. As this is not the case, the applicant is currently in breach of this condition. Therefore I request that this is dealt with as a matter of urgency.

Condition 5 on F/2002/5718 - Archaeological works

Written scheme of investigation by Foundations Archaeology sent directly to Babtie in August 2002 has been accepted.

Ms A Rehwald

October 9, 2002

Condition 20 on F/2002/5828 - Lockable bin stores

Details of lockable bin stores as detailed in your letter dated 16th August 2002 are considered acceptable subject to the access being sufficient and the size of compound being sufficient for a Waste Management Company to bring in their vehicles to empty such bins.

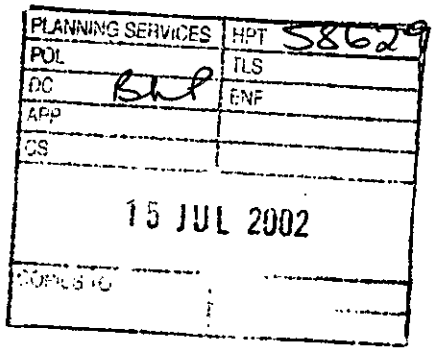
I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
11th July 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

We have received your latest approval for condition 2 and 3 of our planning application F/2002/5828.

1) We confirm that we will use marine plywood, primed and painted grey for the bargeboard, eaves facias and soffits.

2) We have been informed by Brett, that they no longer have any 80mm thick brick pavers and will not manufacture any more until next year. We have matched the agreed brick paving with Marshalls brindle brick paving and this will maintain the type and colour of the brick pavers already used laid along Elms road.

3) We will reline the soffit of the undercroft towards Denmark Street with a cementitious board with a thin coat, white render to match the applied render below and above the new canopy in Alexandra Court. See enclosed drawing 9806/AD/06

We have read the comment for our landscape proposal and will resubmit a revised plan shortly. We think her suggestion for the clay paving stones for the pedestrian areas conflicts with your general approval of the brindle concrete paviour. We have been advised by our structural engineer, that it would be safer to construct the whole area to take heavy traffic load. Our main intent was also to make it feel, as if it is completely a pedestrian area, with only a small demarcation line. Remember we don't expect constant traffic flow on this access road. We will proceed with the brindle stone for the whole of the new covered area with exception of the meeting area as agreed with yourself.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

cc. H. Sanders - for comment 16/7.

Following our meeting on site on 19th June and your subsequent verbal approval, we are however still awaiting written approval for our car park scheme as submitted on 8th of June.

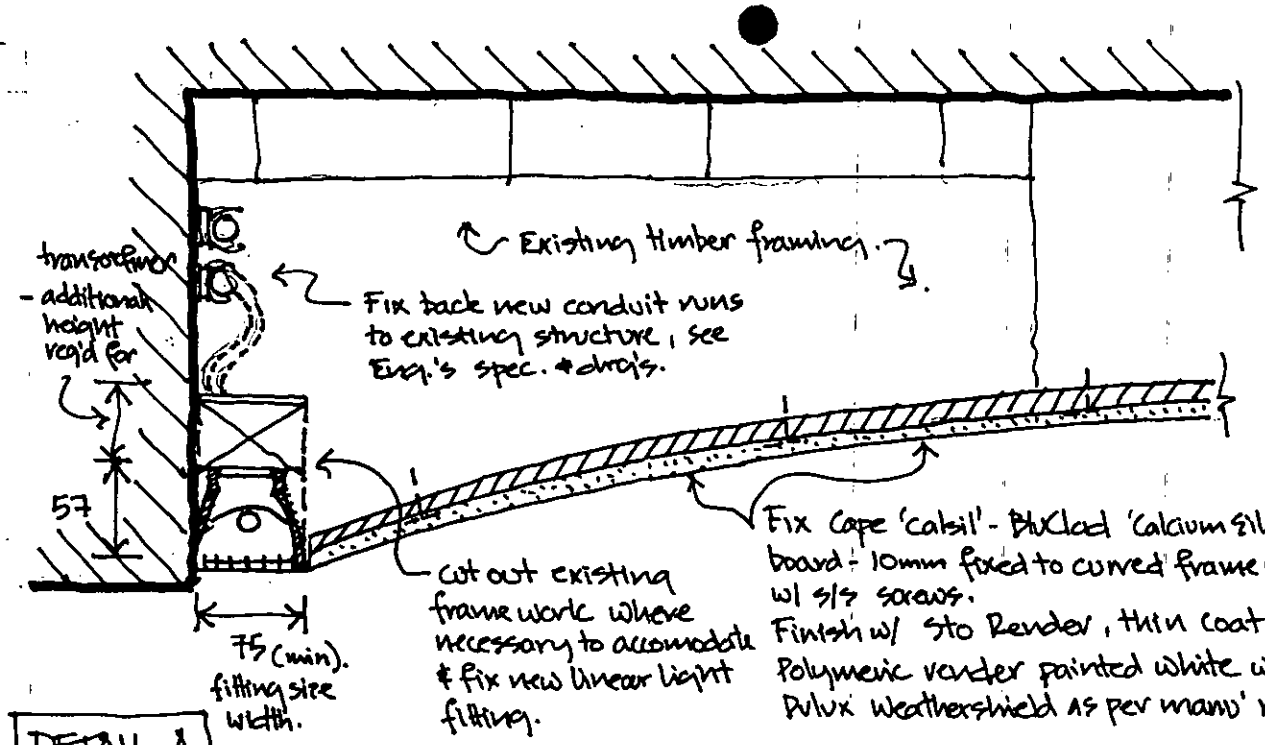
Our external lighting proposal is nearly complete and will be submitted shortly.

Regards,

Astrid Rehwald
kmw architects

enc..

cc. Brian Shrubshall
David Reid

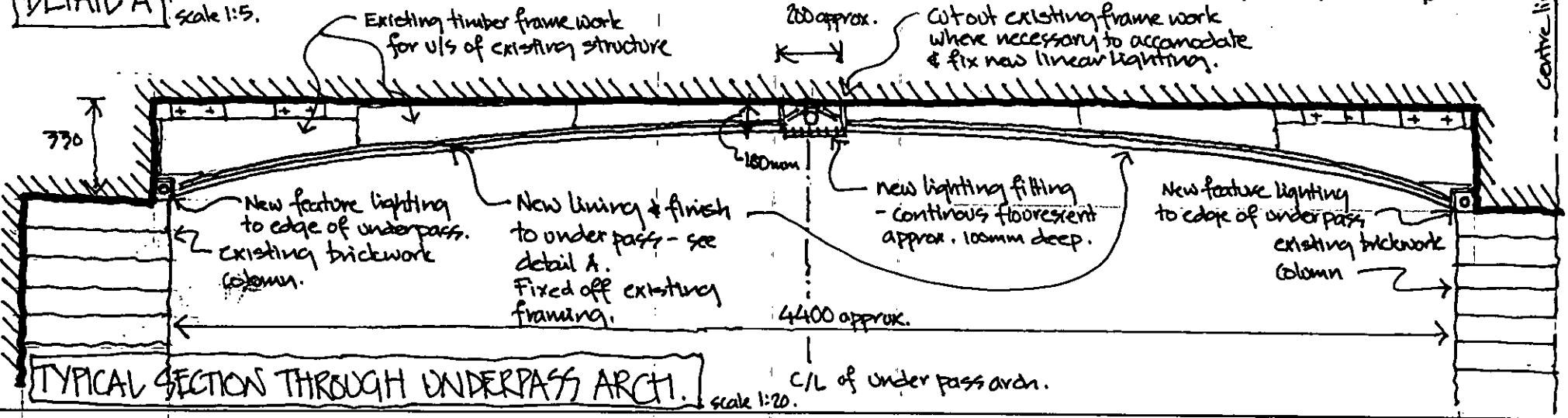


DETAIL A scale 1:5.

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©

- FOR NEW LIGHT FITTINGS & CABLE ROUTING SEE ENG.'S SPECIFICATION.
- MAKE GOOD EXISTING TIMBER FRAMEWORK & WHERE NECESSARY REPLACE DEFECTIVE TIMBER TO ENSURE SECURE FIXING OF NEW SOFFIT.
- LIGHT FITTINGS TO BE FIXED & INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.
- WHERE NECESSARY FORM ADDITIONAL FRAMEWORK W/ TREATED S/W TO FIX UNINGS & LIGHT FITTINGS.



TYPICAL SECTION THROUGH UNDERPASS ARCH. scale 1:20.

kemp muir wealleans
architects designers
247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB WOKINGHAM COURTYARD DEVELOPMENT
DENMARK STREET, WOKINGHAM

TITLE DENMARK STREET - UNDER PASS SOFFIT DETAIL.

PROJECT No. 9806	DWG No. AD/06	SCALE 1/20 & 1/5.
DATE 1/7/02.	REV.	DRAWN BY JKP.
CHECKED	CAD REF. —	

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | HPT 5862
POL | TLS
DC Brett | ENF
APP |
CS |
15 JUL 2002
COPIES TO

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

1. Just repeating the original mistake – but we cannot object on planning terms.
2. I thought they had previously informed us that 'bricks' were not suitable! To match existing is fine for me.
3. Acceptable to me

AR/9806
11th July 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

We have received your latest approval for condition 2 and 3 of our planning application F/2002/5828.

1) We confirm that we will use marine plywood, primed and painted grey for the bargeboard, eaves facias and soffits.

2) We have been informed by Brett, that they no longer have any 80mm thick brick pavers and will not manufacture any more until next year. We have matched the agreed brick paving with Marshalls brindle brick paving and this will maintain the type and colour of the brick pavers already used laid along Elms road.

3) We will reline the soffit of the undercroft towards Denmark Street with a cementitious board with a thin coat, white render to match the applied render below and above the new canopy in Alexandra Court. See enclosed drawing 9806/AD/06

We have read the comment for our landscape proposal and will resubmit a revised plan shortly. We think her suggestion for the clay paving stones for the pedestrian areas conflicts with your general approval of the brindle concrete paviour. We have been advised by our structural engineer, that it would be safer to construct the whole area to take heavy traffic load. Our main intent was also to make it feel, as if it is completely a pedestrian area, with only a small demarcation line. Remember we don't expect constant traffic flow on this access road. We will proceed with the brindle stone for the whole of the new covered area with exception of the meeting area as agreed with yourself.

Did you agree brindle stone?
I don't remember.

cc. H. Sanders - for comment

9806_D1_BP110702AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Following our meeting on site on 19th June and your subsequent verbal approval, we are however still awaiting written approval for our car park scheme as submitted on 8th of June.

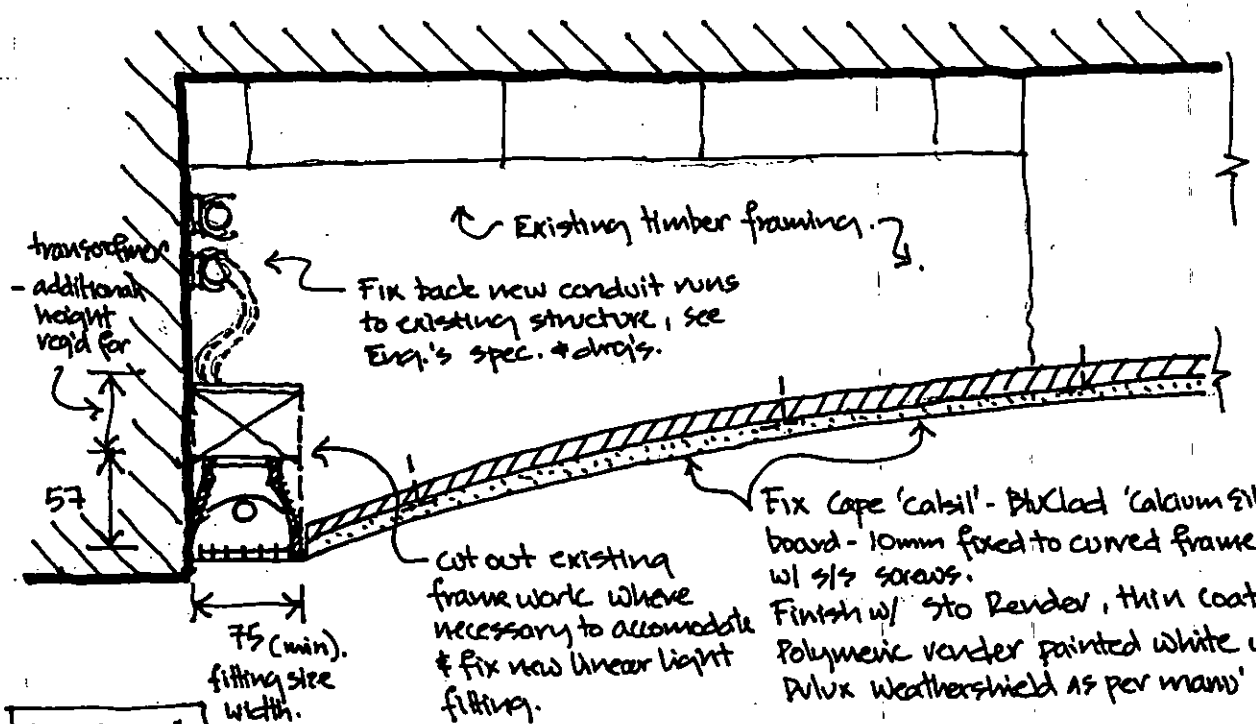
Our external lighting proposal is nearly complete and will be submitted shortly.

Regards,

Astrid Rehwald
kmw architects

enc..

cc. Brian Shrubshall
David Reid



DETAIL A scale 1:5.

NOTES

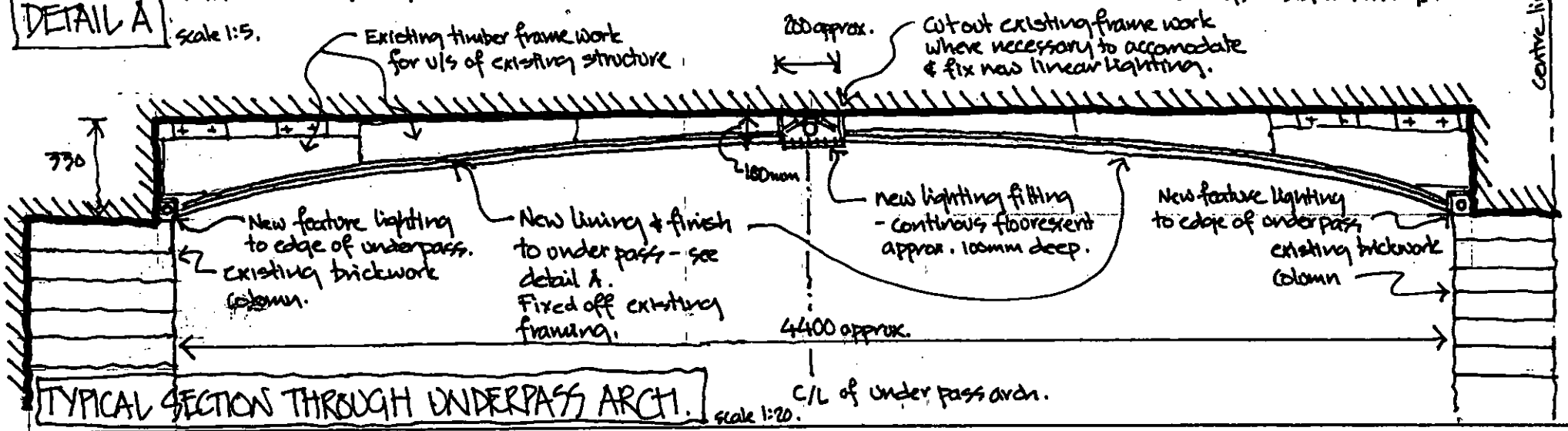
1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©

6 FOR NEW LIGHT FITTINGS & CABLE ROUTING SEE ENG.'S SPECIFICATION.

6 MAKE GOOD EXISTING TIMBER FRAMEWORK & WHERE NECESSARY REPLACE DEFECTIVE TIMBER TO ENSURE SECORE FIXING OF NEW SOFFIT.

6 LIGHT FITTINGS TO BE FIXED & INSTALLED AS PER MANUFACTURER'S RECOMMENDATION

6 WHERE NECESSARY FORM ADDITIONAL FRAMEWORK W/ TREATED S/W TO FIX LININGS & LIGHT FITTINGS.



TYPICAL SECTION THROUGH UNDERPASS ARCH. scale 1:20.

kemp muir wealleans
architects designers
247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB WOKINGHAM COURTYARD DEVELOPMENT
DENMARK STREET, WOKINGHAM

TITLE DENMARK STREET - UNDER PASS SOFFIT DETAIL.

PROJECT No.	DWG No.	SCALE
9806	A0/06	1/20 & 1/5.
DATE 1/7/02.	REV.	DRAWN BY KP.
CHECKED	CAD REF. —	

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 19 August 2002

Location:	Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road / Denmark Street, Wokingham
Proposal:	Proposed change of use of part of store from (A1)Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and re-location of public toilets.
Application Number:	F/2002/3459

In response to your consultation dated 6 August 2002 for the above application, the landscape comments are as follows:

Drawing no, 9806 AD001/D is still not acceptable in relation to the location of the proposed trees adjacent to Exa house. As I believe I have explained to the applicants, the trees need to be located within the proposed hedgerow for future maintenance reasons and as WDC actually own the land on which the trees will need to be planted and WDC will maintain the vegetation in the future, I believe that this is a reasonable request.

Concern has been expressed by the architect in her letter dated 19 July 2002 as to why they cannot plant the trees in the hedgerow, my reply to these are:

a) Tree roots will take the easiest option when growing. If there is an open area of soil on one side of the tree and a concrete road on the other, the roots will grow into the soil as this is where all the water and nutrients are. The tree roots will not damage the road surface where there is space on the other side hedge for them to grow.
b) The species of tree to be planted in this area is Betula jaquemontii, which has an ascending, upright habit, therefore it is not a wide spreading tree. The size of the tree shown on the drawing is only indicative and not the size of the tree crown when planted. In taking these things into consideration I believe that it will be a number of years before there may be a possible problem in relation to trees and high-sided vehicles, however WDC will be able to deal with these when and if they occur.
c) The existing plane and sycamore tree within the adjacent public open space are considerably larger than the proposed trees will get in 30 years and do already create significant leaf fall in the autumn. As this is a seasonal

occurrence for all deciduous trees, which occurs everywhere I feel this last point is just an excuse.

In planting the trees where they are presently shown on the plan it will create an unacceptable maintenance problem for WDC in the future which I am not prepared to accept. There is no reason why the trees cannot be planted in the hedgerow and I will only approve the landscape drawing when the trees have been moved within the hedgerow as previously requested.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 19 August 2002

Location:	Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road / Denmark Street, Wokingham
Proposal:	Proposed change of use of part of store (A1) Retail to pat (A1) retail and part (A3) insertion of existing public toilet block and re-location of public toilets (amendment to scheme permitted by F/2002/3459)
Application Number:	F/2002/5828

In response to your consultation dated 6 August 2002 for the above application, the landscape comments are as follows:

Drawing no, 9806 AD001/D is still not acceptable in relation to the location of the proposed trees adjacent to Exa house. As I believe I have explained to the applicants, the trees need to be located within the proposed hedgerow for future maintenance reasons and as WDC actually own the land on which the trees will need to be planted and WDC will maintain the vegetation in the future, I believe that this is a reasonable request.

Concern has been expressed by the architect in her letter dated 19 July 2002 as to why they cannot plant the trees in the hedgerow, my reply to these are:

a) Tree roots will take the easiest option when growing. If there is an open area of soil on one side of the tree and a concrete road on the other, the roots will grow into the soil as this is where all the water and nutrients are. The tree roots will not damage the road surface where there is space on the other side hedge for them to grow.
b) The species of tree to be planted in this area is Betula jaquemontii, which has an ascending, upright habit, therefore it is not a wide spreading tree. The size of the tree shown on the drawing is only indicative and not the size of the tree crown when planted. In taking these things into consideration I believe that it will be a number of years before there may be a possible problem in relation to trees and high-sided vehicles, however WDC will be able to deal with these when and if they occur.
c) The existing plane and sycamore tree within the adjacent public open space are considerably larger than the proposed trees will get in 30 years and do already create significant leaf fall in the autumn. As this is a seasonal

occurrence for all deciduous trees, which occurs everywhere I feel this last point is just an excuse.

In planting the trees where they are presently shown on the plan it will create an unacceptable maintenance problem for WDC in the future which I am not prepared to accept. There is no reason why the trees cannot be planted in the hedgerow and I will only approve the landscape drawing when the trees have been moved within the hedgerow as previously requested.

Catherine Brimble

Catherine Brimble
Landscape Architect

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

58836
RLP
22 JUL 2002

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS
3459 1
5828 1

AR/9806
19th July 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

With regard of our planning application F/2002/5828, condition 10 and F/2001/3459 condition 11, we would like to submit a revised scheme for the landscape proposal.

1. We cannot move the proposed three additional trees within the hedgerow for the following reasons:

   a) The adjacent car park surface is concrete and the new additional area will also be covered with concrete. This would cause difficulty for the roots of these trees to develop as well as eventually damaging the existing rood surface and kerb.
   b) There will be deliveries by heavy load trucks on the new road right adjacent to the hedge which would cause damage to the trees crowns.
   c) Bird droppings and seasonal shedding of leaves may cause complains by Exa house tenants.

2. We felt the huge existing tree to the back of this bench would prevent any user from feeling vulnerable. If you however disagree, we suggest relocating the third bench alongside the other benches. In discussion with Harold Sanders and yourself, we had agreed not to move the cycle stand to the centre of the meeting area. To do this would make the cycle stand the focus of attention and ruin the idea of having this as a meeting space. Therefore there is no other suitable position for the bike stands and propose to leave them in the same position as previously shown

3. As soon as we agree the material in principle, we will work out the best suitable layout for the paving slabs.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

4. We have already commented on this item in our letter from 11th July and will proceed as agreed.

5. It had been specifically requested that the re-alignment of the existing footpaths be kept to a minimum to prevent people using short cuts over the grass. We feel that the shape of the meeting space now harmonises well with the surroundings. We also think further planting in this corner is likely not to develop well because of the dense existing roots of the existing tree.

We are currently proceeding the new road alignment and hard landscaping and plan to plant around October towards the end of our contract.

If you have any questions about any content of this letter, don't hesitate to contact me. As the project on site is progressing rapidly an early response is appreciated.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Basia Polnik

From: Yvonne Dawson
Sent: 23 August 2002 14:24
To: Basia Polnik
Subject: application f/2002/5828

Dear Basia

Thanks for consulting waste services on the bin store provision at the old tesco site in Wokingham. I woul docmment that provided the access is sufficient and size of compound is sufficient for a Waste Management company to bring in their vehicles to empty any such bins, that the siting is sufficent. Unfortunately as the Council does not provide a trade waste service, we cannot comment on the commercial bin stores.

regards
yvonne

Mrs Yvonne Dawson
Waste Services Team Leader
Waste Services
Engineering Services
Tel: 0118 974 6337
Fax: 0118 974 6312
yvonne.dawson@wokingham.gov.uk
www.wokingham.gov.uk

Basia Polnik

From: Peter Baveystock
Sent: 12 August 2002 16:06
To: Basia Polnik
Subject: Wokingham Court

Basia,

Have spoken to Astrid and have explained that there aren't any trade waste guide lines.

She's now happy and will respond to you.

Peter Baveystock
Waste and Recycling Manager
Waste Services Team
Wokingham District Council
Tel: 0118 974 6338
Fax: 0118974 6312
peter.baveystock@wokingham.gov.uk
www.wokingham.gov.uk

Date: 21 August 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of lockable bin stores.
□

Comments are required by 04/09/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

No objection.

AC 24/08/02

Date: 21 August 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of lockable bin stores.
□

Comments are required by 04/09/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/5828 Date Rec. 19.8.02

Location: FORMER TESCO

Parish:

Applicant: AXA

Description of attached plans: Details of lockable bin stores

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Pete Boveystock

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER BP

Consultations Sent by Admin. on 21.08.02

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/5828 Date Rec. 19.8.02

Location: FORMER TESCO

Parish:

Applicant: AKA

Description of attached plans: Details of lockable bin stores

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Pete Baverstock

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

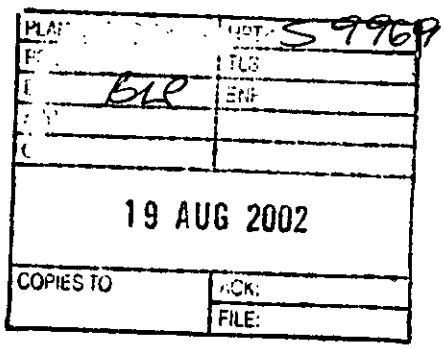
CASE OFFICER BP

Consultations Sent by Admin. on 21.08.PS

Yellow - Case Officer Copy
Green - Part One Copy

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

5828/d

AR/9806
16th August 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Please find attached proposal for lockable bin stores, located in the loading bay at Waterford Way. Please release condition 20 of planning application F/2002/5828.

The only confirmed tenant Holmes Place have allocated an internal area for storing refuse and will carry the bin bags to the street short before collection time.

Regards,

Astrid Rehwald
kmw architects

cc Brian Shrubsall — Ian David Limited
Neil Bisco — INK

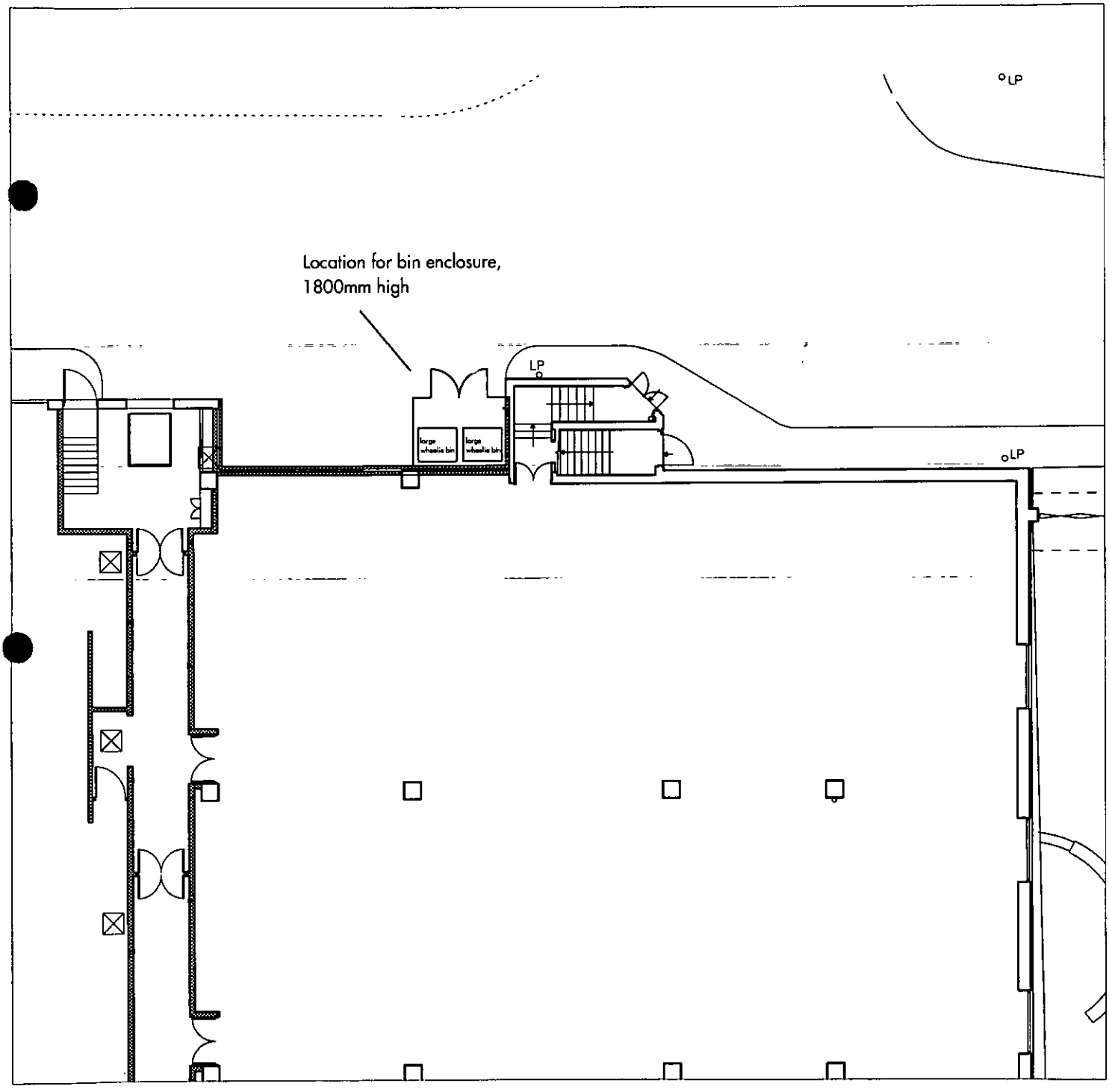
Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

PLANS TO MEET CONDITIONS

5826

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



kemp muir wealleans
architects
designers

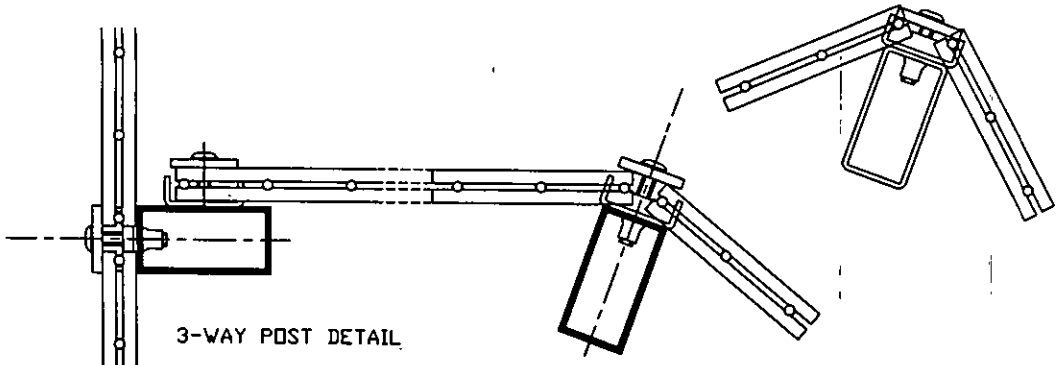
247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB	Wokingham Courtyard Wokingham	PROJECT No. 9806	DWG No. SK 65	SCALE 1:50 @ A4
TITLE	Bin Store Waterford Way	DATE 12.08.02	REV.	DRAWN BY AR
		CHECKED	CAD REF. AL11	

ISSUED FOR CONSTRUCTION

DO NOT SCALE

use square washers (In lieu of clamp-bars)for acute angles

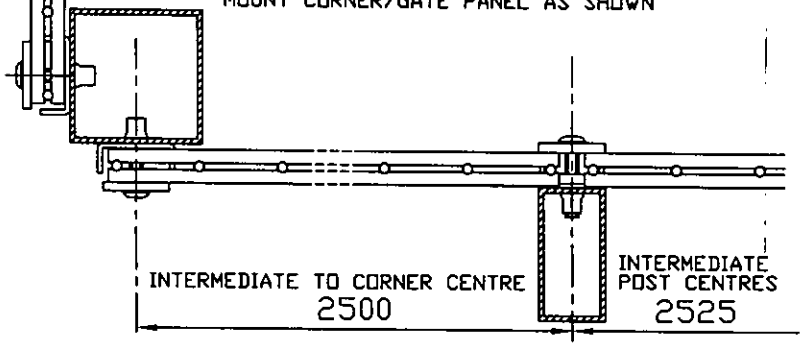


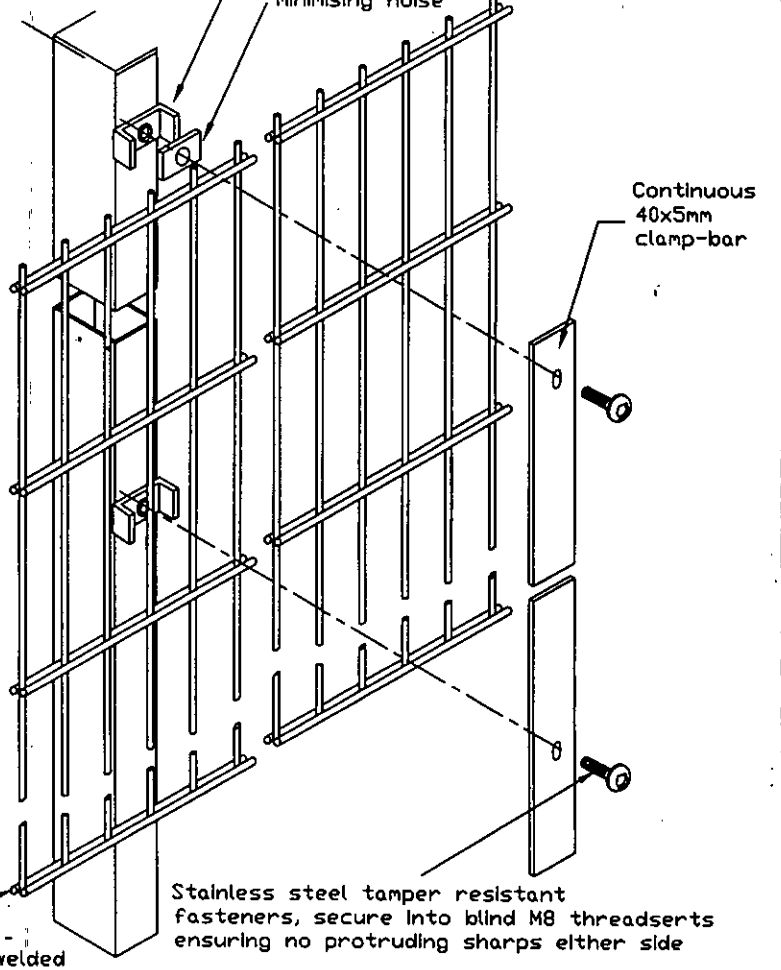
3-WAY POST DETAIL

CHANGES IN DIRECTION UPTO 40°

PLAN DETAIL OF CORNERS

MOUNT CORNER/GATE PANEL AS SHOWN





Each horizontal row consisting - of two 8mm wires, resistance welded at every intersection to 6mm verticals

POST CENTRES CORRECT WHEN USING STEEL CLIPS, TOLERANCE ON POST CENTRES +/- 10mm

Panels galvanised after welding to ensure maximum weld strength and corrosion resistance

PLANS TO MEET CONDITIONS 5828

SUPERSEDES

SUPERSEDED BY:

ISS | RELEASE/REVISION

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

DATE | PROJ-SEC-SET

Zaun Ltd
Unit 3
Windsor Industrial Estate
Regent Street
Birmingham
B7 4BB
Tel 0121 946 6777
Fax 0121 946 6778
technical@zaun.co.uk

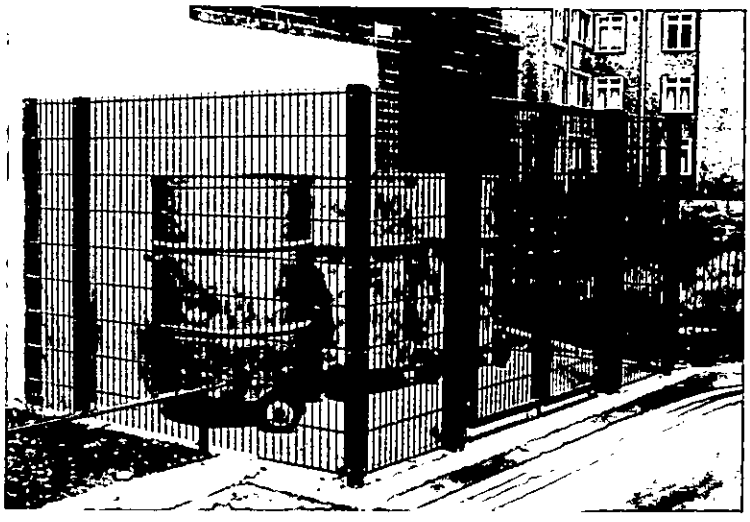
ALL DIMENSIONS IN MILLIMETRES (MM)

DESCRIPTION/TITLE: Duo8 Sports Specification Sheet

CUSTOMER | CLIENT

SCALE | DESIGN/DRAWN | DATE | SHEET | OF

CHECKED | DATE | DRAWING NUMBER: ZP005-3



PLANS TO MEET CONDITIONS

5828

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 12th December 2003
My ref: BP/F/2001/3459 & F/2002/8106
Your ref: 009/CT/CC/2003/065

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Lawrence Beckingham Field
The Sail Loft
Limehouse Court
London E14 7EQ

Dear Mr Tomkins,

RE: UNIT 2 THE PLAZA, DENMARK ST, WOKINGHAM

I refer to your letter dated 28th October 2003 (received 10th November 2003) regarding the insertion of a mezzanine floor in the above unit and apologise for the delay in replying.

The primary planning permission for the change of use of the building, F/2001/3459, restricted the size of the mezzanine floor to 151m^2 (condition 24) and therefore a mezzanine of 256m^2 would require planning permission. Unfortunately the increase in the mezzanine floor cannot be dealt with as a minor amendment and a planning application would need to be submitted and therefore I enclose the relevant planning application forms for your use.

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

Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

Enclosure: Planning application forms
cc: Mrs C Dodsworth DC/BC Liaison Officer

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 12th December 2003
My ref: BP/F/2001/3459 & F/2002/8106
Your ref: NG/1905/N3025/L

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Hepher Dixon
100 Temple Chambers
Temple Avenue
London EC4Y 0HP

Dear Ms Griffith,

RE: UNIT 2 THE PLAZA, DENMARK ST, WOKINGHAM

I refer to your letter dated 4th November 2003 and apologise for the delay in replying.

I confirm that Unit 2 has planning permission for an A3 use (both under planning permission F/2001/3459 and F/2002/8106) and therefore the use of the unit for a public house with food would not require planning permission. I also confirm that there are no conditions restricting hours of opening on either planning permission F/2001/3459 or F/2002/8106 although hours of delivery were restricted by condition 8 on both permissions (F/2001/3459 and F/2002/8106). This stated "No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays".

With regard to music as long as condition 9 of F/2001/3459 and F/2002/8106 which states that "No sound reproduction or amplification equipment (including public address systems, loudspeakers etc.) which is audible at the boundary of the proposed units shall be installed or operated on the site" is complied with there is no objection to the playing of music within this unit.

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

Yours sincerely,

BP

B.POLNIK (Mrs)
Senior Planning Officer

Wokingham Courtyard Development, Wokingham

24/07/02

PLANNING STATUS REPORT

Application	Description	Documents	Registered	Status	Date	conditions to be resolved	Documents	approved
F/2001/3459	Main application	9806/AP01-2 9806/AP04-16	07.03.01	Planning Permission subject to conditions	25.05.01	2. Details for shopfronts and canopies 3. Material presentation 4. External lighting 10.Details for Cycle Parking 11.Landscape proposal 12.Signage Strategy	9806/AD56 letter 16.05.02 9806/AD04 rev.A 9806/AD01 rev.C	08.07.02 08.07.02
F/2002/5660	ORMS Entrance	1218.PL.00 - 12	22.01.02					
F/2002/5718	Re-alignment of Access Road	0201/AP01 0201/AP02 0201/AP03 0201/AP04	31.01.02	Planning Permission subject to conditions (agreed on 13.03.02	outstanding due to 106 agreement	2. Landscape proposal 5. Archeaological survey 6. Site set up	9806/AD01 rev.D not applicable? Method Statement	
F/2002/5728	Façade Changes	9806/AP04 9806/AP07 rev. B1 9806/AP08 rev. B 9806/AP10 rev. B 9806/AP11 rev.A1 9806/AD54	31.01.02	Planning Permission	13.03.02			
	Minor amendmer	9806/AP07 rev. B2 9806/AP11 rev. A2 9806/AP54 rev. A		Planning Permission	24.06.02			
	Minor amendmer	9806/AP10 rev.C (submitted 09.07.02)		Planning Permission	22.07.02			
F/2002/5828	Change of Use, Relocation of Public Toilets	9806/AP29 9806/AP30 9806/AP32 9806/AP07 rev. M	20.02.02	Planning Permission subject to consitions	22.05.02	2. Details for shopfronts, entrances and canopies 3. Material submission (incl. car park fenestration) 4. External lighting, 6. Noise attenuation 10.Landscape proposal 12.Parking 13. Site set up 19.Cycle parking 20.Bins stores, 21.Travel Plan	9806/AD56 letter 16.05.02 9806/AD11 rev.C by tenant 9806/AD01 rev.D 9806/AL31,33-35 Method Statement 9806/AD04 rev.A by tenant	08.07.02 08.07.02 08.07.02
F/2002/6859	Variation of opening hours of consent F/2002/5828	9806/AP29 9806/AP07 rev. M	02.07.02	to be decided by deligated powers (latest 12.08.02)				

PLANS TO MEET CONDITIONS

3459

5828

F/2001/3459

FORMER TESCO STORES LTD./
MULTI-STOREY CAR PARK
ELM RD/DENMARK ST., WOKINGHAM

FILE 2.
Details pursuant to conditions

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

PLANNING SERVICES | HP/62885
POL | TLS
DC BLP | ENF
APP |
CS |
04 NOV 2002
COPIES TO | JJK
FILE

RR

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806/D1
25th October 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

I have prepared an updated Planning Status Report and highlighted the conditions, which still need to be released.

Condition 20 on F/2001/3459

Dave Halley of Engineering Services of WDC is currently preparing the car park management statement. This will be submitted to you next week. rec'd 30-10-02

Condition 21 on F/2001/3459 And 12 on F/2002/5828

This information was sent to you on 20.8.02 and is still outstanding.

However, my client has now informed me that they have agreed in principle, subject to contract, Heads of Terms with a national retailer to take approximately 10,000 sq ft of A1 accommodation. There are a number of conditions and the tenant's Board approval is required.

Highways to comment

One of those conditions is that the unit must be capable of being serviced by a 15.5 metre articulated lorry otherwise they will not proceed.

We commissioned Peter Brett Associates to carry out a detailed survey using WINTRACK and enclose their findings (on disk as well) confirming that a 15.5 metre articulated lorry could enter and exit Waterford Way.

Condition 12. on F/2002/5828
21 on F/2001/3459

I would be grateful if you could process this as a matter of urgency as any possible delays could result in the proposed letting failing. This retailer would not only be an ideal tenant for the scheme but also for that part of the town.

All other remaining conditions

I am rather anxious now that theses various conditions are still outstanding as there is only two weeks before the target practical completion date is reached and then complex will reopen to the public (in particular the car park).

I will telephone you early next week to discuss all remaining conditions with the aim of having all conditions approved by the end of that week.

If you have any questions about any content of this letter, don't hesitate to contact me.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Date: 16 October 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5718

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed re - alignment of access road to Fleet Works. Change of use of Public Open Space to road in connection with fitness centre.

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscape scheme and signage strategy. Drawing no: AD 001 Rev D1.

Comments are required by <u>30/10/2002.</u>

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

No adverse comments :-
Designed so no glare/dazzle to
user of highway.

17/10.

Date: 16 October 2002

To: Catherine Brimble – Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscape scheme and signage strategy. Drawing no: AD 001 Rev D1.

Comments are required by 30/10/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

LANDSCAPE SCHEME NOW ACCEPTABLE.

SEE DETAILED COMMENTS + LIABILITY ISSUES ON F/2002/5718

Date: 16 October 2002

To: Catherine Brimble – Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscape scheme and signage strategy. Drawing no: AD 001 Rev D1.

Comments are required by 30/10/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

LANDSCAPE SCHEME (REV. D) ACCEPTABLE TO US. — SEE DETAILED COMMENTS ON APPLICATION NO. F/2002/5718 RE. LIABILITY.

Harold Jones

30.10.02

17 OCT 2002

Date: 16 October 2002

To: Catherine Brimble – Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5718

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed re - alignment of access road to Fleet Works. Change of use of Public Open Space to road in connection with fitness centre.

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscape scheme and signage strategy. Drawing no: AD 001 Rev D1.

Comments are required by 30/10/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

NO LANDSCAPE COMMENTS ON SIGNAGE.

TREES AS DISCUSSED. — REVISION D.

BUT CAN WE ALSO CONDITIONS AS OUTLINED ON LETTER. — I GUESS WE WOULD INSIST THAT THEY MAINTAIN ALL LANDSCAPE, SHRUBS & TREES FOR 12 MONTHS — TREES MAY BE 2 YEARS.

Harold Jones

30.10.02

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

62104

14 OCT 2002

COPIES TO: ACK FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

AR/9806
11th October 2002

3459
5823
5718

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Thanks for your letter of 9th of October 2002. We understand, that you will accept the attached revised landscape drawing with the trees moved into the hedge and will proceed accordingly. Please note, that we expect Wokingham District Council to maintain these trees and make sure that any branches that might overhang the property of Exa House will be cut back accordingly. We will not be liable for any damage to the trees though traffic on the road/car park on Exa House side.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc. Brian Shrubsall - Ian David Ltd
David Reid INK
Mark Satorio Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Date: 16 October 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5718

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed re - alignment of access road to Fleet Works. Change of use of Public Open Space to road in connection with fitness centre.

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscape scheme and signage strategy. Drawing no: AD 001 Rev D1.

Comments are required by 30/10/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 16 October 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscape scheme and signage strategy. Drawing no: AD 001 Rev D1.

Comments are required by 30/10/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 16 October 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscape scheme and signage strategy. Drawing no: AD 001 Rev D1.

Comments are required by 30/10/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

10.10.2002

App No. (Planaps) / F/2001/ (Ludhouse) 3459, F/2002/5828 and F/2002/5718 Date Rec. 14.10.2002

Location: FORMER TESCO STORES & MULTISTOREY CAR PARK, ELMS ROAD/ DENMARK ST. Parish Wok.

Applicant: AXA

Description of attached plans Revised landscape scheme and signage strategy

Drawing No's: AO 001 01.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	CB.	✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y /(N) From _____

New Site Notice Y /(N)

New Description _____

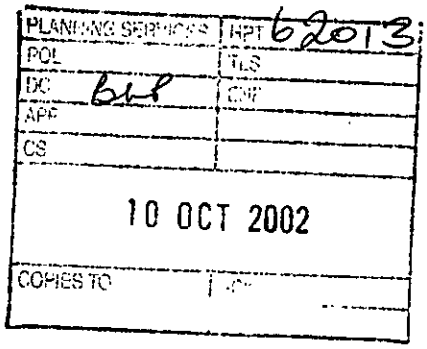
CASE OFFICER BP.

Consultations Sent by Admin. on 16.10.02

Yellow - Part One Copy
Green - Officer's Copy

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS
3459
5828
5718

AR/9806/
16th October 2002

Dear Mrs Polnik

RE: WOKINGHAM COURTYARD DEVELOPMENT, WOKINHAM

In regard of planning application F/2001/3459 condition 13, we like to submit our signage proposal. Please refer to the drawings for details of material and lighting.

SK 72 The large centre sign will draw attention from the ramp leading from Denmark Street to Alexandra Court.
The directory sign was a specific request from our tenant.

SK 73 The top of this sign lines up with the new façade of Holmes Place. This sign will draw attention from cars and pedestrians along Denmark Street and the public open space.

SK 74 The signs at either side of the middle column are clearly visible when you approach the underpass.
The centre sign on the front is the main decorative street signage.

SK 75 The height restrictor will be replaced to match the other signs and to include Holmes Place Car Park.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

If you require additionally an application for consent to display an advertisement, than please let us know as soon as possible. If you have any questions about the context of this letter please do not hesitate to contact me.

Yours Sincerely

Astrid Rehwald
KMW architects

Encl.

cc.	Brian Shrubsall	Ian Davis Ltd.
	Davis Reid	INK
	Graham Charlesworth	Ridd Wood Partnership
	Mark Smith	Atelier 10
	Kim Chye	Murdoch Green Kensalls
	Mark Satario	Wokingham District Council

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

62104

14 OCT 2002

COPIES TO | FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

AR/9806
11th October 2002

3459
5823
5718

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Thanks for your letter of 9th of October 2002. We understand, that you will accept the attached revised landscape drawing with the trees moved into the hedge and will proceed accordingly. Please note, that we expect Wokingham District Council to maintain these trees and make sure that any branches that might overhang the property of Exa House will be cut back accordingly. We will not be liable for any damage to the trees though traffic on the road/car park on Exa House side.

Yours sincerely

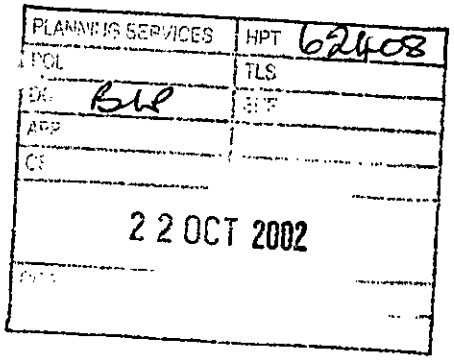
Astrid Rehwald
Kemp Muir Wealleans

cc. Brian Shrubsall - Ian David Ltd
David Reid INK
Mark Satorio Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
21st October 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

In your letter from 9.10.02 you claim, we have not submitted information to release condition 13 on F/2002/5828, condition 21 on F/2001/3459 and condition 6 on F/2002/5718.

I like to draw your attention to our letter from 24.07.02, with which we have submitted our contractors method statement. This explains the access arrangement. If you require additional information, please advise.

We therefore, do not think we have breached this condition and don't understand, why the release of this condition is still outstanding.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

58998

PLANNING SERVICES UNIT
POL
DC BP
APP
CS
25 JUL 2002
COPIES TO | ACK:
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
24th July 2002

PLANS TO MEET CONDITIONS
3459
5828

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Please find attached a Planning Status report that I have prepared to follow up the outstanding conditions. I have highlighted in pink what we are awaiting approval for from yourself and in yellow what we are still to submit information.

In regard to planning application F/2001/3459/condition 10 and F/2002/5828/condition19, we have submitted a drawing on 7.5.02. Even though the position and amount of cycle stands has changed specification of the cycle stand remains the same.

In regard to planning application F/2002/5828/condition 13, I now formally submit our contractors method statement.

In regard of planning application F/2002/5828/condition 20, I have spoken with Pete, who is responsible for refuse in the environmental services department and he has suggested that you might be able to give me some planning guidelines as to the amount of storage space to be provided for refuse bins for our project. We are planning to locate the bins behind a lockable fence in our service bay at Waterford way.

Please let us know when we can expect the decision on our planning application F/2002/6859 to be made.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

9806_D1_BP0240702AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

DURKAN PUDELEK

PLANS TO MEET CONDITIONS

3459

5828

METHOD STATEMENT

DURKAN PUDELEK

5. METHOD STATEMENT

1. In preparing this method statement we have sought to take into account all of that imparted by the tender documents and arising from our site inspections.

2. For convenience of reference we have included here in this section of our submission a copy of the road map and a selection of photographs demonstrating access restrictions and boundary issues to be addressed.

3. Access

Access to the site will be via the loading bay in Alexandra Court and by the service road, Waterford Way both of which are accessed by way of Elms Road. Heavy materials will be delivered by way of Alexandra Court or Waterford Way on a 'just in time' basis and at times when the area is likely to be quietest, ie. circa. 0700 hrs on any given weekday.

It is recognised by the Durkan Pudelek team that this is a high activity site with a large proportion of the works taking place externally and in close proximity to the general public. For this reason we will erect a 'GS7 type heras fencing system' around the site from the corner of the building circa the entrance to the A3 retail demise at Erftstadt Court, across the front of the A1 retail demise, (from 5/7/02), down Alexandra Court and returning into the building where it meets Elms Road. This hoarding line will be positioned to allow a safe working area to carry out the external works as well as and just as importantly, allowing safe access and passage for the general public from Elms Road to Denmark Street.

It is appreciated that Section 3 of the works, the A1 retail demise, commences two months after the commencement of Sections 1, 2 and 4 and to this end it is recognised that special access arrangements will have to be put in place to facilitate free and safe access of the general public to the public toilets on Wokingham Courtyard. To this end and for this two month period, heras fencing hoarding will be configured in such a way to allow such safe access whilst also maintaining the security of the site.

Coupled to this, it is also appreciated that for this same two month period, access to car park levels 3, 4 and 5 will also have to be maintained for the general public. This will be executed by carefully instigating 'delineated routes' to these levels for the general public thus maintaining our ability to effectively progress our contract works on car park levels 1 and 2.

DURKAN PUDELEK

5. METHOD STATEMENT Continued

4. Taking Over The Works

This can be an unnecessarily contentious issue and we would propose carrying out a photographic survey on possession with a copy of the photographs (and video film if required) being handed to the Client's representative for future reference when required.

It is also fundamental that a constructive rapport be put in place with the client, professional team and local authority's representative which we will endeavour to do from first being introduced to the project. Additionally, the adjoining owners and tenants are anticipated to have some influence over the works and we expect to be at the fore of managing these successfully.

5. Noise and Disturbance

Durkan Pudelek look to ensure on all projects, that they conduct building operations with consideration for all adjoining owners and the general public, etc., taking all necessary precautions to ensure the continued enjoyment of their facility and environment as before.

It is anticipated that our Site Management will liaise closely with the Contract Administrator and Client's representative to ensure the works impinge as little as is possible upon the adjoining areas. Our on site discipline forbids the playing of radios and we have signage to this effect.

Additionally, we do not allow smoking on our sites in other than a designated area, nor do we allow our work people to loiter outside of the site.

Debris arising from the works will be regularly cleared and the site will be kept in a tidy condition at all times.

6. Traffic Management

The works are taking place in a sensitive environment with adjoining areas of commercial property and local housing, consequently the safety and wellbeing of the general public has to be addressed convincingly.

A traffic management plan will be developed with the assistance from the police and local authority. It is noted that access to site is off Elms Road, a busy two-way road running north / south and the local proximity of residential dwellings further up Elms Road.

5. METHOD STATEMENT Continued

6. Traffic Management (continued)

These restrictions will require Durkan Pudelek Ltd to formally communicate these restrictions to all its subcontractors and suppliers as part of the procurement process.

7. Security

We have allowed to physically secure the site as described in Section 3, Access and for it to have lockable gates at all points of access.

It should also be noted that access to the site for both operatives and visitors will be by way of a 'signing in' system with site access being monitored at all times during the working day.

8. Fire Protection

That identified from a detailed review of the project using our foresite standard procedures and the expert input of our Group Safety Manager will be formally drawn up and put to the contract administrator for comment and thereafter implemented with discipline. We would be anxious to ensure that detailed method statements are prepared by all appropriate subcontractors to address finitely any risk to the works, adjoining tenanted areas and general public.

9. General Protection

The works have been sequenced to reduce the potential for damage from following trades. However, door ways and finishes will be afforded protection. The need to also protect adjacent hard landscaping will require a project specific response.

10. Spoil Disposal

Durkan Pudelek Limited do not allow the burning of rubbish on their sites. Consequently all debris is removed from site using proprietary skips or muck-away lorries.

The time for the works, the confines of the site and safe working practice all demand a disciplined response from subtraders to be instilled and managed to success by the Durkan Pudelek Team in ensuring a clean and safe site at all times.

5. METHOD STATEMENT Continued

11. Material Storage

The confines of the site and programme requirements will require us to manage material and plant deliveries to ensure delivery as close to the point in time for incorporation into the works. This discipline is fundamental to reducing the risk of damage, particularly to manufactured items such as cladding windows and doors.

12. Material Handling

We have allowed for building materials to be either crane offloaded or unloaded by use of fork lift trucks upon delivery and for concrete placement to be by concrete pump or use of 360° machines and buckets as deemed most suitable by site supervision.

All operatives of mechanical plant will be suitably trained and certified in its safe operation. Copies of all training certificates will be included in the site safety file.

13. Temporary Works

Should the need arise our temporary works engineers, Cadogen Tietz, will prepare on our behalf, but with our input and any that may be required from specialist trades, detailed proposals for submission to the Engineer and Planning Supervisor.

14. Temporary Electrics

These will be provided by the use of 10KVA step-down transformers, four-way boxes and lighting festoons using the Wysepower system hooked into a temporary service head or generator.

15. Temporary Water

We shall make a temporary connection to the mains for the duration of the works. A Check meter will be installed as necessary.

16. Temporary Accommodation

It is proposed to locate a temporary site office on the site.

5. METHOD STATEMENT Continued

17. Communications

A telephone answering machine and fax will be allocated to the project.

18. Licences and Approvals

We have taken on board that, highlighted in the specification, in respect of building notices and the like.

19. Scaffolding

The roofing works and external remedial works to the structure will be subject to a package specific response.

20. Power Tools

The use of 110V electrical tools is envisaged for the fit out section of the works.

21. Progress and Record Photographs

These shall be taken monthly by our site supervisor.

22. Co-ordination and Control

We have included here a flow chart to demonstrate our administrative, co-ordination and control procedures. Essentially this is how we operate.

23. Attendant Labour

Whilst our preliminaries sets out the detail of our allowances, we would emphasise that the time for the works is short and we have allowed a contingency to meet this challenge and the restricted access to the works.

Sufficient labour will be employed to ensure disruption from site traffic is kept to a minimum, ie. safe access and egress from site, mud deposits on local roads is kept to a minimum and construction traffic is directed away from locally congested roads.

5. METHOD STATEMENT Continued

24. Information

Upon success of our tender an initial information / procurement schedule will be produced and issued for comment. The information schedule will outline general requirements for the entire project. A more detailed information schedule will be produced once the contract is on site. This schedule will be reviewed and revised weekly in accordance with our standard procedures.

25. Quality Control

Durkan Pudelek's site supervisor will ultimately be responsible for quality control. Our philosophy for quality control is that ownership of the job by site supervision leads to a quality finish as a result of continued vigilance from day one of the contract. The quality of seen finishes is totally dependent on the quality of finish of hidden backgrounds and subtrates.

Durkan Pudelek also encourage regular inspection of the works by the contract administrator and architect as they proceed in order to highlight any areas of concern regarding quality that may exist in order that they can be addressed as the contract proceeds with the aim of zero defects at hand over.

26. We have included here a preliminary method statement in respect of excavations, drainage and brickwork. Similarly detailed method statements will be issued in respect of all main trades as appropriate.

26.1 Excavations

Aim: To safely excavate, place materials and where necessary back fill, base foundations, drainage, etc.

i. All works will be supervised by a competent person who has a proven record of experience in this work.

ii. The supervisor will be proactive and will erect a safety barrier around the works if greater than 1000mm deep. He will ensure that all necessary equipment is available on site and will inspect the equipment before commencement of work.

5. METHOD STATEMENT Continued

26.1 Excavations (continued)

iii. All works above 1000mm in depth will be either battered or stepped (a reduction in the ground level to ensure the maximum depth is 1000m or less) where necessary alternatives, such as trench sheeting, trench boxes will be considered. The trench sheets will be of adequate length to allow adequate toe in and to form a solid barrier to the top edge.

iv. Access ladders will be of adequate length and secured in place to provide safe access and egress.

v. All operatives will be given detailed instruction by their supervisor and wear suitable personal protective equipment such as:
Safety helmet
Safety footwear / wellingtons
And when necessary: Gloves, goggles and ear protection

vi. Excavation will be by 360° excavator and/or mini excavator. The operator will be competent and trained with a current certificate of training achievement to CITB standards.

vii. All spoils will be removed from the area. Operators will be competent and trained with a current certificate of training achievement to CITB standards. The driver will secure the damper and climb down and stand at a safe distance while loading is taking place.

viii. The use of mechanical plant reduces the need for manual handling. Copies of relevant test, thorough examination and inspection certificates will be maintained on site and copied to the principle contractor.

ix. Drainage will be hand positioned by competent ground workers/drain layers. Inspection and tests will be carried out in accordance with the specification.

x. Backfill will be compacted in layers to engineers specifications. (Where support is installed, this will be to the first line of support, before removing that support, and continue this method until it is safe to remove the trench sheets).

5. METHOD STATEMENT Continued

Excavation Check Lists - Prior to Commencing Work

i. For the purpose of excavation no ground should be considered 'good' or 'safe' until it has been investigated. Dewatering will be employed where necessary.

ii. Prevent access – especially of children by erecting handrails or placing covers.

iii. Determine positions of all public services and ensure that they are adequately marked and/or disconnected.

iv. Check soil types and decide on type of support work required.

v. Provide an adequate supply of material support work or barriers.

vi. Ensure sufficient provision of adequate lighting.

vii. Provide adequate and sufficient ladders and ropes for securing these.

viii. Determine methods of excavating, installing and removing support work.

Excavation - Whilst Work is in Progress

i. Ensure sound material being used.

ii. Ensure that approved and safe methods are adopted for the installation of support work in excavations where necessary.

iii. Install timbering as soon as excavation sides are trimmed. This should be done from ground level or from inside existing timbering.

iv. Ensure that all support work is secure and that props and wedges are tight and properly maintained.

v. Ensure that services are marked and protected and adequately supported when exposed in excavations.

vi. Check that there are adequate ladders, that they are maintained, secured and used correctly.

5. METHOD STATEMENT Continued

Excavation - Whilst Work is in Progress (continued)

vii. Check for unhealthy atmosphere (dependent on ground conditions and depth).

viii. Ensure that soil heaps and materials etc. are kept back from the edges of the excavation.

ix. Ensure that there are adequate barriers installed and maintained.

x. The edges of excavations should be provided with guardrails.

xi. Ensure that all passing traffic is kept back from the edge of excavation.

xii. Ensure that protective clothing/equipment is being used.

xiii. Ensure persons are wearing suitable ear defenders when pneumatic tools are being used.

xiv. Ensure that machine operators have the best possible vision of work in progress.

xv. Ensure that backfilling is being carried out correctly in layers not exceeding 240mm, in planned sequence, and maintained after settlement.

xvi. Carry out inspections daily prior to each shift, after inclement weather, particularly frost and rain.

xvii. Ensure that a record of all examinations is properly recorded in Register F91 Part 1B and signed by a competent person.

26.2 Drainage

i. Drain Runs - Excavation

Unless otherwise agreed, all excavations shall be formed with vertical sides and shall not be of a greater dimension than stated in the specification. An allowance will be made to the width for timbering, shuttering or other necessary temporary works.

5. METHOD STATEMENT Continued

i. Drain Runs – Excavation (continued)

Trenches will be excavated using a 360° excavator. All spoil will be placed adjacent to the trench with any surplus excavated material being removed to temporary soil heaps. Once sufficient surplus excavated material is stockpiled, spoil will be removed from site by an approved haulage contractor. Tip tickets will be available for inspection if required.

The formations of all excavations will be cut and trimmed to the lines, levels and depths shown on the drawings unless alternative instructions are given. Earthwork support will be used as required.

ii. Dewatering

All excavations shall be kept clear of water both by day and night and shall be shaped to prevent any accumulation of water. Should large quantities of water be encountered, this will be pumped into the existing drainage system using a sump pump and sediment tank.

iii. Safety

Safety on any site is of paramount importance, and safety in general will be dealt with under the relevant section of our method statement, but it should be stressed that all deep excavating will have safety handrails to both sides of the trench as required.

iv. Laying of Pipes and Beds

All pipes supplied to the sites will comply to the relevant British Standard, and all site works shall be in accordance with BS 8301.

Before the laying of pipes is commenced, the position and level of the drain and sewer shall be confirmed. All pipes shall be laid in straight lines in both directions and gradient between manholes, rodding eyes, gullies etc.

All pipe runs are to be checked for line and level using either substantial and secure sight rails, or a laser.

All drain laying will be carried out by suitably qualified and experienced operatives and will be laid in accordance with the manufacturer's specification.

5. METHOD STATEMENT Continued

iv. Laying of Pipes and Beds (continued)

All pipes shall be laid with the whole of the barrel of the pipes evenly and solidly supported by the bedding material, with shaped holes to receive the sockets.

After making the joint the bedding material will be carefully packed around the joint to fill the void in the bed left for joining. All pipes must be securely positioned to prevent movement and all bends, rodding eyes etc, will be surrounded with concrete.

All ends of pipes runs left open shall have a temporary stopper.

vi. Backfilling and Surround

Backfilling with suitable fill materials or concrete surround shall proceed as soon as is practically possible, trench supports shall be withdrawn ahead of the layer to be filled, and care must be taken to keep the sides of the trenches solid and to fill all the spaces left by the withdrawn supports.

Compaction of the backfill will initially be by whacker plate or similar, this will be for the first 300mm of backfill. The remainder of the backfill will be by either whacker plate or compaction roller.

vii. Testing and Inspection

All drains and sewers shall be tested by air after being laid and jointed, but before surround and backfilling is commenced. This ensures that the jointing is satisfactory.

Once backfilling is complete and manholes are constructed a water test will be carried out and all runs between manholes will be tested, together with runs from manholes to gullies and rodding eyes.

A final water test will be carried out on completion of the works. Prior to this test, all lengths of drain shall be rodded with a profile disc to ensure the nominal bore of the pipe is clear of any obstruction.

Upon completion of each section of the work, an interim test certificate shall be submitted as confirmation of the successful testing.

5. METHOD STATEMENT Continued

vii. Testing and Inspection (continued)

For air testing, air at pressure equivalent to 100mm of water shall be held for 5 minutes without further pumping.

For water testing, the length under test shall be filled with water and after allowing for 2 hours absorption the water level will be topped up. The water level in the test pipe is now observed for 30 minutes and the test will be regarded as satisfactory if the loss of water does not exceed 0.05 litres per metre of a 100mm pipe, 0.08 for a 150mm pipe and 0.12 for a 225mm pipe.

viii. Manholes

Manhole bases will be cast insitu or precast to the designed level.

Manholes will be constructed in engineering brickwork, 1 brick thick with 1:3 cement mortar or precast manhole rings. According to architects detail. The joints shall be wiped clean and flush pointed. Care must be taken that the step irons are truly aligned vertically.

The precast manhole cover slab can now be placed and the final level achieved with engineering bricks. It is recommended that a temporary cover is fitted to prevent damage.

All manholes will be cleaned internally, and all connections sealed. The manhole is now filled with water to a level of 1.5m above the channel invert of 0.5m above the highest. After time has allowed for absorption, the water level is topped up and if the water level drops by no more than 25mm over 2 hours the manhole will be regarded as satisfactory.

26.3 Brickwork / Timber Cladding / Roofing

Aim: To safely construct load bearing brick and block work, place roof structure and provide water tight roof structure.

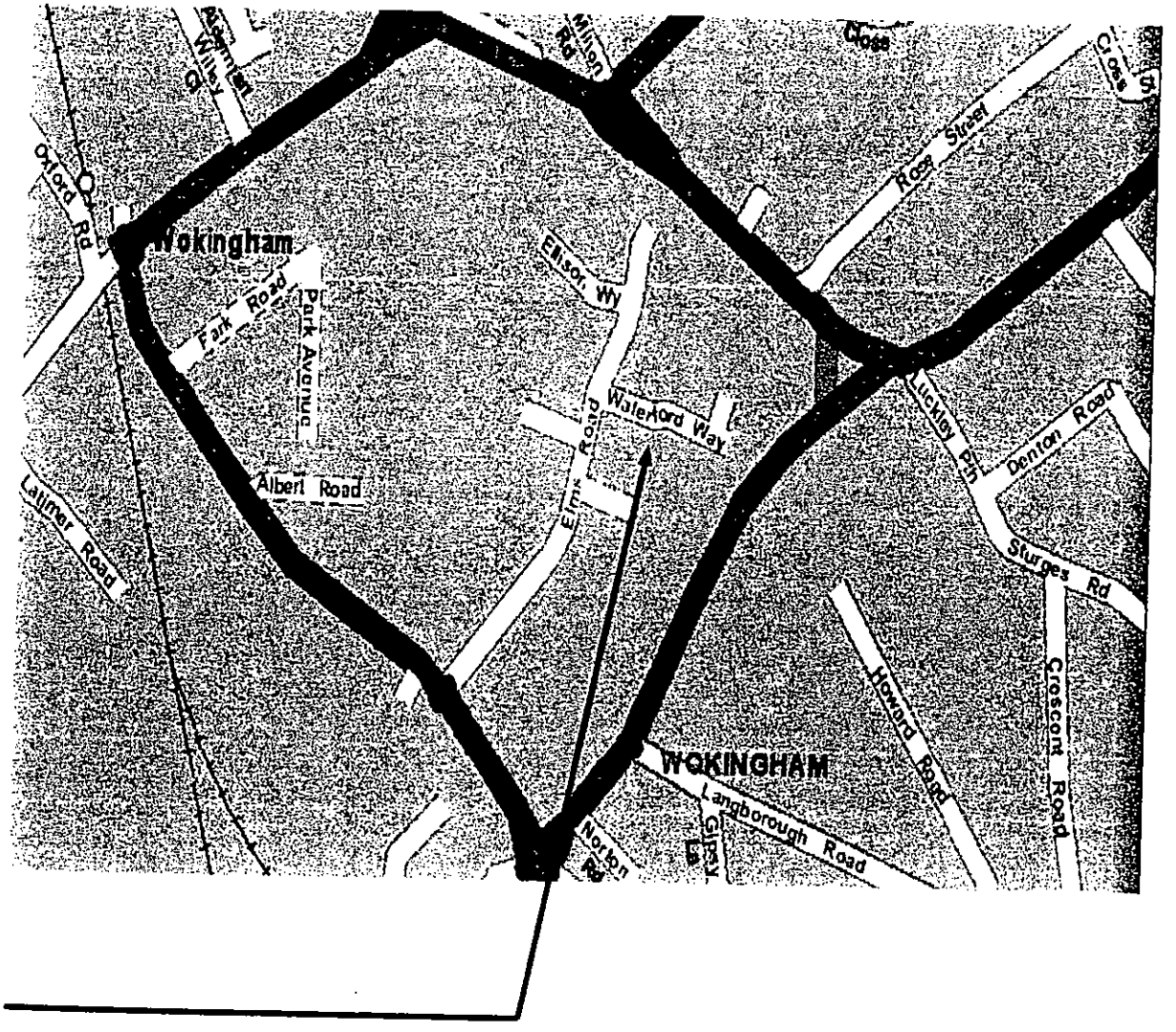
i. All works will be supervised by a competent person who has a proven record of experience in the relevant elements of this work.

ii. The supervisor will be proactive and will ensure suitable access scaffold is erected for all works over 1.200m high. He will ensure that all necessary equipment is available on site and will inspect the equipment before commencement of work.

DURKAN PUDELEK

METHOD STATEMENT

PHOTOGRAPHIC SUPPORT



WOKINGHAM COURTYARD
DENMARK STREET
WOKINGHAM, BERKSHIRE

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

62602

BLP

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806/D1
25th October 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

I have prepared an updated Planning Status Report and highlighted the conditions, which still need to be released.

Condition 20 on F/2001/3459

Dave Halley of Engineering Services of WDC is currently preparing the car park management statement. This will be submitted to you next week.

Condition 21 on F/2001/3459 And 12 on F/2002/5828

This information was sent to you on 20.8.02 and is still outstanding.

However, my client has now informed me that they have agreed in principle, subject to contract, Heads of Terms with a national retailer to take approximately 10,000 sq ft of A1 accommodation. There are a number of conditions and the tenant's Board approval is required.

One of those conditions is that the unit must be capable of being serviced by a 15.5 metre articulated lorry otherwise they will not proceed.

We commissioned Peter Brett Associates to carry out a detailed survey using WINTRACK and enclose their findings (on disk as well) confirming that a 15.5 metre articulated lorry could enter and exit Waterford Way.

Not enclosed requested 30/10.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

I would be grateful if you could process this as a matter of urgency as any possible delays could result in the proposed letting failing. This retailer would not only be an ideal tenant for the scheme but also for that part of the town.

All other remaining conditions

I am rather anxious now that theses various conditions are still outstanding as there is only two weeks before the target practical completion date is reached and then complex will reopen to the public (in particular the car park).

I will telephone you early next week to discuss all remaining conditions with the aim of having all conditions approved by the end of that week.

If you have any questions about any content of this letter, don't hesitate to contact me.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Date: 13 September 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of parking during construction pursuant to condition 21. Drawing no: SK67.

CONDITION 21 - There is sufficient turning area for rigid lorries as per Dwg. No. SK67.
However, although the swept path for an articulated lorry appears to work it is very tight. (as shown on plan rec'd Waterford 4.11.02) way is private and therefore the applicant has no control over vehicles using this area for parking, ~~and~~ visiting, delivering to adjacent premises. The turning area required could not be kept available at all times.

11/11/02

Date: 13 September 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of parking during construction pursuant to condition 21. Drawing no: SK67.

Comments are required by 27/09/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

- The details submitted does not satisfy condition 21.
- The highway authority are still awaiting details for provision of all site operatives parking during the construction period. These should have been submitted prior to any work on site commencing, and as this is not the case the applicant is in breach of their planning consent.
Please could the applicant address this issue as a matter of urgency.

17/9/02

Date: 13 September 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of parking during construction pursuant to condition 21. Drawing no: SK67.

Comments are required by 27/09/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / (Ludhouse) Date Rec. 22.8.02

Location: FORMER TESCO

Parish WOKINGHAM

Applicant: AXA

Description of attached plans Details of parking during construction pursuant to condition 21.

Drawing No's: SK67

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 13.09.05

Yellow - Part One Copy
Green - Officer's Copy

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | HPT 60132
POL | TCS
DC BLP | ENF
APP |
CS |
22 AUG 2002 16/9.
COPIES | [illegible]

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

3459

AR/9806
20th August 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Please find attached drawing SK 67 showing the turning area and short time parking area for our service vehicles. We expect medium size service vehicles for example brewer's dray and long wheelbase vans for bread, laundry etc. We have not provided for large lorries and will advise our tenants accordingly.

Please release condition 21 of planning application f/2001/3459.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc. Brian Shrubsall - Ian David Ltd
David Reid INK

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

PLANNING SERVICES	
POL	
DC	

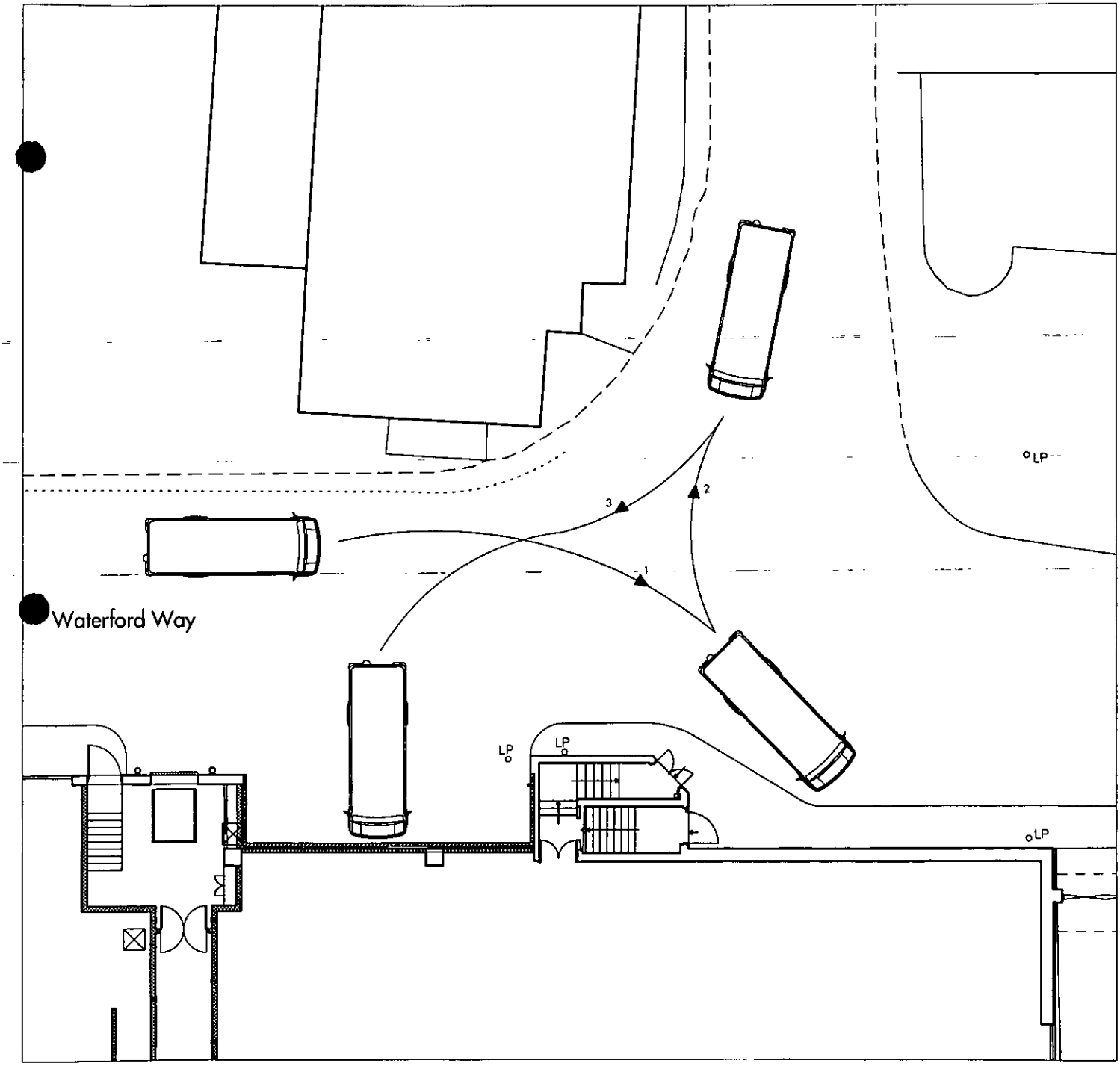
22 AUG 2002

PLANS TO MEET CONDITIONS

3459

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB	Wokingham Courtyard Wokingham	PROJECT No. 9806	DWG No. SK 67	SCALE 1:50 @ A4
TITLE	Turning circle for service vehicles	DATE 20.08.02	REV.	DRAWN BY AR
		CHECKED	CAD REF. ALT1	

ISSUED FOR PLANNING

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date November 13, 2002
My ref. BP/TAB/2001/3459, F/2002/5828 and F/2002/5718
Your ref.

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

BY FAX AND POST

Dear Ms Rehwald

WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

I refer to your correspondence regarding details pursuant to conditions in relation to the above-mentioned site and comment as follows:

Condition 4 of F/2001/3459 and F/2002/5828 - Lighting strategy

Lighting proposal as submitted with letter dated 17th October and Plan AL 21 A acceptable subject to no adverse impact on adjacent residential uses and the 2 L2 lights shown on Plan AL 21 A under the existing trees in the area of public open space should be relocated to the paved area.

Condition 10 on F/2002/5828, Condition 11 on F/2001/3459 and Condition 2 on F/2002/5718 - Landscaping

Revised landscaping scheme, as shown on Plan No. AD 001 Rev. D1 is acceptable. With regard to maintenance it is expected that the applicant will maintain the new planting for an initial period until established and thereafter it will be the responsibility of the property owner.

Condition 13 on F/2001/3459 - Signage strategy

Signs referred to in your letter dated 16th October 2002 and those shown on Plan Nos. SK72, SK73, SK74 and SK75 are considered acceptable subject to no glare or dazzle to users of the highway.

Condition 21 of F/2001/3459 and Condition 12 on F/2002/5828 - Parking and turning for service vehicles

There is sufficient turning area for rigid lorries as shown on Drawing Number SK67, received with your letter dated 20th August 2002.

November 13, 2002

Ms A Rehwald
Kemp Muir Wealleans

However in response to your letter dated 25th October 2002 regarding the unit being serviced by a 15.5m articulated lorry, although the swept path for the articulated lorry appears to work it is very tight. Waterford Way is private and therefore the applicant has no control over vehicles using this area for parking, visiting and delivering to adjacent premises. The turning area required could not be kept available at all times.

Condition 23 of F/2001/3459, Condition 13 on F/2002/5828 and Condition 6 of F/2002/5718 - Parking/turning for site operatives etc. during construction

The contractors method statement submitted with your letter dated 24th July 2002 is considered to be insufficient. It refers to a traffic management plan which has not been submitted. It does not make any reference as to where contractors are to park or arrangement for delivery of major items of plant or equipment etc. This needs to respect the requirements of occupiers of adjacent premises.

Should you wish to discuss the Local Authority's requirement in respect of this condition, I would suggest you contact either Mr T Street tel. 0118 974 6306 or Mr K Rogers tel. 0118 974 6323.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date November 13, 2002
My ref. BP/TAB/2001/3459, F/2002/5828 and F/2002/5718
Your ref.

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

BY FAX AND POST

Dear Ms Rehwald

WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

I refer to your correspondence regarding details pursuant to conditions in relation to the above-mentioned site and comment as follows:

Condition 4 of F/2001/3459 and F/2002/5828 - Lighting strategy

Lighting proposal as submitted with letter dated 17th October and Plan AL 21 A acceptable subject to no adverse impact on adjacent residential uses and the 2 L2 lights shown on Plan AL 21 A under the existing trees in the area of public open space should be relocated to the paved area.

Condition 10 on F/2002/5828, Condition 11 on F/2001/3459 and Condition 2 on F/2002/5718 - Landscaping

Revised landscaping scheme, as shown on Plan No. AD 001 Rev. D1 is acceptable. With regard to maintenance it is expected that the applicant will maintain the new planting for an initial period until established and thereafter it will be the responsibility of the property owner.

Condition 13 on F/2001/3459 - Signage strategy

Signs referred to in your letter dated 16th October 2002 and those shown on Plan Nos. SK72, SK73, SK74 and SK75 are considered acceptable subject to no glare or dazzle to users of the highway.

Condition 21 of F/2001/3459 and Condition 12 on F/2002/5828 - Parking and turning for service vehicles

There is sufficient turning area for rigid lorries as shown on Drawing Number SK67, received with your letter dated 20th August 2002.

November 13, 2002

Ms A Rehwald
Kemp Muir Wealleans

However in response to your letter dated 25th October 2002 regarding the unit being serviced by a 15.5m articulated lorry, although the swept path for the articulated lorry appears to work it is very tight. Waterford Way is private and therefore the applicant has no control over vehicles using this area for parking, visiting and delivering to adjacent premises. The turning area required could not be kept available at all times.

Condition 23 of F/2001/3459, Condition 13 on F/2002/5828 and Condition 6 of F/2002/5718 - Parking/turning for site operatives etc. during construction

The contractors method statement submitted with your letter dated 24th July 2002 is considered to be insufficient. It refers to a traffic management plan which has not been submitted. It does not make any reference as to where contractors are to park or arrangement for delivery of major items of plant or equipment etc. This needs to respect the requirements of occupiers of adjacent premises.

Should you wish to discuss the Local Authority's requirement in respect of this condition, I would suggest you contact either Mr T Street tel. 0118 974 6306 or Mr K Rogers tel. 0118 974 6323.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Date: 06 November 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised external lighting strategy pursuant to condition 04 on planning permission F/2001/3459 and F/2002/5828. Drawing no: AL 21A.

Comments are required by 16/11/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

No adverse comments.

Date: 06 November 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised external lighting strategy pursuant to condition 04 on planning permission F/2001/3459 and F/2002/5828. Drawing no: AL 21A.

Comments are required by 16/11/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 06 November 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised external lighting strategy pursuant to condition 04 on planning permission F/2001/3459 and F/2002/5828. Drawing no: AL 21A.

Comments are required by 16/11/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ~~ADDITIONAL~~ / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3459 (Planaps) / F/2002/5828 (Ludhouse) Date Rec. 18.10.02

Location: FORMER TESCO STORES, ELM RD / DENMARK ST.

Parish WOKINGHAM

Applicant: AXA external

Description of attached plans Revised lighting strategy pursuant to condition 4 on p.p F/2001/3459 and F/2002/5828

Drawing No's: AL 21 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		✓
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 06.11.PS

Yellow - Part One Copy
Green - Officer's Copy

kemp muir wealleans architects
designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

62307

BP

18 OCT 2002

COPIES TO.

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

3459
5828

AR/9806
17th October 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

We have submitted our external lighting proposal on 6.09.02. As we still haven't heard anything back from you, we can now no longer supply the proposed light fittings because of too long lead-on times. We therefore submit a revised plan, schedule and copies of the chosen light fittings.

As we now only have 3 weeks left on site, we need a response urgently.

Regards,

Astrid Rehwald
kmw architects

enc..

cc. Brian Shrubshall
David Reid

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

PROJECT: WOKINGHAM COURTYARD DEVELOPMENT

LUMINAIRE SCHEDULE: 9806/SCH/Luminaire (17/10/02)

Type:	Quantity:	Luminaire Description:	Control gear type	Lamp size/type	Colour Temp	Manufacturer & Model	Other:
L1	7	Wall mounted flood light.	Integral	1 x 70W metal halide.	-	Thorn, SONPAK 7 - Ref.: OTMHD10.4. Black.	
L2	2	Ground recessed Spotlight.	Integral	1 x 50W, HI-SPOT (GZ 10).	-	Reggiani, Metamorphosi, IP67 Range - Ref.: 6098. Black.	Anti-vandal
L3	2	Wall mounted Bulkhead	HF	1 x 26W, PL.	-	Fitzgerald, DEFA Protect Oval - Ref.: DP026HD.	Anti-vandal
L4	8	Wall mounted Spotlight.	HF	2 x 40W, FSMH (TC-TE).	-	Reggiani, Meridiana Range - Ref.: 2363, White.	
L5	11	Ceiling Mounted Linear	HF	1 x 70W, Colour 840 Triphosphor.	-	Fitzgerald, Weather Pack (single) - Ref.: DP70/HF-P.	L=1588mm
L6	omitted						
L7	omitted						
L8	11	Wall mounted Spotlight.	-	1 x 50W, HRG (QR-CB).	-	Reggiani, IP55 Range - Ref.: 6101. White.	
L9	4	Linear Fluorescent IP rated Utility	Switch Start	1 x 49W TL-5	4000 deg.K	Thorn Lighting, Ref.: Aquaproof LUZ 149.	
L10	omitted						
L11	omitted						
L12	2	Wall mounted flood light.	Integral	2 x 70W metal halide.	-	Eminent *plus* Lighting, Commercial Range - Ref.: ETR70QFLF.	
L13	2	Square Bulkhead Lighting	-	1 x 38W 2D lamp.	-	Eminent *plus* Lighting, Amentiy Range (IP65) - Ref.: EPS38-B-CL.	Anti-vandal
L14a	1	Linear Signage Lighting	-	T8 Triphosphor.	-	Portland Lighting, Signlux.	W=3000mm
L14b	1	Linear Signage Lighting	-	T8 Triphosphor.	-	Portland Lighting, Signlux.	W=1200mm
L14c	1	Linear Signage Lighting	-	T8 Triphosphor.	-	Portland Lighting, Signlux.	W=350mm
L15*	3	Square Bulkhead Lighting	-	1 x 16W lamp.	-	Eminent *plus* Lighting, Amentiy Range (IP65) - Ref.: EPS16-B-CL.	Anti-vandal

*Note: L15 has been included for those external lights to be replaced at the plant level roof off Level 2.

Quantities have been taken from A10 Drg.: 10P663-ES-304.

PLANS TO MEET CONDITIONS

3459

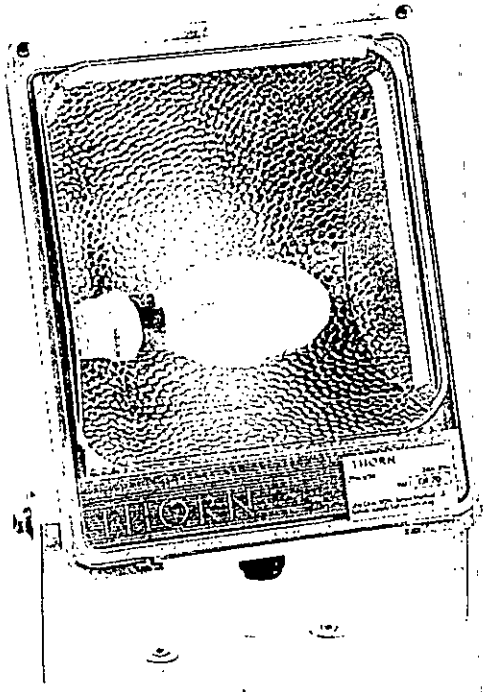
5828

Numerous quality floodlighting solutions have earned SONPAK its No.1 reputation. Now, with the introduction of 70W to 400W metal halide lamp options, the range offers a floodlighting solution that's second to none. Whether for industrial storage, a car park, loading bay or building façade, they work a little harder at being the best.



SONPAK
accept nothing less

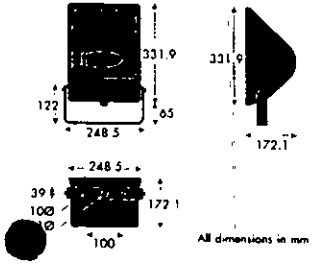
- **Choice of metal halide or high pressure sodium lamp**
- **IP65 dust tight and waterproof protection**
- **Corrosion resistant body**
- **Vandal resistant visor**
- **Easy to wire 3 way terminal block**
- **Adjustable stirrup for flexibility in mounting**
- **Integral control gear**
- **Pole clamp available for use with 48-89mmØ poles (except SONPAK 40)**



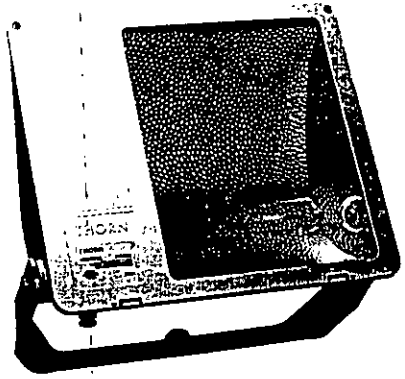
Type: L1

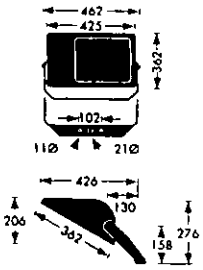
SONPAK 7

- Complete with 70W metal halide or high pressure sodium lamp
- Integral photocell version for dusk-to-dawn operation



All dimensions in mm

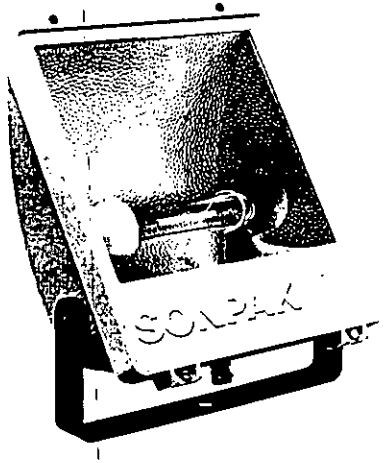


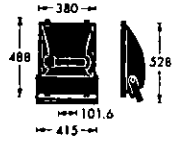


All dimensions in mm

SONPAK 15

- Complete with 150W metal halide or high pressure sodium lamp
- Zone 2 hazardous area version (OTN150) also available





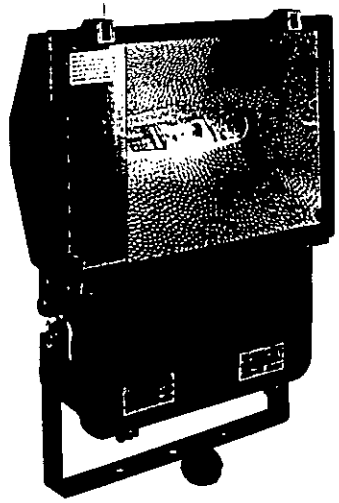
All dimensions in mm

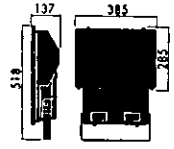


Permitted mounting positions

SONPAK 25

- Complete with 250W metal halide or high pressure sodium lamp
- Spill shield for environmentally sensitive areas available
- Increased output SON-T version (OTLGB250.4) offered for tennis courts
- Zone 2 hazardous area version (OTN250) also available





All dimensions in mm

SONPAK 40

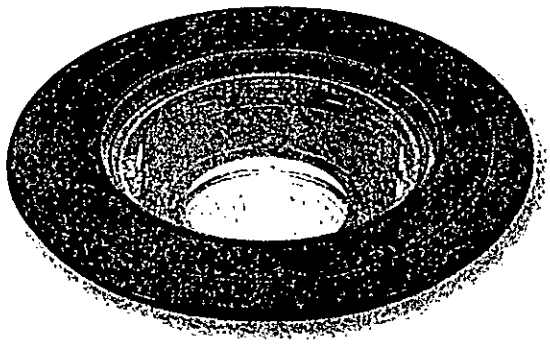
- Complete with 400W metal halide lamp
- SON version available
- Not for interior use

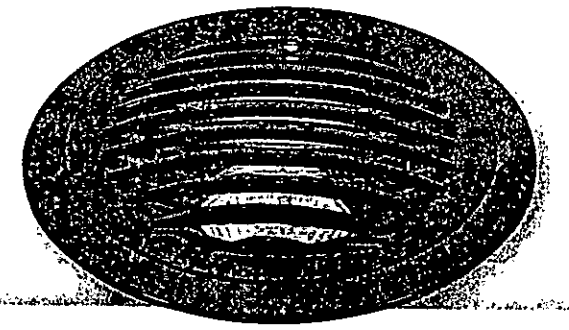
PLANS TO MEET CONDITIONS
3459
5828

THORN

3459

5098





Scale 1:2

HRGI (HI-SPOT) HRG (QR-CB 51) P. 294-295

ø 128

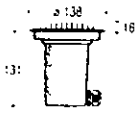
356

30°

F

IP65





Ground recessed luminaire with antidazzle louvre. without recessed box and without transformer

		Lamp	Lampholder
6095	20 W	HRG	GU 5,3

26
27
28

Ground recessed luminaire with antidazzle louvre for mains voltage dichroic lamp without recessed box.

		Lamp	Lampholder
6099	50 W	HRGI	GZ 10

26
27
28

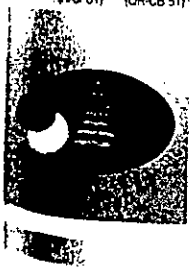
HRGI (HI-SPOT) HRG (QR-CB 51) P. 294-295

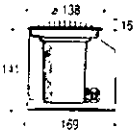
356

30°

F

IP65





Ground recessed luminaire with antidazzle louvre and recessed box, without transformer.

		Lamp	Lampholder
6096	20 W	HRG	GU 5,3

26
27
28

Ground recessed luminaire with antidazzle louvre for mains voltage dichroic lamp and recessed box.

		Lamp	Lampholder
6098	50 W	HRGI	GZ 10

26
27
28

HRG (QR-CB 51) P. 294

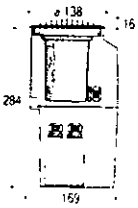
356

30°

F

IP65





Ground recessed luminaire with antidazzle louvre. recessed box and transformer

		Lamp	Lampholder
6097	20 W	HRG	GU 5,3

26
27
28

Type: L3.

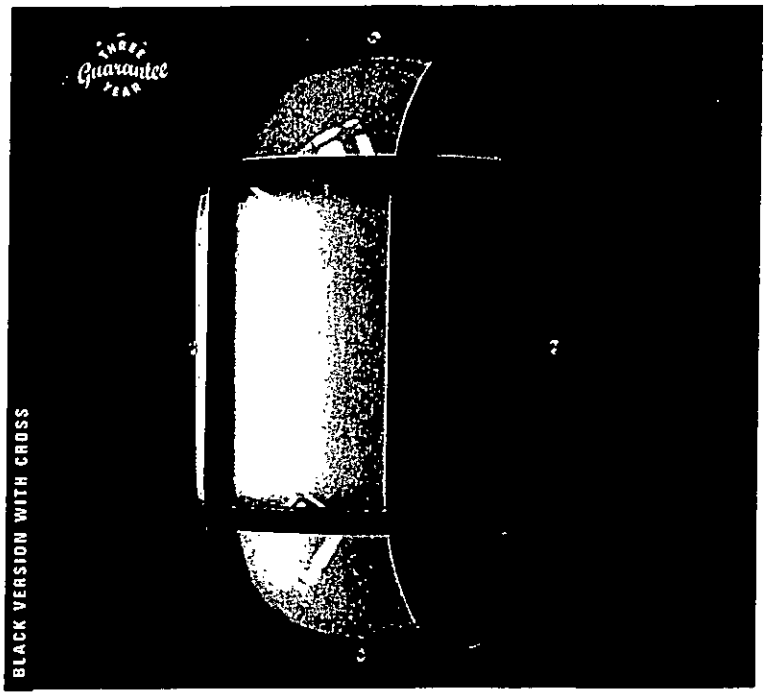
DEFA PROTECT OVAL

Supplied Complete with Lamp

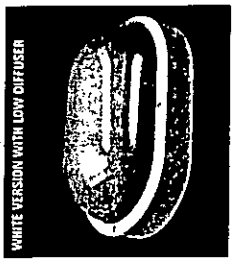
IP65

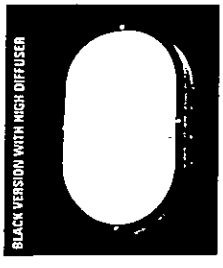
A quality range of attractive yet robust products with various alternative styling details. Fitted with an energy efficient light source.

The Protect Range is designed using a combination of high and low opal diffusers together with aluminium styling details to create an attractive range with many possibilities for internal and external applications.









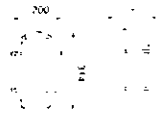
SPECIFICATIONS

Housing: Die Cast Aluminium
Diffuser: Opal, UV and vandal resistant polycarbonate.
Externally finished in polyester powder paint coating

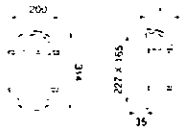
VARIATIONS

A variety of different styling details are available across the Defa range.
Semi recessed versions and various colour finishes are available to special order.
High frequency and emergency versions are available on request.

PLANS TO MEET CONDITIONS
3459
5828



SURFACE MOUNTED
*110MM WITH CROSS & HALF COVER
*126MM WITH HIGH DIFFUSER
*91MM WITH LOW DIFFUSER



SEMI-RECESSED
*105MM WITH CROSS & HALF COVER
*91MM WITH HIGH DIFFUSER
*56MM WITH LOW DIFFUSER

* See Technical Handbook for full fixing centre layout diagram

ORDERING REFERENCE	SHAPE	STYLING DETAIL	LAMP WATTAGE	LAMP CAP	FIXING CENTRES LENGTH (MM)	FIXING CENTRES WIDTH (MM)	LAYOUT	WEIGHT (Kg)
DPO19C	OVAL	CROSS	1 X 9W	G3	150	100	L	1.8
DPO13C	OVAL	CROSS	13W	G24D1	150	100	L	1.8
DPO18C	OVAL	CROSS	18W	G24D2	150	100	L	1.8
DPO25C	OVAL	CROSS	26W	G24D3	150	100	L	1.8
DPO16C	OVAL	CROSS	16W	GR8/2D	150	100	L	1.9
DPO19HC	OVAL	HALF COVER	1 X 9W	G3	150	100	L	1.8
DPO13HC	OVAL	HALF COVER	13W	G24D1	150	100	L	1.9
DPO18HC	OVAL	HALF COVER	18W	G24D2	150	100	L	1.9
DPO26HC	OVAL	HALF COVER	26W	G24D3	150	100	L	1.9
DPO16HC	OVAL	HALF COVER	16W	GR8/2D	150	100	L	1.9
DPO19LD	OVAL	LOW DIFFUSER	1 X 9W	G3	150	100	L	1.8
DPO13LD	OVAL	LOW DIFFUSER	13W	G24D1	150	100	L	1.6
DPO18LD	OVAL	LOW DIFFUSER	18W	G24D2	150	100	L	1.6
DPO26LD	OVAL	LOW DIFFUSER	26W	G24D3	150	100	L	1.8
DPO16LD	OVAL	LOW DIFFUSER	16W	GR8/2D	150	100	L	1.6
DPO19HD	OVAL	HIGH DIFFUSER	1 X 9W	G3	150	100	L	1.8
DPO13HD	OVAL	HIGH DIFFUSER	13W	G24D1	103	121	L	1.6
DPO18HD	OVAL	HIGH DIFFUSER	18W	G24D2	103	121	L	1.6
DPO26HD	OVAL	HIGH DIFFUSER	26W	G24D3	103	121	L	1.8
DPO16HD	OVAL	HIGH DIFFUSER	16W	GR8/2D	103	121	L	1.6

For black body colour add suffix /BL e.g. DPO18C/BL
For semi recessed add suffix /R e.g. DPO18C/R

For circuit data refer to Technical Handbook

REGGIANI

ntrol gear technologies integral with the
inaire: low loss conventional, HPF and HF.

figurations:
otlight with adaptor (2270) for three-circuit
ack (2240/1/2-2244/5/6);
rface mounted spotlight.

s I ⏚ 230 or 240 Volt 50 Hz.
pliance with European standard EN 60598-1
relevant reference standards.

MERIDIANA RANGE

Fully adjustable spotlights, surface and track mounted, for horizontal compact fluorescent lamps.
Anti-glare louvre for high visual comfort. Protection degree IP40.
Horizontal rotation of the spotlight by 356° is combined with the sliding vertical adjustment by 90°, which can be controlled by means of the one-piece die-cast self-locking arm, also containing the power supply cable. A specially designed area, which extends to the back of the reflector, promotes ventilation.

- Die-cast aluminium body.
- Electrophoretic powder coating.
- Reflector of specular metallised polycarbonate.
- Anti-glare louvre of metallised polycarbonate.
- Spotlights suitable for 18 W and 26 W compact fluorescent lamps, in both long (TC-D G24...) and short (TC-T GX24...) version.

Standard finishes

FSQ / FSQ (TC-D / TC-DE) FSM / FSMH (TC-T / TC-TE) P. 277



356° 90° F IP40



Spotlights with adaptor for 3-circuit track and HPF ballast.

		Lamp	Lampholder	Light beam
2311 ⏚	2x18 W	FSQ	G24d-2	2x45°
2331 ⏚	2x26 W	FSQ	G24d-3	2x46°

10 white
21 black
28 met. grey

Spotlights with adaptor for 3-circuit track and HF ballast.

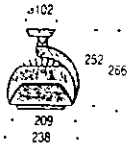
		Lamp	Lampholder	Light beam
2321 ⏚	2x18 W	FSQ	G24q-2	2x45°
2341 ⏚	2x26 W	FSQ	G24q-3	2x46°
2351 ⏚	2x32 W	FSMH	GX24q-3	2x44°
2361 ⏚	2x42 W	FSMH	GX24q-4	2x44°

10 white
21 black
28 met. grey

FSQ / FSM / FSMH (TC-T / TC-TE) P. 277



356° 90° F IP40



Surface mounted spotlights with HPF ballast.

		Lamp	Lampholder	Light beam
2313 ⏚	2x18 W	FSQ	G24d-2	2x45°
2333 ⏚	2x26 W	FSQ	G24d-3	2x46°

10 white
21 black
28 met. grey

Surface mounted spotlights with HF ballast.

		Lamp	Lampholder	Light beam
2323 ⏚	2x18 W	FSQ	G24q-2	2x45°
2343 ⏚	2x26 W	FSQ	G24q-3	2x46°
2353 ⏚	2x32 W	FSMH	GX24q-3	2x44°
2363 ⏚	2x42 W	FSMH	GX24q-4	2x44°

10 white
21 black
28 met. grey

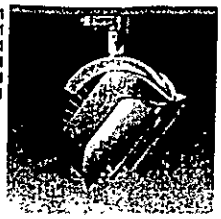
Type: L4

PLANS TO MEET CONDITIONS

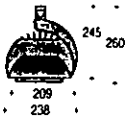
3459 "A"

5828 "A"

2311
2321
2331
2341
2351
2361



IP40 356° 90°



MERIDIANA QUADRO

- Adjustable surface hi-output projector
- Wall - ceiling - track mounted
- Integral control gear
- Die-cast aluminium body
- Reflector of specular metallised technopolymer
- Anti-glare louvre for precise beam control

90° 356° IP40





2311
2321
2331
2341
2351
2361

FSO (TC-D) FSM (TC-T) FSO (TC-DE) FSMH (TC-TE)

FSO (TC-D) FSM (TC-T) FSO (TC-DE) FSMH (TC-TE)

	NT 10/21/28	Control Gear	Lamp	Lampholder		IP	Class	Horiz. adjust.	Vert. adjust.	Beam width	Feature
2311	89.00	HPF	TC-D/TC-T	G24d-2/GX24d-2	2 x 18 W	40	I	356°	90°	2 x 45°	Multiadapter
2313	82.00	HPF	TC-D/TC-T	G24d-2/GX24d-2	2 x 18 W	40	I	356°	90°	2 x 45°	Wall/Ceiling
2321	105.00	HF	TC-DE/TC-TE	G24q-2/GX24q-2	2 x 18 W	40	I	356°	90°	2 x 45°	Multiadapter
2323	99.00	HF	TC-DE/TC-TE	G24q-2/GX24q-2	2 x 18 W	40	I	356°	90°	2 x 45°	Wall/Ceiling
2331	88.00	HPF	TC-D/TC-T	G24d-3/GX24d-3	2 x 26 W	40	I	356°	90°	2 x 46°	Multiadapter
2333	85.00	HPF	TC-D/TC-T	G24d-3/GX24d-3	2 x 26 W	40	I	356°	90°	2 x 46°	Wall/Ceiling
2341	106.00	HF	TC-DE/TC-TE	G24q-3/GX24q-3	2 x 26 W	40	I	356°	90°	2 x 46°	Multiadapter
2343	104.00	HF	TC-DE/TC-TE	G24q-3/GX24q-3	2 x 26 W	40	I	356°	90°	2 x 46°	Wall/Ceiling
2351	113.00	HF	TC-TE	GX24q-3	2 x 32 W	40	I	356°	90°	2 x 44°	Multiadapter
2353	109.00	HF	TC-TE	GX24q-3	2 x 32 W	40	I	356°	90°	2 x 44°	Wall/Ceiling
2361	116.00	HF	TC-TE	GX24q-4	2 x 42 W	40	I	356°	90°	2 x 44°	Multiadapter
2363	112.00	HF	TC-TE	GX24q-4	2 x 42 W	40	I	356°	90°	2 x 44°	Wall/Ceiling

MERIDIANA ACCESSORIES

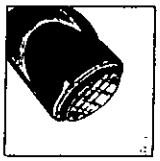
Ref. n° NT



7398 ..... 12.50
Barn-doors for HIT-DE HIT/CDM-T luminaires

7393 ..... 10.50
Barn-doors for QT-DE QT 12 QR 111 luminaires

Finish: 21



6963 ..... 22.50
Anti-glare louvre for HIT-DE HIT/CDM-T luminaires

8174 ..... 21.00
Anti-glare louvre for QT-DE QT 12 QR 111 luminaires

Finish: 21



6960 ..... 16.00
Anti-glare attachment for HIT-DE HIT/CDM-T luminaires

8170 ..... 21.00
Anti-glare attachment for QT-DE QT 12 QR 111 luminaires

Finish: 21



1914 Ø 50 ..... 7.30
Barn-doors for luminaires with Polyblok system
2866 / 7336 / 2867 / 7337 / 2665 / 7335

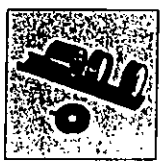
Finish: 21

Ref. n° NT



7397 ..... 33.00
Wings framing projector for luminaires equipped with Polyblok system ø 50 mm

Finish: 21



7395 ..... 72.00
Round framing projector for luminaires equipped with Polyblok system ø 50 mm

Finish: 21

6938
Glass filters for Meridiana (middle size) with halogen lamps

Selective blue	.65	17.00
Selective red	.66	19.50
Selective pink	.67	19.50
Silk-screen	.78	5.00
Anti UV	.79	10.50
Clear	.80	5.00
Mat	.81	5.00

6933
Glass filters for Meridiana (large size)
for single and double ended metal halide lamps

Selective blue	.65	27.00
Selective red	.66	34.00
Selective pink	.67	34.00
Silk-screen	.78	7.00
Anti UV	.79	11.00
Clear	.80	7.00
Mat	.81	8.00

Type LA.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date November 13, 2002
My ref. BP/TAB/2001/3459, F/2002/5828 and F/2002/5718
Your ref.

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

BY FAX AND POST

Dear Ms Rehwald

WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

I refer to your correspondence regarding details pursuant to conditions in relation to the above-mentioned site and comment as follows:

Condition 4 of F/2001/3459 and F/2002/5828 - Lighting strategy

Lighting proposal as submitted with letter dated 17th October and Plan AL 21 A acceptable subject to no adverse impact on adjacent residential uses and the 2 L2 lights shown on Plan AL 21 A under the existing trees in the area of public open space should be relocated to the paved area.

Condition 10 on F/2002/5828, Condition 11 on F/2001/3459 and Condition 2 on F/2002/5718 - Landscaping

Revised landscaping scheme, as shown on Plan No. AD 001 Rev. D1 is acceptable. With regard to maintenance it is expected that the applicant will maintain the new planting for an initial period until established and thereafter it will be the responsibility of the property owner.

Condition 13 on F/2001/3459 - Signage strategy

Signs referred to in your letter dated 16th October 2002 and those shown on Plan Nos. SK72, SK73, SK74 and SK75 are considered acceptable subject to no glare or dazzle to users of the highway.

Condition 21 of F/2001/3459 and Condition 12 on F/2002/5828 - Parking and turning for service vehicles

There is sufficient turning area for rigid lorries as shown on Drawing Number SK67, received with your letter dated 20th August 2002.

November 13, 2002

Ms A Rehwald
Kemp Muir Wealleans

However in response to your letter dated 25th October 2002 regarding the unit being serviced by a 15.5m articulated lorry, although the swept path for the articulated lorry appears to work it is very tight. Waterford Way is private and therefore the applicant has no control over vehicles using this area for parking, visiting and delivering to adjacent premises. The turning area required could not be kept available at all times.

Condition 23 of F/2001/3459, Condition 13 on F/2002/5828 and Condition 6 of F/2002/5718 - Parking/turning for site operatives etc. during construction

The contractors method statement submitted with your letter dated 24th July 2002 is considered to be insufficient. It refers to a traffic management plan which has not been submitted. It does not make any reference as to where contractors are to park or arrangement for delivery of major items of plant or equipment etc. This needs to respect the requirements of occupiers of adjacent premises.

Should you wish to discuss the Local Authority's requirement in respect of this condition, I would suggest you contact either Mr T Street tel. 0118 974 6306 or Mr K Rogers tel. 0118 974 6323.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Date: 06 November 2002 07 NOV 2002

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised external lighting strategy pursuant to condition 04 on planning permission F/2001/3459 and F/2002/5828. Drawing no: AL 21A.

Comments are required by 16/11/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

1. I HAVE NO OBJECTION TO THE LIGHTING PRINCIPLES OUTLINED BUT FITTINGS L2 — (GROUND RECESSED SPOTLIGHTS) SHOULD BE LOCATED ON THE EDGE OF FOOTPATH TO MINIMISE ANY ADDITIONAL DISTURBANCE TO TREE ROOTS.

2. NEW FITTINGS MUST NOT IMPINGE ON ADJOINING USERS AND RESIDENTS.

Harold Sanders 11-11-02.

Date: 06 November 2002

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Revised external lighting strategy pursuant to condition 04 on planning permission F/2001/3459 and F/2002/5828. Drawing no: AL 21A.

Comments are required by 16/11/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

62307

BP | EMF

18 OCT 2002

COPIES TO.

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

3459
5828

AR/9806
17th October 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

We have submitted our external lighting proposal on 6.09.02. As we still haven't heard anything back from you, we can now no longer supply the proposed light fittings because of too long lead-on times. We therefore submit a revised plan, schedule and copies of the chosen light fittings.

As we now only have 3 weeks left on site, we need a response urgently.

Regards,

Astrid Rehwald
kmw architects

enc..

cc. Brian Shrubshall
David Reid

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

PROJECT: WOKINGHAM COURTYARD DEVELOPMENT

LUMINAIRE SCHEDULE: 9806/SCH/Luminaire (7/10/02)

Type:	Quantity:	Luminaire Description:	Control gear type	Lamp size/type	Colour Temp	Manufacturer & Model	Other:
L1	7	Wall mounted flood light.	Integral	1 x 70W metal halide.	-	Thorn, SONPAK 7 - Ref.: OTMHD10.4. Black.	
L2	2	Ground recessed Spotlight.	Integral	1 x 50W, HI-SPOT (GZ 10).	-	Reggiani, Metamorphosi, IP67 Range - Ref.: 6098. Black.	Anti-vandal
L3	2	Wall mounted Bulkhead	HF	1 x 26W, PL.	-	Fitzgerald, DEFA Protect Oval - Ref.: DP026HD.	Anti-vandal
L4	8	Wall mounted Spotlight.	HF	2 x 40W, FSMH (TC-TE).	-	Reggiani, Meridiana Range - Ref.: 2363, White.	
L5	11	Ceiling Mounted Linear	HF	1 x 70W, Colour 840 Triphosphor.	-	Fitzgerald, Weather Pack (single) - Ref.: DP70/HF-P.	L=1588mm
L6	omitted						
L7	omitted						
L8	11	Wall mounted Spotlight.	-	1 x 50W, HRG (QR-CB).	-	Reggiani, IP55 Range - Ref.: 6101. White.	
L9	4	Linear Fluorescent IP rated Utility	Switch Start	1 x 49W TL-5	4000 deg.K	Thorn Lighting, Ref.: Aquaproof LUZ 149.	
L10	omitted						
L11	omitted						
L12	2	Wall mounted flood light.	Integral	2 x 70W metal halide.	-	Eminent *plus* Lighting, Commercial Range - Ref.: ETR70QFLF.	
L13	2	Square Bulkhead Lighting	-	1 x 38W 2D lamp.	-	Eminent *plus* Lighting, Amentiy Range (IP65) - Ref.: EPS38-B-CL.	Anti-vandal
L14a	1	Linear Signage Lighting	-	T8 Triphosphor.	-	Portland Lighting, Signlux.	W=3000mm
L14b	1	Linear Signage Lighting	-	T8 Triphosphor.	-	Portland Lighting, Signlux.	W=1200mm
L14c	1	Linear Signage Lighting	-	T8 Triphosphor.	-	Portland Lighting, Signlux.	W=350mm
L15*	3	Square Bulkhead Lighting	-	1 x 16W lamp.	-	Eminent *plus* Lighting, Amentiy Range (IP65) - Ref.: EPS16-B-CL.	Anti-vandal

*Note: L15 has been included for those external lights to be replaced at the plant level roof off Level 2.

Quantities have been taken from A10 Drg.: 10P663-ES-304.

PLANS TO MEET CONDITIONS

3459

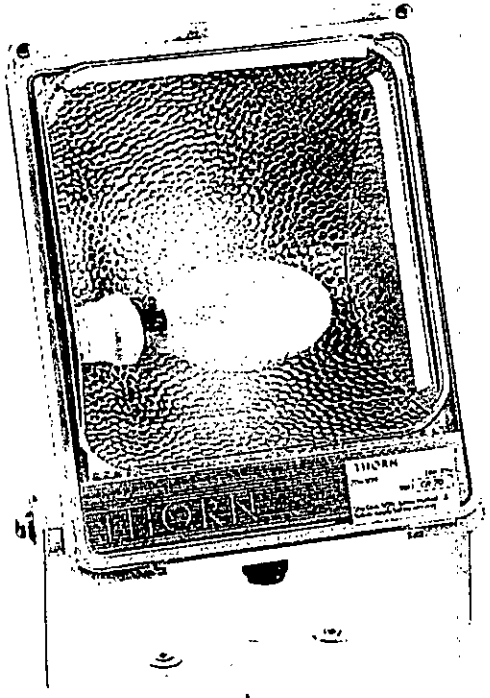
5828

Numerous quality floodlighting solutions have earned SONPAK its No.1 reputation. Now, with the introduction of 70W to 400W metal halide lamp options, the range offers a floodlighting solution that's second to none. Whether for industrial storage, a car park, loading bay or building façade, they work a little harder at being the best.



SONPAK
accept nothing less

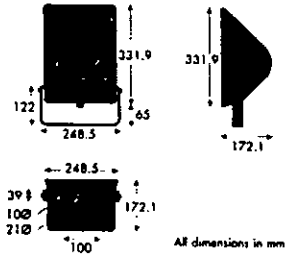
- **Choice of metal halide or high pressure sodium lamp**
- **IP65 dust tight and waterproof protection**
- **Corrosion resistant body**
- **Vandal resistant visor**
- **Easy to wire 3 way terminal block**
- **Adjustable stirrup for flexibility in mounting**
- **Integral control gear**
- **Pole clamp available for use with 48-89mmØ poles (except SONPAK 40)**



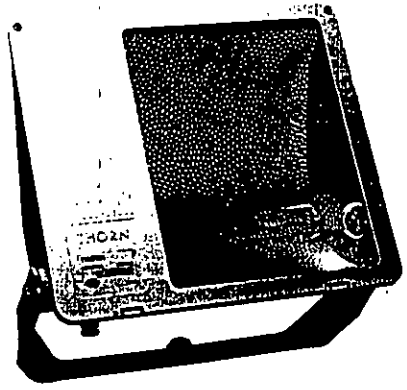
Type: L1

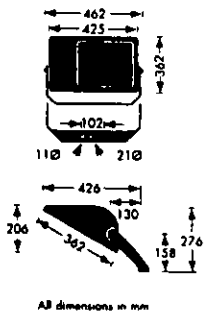
SONPAK 7

- Complete with 70W metal halide or high pressure sodium lamp
- Integral photocell version for dusk-to-dawn operation



All dimensions in mm

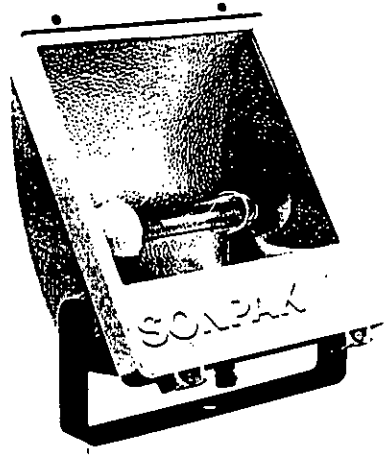


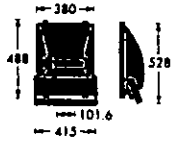


All dimensions in mm

SONPAK 15

- Complete with 150W metal halide or high pressure sodium lamp
- Zone 2 hazardous area version (OTN150) also available





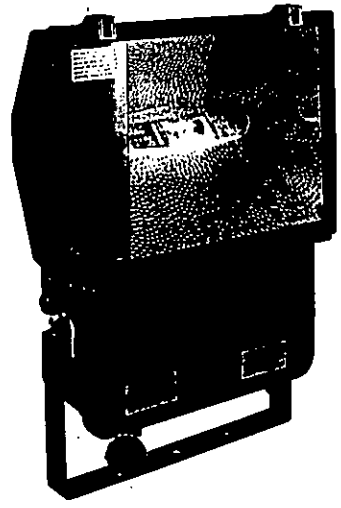
All dimensions in mm

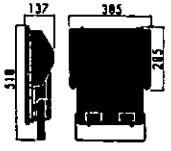


Permitted mounting positions

SONPAK 25

- Complete with 250W metal halide or high pressure sodium lamp
- Spill shield for environmentally sensitive areas available
- Increased output SON-T version (OTLGB250.4) offered for tennis courts
- Zone 2 hazardous area version (OTN250) also available





All dimensions in mm

SONPAK 40

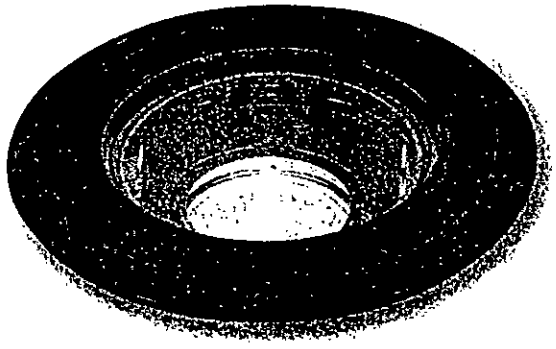
- Complete with 400W metal halide lamp
- SON version available
- Not for interior use

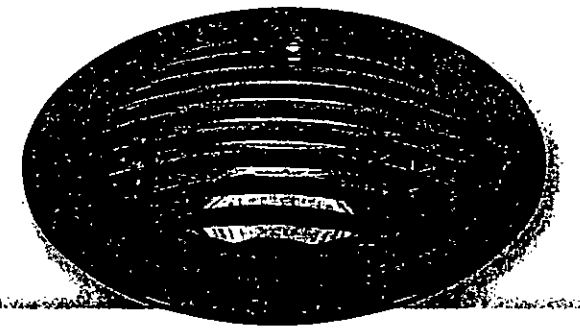
PLANS TO MEET CONDITIONS
3459
5828

THORN

TYPE: L2

3459



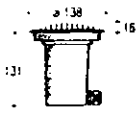


Scale 1:2

HRGI (HI-SPOT) HRG (OR-CB 51) P. 294-295



ø 128
356°
30°
F
IP65



Ground recessed luminaire with antidazzle louvre, without recessed box and without transformer.

26
27
28

		Lamp	Lampholder
6095	20 W	HRG	GU 5,3

Ground recessed luminaire with antidazzle louvre for mains voltage dichroic lamp without recessed box.

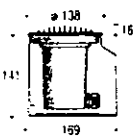
26
27
28

		Lamp	Lampholder
6099	50 W	HRGI	GZ 10

HRGI (HI-SPOT) HRG (OR-CB 51) P. 294-295



356°
30°
F
IP65



Ground recessed luminaire with antidazzle louvre and recessed box, without transformer.

26
27
28

		Lamp	Lampholder
6096	20 W	HRG	GU 5,3

Ground recessed luminaire with antidazzle louvre for mains voltage dichroic lamp and recessed box.

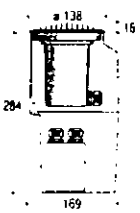
26
27
28

		Lamp	Lampholder
6098	50 W	HRGI	GZ 10

HRG (OR-CB 51) P. 294



356°
30°
F
IP65



Ground recessed luminaire with antidazzle louvre, recessed box and transformer.

26
27
28

		Lamp	Lampholder
6097	20 W	HRG	GU 5,3

Type: L3

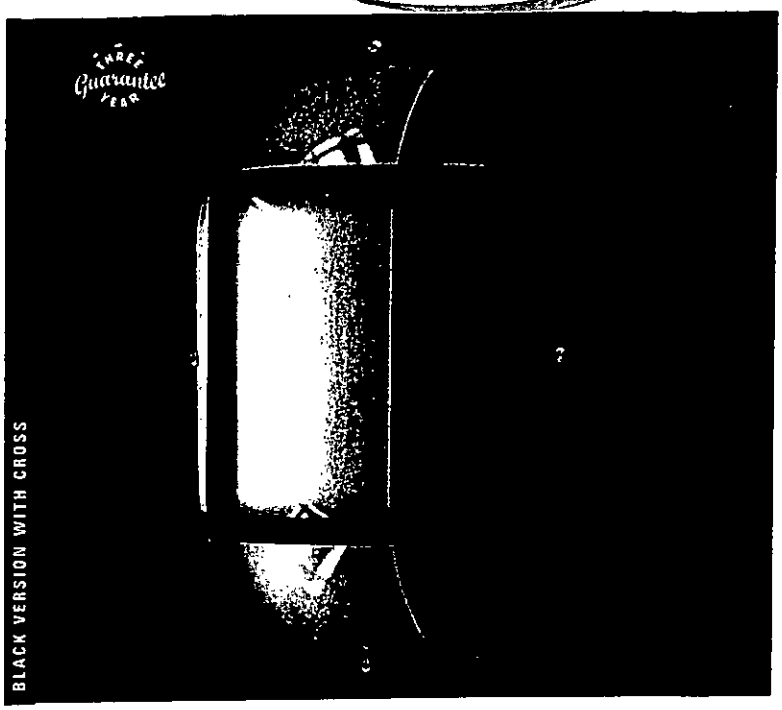
DEFA PROTECT OVAL

Supplied Complete with Lamp

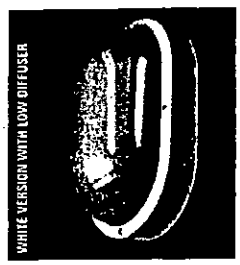
IP65

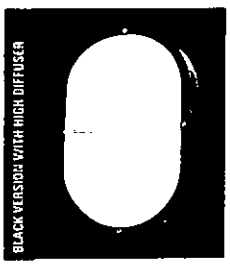
A quality range of attractive yet robust products with various alternative styling details. Fitted with an energy efficient light source.

The Protect Range is designed using a combination of high and low opal diffusers together with aluminium styling details to create an attractive range with many possibilities for internal and external applications.









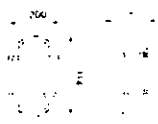
SPECIFICATIONS

Housing: Die Cast Aluminium
Diffuser: Opal, UV and vandal resistant polycarbonate.
Externally finished in polyester powder paint coating

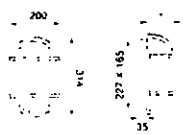
VARIATIONS

A variety of different styling details are available across the Defa range.
Semi recessed versions and various colour finishes are available to special order.
High frequency and emergency versions are available on request.

PLANS TO MEET CONDITIONS
3459
5828



SURFACE MOUNTED
*140MM WITH CROSS & HALF COVER
*126MM WITH HIGH DIFFUSER
*91MM WITH LOW DIFFUSER



SEMI-RECESSED
*105MM WITH CROSS & HALF COVER
*91MM WITH HIGH DIFFUSER
*56MM WITH LOW DIFFUSER.

* See Technical Handbook for full fixing centre layout diagram

ORDERING REFERENCE	SHAPE	STYLING DETAIL	LAMP WATTAGE	LAMP CAP	FIXING CENTRES LENGTH (MM)	FIXING CENTRES WIDTH (MM)	LAYOUT	WEIGHT (Kg)
DP019C	OVAL	CROSS	1 X 9W	G3	150	100	L	1.8
DP013C	OVAL	CROSS	13W	G24D1	150	100	L	1.8
DP018C	OVAL	CROSS	18W	G24D2	150	100	L	1.8
DP026C	OVAL	CROSS	26W	G24D3	150	100	L	1.8
DP016C	OVAL	CROSS	16W	GR8/2D	150	100	L	1.9
DP019HC	OVAL	HALF COVER	1 X 9W	G3	150	100	L	1.8
DP013HC	OVAL	HALF COVER	13W	G24D1	150	100	L	1.9
DP018HC	OVAL	HALF COVER	18W	G24D2	150	100	L	1.9
DP026HC	OVAL	HALF COVER	26W	G24D3	150	100	L	2.1
DP016HC	OVAL	HALF COVER	16W	GR8/2D	150	100	L	1.9
DP019LD	OVAL	LOW DIFFUSER	1 X 9W	G3	150	100	L	1.8
DP013LD	OVAL	LOW DIFFUSER	13W	G24D1	150	100	L	1.6
DP018LD	OVAL	LOW DIFFUSER	18W	G24D2	150	100	L	1.6
DP026LD	OVAL	LOW DIFFUSER	26W	G24D3	150	100	L	1.8
DP016LD	OVAL	LOW DIFFUSER	16W	GR8/2D	150	100	L	1.6
DP019HD	OVAL	HIGH DIFFUSER	1 X 9W	G3	150	100	L	1.8
DP013HD	OVAL	HIGH DIFFUSER	13W	G24D1	103	121	L	1.6
DP018HD	OVAL	HIGH DIFFUSER	18W	G24D2	103	121	L	1.6
DP026HD	OVAL	HIGH DIFFUSER	26W	G24D3	103	121	L	1.8
DP016HD	OVAL	HIGH DIFFUSER	16W	GR8/2D	103	121	L	1.6

For black body colour add suffix /BL e.g. DP018C/BL
For semi recessed add suffix /R e.g. DP018C/R

For circuit data refer to Technical Handbook

REGGIANI

trol gear technologies: integral with the
inaire: low loss conventional, HPF and HF

figurations:
otlight with adaptor (2270) for three-circuit
ack (2240/1/2-2244/5/6);
rface mounted spotlight.

s I ⊕ 230 or 240 Volt 50 Hz.
pliance with European standard EN 60598-1
relevant reference standards.

MERIDIANA RANGE

Fully adjustable spotlights, surface and track mounted, for horizontal compac
fluorescent lamps.
Anti-glare louvre for high visual comfort. Protection degree IP40.
Horizontal rotation of the spotlight by 356° is combined with the sliding vertica
adjustment by 90°, which can be controlled by means of the one-piece die-cast self
locking arm, also containing the power supply cable. A specially designed area, which
extends to the back of the reflector, promotes ventilation.

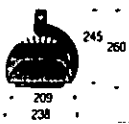
Die-cast aluminium body.
Electrophoretic powder coating.
Reflector of specular metallised polycarbonate.
Anti-glare louvre of metallised polycarbonate.
Spotlights suitable for 18 W and 26 W compact fluorescent lamps, in both long (TC-D, G24...) and short
(TC-T, GX24...) version.

Standard finishes

FSQ / FSQ (TC-D / TC-DE) — FSM / FSMH (TC-T / TC-TE) — P. 277



356° · 90° · F · IP40



Spotlights with adaptor for 3-circuit track and HPF ballast.

		Lamp	Lampholder	Light beam
2311 ⊕	2x18 W	FSQ	G24d-2	2x45°
2331 ⊕	2x26 W	FSQ	G24d-3	2x46°

10 white
21 black
28 met. grey

Spotlights with adaptor for 3-circuit track and HF ballast.

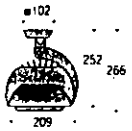
		Lamp	Lampholder	Light beam
2321 ⊕	2x18 W	FSQ	G24q-2	2x45°
2341 ⊕	2x26 W	FSQ	G24q-3	2x46°
2351 ⊕	2x32 W	FSMH	GX24q-3	2x44°
2361 ⊕	2x42 W	FSMH	GX24q-4	2x44°

10 white
21 black
28 met. grey

FSQ / FSQ (TC-D / TC-DE) — FSM / FSMH (TC-T / TC-TE) — P. 277



356° · 90° · F · IP40



Surface mounted spotlights with HPF ballast.

		Lamp	Lampholder	Light beam
2313 ⊕	2x18 W	FSQ	G24d-2	2x45°
2333 ⊕	2x26 W	FSQ	G24d-3	2x46°

10 white
21 black
28 met. grey

Surface mounted spotlights with HF ballast.

		Lamp	Lampholder	Light beam
2323 ⊕	2x18 W	FSQ	G24q-2	2x45°
2343 ⊕	2x26 W	FSQ	G24q-3	2x46°
2353 ⊕	2x32 W	FSMH	GX24q-3	2x44°
2363 ⊕	2x42 W	FSMH	GX24q-4	2x44°

10 white
21 black
28 met. grey

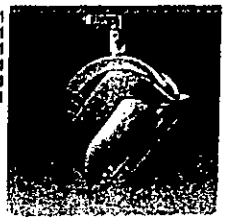
Type: L4

PLANS TO MEET CONDITIONS

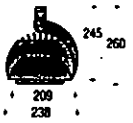
3459

5828

2311
2321
2331
2341
2351
2361



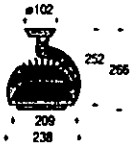
IP40 356° 90°



MERIDIANA QUADRO

- Adjustable surface hi-output projector
- Wall - ceiling - track mounted
- Integral control gear
- Die-cast aluminium body
- Reflector of specular metallised technopolymer
- Anti-glare louvre for precise beam control

90° 356° IP40





21
22
23
24
25
26


FSQ (TC-D)


FSM (TC-T)


FSQ (TC-DE)


FSMH (TC-TE)


FSQ (TC-D)


FSM (TC-T)


FSQ (TC-DE)


FSMH (TC-TE)

	NT 10/21/28	Control Gear	Lamp	Lampholder		IP	Class	Horiz. adjust.	Vert. adjust.	Beam width	Feature
2311	89.00	HPF	TC-D/TC-T	G24d-2/GX24d-2	2 x 18 W	40	I	356°	90°	2 x 45°	Multiadapter
2313	82.00	HPF	TC-D/TC-T	G24d-2/GX24d-2	2 x 18 W	40	I	356°	90°	2 x 45°	Wall/Ceiling
2321	105.00	HF	TC-DE/TC-TE	G24q-2/GX24q-2	2 x 18 W	40	I	356°	90°	2 x 45°	Multiadapter
2323	99.00	HF	TC-DE/TC-TE	G24q-2/GX24q-2	2 x 18 W	40	I	356°	90°	2 x 45°	Wall/Ceiling
2331	88.00	HPF	TC-D/TC-T	G24d-3/GX24d-3	2 x 26 W	40	I	356°	90°	2 x 46°	Multiadapter
2333	85.00	HPF	TC-D/TC-T	G24d-3/GX24d-3	2 x 26 W	40	I	356°	90°	2 x 46°	Wall/Ceiling
2341	106.00	HF	TC-DE/TC-TE	G24q-3/GX24q-3	2 x 26 W	40	I	356°	90°	2 x 46°	Multiadapter
2343	104.00	HF	TC-DE/TC-TE	G24q-3/GX24q-3	2 x 26 W	40	I	356°	90°	2 x 46°	Wall/Ceiling
2351	113.00	HF	TC-TE	GX24q-3	2 x 32 W	40	I	356°	90°	2 x 44°	Multiadapter
2353	109.00	HF	TC-TE	GX24q-3	2 x 32 W	40	I	356°	90°	2 x 44°	Wall/Ceiling
2361	116.00	HF	TC-TE	GX24q-4	2 x 42 W	40	I	356°	90°	2 x 44°	Multiadapter
2363	112.00	HF	TC-TE	GX24q-4	2 x 42 W	40	I	356°	90°	2 x 44°	Wall/Ceiling

MERIDIANA ACCESSORIES

Rel. n° NT



7398 ..... 12.50
Barn-doors for HIT-DE HIT/CDM-T luminaires

7393 ..... 10.50
Barn-doors for QT-DE QT 12 QR 111 luminaires

Finish: 21



6963 ..... 22.50
Anti-glare louvre for HIT-DE HIT/CDM-T luminaires

8174 ..... 21.00
Anti-glare louvre for QT-DE QT 12 QR 111 luminaires

Finish: 21



6960 ..... 16.00
Anti-glare attachment for HIT-DE HIT/CDM-T luminaires

8170 ..... 21.00
Anti-glare attachment for QT-DE QT 12 QR 111 luminaires

Finish: 21



1914 Ø 50 ..... 7.30
Barn-doors for luminaires with Polyblok system
2866 / 7336 / 2867 / 7337 / 2665 / 7335

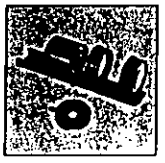
Finish: 21

Rel. n° NT



7397 ..... 33.00
Wings framing projector for luminaires equipped with Polyblok system ø 50 mm

Finish: 21



7395 ..... 72.00
Round framing projector for luminaires equipped with Polyblok system ø 50 mm

Finish: 21

6938
Glass filters for Meridiana (middle size) with halogen lamps

Selective blue	.65	17.
Selective red	.66	19
Selective pink	.67	19.50
Silk-screen	.78	5.00
Anti UV	.79	10.50
Clear	.80	5.00
Mat	.81	5.00

6933
Glass filters for Meridiana (large size)
for single and double ended metal halide lamps

Selective blue	.65	27.00
Selective red	.66	34.00
Selective pink	.67	34.00
Silk-screen	.78	7.00
Anti UV	.79	11.00
Clear	.80	7.00
Mat	.81	8.00

Type LA.

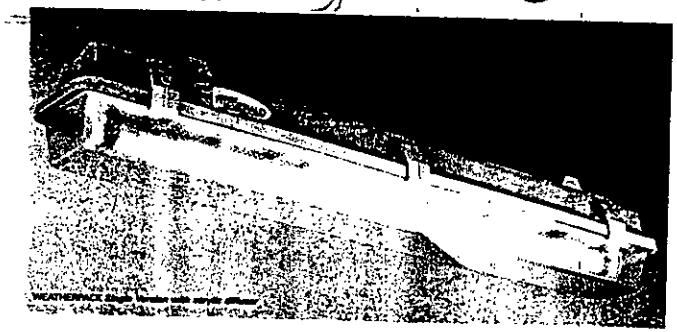
TYPE: LG.

WEATHER PACK

Supplied Complete with Lamp

IP65

A range of single and twin lamp IP65 weather resistant and dustproof luminaires. Ideal for use in adverse weather conditions. Supplied as standard with high frequency control gear for improved energy efficient, flicker free operation and instant start



APPLICATIONS

Garage forecourts, farm buildings etc.

SPECIFICATIONS

Body formed from GRP, with acrylic or polycarbonate diffuser. White finish steel gear tray. Durable gasket to seal luminaire. Standard luminaires are supplied with high frequency control gear. The high frequency control gear enables this fitting to operate down to a temperature of -25°C.

Electronic Digital Dimming...	-suffix /DTD
Electronic Digital SwitchDim.....	-suffix /SD
Dimming (Cathode Heater) (38mm Lamps only)	-suffix D
Fuse Terminal Block	-suffix /FTB
Excluding Lamp	-suffix B
110 Volt	-suffix .110V
Export	-suffix X,

please specify voltage & frequency.

Acrylic diffuser only	- eg DPDS8
Polycarbonate diffuser only	- eg. DPDP 58
Stainless steel clips	- suffix SS

Emergency versions available see page 5.11

NB. When operating at low temperature, a considerable reduction in lumen output should be expected, please consult technical office for exact advice. Complies with BS4533.

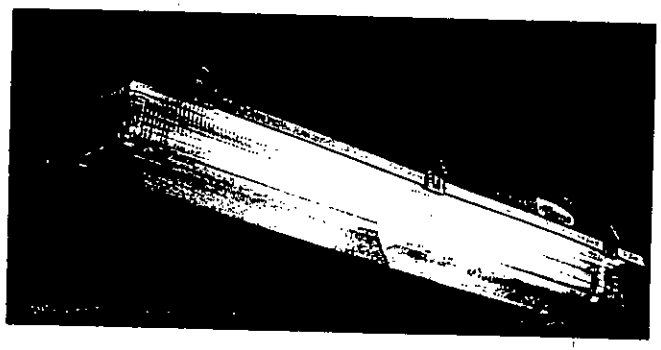
VARIATIONS

Available with vandal resistant polycarbonate diffusers, dimming facilities, various voltages and frequencies. Stainless steel diffuser clips with vandal resistant screw fixings can also be supplied for food applications.

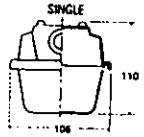
WARNING Stainless steel diffuser clips are recommended for applications where contact with certain solvents or chemicals is likely. Stainless steel clips are supplied with all luminaires fitted with polycarbonate diffusers. Certain oils can cause premature ageing of plastic parts.

EXPORT

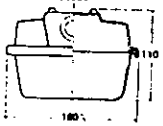
Generally as for UK market, but standard model is supplied as switch-start.



SINGLE



TWIN



* See Technical Handbook for full fixing centre layout diagram

ORDERING REFERENCE	LAMP DETAIL	LENGTH (mm)	NO. OF STAND OFFS	FIXING CENTRES LENGTH (mm)	FIXING CENTRES LAYOUT	PACKING VOLUME (m³)	PACKING WEIGHT (Kg)
WITH ACRYLIC DIFFUSER							
DP18/HF	1X18 WATTS	678	2	450	B	0.011	1.77
DP36/HF	1X36 WATTS	1288	2	800	B	0.021	2.85
DP58/HF	1X58 WATTS	1588	2	1100	B	0.025	3.59
DP70/HF	1X70 WATTS	1850	2	1390	B	0.030	4.11
DP218/HF	2X18 WATTS	678	2	450	B	0.017	2.38
DP236/HF	2X36 WATTS	1288	2	800	B	0.031	4.44
DP258/HF	2X58 WATTS	1588	2	1100	B	0.038	6.14
DP270/HF	2X70 WATTS	1850	2	1390	B	0.045	6.70
WITH POLYCARBONATE DIFFUSER							
DP18/HF-P	1X18 WATTS	678	2	450	B	0.011	2.05
DP36/HF-P	1X36 WATTS	1288	2	800	B	0.021	3.33
DP58/HF-P	1X58 WATTS	1588	2	1100	B	0.025	3.79
DP70/HF-P	1X70 WATTS	1850	2	1390	B	0.030	4.67
DP218/HF-P	2X18 WATTS	678	2	450	B		
DP236/HF-P	2X36 WATTS	1288	2	800	B	0.032	5.21
DP258/HF-P	2X58 WATTS	1588	2	1100	B	0.039	6.95
DP270/HF-P	2X70 WATTS	1850	2	1390	B	0.046	8.04
DPSUS	(S020040)	WEATHERPACK SUSPENSION STUD				(PACKED IN PAIRS)	

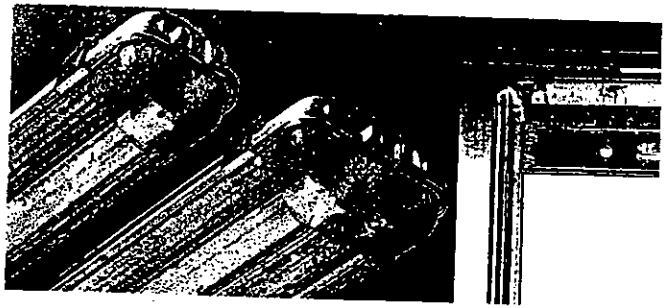
For circuit data refer to Technical Handbook

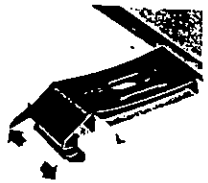
A range of single and twin lamp IP65 fully polycarbonate weather resistant and corrosion proof luminaires

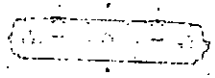
POLYCARBONATE WEATHERPACK

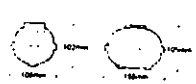
Supplied Complete with Lamp

IP65









SINGLE TWIN

APPLICATIONS

Ideal for environments where impact resistance is important, suitable for construction site applications. Legislation requires fully polycarbonate enclosures for 110v equipment.

SPECIFICATIONS

Body and diffuser formed from impact resistant polycarbonate, stainless steel diffuser retaining clips. Diffuser hinges from the end of the body for maintenance and stainless steel mounting plates are supplied to allow efficient installation.
An IP65 gland pack is supplied with all products.

VARIATIONS

Available with electronic start, high frequency and electronic dimming control gear and conversions for emergency use.

EXPORT

Generally as for the UK market.
Emergency variations available - see page 5.12.

High Frequency	-suffix /HF
Electronic Digital Dimming	-suffix /DTD
Electronic Digital SwitchDim	-suffix /SD
Fuse Terminal Block	-suffix /FTB
Excluding Lamp	-suffix B
110 Volt	-suffix .110V
220 Volt	-suffix .220V
Export	-suffix X,

please specify voltage & frequency

Components stated are for replacement parts and not necessarily the ones used

ORDERING REFERENCE	LAMP DETAIL	LENGTH (mm)	FIXING CENTRES LENGTH (mm)	FIXING CENTRES LAYOUT	PACKING VOLUME (m³)	PACKING WEIGHT (Kg)	STARTER	CAPACITOR RATING (MFD)
PCW18	1X18W	675	330	B	0.011	1.77	FS10	1 X 4.0
PCW36	1X36W	1285	800	B	0.021	2.85	FS10	1 X 4.0
PCW58	1X58W	1585	860	B	0.025	3.59	FS10	1 X 6.0
PCW218	2X18W	675	330	B	0.017	2.38	2 X S10	1 X 4.0
PCW236	2X36W	1285	800	B	0.031	4.44	2 X FS10	1 X 8.0
PCW258	2X58W	1585	860	B	0.038	6.14	2 X FS10	1 X 12.0

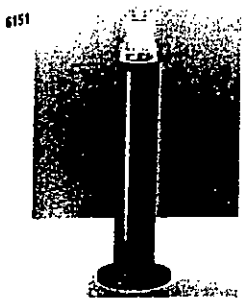
PLANS TO MEET CONDITIONS

5828

REGGIANI

TYPE: L8

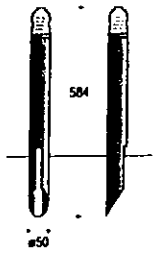
SIGNO IP54

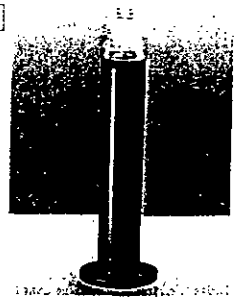




- Ground - spike mini - bollard
- Integral transformer
- Aluminium body
- Pressed glass diffuser
- C/w removable asymmetric shield
- Duoblok lampholder
- Pegaso exterior paint finish



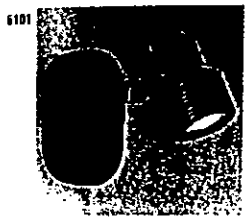


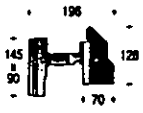


	NT 26/27/28	Control Gear	Lamp	Lampholder		IP	Class	Feature
6150	77.30	Integral	QT	G 4	20 W	54	I	Earth Spike Vers.
6151	83.30	Integral	QT	G 4	20 W	54	I	Surface Mtn Vers.

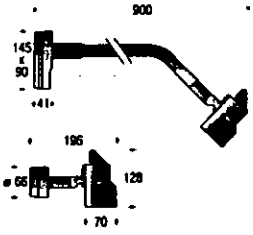
PLANS TO MEET CONDITIONS
3459
5828

REGGIANI IP55





- Ground - wall - ceiling spotlight
- Integral transformer
- Transformer to be ordered separately*
- Die-cast aluminium body
- Safety glass
- Duoblok lampholder
- Pegaso exterior paint finish









	NT 26/27/28	Control Gear	Lamp	Lampholder		IP	Class	Horiz. adjust.	Vert. adjust.	Feature
6101	70.00	Integral	QR-CB	GU 5,3	20-35-50 W	55	I	356°	112°	Compact size
6102	33.00	Without	QR-CB	GU 5,3	20-35-50 W	55	III	356°	112°	Compact size
6103	92.00	Integral	QR-CB	GU 5,3	20-35-50 W	55	I	356°	112°	Arm Version

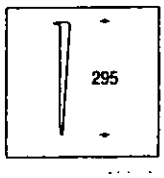
REGGIANI IP55 ACCESSORIES



Ref. n° — NT

6001 ..... 16.40

Kit for fixing on branches and pillars ø min.60mm max 100mm
For ref. 6101/6102



6002 ..... 11.20

Earth spike
For ref. 6101/6102



6003 ..... 19.00

Anti-glare shield

Finish: black mat

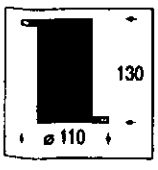


6004 ..... 19.00

Anti-glare shield

Finish: natural copper

SELENE - SIGNO ACCESSORIES



Ref. n°

6011 ..... 11.20

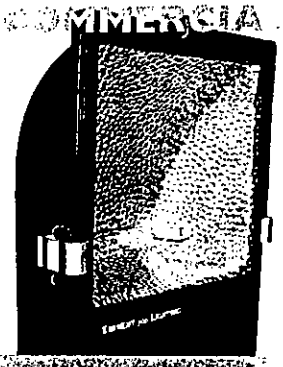
Bollard mounting accessory.
For concealment into concrete or earth.

For Selene ref.: 6142 / 6143 / 6242 / 6147 / 6148 / 6247 / 6248
For Signo ref.: 6151

TYPE: 12.

A comprehensive Portfolio of Symmetrical and As... metrical Exterior Floodlights to suit a broad range of appli... ons and financial budgets.

COMMERCIA...



Features

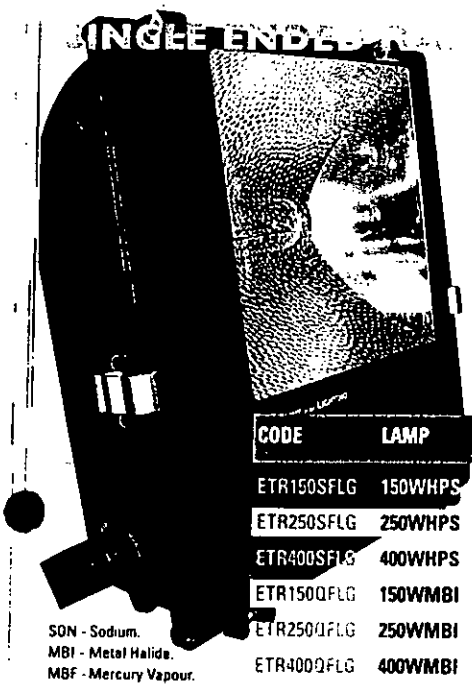
- Die-cast aluminium body
- Tempered front glass
- Robust construction
- Asymmetric Reflector

Options

- Photocell.
- Timed-ignitor.

CODE	LAMP	HEIGHT	WIDTH	DEPTH	BASE
ETR70SFLF	70W SON	383	255	118	Rx7s
ETR70QFLF	70W Metal Halide	383	255	118	Rx7s
ETR150SFLF	150W SON	383	255	118	Rx7s
ETR150QFLF	150W Metal Halide	383	255	118	Rx7s

SINGLE ENDED



Features

- Die-cast aluminium body.
- Tempered front glass.
- Variety of lamp options.
- Symmetric reflector.

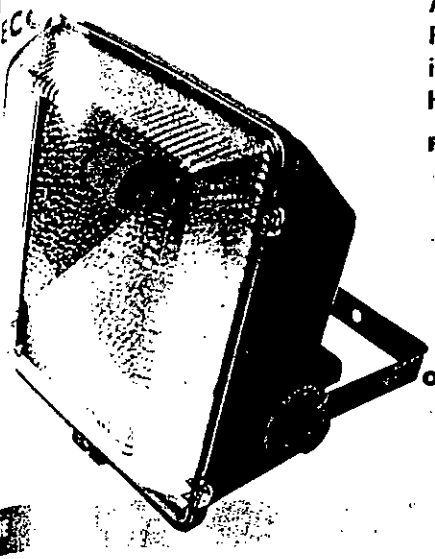
Options

- Photocell.
- Timed-ignitor.

CODE	LAMP	HEIGHT	WIDTH	DEPTH	BASE
ETR150SFLG	150WHPS	420	400	140	E40
ETR250SFLG	250WHPS	420	400	140	E40
ETR400SFLG	400WHPS	420	400	140	E40
ETR150QFLG	150WMBI	420	400	140	E40
ETR250QFLG	250WMBI	420	400	140	E40
ETR400QFLG	400WMBI	420	400	140	E40
ETR250MFLG	250WMBF	420	400	140	E40
ETR400MFLG	400WMBF	420	400	140	E40

SON - Sodium.
MBI - Metal Halide.
MBF - Mercury Vapour.
All dimensions are metric.
Lamps not included in this range.

A simple, Compact Floodlight, available in SON and Metal Halide versions.



Features

- Manufactured from UV stabilised polycarbonate.
- Specular reflector.
- Low cost.
- Symmetric Reflector.

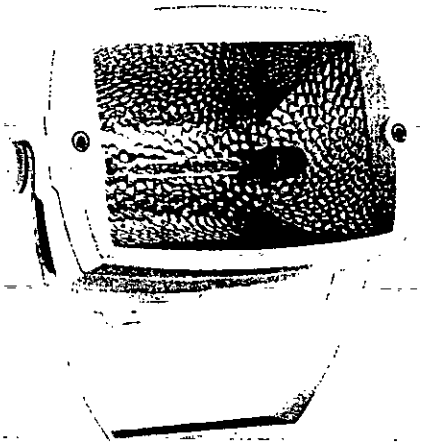
Options

- Photocell.
- Timed-ignitor.

CODE	LAMP	HEIGHT	WIDTH	DEPTH	BASE
ETR50SFL	50W SON I Integral	325	250	210	E27
ETR70SFL	70W SON I Integral	325	250	210	E27
ETR70QFL	70W Metal Halide	325	250	210	E27

...AR

This styli... 500Watt ...ngsten ...alogen ...oodlight has a ...istinctive design for ...pplications where ...ppearance is important.



Features

- IP65 acc... ...ng to EN60698.
- Robust construction in die cast aluminium.
- Stainless steel security screws.
- Attractive design.
- Tempered safety glass.
- Wall pro...ction 154mm.

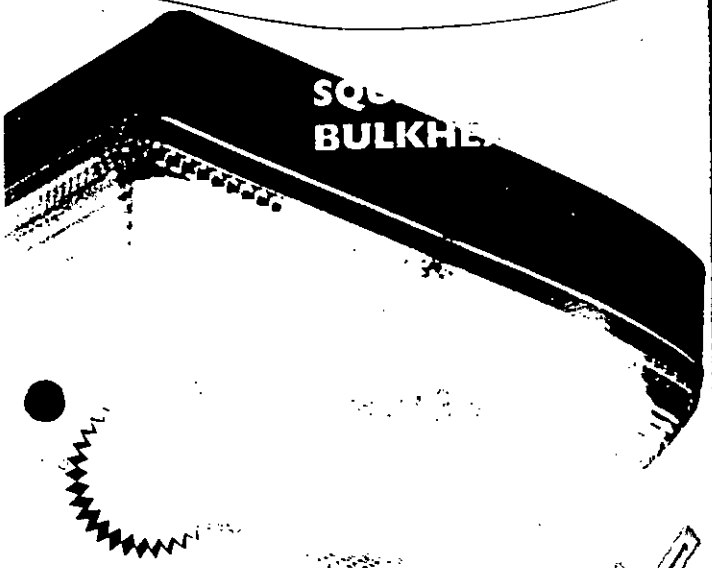
CODE	LAMP		HEIGHT	WIDTH	DEPTH
EPFT502	500W Max. linear TH lamp	White	141	255	158
EPFT500	As version above	Black	141	255	158

...Wall projection 211mm.

All dimensions are metric.
Lamps not included in this range.

PLANS TO MEET CONDITIONS
3459
5828

TYPE: B & B.



A range of vandal resistant, polycarbonate square bulkhead luminaires.

Available in two sizes complete with either 16W or 28W 2D lamp.

Features

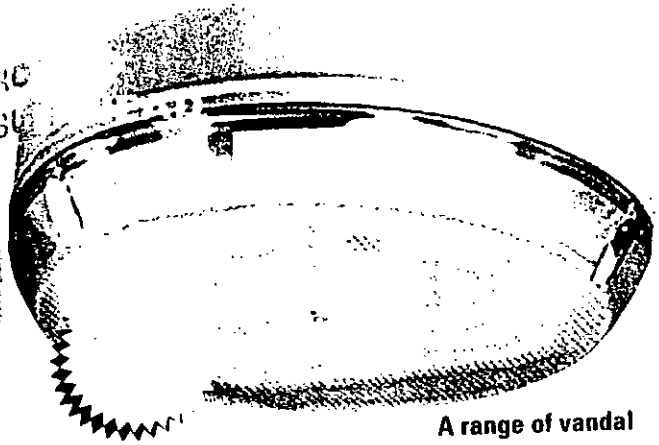
- Black or white base option
- IP65.
- Vandal resistant polycarbo
- Hinged gear tray.
- Security screws available

CODE	DIFFUSER	WATTAGE	BASE FINISH		DEPTH
[illegible]	Clear	16W	Black	184x184	90
[illegible]	Opal	16W	Black	18	90
[illegible]	Clear	16W	White	184x184	90
[illegible]	Opal	16W	White	184x184	90
[illegible]	Clear	28W	Black	246x246	90
[illegible]	Opal	28W	Black	246x246	90
[illegible]	Clear	28W	White	246x246	90
[illegible]	Opal	28W	White	246x246	90

Photocell versions available to order.
16W/28W emergency versions available to order.
38W versions available to order
All dimensions are metric.

38W.

A



Features

- Black or white base option.
- IP65
- Vandal [illegible] stant polycarbonate.
- Hinged gear tray
- Security screws available

A range of vandal resistant, polycarbonate, round bulkhead luminaires.

Available in two sizes complete with either 16W, 28W or 38W 2D lamp.

CODE	DIFFUSER	WATTAGE	BASE FINISH	DIAMETER	DEPTH
EPR16-B	Clear	16W	Black	218	94
EPR16-B	Opal	16W	Black	218	94
EPR16-W	Clear	16W	White	218	94
EPR16-W	Opal	16W	White	218	94
EPR28-	Clear	28W	Black	299	88
EPR28-	Opal	28W	Black	299	88
EPR28-	Clear	28W	White	299	88
EPR28-W	Opal	28W	White	299	88
EPR38-	Clear	38W	Black	299	88
EPR38-	Opal	38W	Black	299	88
EPR38-	Clear	38W	White	299	88
EPR38-	Opal	38W	White	299	88

Photocell versions available to order.
Emergency versions available to order.
All dimensions are metric.

PLANS TO MEET CONDITIONS

3459
5828

TYPE: L14a & b.

Signlux

- Compact circular design
- High output mirror reflectors
- Sealed and rated to IP64
- 3 way adjustable brackets
- Up to 6150mm in one length
- Competitive pricing
- Ex-stock delivery

PLANS TO MEET CONDITIONS

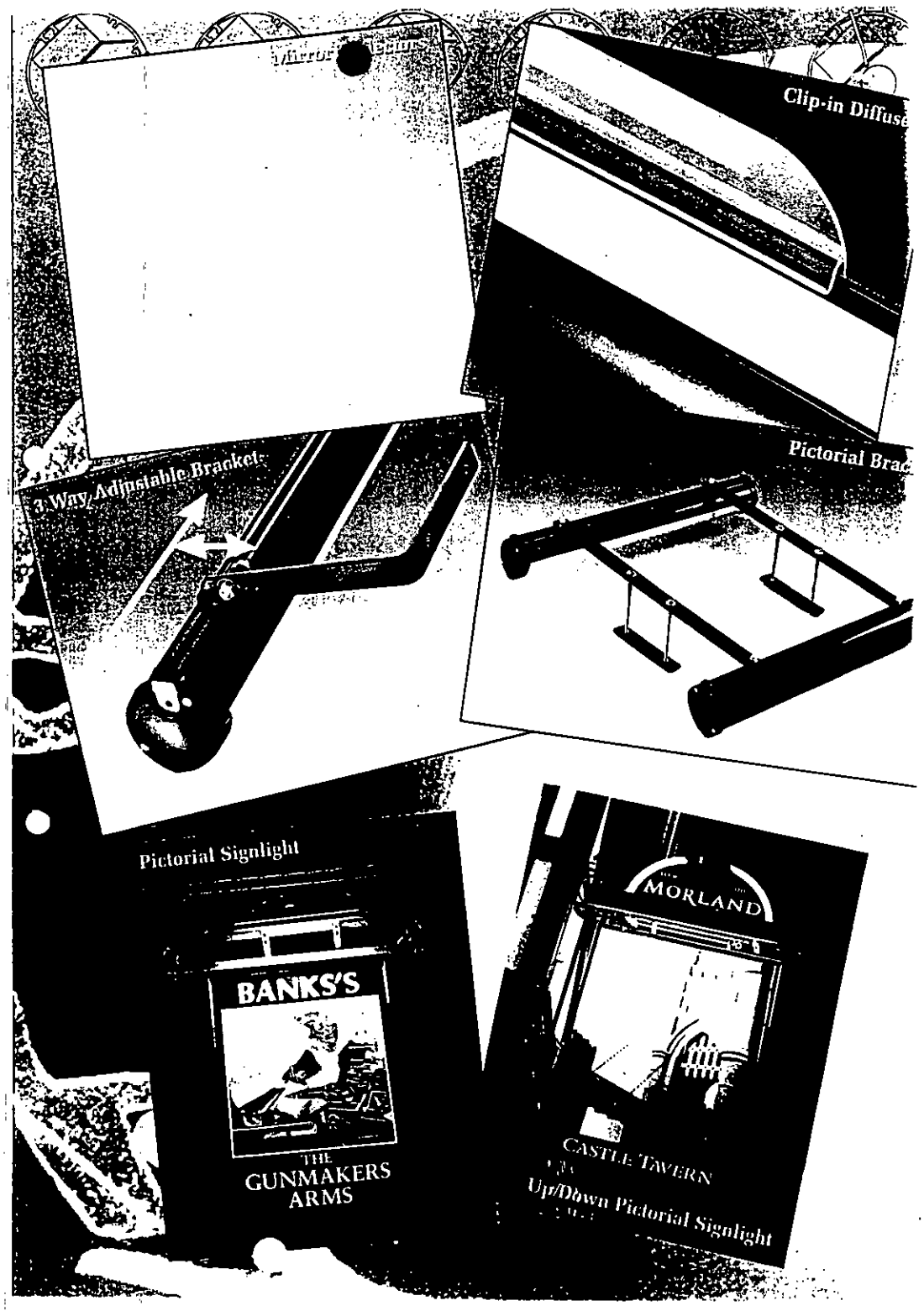
3459

5828

Portland Lighting - Birmingham

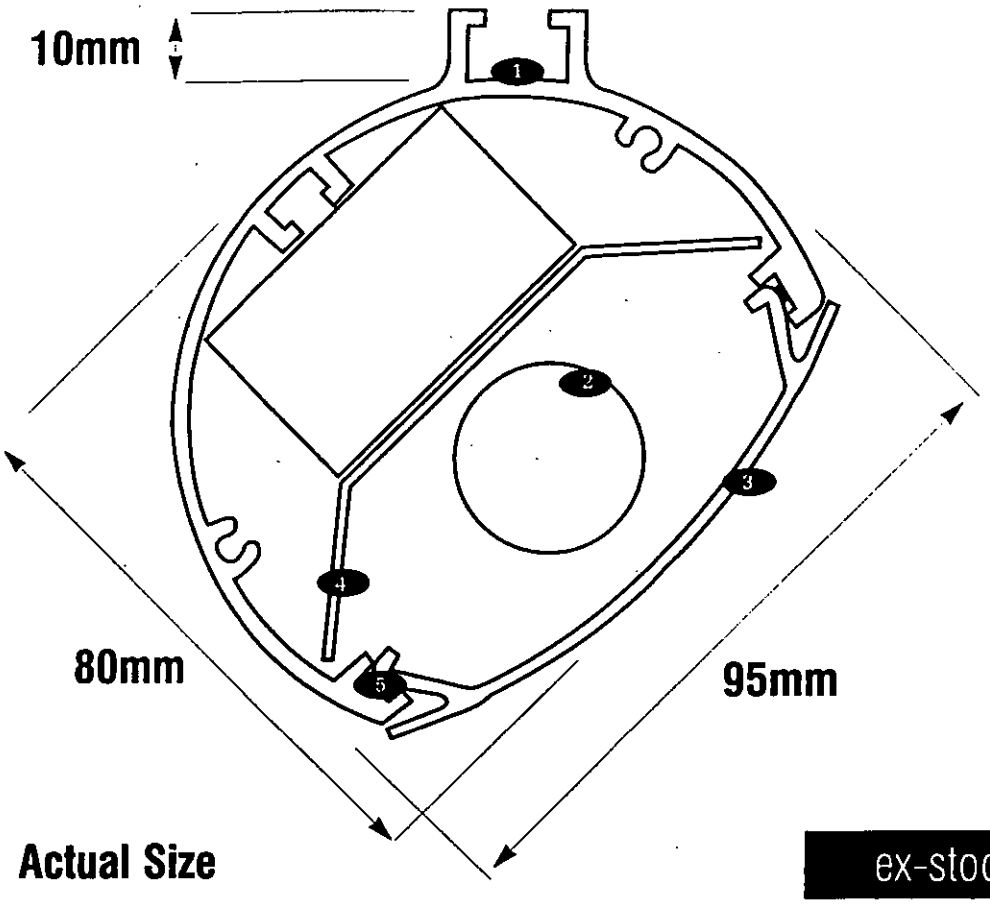
Since it's launch in 1994, **'Signlux'** from Portland Lighting has rapidly become the industry's first choice sign lighting system. **'Signlux'** is simple to install as the supporting brackets can be adjusted in 3 directions, catering for uneven surfaces, obstacles and angles of illumination. The clip-in diffuser has water tight rubber seals to permit fitting of the system in either up or down lighting situations. High performance anodised mirror reflectors together with T8 triphosphor fluorescent tubes, emit outstanding light with excellent colour rendering. Competitive pricing and a next day delivery service further endorses Portland Lighting's superiority as a leading supplier to the sign industry.

Portland Lighting COMPANY LIMITED



Signlux from Portland Lighting

technical specification



Actual Size

1. Specially designed aluminium extrusion supplied up to 6150mm (20 Feet) lengths which can be joined together using cast aluminium connectors.
   Screw on cast aluminium end caps.
   Choice of 200, 300, 400 or 500mm adjustable fixing brackets.
2. Philips T8 triphosphor fluorescent lamp giving a powerful output with excellent colour rendering.
3. Clip-in polycarbonate diffuser for easy tube maintenance.
4. Mirror reflector for high performance output.
5. Sealed and rated to IP64 for up or down lighting situations.

ex-stock delivery whatever length

TRADE PRICE LIST

LENGTH UP TO	COST	LENGTH UP TO	COST	LENGTH UP TO	COST
3 Feet	£93	9 Feet	£182	20 Feet	£362
4 Feet	£101	10 Feet	£187	Over 20 Feet	P.O.A.
5 Feet	£113	12 Feet	£236	Pictorial 2 Feet set	£174
6 Feet	£145	14 Feet	£263	Pictorial 3 Feet set	£197
7 Feet	£153	16 Feet	£299	Up/Down Pictorial set	£223
8 Feet	£171	18 Feet	£344	All prices are ex-works and do not include VAT.	

Above prices include Philips T8 lamps, 200mm projection brackets, mirror reflector, black or white polyester powder finish and diffuser lens.

CONTRACTORS DISCOUNTS AVAILABLE UPON REQUEST.

OPTIONS

- Mill finish for own colouring.
- Specialist lighting schemes.
- Full range of stove enamelled colours.
- Non standard bracket projections.

65 Cheston Road, Aston, Birmingham B7 5EA.
Telephone: 0121 326 0333 Facsimile: 0121 326 0404

ISO 9002 REGISTERED FIRM

The manufacturers reserve the right to alter specifications without prior notification.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 13 December 2002
My ref. BP/TAB/2001/3459, F/2002/5828 and F/2002/5718
Your ref. AR/9806

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

BY POST AND FAX

Dear Ms Rehwald

WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MUTLI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

I refer to your letter dated 11th December 2002 providing additional information in respect of condition 21 of planning permission F/2001/3459 and condition 12 of planning permission F/2002/5828 and confirm that the information submitted in respect of enforcement of parking, etc. is acceptable.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

642044

BLP

1 2002

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
11th December 2002

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

I would like to respond to you latest letter from 9.12.02 requesting additional information for the release of condition 21 on planning consent F/2002/3459 and condition 12 on F/2002/5828.

Please find attached letter from Dave Halley, Engineering technician and statement from Brian Shrubsall of Ian David Ltd. explaining the enforcement of parking.

It is very urgent that we receive a quick response, as the tenant will not sign the lease, if this subject is not resolved.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

020 7373 5993

11/12 '02 WED 15:29 FAX 020 7373 5993 K M W S Z A 001

IAN DAVID LIMITED
Greenworth House, Lake Road,
Virginia Water, Surrey GU25 4QW
Telephone (01344) 844818 Fax (01344) 849134

11th December 2002

Astrid Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
London
SW5 9GA

Dear Astrid

THE PLAZA, DENMARK STREET, WOKINGHAM
WATERFORD WAY CAR PARKING AND UNLOADING ACCESS

Further to the copy of the letter from Mrs Polnik, senior planning officer WDC, dated 9th December 2002 concerning the Plaza.

I would inform you of the following, which I would be obliged if you could pass onto Mrs Polnik as a matter of urgency.

Further to my letter dated 25th November 2002, I confirm the following arrangements with regards to Axa's obligation to keep Waterford Way free from parking for both tenants and neighbours and their obligations under the lease with Wokingham District Council: -

1. As previously stated, we have entered into a management agreement with the Engineering Services Dept of WDC to manage the car park and Waterford Way.

   With regard to the management of Waterford Way between the hours of 07.30 in the morning and 18.00 in the evening, Dave Halley, Engineering Services Dept, informs me that WDC officers will patrol the car park and Waterford Way. Please find enclosed copy of his fax dated 11th December 2002 outlining WDC's undertakings. This will be approximately every hour during the opening hours to ensure that it is properly clear and maintained. Should they find vehicles parked illegally on the yellow lines that they will take two courses of action: -

   - They will issue notices to the vehicle instructing them that they have ignored all the warnings about parking in the road and that the enforcement company have been informed by telephone to remove the vehicle.

020 7373 5993
11/12 .02 WED 15:29 FAX 020 7373 5993 K M W S Z A 002

FAX

WOKINGHAM UNITARY
Aiming for Excellence

To: Brian Shrubsall
Ian David Limited
Fax number: (01344) 848134
From: Dave Halley, Engineering Technician
Direct dial: (0118) 9746325
Direct fax: (0118) 9746313
Date/time: 11 December, 2002 11:54
No of pages: 1 (including cover)
Subject: ELMS ROAD MULTI-STOREY CAR PARK – WATERFORD WAY

Message:

May I confirm that until such time that the Wokingham District Council Off-street Car Parks Order can be modified to include Waterford Way, Wokingham District Council Officers will patrol Waterford Way in conjunction with the Elms Road Multi-storey Car Park patrols. The officers will issue notices to vehicles parked without permission in that road advising them that the vehicle will be clamped or removed as necessary. The Officer will then contact Nelson Bakewell's approved vehicle clamping/removal contractor who will clamp/remove the vehicle as appropriate after allowing the driver a suitable period of time to remove the vehicle themselves. The patrols, issue of notices & calls to the contractor will be undertaken by Wokingham District Council as part of the Car Park Management Agreement with Axa Sun Life Plc for the site. I understand that the drivers will be advised of the possibility of their vehicles being clamped or removed through the provision of prominent signage at the site.

Yours sincerely

Dave Halley

Engineering Services
Environmental Services Department
Wokingham District Council
P.O. Box 153
Shute End
Wokingham
Berkshire
RG40 1WL

E-mail: dave.halley@wokingham.gov.uk

Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

020 7373 5993
11/12 '02 WED 15:31 FAX 020 7373 5993 K M W S Z A 004

- The WDC officer will then immediately telephone the prescribed number that the vehicle recovery office of the security company employed by Nelson Bakewell, the property managers for this purpose.

2. Nelson Bakewell will place a term contract with a security/ traffic company that operates in the Wokingham area (negotiations currently proceeding well with a company in Slough) to operate removal of vehicle facilities 24 hours a day seven days a week.

3. The tenants within our development and adjacent neighbours will be provided with the emergency telephone number of the vehicle recovery so that if any illegal parking occurs that causes a problem to our tenants and neighbours in hours outside the patrol of WDC they can ring the company who will equally remove vehicles on their behalf.

I would also point out the observations of our highway specialist that Waterford Way being a substantial sized road with good turning areas would not for the short period that a vehicle may be illegally parked paralyse the road or seriously impede the traffic that was intended to be lawfully using it and applied for.

Would you please also stress the urgency of this decision, as it is absolutely critical to the signing of the unconditional Argos lease to meet their timescale on The 16th December 2002.

Regards

Brian Shrubsall

Enc. Fax from Dave Halley, Environmental Services Dept WDC 11/12/02

Cc

Neil Biscoe	INK
John Osborn	Axa
Marc Sartorio	WDC
Andrew McAlister	Nelson Bakewell

020 7373 5993
11/12 '02 WED 15:30 FAX 020 7373 5993 K M W S Z A 003

Basia Polnik

From: Steven McMillan [smcmillan@parkman.co.uk]
Sent: 12 December 2002 11:23
To: Marc Sartorio (E-mail); Basia Polnik (E-mail); Keith Rogers (E-mail)
Subject: Waterford Way - Service Vehicles

Marc / Basia
Application No. F/2001/3459
Waterford Way - Service Vehicles

The condition regarding the size of service vehicles was the result of concern about the amount of illegal parking which takes place in Waterford Way and, particularly, in the turning head at the bottom.

I understand that these parking issues will be resolved by enforcement and, on that basis, there would be no need for a condition limiting the size of the vehicles.

Please do not hesitate to contact me if you have any further queries.

Steve

STEVE MCMILLAN
Parkman Ltd - Wokingham
Tel: 0118 936 7325 Fax: 0118 936 7340

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.
This footnote also confirms that this email message has been swept by MIMEsweeper for the presence of computer viruses.
www.mimesweeper.com
****

Basia Polnik

From: Marc Sartorio
Sent: 12 December 2002 10:00
To: Basia Polnik; Keith Rogers; Dave Halley
Subject: The Plaza (Ex Tesco) Wokingham f/2002/3459

Basia/ Keith,

As you know there is a planning condition (21) requiring Axa to obtain the LPA approval to the parking and turning facilities for service vehicles using Waterford Way.

The additional information you both asked for on controlling parking has been supplied by Axa . If this is satisfactory I would ask that you confirm the release of the condition to their Architect tomorrow . Time is now critical to complete the Agreement for Lease with Argos .

Axa has been struggling to find an occupier of the frontage unit (approx. 10000sq ft) and apart from a superpub the only acceptable tenant is a bulk A1 retailer (i.e. Argos). However ,the company has a choice of several units to take on before their year end in March and they have confirmed the deal is off unless the Developer can confirm by the 16th December that it has satisfied this planning condition. The service aspect is of course a vital consideration to this trader .

I am not in tomorrow but Dave Halley can answer any parking management questions .

Many thanks.

Marc Sartorio
Corporate Asset Manager
Support Services
Wokingham District Council
Tel: 0118 974 6799
Fax: 0118 974 6724
E-mail: marc.sartorio@wokingham.gov.uk
www.wokingham.gov.uk

BASIA

URGENT

Marc Sartorio
From: Marc Sartorio
Sent: 12 December 2002 10:00
To: Basia Polnik; Keith Rogers; Dave Halley
Subject: The Plaza (Ex Tesco) Wokingham f/2002/3459

Basia/ Keith,

As you know there is a planning condition (21) requiring Axa to obtain the LPA approval to the parking and turning facilities for service vehicles using Waterford Way.

The additional information you both asked for on controlling parking has been supplied by Axa . If this is satisfactory I would ask that you confirm the release of the condition to their Architect tomorrow . Time is now critical to complete the Agreement for Lease with Argos .

Axa has been struggling to find an occupier of the frontage unit (approx. 10000sq ft) and apart from a superpub the only acceptable tenant is a bulk A1 retailer (i.e. Argos). However ,the company has a choice of several units to take on before their year end in March and they have confirmed the deal is off unless the Developer can confirm by the 16th December that it has satisfied this planning condition. The service aspect is of course a vital consideration to this trader .

I am not in tomorrow but Dave Halley can answer any parking management questions .

Many thanks.

Marc Sartorio
Corporate Asset Manager
Support Services
Wokingham District Council
Tel: 0118 974 6799
Fax: 0118 974 6724
E-mail: marc.sartorio@wokingham.gov.uk
www.wokingham.gov.uk

BASIA — Sean Stone MC.
Since this email and he is happy with the arrangements.
He has emailed you accordingly on behalf of Highways
Thanks
Marc S

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
11th December 2002

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

I would like to respond to you latest letter from 9.12.02 requesting additional information for the release of condition 21 on planning consent F/2002/3459 and condition 12 on F/2002/5828.

Please find attached letter from Dave Halley, Engineering technician and statement from Brian Shrubsall of Ian David Ltd. explaining the enforcement of parking.

It is very urgent that we receive a quick response, as the tenant will not sign the lease, if this subject is not resolved.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

11/12 '02 WED 15:32 FAX 020 7373 5993 K M W S Z A 001

IAN DAVID LIMITED
Greenworth House, Lake Road,
Virginia Water, Surrey GU25 4QW
Telephone (01344) 844818 Fax (01344) 849134

11th December 2002

Astrid Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
London
SW5 9GA

Dear Astrid

THE PLAZA, DENMARK STREET, WOKINGHAM
WATERFORD WAY CAR PARKING AND UNLOADING ACCESS

Further to the copy of the letter from Mrs Polnik, senior planning officer WDC, dated 9th December 2002 concerning the Plaza.

I would inform you of the following, which I would be obliged if you could pass onto Mrs Polnik as a matter of urgency.

Further to my letter dated 26th November 2002, I confirm the following arrangements with regards to Axa's obligation to keep Waterford Way free from parking for both tenants and neighbours and their obligations under the lease with Wokingham District Council: -

1. As previously stated, we have entered into a management agreement with the Engineering Services Dept of WDC to manage the car park and Waterford Way.

   With regard to the management of Waterford Way between the hours of 07.30 in the morning and 18.00 in the evening, Dave Halley, Engineering Services Dept, informs me that WDC officers will patrol the car park and Waterford Way. Please find enclosed copy of his fax dated 11th December 2002 outlining WDC's undertakings. This will be approximately every hour during the opening hours to ensure that it is properly clear and maintained. Should they find vehicles parked illegally on the yellow lines that they will take two courses of action: -

   - They will issue notices to the vehicle instructing them that they have ignored all the warnings about parking in the road and that the enforcement company have been informed by telephone to remove the vehicle.

Chairman & Managing Director R.T.E. Shrubsall F.C.I.O.B.- F.F.B.
Directors D.B. Shrubsall BSc(Hons) A.R.I.C.S. D. Shrubsall (Company Secretary)

Registered Office Greenworth House, Lake Road, Virginia Water, Surrey, GU25 4QW
Registered No. 2095384 VAT Registration No. 609 2014 71

- The WDC officer will then immediately telephone the prescribed number that the vehicle recovery office of the security company employed by Nelson Bakewell, the property managers for this purpose.

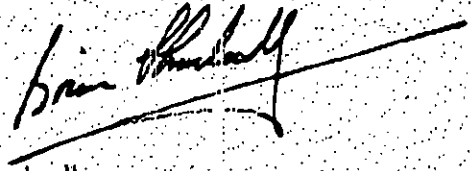
2. Nelson Bakewell will place a term contract with a security/ traffic company that operates in the Wokingham area (negotiations currently proceeding well with a company in Slough) to operate removal of vehicle facilities 24 hours a day seven days a week.

3. The tenants within our development and adjacent neighbours will be provided with the emergency telephone number of the vehicle recovery so that if any illegal parking occurs that causes a problem to our tenants and neighbours in hours outside the patrol of WDC they can ring the company who will equally remove vehicles on their behalf.

I would also point out the observations of our highway specialist that Waterford Way being a substantial sized road with good turning areas would not for the short period that a vehicle may be illegally parked paralyse the road or seriously impede the traffic that was intended to be lawfully using it and applied for.

Would you please also stress the urgency of this decision, as it is absolutely critical to the signing of the unconditional Argos lease to meet their timescale on The 16th December 2002.

Regards



Brian Shrubsall

Enc. Fax from Dave Halley, Environmental Services Dept WDC 11/12/02

Cc
Neil Biscoe	INK
John Osborn	Axa
Marc Sartorio	WDC
Andrew McAlister	Nelson Bakewell

FAX

WOKINGHAM UNITARY
Aiming for Excellence

To: Brian Shrubsall
Ian David Limited
Fax number: (01344) 849134
From: Dave Halley, Engineering Technician
Direct dial: (0118) 9746325
Direct fax: (0118) 9746313
Date/time: 11 December, 2002 11:54
No of pages: 1 (including cover)
Subject: ELMS ROAD MULTI-STOREY CAR PARK – WATERFORD WAY

Message:

May I confirm that until such time that the Wokingham District Council Off-street Car Parks Order can be modified to include Waterford Way, Wokingham District Council Officers will patrol Waterford Way in conjunction with the Elms Road Multi-storey Car Park patrols. The officers will issue notices to vehicles parked without permission in that road advising them that the vehicle will be clamped or removed as necessary. The Officer will then contact Nelson Bakewell's approved vehicle clamping/removal contractor who will clamp/remove the vehicle as appropriate after allowing the driver a suitable period of time to remove the vehicle themselves. The patrols, issue of notices & calls to the contractor will be undertaken by Wokingham District Council as part of the Car Park Management Agreement with Axa Sun Life Plc for the site. I understand that the drivers will be advised of the possibility of their vehicles being clamped or removed through the provision of prominent signage at the site.

Yours sincerely

Dave Halley

Engineering Services
Environmental Services Department
Wokingham District Council
P.O. Box 153
Shute End
Wokingham
Berkshire
RG40 1WL

E-mail: dave.halley@wokingham.gov.uk

Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

LEGAL SERVICES F/643/24
POL
INC BLP INK
APP
CS
16 DEC 2002
COPIES TO ACK:
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
11th December 2002

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

I would like to respond to you latest letter from 9.12.02 requesting additional information for the release of condition 21 on planning consent F/2002/3459 and condition 12 on F/2002/5828.

Please find attached letter from Dave Halley, Engineering technician and statement from Brian Shrubsall of Ian David Ltd. explaining the enforcement of parking.

It is very urgent that we receive a quick response, as the tenant will not sign the lease, if this subject is not resolved.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

IAN DAVID LIMITED
Greenworth House, Lake Road,
Virginia Water, Surrey GU25 4QW
Telephone (01344) 844818 Fax (01344) 849134

11th December 2002

Astrid Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
London
SW5 9GA

Dear Astrid

THE PLAZA, DENMARK STREET, WOKINGHAM
WATERFORD WAY CAR PARKING AND UNLOADING ACCESS

Further to the copy of the letter from Mrs Polnik, senior planning officer WDC, dated 9th December 2002 concerning the Plaza.

I would inform you of the following, which I would be obliged if you could pass onto Mrs Polnik as a matter of urgency.

Further to my letter dated 26th November 2002, I confirm the following arrangements with regards to Axa's obligation to keep Waterford Way free from parking for both tenants and neighbours and their obligations under the lease with Wokingham District Council: -

1. As previously stated, we have entered into a management agreement with the Engineering Services Dept of WDC to manage the car park and Waterford Way.

   With regard to the management of Waterford Way between the hours of 07.30 in the morning and 18.00 in the evening, Dave Halley, Engineering Services Dept, informs me that WDC officers will patrol the car park and Waterford Way. Please find enclosed copy of his fax dated 11th December 2002 outlining WDC's undertakings. This will be approximately every hour during the opening hours to ensure that it is properly clear and maintained. Should they find vehicles parked illegally on the yellow lines that they will take two courses of action: -

   - They will issue notices to the vehicle instructing them that they have ignored all the warnings about parking in the road and that the enforcement company have been informed by telephone to remove the vehicle.

- The WDC officer will then immediately telephone the prescribed number that the vehicle recovery office of the security company employed by Nelson Bakewell, the property managers for this purpose.

2. Nelson Bakewell will place a term contract with a security/ traffic company that operates in the Wokingham area (negotiations currently proceeding well with a company in Slough) to operate removal of vehicle facilities 24 hours a day seven days a week.

3. The tenants within our development and adjacent neighbours will be provided with the emergency telephone number of the vehicle recovery so that if any illegal parking occurs that causes a problem to our tenants and neighbours in hours outside the patrol of WDC they can ring the company who will equally remove vehicles on their behalf.

I would also point out the observations of our highway specialist that Waterford Way being a substantial sized road with good turning areas would not for the short period that a vehicle may be illegally parked paralyse the road or seriously impede the traffic that was intended to be lawfully using it and applied for.

Would you please also stress the urgency of this decision, as it is absolutely critical to the signing of the unconditional Argos lease to meet their timescale on The 16th December 2002.

Regards

Brian Shrubsall

Enc. Fax from Dave Halley, Environmental Services Dept WDC 11/12/02

Cc

Neil Biscoe	INK
John Osborn	Axa
Marc Sartorio	WDC
Andrew McAlister	Nelson Bakewell

FAX

WOKINGHAM UNITARY
Aiming for Excellence

To: **Brian Shrubsall**
Ian David Limited
Fax number: **(01344) 849134**
From: Dave Halley, Engineering Technician
Direct dial: (0118) 9746325
Direct fax: (0118) 9746313
Date/time: 11 December, 2002 11:54
No of pages: 1 (including cover)
Subject: **ELMS ROAD MULTI-STOREY CAR PARK – WATERFORD WAY**

Message:

May I confirm that until such time that the Wokingham District Council Off-street Car Parks Order can be modified to include Waterford Way, Wokingham District Council Officers will patrol Waterford Way in conjunction with the Elms Road Multi-storey Car Park patrols. The officers will issue notices to vehicles parked without permission in that road advising them that the vehicle will be clamped or removed as necessary. The Officer will then contact Nelson Bakewell's approved vehicle clamping/removal contractor who will clamp/remove the vehicle as appropriate after allowing the driver a suitable period of time to remove the vehicle themselves. The patrols, issue of notices & calls to the contractor will be undertaken by Wokingham District Council as part of the Car Park Management Agreement with Axa Sun Life Plc for the site. I understand that the drivers will be advised of the possibility of their vehicles being clamped or removed through the provision of prominent signage at the site.

Yours sincerely

Dave Halley

Engineering Services
Environmental Services Department
Wokingham District Council
P.O. Box 153
Shute End
Wokingham
Berkshire
RG40 1WL

E-mail: dave.halley@wokingham.gov.uk

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date December 9, 2002
My ref. BP/TAB/2001/3459, F/2002/5828 and F/2002/5718

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

Dear Ms Rehwald

WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

I refer to my letter dated 13th November 2002, your letter dated 19th November 2002 and the letter from Ian David Limited dated 26th November 2002 regarding delivery requirements.

Further information is required in respect of enforcement of parking in Waterford Way (penultimate paragraph of Ian David Limited letter). Waterford Way is not a public highway and will not be adopted as such in the future. What arrangements are proposed, such as wheel clamping, which areas would be covered and how would these be enforced?

I look forward to hearing from you.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

cc: Mr B Shrubsall, Ian David Limited, Greenworth House, Lake Road, Virginia Water, Surrey, GU25 4QW

copy faxed 9.40 11.12.02

Basia -

The applicant needs to expand on the penultimate paragraph Statement. Waterford Way is not public highway and will not be adopted as such in the future. Need to say what interim arrangements are (wheel clamping) + identify what areas will be enforced by same. Dave Halley (Carpenter) says land will eventually become car park + subject to enforcement but we need all these arrangements spelt out in writing Cecilt 9/12

01344 849134

IAN DAVID LIMITED
Greenworth House, Lake Road,
Virginia Water, Surrey GU25 4QW
Telephone (01344) 844818 Fax (01344) 849134

PLANNING SERVICES	HPT 63672
POL	T+S
DC BLP	F+F
A/P	
CS	
26 NOV 2002	
COPIES TO	C.A.
	S.E.

26th November 2002

Mrs B Polnik
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

By fax (0118 9746484) and post (2 Pages)

Mrs Polnik

THE PLAZA, DENMARK STREET, WOKINGHAM
WATERFORD WAY CAR PARKING AND UNLOADING ACCESS

Further to KMW's letter to you dated 19th Novemeber 2002, I have been requested to inform you as to the general management of the new centre (The Plaza), in particular with regards to the proposed tenant Argos and its need to have occasional deliveries (approximately three to five times per week) by a 15.5 metre articulated lorry.

Firstly, the property consultants Nelson Bakewell on behalf of Axa will manage the centre. They will co-ordinate all tenant needs/ requirements and advice within the building. WDC Engineering Services Department will manage the car park and Waterford Way.

At present the primary tenant is Holmes Place (1 The Plaza), and as a leisure club will have minimal deliveries, mainly for domestic purposes plus food, drink and cleaning use, etc.

No. 2 The Plaza (side unit) is anticipated as A3 and we are in discussions with a potential tenant for such use. This would result in a low delivery requirement.

No. 3 The Plaza (part of main unit fronting Demark Street and adjacent to the lifts) is currently under offer for 2,500 sq ft to a small Italian restaurant and again deliveries are limited.

Chairman & Managing Director B.T.E. Shrubsall F.C.I.O.B.- F.E.D.
Directors D.B. Shrubsall BSc(Hons) A.R.I.C.S. D. Shrubsall (Company Secretary)

Registered Office Greenworth House, Lake Road, Virginia Water, Surrey, GU25 4QW
Registered No. 2095384 - VAT Registration No. 609 2014 71
(A member of the B.I.D.S. Holdings Ltd. Group of Companies)

Argos is the proposed tenant for No. 4 The Plaza (part of main unit fronting Denmark Street) and will take the remaining space of approximately 9,750 sq ft.

Therefore deliveries within the new development other than Argos are very limited.

The other retail deliveries made from Waterford Way are mainly for the small retail units fronting Denmark Street from the building at the end of Erfstrdt Court up to No.15 Market Place.

These units actually unload from the very end of Waterford Way at the opened up hammer head and do not clash in their unloading position with the recessed unloading dock position for the new development, which is further along the building as per the planning drawing.

Nelson Bakewell will advice where necessary the tenants of Denmark Street the anticipated deliveries from Argos. We do not anticipate any problems in this regard as when the articulated lorry for Argos is parked (for a relatively short period per week) in the unloading position adjacent to the unloading dock, there is clear routes for other vehicles to bypass it on the opposite side of the road. They can still turn effectively in the hammerhead and unload as they currently do with no congestion or inconvenience between the parties.

I also confirm as previously stated that Waterford Way is a no parking area, which will be rigorously enforced by Wokingham District Council Engineering Services Department or a private security firm as part of the management.

I hope you will now be able to approve the relevant planning conditions relating to the articulated lorry size, but if there is any further information that you require in this regard then do not hesitate to contact our architect KMW.

Yours sincerely

Brian Shrubsall

Brian Shrubsall

Cc	John Osborn	Axa
	Marc Sartorio	WDC
	Ed Humbert	DTZ
	Astrid Rehwald	KMW

cc. Highways - for comment

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

63465
FOL
DC Bld
APP
TCP
21 NOV 2002
COPIES TO
ACK
FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
19th November 2002

Dear Mrs Polnik

RE:THE PLAZA, DENMARK STREET, WOKINGHAM

Further to your letter dated the 13th November 2002 we like to address condition 21 on planning application F/2001/3459 and Condition 12 on F/2002/5828, Parking and turning in Waterford Way, where you have expressed some concerns and queries.

I enclose for your perusal a copy of a letter from Macfarlanes, Axa's lawyer, dated 18th of November 2002, confirming that there will be no problems with parking that should inhibit neighbours or tenants unloading and exercising their rights within the new development.

It is clear that Waterford Way is a no parking area and this will be rigorously enforced by our agreement with Wokingham District Council Engineering Services Department who will be managing both Waterford Way and the car park.

We therefore seek approval for the avove planning conditions, allowing a 15.5 metre articulated lorry access approximately three to four times a week to site if we secure the A1 Retailer Argos as a tenant. Please liaise with Dave Halley of Wokingham District Council.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.
cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
John Osborne - Axa
Mark Santorio – Wokingham District Council

cc. Highways – for comment

9806_D1_BP191102AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

MACFARLANES

Brian Shrubsall
Ian David Limited
Greenworth House
Lake Road
Virginia Water
GUILDFORD
GU25 4QW

10 Norwich Street
London EC4A 1BD
Tel +44 (0)20 7831 9222
Fax +44 (0)20 7831 9607
DX 138 Chancery Lane
www.macfarlanes.com

Our Ref CPH/JAC/572938

Direct Line 020 7849 2383
E-mail cph@macfarlanes.com

RECEIVED
Kemp Muir Wealleans
19 NOV 2002
ANSD.....

18 November 2002

Dear Brian

Waterford Way

Prior to you responding to the WDC planning department's concerns regarding parking on Waterford Way you asked me to drop you a line to enable you to understand the basis upon which our clients, Wokingham Denmark Street One Limited and Wokingham Denmark Street Two Limited (as nominees for AXA Sun Life Public Limited Company), occupy the private road known as Waterford Way which adjoins the former Tesco store in Wokingham town centre. This road is demised to our clients with the rest of the development pursuant to their lease with the Council for a term of 150 years from 24 June 2002, subject to the other existing rights of way over it. These rights are rights of way and not rights to park and there is a covenant on the part of our clients to prevent parking within Waterford Way. This will include preventing public parking in order to protect the access rights.

As you know it is our clients' intention to prevent abuse of the rights of way over Waterford Way by rigidly enforcing a no parking policy. In addition Wokingham District Council are being appointed, by way of a separate legal agreement, to operate and manage the car park and, included with this, will be Waterford Way. The obligation, for the duration of the licence agreement with Wokingham District Council, will be to control and operate both the car park and Waterford Way including not allowing cars to park or cause any obstruction when using Waterford Way. Appropriate new signage will be erected.

I understand that it is proposed that a fining system will be imposed on those parking on the private road (you mentioned a fine of £80) which will be enforced by Wokingham District Council as a part of their management obligations. Waterford Way currently has double yellow lines which will be retained and enforced.

On the basis that there will be appropriate management of Waterford Way I agree that there should not be any cause for concern when Waterford Way is used by the retailers occupying both the development and adjacent properties.

A list of Partners is open to inspection at the above address. The firm is regulated by the Law Society.

If I can be of any further assistance please let me know.

Yours sincerely

Charles Horsfield

roberts & partners

63908

BW

05 DEC 2002

Roberts & Partners International Ltd
Consulting Engineers

2-4 High Street
Kidlington
Oxford OX5 2DH UK

DDI: +44 (0) 1865 840237
Telephone: +44 (0) 1865 842222
Facsimile: +44 (0) 1865 842333

Email: dgilder@robertsandpartners.com
Web: www.robertsandpartners.com

2 December 2002

Mrs B Polnik
Wokingham District Council
Planning Department
PO Box 157
Wokingham
Berkshire
RG40 1WR

Dear Mrs Polnik,

Holmes Place Health Club – Wokingham

Please find enclosed, our drawing M306 Rev2 which shows the plan view of the proposed boiler flue. This drawing is to be read in association with our sketch SK117 already in your possession.

With the information supplied we hope you will be able to confirm acceptance to our proposals.

Should you have any further questions please do not hesitate to contact us.

Yours sincerely
For and on behalf of ROBERTS & PARTNERS INTERNATIONAL LTD

Derek Gilder

CC: J Upfold - MACE
R Timms - ORMS
R Haro - ACE

Wok Prop'n. / F/2002/

Pre-App

ORMS

PLANNING SERVICES	02875
POL	TLS
DC BP	ENF
AP	
CO	

04 NOV 2002

COPIES TO | ACK SV 4/11 | FILE

1218/2.01/sh/sh

Mrs B Polnik
Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

31st October 2002

Dear Mrs Polnik

Former Tesco Store Wokingham: Holmes Place Health Club

Please find enclosed a copy of a preliminary sketch from Robert & Partners, the M+E engineers for Holmes Place. The drawing shows the proposed boiler flue to the rear elevation of the multi-storey car park. The flue has to terminate 3 metres from the car park level and is 700mm in diameter. The flue can be any colour necessary to blend in with the surroundings.

Could you please advise us on whether there would be any objection to this proposal. If this is accepted this scheme will be developed further with Roberts & Partners.

We would be very grateful for your advice and your initial responses to this proposal. I look forward to hearing from you soon.

Yours sincerely

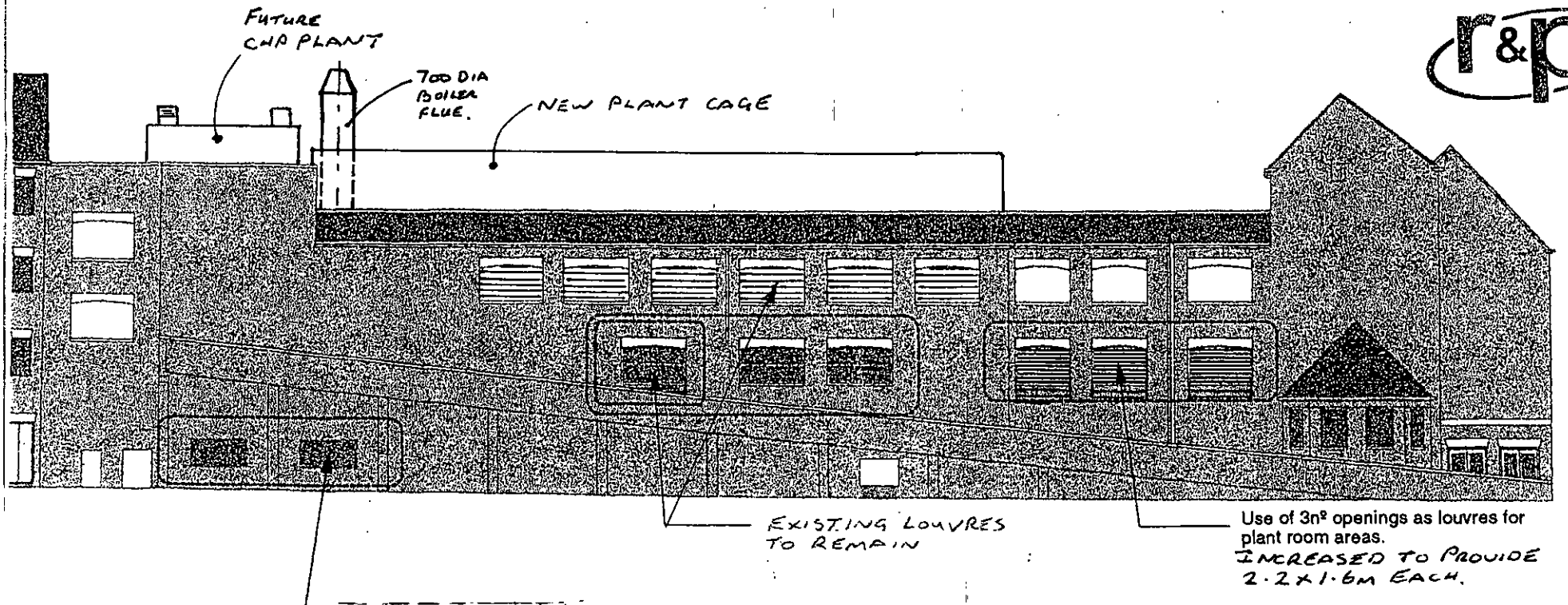
Stephen Hadley
For ORMS

cc.

	James Upfold	Mace
	Mike Haines	Mace
Enc.	Derek Gilder	Roberts & Partners
	Robert Timms	ORMS
	Paul White	ORMS

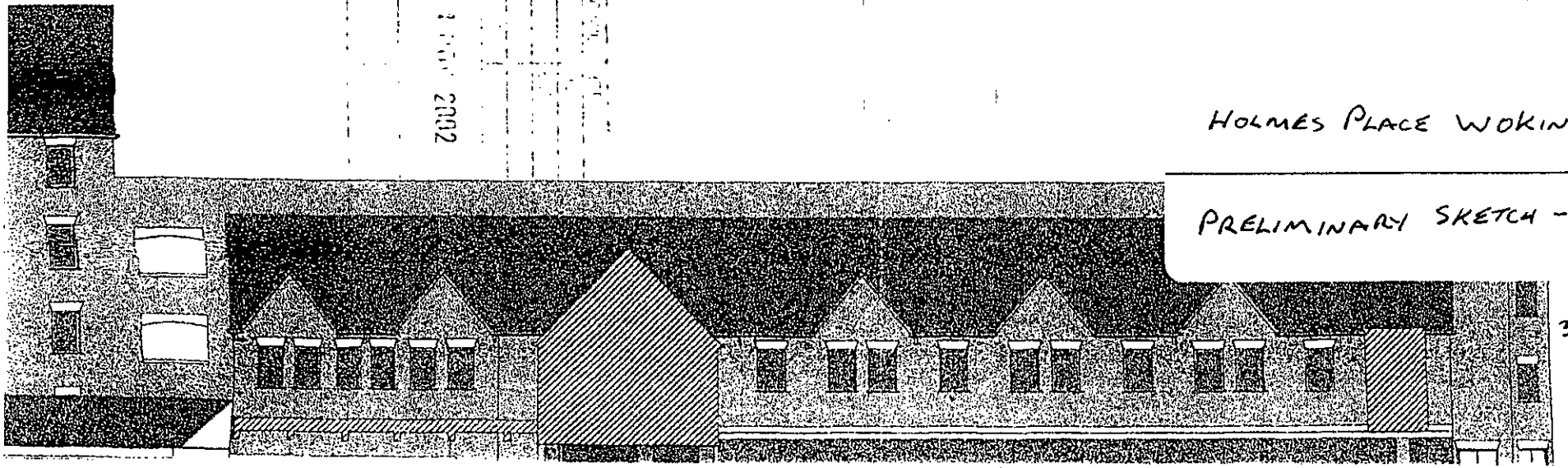
Discussed with TW/HS 13/11. P.P. required. Flue needs to be incorporated in brick housing. Advised Mr Timms accordingly. Flue required for a/c and swimming pool. Arranged SV for 18/11.

Architecture
Design
1 Pine Street London EC1R 0JH **T** 020 7833 8533 **F** 020 7837 7575 **E** orms@orms.co.uk **W** www.orms.co.uk
Directors: Oliver Richards Dale Jennings Ahmet Huseyin Associates: Nick Cowie Duncan Dalgleish Paul White Ben Hayes Sean Hatcher John McRae
ORMS Designers + Architects Ltd. Registered in England No. 2219594



NORTH ELEVATION

'A' 28-10-02 - FLUE ADDED.



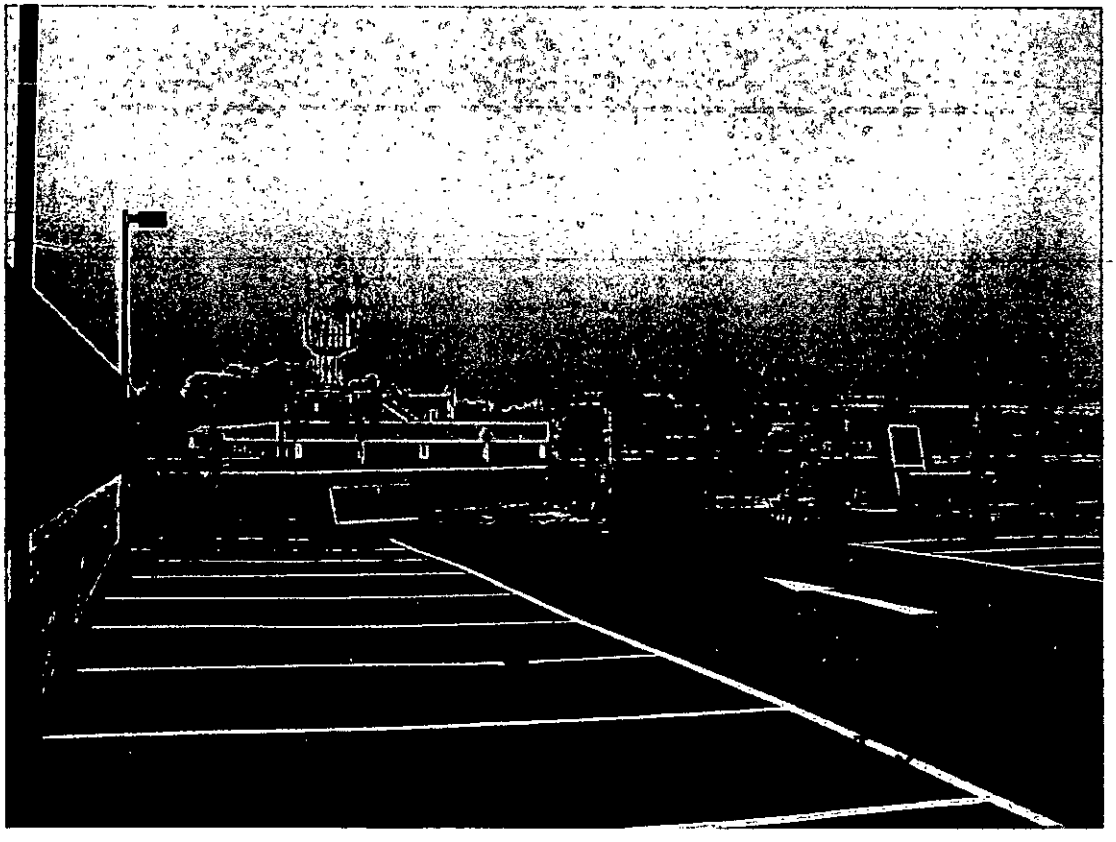
HOLMES PLACE WOKINGHAM

PRELIMINARY SKETCH - NORTH ELEVATION

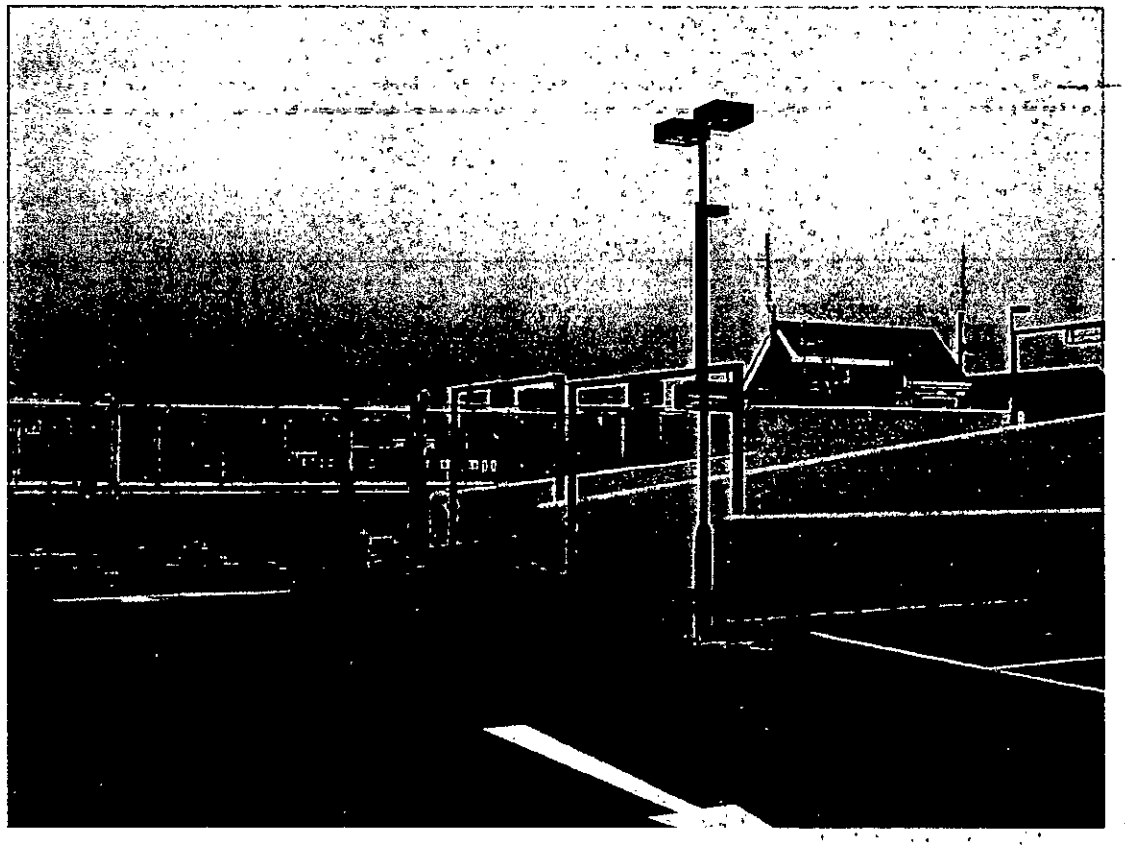
35223/SK5 REVA

SHEET 1 OF 2


Proposed
position
of Mast




Proposed
position
of Flue



Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.polnik@wokingham.gov.uk
Date November 4, 2002

My ref. BLP/smv/Preapp 62845
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR.
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

ORMS
1 Pine Street
LONDON
EC1R 0JH

For the attention of Stephen Hadley.

Dear Sir / Madam

Letter I.D Number: **62845**

Details of Proposal: **Erection of boiler flue**

Address of Site: **Holmes Place Health Club, Elms Road, Wokingham.**

Your request for an informal officer opinion on the above proposal was received on November 4, 2002.

The Case Officer who will be dealing with your enquiry is Mrs Basia Polnik.

In some cases it is necessary to seek to views of consultees (e.g. Highway Engineers) before an opinion can be formed on the acceptability of the proposal.

It is the Council's aim to seek to respond to requests for pre application advice within 1 month from the date of receipt. This may take longer though in the case of more complex proposals or where there is substantial input required from consultees.

A full response will be sent to you as soon as possible. If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

pp
Principal Development Control Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | HPT 6/4454
POL | TLS
DC BLP | ENF
APP |
CS |
20 DEC 2002
COPIES TO | ACK:
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
18th December 2002

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Please find attached drawing SK 79 and SK 80, which we like you to accept as minor amendments to the approved consent F/2002/5728.

The following application is in response to the proposed tenant Argos for the A1 unit and their requirements for mechanical services ventilation and strengthened security to their unit.

SK79 – East Elevation (Erfstadt Court)

The proposed application requires that for security purposes the inner 200mm of the existing window openings will be blocked up with concrete blockwork, leaving the existing faced brickwork window revels approx 100mm wide and clearly visible on the external face.
Inset within the existing window revels will be two display cases side by side that have fully glazed front with a silver anodised aluminium surround supplied and fixed by Argos. It is proposed to fill in the background of the remaining window area within the revel with silver anodised aluminium panelling to match the frames of the display cases. Thereby presenting an overall of window effect from the main street in the existing window apertures. Argos signs will be placed above the display units on top of the silver anodised back plate, with concealed lighting above the sign and display area on the soffit of the lintel of the window opening for illumination.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

SK80 - North Elevation (Waterford Way)
Argos require two air conditioning units, which they propose to fix to the left of staircase E and which will be hidden from view from Waterford way. They also require additional louvres, which we will paint to match the existing louvres along Waterford Way. *

We would be grateful if a decision on this work could be made as a matter of urgency so that the fitting out contractor who is proceeding with the work in early January 2003 can include it within his scope of work.

Argos will make a separate application for their main shop front security shutters and signs in due course.

If you have any questions about any content of this letter, don't hesitate to contact me. As the project on site is progressing rapidly an early response is appreciated.

Yours sincerely

Astrid Rehwald

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

* side elevation included on plan on pl. appln. F/2002/8220.

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



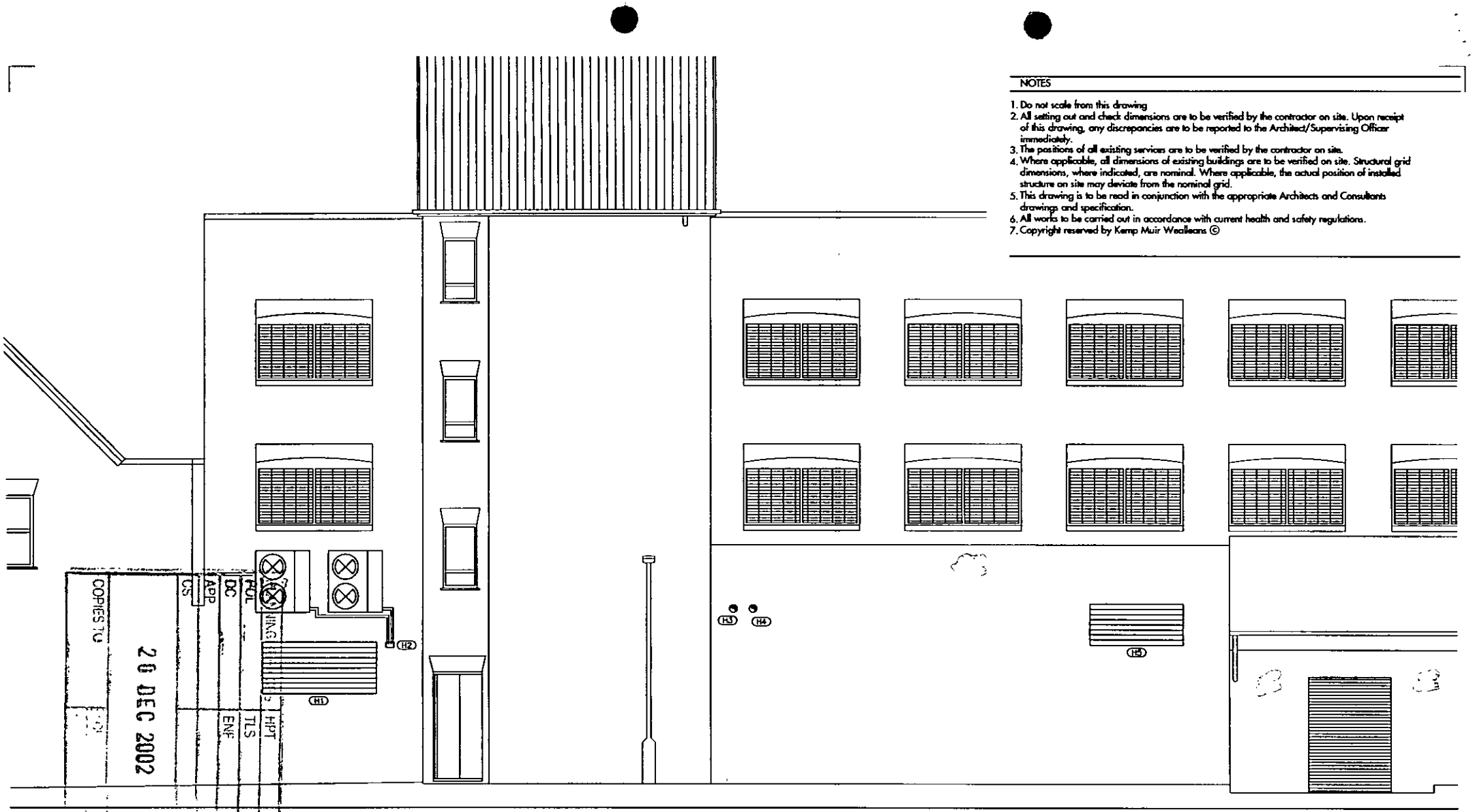
kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB THE PLAZA
DENMARK STREET, WOKINGHAM

TITLE EAST ELEVATION
SHOWING DISPLAY CASES FOR ARGOS

PROJECT No.	DWG No.	SCALE
9806	SK79	1:100@A4
DATE 17.12.02	REV. A	DRAWN BY AR
CHECKED	CAD REF. AL17	



NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©

kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB THE PLAZA
DENMARK STREET, WOKINGHAM

TITLE NORTH ELEVATION
NEW OPENINGS AT WATERFORD WAY

PROJECT No.	DWG No.	SCALE
9806	SK80	1:100 @ A4
DATE 17.12.02	REV.	DRAWN BY AR
CHECKED	CAD REF. transmission/in/argos/A	

01344 849134

FAX

64482

Date 20/12/02

Number of pages including cover sheet 5

TO: MARC SARTORIO
W.O.C.

20 DEC 2002

COPIES TO: ACK: FILE:

Phone
Fax Phone 0118 9746724

FROM: David Shrubsall
Ian David Ltd.
Greenworth House
Lake Road
Virginia Water
Surrey
GU25 4QW
Phone (01344) 844818
Fax Phone (01344) 849134

CC: MRS POLNIK - PLANNING DEPT.

REMARKS: ☒ Urgent ☐ For your review ☐ Reply ASAP ☐ Please Comment

THE PLAZA, DENMARK STREET.

PLEASE FIND ATTACHED LETTER SENT TO MRS POLNIK FROM KMW DATED 18/12/02

REGARDS

David

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
18th December 2002

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Please find attached drawing SK 79 and SK 80, which we like you to accept as minor amendments to the approved consent F/2002/5728.

The following application is in response to the proposed tenant Argos for the A1 unit and their requirements for mechanical services ventilation and strengthened security to their unit.

SK79 – East Elevation (Erfstadt Court)

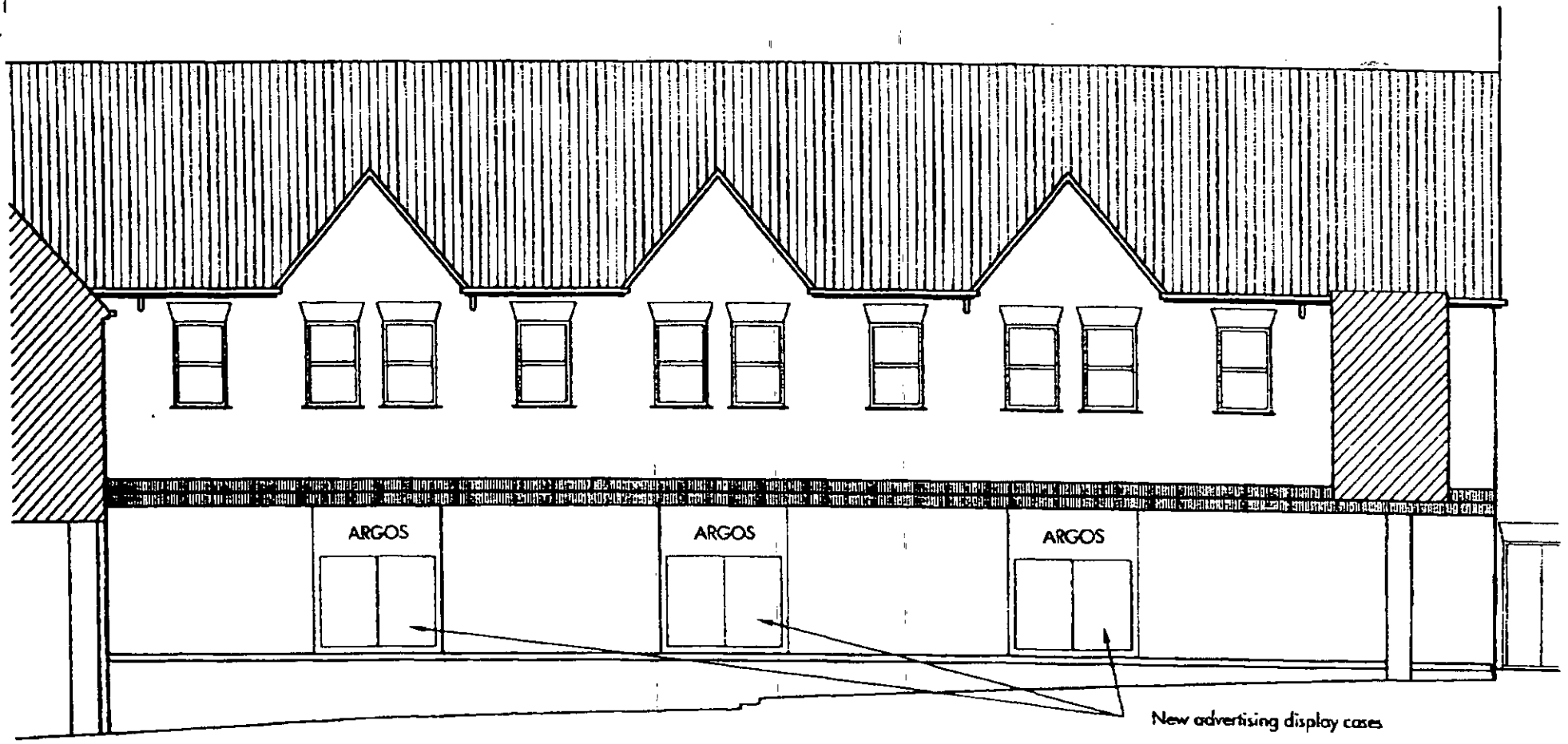
The proposed application requires that for security purposes the inner 200mm of the existing window openings will be blocked up with concrete blockwork, leaving the existing faced brickwork window revels approx 100mm wide and clearly visible on the external face.
Inset within the existing window revels will be two display cases side by side that have fully glazed front with a silver anodised aluminium surround supplied and fixed by Argos. It is proposed to fill in the background of the remaining window area within the revel with silver anodised aluminium panelling to match the frames of the display cases. Thereby presenting an overall of window effect from the main street in the existing window apertures. Argos signs will be placed above the display units on top of the silver anodised back plate, with concealed lighting above the sign and display area on the soffit of the lintel of the window opening for illumination.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

20/12/02 12:54 FAX NO.: 01344 849134 01344 849134 IAN DAVID LIMITED P. 003/005

NOTES

1. Do not scale from this drawing.
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB THE PLAZA
DENMARK STREET, WOKINGHAM

TITLE EAST ELEVATION
SHOWING DISPLAY CASES FOR ARGOS

PROJECT No.	DWG No.	SCALE
9806	SK79	1:100@A4
DATE 17.12.02	REV. A	DRAWN BY AR
CHECKED	CAD REF. AL17	

SK80 - North Elevation (Waterford Way)
Argos require two air conditioning units, which they propose to fix to the left of staircase E and which will be hidden from view from Waterford way. They also require additional louvres, which we will paint to match the existing louvres along Waterford Way.

We would be grateful if a decision on this work could be made as a matter of urgency so that the fitting out contractor who is proceeding with the work in early January 2003 can include it within his scope of work.

Argos will make a separate application for their main shop front security shutters and signs in due course.

If you have any questions about any content of this letter, don't hesitate to contact me. As the project on site is progressing rapidly an early response is appreciated.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

FAX

Date 20/12/02

Number of pages including cover sheet 5

TO: MARC SARTORIO
W.D.C.

Phone
Fax Phone 0118 9746724

CC: MRS POLNIK - PLANNING DEPT.

FROM: David Shrubsall
Ian David Ltd.
Greenworth House
Lake Road
Virginia Water
Surrey
GU25 4QW
Phone (01344) 844818
Fax Phone (01344) 849134

REMARKS: ☒ Urgent ☐ For your review ☐ Reply ASAP ☐ Please Comment

THE PLAZA, DENMARK STREET.

PLEASE FIND ATTACHED LETTER SENT TO MRS POLNIK FROM KMW DATED 18/12/02

REGARDS

David

BASHA

This is the letter that I understand went astray in your Admin. Section.

Can you take an urgent look to see if these air con. and louvres can be dealt with as a minor amendment

15/10/03

Thanks Marc Sartorio Ext 6799

kemp muir wealleans architects designers
247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
18th December 2002

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Please find attached drawing SK 79 and SK 80, which we like you to accept as minor amendments to the approved consent F/2002/5728.

The following application is in response to the proposed tenant Argos for the A1 unit and their requirements for mechanical services ventilation and strengthened security to their unit.

SK79 – East Elevation (Erfstadt Court)

The proposed application requires that for security purposes the inner 200mm of the existing window openings will be blocked up with concrete blockwork, leaving the existing faced brickwork window revels approx 100mm wide and clearly visible on the external face.
Inset within the existing window revels will be two display cases side by side that have fully glazed front with a silver anodised aluminium surround supplied and fixed by Argos. It is proposed to fill in the background of the remaining window area within the revel with silver anodised aluminium panelling to match the frames of the display cases. Thereby presenting an overall of window effect from the main street in the existing window apertures. Argos signs will be placed above the display units on top of the silver anodised back plate, with concealed lighting above the sign and display area on the soffit of the lintel of the window opening for illumination.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jan Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

28/12/02 12:48 FAX NO.: 01344 849134 IAN DAVID LIMITED P.003/005

NOTES

1. Do not scale from this drawing.
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of new/altered structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB THE PLAZA
DENMARK STREET, WOKINGHAM

TITLE EAST ELEVATION
SHOWING DISPLAY CASES FOR ARGOS

PROJECT No. 9806	DWG No. SK79	SCALE 1:100@A4
DATE 17.12.02	REV. A	DRAWN BY AR
CHECKED	CAD REF. AL17	

SK80 - North Elevation (Waterford Way)
Argos require two air conditioning units, which they propose to fix to the left of staircase E and which will be hidden from view from Waterford way. They also require additional louvres, which we will paint to match the existing louvres along Waterford Way.

We would be grateful if a decision on this work could be made as a matter of urgency so that the fitting out contractor who is proceeding with the work in early January 2003 can include it within his scope of work.

Argos will make a separate application for their main shop front security shutters and signs in due course.

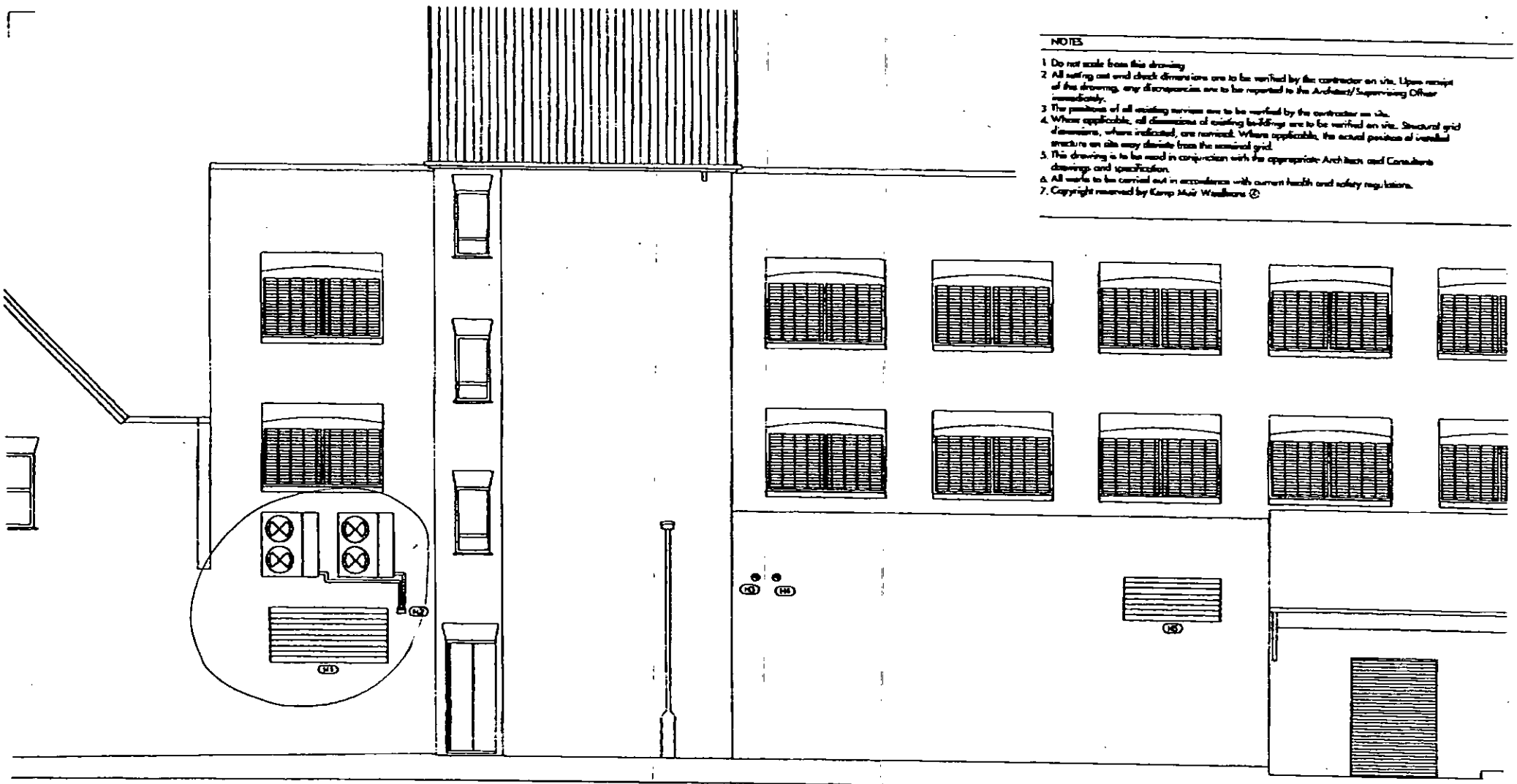
If you have any questions about any content of this letter, don't hesitate to contact me. As the project on site is progressing rapidly an early response is appreciated.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorlo – Wokingham District Council



NOTES

1. Do not scale from this drawing.
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual positions of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architect and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©

kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB THE PLAZA
DENMARK STREET, WOKINGHAM

TITLE NORTH ELEVATION
NEW OPENINGS AT WATERFORD WAY

PROJECT No. 9806	DWG No. SK80	SCALE 1:100 @ A4
DATE 17.12.02	REV.	DRAWN BY AR
CHECKED	CAD REF. transmission/in/argos/A	

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6490
Email. Basia.Polnik@wokingham.gov.uk
Date 21 January 2003
My ref. BP/F/2001/3459 & F/2002/5660
Your ref. 1218/2.01/rt/lp

Mr R Timms
ORMS
1 Pine Street
LONDON
EC1R 0JH

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
http://www.wokingham.gov.uk

Dear Mr Timms

RE: PROPOSED BOILER FLUE ON TOP LEVEL CAR PARK FOR HOLMES PLACE THE PLAZA, DENMARK STREET/ELMS ROAD (FORMER TESCO STORES LTD/ MULTI-STOREY CAR PARK)

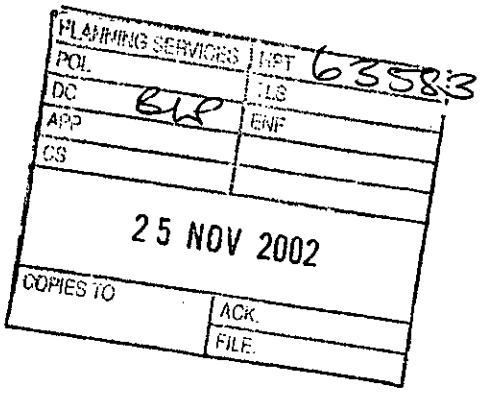
Further to your letter dated 22nd November 2002 and drawing and letter dated 2 December 2002 from Roberts and Partners, I confirm that as the proposed boiler flue has been reduced in height and relocated that the insertion of the flue is considered to be de-minimus and therefore a planning application is not required in this instance.

The flue should be finished in a light grey colour to reduce its visual impact.

I hope this is of assistance and I apologise for the delay in replying.

Yours sincerely

MRS B POLNIK
Senior Planning Officer



ORMS

1218/2.01/rt/lp

Mrs Basia Polnik
Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

22nd November 2002

Dear Basia

Holmes Place Wokingham – Boiler Flue to top level car-park

Thank you for our recent meeting on the 18th November on site to review the boiler flue options. The discussions were interesting and we understood your comments and hopefully have resolved the design appropriately.

Further to this we enclose Roberts and Partners drawing 35223/sk117, which shows the flue now reduced in height rising only 400mm above the plant cage. The colour/finish of the flue can match the adjacent light (as indicated) or be a light grey/blue to your preference.

We understand this is your preferred solution, which can be amended to the existing planning approval given to the KMW cage scheme.

We look forward to your prompt and favourable response.

Yours sincerely,

Robert Timms.

Robert Timms
For ORMS

cc	Derek Guilder	R&P
	Steve Fleming	R&P
	James Upfold	Mace
	Peter Stone	Mace
	Graham Jordan	Mono Ltd
	Paul White	ORMS

Plan required showing exact location

Discussed with TW as reduced in height/and relocated can be considered deminimus.

Architecture
Design

1 Pine Street London EC1R 0JH **T** 020 7833 8533 **F** 020 7837 7575 **E** orms@orms.co.uk **W** www.orms.co.uk

Directors: Oliver Richards Dale Jennings Ahmet Huseyin Associates: Nick Cowie Duncan Dalgleish Paul White Ben Hayes Sean Hatcher John McRae

ORMS Designers + Architects Ltd. Registered in England No. 2219594

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 12, 2003
My ref. BP/TAB/F/2001/3459
Your ref. AR/9806

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

Dear Ms Rehwald

PROPOSED ALTERATION TO UNIT TO BE OCCUPIED BY ARGOS, THE PLAZA, DENMARK STREET, WOKINGHAM (FORMER TESCO STORES LTD)

I refer to your letter dated 31st January 2003 regarding the proposed treatment of the 3 openings, facing Erfstadt Court.

I confirm that the details shown on plan nos. 9806 SK82 C and 9806 SK86 are considered acceptable pursuant to Condition 2 on Planning Permission F/2001/3459.

Finally consideration should be given to the proposed materials as this area could be vulnerable to vandalism.

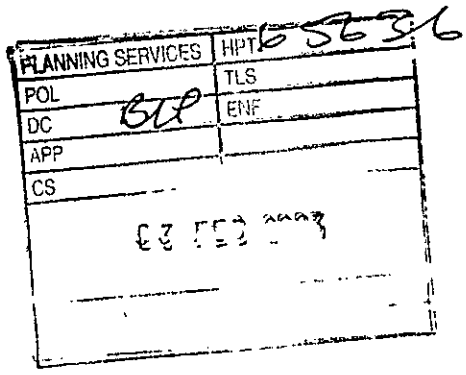
I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
31st January 2003

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Please find attached further details for the blocking up of the openings facing Denmark Street as requested with your letter dated 21.01.03.

We are aware that Argos signage proposal differs slightly from this submission. It would be appreciated if you could substitute the elevation A (A3/116666) of Argos planning application F/2002/8301with the enclosed SK 82rev.C and SK 86 as agreed with our tenant.

Please note that because of the high plinth along this façade, these display cases are already located high and we don't consider it practical to move them further up to sit more central in the opening.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

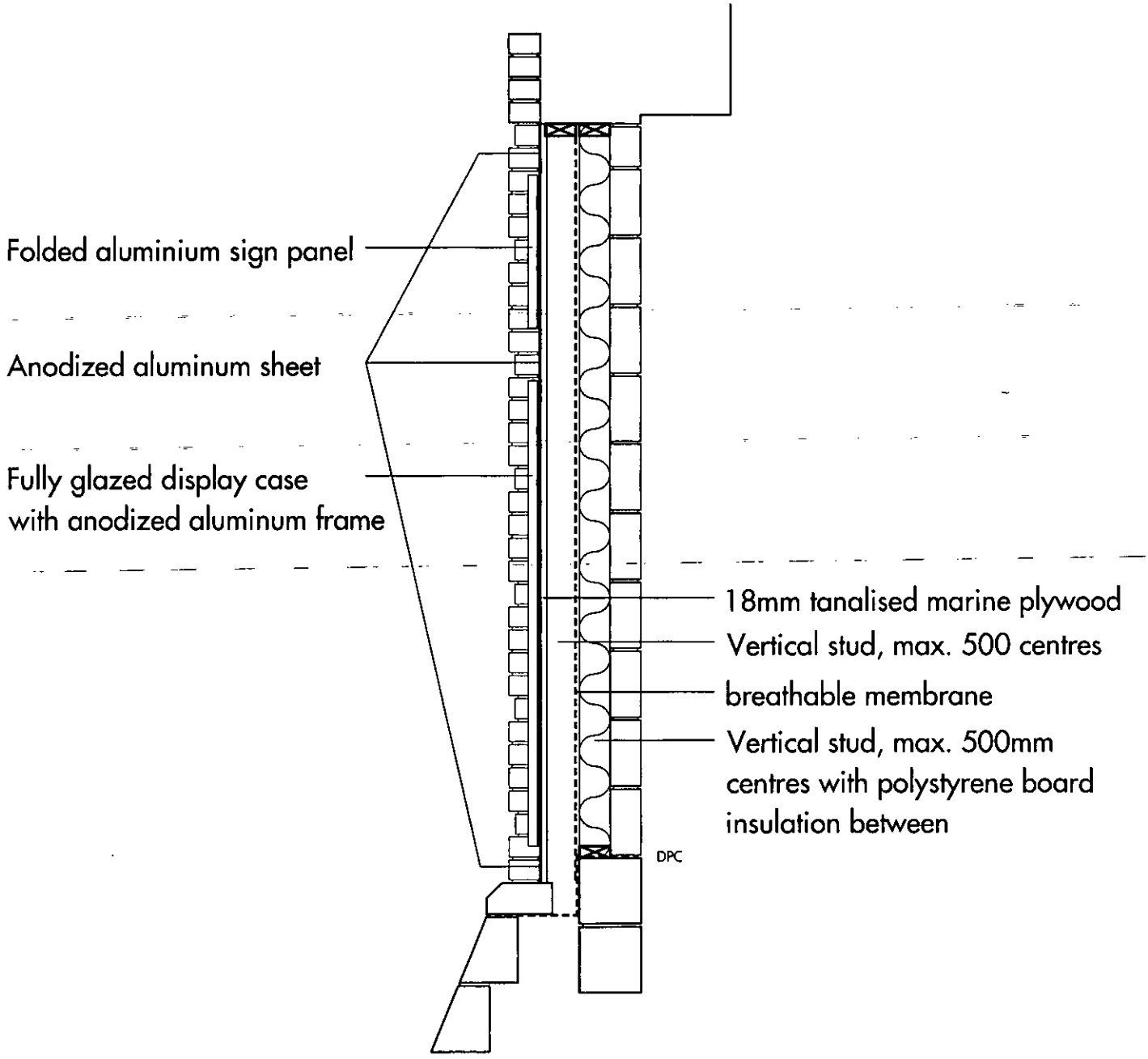
cc.	Adrian Turner	Argos
	Ian Collins	Conisten Interiors
	Mark Satorio	Wokingham District Council
	Brian Shrubshall	IDL
	Neil Biscoe	INK

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

PLANNING SERVICES
HPT
TLS
ENF
GS
03 FEB 2003
COPIES TO
FILE

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



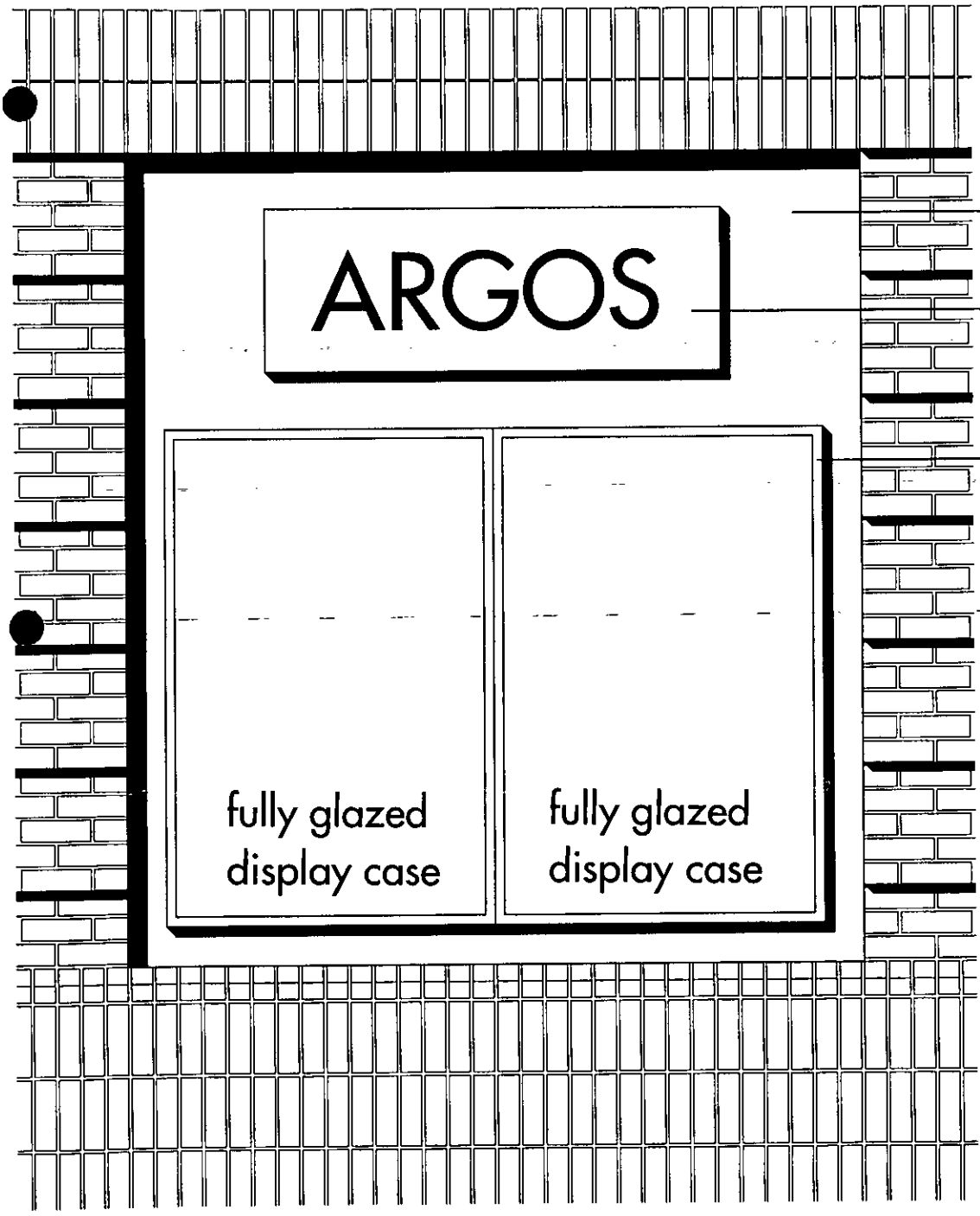
kemp muir wealleans
architects designers
247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB	The Plaza Denmark Street, Wokingham	PROJECT No. 9806	DWG No. SK82	SCALE 1:20
TITLE	Detail for Argos windows	DATE 21.01.03 REV. C		DRAWN BY AR
		CHECKED	CAD REF. current/AD	

F
TOL
DC
APP
CS
03 FEB 2003
COPIES TO

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



Anodized aluminium sheet in recessed window opening

Folded aluminum sign panal, projecting 30mm

2 aluminium framed fully glazed display cases, projecting 30mm

kemp muir wealleans
architects designers
247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB	The Plaza Denmark Street, Wokingham	PROJECT No. 9806	DWG No. SK 86	SCALE 1:20 @ A4
TITLE	Elevation for Argos windows	DATE 30.01.03	REV.	DRAWN BY AR
		CHECKED	CAD REF. AD/SK86	

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6490
Email. Basia.Polnik@wokingham.gov.uk
Date 21 January 2003
My ref. BP/F/2001/3459
Your ref. AR/9806

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

Dear Ms Rehwald

RE: PROPOSED ALTERATION TO UNIT TO BE OCCUPIED BY ARGOS, THE PLAZA, DENMARK STREET, WOKINGHAM (FORMER TESCO STORES LTD)

I have now received a planning application (F/2002/8220) from Argos for their shop front and an application for advertisement consent for signage (A/2003/8301) which will be dealt with in due course.

I confirm that the insertion of two air conditioning units and additional louvres, on the Waterford Way elevation, as outlined in letter dated 18th December 2002 and shown on drawing SK80, are considered to be de-minimus and therefore a planning application would not be required in this instance.

With regard to the blocking up of the area behind the proposed three display units fronting Erftstadt Court, the principle is considered acceptable, as outlined in your letter dated 18th December 2002, subject to the display cases being retained. However, further details of the proposed display units would need to be submitted either pursuant to conditions requiring further details of shop fronts, or this could be dealt with under the planning application F/2002/8220 for the new shop front.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

cc: Mr M Sartorio (Property Section, Wokingham District Council)

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES	HPT 650924
POL	TLS
DC BLB	ENF
APP	
CS	
16 JAN 2003	
COPIES TO	

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
15th January 2003

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

We submitted the attached request for façade changes last year and have been informed by your department, that it has not reached you. Mark Satorio tells me, that you will not accept his copy and request a new submission.

We understand from Brian Shrubshall, our client, that you had a discussion with him before Christmas and were confident that you could give us a decision under delegated powers. Mark Satorio told my client, that he has been discussing the attached minor amendments application with you today and that you should be able to action this very shortly.

We have scheduled a hand-over date on site on Friday this week and need your approval urgently please.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
18th December 2002

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Please find attached drawing SK 79 and SK 80, which we like you to accept as minor amendments to the approved consent F/2002/5728.

The following application is in response to the proposed tenant Argos for the A1 unit and their requirements for mechanical services ventilation and strengthened security to their unit.

SK79 – East Elevation (Erfstadt Court)

The proposed application requires that for security purposes the inner 200mm of the existing window openings will be blocked up with concrete blockwork, leaving the existing faced brickwork window revels approx 100mm wide and clearly visible on the external face.
Inset within the existing window revels will be two display cases side by side that have fully glazed front with a silver anodised aluminium surround supplied and fixed by Argos. It is proposed to fill in the background of the remaining window area within the revel with silver anodised aluminium panelling to match the frames of the display cases. Thereby presenting an overall of window effect from the main street in the existing window apertures. Argos signs will be placed above the display units on top of the silver anodised back plate, with concealed lighting above the sign and display area on the soffit of the lintel of the window opening for illumination.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

SK80 - North Elevation (Waterford Way)
Argos require two air conditioning units, which they propose to fix to the left of staircase E and which will be hidden from view from Waterford way. They also require additional louvres, which we will paint to match the existing louvres along Waterford Way.

We would be grateful if a decision on this work could be made as a matter of urgency so that the fitting out contractor who is proceeding with the work in early January 2003 can include it within his scope of work.

Argos will make a separate application for their main shop front security shutters and signs in due course.

If you have any questions about any content of this letter, don't hesitate to contact me. As the project on site is progressing rapidly an early response is appreciated.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

McLELLANS
SOLICITORS

S.A. LOCKE
C. M. EAMES
M. MILLER

www.mclellans.co.uk
zwareham@mclellans.co.uk

OLD CROSS HOUSE
OLD CROSS
HERTFORD
HERTFORDSHIRE
SG14 1RB
DX : 57921 HERTFORD

TEL : (01992) 532000
FAX : (01992) 534022

Your ref.
Our ref. 250.770.ZRW

McLELLANS IS REGULATED BY THE LAW SOCIETY

13th April 2004

PLANNING SERVICES | HD: | TLS | ENF | PCL | DC | APP | CS
14 APR 2004
COPIES TO: | ACK: | FILE:

Justices' Chief Executive
East Berkshire Magistrates' Court
Chalvey Park
off Windsor Road
Slough
SL1 2HJ

Fax no. 01753 232 191

Dear Sirs,

The Gig House, Denmark Street, Wokingham

We act on behalf of J D Wetherspoon plc who own and intend to operate the above premises.

Please find enclosed notice of application for the Transfer of Provisional Licence, Section 6(3) Consent to Modifications, Final Grant, Section 34 Gaming Permit and Children's Certificate, which we would be grateful if you could list for hearing at the Sessions on Friday, 7th May 2004.

Our client also wishes us to apply for any extensions, which may be granted within your area for the forthcoming Bank Holidays, Christmas, New Year and any other local festivities or special occasions for 2004. Our client only wishes to apply for the standard extensions, which have been agreed locally. Please accept this letter as notice of such an application. However, should you require an application form to be completed, then please contact our Mrs. Zoe Wareham. We confirm our cheque in the sum of £114.00 in payment of the Court fee has been sent direct to the Centralised Payment Office.

We also enclose with the "hard copy" of this letter, one copy of drawing number 2003/065/L03 showing the premises as approved, one copy of drawing number 2003/065/L05 showing the premises as proposed, one copy of drawing number 2003/065/L05/AWP showing the proposed positions of the three AWP machines and one copy of drawing number 2003/065/L05/CHILDRENS showing the proposed area designated for the Children's Certificate.

If you have any queries, then please do not hesitate to contact our Mrs. Zoe Wareham.

Yours faithfully,

McLellans

McLellans

cc. Centralised Payment Office, Reading Magistrates' Court, PO Box 2633, Reading, RG1 7WE
cc. Liquor Licensing Officer (Wokingham), care of / Reading Police Station, Castle Street, Reading, Berkshire, RG1 7TH / fax no. 0118-953-6161
cc. Mr. Ellis, Slough Community Fire Safety Office, The Fire Station, 124 London Road, Langley, Berkshire, SL3 7HS / fax no. 01753-547-871
cc. The Chief Executive / Head of Legal Services, Wokingham District Council, PO Box 151, Shute End, Wokingham, Berkshire, RG40 1WH / fax no. 0118-978-9078
cc. The Chief Environmental Health Officer, Wokingham District Council, PO Box 155, Shute End, Wokingham, Berkshire, RG40 1WH / fax no. 0118-974-6385
cc. The Chief Planning Officer, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WH / fax no. 0118-974-6484
cc. The Head of Building Control and Planning, Wokingham District Council, PO Box 155, Shute End, Wokingham, Berkshire, RG40 1WH / fax no. 0118-974-6385
cc. Mr. K Abnett, Wokingham Town Council, Town Hall, Market Place, Wokingham, Berkshire, RG40 1AS / fax no. 01734-792-335

To. The Clerk to the Licensing Justices for East Berkshire Licensing Committee
To. The Chief Officer of Police for the Police area of the said district
To. The Chief Executive / Solicitor to the Council for Wokingham District Council
To. The Chief Environmental Health Officer for Wokingham District Council
To. The Chief Planning Officer of Wokingham District Council
To. The Head of Building Control and Planning of Wokingham District Council
To. The Clerk of Wokingham Town Council
To. The Chief Fire Officer of the Fire Authority
To. Barry Brewster and to all whom it may concern

Take notice that I, **Daniela Karen SLADE** of J D Wetherspoon, Wetherspoon House, Reeds Crescent, Watford, WD24 4QL, having for the last six months carried on the trade or calling of Area Manager, intend to apply at the Licensing sessions to be held at The Court House, Bridge Road, Maidenhead, on the 7th day of May 2004 for the **Transfer** to me of the Provisional Justices' Licence for the sale of **intoxicating liquor of all descriptions** by retail for consumption on or off the premises situate at **Denmark Street, Wokingham, RG40 2QF,** and to be known by the sign of **The Gig House** now held by Barry Brewster such transfer to have effect from the 7th day of May 2004

Dated this 13th day of April 2004

SIGNED .....McLellans.....

Messrs. McLellans

Solicitors of Old Cross House
Old Cross
Hertford
Hertfordshire
SG14 1RB

Authorised agent on behalf of the Applicant

Reference. 250.770

Licensing Committee of East Berkshire
Application for Consent to Modification of Deposited Plans
Section 6(3) Licensing Act 1964

To. The Clerk to the Licensing Justices for East Berkshire Licensing Committee
To. The Chief Officer of Police for the Police area of the said district
To. The Chief Executive / Solicitor to the Council for Wokingham District Council
To. The Chief Environmental Health Officer for Wokingham District Council
To. The Chief Planning Officer of Wokingham District Council
To. The Head of Building Control and Planning of Wokingham District Council
To. The Clerk of Wokingham Town Council
To. The Chief Fire Officer of the Fire Authority and to all whom it may concern

---

The Gig House, Denmark Street, Wokingham, RG40 2QF

Take Notice that I, **Daniela Karen SLADE** of J D Wetherspoon, Wetherspoon House, Reeds Crescent, Watford, WD24 4QL, intend to apply for Consent to Modifications in respect of the above premises on the 7th day of May 2004 at The Court House, Bridge Road, Maidenhead, and I enclose in support one copy of drawing number 2003/065/L03 showing the premises as approved and one copy of drawing number 2003/065/L05 showing the premises as proposed

Dated this 13th day of April 2004

SIGNED ..... McLellans .....

Messrs. McLellans

Solicitors of Old Cross House
Old Cross
Hertford
Hertfordshire
SG14 1RB

Authorised agent on behalf of the Applicant

Reference. *250.770*

To. The Clerk to the Licensing Justices for East Berkshire Licensing Committee
To. The Chief Officer of Police for the Police area of the said district
To. The Chief Executive / Solicitor to the Council for Wokingham District Council
To. The Chief Environmental Health Officer for Wokingham District Council
To. The Chief Planning Officer of Wokingham District Council
To. The Head of Building Control and Planning of Wokingham District Council
To. The Clerk of Wokingham Town Council
To. The Chief Fire Officer of the Fire Authority and to all whom it may concern

Premises: **The Gig House, Denmark Street, Wokingham, RG40 2QF**

Applicant: **Daniela Karen SLADE**

Date of Grant of Provisional Licence: **1st August 2003**

Application will be made at the Licensing Session on 7th May 2004 at The Court House, Bridge Road, Maidenhead, for the foregoing provisional grant of the licence to be declared final

An application will also be made for the Provisional Grant to be made final by way of a Single Justice's Direction under Section 6(4)(A) of the Licensing Act 1964

Dated this 13th day of April 2004

SIGNED .....McLellans.....

Messrs. McLellans

Solicitors of Old Cross House
Old Cross
Hertford
Hertfordshire
SG14 1RB

Authorised agent on behalf of the Applicant

Reference. *250.770*

To. The Clerk to the Licensing Justices for East Berkshire Licensing Committee
To. The Chief Officer of Police for the Police area of the said district
To. The Chief Executive / Solicitor to the Council for Wokingham District Council
To. The Chief Environmental Health Officer for Wokingham District Council
To. The Chief Planning Officer of Wokingham District Council
To. The Head of Building Control and Planning of Wokingham District Council
To. The Clerk of Wokingham Town Council
To. The Chief Fire Officer of the Fire Authority and to all whom it may concern

I, **Daniela Karen SLADE** of J D Wetherspoon, Wetherspoon House, Reeds Crescent, Watford, WD24 4QL, **Hereby Apply** for a permit for the use of three machines for gaming by way of amusement with prizes on the following premises:-

The Gig House, Denmark Street, Wokingham, RG40 2QF

Barry Brewster holds the Licence for the said premises and I intend to apply at the Licensing Session on 7th May 2004 at The Court House, Bridge Road, Maidenhead, for the Transfer of the Licence and I propose to hold three machines described as follows:-

AWP Machines

I hereby undertake to abide by the relevant conditions of Part III of the Gaming Act 1968

Dated this 13th day of April 2004

SIGNED .....McLellans.....

Messrs. McLellans

Solicitors of Old Cross House
Old Cross
Hertford
Hertfordshire
SG14 1RB

Authorised agent on behalf of the Applicant

Reference. *250.770*

Children's Certificate / Notice of Application
Licensing Act 1964

To. The Clerk to the Licensing Justices for East Berkshire Licensing Committee
To. The Chief Officer of Police for the Police area of the said district
To. The Chief Executive / Solicitor to the Council for Wokingham District Council
To. The Chief Environmental Health Officer for Wokingham District Council
To. The Chief Planning Officer of Wokingham District Council
To. The Head of Building Control and Planning of Wokingham District Council
To. The Clerk of Wokingham Town Council
To. The Chief Fire Officer of the Fire Authority and to all whom it may concern

---

I, **Daniela Karen SLADE** of J D Wetherspoon, Wetherspoon House, Reeds Crescent, Watford, WD24 4QL, being the holder of a Justices' Licence in respect of the premises situate at and known as **The Gig House, Denmark Street, Wokingham, RG40 2QF,** HEREBY GIVE NOTICE that I propose to apply at the Licensing Sessions to be held at The Court House, Bridge Road, Maidenhead, on 7th May 2004 for the grant of a Children's Certificate under Section 168A of the Licensing Act 1964 to allow children under fourteen whilst accompanied by an adult to remain in the following area of such premises shown on the attached drawing number 2003/065/L05/CHILDRENS until 2100 hours

Dated this 13th day of April 2004

SIGNED .....McLellans.

Messrs. McLellans

Solicitors of Old Cross House
Old Cross
Hertford
Hertfordshire
SG14 1RB

Authorised agent on behalf of the Applicant

Reference. *250.770*

For Info.

Basia Polnik

From: Ian Jordan
Sent: Thursday, April 01, 2004 1:35 PM
To: Karen Court
Cc: Basia Polnik
Subject: RE: L182 THE GIG HOUSE - LLOYDS NO 1 - APPLICATION FOR PROVISIONAL GRANT OF NEW PUBLIC ENTERTAINMENT LICENCE

Hello,

sorry that we didn't respond to this, my fault I'm afraid as I didn't pass it on to Basia for reply.

This site does not have any restrictions placed on it in terms of hours of operation but there is a condition on consent 2001/3459 (condition 9) ensuring that no sound reproduction is to be audible at the site boundary. There are residential units in close proximity to the site and

A later consent (2002/5828) was granted on this site for Chicago Rock for a larger unit that did include specific restrictions on the hours of operation to 09.00 - 23.20 (i.e. normal pub hours). The Chicago Rock application raised a high level of local opposition hence the restrictions placed on opening hours. In any event the applicant decided not to take up the lease.

Other than ensuring that conditions on the various planning consents are complied with and the use fits within the A3 food and drink category there are no other restrictions on the use of the site or the operator.

I have forwarded a copy of this reply to Basia (who dealt with the applications) who will probably have some additional comments to make, she is on leave until tomorrow.

Regards,

Ian

-----Original Message-----
From: Karen Court
Sent: 01 April 2004 11:55
To: Ian Jordan
Subject: FW: L182 THE GIG HOUSE - LLOYDS NO 1 - APPLICATION FOR PROVISIONAL GRANT OF NEW PUBLIC ENTERTAINMENT LICENCE

-----Original Message-----
From: Karen Court
Sent: 27 February 2004 08:51
To: Dianne King; Tina Marinos; Bob Wyatt; 'wtc@wokinghamtc.tele2.co.uk'; 'Chris Banks (Police)'; Steve Potts; Ian Jordan; Andrew Spicer; Food Safety; environmentalp&h; Vicky Guthrie
Subject: L182 THE GIG HOUSE - LLOYDS NO 1 - APPLICATION FOR PROVISIONAL GRANT OF NEW PUBLIC ENTERTAINMENT LICENCE

BY INTERNAL MAIL - CLLRS D MORGAN & J GREEN

LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982
APPLICATION FOR THE PROVISIONAL GRANT OF A NEW PUBLIC ENTERTAINMENT LICENCE
APPLICATION NO: **L182**
APPLICANT: **CRAWFORD SCOTT OF J D WETHERSPOON PLC**
PREMISES: **THE GIG HOUSE - LLOYDS NO 1**
THE PLAZA, DENMARK ST, WOKINGHAM, RG40 2QE

Wokingham District Council has received an application from Crawford Scott of J D Wetherspoon PLC for the provisional grant of a new public entertainment licence.

If you have any comments you would like to make before the application is determined, please let me have these in writing or by email **by 24 March 2004**.

Please note that all comments made are available for public inspection. Individual replies will not be made, however any comments will be taken into account when the application is determined and you will be notified of the decision.

Depending on the outcome of this consultation exercise the application will be determined by the Licensing and Safety Team or will be referred to the Licensing & Appeals Committee.

Regards

Karen Court
Senior Licensing Officer
Licensing & Safety Team
Wokingham District Council
Direct Dial: 0118 974 6358
Fax: 0118 974 6401
Email: karen.court@wokingham.gov.uk
www.wokingham.gov.uk

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 28th April 2004
My ref: BP/F/2201/3459, F/2002/8106 & F/2003/0403
Your ref: 2003/065

WOKINGHAM DISTRICT COUNCIL

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Lawrence Beckingham Field
The Sail Loft
Limehouse Court
3-11 Dodd Street
London E14 7EQ

Dear Mr Tomkins,

RE: PROPOSED RELOCATION OF PARKING SPACES TO ALLOW FOR PLANT ENCLOSURE AT THE PLAZA, DENMARK STREET, WOKINGHAM

I refer to your plans received on 26th February 2004 regarding various amendments to the above scheme and apologise for the delay in replying.

I confirm that the following amendments are considered to be acceptable:

1. Use of 2 parking spaces for use as a plant enclosure shown on plan no. 2003/065/003A and the reprovision of these 2 spaces on level 4.
2. The addition of additional ventilation grilles as shown on plan no 2003/065/12D and bricking up of existing aperture with materials to match existing
3. The principle of a stainless steel fascia is acceptable and this has been accepted as a minor amendment to planning permission F/2003/0403 for a new shopfront and provision of terrace. However the details of the signage and illumination will be dealt with separately under the application for advertisement consent A/2003/0402. This application has not yet been determined.

The changes to the design of the light column can be dealt with when submitting the additional details, required by condition 2 on planning permission F/2003/0403. I attach a copy of this permission and would remind you that the conditions need to be complied with prior to the commencement of works and therefore any works carried out without approval are at your own risk.

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

Yours sincerely,

B. Polnik

B.POLNIK (Mrs)
Senior Planning Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
18th June 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

In regard of our planning application F/2001/3459 we submit our new colour scheme for the car park and show the position of our security system as requested on 15.05.02. Please find attached drawing:

AP 31 - Ground Floor Plan
AP 33 – Car Park Level 1
AP 34 – Car Park Level 2 & 3
AP 35 – Car Park Level 4 & 5

An early response is appreciated.

If you have any questions, do not hesitate to contact me.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

kemp muir wealleans
architects
designers

247-249 Cromwell Road
London SW5 9GA
Tel: 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | HPT S7655
POL | TLS
DC BLB | ENF
APP |
CS |
19 JUN 2002

DRAWING REGISTER AND ISSUE

Project:	Wokingham Court Development, Wokingham	Y	A2K
Job No:	9806	M	F6E
Dwg Type:	General Arrangement Drawings	D	18

Dwg No.	Title	Scale	Size	Revision
9806_AL31	Ground Floor, Access system	nts	A3	•
9806_AL33	Car Park Level 1, Access & Layout	nts	A3	•
9806_AL34	Car Park Level 2 & 3, Access & Layout	nts	A3	•
9806_AL55	Car Park Level 4 & 5, Access & Layout	ntc	A3	•

DISTRIBUTION

Contact	Company			
John Osborne,	AXA			
Brian Shrubsall,	Ian David Ltd.		A3	1
David Reid,	INK		A3	1
Graham Charlesworth,	Ridd Wood Partnership			1
Kim Chye,	Murdoch Green Kensalls			1
Mark Smith,	Atelier 10			1
Steve Morgan,	DTZ			
Basia Polnik,	Wokingham District Council			1
Mark Satorio,	Wokingham District Council			1
Nick Stephens,	Building Control (WDC)			
Robert Timms,	ORMS			1
Andrew Fenwick,	Tweeds			
Derek Gilder,	Roberts and Partner			
Andreas Roubies,	Abraham Consulting			
Andrew Cochran,	Durkan Pudelek			3
Russel Richard	Russel Richardson, Han Tucker			
Keith Smith,	Durkan Pudelek (Site)			1

* = e-mail

Issued for Information
Issued for Approval
Issued for Tender
Issued for Construction •

TO: BASIA POLNIK

Dave Halley

From: Dave Halley
Sent: 18 September 2002 16:26
To: 'mail@kmw.co.uk'
Cc: Basia Polnik
Subject: Lamp column at Wokingham Courtyard development

Dear Astrid,

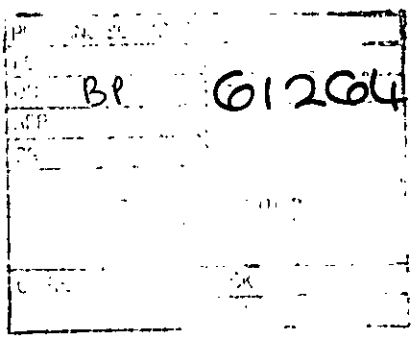
Thank you for your fax dated 17th September 2002.

I have no objection to the lamp column (currently positioned in Alexandra Court by the planting bed opposite Exa House) being moved to the new position shown on your sketch no. SK 68. I would however suggest that, prior to undertaking the works, you confirm with our Property Section that the new location is within the extent of the land owned by Wokingham District Council or alternatively you may have access to a suitably scaled plan that confirms this.

I have copied this e-mail & your fax to Basia Polnik so that she can include it in her overall approval.

Regards

Dave Halley
Engineering Services
Wokingham District Council
P.O. Box 153
Shute End
Wokingham
Berkshire
RG40 1WL
Tel: (0118)9746325 - direct line
Fax: (0118)9746313
E-mail: dave.halley@wokingham.gov.uk
Website: www.wokingham.gov.uk



kemp muir wealleans architects
designers

247-249 Cromwell Road
London SW5 9GA

Tel 020 7370 9830
Fax 020 7373 5993
E-mail mail@kmw.co.uk

JOB No : 9806

FAX: 0118 974 6313

TO: Dave Halley – Highway Authority, WDC

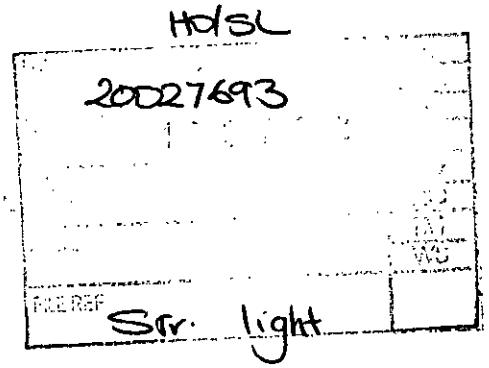
COPY:

FROM: Astrid Rehwald

SUBJECT: WOKINGHAM COURTYARD DEVELOPMENT

DATE: 17-09-02

NO. PAGES: 6 (including this sheet)



Dave,

As discussed on the phone earlier today I am submitting a request for re-positioning an existing street lamp post at the site of the former Tesco Store in Wokingham.

Please find attached:

1) a letter to Basia Polnik, explaining the reasons for the re-location.
2) The ground floor plan for the approved planning application F/2001/3459
3) The current scheme following the approved planning application F/2002/5828
4) Sketch SK 68 showing the re-location

Our contractor knows that he has to contact southern electric's for disconnection and re-connection.

Could you please give me a quick approval via phone or email and inform Basia Polnik to include this in her overall approval?

Regards,

Astrid Rehwald

Astrid Rehwald
for KMW architects

9806_D1_DH170902_f.doc

☐ Information ☐ Action

020 7373 5993

17/09 '02 TUE 17:10 FAX 020 7373 5993 K M W S Z A

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
6th September 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

With regard of our planning application F/2001/3459 and F/2002/5828 condition 4 we would like to submit drawing AL21, showing the proposed external lighting.

Please note the following:

1) We have shown four existing public lamppost to be relocated.
   a) Waterford Way near our new loading bay: The relocation has been agreed with Mark Satorio and our contractor is aware, that he has to contact Southern Electric in Slough for disconnection and reconnection.
   b) New meeting area in front of Holmes Place: The relocation has been agreed with Mark Satorio and has been undertaken already.
   c) Planters at Alexandra Court: As you are aware, we don't yet have tenants for any of the other units. We therefore want to prepare our site for every possibility. As planning application f/2001/3459 allows steps in this location and we think of probably subdividing this unit at a later stage, we prefer to move the lamp post out of the way now.
   d) Erfstadt Court: As we don't know the requirements of any future tenant, we like to move this lamp post out of the way not to conflict with any possible remodelling work at Erfstadt court at a later stage We are proposing to install a new contemporary lamp post centred in the court. As discussed on site with you and Herold Sanderson, we will keep the existing lamp post for your use.

020 7373 5993
17/09 '02 TUE 17:11 FAX 020 7373 5993 K M W S Z A 002

2) We have included for three lights above signage though the signage proposal is still outstanding but will be submitted shortly.
   a) The existing height restrictor at the bottom of the car park ramp will be replaced with a new one which will be fitted with strip lights above for better visability.
   b) We are planning to propose two scheme signs, fixed to two stair towers and light them from above.

We hope the drawing is otherwise self-explanatory. Our electrical engineer checked that the light for the footpath is sufficient and we increased the lux level in the underpass towards Denmark Street as requested.

If you have any questions about any content of this letter, don't hesitate to contact me. As the project on site is progressing rapidly an early response is appreciated.

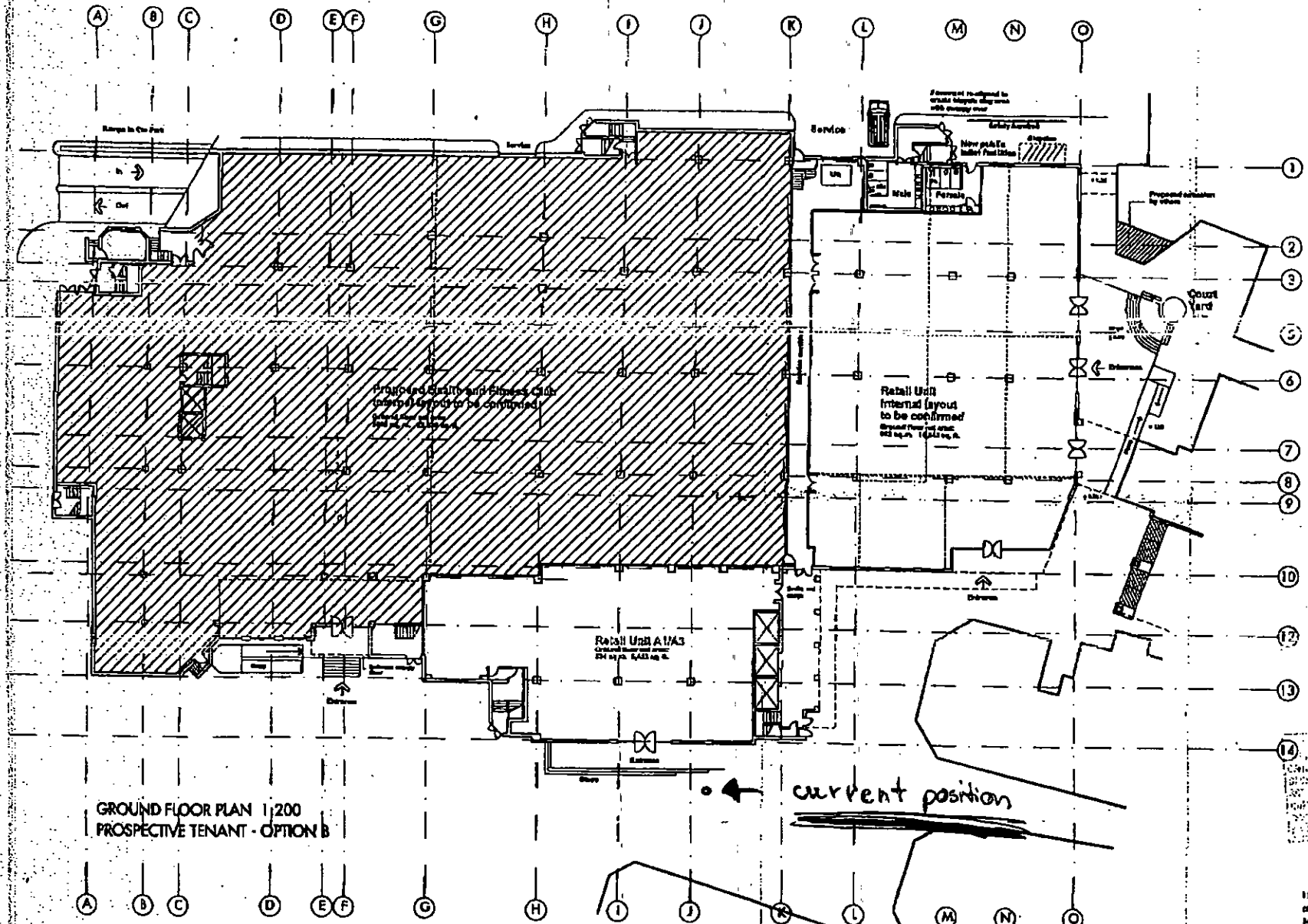
Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

020 7373 5993
17/09 '02 TUE 17:11 FAX 020 7373 5993 K M W S Z A 003

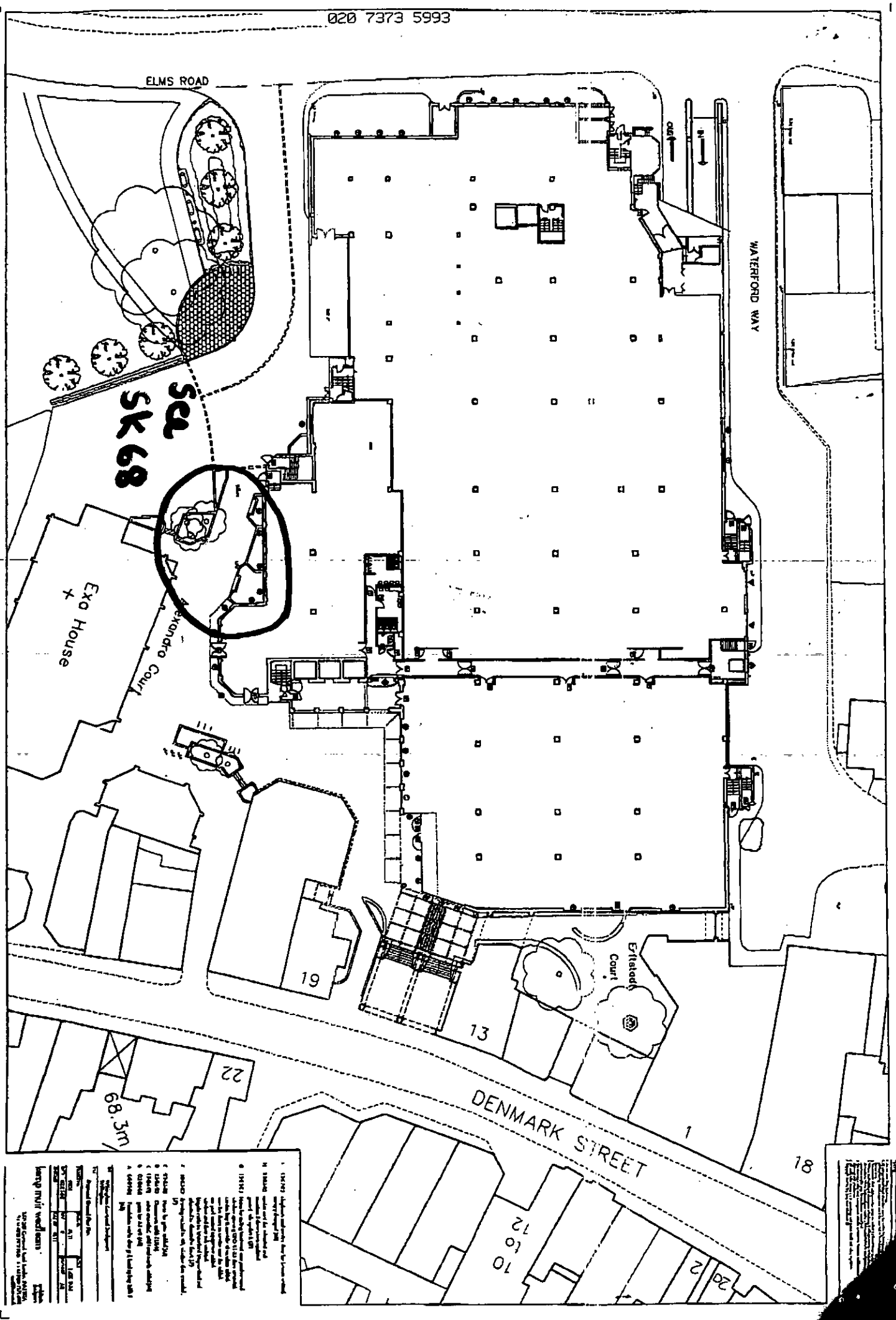


GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION B

REVISED PLAN

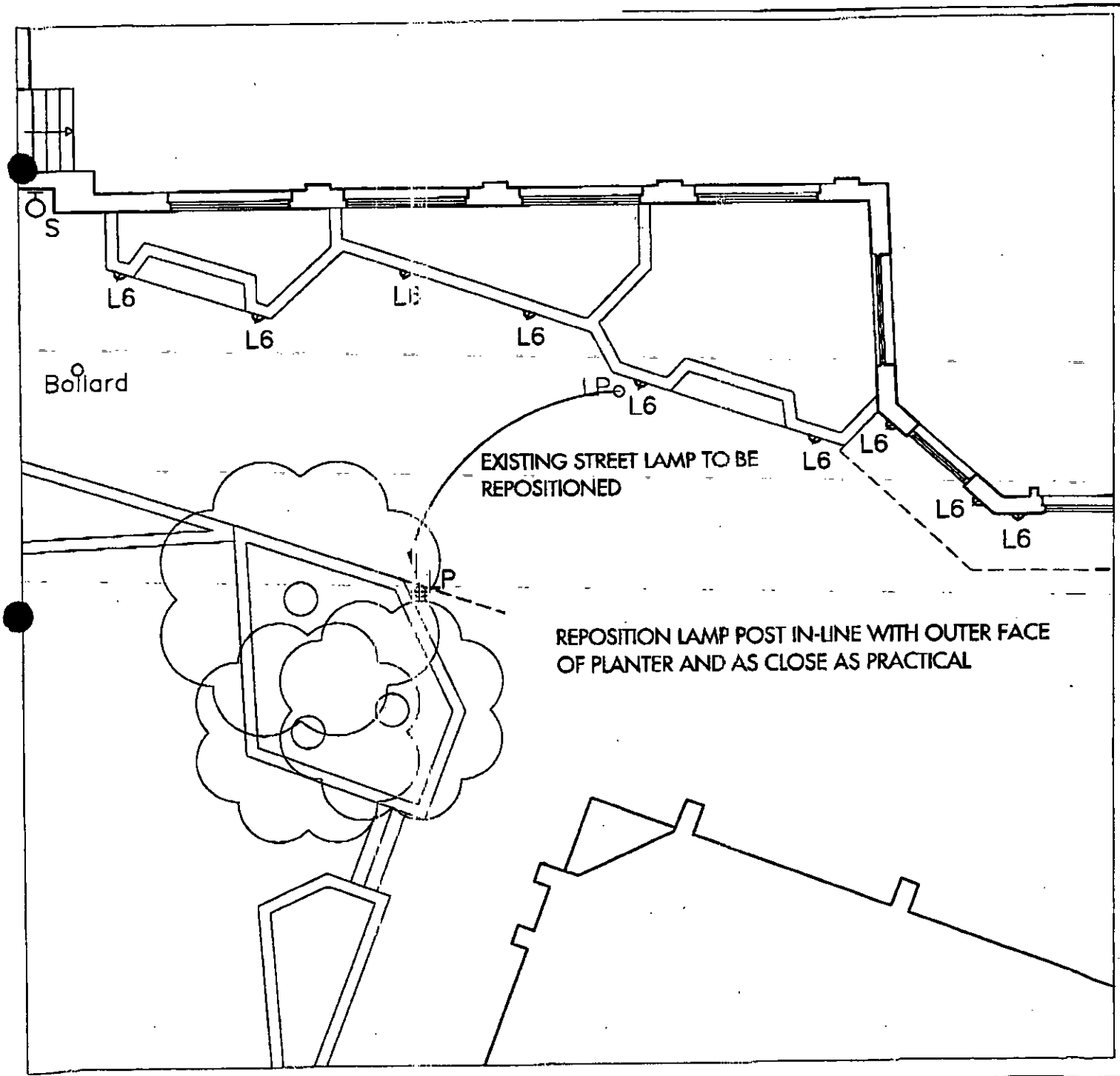
kemp muir westlecons

020 7373 5993



NOTES

1. Do not scale from this drawing.
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



kemp muir wealleans

architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB	Wokingham Courtyard Wokingham	PROJECT No. 9806	DWG No. SK 68	SCALE 1:200 @ A4
TITLE	Position of lamp post Waterford Way	DATE 13.08.02	REV.	DRAWN BY AR
		CHECKED	CAD REF. ALT	
		ISSUED FOR CONSTRUCTION		

020 7373 5993

S Z A K M W 17/09 '02 TUE 17:12 FAX 020 7373 5993

006

01344 849134

IAN DAVID LIMITED
Greenworth House, Lake Road,
Virginia Water, Surrey GU25 4QW
Telephone (01344) 844818 Fax (01344) 849134

PLANNING SERVICES	REF 63672
POL	T.S
DC BLP	F.F
A+P	
CS	
26 NOV 2002	
COPIES TO	

26th November 2002

Mrs B Polnik
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

By fax (0118 9746484) and post (2 Pages)

Mrs Polnik

THE PLAZA, DENMARK STREET, WOKINGHAM
WATERFORD WAY CAR PARKING AND UNLOADING ACCESS

Further to KMW's letter to you dated 19th Novemeber 2002, I have been requested to inform you as to the general management of the new centre (The Plaza), in particular with regards to the proposed tenant Argos and its need to have occasional deliveries (approximately three to five times per week) by a 15.5 metre articulated lorry.

Firstly, the property consultants Nelson Bakewell on behalf of Axa will manage the centre. They will co-ordinate all tenant needs/ requirements and advice within the building. WDC Engineering Services Department will manage the car park and Waterford Way.

At present the primary tenant is Holmes Place (1 The Plaza), and as a leisure club will have minimal deliveries, mainly for domestic purposes plus food, drink and cleaning use, etc.

No. 2 The Plaza (side unit) is anticipated as A3 and we are in discussions with a potential tenant for such use. This would result in a low delivery requirement.

No. 3 The Plaza (part of main unit fronting Demark Street and adjacent to the lifts) is currently under offer for 2,500 sq ft to a small Italian restaurant and again deliveries are limited.

Argos is the proposed tenant for No. 4 The Plaza (part of main unit fronting Denmark Street) and will take the remaining space of approximately 9,750 sq ft.

Therefore deliveries within the new development other than Argos are very limited.

The other retail deliveries made from Waterford Way are mainly for the small retail units fronting Denmark Street from the building at the end of Erfstrdt Court up to No.15 Market Place.

These units actually unload from the very end of Waterford Way at the opened up hammer head and do not clash in their unloading position with the recessed unloading dock position for the new development, which is further along the building as per the planning drawing.

Nelson Bakewell will advice where necessary the tenants of Denmark Street the anticipated deliveries from Argos. We do not anticipate any problems in this regard as when the articulated lorry for Argos is parked (for a relatively short period per week) in the unloading position adjacent to the unloading dock, there is clear routes for other vehicles to bypass it on the opposite side of the road. They can still turn effectively in the hammerhead and unload as they currently do with no congestion or inconvenience between the parties.

I also confirm as previously stated that Waterford Way is a no parking area, which will be rigorously enforced by Wokingham District Council Engineering Services Department or a private security firm as part of the management.

I hope you will now be able to approve the relevant planning conditions relating to the articulated lorry size, but if there is any further information that you require in this regard then do not hesitate to contact our architect KMW.

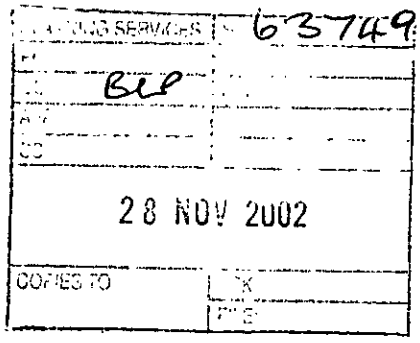
Yours sincerely

Brian Shrubsall

Cc	John Osborn	Axa
	Marc Sartorio	WDC
	Ed Humbert	DTZ
	Astrid Rehwald	KMW

cc. Highways - for comment 27/11.

IAN DAVID LIMITED
Greenworth House, Lake Road,
Virginia Water, Surrey GU25 4QW
Telephone (01344) 844818 Fax (01344) 849134



26th November 2002

Mrs B Polnik
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

By fax (0118 9746484) and post (2 Pages)

Mrs Polnik

THE PLAZA, DENMARK STREET, WOKINGHAM
WATERFORD WAY CAR PARKING AND UNLOADING ACCESS

Further to KMW's letter to you dated 19th Novemeber 2002, I have been requested to inform you as to the general management of the new centre (The Plaza), in particular with regards to the proposed tenant Argos and its need to have occasional deliveries (approximately three to five times per week) by a 15.5 metre articulated lorry.

Firstly, the property consultants Nelson Bakewell on behalf of Axa will manage the centre. They will co-ordinate all tenant needs/ requirements and advice within the building. WDC Engineering Services Department will manage the car park and Waterford Way.

At present the primary tenant is Holmes Place (1 The Plaza), and as a leisure club will have minimal deliveries, mainly for domestic purposes plus food, drink and cleaning use, etc.

No. 2 The Plaza (side unit) is anticipated as A3 and we are in discussions with a potential tenant for such use. This would result in a low delivery requirement.

No. 3 The Plaza (part of main unit fronting Demark Street and adjacent to the lifts) is currently under offer for 2,500 sq ft to a small Italian restaurant and again deliveries are limited.

Argos is the proposed tenant for No. 4 The Plaza (part of main unit fronting Denmark Street) and will take the remaining space of approximately 9,750 sq ft.

Therefore deliveries within the new development other than Argos are very limited.

The other retail deliveries made from Waterford Way are mainly for the small retail units fronting Denmark Street from the building at the end of Erfstrdt Court up to No.15 Market Place.

These units actually unload from the very end of Waterford Way at the opened up hammer head and do not clash in their unloading position with the recessed unloading dock position for the new development, which is further along the building as per the planning drawing.

Nelson Bakewell will advice where necessary the tenants of Denmark Street the anticipated deliveries from Argos. We do not anticipate any problems in this regard as when the articulated lorry for Argos is parked (for a relatively short period per week) in the unloading position adjacent to the unloading dock, there is clear routes for other vehicles to bypass it on the opposite side of the road. They can still turn effectively in the hammerhead and unload as they currently do with no congestion or inconvenience between the parties.

I also confirm as previously stated that Waterford Way is a no parking area, which will be rigorously enforced by Wokingham District Council Engineering Services Department or a private security firm as part of the management.

I hope you will now be able to approve the relevant planning conditions relating to the articulated lorry size, but if there is any further information that you require in this regard then do not hesitate to contact our architect KMW.

Yours sincerely

Brian Shrubsall

Cc

John Osborn	Axa
Marc Sartorio	WDC
Ed Humbert	DTZ
Astrid Rehwald	KMW

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 4 December 2002
My ref. BP/TAB/2001/3459

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

Dear Ms Rehwald

WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

I refer to your correspondence regarding details pursuant to conditions in relation to the above-mentioned site and comment as follows:

Condition 20 of F/2001/3459 - Car Park Management

Car Park Management Statement dated 29.10.02 is considered to be acceptable.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Date: 04 November 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Car Park Management scheme (condition 20 on F/2001/3459)

Comments are required by .

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Discussed with Tony Street 4/12. considered acceptable

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3459 (Planaps) / (Ludhouse) Date Rec. 30.10.02

Location: FORMER TESCO STORES, DENMARK ST / ELM RD

Parish WOK.

Applicant: AXA

Description of attached plans car park management scheme (condition 20 on F/2001/3459

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: • Property - M. Sartorio (car park management scheme)

Drawing No's

1. NK (Landscape & Trees) ____
2. NK (Env. Design) ____
3. XA (Highways) Dave Holley / Tony Street ✓
4. NF (Building Control) ____
5. BC/DC Liaison ____

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: ____

Date for Responses ____

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From ____

New Site Notice Y / (N)

New Description ____

CASE OFFICER BP.

Consultations Sent by Admin. on ____

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3459 (Planaps) / (Ludhouse) Date Rec. 30.10.02

Location: FORMER TESCO STORES, DENMARK ST / CLM RD

Parish WOK.

Applicant: AXA

Description of attached plans car park management scheme (condition 20 on F/2001/3459

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: • Property - M. Sartorio (car park management scheme)

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)	Dave Holley / Tony Street	✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER BP.

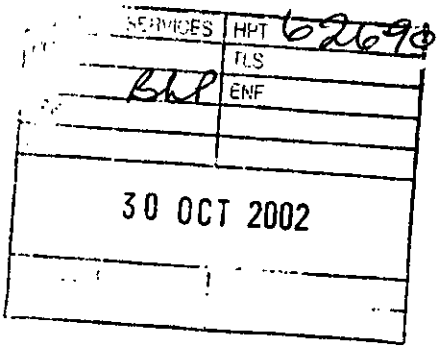
Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANS TO MEET CONDITIONS



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806/D1
29th October 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Please find attached our management statement which we like to submit to release condition 20 on F/2001/3459. Another copy has been submitted direct to planning from Dave Halley of engineering services, who has prepared this document.

If you have any questions about any content of this letter, don't hesitate to contact me.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Satorio – Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

ELMS ROAD MULTI-STOREY CAR PARK

MANAGEMENT STATEMENT

PLANS TO MEET CONDITIONS

General

The Elms Road Multi-storey Car Park, land and buildings has been leased from Wokingham District Council to Axa Sun Life Plc as part of the re-development of the former supermarket building below it. The building below the car park is to be redeveloped as a health club, and A1-A3 accommodation.

The existing five levels of the car park will be split between public parking (on levels 1, 2 & 3), private parking for members of the health club and its staff on level 5 and reserved parking for other tenants of the building on level 4.

The public parking areas shall be open for public use between the following hours:

Monday	7:30am to 7:15pm
Tuesday	7:30am to 7:15pm
Wednesday	7:30am to 7:15pm
Thursday	7:30am to 7:15pm
Friday	7:30am to 7:15pm
Saturday	7:30am to 7:15pm
Sunday	Closed all day
(Bank Holidays	Closed all day)

At all other times the car park will be closed to the public.

Private parking for members of the health club, it's staff & other tenants will be available as necessary through controlled access using an automated pass card system

As lessee, Axa Sun Life Plc or its subsidiaries will be responsible for the operation & maintenance of the building and all costs involved in accordance with the lease agreement. However, it has been agreed that, subject to contract and payment by Axa Sun Life Plc of an annual fee, Wokingham District Council will take on certain management responsibilities relating to the car park and Waterford Way on behalf of Axa Sun Life Plc or it's subsidiaries. These responsibilities are summarised as follows.

Opening (Unlocking)

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging & undertaking the opening (unlocking) of the car park and public lifts as per the "Elms Road Multi-storey Car Park Security Statement".

PLANS TO MEET CONDITIONS

Closure (Locking)

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging & undertaking the closure (locking) of the car park and public lifts as per the "Elms Road Multi-storey Car Park Security Statement".

Lift Maintenance

Axa Sun Life Plc, shall be responsible for arranging & undertaking appropriate maintenance of the public lifts at the car park, including all relevant safety inspections and emergency response.

Cleansing of Car Park Area & Stairwells

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging & undertaking suitable once daily basic cleansing of the car park including stairwells & access ramp.

It may also be suitable to arrange "one-off" extensive cleansing of the site to remove long-term build-ups of substances such as oil, salt or other deposits that would not be normally removed through the basic cleansing operations. Such operations shall be undertaken when necessary outside of the management agreement.

Cleansing of Public Lifts

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging & undertaking suitable once daily basic cleansing of the public lifts at the car park.

Graffiti Removal

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging & undertaking any graffiti removal required within the car park, including stairwells, access ramp and public lifts, or on the external car park walls.

The processes used in removing graffiti shall ensure that unnecessary damage to decoration is avoided; however some staining, fading or erosion of decoration may be unavoidable. In such cases any repairs to decoration shall be undertaken when necessary outside of the management agreement.

Fire Alarms

Axa Sun Life Plc, shall be responsible for arranging & undertaking appropriate maintenance of the fire alarms at the car park, including all relevant safety

PLANS TO MEET CONDITIONS

inspections, through a third party contractor. During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for replacing any broken or vandalised glazing over fire alarm call points.

Fire Extinguishers

Axa Sun Life Plc, shall be responsible for arranging & undertaking appropriate maintenance of the fire extinguishers at the car park, including all relevant safety inspections, through a third party contractor. During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for replacing any broken or vandalised glazing over fire extinguisher access key points.

Lighting

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging & undertaking appropriate maintenance of the general lighting at the car park, including all relevant safety inspections.

Emergency Lighting

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging & undertaking appropriate maintenance of the emergency lighting at the car park, including all relevant safety inspections.

Car Park Signage

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc shall be responsible for arranging & undertaking appropriate maintenance of the car park signage.

Pay & Display Ticket Machines

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc shall be responsible for arranging provision & appropriate maintenance of the car park pay & display ticket machines.

Maintenance of Fixtures, Fittings Surfaces & Decoration

Axa Sun Life Plc shall be responsible for arranging & undertaking the day-to-day and emergency maintenance of all fixtures & fittings such as doors, windows, car park screens, barriers, gates, entry/exit systems, fire alarms, fire extinguishers, surface water drainage, surfaces & decoration (Note: lifts, lighting, emergency lighting, car park signage & car park ticket machines will be maintained as stated elsewhere in this statement).

PLANS TO MEET CONDITIONS

Energy

Axa Sun Life Plc shall be responsible for arranging the provision of all energy to the car park & fittings including electrical supply to the entry/exit systems, lifts, lighting, fire alarms & ticket machines.

Cash Collection

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging & undertaking the collection of cash boxes from the car park ticket machines & counting & banking of the cash collected using fully auditable methods. The cash collected shall be reimbursed to Axa Sun Life Plc at intervals yet to be determined.

Pay & Display Ticket Provision

During the term of the management agreement, Wokingham District Council, on behalf of Axa Sun Life Plc, shall be responsible for arranging provision of suitable pay & display tickets to be issued to customers via the car park ticket machines. Wokingham District Council shall be free to issue refund vouchers with the pay & display tickets and/or sell advertising space on the rear of the car park tickets subject to approval of artwork by Axa Sun Life Plc.

Car Park Regulations & Enforcement

During the term of the management agreement, the public areas of the car park shall be operated & enforced by Wokingham District Council according to the terms & regulations of the Wokingham District The (Various Off-Street District Car Parks) Order 1998 (as amended). Excess or Standard charges may be levied against drivers of vehicles using the car park in accordance with the order. Subject to legal advice, charges collected (less an administration charge & any charges incurred through third party debt collection services) shall be reimbursed to Axa Sun Life Plc at intervals yet to be determined.

Permits & Entry Card Systems

Axa Sun Life Plc shall be responsible for arranging & undertaking the provision & maintenance of all permit & entry card systems relating to the health club membership & staff parking and parking for residents of the associated Elms Road flats.

Public Toilets

The public toilets at the site are to be leased from Axa Sun Life Plc to Wokingham District Council under a separate agreement. The public toilets will therefore be managed and operated by Wokingham District Council.

Emergencies

PLANS TO MEET CONDITIONS

During the term of the management agreement, in the event of a vehicle being locked in the car park after the advertsied opening hours, or any other emergency the following telephone contact numbers will be used:

Wokingham District Council (during office hours)	(0118) 9746000
Forestcare (Council's out-of-hours cover)	(01344) 355323
Lift emergencies (lift contractor to be confirmed)	To be confirmed
Fire Brigade/Police/Ambulance	999 or 112

A call-out charge of £80.00 will be made for the release of any vehicle left in the car park outside of the advertised opening hours.

Date: 01 October 2002

To: Highways

SUPERSEDED

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: External lighting. Drawing no: AL 21.

Comments are required by 15/10/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Details satisfy

SUPERSEDED

7/10/02

Date: 01 October 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: External lighting. Drawing no: AL 21.

Comments are required by 15/10/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Superseded by AL 21A rcvd 18.10.2002

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3459(Planaps) / (Ludhouse) Date Rec. 9.9.02

Location: FORMER TESCO LTD / MULTI STOREY CAR PARK, ELMS RD / DENMARK ST. Parish WOK.

Applicant: AXA

Description of attached plans External Lighting

Drawing No's: AL 21

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP

Consultations Sent by Admin. on 01.10.02

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3459(Planaps)/ (Ludhouse) Date Rec. 9.9.02

Location: FORMER TESCO LTD/MULTI STOREY CAR PARK, ELMS RD/ DENMARK ST. Parish WOK.

Applicant: AXA

Description of attached plans External Lighting

Drawing No's: AL 21

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 14 days

14 extended to 21A received 11.10.02

FURTHER ACTION

Re-advertise App. Y/(N) (Delete as required)

Redate Application Y/(N) From _____

New Site Notice Y/(N)

New Description _____

CASE OFFICER BP

Consultations Sent by Admin. on 01.10.02

Yellow - Part One Copy
Green - Officer's Copy

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

60761
PLANNING S
POL
DC BP
APP
CS
09 SEP 2002
COPIES TO
ACK
FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
6th September 2002

PLANS TO MEET CONDITIONS
3459

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

With regard of our planning application F/2001/3459 and F/2002/5828 condition 4 we would like to submit drawing AL21, showing the proposed external lighting.

Please note the following:

1) We have shown four existing public lamppost to be relocated.
   a) Waterford Way near our new loading bay: The relocation has been agreed with Mark Satorio and our contractor is aware, that he has to contact Southern Electric in Slough for disconnection and reconnection.
   b) New meeting area in front of Holmes Place: The relocation has been agreed with Mark Satorio and has been undertaken already.
   c) Planters at Alexandra Court: As you are aware, we don't yet have tenants for any of the other units. We therefore want to prepare our site for every possibility. As planning application f/2001.3459 allows steps in this location and we think of probably subdividing this unit at a later stage, we prefer to move the lamp post out of the way now.
   d) Erfstadt Court: As we don't know the requirements of any future tenant, we like to move this lamp post out of the way not to conflict with any possible remodelling work at Erfstadt court at a later stage We are proposing to install a new contemporary lamp post centred in the court. As discussed on site with you and Herold Sanderson, we will keep the existing lamp post for your use.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

2) We have included for three lights above signage though the signage proposal is still outstanding but will be submitted shortly.
   a) The existing height restrictor at the bottom of the car park ramp will be replaced with a new one which will be fitted with strip lights above for better visability.
   b) We are planning to propose two scheme signs, fixed to two stair towers and light them from above.

We hope the drawing is otherwise self-explanatory. Our electrical engineer checked that the light for the footpath is sufficient and we increased the lux level in the underpass towards Denmark Street as requested.

If you have any questions about any content of this letter, don't hesitate to contact me. As the project on site is progressing rapidly an early response is appreciated.

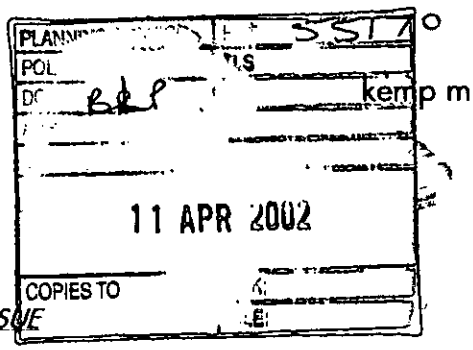
Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

F/2002/5660



kemp muir wealleans
architects
designers
247-249 Cromwell Road
London SW5 9GA
Tel: 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

DRAWING REGISTER AND ISSUE

Project:	Wokingham Court Development, Wokingham		Y	2															
Job No:	9806		M	4															
Dwg Type:	Additional Tender Documents		D	9															

Dwg No.	Title	Scale	Size																
9806_AD11	Car Park Sreen Details	1:10	A1	•															

DISTRIBUTION

Contact, Company																			
John Osborne, AXA			1																
Brian Shrubsall, Ian David Ltd.			1																
David Reid, INK			1																
Graham Charlesworth, Ridd Wood Partnership			1																
Kim Chye, Murdoch Green Kensalls			3																
Mark Smith, Atelier 10			1																
Basia Polnik, Wokingham District Council			1																
Mark Satorio, Wokingham District Council			1																
Robert Timms, ORMS			1																
Andrew Fenwick,Tweeds			1																
Derek Gilder, Roberts and Partner			1																
Andreas Roubies, Abraham Consulting			1																
Jason Richardson, Durkan Pudelek,			2																
Mark McLeish, John Mowlem & Co. Plc			2																
John Hills, Kilby & Gayford Ltd			2																
Neil Richardson, Chorus Group Ltd			2																

* = e-mail

Issued for Information	
Issued for Approval	
Issued for Tender	•
Issued for Construction	

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date July 22, 2002
My ref. BP/F/2001/3459, F/2002/5828 and F/2002/5718
Your ref. AR/9806

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

Dear Ms Rehwald

RE: WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

Further to your letter dated 9th July 2002 I confirm that the 3 small additional openings in the north elevation, facing Waterford Way, shown on plan 9806 AP10 revision C, have been accepted as a minor amendment.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

63465
FOL | LS
DC | ENF
APP
RS
21 NOV 2002
COPIES TO | ACK
FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
19th November 2002

Dear Mrs Polnik

RE:THE PLAZA, DENMARK STREET, WOKINGHAM

Further to your letter dated the 13th November 2002 we like to address condition 21 on planning application F/2001/3459 and Condition 12 on F/2002/5828, Parking and turning in Waterford Way, where you have expressed some concerns and queries.

I enclose for your perusal a copy of a letter from Macfarlanes, Axa's lawyer, dated 18th of November 2002, confirming that there will be no problems with parking that should inhibit neighbours or tenants unloading and exercising their rights within the new development.

It is clear that Waterford Way is a no parking area and this will be rigorously enforced by our agreement with Wokingham District Council Engineering Services Department who will be managing both Waterford Way and the car park.

We therefore seek approval for the avove planning conditions, allowing a 15.5 metre articulated lorry access approximately three to four times a week to site if we secure the A1 Retailer Argos as a tenant. Please liaise with Dave Halley of Wokingham District Council.

Yours sincerely

Astrid Rehwald

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
John Osborne - Axa
Mark Santorio – Wokingham District Council

cc. Highways – for comment 27/11.

9806_D1_BP191102AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

MACFARLANES

Brian Shrubsall
Ian David Limited
Greenworth House
Lake Road
Virginia Water
GUILDFORD
GU25 4QW

10 Norwich Street
London EC4A 1BD
Tel +44 (0)20 7831 9222
Fax +44 (0)20 7831 9607
DX 138 Chancery Lane
www.macfarlanes.com

Our Ref CPH/JAC/572938

Direct Line 020 7849 2383
E-mail cph@macfarlanes.com

RECEIVED
Kemp Muir Wealleans
19 NOV 2002
ANSD.....

18 November 2002

Dear Brian

Waterford Way

Prior to you responding to the WDC planning department's concerns regarding parking on Waterford Way you asked me to drop you a line to enable you to understand the basis upon which our clients, Wokingham Denmark Street One Limited and Wokingham Denmark Street Two Limited (as nominees for AXA Sun Life Public Limited Company), occupy the private road known as Waterford Way which adjoins the former Tesco store in Wokingham town centre. This road is demised to our clients with the rest of the development pursuant to their lease with the Council for a term of 150 years from 24 June 2002, subject to the other existing rights of way over it. These rights are rights of way and not rights to park and there is a covenant on the part of our clients to prevent parking within Waterford Way. This will include preventing public parking in order to protect the access rights.

As you know it is our clients' intention to prevent abuse of the rights of way over Waterford Way by rigidly enforcing a no parking policy. In addition Wokingham District Council are being appointed, by way of a separate legal agreement, to operate and manage the car park and, included with this, will be Waterford Way. The obligation, for the duration of the licence agreement with Wokingham District Council, will be to control and operate both the car park and Waterford Way including not allowing cars to park or cause any obstruction when using Waterford Way. Appropriate new signage will be erected.

I understand that it is proposed that a fining system will be imposed on those parking on the private road (you mentioned a fine of £80) which will be enforced by Wokingham District Council as a part of their management obligations. Waterford Way currently has double yellow lines which will be retained and enforced.

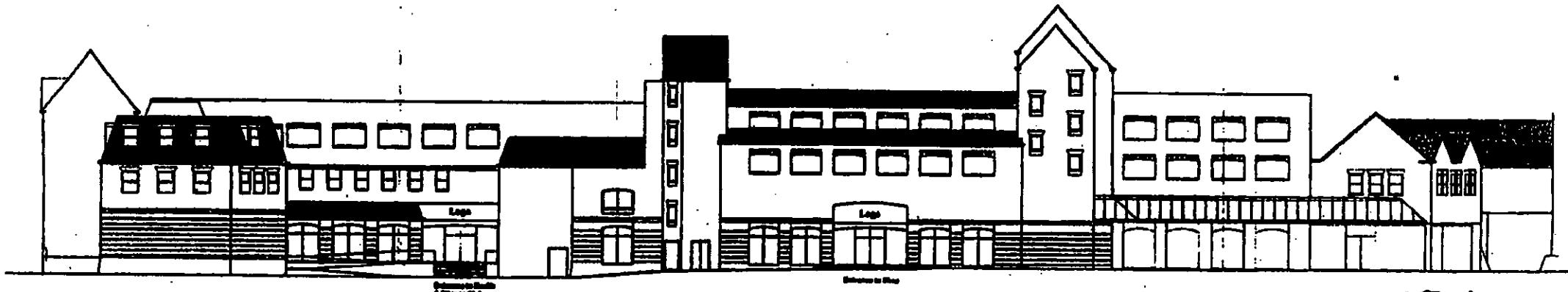
On the basis that there will be appropriate management of Waterford Way I agree that there should not be any cause for concern when Waterford Way is used by the retailers occupying both the development and adjacent properties.

A list of Partners is open to inspection at the above address. The firm is regulated by the Law Society.

If I can be of any further assistance please let me know.

Yours sincerely

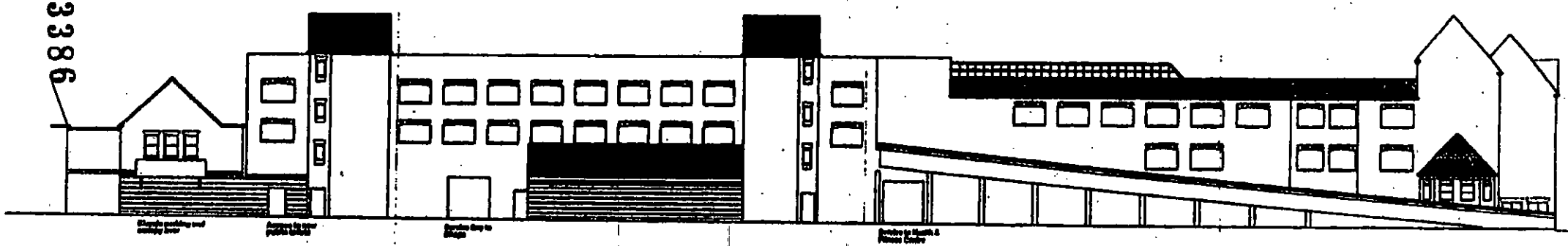
Charles Horsfield



Proposed South Elevation
Alternative - A

Option A

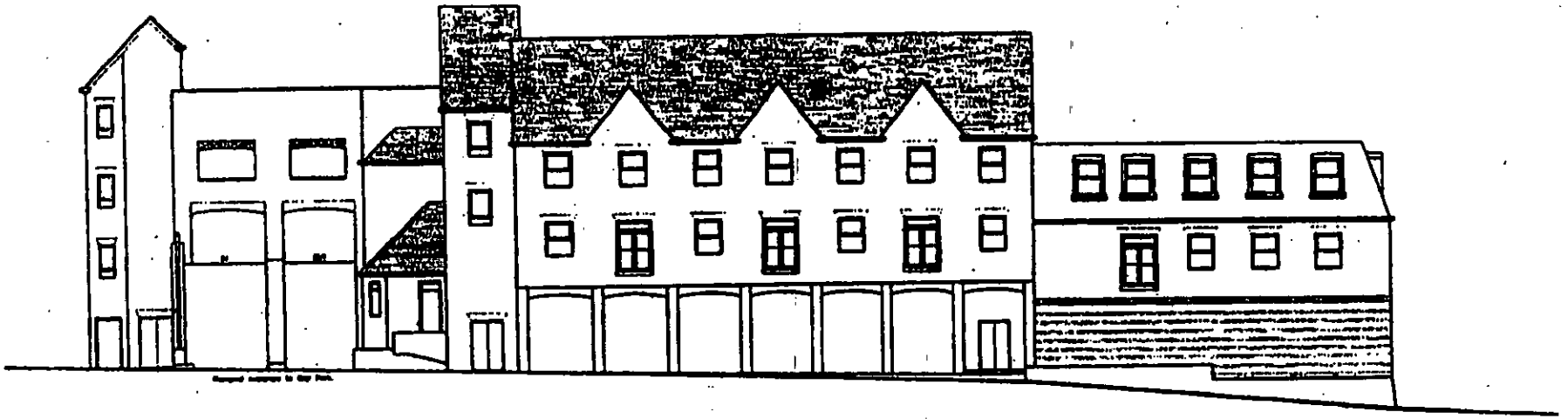
3386



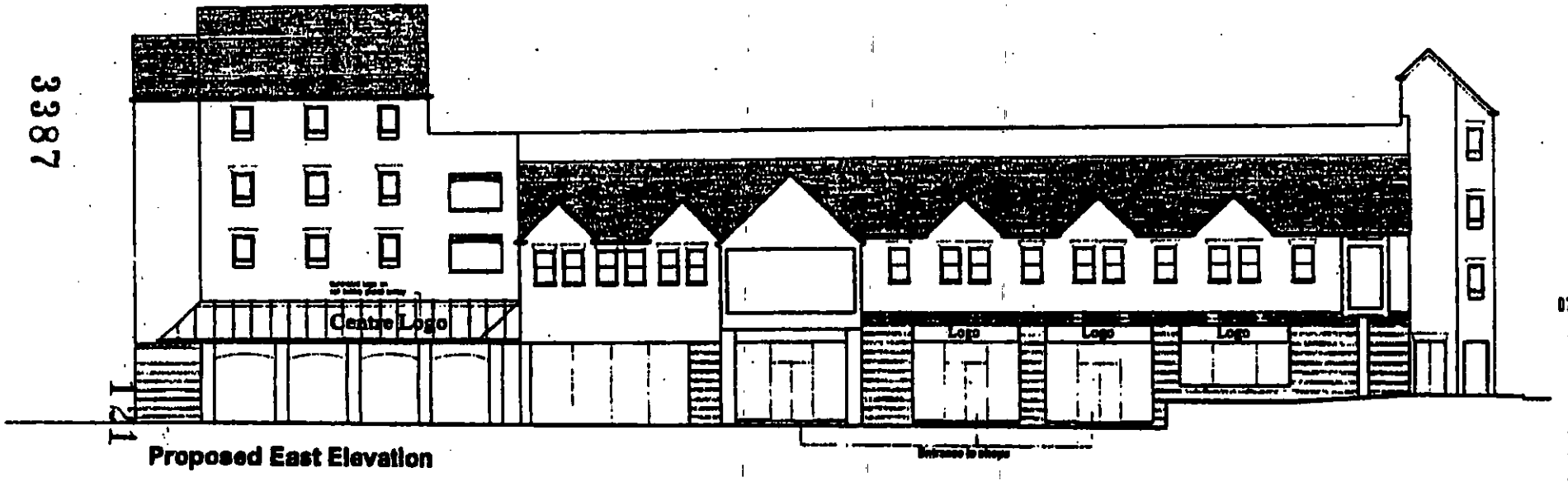
North Elevation

REVISED PL
3456.J

120



West Elevation



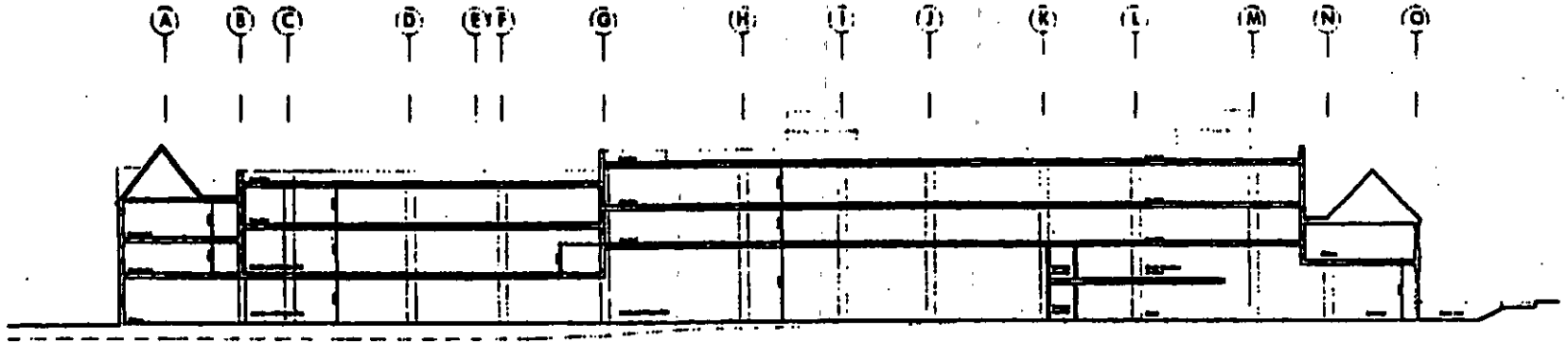
Proposed East Elevation

3387

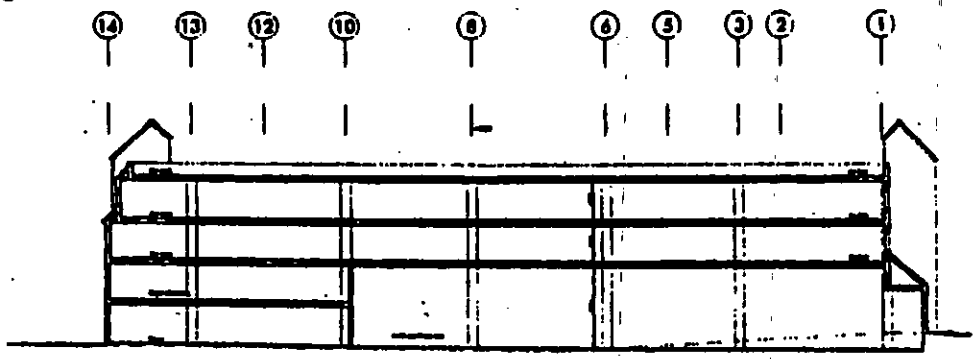
121

3459

lamp muir wadkins



Proposed long section.



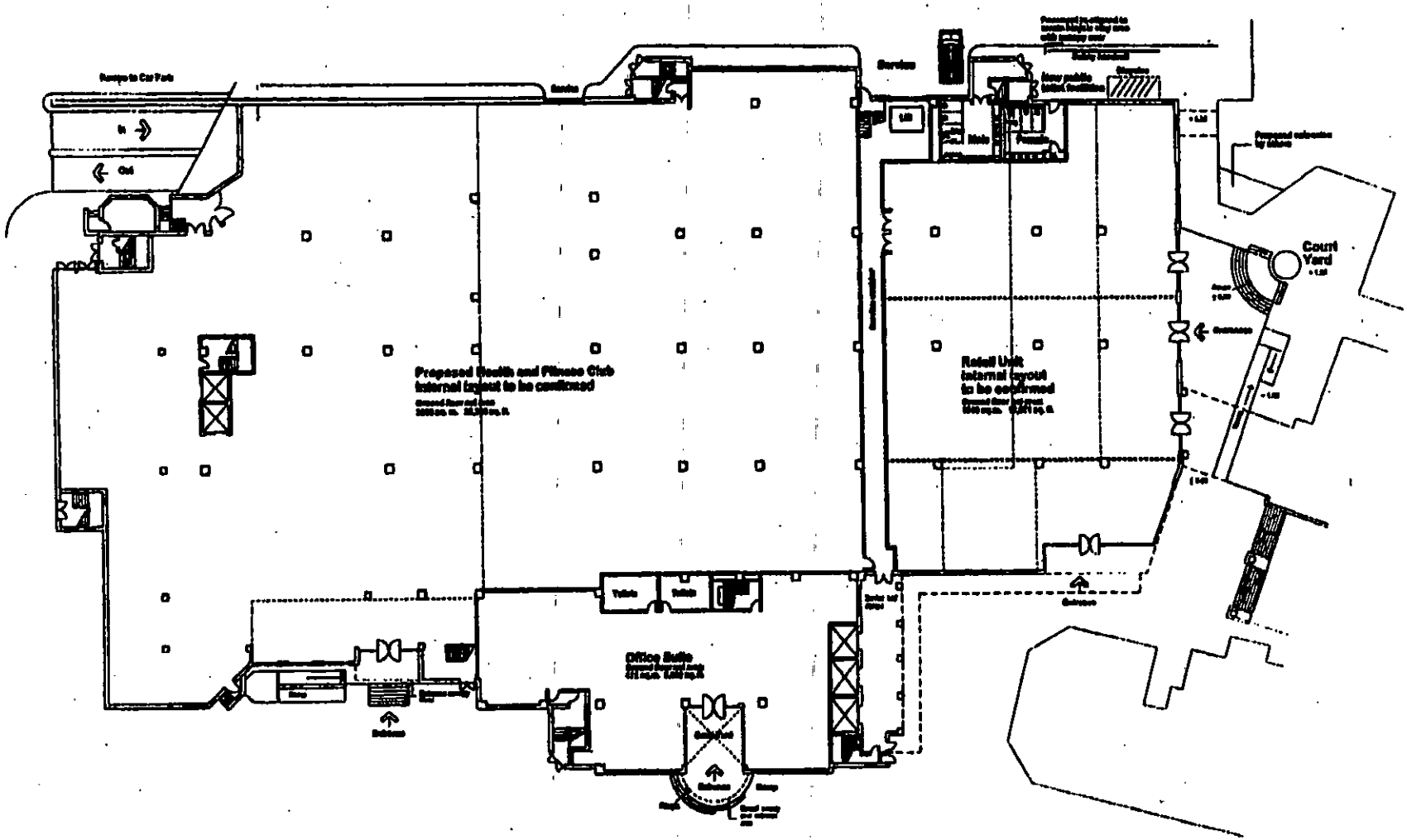
Proposed short section.

3388

122

OPTION A

3459



GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION 6

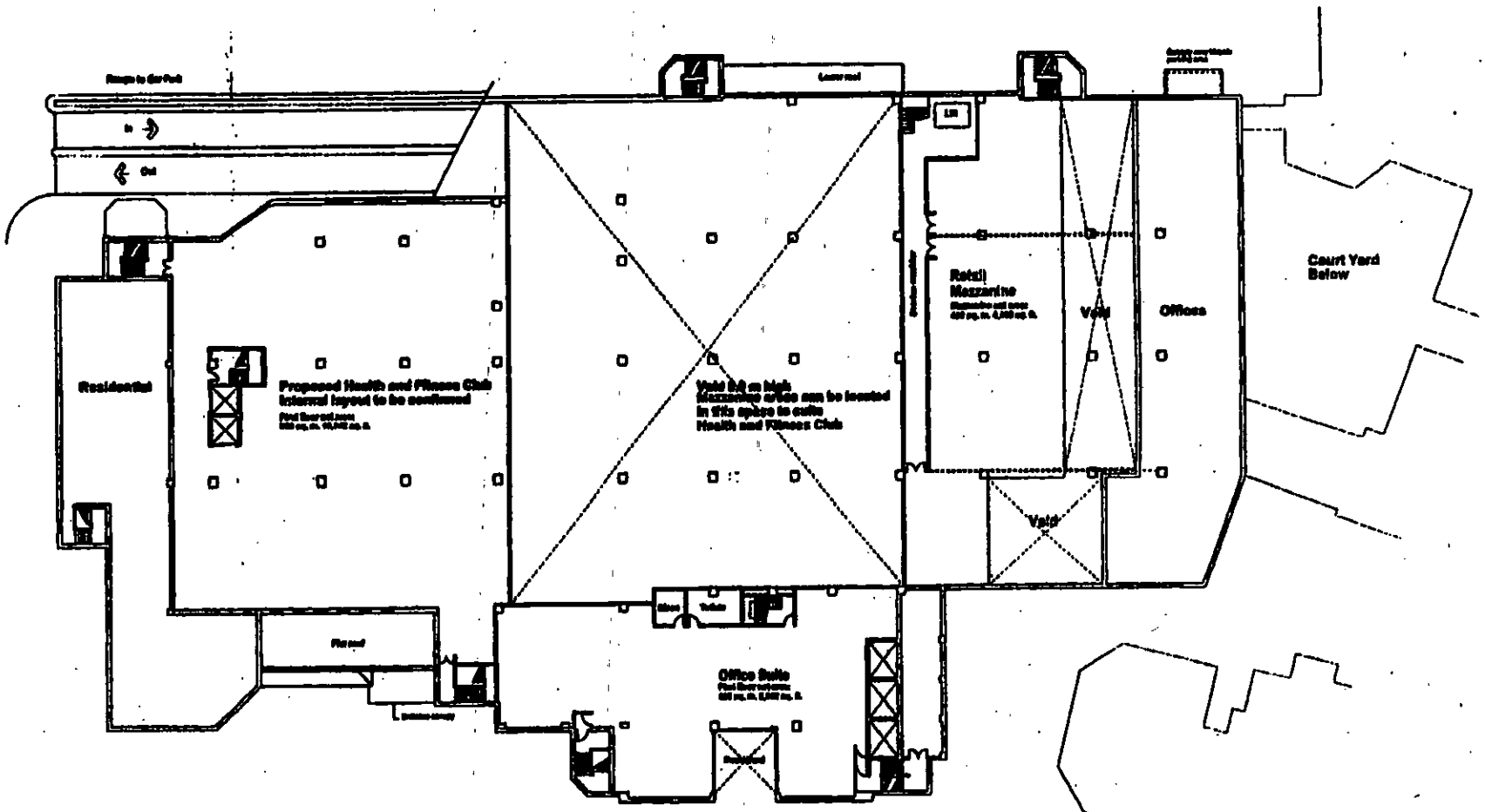
REVISED PL/
3458

OPTION 6

kemp muir woollens

3389

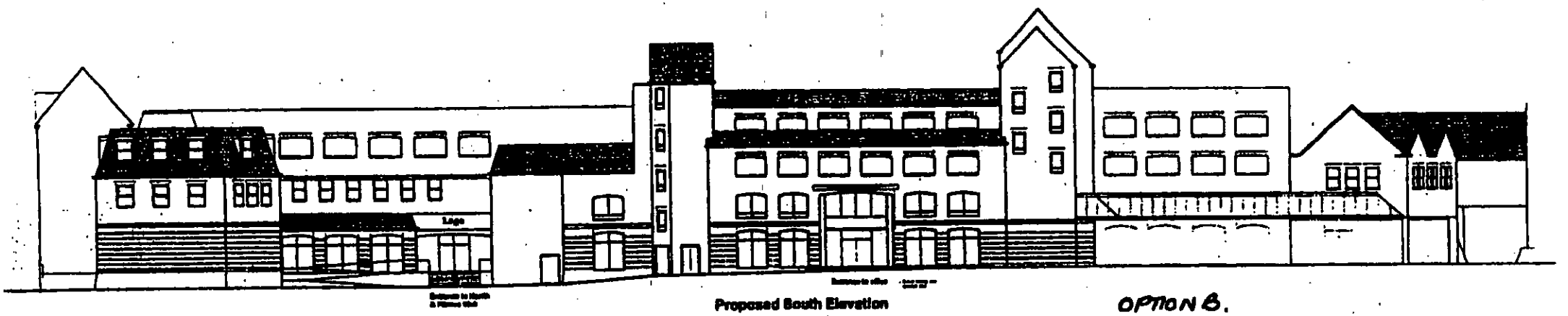
123



MEZZANINE/FIRST FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION B

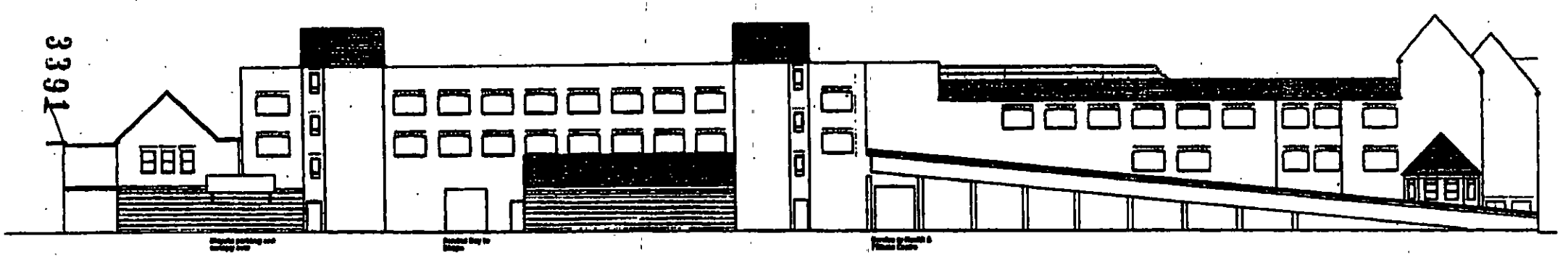
3390

124



Proposed South Elevation

OPTION B.

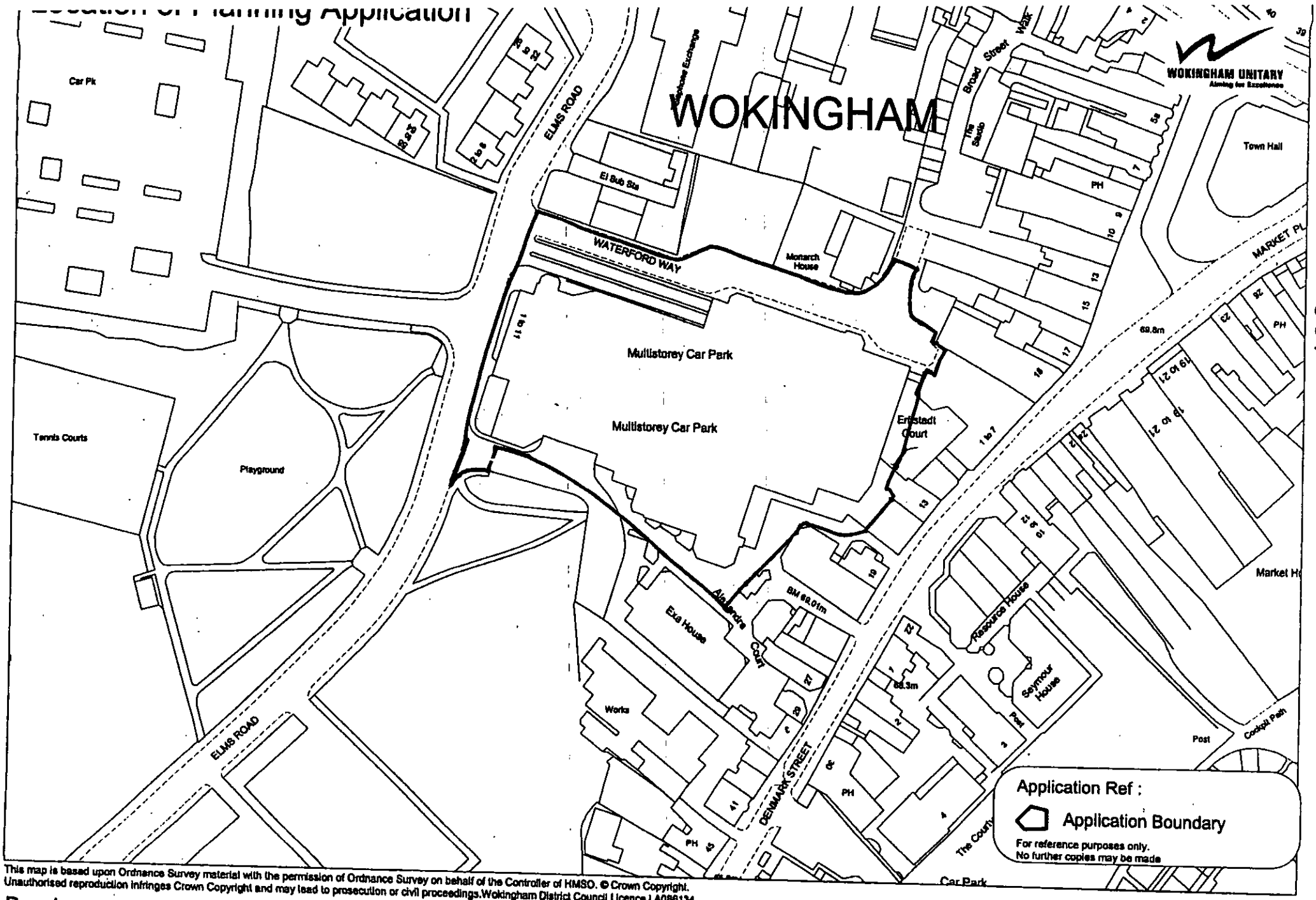


North Elevation

3391

125

01MAR2001 1459

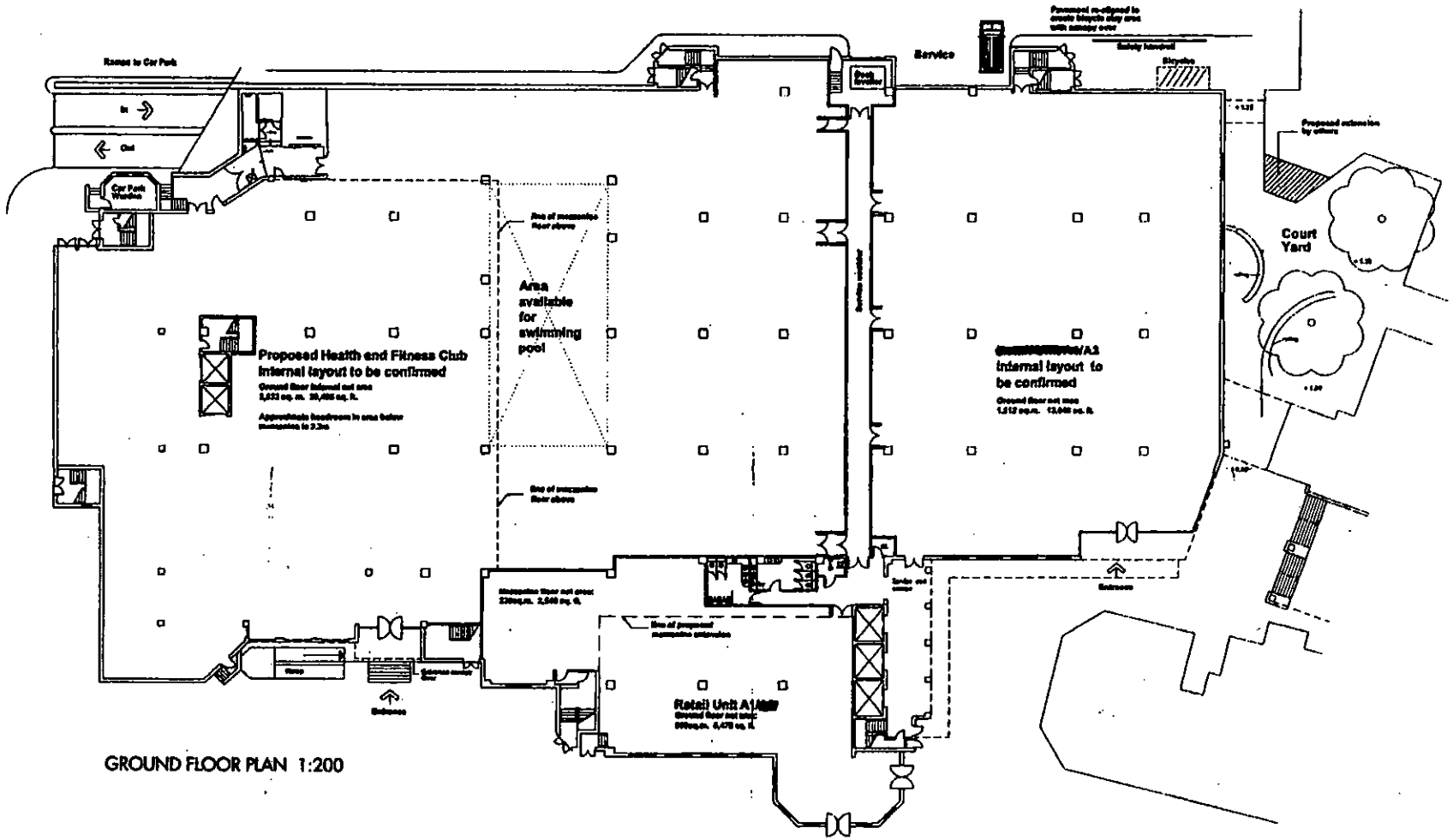


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
27 February 2002

Scale: 1 : 1250

NOTE:
All internal demise lines to be to the internal face of walls.



GROUND FLOOR PLAN 1:200

127

5028

A	04-02-02	Mezzanine amended (AR)
L	16-01-02	Public toilets relocated, Change of use of main retail unit (AR)
K	30-11-01	Shutter for Manor Place amended to include staircase facing Alexandra Court. Public toilets relocated (AR)
J	01-11-01	Storage area offered to Manor Place (AR)
I	26-10-01	Amended service corridor and public toilet position (AR)
H	23-10-01	Areas adjusted to suit, position of toilet changed (AR)
G	22-10-01	Shutter identified (AR)
F	16-10-01	Headroom height revised to reflect new survey information (AR)
E	08-10-01	Relocation of public toilets. (AR)
D	17-09-01	Revised to client's instructions. (AR)
C	13-09-01	Revised shutter and mezzanine down to client's instructions (DH)
B	24-04-01	Planning issue (Public toilets added to ground floor)
A	02-03-01	Coloured scheme (RCH)
15.01.01		Planning application issue

ISSUED FOR INFORMATION

Proposed Ground Floor Plan

0026	7006/AP07	1:200 @ A1
April 2001		

keep muir wealleans

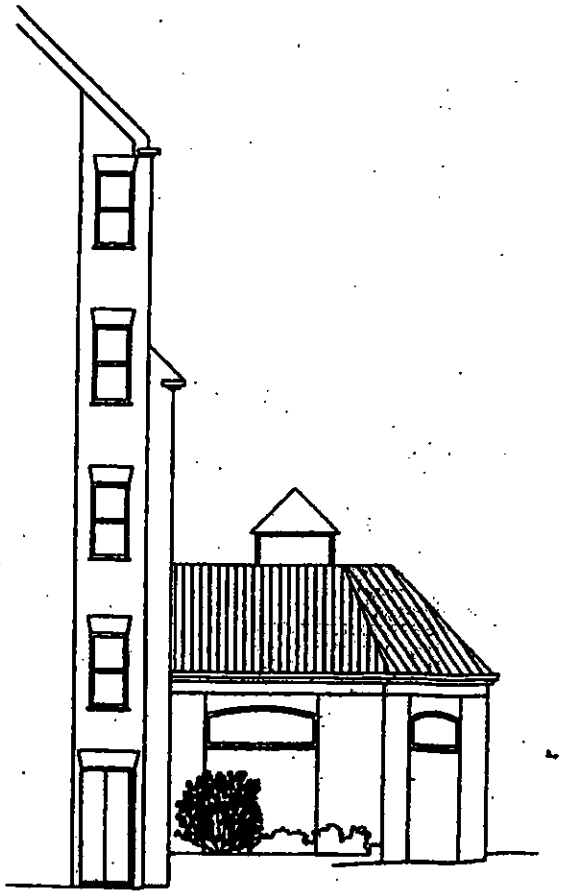
06 FEB 2002 5828

PART 1 REGISTER

128

NOTES

1. Do not scale from this drawing.
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Figured dimensions, where indicated, are required. Where applicable, the natural position of the structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works are to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©

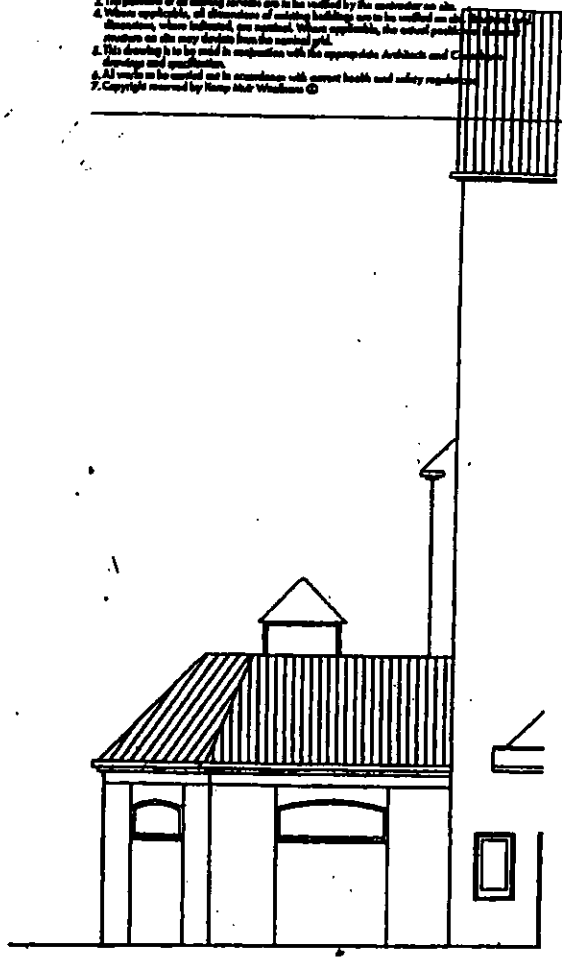


West Elevation



EXISTING

South Elevation



East Elevation

datum 65.00m

datum 65.00m

kemp muir wealleans

architects designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 8993

JOB Wokingham Courtyard Development Wokingham

TITLE Existing Public Toilets

PROJECT No.	DWG No.	SCALE
9806	AP 30	1:100 @ A3
DATE 17.01.02	REV.	DRAWN BY AR
CHECKED	CAD REF. drawings/elevs.sec/PublicToilet	

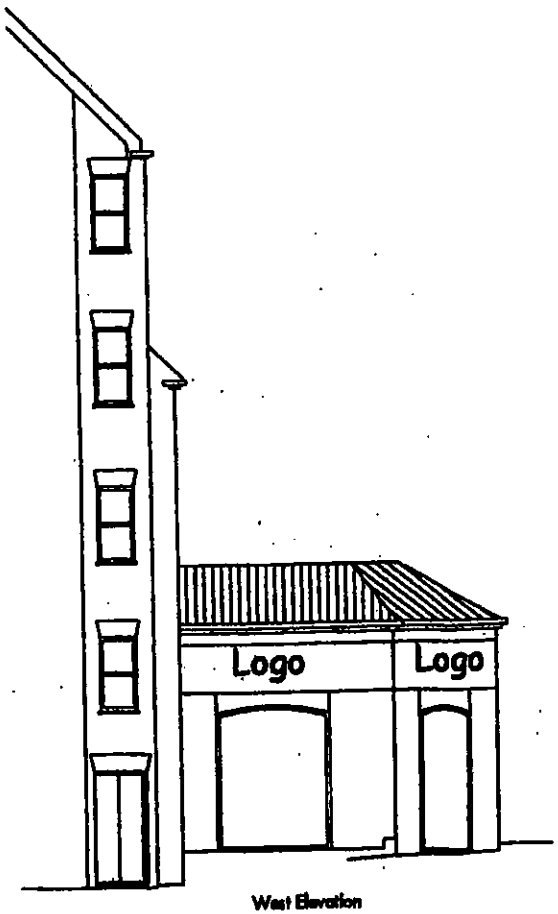
06 Feb 2002 5828

PART 1 REGISTER

129

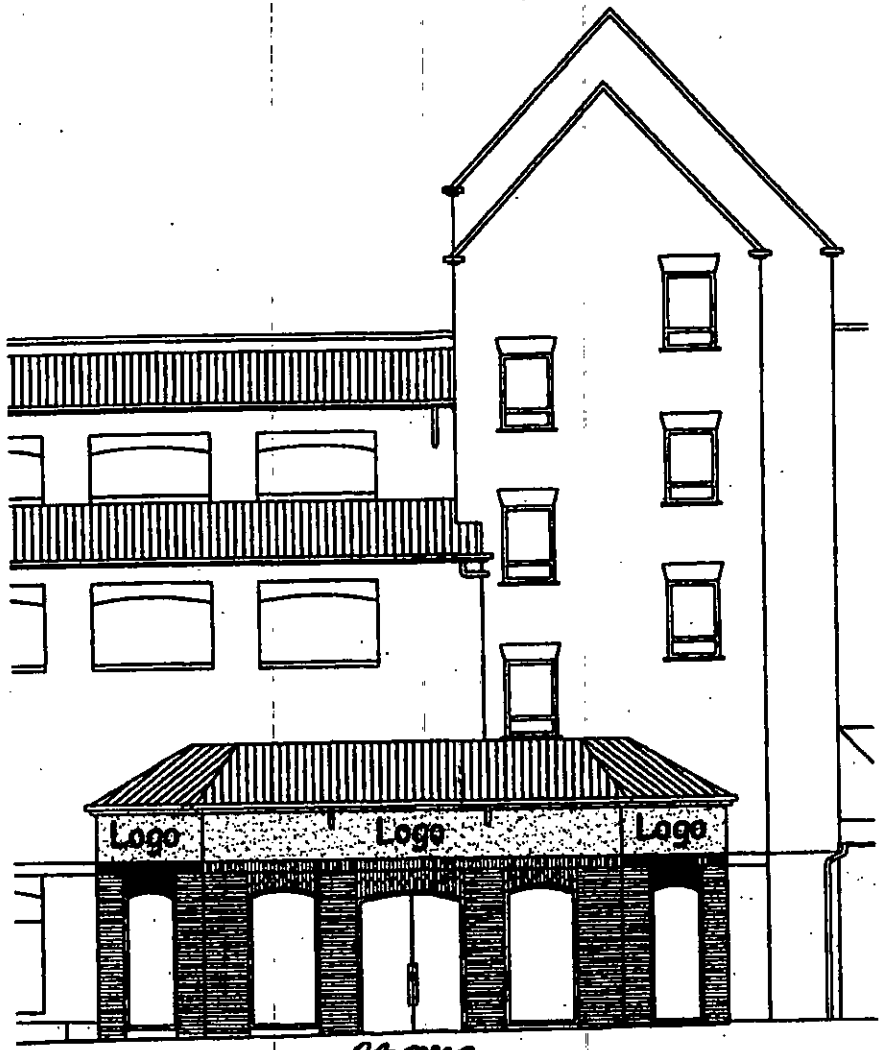
NOTES

1. Do not scale from this drawing.
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Where dimensions, where indicated, are nominal. Where applicable, the actual position of structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and C... drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



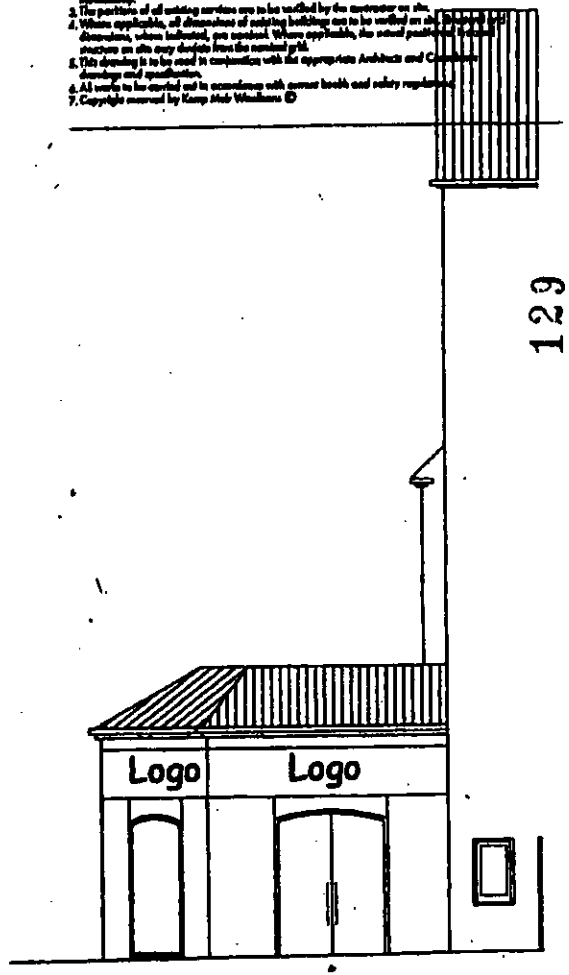
West Elevation

datum 63.00m



PROPOSED

South Elevation



East Elevation

datum 65.00m

kemp muir wealleans architects designers

JOB Wokingham Courtyard Development
Wokingham

TITLE

PROJECT No.	DWG No.	SCALE
9806	AP 32	1:100 @ A3
DATE 17.01.02	REV.	DRAWN BY AR

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date July 8, 2002
My ref. BP/F/2001/3459, F/2002/5828 and F/2002/5718
Your ref. AR/9806

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

Dear Ms Rehwald

RE: WOKINGHAM COURTYARD (FORMER TESCO STORES) AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM

I refer to your correspondence regarding details pursuant to conditions in relation to the above-mentioned site and confirm that the following are considered acceptable:

Condition 2 on F/2001/3459 & F/2002/5828 – Shop fronts and canopies:
Details acceptable as submitted with your letter dated 3rd May 2002.

Condition 3 on F/2001/3459 & F/2002/5828 – Materials:
Materials as shown on your material submission list dated 16th May 2002 received on 22nd May 2002, with the exception of 1(a) which as agreed on-site would be a Brett Brindle concrete pavior.

With regard to barge boards, item 3, these could either be omitted, or be timber or powder coated aluminium. However, should you wish to pursue fibre cement boards further details/ samples would need to be submitted.

The new windows facing Elms Road should match the existing which are brown in colour. With regard to the window colour, for the remainder of the site, item 5, as discussed on-site, in my view the proposed grey colour, Ral 9006, in applying this to the apertures on the upper levels of the building would not necessarily enhance the building. Although the proposed grey colour of the windows is not supported it would not warrant refusal.

As also discussed on-site, rendering of the area above the lift entrance as suggested in your letter dated 16th May 2002, paragraph 2.2 is acceptable.

Condition 10 on F/2002/5828 & Condition 11 on F/2001/3459 - Landscaping:
The Landscape Architect's comments on plan No. AD001 Rev. B are as follows:

1. The three additional trees as agreed with the applicant to be included in the scheme opposite Exa House need to be relocated so that they are within the proposed beech hedgerow in order to avoid future maintenance problems that will occur if planted where shown.

Ms Rehwald

July 8, 2002

2. One of the benches has been repositioned in the proposed meeting area. This is now in quite an exposed position with nothing behind the bench to prevent the proposed user from feeling vulnerable. The bench could be relocated to where the bike stands are now shown as the vegetation would then provide some physical barrier behind the user. The bike stands could be moved further into the centre of the space, but not as to obstruct the movement of pedestrians through this area.

3. It is unclear how the concrete paving slabs will be detailed within the proposed meeting area. The curve of the road and edging brick defining the space with the existing park will mean that all slabs on the edge of the space will require cutting. The detailed application of these materials will need to be carefully considered.

4. It was discussed at the meeting that clay block paving as used for the existing pedestrian area cannot be used for the access road. Is it then possible for the same clay paving to be used in the proposed pedestrian areas thereby providing continuity between the existing block paving and the proposed? The different block paving then used for the access road will clearly define this area.

5. The junction between the existing footpath and the new meeting area does not seem to have been resolved as there still leaves an acute angle of grass which will be difficult to maintain and is not the best design solution to integrate these two areas.

Finally, I confirm that the new car park opening infills, as shown on 9806 AD11C are acceptable.

I hope this is of assistance and I look forward to receiving a revised landscaping plan in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING	58479
POL	TLS
DC BHF	GNF
APP	
CS	
11 JUL 2002	
COPIES TO	ACK:
	FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
9th July 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Please find attached drawing AP10 rev.C, which we like you to accept as minor amendments to the approved consent F/2002/5728.

The only change to the approved scheme would be that we add three small additional openings (two for louvres and one for the pool's chemical intake) in the North façade, facing Waterford way. The louvres would be painted to match existing.

We understand that you are extremely busy but could we ask for your verbal approval to go ahead, if it is going to take some time to advise us in writing

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

as those directly fronting Denmark Street and clustering of non-retail uses would not occur. Whilst there could be additional disturbance in the evening, particularly at closing time because of the size of unit a security strategy has been developed to ensure that people leave via Denmark Street in the late evening after the health club has closed so as to reduce noise and disturbance to residents in Elms Road. The size of the remaining A1 unit would however be unlikely to attract a major high street retailer. In terms of footfall this has significantly decreased in this area since the relocation of Tesco and whilst an A3 use is unlikely to increase this to previous levels it may extend the length of period that visitors/shoppers stay in Wokingham.

PPG6 (revised in June 1996) encourages the enhancement of the vitality and viability of town centres. Proposals for change of use (paragraph 2.25) should be assessed not only on their positive contribution to diversification, but on the cumulative effects such as loss of retail outlets, traffic, parking and local residential amenity. In this case it is considered that the proposed occupier would fill a niche in the market catering for families, shoppers, employees and visitors during the day and providing entertainment together with food and drink in the evening. A condition would restrict noise so it is not audible to beyond the site boundary. Security is dealt with under paragraph D. There would not be a material increase in traffic and there is adequate parking in the town centre.

The following table shows the current and proposed composition of the retail centre:

	A1	A3	Other uses
Prior to approval of original application in May 2001 F/2001/3459	75%	10%	15%
Option A under F/2001/3459 (excludes mezzanine floors)	63%	11%	26%
Current application (Option C) (excludes mezzanine floors)	61%	13%	26%

Source: Retail Survey Feb. 2002

Whilst the amount of retail floorspace has been reduced much of this has been the result of the original application. The present application would not result in a significant overall increase in the town centre of A3 floorspace from that currently approved.

B. Proposed external alterations and relocation of public toilets

There are no objections to the proposed alterations, including new shopfronts and roof, to form a retail unit fronting Alexander Court, both from a visual amenity point of view or impact on adjoining land uses. The relocation of the public toilets, adjoining the lifts at ground floor level, is considered to be an improvement.

C. Flooding issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

D. Concerns of consultees and objectors
The concerns of consultees and objectors are noted.

Archaeological implications are limited as the majority of works are internal to the existing building and in conjunction with the change of use or insertion of shopfronts etc. No condition relating to an archaeological brief was imposed on the original application and therefore it is considered unreasonable to do so at this stage.

The position of the bicycle stand is the same as on the original application however it is proposed that details, notwithstanding that shown on the plan, are dealt with by condition (condition 10 on F/2001/3459).

With regard to the concerns relating to possible crime and disorder as a result of the proposed use it has to borne in mind that an A3 use, albeit a smaller unit has already been approved under the previous application. Police staffing levels are not a planning issue. The applicant has tried to address the concerns of the Crime Prevention Design Advisor by restricting and containing access and egress from the unit onto Denmark Street after 23:30 hours in the evening until the public have left the premises and the vicinity. The barriers will then be removed when closing the premises, leaving free flow of pedestrian traffic through the courtyards and passageways as normal for the public and residents. CCTV cameras will be installed throughout the premises and onto the open frontage of Denmark Street and the entrance to the unit. Tapes will be freely available for police viewing.

Discussions have also been held between the applicant and Property Services, as the freehold of the site is in the Council's ownership and a long lease agreement has been entered into, regarding a contribution of £50,000 towards CCTV in the town centre. This would be secured through the building and partnership agreement. A security strategy would be the subject of a condition to ensure implementation and regular review. Management of the multi-storey car-park will be dealt with by condition 20 of planning permission F/2001/3459. It is envisaged at this stage that the multi-storey car park would be closed to the public at approximately 19:30 and therefore people using these premises in the evening would need to park elsewhere.

Condition 9 on the original planning permission F/2001/3459 would still apply and relates to sound reproduction and amplification should not be audible at the site boundary (refer to condition 9) .

5. **Conclusion** – The principle of the change of use, alterations and extensions has already been established by the original application F/2001/3459. The enlarged A3 unit, compared to that previously approved would provide diversity and add to the vitality of the town centre. It is considered that the use would not adversely the viability of the retail centre. Issues of security and impact on residential amenity are of concern but it is felt that these issues can adequately be dealt with by condition.

The relocation of the public toilets is an improvement and there is no objection to the proposed external alterations.

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

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

2. Prior to the commencement of works further details of the shopfront, entrances and canopies, shall be submitted to and approved in writing by the Local Planning Authority.

3. 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.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the LPA showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

13. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

14. The A1 retail unit shall not be less than 509m2 net at ground floor level.

15. The A3 food and drink use hereby permitted shall be no more than 1,212m2 net at ground floor level and no mezzanine floor shall be inserted without the written permission of the Local Planning Authority.

16. Prior to the occupation of the A3 unit hereby approved a security strategy which shall be first submitted to and approved in writing by the Local Planning Authority. The strategy shall include gates to contain egress and access onto Denmark Street and the hours during which these will be open and closed, other security measures and a programme for review. The strategy shall implemented as approved and maintained as such thereafter.

17. There shall be no sale of food for consumption off the premises.

Reasons

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

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

4.,10. & 11. In the interests of visual amenity.

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

6. & 8. To safeguard the residential amenity of nearby occupiers.

7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

9. To protect adjoining occupiers and the area generally from noise and disturbance.

12. & 17. In the interests of highway safety and convenience.

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

14. In order to maintain a retail frontage and ensure appropriate development of this site.

15. To ensure appropriate development of this site.

16. To ensure that adequate security measures are implemented.

Informatives

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 Policy S4.
South East Area Local Plan Policies SSH1, SSH3, SBE1, SBE2, LD6, LD8, SR3 and SPS1.
Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4 and WT6.

Application No. F/2001/3459 **Received 07.03.01** **WOKINGHAM**

Applicant: **Axa Equity and Law**
Location : **Former Tesco Stores Ltd and Multi Storey Car Park, Elm Road/Denmark Street, Wokingham**
Proposal : **Proposed Change of Use of part of building from A1 (retail) to (D2) leisure and part from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively (B1) office use with mezzanine floor, external and internal alterations including demolition and relocation of public toilets**

1. **Introduction** - The application relates to a brick building located on the eastern side of Elms Road, west of existing buildings (numbers 9-21) fronting Denmark Street and south of Waterford Way. The ground and first floors of the majority of the building were formerly occupied by Tesco. The upper floors are used as a public car park with 309 spaces in total. The western part of the building fronting Elms Road is in residential use (6flats). The first floor of the eastern part of the building is in office use, accessed directly from Erftstadt Court. This element of the building would not be altered.

   The freehold of the building is in the ownership of Wokingham District Council and the retail unit has been vacant since the relocation of Tesco Stores Ltd in 1998.

   It is located within the retail centre of Wokingham but outside the conservation area, although the pedestrianised area outside the building falls within the conservation area. Part of the building falls within an area of archaeological potential.

2. **Proposal** - The proposal is for two alternative schemes which are as follows:

   OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:		4,124m²
Retained in A1 retail use or possible		
Change of use to A3 food & drink (Alexandra Court Unit)		509m²
Retained in A1 retail use :		1,189m²
Additional floorspace A1 retail/A3 food & drink (mezzanine)		151m²
	Total	5,973m²

   OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:		4,124m²
Change of use from B1(a) office (Alexandra Court Unit)		572m²
Retained in A1 retail use :		1,189m²
Additional floorspace B1(a) office (additional floor and not mezzanine)		365m²
	Total	6,250m²

   In addition to the internal alterations to facilitate the change of use, the proposal also includes external improvements to the elevations and external areas. The existing single storey projection onto Alexandra Court, containing public toilets

would be demolished and these would be replaced on the northern side of the building, close to the pedestrian entrance into Erftstadt Court from Waterford Way.

The servicing area to the former supermarket would form the new entrance to the leisure use and a new delivery area is proposed in Waterford Way. A transportation statement has also been submitted with the application.

3. **Consultations** -
   - ***Highway Authority :*** Recommend approval subject to conditions to include detailed car parking management plan, green travel plan, parking and turning facilities, bicycle parking and parking for construction vehicles.
   - ***Conservation Architect :*** Principle of reuse of this important town centre site, on the edge of the Conservation Area, must be supported. However the drawings only illustrate principles and external spaces appear not to have been considered. New landscape planting scheme should be submitted.

     The scheme proposes a fundamental change to the entrance arrangement; the service area is now to be the main entrance providing an opportunity to provide a new road surface treatment.

     Also concerns raised about the new location of the bike stand and design of roof over it.
   - ***Landscape Architect :*** This application is a welcome improvement and an opportunity to strengthen pedestrian circulation as well as physical and visual links with the adjoining park.
   - ***Environmental Health :*** No environmental health objection subject to conditions restricting noise and vibration to residential premises, further details of ventilation and filtration equipment to be submitted, restriction of deliveries and amplification equipment.
   - ***Property :*** Welcome the application to bring new uses to this vacant store that will help regenerate this part of Denmark Street.
   - ***Crime Prevention Design Officer (Police) :*** Principle of mixed use and returning vitality to this part of Wokingham Town Centre is fully supported.

     However, the courtyards and pedestrian walkways behind the main thoroughfares in Wokingham Town Centre are not subject to good natural surveillance outside the working day and have been vulnerable to graffiti and other vandalism, skateboarding and other youth gathering activities, which has been a disincentive to legitimate users passing through.

     CCTV covering the car park, public movement areas around the building and the external fabric is strongly recommended. Lighting of the area will be important, as will planting where appropriate, to keep casual intrusion away from the building fabric and keep privacy at ground floor windows.

     The car park related to the old Tesco store has been problematic in terms of car crime. It is now a government requirement that all public parking under Council control comply with the 'Secured Car Park' standards.

     The building fabric should be resistant to graffiti and all accessible glazing should be of laminated glass.

The bicycle stay area by virtue of its proximity to the service access, and its remoteness from good natural surveillance, is poorly located both in terms of encouraging cycle users to go there or in ensuring that machines left there will be secure. Providing a canopy creates the risk that it will be used by youths as a gathering place, with further perceived risk to users and cycles.

The application details specify relocation of public toilets. The location of public toilets is pivotal in dictating whether they are properly used or become problem generators and a focus for anti-social behaviour.

- ***Wokingham Town Council :*** Refer to attached.
- ***Letters of Representation :*** 5 letters received. Concerns and comments can be summarised as:
  - Loss of retail.
  - Need to retain the essential character of the primary shopping core
  - Changes of use from retail to non-retail need to take account of several criteria outlined in policy WSH5 of WDLP
  - Decision premature to outcome of Chesterton's report
  - D2 floorspace considered excessive
  - Enough A3 food and drink uses in Town Centre.
  - Impact on personal security of staff working nearby.
  - Right type of occupier would provide a welcome boost.
  - Amusement arcade will not be appropriate in this location.
  - Possible increase in vandalism.
  - Full time car park attendant required.

4. **Appraisal** - Main issues are:

   A. Principle of change of use in this location and impact on retail activity/ character of the town centre : Policy S4 of the Berkshire Structure Plan; Policies WSH1, WSH2, WSH5, WSH6, WR1 and WR3 of the Wokingham District Local Plan; and PPG6.

   B. Impact on amenities of neighbouring residents : Policies SBE1 and SBE2 of the South East Area Local Plan; Policies WR1 and WBE1 of the Wokingham District Local Plan; and PPG6.

   C. Accessibility and relocation of public toilets : Policies WOS3, WR1, WSH2, WSH3, WBE9 and WBE1 of the Wokingham District Local Plan.

   D. External alterations : Policies SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3, WHE4, WBE1 and WBE10 of the Wokingham District Local Plan.

   E. Parking, traffic generation and delivery arrangements : Policies WT6 and WOS3 of the Wokingham District Local Plan.

   F. Impact on Services, Infrastructure and Amenities : Policies LD6, LD8, SR3 and SPS1 of the South East Area Local Plan; Policy WOS4 of the Wokingham District Local Plan and Supplementary Planning Guidance A9.

   G. Concerns of the Town Council and objectors.

A. Principle of change of use in this location and impact on retail activity/character of the town centre

The site is located within the settlement boundary (Policies STV1 of the South East Area Local Plan and WOS2 of the Wokingham District Local Plan), the town centre boundary of Wokingham (Policies WSH1 and WT6 of the Wokingham District Local Plan) and the retail centre (Policy WSH5 of the Wokingham District Local Plan).

(i) Proposed leisure use :

The major element of the proposal (identified in both option A and option B) is the change of use of part of the building (4,124m²) from A1 (retail) to D2, for a health and fitness club.

Leisure and the evening economy forms part of the guidance in PPG6 "Town Centres and Retail Developments" which advocates in paragraph 1.11 in "adopting a sequential approach means that first preference should be for town centre sites, where suitable sites or buildings suitable for conversion are available". Paragraph 1.15 states that "this approach should also apply to all key town centre uses which attract a lot of people, including commercial and public offices, entertainment, leisure and other such uses. These should be encouraged to locate in city, town and district centres". This is to both support the viability of town centres and offer greater opportunity for shared trips and to minimise private motor car trips.

Although the proposal would result in the loss of part of a large A1 retail unit, as the premises have been vacant for a number of years and no other prospective retail occupier has been forthcoming, indicating lack of demand for these premises, it is considered that the change of use to a leisure use is acceptable subject to an element of retail being retained around the periphery of the building In terms of policy WSH5 of WDLP the proposal would provide a recreational benefit to visiting members of public, maintain a retail use within the primary frontage as well as other frontages and improve the visual impact of the building and immediate environment.

In addition it is hoped that such a use, although it is currently speculative, would be capable of providing more than one type of activity or leisure use that appeals to a wide range of the population and complements existing provision in the town centre. It is likely that a health and fitness club would attract a significant number of daytime users, as well as those using facilities in the evening which would enhance vitality of the immediate area and the town centre generally.

(ii) Provision of smaller units :

Both options A and B propose to retain the remainder of the former Tesco retail unit for A1 retail use with a net ground floor area of 989m² with the possible insertion of a mezzanine floor of a net area of 400m², thereby providing a net total of 1,389m² of A1 retail floorspace. The proposal would also include the insertion of 3 additional entrances facing Erftstadt Court (east elevation) which would be partly visible from Denmark Street and a further entrance in a similar position to the

former Tesco supermarket would be inserted facing Alexandra Court (south elevation). This retail area could be subdivided at a future date to provide a number of smaller units. This part of the proposal would maintain and enhance retail uses along the primary frontage as defined by the Wokingham District Local Plan, which involves extending the building at ground floor level by 2m.

(iii) Option A :Use of Alexandra Court Unit for A1/A3 use :
The proposal indicates 2 alternative schemes which relate to what is referred to as the Alexandra Court Unit. This is the area immediately behind the public toilets which are to be demolished and relocated and the area within the building which was formerly the restaurant area, together with ancillary facilities. Option A would provide a unit either for A1 (retail) or A3 (restaurant) use with a ground floor net area of 504m² and includes the insertion of a mezzanine floor to provide an additional net area of 270m², giving a total of 774m² of A1/A3 floorspace. This would be a self-contained unit with a new entrance onto Alexandra Court.

(iv) Option B : Use of Alexandra Court Unit for B1(a) use
As an alternative to Option A, Option B proposes the use of the Alexandra Court Unit for B1(a) offices providing 472m² of net floorspace on the ground floor and includes the insertion of another floor above to provide an additional 465m² of floorspace, resulting in a total of 937m² of B1(a) floorspace. It should be noted however that planning permission would not normally be required for the insertion of the additional floor as this is internal to the building. A new entrance would also be constructed.

It is considered that the proposed changes of use and elevational treatment, which includes insertion of new entrances and shop fronts, would enhance this part of the town centre and provide vitality. Whilst it would result in the loss of a large retail unit it would be replaced by a mix of uses on site, including smaller retail units along the primary frontage and facing Erftstadt Court, which relates well to existing retail frontage in Denmark Street. As such it is not considered that the viability of the town centre would be affected as the scheme would provide greater variety of uses.

B. Impact on amenities of neighbouring residents
Paragraph 2.21 of PPG6 states that "leisure uses may disturb nearby residents. Before granting permission, Local Planning Authorities should ensure that the design of the development and the conditions attached mean that the amenity of nearby residents are fully considered...."

The proposal has been evaluated by the Environmental Health Officer who raises no objection subject to conditions relating to submission of further details of noise attenuation, ventilation and filtration equipment, hours of delivery and sound reproduction amplification equipment. It is considered that the imposition of these 4 conditions (refer to conditions 5-8) should adequately protect the amenities of residents, in the adjoining flats fronting Elm Road, from noise and disturbance from the proposed change of use.

C. Accessibility and relocation of public toilets

The site is located in the town centre and is accessible by foot, bicycle, public transport and car. Parking is provided in nearby car parks or within the building itself in the multi-storey car park. It is well served by a network of footpaths.

The existing service bay is currently located facing the area of public open space. This would be relocated to the north of the building facing Waterford Way which would provide access for deliveries. This will allow for service vehicles to be removed from the prominent south side and the pedestrian environment improved.

Cycle parking is indicated to the north side of the building. It is considered that this could be better located in a more prominent position where there would be an element of natural surveillance and therefore a condition is proposed requiring further details to be submitted.

As described in paragraph A additional entrances are proposed around the perimeter of the building to ensure better access. This will be further enhanced by improvements to the pedestrianised area around Alexandra Court and Erftstadt Court (details to be dealt with by condition) and improvements to the existing lifts and lift lobbies. These enhancements include improvements to levels in Erftstadt Court improving access for both pedestrians and shoppers. In the design statement submitted in the application the agent states that "The welcoming bright clear treatment will be echoed in the multi-storey car park where a package of improvements will enhance lighting, finishes and signage."

The application as originally submitted showed the public toilets relocated to the first floor of the car park resulting in the loss of a few parking spaces. As a result of negotiations revised plans received on 30th April 2001 show the public toilets being relocated at ground floor level to the north side of the building in a more accessible location.

D. External alterations and extensions

The proposed external alterations, which include the insertions of additional windows, shopfronts and new entrances, are considered to be improvements enhancing the quality of the surrounding environment including the adjoining conservation area, and views from Denmark Street and Elms Road public open space. Details of materials and landscaping etc. will be dealt with by condition.

E. Parking, traffic generation and delivery arrangements

The number of parking spaces in the multi-storey car park would remain the same as existing, although in the transportation statement it is proposed to dedicate the top deck (88 spaces) for the Health and Fitness Centre and if option B is implemented 23 spaces for the offices, resulting in a total of 111 spaces being unavailable for the general public.

As the Council's long term strategy is to promote public transport, walking and cycling as a viable alternative to the private car and it is considered that there is adequate public car parking in the town centre as well as that the Health & Fitness use providing the opportunity for linked trips to the town centre, the

loss of these parking spaces to the public is considered to be acceptable. However, details of where these spaces are actually allocated within the car park, and the overall management of the car park will need to be the subject of the Car Park Management Plan required under condition. The plan will also ensure that the majority of car parking spaces will remain available for general public use.

The Transportation Assessment submitted alongside this application demonstrates that the proposed change of use will create significantly less traffic than would have been expected if the unit were to be re-occupied under its present permitted use as a food retail unit. Whilst the travel patterns of the retail element of the proposal will be similar to that of Tesco's, the Health and Fitness travel patterns will differ. The normal peak period of Health and Fitness is during the evenings (1800-2000 hrs) when public transport services are limited.

PPG6 and PPG13 support this type of development in Town Centre locations where accessibility to public transport is generally considered to be good. However as explained above, public transport provision during the peak time of the development is limited. The Authority is also actively developing a possible cycle route linking the Molly Millars Lane area to the Town Centre. The most favoured route at present is via Ashville Way and across the railway lines running adjacent to the east of the cricket ground and continuing to Elms Road, passing the application site.

A Green Travel Plan is also proposed.

F. Impact on services, amenities and infrastructure
In normal circumstances a contribution for improvements to the car park would be required secured by a s106 agreement. However in this case the freehold is owned by the Council and the terms of the building agreement and lease would be such that the developer would be obliged to spend a considerable sum of money on improvements to the car park to include lighting, security and improvements to the area surrounding the building. Therefore in this instance a s106 agreement would not be required as this requirement would be secured legally by other means in the Council's control. In addition conditions are suggested requesting further information relating to improving security, the area around the building and management of the car park.

G. Concerns of the Town Council and objectors/consultees
The concerns of the Town Council and objectors have been noted. Issues of the location of the public toilets, cycle parking, car parking, loss of retail has been dealt with above. An amusement arcade does not form part of the this proposal. The applicant's intention is that if option is implemented that the Alexander Court unit would be used either as retail or a resturant.

Details of lighting which would enhance security in the evening/night and additional security measures will be dealt with by condition. Whether or not a car park attendant is provided is not a planning issue but an issue of how the car park is managed which is a planning matter. This will be secured by a s106 agreement.

Finally the archaeological implications are limited as the majority of the alterations are internal to the existing building in conjunction with the change of use or insertion of windows/shopfronts and entrances.

5. **Conclusion** - Town Centre locations, as in the case of this application site are a preferred location for leisure activities as outlined in PPG6. The proposal would make good use and enhance an existing building. This would include the public car park and the pedetranised area around the building which is considered to be an important benefit. Whilst it would result in some loss of retail floorspace it would create smaller retail units facing Erftstadt Court and the leisure use would contribute to the vitality of the town centre. It is hoped that enhancements proposed would stimulate trade in this part of Denmark Street and replace what was once a key anchor for the town.

   Whilst option A is the preferred option, ie. retail/restaurant unit in Alexandra Court Unit as opposed to Option B ie. offices, it is not considered that the office element could be resisted, nor would it give rise to any material harm to the vitality and viability of the town centre.

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

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

   2. Prior to the commencement of works further details of the shopfront, entrances and canopies, including the roof over the bike stand area, shall be submitted to and approved in writing by the Local Planning Authority.

   3. 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.

   4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

   6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

10. Notwithstanding the plans submitted prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13. Prior to the commencement of works details of a signage strategy shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

14. The A1 retail element shall not be less than 989m² net at ground floor level and shall not be subdivided into more than 2 units without the written permission of the Local Planning Authority.

15. The A3 food and drink element shall not be more than 504m² net at ground floor level without the written permission of the Local Planning Authority.

16. The D2 leisure and assembly use shall not be more than 4,124m² net without the written permission of the Local Planning Authority.

17. Notwithstanding Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the premises shall be used for a nightclub, bingo hall or casino, without the written permission of the Local Planning Authority.

18. Prior to the occupation of the building further details of security measures for the building, car park and public area shall be submitted to and approved by the Local Planning Authority and these shall be implemented as approved.

19. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car.

20. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the Local Planning Authority. The car park shall thereafter be managed in accordance with the approved plan.

21. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the LPA showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

22. The building shall not be occupied until space for parking bicycles has been provided in accordance with the LPA standards.

23. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Reasons:

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

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

4. 11. 12. In the interests of visual amenity.

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

6. To safeguard the residential amenity of the adjacent dwellings.

7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To protect adjoining occupiers and the area generally from noise and disturbance.

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

3. In the interests of convenience for pedestrians.

14. In order to maintain a retail frontage and ensure appropriate development of this site.

15.& 16. To ensure appropriate development of this site.

17. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

18. To ensure that adequate security measures are implemented.

19.& 22. In order to encourage the use of alternative forms of transport.

20. To ensure public access is maintained for town centre parking.

21. In the interests of highway safety and convenience.

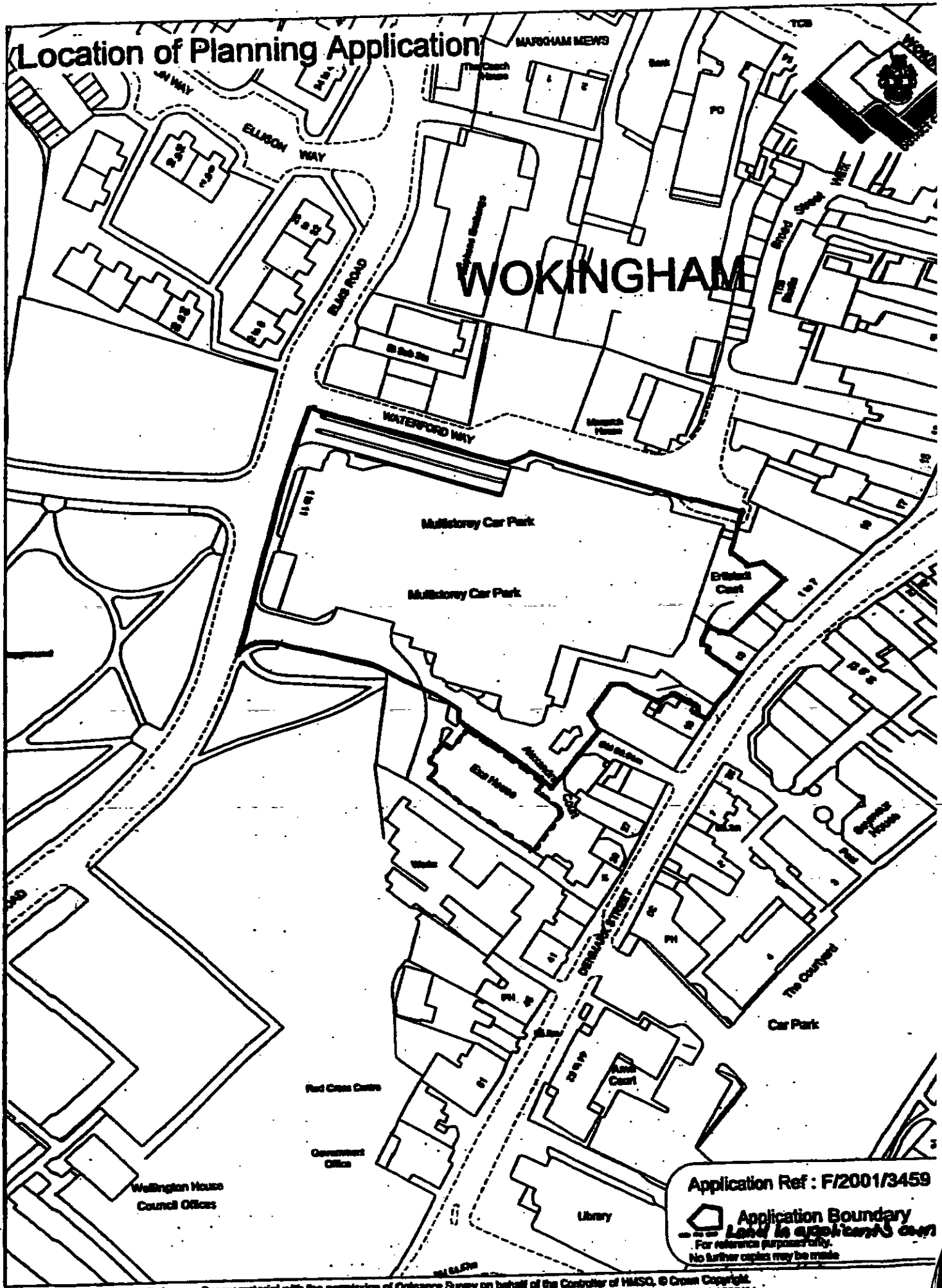
23. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Informatives:

1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 30th April 2001 showing the relocation of the public toilets and does not approve the proposals as originally submitted.

2. 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 S4
   South East Area Local Plan Policies SBE1, SBE2, LD6, LD8, SR3, SPS1
   Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4, WT6

Location of Planning Application



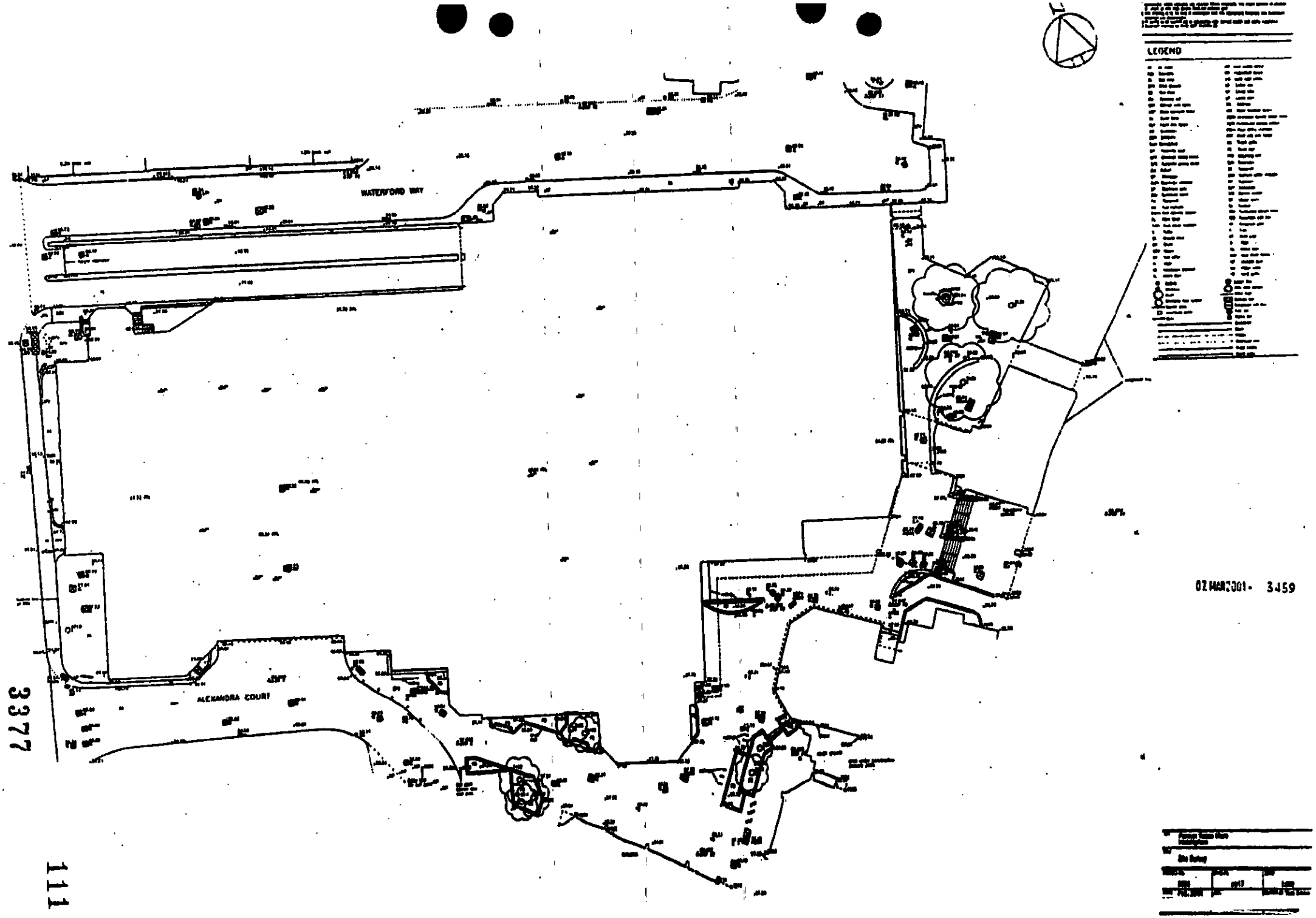
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA088134

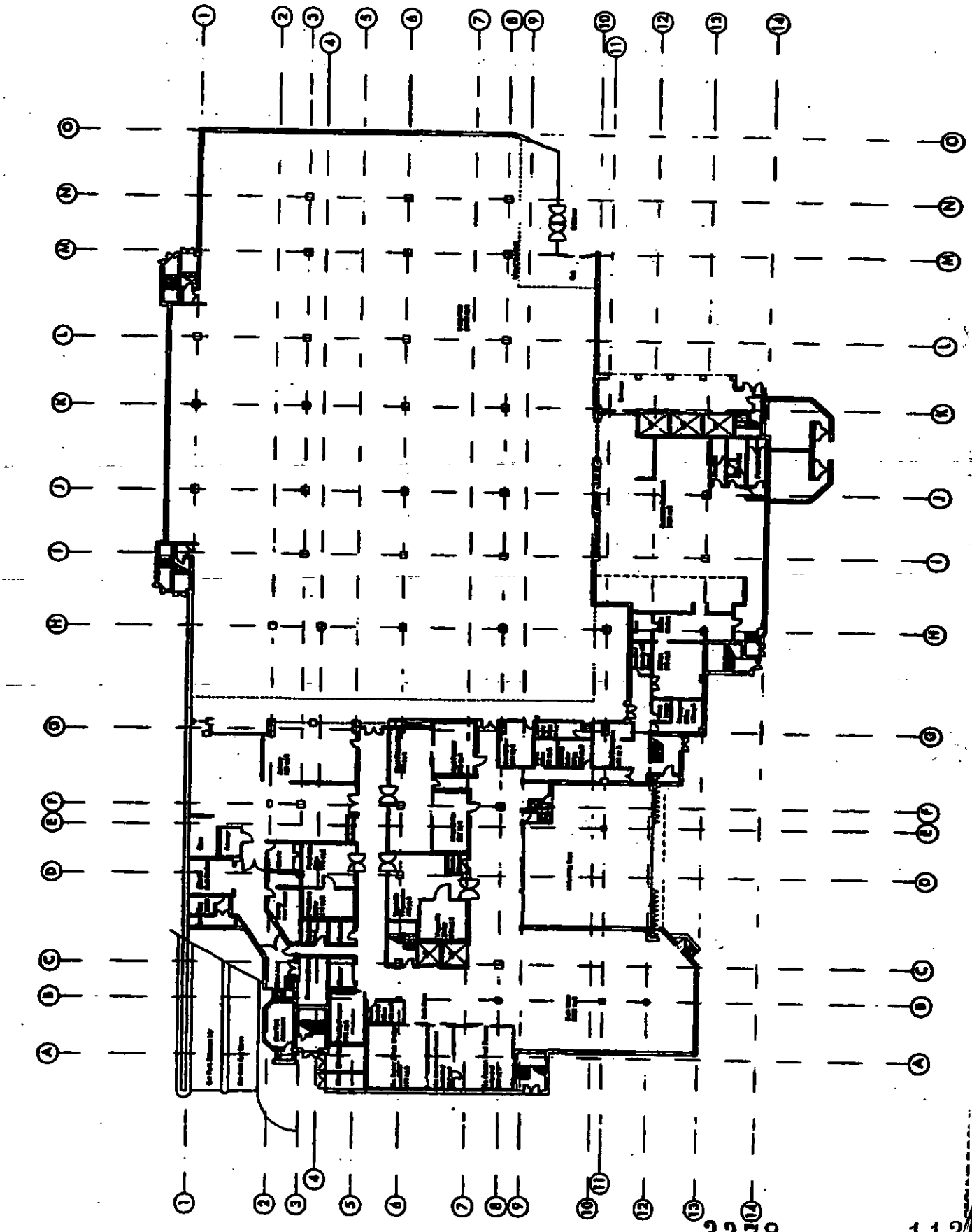
Development Control Section, Environmental Services, Wokingham District Council.

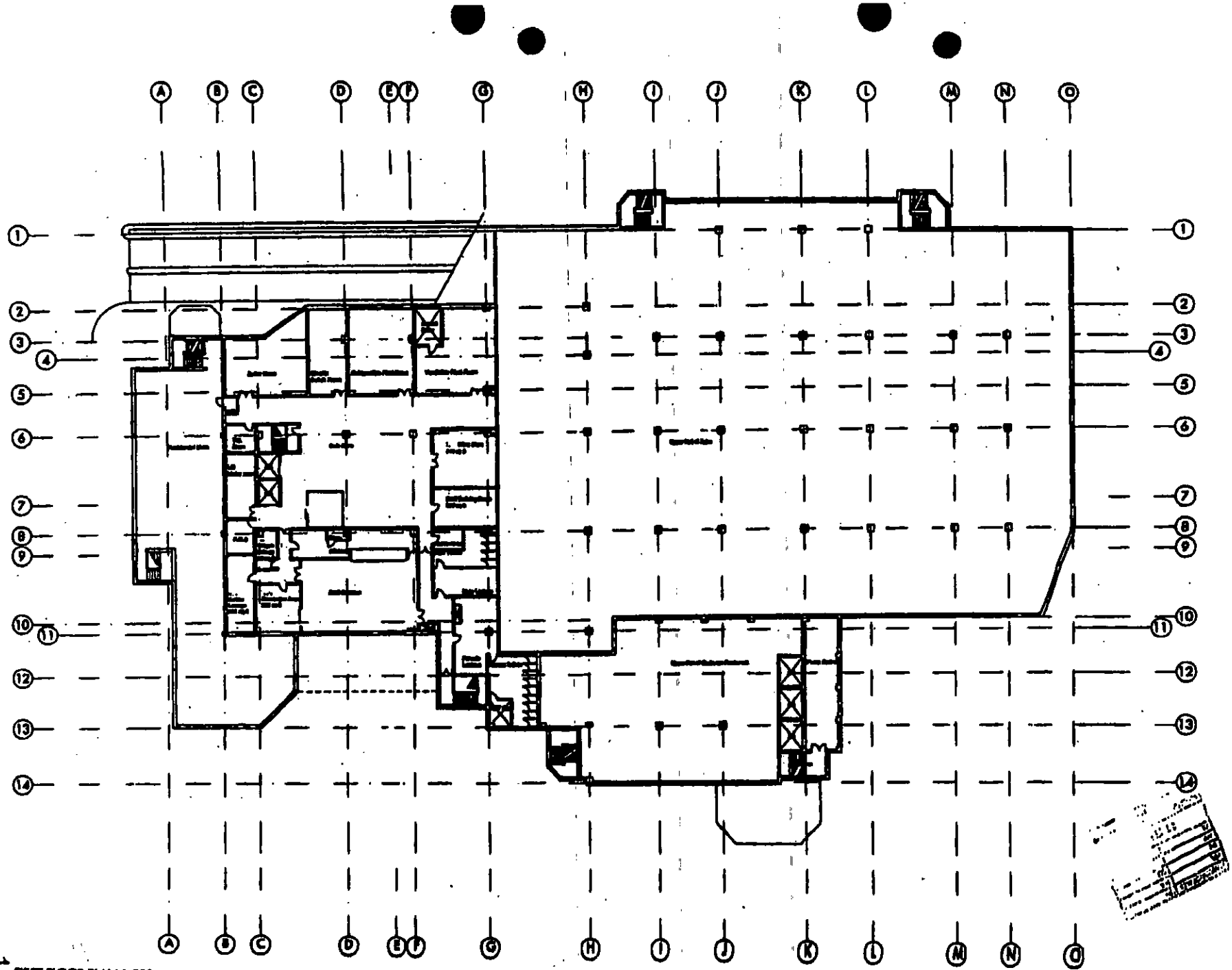
9 May 2001

Scale: 1 : 1250

3376


LEGEND
WATERFORD WAY
ALEXANDRA COURT
02 MAR 2001 - 3459
3377
111

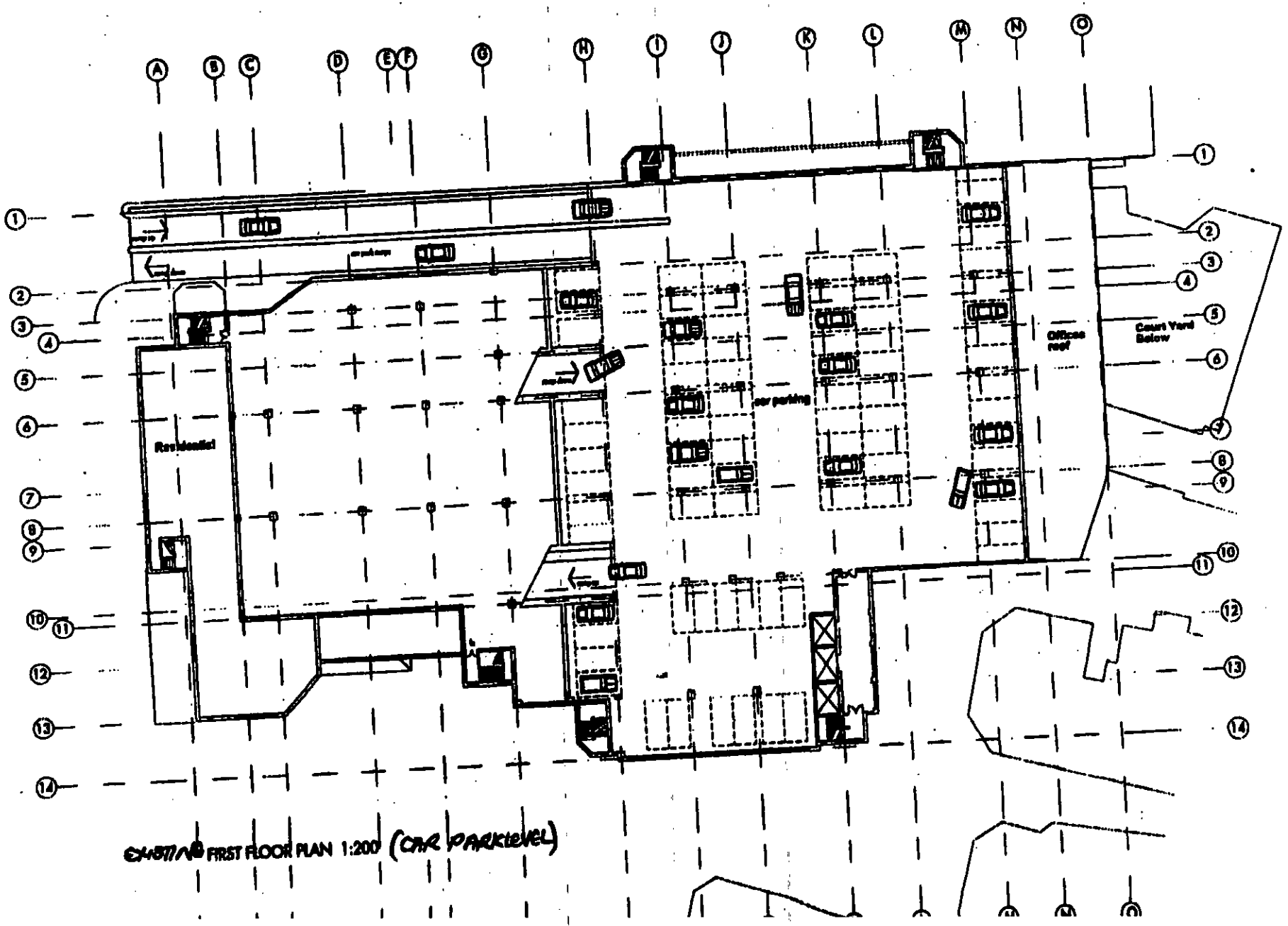




FIRST FLOOR PLAN 1:200

3379

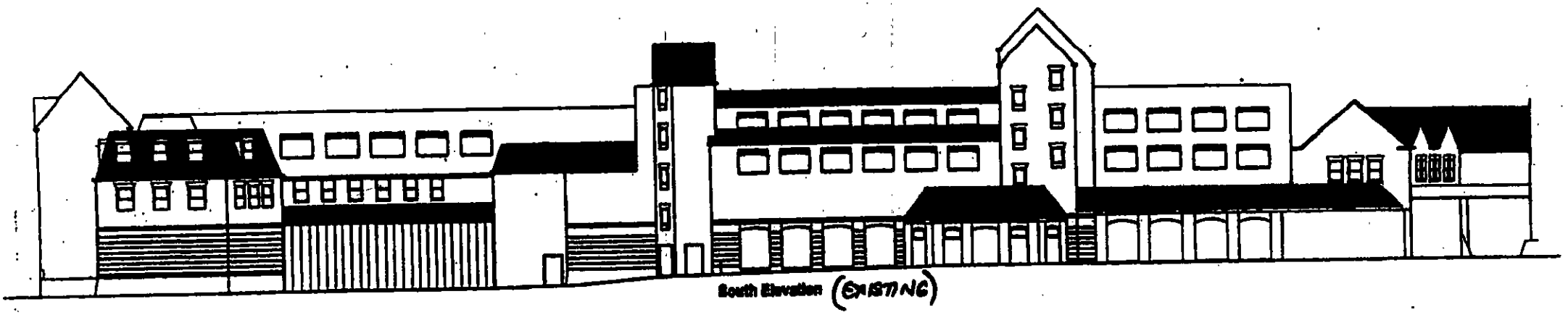
113



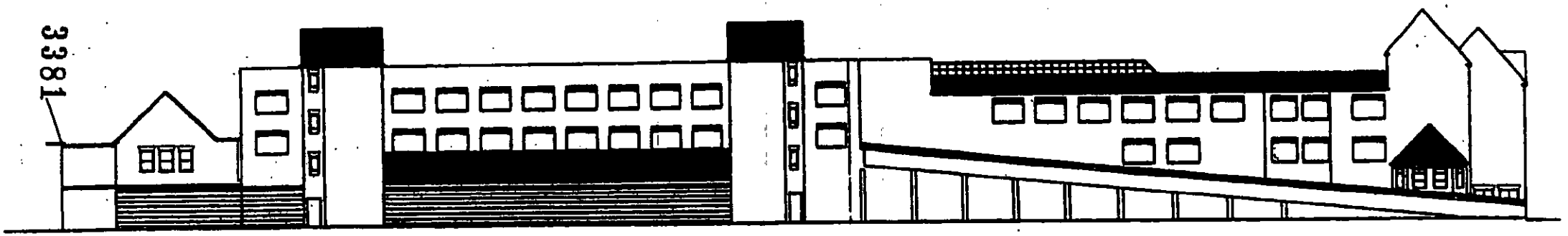
EXISTING FIRST FLOOR PLAN 1:200 (CAR PARK LEVEL)

3380

REVISE



South Elevation (EXISTING)



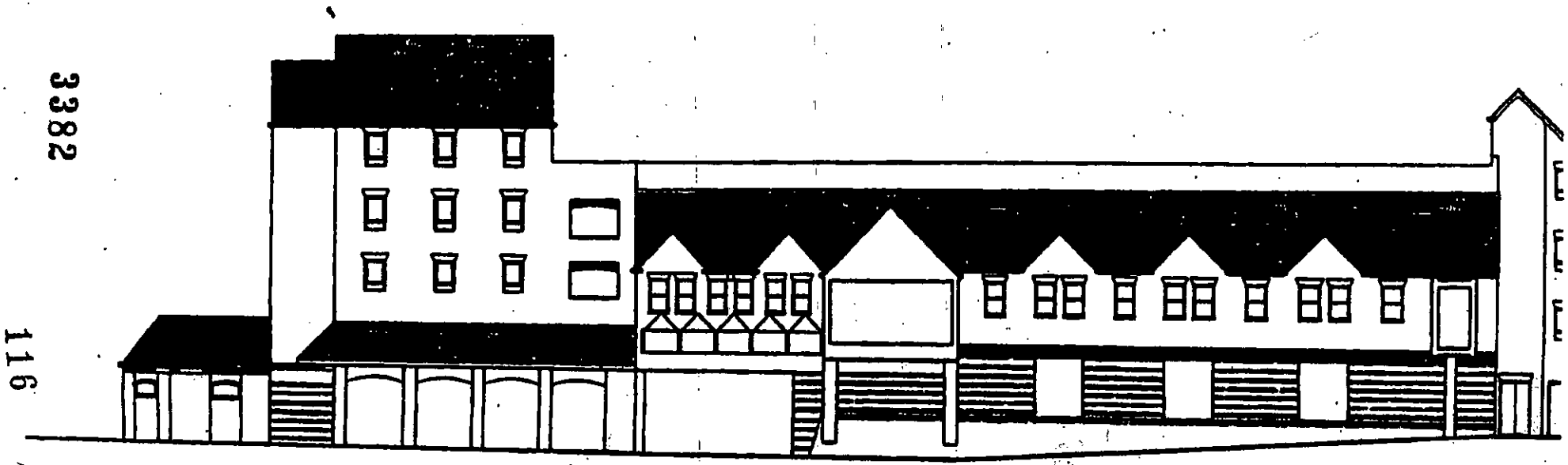
North Elevation (EXISTING)

33881

115



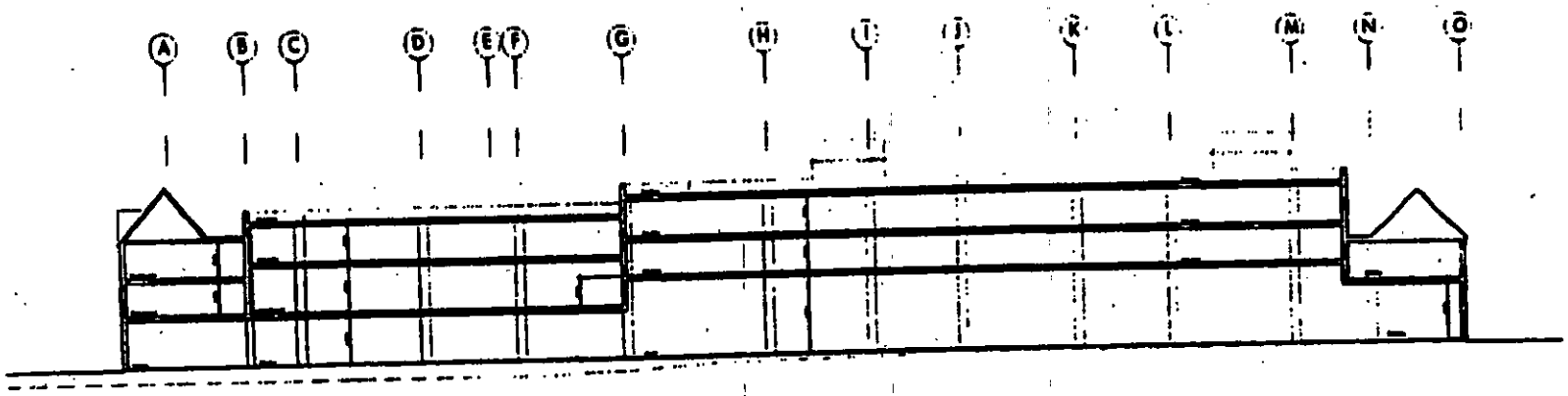
West Elevation (existing)



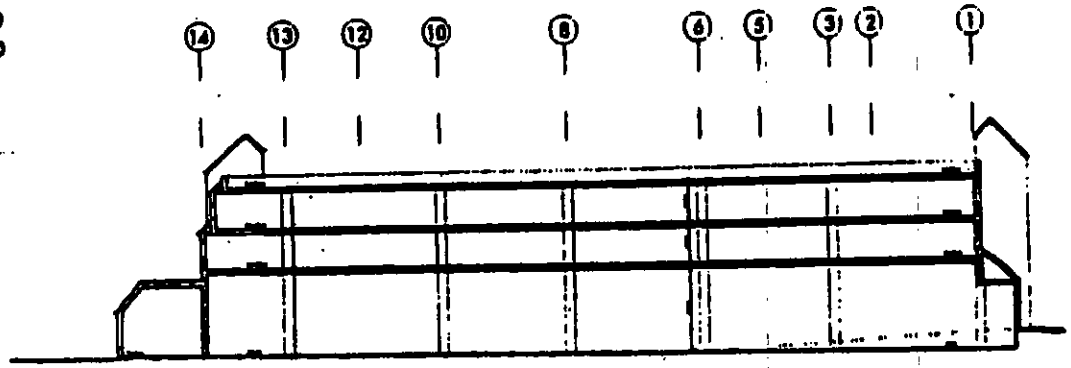
3382

116

02.MAR2001



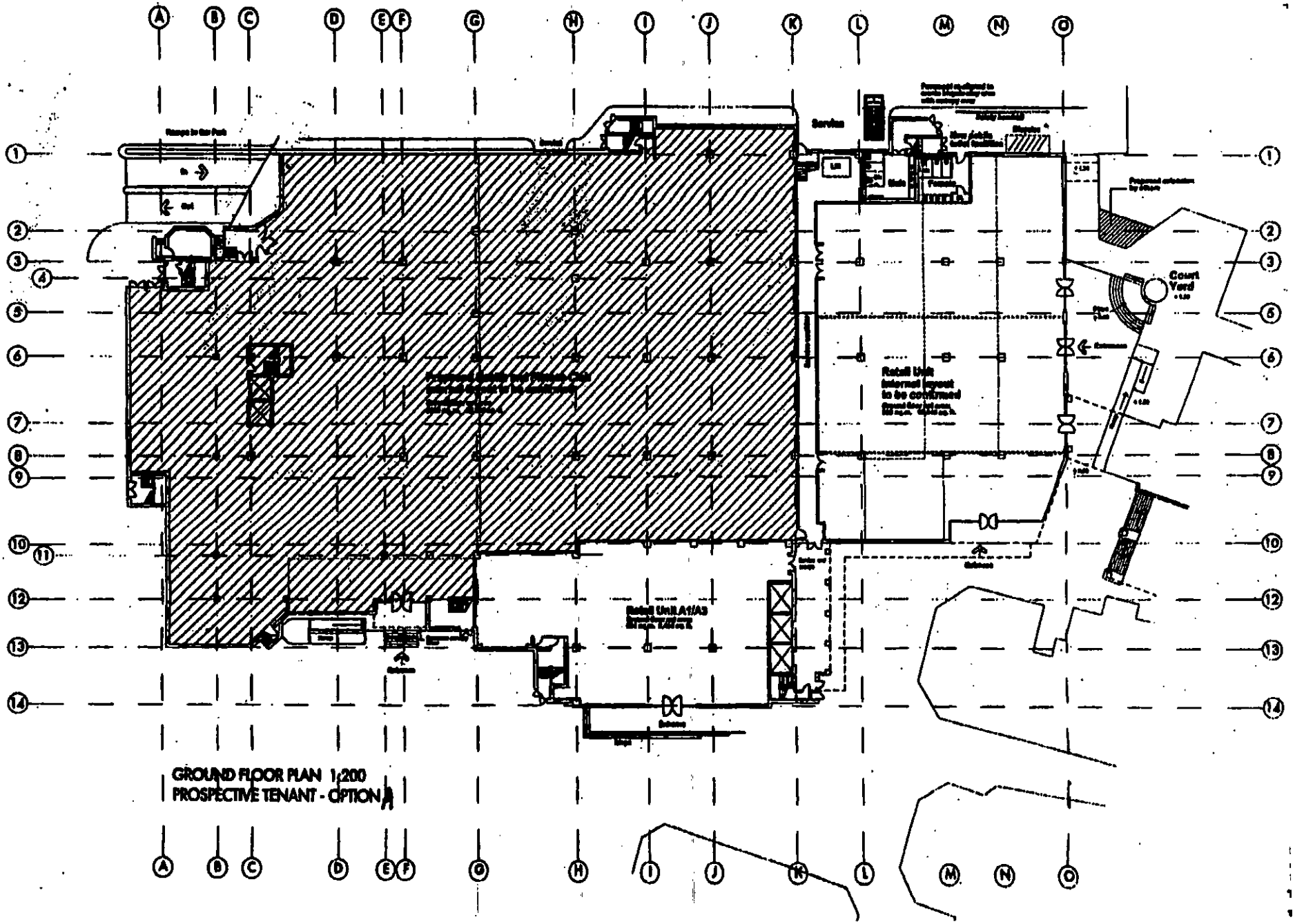
Existing long section.



Existing short section.

3383

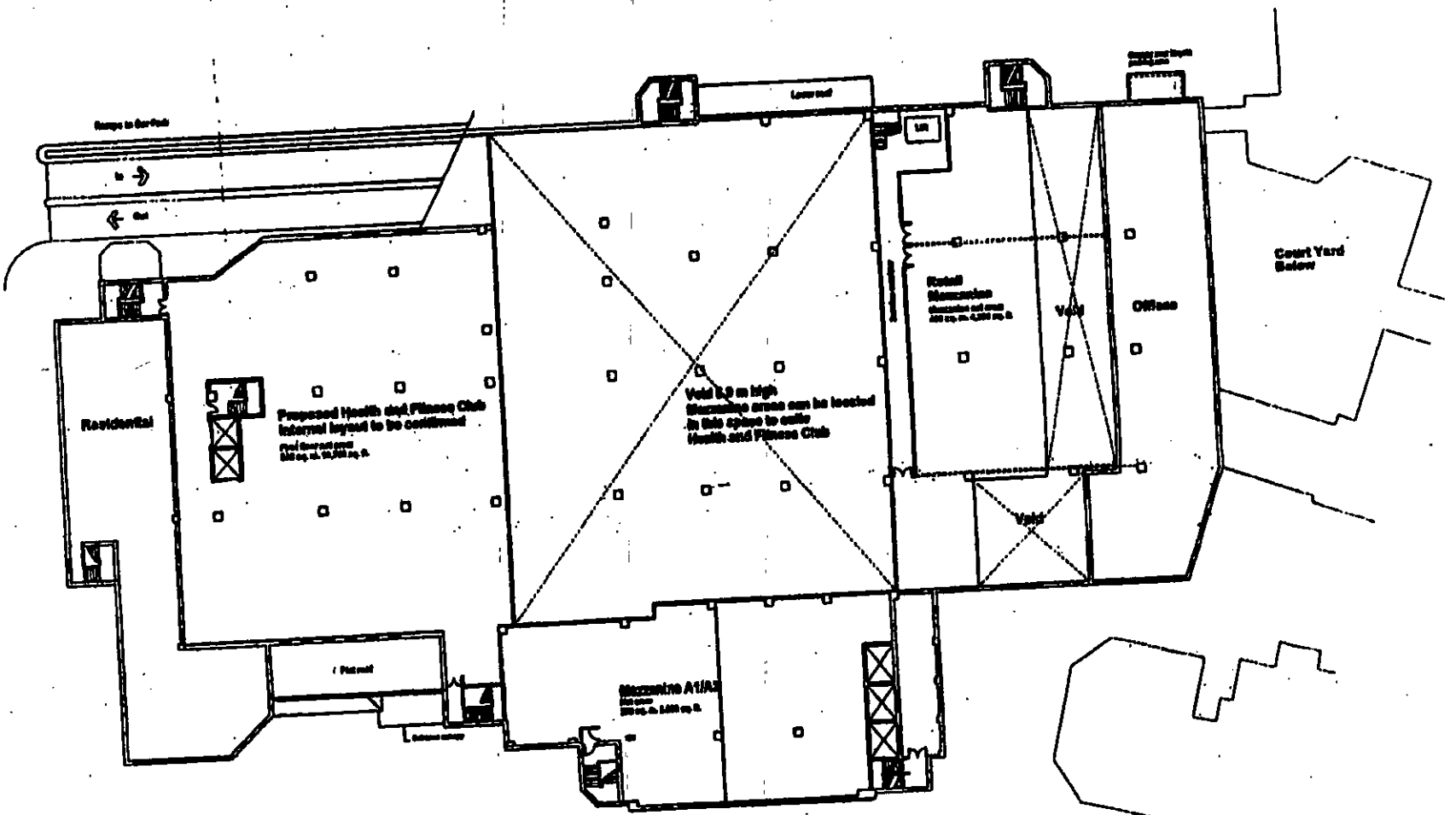
117



GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION A

118

4834



MEZZANINE/FIRST FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION A

3385

119

Development Control Ref No:	Received	Parish
F/2002/5828	06.02.02	Wokingham

Applicant: Axa Sun Life plc.
Location: Former Tesco Stores Ltd. and Multi-Storey Car Park, Elms Road/Denmark Street, Wokingham
Proposal: Proposed change of use of part of store from (A1) retail to part (A1) retail and part (A3) restaurant, insertion of mezzanine floor for A1 use, external and internal alterations to existing public toilet block and re-location of public toilets (amendment to scheme permitted by F/2001/3459)

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

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

SUMMARY:

1. Planning History –
This planning application was first considered by the Development Control Committee on 24th April 2002 when the application was deferred for the following reasons:

1. To await the expiry of the consultation period for the security strategy which expires 1st May 2002 and report back any comments.
2. Officers to chase the emergency services for their response in respect of the security strategy.
3. To supply further details of the security strategy.
4. To investigate whether there is a right of way across the site.
5. Request the applicants to lay on a bus at their own cost for users of the A3 premises to take them home.
6. Request applicant for a green travel plan.
7. Officers to provide dates of licensing hearings in relation to the proposed use.
8. Would applicants accept a reduction in the proposed hours of opening eg. possible closing at 23.30 hours.

The Members also agreed a visit to the site on 22nd May 2002 at 18.30 hours. A copy of the original report is attached together with the Crime Prevention Design Advisor's comments on the security strategy.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions.

Background Papers

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

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

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

BACKGROUND

Consultations - Since the original report was written the following consultation responses have been received, some of which were reported at the last Development Control meeting on 24th April 2002 through the Members Update.

- ***Highway Authority:*** The application is an amendment to the previously approved scheme (F/2001/3459) and therefore no objections raised. Cycle parking should be provided as before. The walkway between the building and Denmark Street is privately owned and not public highway.

- ***Waste Service***: Lockable bin stores requested for commercial waste.

- ***Thames Valley Police (Wokingham District Sector Inspector):*** Object as the proposal would have a direct impact on increasing the level of crime and disorder in the town centre and affect the quality of residents and retailers.

- ***Royal Berkshire Fire and Rescue Service:*** No additional fire hydrants would be required. Access requirements will be as per Approved Document B to the Building Regulations 1991 Section B5 and the Berkshire Act and in consultation through the normal way via Building Control. The addition of gates/shutters should not adversely affect access for the Fire Service.

- ***Wokingham Town Council:*** No objection to the change of use but this does not give support to the proposed occupant as this is not part of the planning application.

- ***Wokingham Chamber of Commerce***: Fully support the application.

- ***Letters of representation:*** 18 additional letters of objection have been received including one from the The Rt Hon. John Redwood MP. These can be summarised as follows:
  - Increased noise and disturbance
  - Increased vandalism and anti-social behaviour
  - Lighting needs to be improved
  - Increased litter
  - CCTV required for the town centre
  - Security strategy would deny access to residents in Elms Road/Ellison Way and affect the right of way

- Access should be limited to Denmark Street and access and egress should be onto Elm Road as car parks are nearer
- Access for emergency services would be impeded
- Loss of retail floorspace
- Shop keepers require access to their premises at all times in the event of an emergency
- General support for this unit being occupied but concerns over the late hours proposed
- Lack of police
- Increased traffic
- Security gates would not deter young people climbing over it
- If planning permission is granted then WDC should be held liable for any damage to property
- Chicago Rock would not enhance the conservation area
- No identified need for such a use
- Problems already encountered as a result of Eternity Nightclub would be exacerbated
- Concern that people were not notified that the application was to be discussed at full Council meeting on 22nd April 2002.
- Working party should visit an established Chicago Rock at closing time to assess its impact on the environment

In addition 2 letters of support have also been received as the use would provide diversity and there is a market for such a use.

Appraisal -

A. Proposed hours of opening

In section 2 (last paragraph) of the original report it stated that the proposed hours of opening would be confirmed by the applicant. These are proposed as follows:

Sunday to Wednesday	11.00 am to 12.00 midnight
Thursday to Saturday	11.00 am to 1.00 am

In response to a request as to whether the proposed occupier of the A3 unit, Chicago Rock Café, would consider a reduction of these hours the following response has been received:

"Our client has considered this request. The initial application was for 1.00am terminal hour Mondays to Saturdays and 12.30am on Sundays. The hours have already been pulled back until midnight Sunday to Wednesday and retaining 1.00am Thursday, Friday and Saturday and our client feels that further curtailment of the hours would make the operation unviable on the basis of the £1.3 million investment which our client is making into the site."

It also has to be borne in mind that that the original consent, which also had provision for an A3 use, albeit on a smaller scale did not restrict hours of opening. These matters are often dealt with under other consents. In this instance the applicant has also applied for the following licences:

1. A Justice Licence (Liquor Licence) which is being dealt with by The Magistrates Court. This has been adjourned to the 17th May 2002 following which a date for a hearing will be set.
2. A Public Entertainment Licence which is being dealt with by this Authority. This is the subject of a hearing on 30th May 2002.

B. Impact on amenities of neighbouring occupiers and proposed security strategy:
It is acknowledged that there could be additional disturbance in the evening, particularly at closing time and to address concerns of these concerns a security strategy has been developed to ensure that people leave via Denmark Street in the late evening after the health club has closed so as to reduce noise and disturbance to residents in Elms Road. A copy of the plan is attached.

After normal licensing hours ie. 11.30pm expanding gates located in strategic positions would be locked by staff thereby limiting access so that this is restricted to Denmark Street only. The gates will be opened again as staff lock up and secure the premises in the early hours of the morning (approximately 1.00am). The gates would be of sufficient height to deter access. In addition there would be trained and licenced door stewards from 8.00pm, CCTV cameras and improved lighting. Further details of exact times, design of gates would be dealt with by condition (refer to condition 16 on the original report).

The land is privately owned and not an adopted highway and the erection of gates would be considered to be a property matter and not normally a planning issue. An issue has arisen as to whether there is a public right of way across the adjoining land. Regardless of this the Highway Authority can make a Traffic Regulation Order under section 1. of The Road Traffic Regulations Act 1984 restricting pedestrian use of the footpath during certain hours.

Issues of emergency access for the fire service is dealt with under Building Regulations. The Royal Berkshire Fire and Rescue Service have the addition of gates/shutters should not adversely affect access for the Fire Service.

C. Access and Movement
As a result of the proposal it is unlikely that there would be a material increase in traffic. Parking in the town centre is adequate although people using the premises during the evening would be unlikely to use the multi-storey car park as it is envisaged that this would be closed to the public at 19:30. However details of the management of this car park are still to be submitted and agreed pursuant to condition 20 of the original planning permission F/2001/3459.

With regard to public transport the last train currently leaves Wokingham at 23:07 hours for London Waterloo and 00:41 hours for Reading and it is unlikely at this stage that this could be improved in the short term. However the Authority is considering the setting up of a group which would liaise with the police and other groups to investigate issues of accessibility and security for the town centre as a whole.

In response to a request for the operator providing a late night bus service it has been stated "Our client has considered the possibility of offering a late night bus

service for all customers going to all areas after the premises have closed but found that this is unfeasible."

An additional condition is proposed requesting details of a travel plan. The client confirms that it has a transport plan for its staff and makes a contribution towards transport arrangements for its members of staff at the end of the evening's trading.

D. Concerns of consultees and objectors
The concerns of consultees and objectors are noted. Issues of increased crime and disorder, CCTV and traffic have been referred to in the original report in paragraphs A and D. Damage to property is not a planning matter. With regard to litter it is envisaged that litter bins would be provided around the building as part of the landscaping of this area. The street cleansing regime already involves a full clean 3 times a week, with an early clean on Sunday mornings. This could be intensified if necessary although this is not a planning issue.

Conclusion – The principle of the change of use, alterations and extensions has already been established by the original application F/2001/3459. The site is located in the town centre and within the retail centre, as defined by WDLP where one would expect A3 uses. These are also encouraged by the Chestertons Town Centre Investment Strategy. The enlarged A3 unit, compared to that previously approved would provide diversity and add to the vitality of the town centre. Issues of security and impact on residential amenity are of concern but it is felt that these issues can adequately be dealt with by condition.

Recommendation – GRANT planning permission subject to the amendment of the wording of condition 9 and the following conditions in addition to those recommended in the original report:

Amended wording of condition 9.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the boundary of the A3 unit shall be installed or operated on the site.

Additional conditions:

18. There shall be no customers or other members of the public on the A3 premises hereby approved before 11.00am and after 12.00 midnight, except on Friday, Saturday and Sunday morning, when the premises may be open to the public between midnight and 1.00am.

R. In the interests of residential amenity.

19. Notwithstanding the plans submitted, prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

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

20. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall installed prior to occupation of the unit and maintained as such thereafter.

R. In the interests of amenity and safety.

21. A detailed Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than the private car.

R. In order to encourage alternative forms of transport.

THAMES VALLEY POLICE

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

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126
Mobile 07970 211 772

Date 15th April 2002

For 'Secured by Design' standards and application forms, visit the 'SBD' website at www.securedbydesign.com

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 5828

Dear Mrs. Polnik

Tesco Store, Denmark Street, Wokingham.

Thank you for the revised details of this application.

The information accords with the agreements negotiated with the applicant in respect of securing the alleyway network and ensuring movement onto Denmark Street.

The timing of the placement of the gates should be at 11p.m. after the closure and dispersal of the Holmes Place patrons, in line with the monitoring of CCTV requirements.

The other planning conditions, such as no other change of use (to night-club use, or later than 1 a.m. etc.) monitoring of CCTV and door supervision by qualified staff, access to premises and revue of tapes by police, must be in place with any permission granted.

I can confirm that my main objections in respect of this application have now been met, but I would add the following caveat.

The principle objections were based on clear planning guidance, which has in effect been circumvented for economic expediency by a rather cumbersome process. Much care will be needed that this site specific strategy is not seen as a green light for a major move by the major national alcohol retailers on Wokingham. Wokingham has no clear town centre policy to make the number, density and proximity of licensed premises subject to good practise in community safety terms, and to aid planners in achieving the balance and variety of town centre uses required by PPG6.

Thames Valley Police and Wokingham Unitary Authority have a duty to work together to prevent crime and disorder, and police will resist any further increase of major venues for the sale and supply of alcohol in an environment which is not well designed physically, lacks the capacity of suitable infrastructure such as late night public transport, close proximity to accident & emergency facilities etc. and is under resourced in many of the ways which PPG6 requires to provide rapid responses to criminal activity, including CCTV.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks associated with this proposal include alcohol related disorder and anti-social behaviour, assault, robbery, drug related offending, criminal damage, noise and disturbance.

The council can help to discharge its duty in respect of its planning & development function under Sec. 17 by taking the above comments into account when considering such proposals.

I trust that these observations will be of help. Please do not hesitate to get back to me if you need any further information.

Yours sincerely.

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

ADDITIONAL PLAN
5828
DENMARK STREET
Erftstadt Court
Alexandra Court
WATERFORD WAY
ELMS ROAD
80

Development Control Ref No:	Received	Parish
F/2002/5828	06.02.02	Wokingham

Applicant: Axa Sun Life plc.
Location: Former Tesco Stores Ltd. and Multi-Storey Car Park, Elms Road/Denmark Street, Wokingham
Proposal: Proposed change of use of part of store from (A1) retail to part (A1) retail and part (A3) restaurant, insertion of mezzanine floor for A1 use, external and internal alterations to existing public toilet block and re-location of public toilets (amendment to scheme permitted by F/2001/3459)

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

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

SUMMARY:

1. **Planning History** – In May 2001 planning permission, F/2001/3459, was granted for the proposed change of use of part of store from (A1) retail to (D2) leisure and part of the building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and re-location of public toilets. This permission was for 2 alternative options A and B and a copy of the original report is attached.

   There have been 3 other recent planning applications in relation to the proposed works to the building: F/2002/5728 for external alterations and F/2002/5718 for realignment of the access road both considered and approved by the Development Control Committee on 13th March 2002 and F/2002/5660 for a new entrance to the new health club approved at the last meeting on 3rd April 2002.

2. **Proposal** - The application is an amendment to the previously approved scheme under planning permission F/2001/3459. This permission was for 2 alternative options A and B.

   The current proposal is for a third alternative which for these purposes will be referred to as Option C and proposes to use the larger retail unit (approved under F/2001/3459) for A3 purposes and the refurbishment of the existing toilet block, together with the area behind it for A1 retail purposes. The proposal includes both internal and external alterations to the existing toilet block which incorporates a new roof and insertion of new shopfronts. It is also proposed to relocate the public toilets next to the existing lift lobby. The proposal would therefore result in a net loss of 444m^2 of A1 floorspace compared to that approved under option A of planning permission F/2001/3459.

OPTION A (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Retained in A1 use or possible change of use to A3 food and drink	509m^2
Retained in A1 retail use	1,189m^2
Additional floorspace A1 retail/A3 food & drink (mezzanine)	151m^2
Total	5,973m^2

OPTION C (current application F/2002/5828

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 use	1,212m^2
Retained in A1 retail use	509m^2
Additional floorspace A1 retail (mezzanine)	236m^2
Total	6,081m^2

The proposed A3 use would be for a restaurant/bar/cafe venue with a dance floor. It has been indicated by the applicant that the proposed hours of opening would be 11:00 am until 1:00 am on Thursdays, Fridays and Saturday and possibly until midnight on other evenings. This will be confirmed by officers at the meeting.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions.

Background Papers

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

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

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

BACKGROUND

3. **Consultations** -
   - ***Highway Authority :*** No adverse comments on the revisions and therefore recommendation as on previous application F/2001/3459. Cycle provision also requested.
   - ***Landscape Architect :*** No objection.
   - ***Conservation Architect :*** No objection to internal changes or alterations to the elevations although details of the roof are required.
   - ***Environmental Health:*** No objection subject to 2 conditions relating to details of ventilation and filtration equipment and noise transmission. It is noted that a public entertainment licence and special hours certificate have been applied for.

- ***Recreation Officer:*** No contribution required.
- ***Archaeologist:*** Archaeological watching brief requested.
- ***Crime Prevention Design Advisor:*** Very strong objections on grounds of crime and disorder. There is growing concern that the sweeping encouragement of PPG6 to bring back vitality to town centres takes no account of the need to match infrastructure eg. public transport to fit in with closing times and adequate policing. WDC Supplementary Planning Guidance A6 "Designing to reduce the opportunity to reduce crime" requires that public buildings and entertainment places to be located directly from the street to a frontage entrance into the building. One of the main objections is that there is no direct connection with the surrounding street network. The multi-storey car park could also be a venue for anti-social behaviour. In principle there is no objection to a Chicago Rock type of operation in the Wokingham town centre provided this was in scale with the surroundings.

  Following a meeting with the proposed occupier of the A3 unit to address these concerns a strategy has been developed to contain access and egress from Denmark Street. The Crime Prevention Design Advisor confirms that his main objections have been met. Much care will be needed that this site specific strategy is not seen as a green light for a major move by national alcohol retailers on Wokingham. Wokingham has no clear town centre policy relating to the number, density and proximity of licensed premises. Thames Valley Police and Wokingham District Council have a duty to work together to prevent crime and disorder and the police will resist any further increase in major venues for the sale and supply of alcohol, in an environment which is not well designed physically, lacks capacity of suitable infrastructure eg. late night transport, and is under resourced in many of the ways which PPG6 requires to provide rapid responses to criminal activity, including CCTV.
- ***Wokingham Town Council:*** None received as yet.
- ***Letters of representation:*** 3 letters received. Concerns/objections can be summarised as:

– Position of the bicycle stand fronting Waterford Way close to delivery area for premises in Denmark Street could cause danger to cyclists and congestion.
– Objection to proposed Chicago Rock Café due to increase in loud noise and anti social behaviour
– Change of use would be contrary to Council's policies
– Use would not complement other town centre uses and could be a potential source of vandalism
– Use may deter other retail uses relocation of toilets to a more easily accessible ground floor location is welcomed
– Service corridors appear to be narrow

4. **Appraisal** -

   A. Principle of development and further loss of A1 retail floorspace. [Policy S4 of the Berkshire Structure Plan; policies SSH1 and SSH3 of South East Area Local Plan and policies WSH1, WSH2, WSH5, WSH6, WR1 and WR3 of the Wokingham District Local Plan (Deposit Draft)].

B. Proposed external alterations and relocation of public toilets. [Policies SBE1 and SBE2 of the South East Area Local Plan, and policy WBE1 of the Wokingham District Local Plan (Deposit Draft)].

C. Flooding issues.

D. Concerns of consultees and objectors.

A. Principle of development and further loss of A1 floorspace

The principles of the change of use of part of the building to A3 food and drink use etc albeit on a smaller scale, together with alterations and extensions to the building have already been established by planning application F/2001/3459 (copy of original report attached). The original permission was subject to various conditions which included that the A1 element shall not be less than 989m^2 at ground floor level (condition 14.) and that the A3 element shall not be more than 504m^2.

This application proposes a maximum of 1,212m^2 of A3 floorspace (net increase of 708m^2) and 509m^2 of A1 floorspace (net decrease of 480m^2) at ground floor level in comparison with the figures referred to in the conditions on planning permission F/2001/3459.

A3 uses could include restaurants, winebars, pubs, super pubs and take-aways etc and whilst Chicago Rock Café has currently shown an interest in the unit it could be used for any of the above without the benefit of planning permission. A nightclub does not fall within the A3 use class but is a D2 use and therefore planning permission would be required for such a use, although some A3 uses do contain a small dance floor this is normally considered to be ancillary to the main A3 use.

In support of the application the applicant states that the retail units have been marketed for 2 years, 9 months of which with the benefit of a pre-let leisure user. Many companies, both high street names and smaller companies have expressed an interest but after closer examination withdrawn. The unit is considered to be too large and in a secondary location. However an A3 tenant has been found who is interested in using the larger A1 unit as a bar/restaurant. The letting agent considers that with a secure leisure operator and a good A3 user the remaining A1 floorspace would become more desirable.

The site is located in the town centre and within the retail centre, as defined by WDLP. The frontage of the proposed A3 unit also falls within a primary retail frontage. In terms of policies SSH3 of the South East Area Local Plan and WSH6 of the Wokingham District Local Plan there is currently one other A3 use in Denmark Street, within the area of primary frontage. Together with the current proposal the total length of non-retail frontage would be 17.2% which is considered to be acceptable.

With regard to policy WSH5 of the Wokingham District Local Plan, which is supported by the Local Plan Inspector, the proposed use would provide a service to the visitors, contribute to the vitality of the town centre, result in occupation of a unit which has been vacant for some time. The unit itself is not as prominent

as those directly fronting Denmark Street and clustering of non-retail uses would not occur. Whilst there could be additional disturbance in the evening, particularly at closing time because of the size of unit a security strategy has been developed to ensure that people leave via Denmark Street in the late evening after the health club has closed so as to reduce noise and disturbance to residents in Elms Road. The size of the remaining A1 unit would however be unlikely to attract a major high street retailer. In terms of footfall this has significantly decreased in this area since the relocation of Tesco and whilst an A3 use is unlikely to increase this to previous levels it may extend the length of period that visitors/shoppers stay in Wokingham.

PPG6 (revised in June 1996) encourages the enhancement of the vitality and viability of town centres. Proposals for change of use (paragraph 2.25) should be assessed not only on their positive contribution to diversification, but on the cumulative effects such as loss of retail outlets, traffic, parking and local residential amenity. In this case it is considered that the proposed occupier would fill a niche in the market catering for families, shoppers, employees and visitors during the day and providing entertainment together with food and drink in the evening. A condition would restrict noise so it is not audible to beyond the site boundary. Security is dealt with under paragraph D. There would not be a material increase in traffic and there is adequate parking in the town centre.

The following table shows the current and proposed composition of the retail centre:

	A1	A3	Other uses
Prior to approval of original application in May 2001 F/2001/3459	75%	10%	15%
Option A under F/2001/3459 (excludes mezzanine floors)	63%	11%	26%
Current application (Option C) (excludes mezzanine floors)	61%	13%	26%

Source: Retail Survey Feb. 2002

Whilst the amount of retail floorspace has been reduced much of this has been the result of the original application. The present application would not result in a significant overall increase in the town centre of A3 floorspace from that currently approved.

B. Proposed external alterations and relocation of public toilets

There are no objections to the proposed alterations, including new shopfronts and roof, to form a retail unit fronting Alexander Court, both from a visual amenity point of view or impact on adjoining land uses. The relocation of the public toilets, adjoining the lifts at ground floor level, is considered to be an improvement.

C. Flooding issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

D. Concerns of consultees and objectors
The concerns of consultees and objectors are noted.

Archaeological implications are limited as the majority of works are internal to the existing building and in conjunction with the change of use or insertion of shopfronts etc. No condition relating to an archaeological brief was imposed on the original application and therefore it is considered unreasonable to do so at this stage.

The position of the bicycle stand is the same as on the original application however it is proposed that details, notwithstanding that shown on the plan, are dealt with by condition (condition 10 on F/2001/3459).

With regard to the concerns relating to possible crime and disorder as a result of the proposed use it has to borne in mind that an A3 use, albeit a smaller unit has already been approved under the previous application. Police staffing levels are not a planning issue. The applicant has tried to address the concerns of the Crime Prevention Design Advisor by restricting and containing access and egress from the unit onto Denmark Street after 23:30 hours in the evening until the public have left the premises and the vicinity. The barriers will then be removed when closing the premises, leaving free flow of pedestrian traffic through the courtyards and passageways as normal for the public and residents. CCTV cameras will be installed throughout the premises and onto the open frontage of Denmark Street and the entrance to the unit. Tapes will be freely available for police viewing.

Discussions have also been held between the applicant and Property Services as the freehold of the site is in the Council's ownership and a long lease agreement has been entered into, regarding a contribution of £50,000 towards CCTV in the town centre. This would be secured through the building and partnership agreement. A security strategy would be the subject of a condition to ensure implementation and regular review. Management of the multi-storey car park will be dealt with by condition 20 of planning permission F/2001/3459. It is envisaged at this stage that the multi-storey car park would be closed to the public at approximately 19:30 and therefore people using these premises in the evening would need to park elsewhere.

Condition 9 on the original planning permission F/2001/3459 would still apply and relates to sound reproduction and amplification should not be audible at the site boundary (refer to condition 9).

5. **Conclusion** – The principle of the change of use, alterations and extensions has already been established by the original application F/2001/3459. The enlarged A unit, compared to that previously approved would provide diversity and add to the vitality of the town centre. It is considered that the use would not adversely the viability of the retail centre. Issues of security and impact on residential amenity are of concern but it is felt that these issues can adequately be dealt with by conditio

The relocation of the public toilets is an improvement and there is no objection to the proposed external alterations.

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

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

2. Prior to the commencement of works further details of the shopfront, entrances and canopies, shall be submitted to and approved in writing by the Local Planning Authority.

3. 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.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the LPA showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

13. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

14. The A1 retail unit shall not be less than 509m2 net at ground floor level.

15. The A3 food and drink use hereby permitted shall be no more than 1,212m2 net at ground floor level and no mezzanine floor shall be inserted without the written permission of the Local Planning Authority.

16. Prior to the occupation of the A3 unit hereby approved a security strategy which shall be first submitted to and approved in writing by the Local Planning Authority. The strategy shall include gates to contain egress and access onto Denmark Street and the hours during which these will be open and closed, other security measures and a programme for review. The strategy shall implemented as approved and maintained as such thereafter.

17. There shall be no sale of food for consumption off the premises.

Reasons

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

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

4.,10. & 11. In the interests of visual amenity.

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

6. & 8. To safeguard the residential amenity of nearby occupiers.

7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

9. To protect adjoining occupiers and the area generally from noise and disturbance.

12. & 17. In the interests of highway safety and convenience.

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

14. In order to maintain a retail frontage and ensure appropriate development of this site.

15. To ensure appropriate development of this site.

16. To ensure that adequate security measures are implemented.

Informatives

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 Policy S4.
South East Area Local Plan Policies SSH1, SSH3, SBE1, SBE2, LD6, LD8, SR3 and SPS1.
Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4 and WT6.

Development Control Ref No:	Received	Parish
F/2002/5828	06.02.02	Wokingham

Applicant: Axa Sun Life plc.
Location: Former Tesco Stores Ltd. and Multi-Storey Car Park, Elms Road/Denmark Street, Wokingham
Proposal: Proposed change of use of part of store from (A1) retail to part (A retail and part (A3) restaurant, insertion of mezzanine floor for A1 us external and internal alterations to existing public toilet block and r location of public toilets (amendment to scheme permitted I F/2001/3459)

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

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

SUMMARY:

1. **Planning History** – In May 2001 planning permission, F/2001/3459, was granted the proposed change of use of part of store from (A1) retail to (D2) leisure and p of the building from (A1) retail to (A3) restaurant with insertion of mezzanine floo alternatively B1 office use with mezzanine floor, external and internal alterations p demolition and re-location of public toilets. This permission was for 2 alterna options A and B and a copy of the original report is attached.

   There have been 3 other recent planning applications in relation to the propo works to the building: F/2002/5728 for external alterations and F/2002/5718 realignment of the access road both considered and approved by the Developn Control Committee on 13th March 2002 and F/2002/5660 for a new entrance to new health club approved at the last meeting on 3rd April 2002.

2. **Proposal** - The application is an amendment to the previously approved sch under planning permission F/2001/3459. This permission was for 2 alterna options A and B.

   The current proposal is for a third alternative which for these purposes wil referred to as Option C and proposes to use the larger retail unit (approved u F/2001/3459) for A3 purposes and the refurbishment of the existing toilet b together with the area behind it for A1 retail purposes. The proposal includes internal and external alterations to the existing toilet block which incorporates a roof and insertion of new shopfronts. It is also proposed to relocate the public t next to the existing lift lobby. The proposal would therefore result in a net lo 444m^2 of A1 floorspace compared to that approved under option A of plan permission F/2001/3459.

OPTION A (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Retained in A1 use or possible change of use to A3 food and drink	509m^2
Retained in A1 retail use	1,189m^2
Additional floorspace A1 retail/A3 food & drink (mezzanine)	151m^2
Total	5,973m^2

OPTION C (current application F/2002/5828

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 use	1,212m^2
Retained in A1 retail use	509m^2
Additional floorspace A1 retail (mezzanine)	236m^2
Total	6,081m^2

The proposed A3 use would be for a restaurant/bar/cafe venue with a dance floor. It has been indicated by the applicant that the proposed hours of opening would be 11:00 am until 1:00 am on Thursdays, Fridays and Saturday and possibly until midnight on other evenings. This will be confirmed by officers at the meeting.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions.

Background Papers

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

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

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

BACKGROUND

3. **Consultations** -
   - ***Highway Authority :*** No adverse comments on the revisions and therefore recommendation as on previous application F/2001/3459. Cycle provision also requested.
   - ***Landscape Architect :*** No objection.
   - ***Conservation Architect :*** No objection to internal changes or alterations to the elevations although details of the roof are required.
   - ***Environmental Health:*** No objection subject to 2 conditions relating to details of ventilation and filtration equipment and noise transmission. It is noted that a public entertainment licence and special hours certificate have been applied for.

- ***Recreation Officer:*** No contribution required.
- ***Archaeologist:*** Archaeological watching brief requested.
- ***Crime Prevention Design Advisor:*** Very strong objections on grounds of crime and disorder. There is growing concern that the sweeping encouragement of PPG6 to bring back vitality to town centres takes no account of the need to match infrastructure eg. public transport to fit in with closing times and adequate policing. WDC Supplementary Planning Guidance A6 "Designing to reduce the opportunity to reduce crime" requires that public buildings and entertainment places to be located directly from the street to a frontage entrance into the building. One of the main objections is that there is no direct connection with the surrounding street network. The multi-storey car park could also be a venue for anti-social behaviour. In principle there is no objection to a Chicago Rock type of operation in the Wokingham town centre provided this was in scale with the surroundings.

  Following a meeting with the proposed occupier of the A3 unit to address these concerns a strategy has been developed to contain access and egress from Denmark Street. The Crime Prevention Design Advisor confirms that his main objections have been met. Much care will be needed that this site specific strategy is not seen as a green light for a major move by national alcohol retailers on Wokingham. Wokingham has no clear town centre policy relating to the number, density and proximity of licensed premises. Thames Valley Police and Wokingham District Council have a duty to work together to prevent crime and disorder and the police will resist any further increase in major venues for the sale and supply of alcohol, in an environment which is not well designed physically, lacks capacity of suitable infrastructure eg. late night transport, and is under resourced in many of the ways which PPG6 requires to provide rapid responses to criminal activity, including CCTV.
- ***Wokingham Town Council:*** None received as yet.
- ***Letters of representation:*** 3 letters received. Concerns/objections can be summarised as:

– Position of the bicycle stand fronting Waterford Way close to delivery area for premises in Denmark Street could cause danger to cyclists and congestion.
– Objection to proposed Chicago Rock Café due to increase in loud noise and anti social behaviour
– Change of use would be contrary to Council's policies
– Use would not complement other town centre uses and could be a potential source of vandalism
– Use may deter other retail uses relocation of toilets to a more easily accessible ground floor location is welcomed
– Service corridors appear to be narrow

4. **Appraisal** -

A. Principle of development and further loss of A1 retail floorspace. [Policy S4 of the Berkshire Structure Plan; policies SSH1 and SSH3 of South East Area Local Plan and policies WSH1, WSH2, WSH5, WSH6, WR1 and WR3 of the Wokingham District Local Plan (Deposit Draft)].

B. Proposed external alterations and relocation of public toilets. [Policies SBE1 and SBE2 of the South East Area Local Plan, and policy WBE1 of the Wokingham District Local Plan (Deposit Draft)].

C. Flooding issues.

D. Concerns of consultees and objectors.

A. Principle of development and further loss of A1 floorspace

The principles of the change of use of part of the building to A3 food and drink use etc albeit on a smaller scale, together with alterations and extensions to the building have already been established by planning application F/2001/3459 (copy of original report attached). The original permission was subject to various conditions which included that the A1 element shall not be less than 989m^2 at ground floor level (condition 14.) and that the A3 element shall not be more than 504m^2.

This application proposes a maximum of 1,212m^2 of A3 floorspace (net increase of 708m^2) and 509m^2 of A1 floorspace (net decrease of 480m^2) at ground floor level in comparison with the figures referred to in the conditions on planning permission F/2001/3459.

A3 uses could include restaurants, winebars, pubs, super pubs and take-aways etc and whilst Chicago Rock Café has currently shown an interest in the unit it could be used for any of the above without the benefit of planning permission. A nightclub does not fall within the A3 use class but is a D2 use and therefore planning permission would be required for such a use, although some A3 uses do contain a small dance floor this is normally considered to be ancillary to the main A3 use.

In support of the application the applicant states that the retail units have been marketed for 2 years, 9 months of which with the benefit of a pre-let leisure user. Many companies, both high street names and smaller companies have expressed an interest but after closer examination withdrawn. The unit is considered to be too large and in a secondary location. However an A3 tenant has been found who is interested in using the larger A1 unit as a bar/restaurant. The letting agent considers that with a secure leisure operator and a good A3 user the remaining A1 floorspace would become more desirable.

The site is located in the town centre and within the retail centre, as defined by WDLP. The frontage of the proposed A3 unit also falls within a primary retail frontage. In terms of policies SSH3 of the South East Area Local Plan and WSH6 of the Wokingham District Local Plan there is currently one other A3 use in Denmark Street, within the area of primary frontage. Together with the current proposal the total length of non-retail frontage would be 17.2% which is considered to be acceptable.

With regard to policy WSH5 of the Wokingham District Local Plan, which is supported by the Local Plan Inspector, the proposed use would provide a service to the visitors, contribute to the vitality of the town centre, result in occupation of a unit which has been vacant for some time. The unit itself is not as prominent

Date: 26 February 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8106

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Applicant: Axa Sun Life C/O Kemp Muir Weallans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of ventilation/filtration equipment pursuant to condition 7 on planning permission F/2002/8106. Drawing nos: AL11 Rev N, AL13 Rev D, AL15 Rev E, AL18 Rev C.

Comments are required by 12/03/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8106 Date Rec. 18.2.03

Location: THE PLAZA, DENMARK ST. (UNIT 3)

Parish: WOKINGHAM

Applicant:

Description of attached plans: Details of ventilation/filtration equipment pursuant to condition 7 on planning permission F/2002/8106

Drawing No's: AL11 rev N, AL13 rev D., AL15 rev E., AL18 rev C.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation HS	✓
Highways	
Dinton Pastures	
Environmental Health	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP

Consultations Sent by Admin. on 26.02.03

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8106 Date Rec. 18.2.03

Location: THE PLAZA, DENMARK ST. (UNIT 3)

Parish: WOKINGHAM

Applicant:

Description of attached plans: Details of ventilation/filtration equipment pursuant to condition 7 on planning permission F/2002/8106

Drawing No's: AL11 rev N, AL13 rev D., AL15 rev E., AL18 rev. C.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation HS	✓
Highways	
Dinton Pastures	
Environmental Health	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From:

New Site Notice Y (N)

Revised Proposal Description:

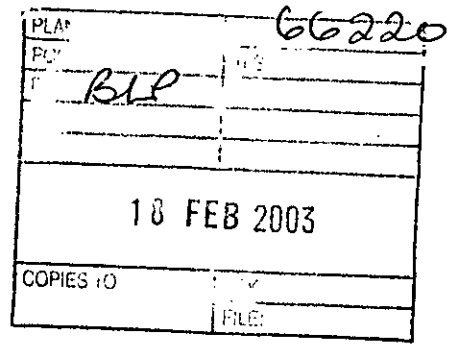
CASE OFFICER BP

Consultations Sent by Admin. on 26.02.03

Yellow - Case Officer Copy
Green - Part One Copy

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

8106

AR/9806
14th February 2003

PLANS TO MEET CONDITIONS

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Please find enclosed the following drawings which we like you to accept for release of condition 7 of recent planning consent F/2002/8106.

AL11 rev. N	Ground floor plan showing kitchen duct at high level
AL13 rev. D	1th floor car park, showing a new blockwork enclosure to protect the duct
AL15 rev. E	3th floor car park, showing the redirection of the duct trough the external wall
AL18 rev. C	South Elevation with the duct hatched as it can't be seen from Pedestrian level

These drawings have already been submitted to Paul Eggleton of Building Control.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

Enc.

cc. Brian Shrubshall
Anthony Garner

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES 6651
POL
DC BL
APP
CS
26 FEB 2003
COPIES TO
FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
25th February 2003

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM -

We are seeking the release of the planning conditions attached to planning consent F/2002/8106.

Condition 2: We have advised our tenants to directly liase with you for their shopfront windows and doors approval, which we expect to be very much in line with our elevation AL17 – option2, which forms part of this approval.

Condition 3: We have informed our tenants, that they have to use the same Kawneer windows, powder coated in RAL9006 - silver-grey, as approved by you on 8.7.02. No further external materials will be used.

Condition 4: In case our tenants intend to install external lighting, they would submit this within their signage proposal.

Condition 6: The plant installed for our tenants within their unit and the two air conditioning units on Waterford Way we are assured by the specialist designer will not transmit noise or vibration.

Condition 7: We have submitted the relevant information for a new vent duct to building control on 13.02.03 and to yourself on 14.02.03. Paul Eggleton, the building inspector, confirmed in a telephone conversation on 20.02.03 that he has no objections and advised us to proceed.

Condition 10: No new hard or soft landscaping is proposed, neither will the pedestrian access change. The bin enclosure, approved by you on 9.10.02 will be for use the of these tenants. The signage proposal and any possible external lighting will be submitted direct by the tenants to you.

Condition 12: The parking and turning facilities have already been approved by you on 13.12.02.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Condition 13: There will be no site hut for the developers work and all visitors, sub-contractors or delivery companies have to contact our site manager on his mobile to agree site access. There will be no on-site parking. The tenants will contact you themselves for their own site set-up.

We hope this information is sufficient and you will be able to release all conditions shortly. Please be aware, that our tenants have a very tight time scale and would like to open their premises as soon as possible.

If you have any questions about this letter do not hesitate to contact me.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

Enc.

cc. Brian Shrubshall
Neil Biscoe
Graham Charlesworth
Mark Smith
Kim Chye

Date: 26 February 2003 27 FEB 2003

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8106

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Applicant: Axa Sun Life C/O Kemp Muir Weallans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of ventilation/filtration equipment pursuant to condition 7 on planning permission F/2002/8106. Drawing nos: AL11 Rev N, AL13 Rev D, AL15 Rev E, AL18 Rev C.

Comments are required by 12/03/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

HELPFUL TO PROVIDE SOUTH ELEVATION TO ILLUSTRATE DUCT LOCATED ON EAST WALL! THEY DO NOT MAKE IT EASY FOR US. IT APPEARS TO BE A MINOR AMENDMENT BUT I WILL CHECK IF 'DUCT PENETRATION INVISIBLE FROM PAVEMENT LEVEL'. WHAT DOES DUCT (COVER?) LOOK LIKE? COLOUR? SIZE?

Harold Sanders

28.02.03

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

66220

PLAN
BLP
18 FEB 2003
COPIES TO

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

8106

AR/9806
14th February 2003

PLANS TO MEET CONDITIONS

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Please find enclosed the following drawings which we like you to accept for release of condition 7 of recent planning consent F/2002/8106.

✓	AL11 rev. N	Ground floor plan showing kitchen duct at high level
IMPACT ON ELEVATION ✗	AL13 rev. D	1th floor car park, showing a new blockwork enclosure to protect the duct
✗	AL15 rev. E	3th floor car park, showing the redirection of the duct trough the external wall
	AL18 rev. C	South Elevation with the duct hatched as it can't be seen from Pedestrian level

These drawings have already been submitted to Paul Eggleton of Building Control.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

Enc.

cc. Brian Shrubshall
Anthony Garner

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | No 57649
POL | TLS
DC BWL | CNF
APP |
CS |
21 MAY 2002
COPIES TO | ACK:
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

AR/9806
17th May 2002

5718

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Following our discussion about the landscape proposal for our planning application F/2002/5718 we would like to submit a revised plan.

As discussed with Kathrin Brinbal, we will plant additional tree trees along the hedge facing Exa House. The drawing also shows the remodelling of the junction from the public open space to Alexandra Court and the introduction of bike stands in this location, omitting the ones in Waterford way and leaving the paving width in that area unchanged as requested by Harold Sanders.

As mentioned when we met we cannot change the curve dividing the park from the Road, as the exact amount of area, to be converted from Council land into the developers responsibility has been agreed in the planning application.

I hope this new layout is acceptable and would ask for your early confirmation.

If you require any further information then do not hesitate to contact us.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

9806_D1_BP0170502aAR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Design Alloys

STREET FURNITURE

Produced by Design Alloys Ltd, the *puf* range of co-ordinated street furniture combines practical and robust construction with refined detailing.

Designed by Derek Hodgson Associates, the products include seating, bollards and litter bins that are suitable for traditional and contemporary, urban and rural settings. Items in the range can be customised for specific sites through colour and finish specification, and the permanent application of logos to castings or seat panels.

• **Seating**

Seating is available in either ground-fixed, free-standing or wall-mounted formats, with or without backrests and armrests. The modular design allows products to be offered with two or three-seat options as standard.

• **Bollards**

Bollards are manufactured in two heights for both pedestrian and vehicular applications. Both sizes can incorporate eyelets for adaptation to post and chain demarcation systems. Bollards can be permanent or removable.

• **Litter bins**

Litter bins with a distinctive brim and optional hinged top design can be either ground fixed or wall mounted. A fire-extinguishing version is also available.

Composition and manufacture

The *puf* range is constructed from cast aluminium, a selection of hardwoods, and coated or stainless steel. The products are strong, easily maintained and vandal resistant, combining durability with simplicity of design.

All hardwoods are sourced from sustainable stock.

For external use, the standard specification is oak.

An anti-graffiti lacquer coating is available as an option.

All fixings are of stainless steel.

Appearance

Cast aluminium components are protected with a pretreatment chromate conversion coating with a polyester powder oven-cured finish. This is generally textured in matt black, but alternatives are available to order.

Metal seating components are available in polyester powder coated steel or brushed stainless steel.

Dimensions

puf seating: length: 1400 and 1900mm.

puf bollards: height: 350 and 900mm.

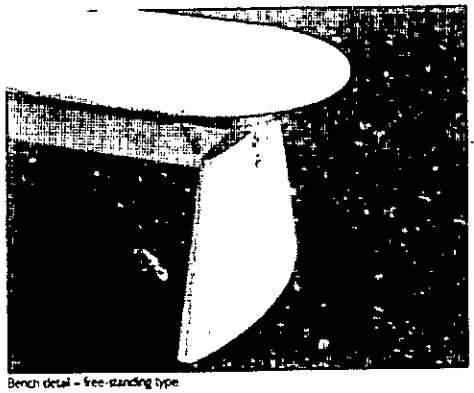
puf litter bins: 55 and 90 litre capacities.

puf fire-extinguishing litter bins: 47 and 60 litre capacities.

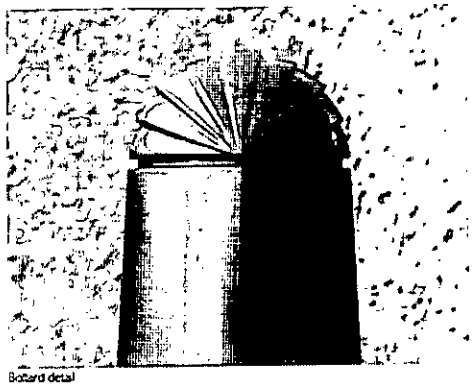
Sitework

Furniture is generally secured underground by rooting in concrete, but individual specifications can also be achieved.

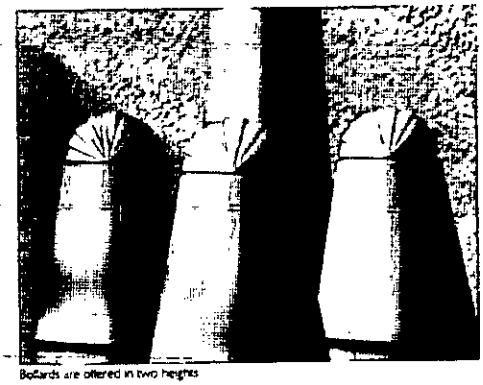
Contact John Baddeley
Telephone 0800 085 6791
Fax 01324 666123



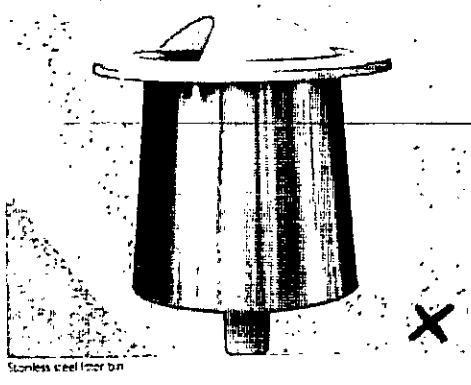
Bench detail – free-standing type



Bollard detail



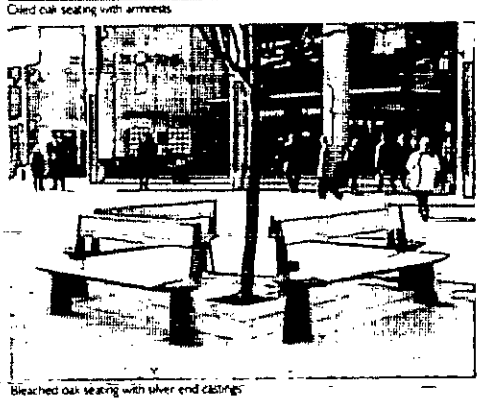
Bollards are offered in two heights



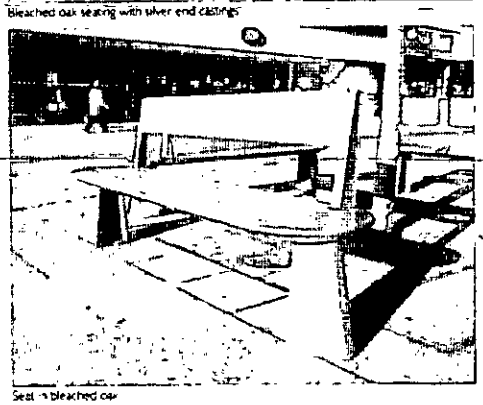
Stainless steel litter bin



Oiled oak seating with armrests



Bleached oak seating with silver end castings



Seat in bleached oak

CLASS
CS
21 MAY 2002

PLANS TO ... TIONS
5713

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | NO 57649
POL | TLS
DC BWL | ENF
PPP |
CS |
21 MAY 2002
ANSWER TO | ACK:
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

5718

AR/9806
17th May 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Following our discussion about the landscape proposal for our planning application F/2002/5718 we would like to submit a revised plan.

As discussed with Kathrin Brinbal, we will plant additional tree trees along the hedge facing Exa House. The drawing also shows the remodelling of the junction from the public open space to Alexandra Court and the introduction of bike stands in this location, omitting the ones in Waterford way and leaving the paving width in that area unchanged as requested by Harold Sanders.

As mentioned when we met we cannot change the curve dividing the park from the Road, as the exact amount of area, to be converted from Council land into the developers responsibility has been agreed in the planning application.

I hope this new layout is acceptable and would ask for your early confirmation.

If you require any further information then do not hesitate to contact us.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

Enc.

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

9806_D1_BP0170502aAR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Design Alloys

STREET FURNITURE

Produced by Design Alloys Ltd, the *puf* range of co-ordinated street furniture combines practical and robust construction with refined detailing.

Designed by Derek Hodgson Associates, the products include seating, bollards and litter bins that are suitable for traditional and contemporary, urban and rural settings. Items in the range can be customised for specific sites through colour and finish specification, and the permanent application of logos to castings or seat panels.

- **Seating**

Seating is available in either ground-fixed, free-standing or wall-mounted formats, with or without backrests and armrests. The modular design allows products to be offered with two or three-seat options as standard.

- **Bollards**

Bollards are manufactured in two heights for both pedestrian and vehicular applications. Both sizes can incorporate eyelets for adaptation to post and chain demarcation systems. Bollards can be permanent or removable.

- **Litter bins**

Litter bins with a distinctive brim and optional hinged top design can be either ground fixed or wall mounted. A fire-extinguishing bin is also available.

Composition and manufacture

The *puf* range is constructed from cast aluminium, a selection of hardwoods, and coated or stainless steel. The products are strong, easily maintained and vandal resistant, combining durability with simplicity of design.

All hardwoods are sourced from sustainable stock.

For external use, the standard specification is oak.

An anti-graffiti lacquer coating is available as an option.

All fixings are of stainless steel.

Appearance

Cast aluminium components are protected with a pretreatment chromate conversion coating with a polyester powder oven-cured finish. This is generally textured in matt black, but alternatives are available to order.

Metal seating components are available in polyester powder coated steel or brushed stainless steel.

Dimensions

puf seating: length: 1400 and 1900mm.

puf bollards: height: 350 and 900mm.

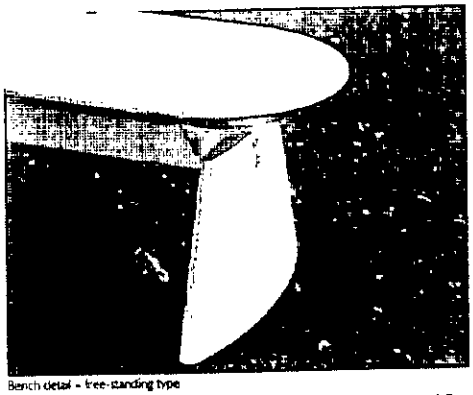
puf litter bins: 55 and 90 litre capacities.

puf fire-extinguishing litter bins: 47 and 60 litre capacities.

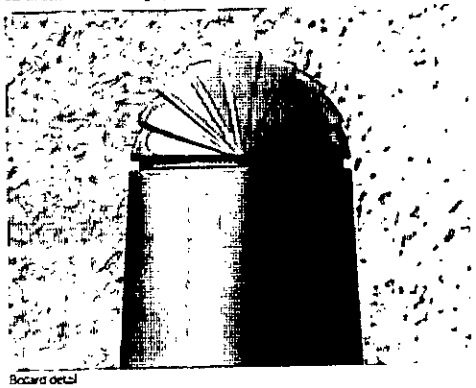
Sitework

Furniture is generally secured underground by rooting in concrete, but individual specifications can also be achieved.

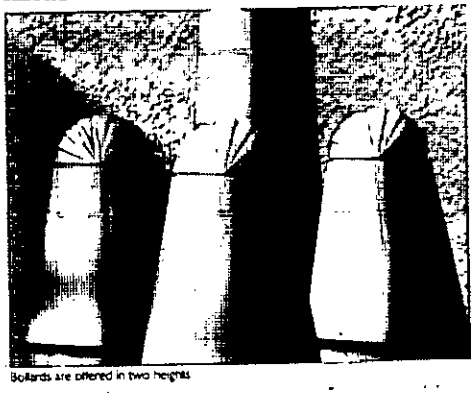
Contact John Baddeley
Telephone 0800 085 6791
Fax 01324 666123



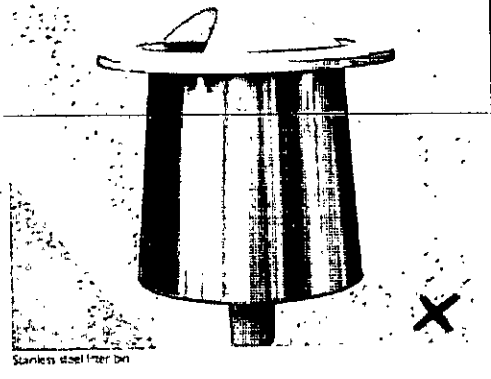
Bench detail - free-standing type



Bollard detail



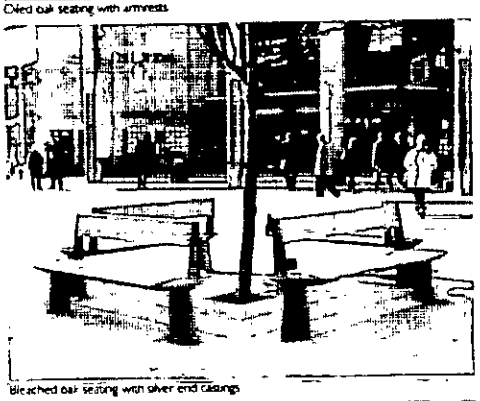
Bollards are offered in two heights



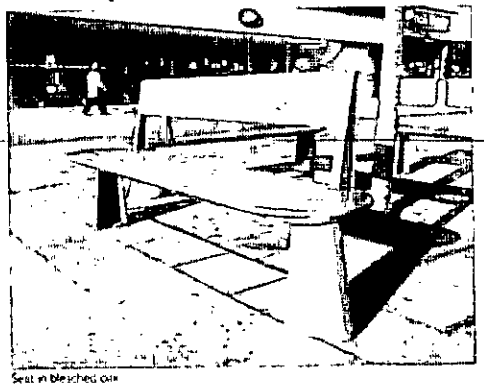
Stainless steel litter bin



Oiled oak seating with armrests



Bleached oak seating with silver end castings



Seat in bleached oak

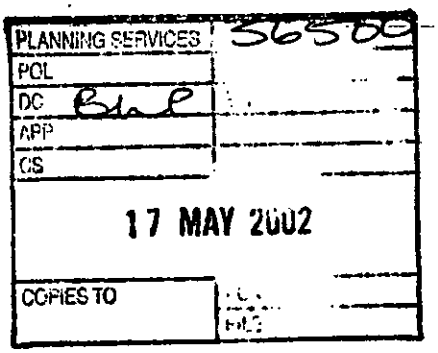
21 MAY 2002

PLANS TO ... TIONS

5718

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

AR/9806/
16th May 2002

5728

Dear Mrs Polnik

RE: FORMER TESCO STORE, WOKINGHAM
PLANNING APPLICATION NO: F/2002/5728

The post demolition survey has now been carried out and our detail design has moved forward. As a result we have revised our consent drawings to indicate the minor amendments we wish to make and enclose six copies. The drawings have been annotated to identify and describe the amendments, which I also summarise below::

1. **Drawing 9806 AP 07 Revision B2 - Proposed Ground Floor Plan**

   1.1 The five new openings in the west facade, left of the residents entrance door are reduced in width from 1689mm to 1473mm (one brick smaller), because an existing and remaining internal wall makes the previously proposed opening size impossible. The survey also revealed existing drainage pipes from the residends right on the inside of the wall along Elms Road. This limits the height of all the new windows in this façade. The new heights leave a clear 50mm below the run of the pipes.

2. **Drawing 9806 AP11 Revision A2 – Proposed East and West Elevation**

   2.1 The smaller proposed openings are located centred below the existing openings above (half a brick smaller either side).

   2.2 New louvres are proposed in the East façade matching in size the existing louvres for the lift motor room. This louvre is necessary to allow an extract from the public toilets.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

2.2 Please also note that we have now incorporated the new canopy design in our drawing. You have received a detail and a photo with a letter dated 3.5.02. We expect to find either damaged brickwork or more likely fair faced blockwork behind the old canopy. As we are aware of the problems to find matching brick, therefore we suggest to render this area.

3. **Drawing 9806 AD 54 Revision A**

3.1 This detail shows the amended windows.

I would be pleased if you will accept these proposals as minor amendments to the planning consent.

Yours Sincerely

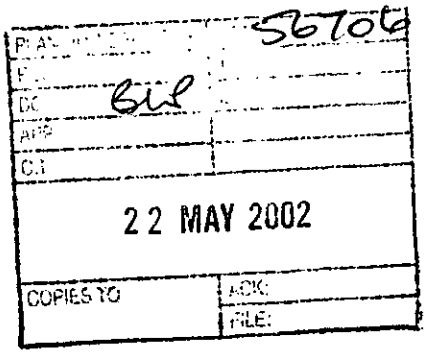
Astrid Rehwald
KMW architects

Encl.

cc.	Brian Shrubsall	Ian Davis Ltd.
	Davis Reid	INK
	Graham Charlesworth	Ridd Wood Partnership
	Mark Smith	Atelier 10
	Gavin Atkinson	Murdoch Green Kensalls
	Oliver Richards	ORMS

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

3459

AR/9806
17th May 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Following our material presentation on 14.5.2 I confirm the materials your were shown and record comments made on our attached material submission list. The samples have been stored on site.

I would ask for your early confirmation, that these materials are acceptable.

If you require any further information then do not hesitate to contact us.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Material submission list

3453...1 16.5.02

	Material	Manufacturer	Reason	Comments from LPA
1 a b	New Road surface in Alexandra Court Concrete Paving stone - terracotta - charcoal	Brett	see str. engineers letter	Material likely to be approved as already accepted as new paving for public footpath on Elms road
2	Parapet Coping - aluminium - Powder coated Ral 9006	Aluminium R.W. Supplies Ltd	to protect parapet which is showing extensive weathering and act as lightening protection	Coping masterial accepted, colour to be agreed after site visit
3	Barge Boards: presented: uPVC now suggested: fibre cement boards	Swish Building Products Eternit Glasal	to replace decayed timber with an innered material, Metal not suitable, because fixing method very difficult and cutting of powder coated material not advisable Easier fixing, cutting doesn't damage weather protection	Not accepted because LPA conciders it decays too fast, they have suggested metal
4	Car Park Screens - galvanised	Arco Grating (UK) Ltd.	to replace damaged mash with a vandal prove high quality material, that will enhance the buildings fenestration, breaking down it's monolithic massing	Screens approved, Detail drawing to be submitted, effect of galvanised shine to be agreed after site visit
5	New & replacem. Windows -aluminium - Powder coated Ral 9006	Kawneer Europe Ltd.	longer life expectancy, to' lift' the appearance of the scheme	Profile and Material accepted, colour to be agreed after site visit
6	Shopfronts - aluminium - Powder coated Ral 9006	Kawneer Europe Ltd.	longer life expectancy, to' lift' the appearance of the scheme	Profile and Material accepted, colour to be agreed after site visit
7	Car Park finish: sprayed elastomeric membrane, Conipur 275/258	Degussa, MBT Feb.	to achieve new 15 years guarantee, to lift the scheme	Material and colour scheme approved in principle, Colour scheme drawings
8	Public toilet tiles - white	H&R Johnson Tiles	vandal proof, easy to clean tiles, neutral colour scheme	approved
9	Public toilet partitions & doors -blue	Armitage Venestra Washroom Systems	high standard for public use	approved

Material submission list

345

16.5.02

	Material	Manufacturer	Reason	Comments from LPA
1 a b	New Road surface in Alexandra Court Concrete Paving stone - terracotta *brindle agreed onsite 12/6.* - charcoal	Brett	see str. engineers letter	Material likely to be approved as already accepted as new paving for public footpath on Elms road ✓ DID WE SAY THIS
2	Parapet Coping - aluminium - Powder coated Ral 9006	Aluminium R.W. Supplies Ltd	to protect parapet which is showing extensive weathering and act as lightening protection	Coping masterial accepted, colour to be agreed after site visit ✓
3	Barge Boards: presented: uPVC *omit/ timber or powder coated aluminium* now suggested: fibre cement boards *Sample required*	Swish Building Products Eternit Glasal	to replace decayed timber with an innered material, Metal not suitable, because fixing method very difficult and cutting of powder coated material not advisable Easier fixing, cutting doesn't damage weather protection	Not accepted because LPA conciders it decays too fast, they have suggested metal *DETAIL TO BE CONFIRMED.*
4	Car Park Screens - galvanised	Arco Grating (UK) Ltd.	to replace damaged mash with a vandal prove high quality material, that will enhance the buildings fenestration, breaking down it's monolithic massing	Screens approved, ✓ Detail drawing to be submitted, effect of galvanised shine to be agreed after site visit
5	New & replacem. Windows -aluminium - Powder coated Ral 9006 *– Elms Rd -brown to match existing*	Kawneer Europe Ltd.	longer life expectancy, to' lift' the appearance of the scheme	Profile and Material accepted, ✓ *SIZE ON ELMS RD?* colour to be agreed after site visit
6	Shopfronts - aluminium - Powder coated Ral 9006	Kawneer Europe Ltd.	longer life expectancy, to' lift' the appearance of the scheme	Profile and Material accepted, ✓ colour to be agreed after site visit
7	Car Park finish: sprayed elastomeric membrane, Conipur 275/258	Degussa, MBT Feb.	to achieve new 15 years guarantee, to lift the scheme	Material and colour scheme approved in principle, Colour scheme drawings ✓
8	Public toilet tiles - white	H&R Johnson Tiles	vandal proof, easy to clean tiles, neutral colour scheme	approved ✓
9	Public toilet partitions & doors -blue	Armitage Venestra Washroom Systems	high standard for public use	approved ✓

HS.
18.06.02

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES HPT 56792
PCL
DC BHP
AP
CS
2002
FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

3459

AR/9806
23rd May 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Further to our Material Submission list for our planning application f/2001/3459 we would like to forward the outstanding letter from our structural engineer confirming, that clay bricks are not suitable for traffic. I myself have spoken to Marshalls and Ibstock and been advised to use concrete stones.

Yours sincerely

Astrid Rehwald

Astrid Rehwald
Kemp Muir Wealleans

cc. Brian Shrubsall - Ian David Ltd
David Reid INK

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

RIDD WOOD PARTNERSHIP

CONSULTING STRUCTURAL AND CIVIL ENGINEERS

Market House, 19/21 Market Place, Wokingham, Berkshire, RG40 1AP
Telephone: 0118 978 7930 Facsimile: 0118 977 4689

Email: riddwoodpartnership@btinternet.com

P. Graham Ridd CEng MIStructE
John A. Wood BSc CEng MICE
Graham L. Charlesworth

Alan M. Dow CEng MIStructE
Geoffrey Scott CEng MIStructE

Partnership Secretary: Jean M. Price

FACSIMILE TRANSMITTAL SHEET

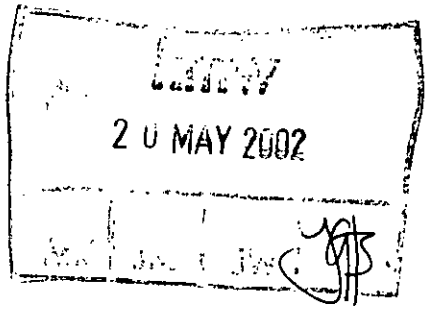
To: Astrid	From: Graham Charlesworth
Company: Kemp Muir Weallean	Date: 16th May 2002
Fax Number: 0207 373 5993	Total no. of pages: 1(including cover)
Sender's Reference Number: 21203	Re: Wokingham Courtyard

NOTES/COMMENTS:

With reference to our telephone conversation regarding the paving at the above we confirm that we cannot recommend the use of clay block paviours on trafficked roads. We would have concerns about damage caused by refuse lorries etc.

Regards

Graham



TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 26 June 2002

Location:	Tesco Stores Ltd & Multi Storey Car Park, Elm Road / Denmark Street, Wokingham
Proposal:	Proposed re-alignment of access road to Fleet Works. Change of use of Public Open Space to road in connection with fitness centre.
Application Number:	F/2002/5718

In response to your consultation dated 11 June 2002 for the above application, the landscape comments are as follows:

All comments refer to the External Works drawing (AD001 rev.B).

1. The three additional trees as agreed with the applicant to be included in the scheme opposite Exa House need to be relocated so that they are within the proposed beech hedgerow in order to avoid future maintenance problems that will occur if planted where shown.

2. One of the benches has been repositioned in the proposed meeting area. This is now in quite an exposed position with nothing behind the bench to prevent the proposed user from feeling vulnerable. The bench could be relocated to where the bike stands are now shown as the vegetation would then provide some physical barrier behind the user. The bike stands could be moved further into the centre of the space, but not as to obstruct the movement of pedestrians through this area.

3. It is unclear how the concrete paving slabs will be detailed within the proposed meeting area. The curve of the road and edging brick defining the space with the existing park will mean that all slabs on the edge of the space will require cutting. The detailed application of these materials will need to be carefully considered.

4. It was discussed at the meeting that clay block paving as used for the existing pedestrian area cannot be used for the access road. Is it then possible for the same clay paving to be used in the proposed pedestrian areas thereby providing continuity between he existing block paving and the proposed? The different block paving then used for the access road will clearly define this area.

5. The junction between the existing footpath and the new meeting area doesn't seem to have been resolved as there still leaves an acute angle of grass which will be difficult to maintain and is not the best design solution to integrate these two areas.

I have indicated my concerns on the attached drawing. The applicant will need to consider these issues.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 26 June 2002

Location:	Tesco Stores Ltd & Multi Storey Car Park, Elm Road / Denmark Street, Wokingham
Proposal:	Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)
Application Number:	F/2002/5828

In response to your consultation dated 11 June 2002 for the above application, the landscape comments are as follows:

All comments refer to the External Works drawing (AD001 rev.B).

1. The three additional trees as agreed with the applicant to be included in the scheme opposite Exa House need to be relocated so that they are within the proposed beech hedgerow in order to avoid future maintenance problems that will occur if planted where shown.

2. One of the benches has been repositioned in the proposed meeting area. This is now in quite an exposed position with nothing behind the bench to prevent the proposed user from feeling vulnerable. The bench could be relocated to where the bike stands are now shown as the vegetation would then provide some physical barrier behind the user. The bike stands could be moved further into the centre of the space, but not as to obstruct the movement of pedestrians through this area.

3. It is unclear how the concrete paving slabs will be detailed within the proposed meeting area. The curve of the road and edging brick defining the space with the existing park will mean that all slabs on the edge of the space will require cutting. The detailed application of these materials will need to be carefully considered.

4. It was discussed at the meeting that clay block paving as used for the existing pedestrian area cannot be used for the access road. Is it then possible for the same clay paving to be used in the proposed pedestrian areas thereby providing continuity between he existing block paving and the proposed? The different block paving then used for the access road will clearly define this area.

5. The junction between the existing footpath and the new meeting area doesn't seem to have been resolved as there still leaves an acute angle of grass which will be difficult to maintain and is not the best design solution to integrate these two areas.

I have indicated my concerns on the attached drawing. The applicant will need to consider these issues.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 26 June 2002

Location:	Tesco Stores Ltd & Multi Storey Car Park, Elm Road / Denmark Street, Wokingham
Proposal:	Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.
Application Number:	F/2002/3459

In response to your consultation dated 11 June 2002 for the above application, the landscape comments are as follows:

All comments refer to the External Works drawing (AD001 rev.B).

1. The three additional trees as agreed with the applicant to be included in the scheme opposite Exa House need to be relocated so that they are within the proposed beech hedgerow in order to avoid future maintenance problems that will occur if planted where shown.

2. One of the benches has been repositioned in the proposed meeting area. This is now in quite an exposed position with nothing behind the bench to prevent the proposed user from feeling vulnerable. The bench could be relocated to where the bike stands are now shown as the vegetation would then provide some physical barrier behind the user. The bike stands could be moved further into the centre of the space, but not as to obstruct the movement of pedestrians through this area.

3. It is unclear how the concrete paving slabs will be detailed within the proposed meeting area. The curve of the road and edging brick defining the space with the existing park will mean that all slabs on the edge of the space will require cutting. The detailed application of these materials will need to be carefully considered.

4. It was discussed at the meeting that clay block paving as used for the existing pedestrian area cannot be used for the access road. Is it then possible for the same clay paving to be used in the proposed pedestrian areas thereby providing continuity between he existing block paving and the proposed? The

different block paving then used for the access road will clearly define this area.

5. The junction between the existing footpath and the new meeting area doesn't seem to have been resolved as there still leaves an acute angle of grass which will be difficult to maintain and is not the best design solution to integrate these two areas.

I have indicated my concerns on the attached drawing. The applicant will need to consider these issues.

Catherine Brimble

Catherine Brimble
Landscape Architect

THE PLAZA, DENMARK ST, WOKINGHAM

Unit 1 The Plaza occupied by Holmes Health Club (D2 use)
Unit 2 The Plaza proposed occupier Weatherspoons (A3 use)
Unit 3 The Plaza occupied by Prezzo (A3 use)
Unit 4 The Plaza occupied by Argos (A1 use)

Planning history

Application No.	Proposal	Decision	Date of Decision
F/2001/3459	COU from A1 to D2, A1 & A3 uses (with insertion of mezz floor for A3 use or alternatively B1 use with mezz floor. Relocation of public toilets and external alterations (Options A & B) Hours of opening not retricted by condition only deliveries restricted to 7.00am to 7.00pm Mon-Sat. Other conditions included restricting ground floor areas of A1 and A3 uses and that unit for health club shall only be used for a health club and no other D2 uses including nightclub use. Also condition 9 stated that no sound reproduction etc should be audible at the site boundary.	C/A	23.5.01
F/2002/5728	External alterations (conditions as per 3459)	C/A	13.03.02
F/2002/5718	Realignment of the access road	C/A subject to s106	19.08.02
F/2002/5660	New entrance to proposed health club	C/A	03.04.02
F/2002/5828 (Chicago Rock)	Amendment to F/2002/5728 to provide larger A3 unit, insertion of mezzanine floor for A1 use, refurbishment of toilet block for A1 use, internal and external alterations (Option C)	C/A	22.05.02
VAR/2002/6859	Variation to condition 18 of F/2002/5828 to alter opening hours for A3 unit to open 9.00-23.20	C/A	15.08.02
F/2002/8106	Proposed extn to building for 24m2 for A3 use & relocation of A1/A3 uses	C/A	15.01.03
F/2002/8220	New shopfront to unit 4 (Argos)	C/A	12.3.03
A/2002/8301	Signs for unit 4 (Argos)	C/A	12.3.03
F/2003/8627	New shopfront to unit 3B (Prezzo)	C/A	15.4.03
A/2003/8961	Illuminated signs	C/A	15.4.03
F/2003/0403	External alterations to Unit 2 to provide external seating area Similar condition to condition 9 on F/2001/3459	C/A	18.2.04
A/2003/0402	Signs for Unit 2	Invalid	

OPTION A (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Retained in A1 use or possible	
Change of use to A3 food and drink (Alexandra Court Unit)	509m^2
Retained in A1 retail use	1,189m^2
Additional floorspace A1 retail/A3 food & drink (mezzanine)	151m^2
Total	5,973m^2

Comment: D2 use implemented ie. unit 1

OPTION B (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Change of use to B1(a) office (Alexandra Court Unit)	572m^2
Retained in A1 retail use	1,189m^2
Additional floorspace B1(a) office (additional 1st floor not Mezzanine)	365m^2
	6,250m^2

Comment: Not implemented except for D2 use

OPTION C (approved under F/2002/5828)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 use	1,212m^2
Retained in A1 retail use	509m^2
Additional floorspace A1 retail (mezzanine)	236m^2
Total	6,081m^2

Comment: External alterations to toilet block and relocation of toilets implemented

OPTION D (approved under F/2002/8106)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 food and drink use (including 24m^2 extension)	786m^2
Additional A3 food and drink use (mezzanine) (Alexandra Court Unit)	251m^2
Retained in A1 retail use	944m^2
Total	6,105m^2

Comment: implemented affects units 2, 3 & 4

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 2nd March 2004
My ref: BP/F/2002/8106
Your ref: JM/9806/sir

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Kemp Muir Wealleans
247-249 Cromwell Road
London SW5 9GA

Dear Mr Muir

RE: PROPOSED INSERTION OF MEZZANINE FLOOR IN UNIT 2, THE PLAZA, DENMARK STREET, WOKINGHAM

I refer to your letter dated 31st December 2003, in response to my original letter dated 12th December 2003, and I apologise for the delay in replying.

Having further investigated the position the floorspace schedule submitted, as part of your planning application (F/2002/8106), was superseded by a letter from your practice, dated 5th December 2002, which indicated the total figure for A3 use as being 1,037m^2. This would appear to comprise of:

Prezzo:	264m^2 (includes extension of 24m2)
Unit 2:	522m^2
Proposed mezzanine	251m^2
(as shown on plan no AL11 option 2 revA)	
Total:	1,037m^2

In view of the above although the addition of the mezzanine was not included in the description of development I accept that the floorspace was included in the schedule. Therefore I confirm that the insertion of a mezzanine floor of 251 square metres would not require planning permission for A3 use.

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

Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

Basia Polnik

From: Basia Polnik
Sent: Wednesday, March 03, 2004 12:02 PM
To: 'Colin Tomkins'
Subject: RE: Unit 2, The Plaza, Denmark Street, Wokingham

Dear Mr Tomkins
Apologies for replying to you earlier. I attach for your information a reply sent to Kemp Muir Wealleans which hopefully answers your question.



Unit2 The Plaza mezz letter 2....

Basia Polnik
Senior Planning Officer
Wokingham District Council
Tel: 0118 974 6450
basia.polnik@wokingham.gov.uk

-----Original Message-----
From: Colin Tomkins [SMTP:c.tomkins@lbfarchitects.co.uk]
Sent: Friday, January 02, 2004 11:29 AM
To: basia.polnik@wokingham.gov.uk
Subject: Unit 2, The Plaza, Denmark Street, Wokingham

We write in response to your letter dated 12th December regarding the approved area of Mezzanine floor to Unit 2.

We confirm that changes have been made to the proposed layout of the mezzanine floor which reduces the total floor area to within the 251 sq metre area identified in section 24 of part 2 of the planning application dated 27th November 2002, and the subsequent planning consent ref F/2002/8106 dated 15th January 2003.

Regards

Colin Tomkins

Lawrence Beckingham Field Architects LLP

Tel: 020 7536 2100
Fax: 020 7538 4442
web: www.lbfarchitects.co.uk <http://www.lbfarchitects.co.uk>

DISCLAIMER
This electronic transmission and any files attached are strictly confidential. If you are not the intended addressee, you must not disclose , copy or take any action in reliance of this transmission and you should notify us by return. Further enquiries/returns can be posted to postmaster@lbfarchitects.co.uk <mailto:postmaster@lbfarchitects.co.uk>

MEMO

WOKINGHAM DISTRICT COUNCIL

To: Colin Lawley (Legal Services)
From: Basia Polnik (Development Control)
Tel: (0118) 974 6450
Date: 26th January 2004
Subject: Insertion of mezzanine at Unit 2 The Plaza, Denmark St, Wokingham

---

Further to my memorandum dated 26th November 2003 (copy attached) I have received a further letter in response to my reply, letter dated 12th December 2003, (copy attached) highlighting the fact that the floorspace figure for the proposed mezzanine had been included in the schedule submitted with the application form for planning application F/2002/8106. These figures were also included in the Committee report.

Whilst the description of development did not include the insertion of a mezzanine floor and I am still of the view that F/2001/3459 was the primary permission, the mezzanine floorspace figures had been included both on the application forms and committee report. Please could you advise on our position in light of this.

Basia

Basia Polnik

I agree that it is reasonable that mezzanine floor does not require an application. It was included in the original consent - illustrative plan and also schedule.

C.J.L.
25/2/04

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | HPT
POL | TLS
DC BLP | ENF
APP |
CS |
05 JAN 2004
COPIES TO | ACK.
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

JM/9806/sjr
31st December 2003

Dear Mrs Polnik

Re: WOKINGHAM COURTYARD DEVELOPMENT, WOKINGHAM

I have been asked to give our views concerning the consented area of mezzanine contained in application no: F/2002/8106 dated 15th January 2003.

I enclose Section 24, Part 2 of the planning application which comprises the floor space schedule identifying the uses and areas for which we were applying. You will note that against Section A3 (food and drink) we applied for a total of 1037 sq.m. This comprised a 24 sq.m. extension to the original building to house what is now the Prezzo unit with the balance of A3 use to be accommodated within the curtilage of the original building. This figure comprised 786 sq.m. of A3 use at ground floor with a further 251 sq.m. on upper levels (mezzanine). This is endorsed by the reference in Condition 15 of the planning consent dated 15th January 2003 to a restriction on ground floor A3 comprising a maximum of 786 sq.m. net in total, (a copy of the relevant page is enclosed). No reference is made to the balance of A3 use (251 sq.m.).

superseded by letter from Kemp Muir Wealleans dated 5.12.2002

These figure are further endorsed by the report to the Development Control Committee which dealt with the application where Option D is noted as current application F/2002/8106 and confirms the figures I have referred to above (copy of relevant page enclosed). It identifies A3 food and drink (including 24 sq.m. extension) as comprising 786 sq.m. and identifies additional A3 food and drink (mezzanine) (Alexandra Court) as comprising 251 sq.m.

It is my understanding that we therefore have planning consent for the 251 sq.m. A3 use at mezzanine level and I would welcome your confirmation by return.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Mark Santorio, Wokingham District Council
Brian Shrubsall, Ian David Limited
Colin Tomkinson, LBF

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Condition
12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Condition
13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
14. The A1 retail unit shall not be less than 944m^2 net at ground floor level.

Condition
15. The A3 food and drink units hereby permitted shall be no more than 786m^2 net in total at ground floor level.

Condition
16. There shall be no sale of food for consumption off the premises.

Condition
17. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the unit and maintained as such thereafter.

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 the external appearance of the building is satisfactory.

Reason
4. In the interests of visual amenity.

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

Reason
6. To safeguard the residential amenity of nearby occupiers.

Reason
7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

Reason
8. To safeguard the residential amenity of nearby occupiers.

OPTION B (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Change of use to B1(a) office (Alexandra Court Unit)	572m^2
Retained in A1 retail use	1,189m^2
Additional floorspace B1(a) office (additional 1st floor not Mezzanine)	365m^2
	6,250m^2

OPTION C (approved under F/2002/5828)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 use	1,212m^2
Retained in A1 retail use	509m^2
Additional floorspace A1 retail (mezzanine)	236m^2
Total	6,081m^2

OPTION D (current application F/2002/8106)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 food and drink use (including 24m^2 extension)	786m^2
Additional A3 food and drink use (mezzanine) (Alexandra Court Unit)	251m^2
Retained in A1 retail use	944m^2
Total	6,105m^2

2 **CONSULTATION**

Access & Movement Officer : Recommend approval with no conditions.

Public Rights of Way Officer : No objection.

Urban Design & Conservation Officer: The extension is an infill of the original entrance area. Anything which encourages activity in this area should be encouraged.

Property Services: Axa is the Council's development partner for the refurbishment of the former Tesco store. The proposed extension is to provide proper access and to accommodate a traditional restaurant. This is supported by the Council in its capacity as freeholder of the site.

Archaeologist: No archaeological requirement due to the minimal disturbance of the archaeological record.

Wokingham Town Council : None received.

Letters of representation : One letter of objection received on the grounds that the takeaway restaurant would be out of keeping with the conservation area, would result in anti-social behaviour, no requirement for such a use and increased litter.

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	944			
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK		4 862	24	1013
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				3849
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	944	4862	24	4862

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	309	
Proposed	308	

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

N.A.

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

D2 - HOLMES PLACE
A1 - ARGOS
A3 - PREZZO

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT? Not known

Existing Staff	Transferred Staff	New Staff	Total
-	-	-	-

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

No.

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

020 7373 5993

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES 75719
POL
DC GWL
APP
CS
31 DEC 2003
COPIES TO FOR FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

JM/9806/sjr
31" December 2003

Dear Mrs Polnik

Re: WOKINGHAM COURTYARD DEVELOPMENT, WOKINGHAM

I have been asked to give our views concerning the consented area of mezzanine contained in application no: F/2002/8106 dated 15th January 2003.

I enclose Section 24, Part 2 of the planning application which comprises the floor space schedule identifying the uses and areas for which we were applying. You will note that against Section A3 (food and drink) we applied for a total of 1037 sq.m. This comprised a 24 sq.m. extension to the original building to house what is now the Prezzo unit with the balance of A3 use to be accommodated within the curtilage of the original building. This figure comprised 786 sq.m. of A3 use at ground floor with a further 251 sq.m. on upper levels (mezzanine). This is endorsed by the reference in Condition 15 of the planning consent dated 15th January 2003 to a restriction on ground floor A3 comprising a maximum of 786 sq.m. net in total, (a copy of the relevant page is enclosed). No reference is made to the balance of A3 use (251 sq.m.).

These figure are further endorsed by the report to the Development Control Committee which dealt with the application where Option D is noted as current application F/2002/8106 and confirms the figures I have referred to above (copy of relevant page enclosed). It identifies A3 food and drink (including 24 sq.m. extension) as comprising 786 sq.m. and identifies additional A3 food and drink (mezzanine) (Alexandra Court) as comprising 251 sq.m.

It is my understanding that we therefore have planning consent for the 251 sq.m. A3 use at mezzanine level and I would welcome your confirmation by return.

Yours sincerely

John Muir
Kemp Muir Wealleans

Encs:

cc: Mark Santorio, Wokingham District Council
Brian Shrubsall, Ian David Limited
Colin Tomkinson, LBF

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Condition
12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Condition
13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
14. The A1 retail unit shall not be less than 944m^2 net at ground floor level.

Condition
15. The A3 food and drink units hereby permitted shall be no more than 786m^2 net in total at ground floor level.

Condition
16. There shall be no sale of food for consumption off the premises.

Condition
17. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the unit and maintained as such thereafter.

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 the external appearance of the building is satisfactory.

Reason
4. In the interests of visual amenity.

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

Reason
6. To safeguard the residential amenity of nearby occupiers.

Reason
7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

Reason
8. To safeguard the residential amenity of nearby occupiers.

OPTION B (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Change of use to B1(a) office (Alexandra Court Unit)	572m^2
Retained in A1 retail use	1,189m^2
Additional floorspace B1(a) office (additional 1st floor not Mezzanine)	365m^2
	6,250m^2

OPTION C (approved under F/2002/5828)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 use	1,212m^2
Retained in A1 retail use	509m^2
Additional floorspace A1 retail (mezzanine)	236m^2
Total	6,081m^2

OPTION D (current application F/2002/8106)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 food and drink use (including 24m^2 extension)	786m^2
Additional A3 food and drink use (mezzanine) (Alexandra Court Unit)	251m^2
Retained in A1 retail use	944m^2
Total	6,105m^2

2 **CONSULTATION**

Access & Movement Officer : Recommend approval with no conditions.

Public Rights of Way Officer : No objection.

Urban Design & Conservation Officer: The extension is an infill of the original entrance area. Anything which encourages activity in this area should be encouraged.

Property Services: Axa is the Council's development partner for the refurbishment of the former Tesco store. The proposed extension is to provide proper access and to accommodate a traditional restaurant. This is supported by the Council in its capacity as freeholder of the site.

Archaeologist: No archaeological requirement due to the minimal disturbance of the archaeological record.

Wokingham Town Council : None received.

Letters of representation : One letter of objection received on the grounds that the takeaway restaurant would be out of keeping with the conservation area, would result in anti-social behaviour, no requirement for such a use and increased litter.

020 7373 5993

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	944			
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK		4 862	24	1013
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				3849
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	944	4862	24	4862

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	309	
Proposed	308	

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

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?
D2 - HOLMES PLACE
A1 - ARGOS
A3 - PREZZO

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?
Not known.

Existing Staff:	Transferred Staff	New Staff	Total
-	-	-	-

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

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

MEMO

WOKINGHAM DISTRICT COUNCIL

RECEIVED
27 NOV 2003
LEGAL SERVICES

To: Colin Lawley (Legal Services)
From: Basia Polnik (Development Control)
Tel: (0118) 974 6450
Date: 26th November 2003
Subject: Insertion of mezzanine at Unit 2 The Plaza, Denmark St, Wokingham

I have received an inquiry from a prospective occupier of Unit 2, The Plaza (former Tesco building) whether or not planning permission is required for a mezzanine floor.

The site has been the subject of a number of planning applications (refer to attached), many of which have only been partly implemented. The original permission (F/2001/3459) restricted mezzanine floors (condition 24) to that shown on the approved plans without written permission of the Local Planning Authority. The approved plan indicated a mezzanine floor of 151m2. Since then a number of alterations have been made to the scheme including the relocation of the A1 and A3 uses which was approved under F/2003/8106. The plans for F/2003/8106 indicated "possible future mezzanine 251 sq m" although the insertion of the mezzanine was not specifically restricted by condition as it was considered to be illustrative. This permission altered only part of the building and not the entire scheme for the building which was originally approved under F/2001/3459.

I am proposing to reply that the primary permission (F/2001/3459) restricted a mezzanine floor in this part of the building to 151m2 only and therefore a larger mezzanine floor would require planning permission. Would you agree with this approach?

In addition if an application were to be submitted for a larger mezzanine floor (taking into account the Member's views on a large A3 use in this location, as Chicago Rock was to occupy Units 3 and 4) would it be reasonable to impose a condition restricting hours of use, on the basis of the use would have been intensified.

8/12/03
Agreed → ask for application
re mezzanine floor → ~~app~~ refuse
development in part pursuant to F/2001/3459
∴ condition 24 applies.
→ hours open outside retail ie argument for
imposing condition restricting hours.
CJ-L.

Basia
Basia Polnik

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

THE PLAZA, DENMARK ST, WOKINGHAM

Unit 1 The Plaza occupied by Holmes Health Club (D2 use)
Unit 2 The Plaza proposed occupier Weatherspoons (A3 use)
Unit 3 The Plaza occupied by Prezzo (A3 use)
Unit 4 The Plaza occupied by Argos (A1 use)

Planning history

Application No.	Proposal	Decision	Date of decision
F/2001/3459	COU from A1 to D2, A1 & A3 uses (with insertion of mezz floor for A3 use or alternatively B1 use with mezz floor. Relocation of public toilets and external alterations (Options A & B)	Conditional approval	23.5.01
F/2002/5728	External alterations (conditions as per 3459)	Conditional approval	13.03.02
F/2002/5718	Realignment of the access road	Conditional approval subject to S106	19.08.02
F/2002/5660	New entrance to proposed health club	Conditional approval	03.04.02
F/2002/5828	Amendment to F/2002/5728 to provide larger A3 unit, insertion of mezzanine floor for A1 use, refurbishment of toilet block for A1 use, internal and external alterations (Option C)	Conditional approval	22.05.02
VAR/2002/6859	Variation to condition 18 of F/2002/5828 to alter opening hours for A3 unit to open 9.00-23.20	Conditional approval	15.08.02
F/2002/8106	Proposed extn to building for 24m2 for A3 use & relocation of A1/A3 uses	Conditional approval	15.01.03

OPTION A (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Retained in A1 use or possible	
Change of use to A3 food and drink (Alexandra Court Unit)	509m^2
Retained in A1 retail use	1,189m^2
Additional floorspace A1 retail/A3 food & drink (mezzanine)	151m^2
Total	5,973m^2

Comment: D2 use implemented ie. unit 1

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 12th December 2003
My ref: BP/F/2001/3459 & F/2002/8106
Your ref: 009/CT/CC/2003/065

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Lawrence Beckingham Field
The Sail Loft
Limehouse Court
London E14 7EQ

Dear Mr Tomkins,

RE: UNIT 2 THE PLAZA, DENMARK ST, WOKINGHAM

I refer to your letter dated 28th October 2003 (received 10th November 2003) regarding the insertion of a mezzanine floor in the above unit and apologise for the delay in replying.

The primary planning permission for the change of use of the building, F/2001/3459, restricted the size of the mezzanine floor to 151m^2 (condition 24) and therefore a mezzanine of 256m^2 would require planning permission. Unfortunately the increase in the mezzanine floor cannot be dealt with as a minor amendment and a planning application would need to be submitted and therefore I enclose the relevant planning application forms for your use.

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

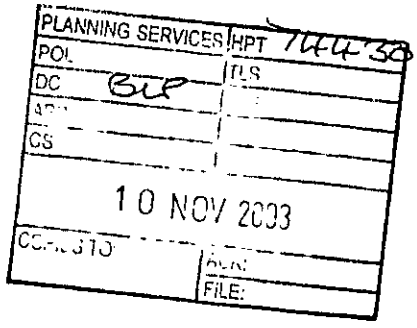
Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

Enclosure: Planning application forms
cc: Mrs C Dodsworth DC/BC Liaison Officer

THE SAIL LOFT LIMEHOUSE COURT 3-11 DOD STREET LONDON E14 7EQ
T +44(020) 7536 2100 F +44(020) 7538 4442
initial.surname@lbfarchitects.co.uk

lawrence beckingham field LLP



Our Ref: 009/CT/CC/2003/065
Your Ref: BP/F/2002/8106

Mrs B Polnik
Wokingham Unitary
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

28 October 2003

Dear Sir / Madam,

Re: Proposed A3 Use At The Plaza, Denmark Street, Wokingham

We write with reference to Planning Permission F/2002/8106.

We understand that this consent provides for a future Mezzanine of 251sq mtrs. The detailed drawings have been developed and the actual area of the Mezzanine calculates at 256.5sq mtrs – 5.5 sq mtrs above the original proposed area. This figure of 256.5 sq mtrs excludes both a goods lift and staircase whichform part of the proposals.

The reason for this increase is that an additional room has been created to accommodate the kitchen air handling unit, originally intended to be located on the roof, but moved inside due to lack of roof space.

We trust the above is acceptable to you and can be dealt with as a minor amendment. – No.

Works are due to commence in three weeks' time and we should therefore be grateful for your early response to the above.

Yours sincerely,

Colin Tomkins
On behalf of Lawrence Be

A3 mezzanine restricted by F/2001/3459 to 151m2 indicated

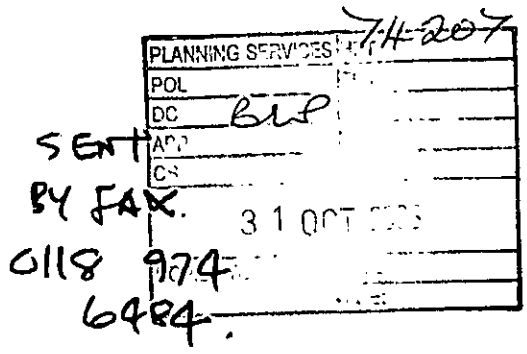
Primary permission : proposed

representations only

(F/2002/8106 plan indicates 251m2 of mezzanine floor, but not restricted specifically by condition) – and referred to in report

THE SAIL LOFT LIMEHOUSE COURT 3-11 DOD STREET LONDON E14 7EQ
T +44(020) 7536 2100 F +44(020) 7538 4442
initial.surname@lbfarchitects.co.uk

lawrence beckingham field
LLP



SENT BY FAX. 0118 974 6484.

Our Ref: 009/CT/CC/2003/065
Your Ref: BP/F/2002/8106

Mrs B Polnik
Wokingham Unitary
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

28 October 2003

Dear Sir / Madam,

Re: Proposed A3 Use At The Plaza, Denmark Street, Wokingham

We write with reference to Planning Permission F/2002/8106.

We understand that this consent provides for a future Mezzanine of 251sq mtrs. The detailed drawings have been developed and the actual area of the Mezzanine calculates at 256.5sq mtrs – 5.5 sq mtrs above the original proposed area. This figure of 256.5 sq mtrs excludes both a goods lift and staircase whichform part of the proposals.

The reason for this increase is that an additional room has been created to accommodate the kitchen air handling unit, originally intended to be located on the roof, but moved inside due to lack of roof space.

We trust the above is acceptable to you and can be dealt with as a minor amendment.

Works are due to commence in three weeks' time and we should therefore be grateful for your early response to the above.

Yours sincerely,

Colin Tomkins
On behalf of Lawrence Beckingham Field Architects LLP

John Muir

re. former Tesco development

Wetherspoons

Wanted if is within planning permission.

020 7370 9830

check google form for 8106

to see if 251m² is included

Work → A1 shops 788m² A3
B1 24m² Co 251m² A4
= 1013m²
1037m²

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 12th December 2003
My ref: BP/F/2001/3459 & F/2002/8106
Your ref: NG/1905/N3025/L

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Hepher Dixon
100 Temple Chambers
Temple Avenue
London EC4Y 0HP

Dear Ms Griffith,

RE: UNIT 2 THE PLAZA, DENMARK ST, WOKINGHAM

I refer to your letter dated 4th November 2003 and apologise for the delay in replying.

I confirm that Unit 2 has planning permission for an A3 use (both under planning permission F/2001/3459 and F/2002/8106) and therefore the use of the unit for a public house with food would not require planning permission. I also confirm that there are no conditions restricting hours of opening on either planning permission F/2001/3459 or F/2002/8106 although hours of delivery were restricted by condition 8 on both permissions (F/2001/3459 and F/2002/8106). This stated "No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays".

With regard to music as long as condition 9 of F/2001/3459 and F/2002/8106 which states that "No sound reproduction or amplification equipment (including public address systems, loudspeakers etc.) which is audible at the boundary of the proposed units shall be installed or operated on the site" is complied with there is no objection to the playing of music within this unit.

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

Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

HEPHER DIXON
TOWN PLANNING CONSULTANTS

PLANNING SERVICES HPT 74584
POL BP TLS
DC CHF
APP
CS
06 NOV 2003
COPIE FILE

PLEASE REPLY TO LONDON

Mrs B Polnik
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

NG/1905/N3025L
4th November 2003

Dear Mrs Polnik

Unit 2, The Plaza, Denmark Street, Wokingham

Firstly, thank you for your letter of the 1st October confirming that the use of the above site as a public house would fall within the definition of A3 use under the terms of permission F/2002/8106 and that a further planning application would not be required subject to compliance with conditions.

I am now writing to confirm two separate issues on behalf of our client, JD Wetherspoon Plc. Wetherspoons operate two forms of public house, one being a traditional Wetherspoon public house and the other a more contemporary Lloyds No. 1 bar. As explained in our previous letter the former has a strong food element, no music and standard licensing hours. The latter has a similar strong food element but with the addition of music and late opening hours within appropriate town centre locations.

JD Wetherspoon consider that a Lloyds No. 1 bar would be their favoured style of operation in this location. We are therefore seeking to confirm that with regard to permission F/2002/8106 there are no conditions restricting hours of operation and that therefore, later opening hours would be acceptable subject to compliance with other conditions and licensing.

Additionally, we would be grateful if you could verify that the playing of music on the premises would also be acceptable subject to compliance with condition 9 of permission F/2002/8106. JD Wetherspoon are aware that in order to comply with this condition suitable sound insulation will be required.

100 Temple Chambers, Temple Avenue, London, EC4Y 0HP, Tel - 020 7353 0202, Fax - 020 7353 1818
62 High Street, Stony Stratford, Milton Keynes, MK11 1AQ, Tel - 01908 562 800, Fax - 01908 560 161
Temple Court, Cathedral Road, Cardiff, CF11 9HA, Tel - 029 20 786 623, Fax - 029 20 786 627
82 King Street, Manchester, M2 4WQ, Tel - 0161 935 8242, Fax - 0161 935 8001
E-mail - townplanning@hepherdixon.co.uk

Directors
Roger A Hepher BA MTP FRICS MRTPI
Peter G B Dixon MA MRICS MIHT
Christopher Potts BA MRTPI
Duncan N Parr BA DUPI DipTP FRGS MRTPI
Patrick M Grincell BSc MA MRICS MRTPI MIQ

HEPHER DIXON LTD. REGISTERED IN ENGLAND NO. 3701328 REGISTERED OFFICE: 62 HIGH STREET, STONY STRATFORD, MILTON KEYNES MK11 1AQ

I would be grateful if you could confirm the issues set out above. Should you wish to discuss the matter do not hesitate to contact me at this office.

I look forward to hearing from you in due course.

Yours sincerely



Nia Griffith
Planning Assistant

Cc: D. Isaac, J D Wetherspoon Plc
I. Unlu-Soyer, J D Wetherspoon Plc
C. Tomkins, LBF Architects

Date: 11 June 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc C/O Kemp-Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 11 June 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5718

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed re - alignment of access road to Fleet Works. Change of use of Public Open Space to road in connection with fitness centre.

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 11 June 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3459 (Planaps) / (Ludhouse) F/2002/5828 & F/2002/5718 Date Rec. May 2002

Location: TESCO STORES LTD & MULTI STOREY CAR PARK, ELMS RD/DENMARK ST.

Parish WOKINGHAM

Applicant:

Description of attached plans Details pursuant to conditions: canopies (condition 2) cycle parking (condition 10), off loading materials (condition 13.) materials (condition 3) and car park openings & landscaping (F/2002/5718)

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	CB.	✓
2.	NK (Env. Design)	HS	✓
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

For other plans (landscape) see Landscape or Officer File

Date: 11 June 2002 12 JUN 2002

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5828

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)

Applicant: Axa Sun Life Plc-C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

I understood bike shelter was not approved.
Drg. no. AD.004.

See comments F/2001/3459.

Date: 11 June 2002

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3459

Location: Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.

Applicant: Axa Equity And Law C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

CANOPIES – DETAIL ACCEPTABLE TO ME.
CYCLE PARKING. – STANDS ACCEPTABLE LOCATION QUERIED BY COUNCILLORS.
OFF-LOADING MATERIALS – NO COMMENT
– SEE COMMENTS ON MATERIALS SCHEDULE.

CAR PARK OPENINGS. – SEE DETAILED COMMENTS WINDOW SPEC. ACCEPTABLE. SIZES ?

Harold Sanders 18.06.02.

Date: 11 June 2002

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5718

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, Wokingham.

Proposal: Proposed re - alignment of access road to Fleet Works. Change of use of Public Open Space to road in connection with fitness centre.

Applicant: Axa Sun Life Plc C/O Kemp Muir Wealleans.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions: canopies (condition 02), cycle parking (condition 10), off loading materials (condition 13), materials (condition 03) and car park openings & landscaping (F/2002/5718).

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

CANOPIES – AGREED IN PRINCIPLE. TREATMENT TO WALL WHERE EX. LEAN-TO TILED CANOPY FIXED STILL TO BE AGREED

CAR PARK OPENINGS – SEE COMMENTS ON DRAWINGS

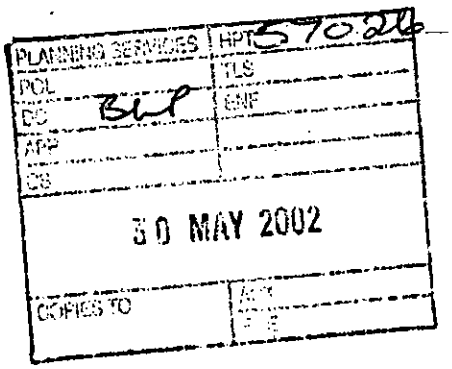
LANDSCAPING – CATHERINE B. TO COMMENT.

Harold Sanders

18.06.02

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS
5718

AR/9806
27th May 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Following our discussion with you and Harold Sanders on the 15.5.02 we would like to submit a detail drawing for the new car park opening infills. We favour the solution with rectangular panels because it emphasises the idea of a screen.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

ACCEPTABLE to me HS 18.06.02

cc. Brian Shrubsall - Ian David Ltd
David Reid INK

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | HPT 56080
PCL | TPO
DC BLP | ENF
APP |
CS |
07 MAY 2002
COPIES TO | ACK
FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS
3459

AR/9806
3rd May 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Following further discussions with the police and highway authorities we would like to submit a revised Ground Floor plan (AL11 rev. E) to substitute AL11 rev. B for our planning application F/2002/5828. This plan shows the door openings for the proposed A3 unit in the latest position and explanatory notes on the gates, which double as escape routes.

We would also like to include a drawing and picture of the canopy, which we are proposing. The bike stand canopy will be a smaller version of the main canopy at Alexandra Court. We would like to arrange a meeting with you during next week to present further drawings and materials to release our condition 3 of the current planning approval f/2001/3459.

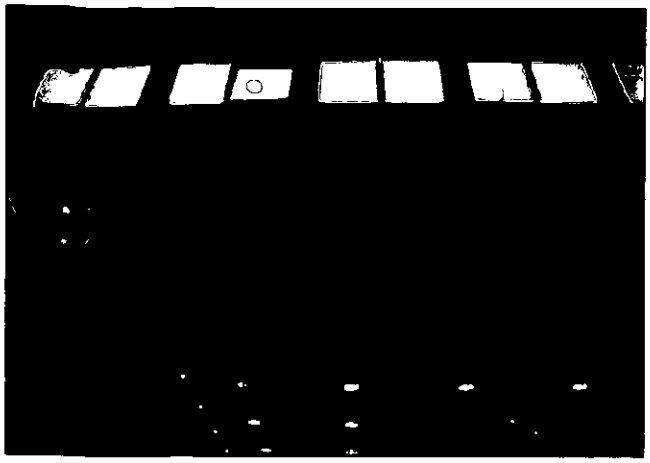
If you require any further information then do not hesitate to contact us.

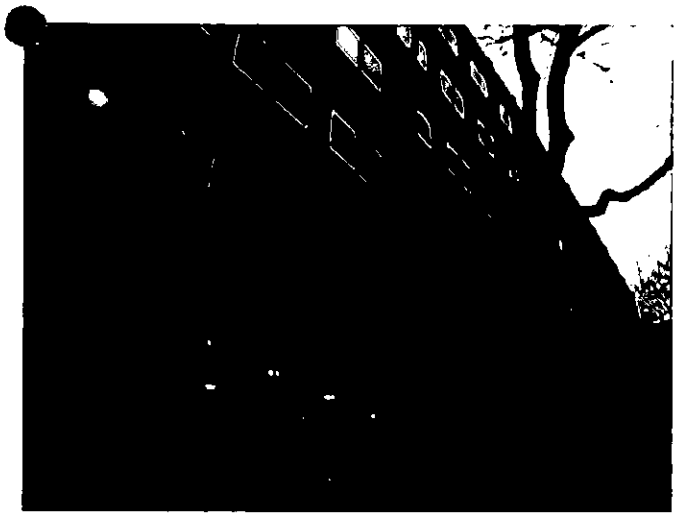
Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Dominic Cunliffe - MacFarlanes
Mark Santorio – Wokingham District Council
Steve Dennis - Luminar

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966







PLANNING SECTION	
PO	TP
EO	AP
APP	
SP	
07 MAY 2002	
COPIES TO	ACK
	FILE

PLANS TO MEET CONDITIONS

13459

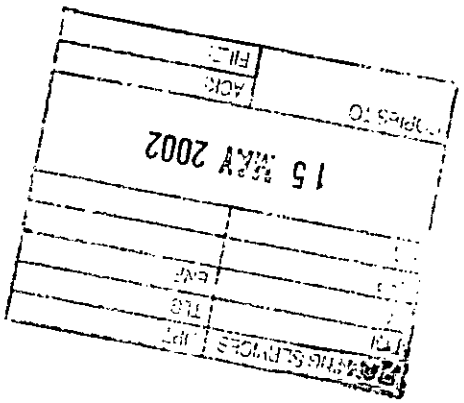
Wokingham Courtyard
Denmark Street
Wokingham, Berkshire.

METHOD STATEMENT

ITEM NO	DESCRIPTION	METHOD	LABOUR	PLANT	DURATION
1	Arrangements for off loading vehicles on site.	In the majority of cases, vehicles will be off loaded at the existing loading bay area in Alexandra Court. When heavy materials are to be used on Waterford Way they will be delivered to this point on a 'just in time' basis. Light materials, delivered in light vans may be directed to off load in the car park if it is in our possession at that time. AT NO TIME WILL MATERIALS BE OFF LOADED ON DENMARK STREET OR ELMS ROAD.	As required.	As required	Project Duration

PLANS TO MEET CONDITIONS

3459



kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES | HPS 56080
PCL | TLS
DC BLP | EHS
SPP |
CS |
07 MAY 2002
COPIES TO | ACK
FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS
3459

AR/9806
3rd May 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Following further discussions with the police and highway authorities we would like to submit a revised Ground Floor plan (AL11 rev. E) to substitute AL11 rev. B for our planning application F/2002/5828. This plan shows the door openings for the proposed A3 unit in the latest position and explanatory notes on the gates which double as escape routes.

We would also like to include a drawing and picture of the canopy, which we are proposing. The bike stand canopy will be a smaller version of the main canopy at Alexandra Court. We would like to arrange a meeting with you during next week to present further drawings and materials to release our condition 3 of the current planning approval f/2001/3459.

If you require any further information then do not hesitate to contact us.

ACCEPTABLE to me HS 18-06-02

Yours sincerely

Astrid Rehwald

White renderboard lift entrance

Astrid Rehwald
Kemp Muir Wealleans

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Dominic Cunliffe - MacFarlanes
Mark Santorio – Wokingham District Council
Steve Dennis - Luminar

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES	HPT 77276
POL	TLS
DC BLR	ENF
APP	
CS	
27 FEB 2004	
COPIES TO	ACK.
	FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
26th February 2004

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM – landscape work

We have now implemented the landscape scheme for the above project as approved with your letter from 15.11.02. You may want to inform Mrs Brimble of your landscape department to inspect the works as they form part of an 106 agreement.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

~~Enc.~~

cc.

	Brian Shrubshall	IDL
	Neil Biscoe	INK
	Mark Satorio	WDC Estate Department
	Dominic Cunliffe	Mac Farlanes

9806_D1_B190104AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 17 September 2003
My ref. BP/F/2001/3459, F/2002/5828 and F/2002/5718

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Road
LONDON
SW5 9GA

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
http://www.wokingham.gov.uk

Dear Ms Rehwald

RE: AREA TO BE LANDSCAPING TO THE FRONT OF HOLMES PLACE, THE PLAZA, DENMARK STREET, WOKINGHAM (FORMER TESCO STORES)

Thank you for your prompt response regarding the addition of a knee rail.

The plan submitted with your letter dated 28th August 2003 indicated a knee rail to the north and east. However, this would still allow vehicular access across the north east corner (as indicated in red on the attached plan) and therefore I would request that either the knee rail is extended allowing for pedestrian access or that removable bollards are inserted in this area.

I look forward to hearing from you in due course.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Enclosure: plan

cc: Brian Shrubshall, Ian David Ltd, Greenworth House, Lake Road, Virginia Water, Surrey, GU25 4QW

Reg Leach

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

72403

PLANNING SERVICES | HPT
POL | TLS
DC Bell | ENF
APP 2/9
CS
29 AUG 2003
COPIES TO | ACK
FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
28th August 2003

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

I would like to respond to your letter from 13.08.03 regarding fencing.

The developer acknowledges that there is currently a problem with cars (and Circus trucks) accessing the open space via Exa Road car park. Our client is making arrangements to instruct a contractor to carry out the requested works during the course of the current 'wethersponn' works.

I attach a drawing showing the position of the proposed fence, which will match the existing.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

Enc.

cc. Brian Shrubshall

✓ cc. Reg Leach 2.9.03

9806_D1_B280803AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 13 August 2003
My ref: BP/F/2001/3459, F/2002/5828 and F/2002/5718

Ms A Rehwald
Kemp Muir Wealleans
247-249 Cromwell Rd
London SW5 9GA

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 Ms Rehwald

RE: AREA TO BE LANDSCAPING TO THE FRONT OF HOLMES PLACE, THE PLAZA, DENMARK ST, WOKINGHAM (FORMER TESCO STORES)

I refer to the above-mentioned development which is now nearing completion. As you are aware there is an area which is still to be landscaped to the front of Holmes Place and the area of open space known as Elmsfield. Now that the brick wall has been removed which has resulted in a visual improvement of the area there is no physical barrier at present to prevent travellers accessing the field. I would therefore request if you could erect some form of fencing eg. timber knee rail with galvanised strips similar to the existing fencing fronting Elms Road, in the interim to prevent access into this area until the planting is well established.

Should you wish to discuss the matter further do not hesitate in contacting me on the above number or Reg Leach on tel. 0118 974 6341.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

cc: Brian Shrubsall, Ian David Ltd, Greenworth House, Lake Rd, Virgina Water, Surrey, GU25 4QW
cc. Reg Leach

Basia Polnik

From: Trevor Watson
Sent: Monday, July 21, 2003 5:29 PM
To: Basia Polnik
Subject: FW: Old Tesco Site

Any conditons that may be relevant here?

Trev

-----Original Message-----
From: Reg Leach
Sent: Thursday, July 17, 2003 5:48 PM
To: Anna Cronin
Cc: Trevor Watson; Harold Sanders
Subject: Old Tesco Site

Hi Anna.
You may or may not be aware, but there is now a gap on the right hand side to Elmsfield open space, off Elms Road, (between the old Tesco site and Wellington House), that will allow travellers onto the field. - we had travellers on there before!
Are the developers of the Leisure centre going to close this gap off? I understand from Harold that some planting is due to be put in during the Autumn/Winter, but that leaves the field vulnerable during the summer period. Can we get the developer to put a temporary, yet secure fence up, until the planting has been executed?
Many thanks,
Reg.

post and rail

timber knee rail □ galvanised strips

Basia Polnik

From: Anna Cronin
Sent: Friday, July 18, 2003 8:35 AM
To: Reg Leach
Cc: Basia Polnik
Subject: RE: Old Tesco Site

Sounds like a good idea Reg, and I will ask Basia, who dealt with the case, if she can liaise between the developers and Property and see if this can be put right.

Basia, could you speak to the developer with some urgency cpo
please. It won't help them to let the remaining space if the grass has become a travellers camp!
[Anna Cronin]

From: Reg Leach
Sent: 17 July 2003 17:48
To: Anna Cronin
Cc: Trevor Watson; Harold Sanders
Subject: Old Tesco Site

Hi Anna.
You may or may not be aware, but there is now a gap on the right hand side to Elmsfield open space, off Elms Road, (between the old Tesco site and Wellington House), that will allow travellers onto the field. - we had travellers on there before!
Are the developers of the Leisure centre going to close this gap off? I understand from Harold that some planting is due to be put in during the Autumn/Winter, but that leaves the field vulnerable during the summer period. Can we get the developer to put a temporary, yet secure fence up, until the planting has been executed?
Many thanks,
Reg.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 15 January 2004
My ref. BP/F/2002/8106
Your ref. AR/9806

Ms A Rehwald
Kemp Muir Wealeans Architects
247-249 Cromwell Road
LONDON
SW5 9GA

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Ms Rehwald

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Further to your letter dated 27th October 2003 regarding the filtration and ventilation equipment pursuant to Condition 7 of F/2002/8106, please could you provide further information regarding the odour filtration performance of the proposed system.

Whilst the drawings provide information on the location of the filtration duct, little information is provided regarding the odour filtration system that will be installed.

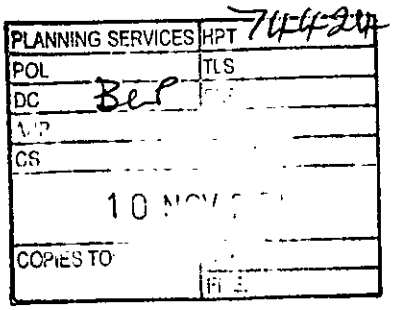
I look forward to receiving this in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

F - 8106

AR/9806
27th October 2003

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Please find enclosed the following drawings which we like you to accept for release of condition 7 of planning consent F/2002/8106.

AL14 rev. F	Car Park Level 2 +3
AL18 rev. D	South Elevation

If you require any further information then do not hesitate to contact us.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

Enc.

cc.	Paul Eggleton	WDC-Building Control
	Mark Sartorio	WDC-Estate Department
	Brian Shrubshall	IDL
	Colin Tompkin	LBF

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Basia Polnik

From: John Mullaney
Sent: Tuesday, January 06, 2004 12:12 PM
To: 'mail@kmw.co.uk'
Cc: Basia Polnik
Subject: Re: Project No 9806 The Plaza, Denmark Street , Wokingham Planning Permission F/2002/8106

I refer to drawings REF 9806/AL14 and 9806/AL18 submitted pursuant to condition 7 on planning permission F/2002/8106

Could you please provide further infornmation regarding the odour filtration performance of the proposed system. Whilst the drawings provide information on the location of the filtration duct, little information is provided regarding the odour filtration system that will be installed.

regards

John Mullaney
Principal Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Date: 26 November 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8106

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Applicant: Axa Sun Life C/O Kemp Muir Weallans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of ventilation/filtration equipment pursuant to condition 7 on planning permission F/2002/8106. Drawing nos: 9806/AL14 and 9806/AL18.

Comments are required by 10/12/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. 0310 F/2002/8106 Date Rec. 10.11.03

Location: UNIT 2, THE PLAZA, DENMARK ST.

Parish: WOKINGHAM

Applicant: AXA SUN LIFE / WETHERSPOONS

Description of attached plans: Details of ventilation/filtration equipment pursuant to condition 7 on planning permission F/2002/8106

Drawing No's: 9806/AL14 and 9806/AL18

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP.

Consultations Sent by Admin. on 26.11.03.

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. 0.10 F/2002/8106 Date Rec. 10.11.03

Location: UNIT 2, THE PLAZA, DENMARK ST.

Parish: WOKINGHAM

Applicant: AXA SUN LIFE / WEATHERSPOONS

Description of attached plans: Details of ventilation/filtration equipment pursuant to condition 7 on planning permission F/2002/8106

Drawing No's: 9806/AL14 and 9806/AL18

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP.

Consultations Sent by Admin. on 26.11.03.

Yellow - Case Officer Copy
Green - Part One Copy

Date: 26 November 2003 26 NOV 2003

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8106

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Applicant: Axa Sun Life C/O Kemp Muir Weallans.

Case Officer: Mrs B Polnik

The new plans show the following: Details of ventilation/filtration equipment pursuant to condition 7 on planning permission F/2002/8106. Drawing nos: 9806/AL14 and 9806/AL18.

Comments are required by 10/12/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

PRINCIPLE ACCEPTABLE TO ME
COLOUR OF DUCTWORK & TERMINAL DOMES
TO BE AGREED

Harold Sanders.
02.12.03

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Axa Sun Life
C/O Kemp Muir Weallans
247 – 249 Cromwell Road
LONDON
SW5 96A

Application Number: F/2002/8106

Parish: **WOKINGHAM**

Location: **Tesco Stores Ltd & Multi Storey Car Park, Elms Road / Denmark Street, Wokingham.**

Proposal: **Proposed extension to building for 24 sq m of A3 (restaurant/takeaway) use plus relocating of A1/A3 uses. (shop/restaurant).**

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. Prior to the commencement of works further details of the shop front, entrances and canopies, shall be submitted to and approved in writing by the Local Planning Authority.

Condition
3. 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
4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to the commencement of the use hereby approved and shall thereafter be maintained.

Condition
8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Condition
9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the boundary of the proposed units shall be installed or operated on the site.

Condition
10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Condition
13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
14. The A1 retail unit shall not be less than 944m^2 net at ground floor level.

Condition
15. The A3 food and drink units hereby permitted shall be no more than 786m^2 net in total at ground floor level.

Condition
16. There shall be no sale of food for consumption off the premises.

Condition
17. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the unit and maintained as such thereafter.

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 the external appearance of the building is satisfactory.

Reason
4. In the interests of visual amenity.

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

Reason
6. To safeguard the residential amenity of nearby occupiers.

Reason
7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

Reason
8. To safeguard the residential amenity of nearby occupiers.

Reason
9. To protect adjoining occupiers and the area generally from noise and disturbance.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

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

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

Reason
14. In order to maintain a retail frontage and ensure appropriate development of this site.

Reason
15. To ensure appropriate development of this site and define the permission.

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

Reason
17. In the interests of amenity and safety.

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 Policy S4.
South East Area Local Plan Policies SSH1, SSH3, SBE1, SBE2, LD6, LD8, SR3 and SPS1.
Wokingham District Local Plan (as proposed to be modified) Policies WSH1, WSH2, WSH3, WSH5, WSH6, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

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.

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Axa Equity and Law
C/O Kemp Muir Wealleans
66 Great Portland Street
London
W1N 5AJ

Application Number: F/2001/3459

Parish: **WOKINGHAM**

Location: **Former Tesco Stores Ltd & Multi Storey Car Park, Elm Road / Denmark Street, Wokingham.**

Proposal: **Proposed change of use of part of store from (A1) Retail to (D2) Leisure and part of building from (A1) Retail to (A3) Restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor , external and internal alterations plus demolition and re-location of public toilets.**

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. Prior to the commencement of works further details of the shopfront, ✓ entrances and canopies, including the roof over the bike stand area, shall be submitted to and approved in writing by the Local Planning Authority.

WOC letter dated 8.7.2002

Condition
3. 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.

WOC letter dated 8.7.2002

Condition

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition

6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Condition

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Condition

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site.

Condition

10. Notwithstanding the plans submitted prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

Condition

11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and

existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
13. Prior to the commencement of works details of a signage strategy shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

Condition
14. The A1 retail element shall not be less than 989m² net at ground floor level and shall not be subdivided into more than 2 units without the written permission of the Local Planning Authority.

Condition
15. The A3 food and drink element shall not be more than 504m² net at ground floor level without the written permission of the Local Planning Authority.

Condition
16. The D2 leisure and assembly use shall not be more than 4,124m² net without the written permission of the Local Planning Authority.

Condition
17. Notwithstanding Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the premises shall not be used for a nightclub, bingo hall or casino, without the written permission of the Local Planning Authority.

Condition
18. Prior to the occupation of the building further details of security measures for the building, car park and public area shall be submitted to and approved by the Local Planning Authority and these shall be implemented as approved.

Condition
19. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car.

Condition
20. Before the development hereby approved is occupied, a detailed car parking management plan shall be submitted to and approved by the Local Planning Authority. The car park shall thereafter be managed in accordance with the approved plan.

Condition
21. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Condition
22. The building shall not be occupied until space for parking bicycles has been provided in accordance with the Local Planning Authority standards.

Condition
23. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
24. No additional mezzanine floors, other than those shown on the approved plans shall be inserted without the written permission of 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 the external appearance of the building is satisfactory.

Reason
4. In the interests of visual amenity.

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

Reason
6. To safeguard the residential amenity of the adjacent dwellings.

Reason
7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
9. To protect adjoining occupiers and the area generally from noise and disturbance.

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of convenience for pedestrians.

Reason
14. In order to maintain a retail frontage and ensure appropriate development of this site.

Reason
15. To ensure appropriate development of this site.

Reason
16. To ensure appropriate development of this site.

Reason
17. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

Reason
18. To ensure that adequate security measures are implemented.

Reason
19. In order to encourage the use of alternative forms of transport.

Reason
20. To ensure public access is maintained for town centre parking.

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

Reason
22. In order to encourage the use of alternative forms of transport.

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

Reason
24. To prevent over-development of the site and to ensure adequate parking.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 30th April and 4th May 2001 showing the relocation of the public toilets and does not approve the proposals as originally submitted.

Informative
2. 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 S4
South East Area Local Plan Policies SBE1, SBE2, LD6, LD8, SR3, SPS1
Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4, WT6

John Mitchell
Development Control Manager
Date: 23/05/2001

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.

Application No: F/2002/5828 BP

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Axa Sun Life Plc
C/O Kemp Muir Wealleans
247- 249 Cromwell Road
London
SW5 96A

Application Number: F/2002/5828

Parish: **WOKINGHAM**

Location: **Tesco Stores Ltd & Multi Storey Car Park, Elms Road/Denmark Street, Wokingham.**

Proposal: **Proposed change of use of part of store (A1) retail to part (A1) retail and part (A3) restaurant, insertion of existing public toilet block and relocation of public toilets (amendment to scheme permitted by F/2001/3459)**

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. Prior to the commencement of works further details of the shopfront, entrances and canopies shall be submitted to and approved in writing by the Local Planning Authority. – Refer to WDC letter 8.7.2002

Condition
3. 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. – Refer to WDC letter 8.7.02

Condition
4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Condition
8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Condition
9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the A3 unit shall be installed or operated on the site.

Condition
10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning

facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Condition
13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
14. The A1 retail unit shall not be less than 509m^2 net at ground floor level.

Condition
15. The A3 food and drink use hereby permitted shall be no more than 1,212m^2 net at ground floor level and no mezzanine floor shall be inserted without the written permission of the Local Planning Authority.

Condition
16. Prior to the occupation of the A3 unit hereby approved a security strategy shall be first submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented as approved and maintained as such thereafter.

Condition
17. There shall be no sale of food for consumption off the premises.

Condition
18. There shall be no customers or other members of the public on the A3 premises hereby approved before 11.00am and after 23.10pm on any day.

Condition
19. Notwithstanding the plans submitted, prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

Condition
20. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the unit and maintained as such thereafter.

Condition
21. A detailed Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development. The plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than the private car.

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 the external appearance of the building is satisfactory.

Reason
4. In the interests of visual amenity.

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

Reason
6. To safeguard the residential amenity of nearby occupiers.

Reason
7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

Reason
8. To safeguard the residential amenity of nearby occupiers.

Reason
9. To protect adjoining occupiers and the area generally from noise and disturbance.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

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

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

Reason
14. In order to maintain a retail frontage and ensure appropriate development of this site.

Reason
15. To ensure appropriate development of this site.

Reason
16. To ensure that adequate security measures are implemented.

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

Reason
18. In the interests of residential amenity.

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

Reason
20. In the interests of amenity and safety.

Reason
21. In order to encourage alternative forms of transport.

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 Policy S4.
South East Area Local Plan Policies SSH1, SSH3, SBE1, SBE2, LD6, LD8, SR3 and SPS1.
Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Axa Sun Life Plc
C/O Kemp Muir Wealleans
247-249 Cromwell Road
London
SW5 9GA

Application Number: F/2002/5728

Parish:	**WOKINGHAM**
Location:	**Tesco Stores Ltd & Multi Storey Car Park, Elms Road/ Denmark Street, Wokingham**
Proposal:	**Proposed alterations to building to form retail units, restaurant and health and fitness club. Amendments to consent 2001/3459.**

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. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
3. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission F/2001/3459 dated 23.05.01 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this condition.

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

Informative
1. The applicant is requested to liaise with the Crime Prevention Design Adviser at Thatcham Police Station, 20 Chapel Street, Thatcham, Berks. RG18 4QL, telephone no. 01635 295156, for advice on how to minimise the risk of crime.

Informative
2. This permission relates to the application as amended with revised plans, drawing numbers 9806 AP07 Rev.B1, AP11 Rev.A1 and A054 submitted to the Local Planning Authority on 1st March 2002, and does not approve the proposals as originally submitted.

Informative
3. 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 Policy S4.
South East Area Local Plan Policies SBE1, SBE2, LD6, LD8, SR3 and SPS1.
Deposit Draft Wokingham District Local Plan Policies WSH1, WSH2, WSH3, WSH5, WSH6, WR1, WR3, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 13/03/2002

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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Axa Sun Life Plc
C/O Kemp Muir Wealleans
247 - 249 Cromwell Road
London
SW5 9GA

Application Number: F/2002/5718

Parish: **WOKINGHAM**

Location: **Tesco Stores Ltd & Multi Storey Car Park, Elm Road/ Denmark Street, Wokingham.**

Proposal: **Proposed re - alignment of access road to Fleet Works. Change of use of Public Open Space to road in connection with fitness centre.**

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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
6. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
7. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

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

Reason
5. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

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

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN6.
South East Area Local Plan Policies SBE1, SBE2, SBE14, SBE15, SBE21, SR4 and ST3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WHE4, WHE15, WR2, WOS3 and WT6.

Informative

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Anna Cronin
Head of Planning & Transportation
Date: 19th August, 2002

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.

Basia Polnik

From: Jason Boyle [jboyle@kmw.co.uk]
Sent: 02 October 2002 12:01
To: 'basia.polnik@wokingham.gov.uk'
Cc: David Reid (E-mail); Brian Shrubshall (E-mail); John Muir; 'marc.sartorio@wokingham.gov.uk'
Subject: Wokingham Courtyard Development

Dear Basia,

Following many correspondences and telephone conversations with Astrid Rehwald (she is currently on holiday) in regard to the above project we are still awaiting approval for the soft landscaping and the release of several conditions to our planning applications. Our last letter, dated 6/9/02 is still awaiting a response.

I cannot stress the importance of resolving these issues: it is imperative that we can proceed, in particular with the soft landscaping as we are at risk of delaying our contractor on site and this would be unnecessary and costly. Attempts to resolve any issues are further problematic as it is very difficult to contact you directly.

I appreciate you are extremely busy but I cannot allow any further delay in resolving the issues as raised in our previous correspondence (as noted above). A verbal confirmation from yourself would be sufficient for us to instruct our contractor and we could await the relevant paper work later.

Having not been directly involved in the planning issues I am unaware of reasons for the slow response times. If we cannot resolve these outstanding issues in the next few days I will have to make some sort of remonstration to the council.

Please reply directly.

Regards

Jason G. Boyle

Tel. No.: 020 7370 9830.
E-mail: jboyle@kmw.co.uk <mailto:jboyle@kmw.co.uk>

Kemp Muir Wealleans Architects.

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

60762.

PLANNING SERVICES	HPT
POL	TLS
DC BP	
APP	
CS	

09 SEP 2002

COPIES TO MDH	ACK
	FILE

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
6th September 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

I am writing to remind you that certain conditions have still not be released although we have submitted information for these some time ago. It is now becoming critical, that we get these resolved.

As you know Mike Hamlin of planning enforcement is watching us closely and I also received a letter from planning sent on your behalf chasing outstanding conditions.

As you can see at the attached Planning status report we believe we have submitted sufficient information on the following conditions:

External lighting: A drawing went in the post today
Landscape Proposal: We have submitted a revised scheme on 15.07.02
Security strategy: We have submitted this information on 18.06.02
Service Vehicles: We have submitted this drawing on 20.08.02
Cycle Parking: We have submitted this detail on 7.05.02
Site set-up: We have submitted our contractors method statement on 24.07.02
Debris containment: The answer to this condition can also be found in the method statement
Bin Stores: We have submitted a drawing on 16.08.02

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc: Brian Shrubsall - Ian David Ltd
Neil Bisco- INK
Mark Santorio – Wokingham District Council

9806_D1_BP060902aAR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Wokingham Courtyard Development, Wokingham

23/08/02

PLANNING STATUS REPORT

Application	Description	Documents	Registered	Status	Date	conditions to be resolved	Documents	approved
F/2001/3459	Main application	9806/AP01-2 9806/AP04-16	07.03.01	Planning Permission subject to conditions	25.05.01	2. Details for shopfronts and canopies 3. Materrial presentation 4. External lighting 6. Noise of plant equipment 7. Cooking fumes etc. 10.Details for Cycle Parking 11.Landscape proposal 13.Signage Strategy 18.Security Statement 19.Green Travel Plan 20.Car park management 21.Service vehicles 23 Site set-up	9806/AD56 letter 16.05.02 9806/AL21 possible applicable for HPHC possible applicable for HPHC 9806/AD04 rev.A 9806/AD01 rev.D awaiting response from ORMS 9806/AL31,33-35 to be submitted by HPHC WDC themselves... 9806/SK 67 Method Statement	08.07.02 08.07.02
F/2002/5660	ORMS Entrance	1218.PL.00 - 12	22.01.02					
F/2002/5718	Re-alignment of Access Road	0201/AP01 0201/AP02 0201/AP03 0201/AP04	31.01.02	Planning Permission subject to conditions (agreed on 13.03.02)	21.08.02	2. Landscape proposal 5. Archeaological survey 6. Site set up, 7. Debris containement.	9806/AD01 rev.D report 19.08.02 Method Statement Method Statement	20.08.02
F/2002/5728	Façade Changes	9806/AP04 9806/AP07 rev. B1 9806/AP08 rev. B 9806/AP10 rev. B 9806/AP11 rev.A1 9806/AD54	31.01.02	Planning Permission	13.03.02	2. Material and From	letter 16.05.02	08.07.02
	Minor amendmer	9806/AP07 rev. B2 9806/AP11 rev. A2 9806/AP54 rev. A		Planning Permission	24.06.02			
	Minor amendmer	9806/AP10 rev.C (submitted 09.07.02)		Planning Permission	22.07.02			
F/2002/5828	Change of Use, Relocation of Public Toilets	9806/AP29 9806/AP30 9806/AP32 9806/AP07 rev. M	20.02.02	Planning Permission subject to consitions	22.05.02	2. Details for shopfronts, entrances and canopies 3. Material submission (incl. car park fenestration) 4. External lighting 6. Noise of plant equipment 7. Cooking fumes etc. 10.Landscape proposal 12.Service vehicles 13.Site set up 16.Security Strategy for A3 18.Cycle parking 20.Bins stores 21.Travel Plan	9806/AD56 letter 16.05.02 9806/AD11 rev.C 9806/AL21 possible applicable for HPHC possible applicable for HPHC 9806/AD01 rev.D 9806/SK 67 Method Statement 9806/AD04 rev.A 9806/SK65 to be submitted by HPHC	08.07.02 08.07.02 08.07.02
F/2002/6859	Variation of opening hours of consent F/2002/5828	9806/AP29 9806/AP07 rev. M	02.07.02	Planning Permission	15.08.02			

conditions high-lighted in yellow need still to be approved by you

WOKINGHAM COURTYARD (FORMER TESCO) Meeting 15.5.02

Mr Muir (Agent)
Astrid Rehwaldt
Basia Palnik (WBC)
Harold Sanders (WBC)
Catherine Brimble (WBC)

Issues which need to raised

- Comprehensive approach required to hard/soft landscaping
- Bicycle parking needs to be by entrance to building (at Member's request)

Materials:

Hard Landscaping - original pavions are clay
proposed pavions are concrete identical to those in Elm Rd.
HS/BP/CB to check on site

Soft Landscaping - 3 trees proposed
JM - only sufficient room for one. CB to check on-site

Bins/seats - consult Eric
Further details to be sent in by AR - extract from catalogue

Speak to Transport Planning re: amount of bicycle parking required 2×3 existing by planter opposite lift. Need to consider how many more
Canopy required? BP to investigate

Coping to top of car park brickwork - metal to be powder coated
gutters currently aluminium
grills for car park opening - galvanised finish

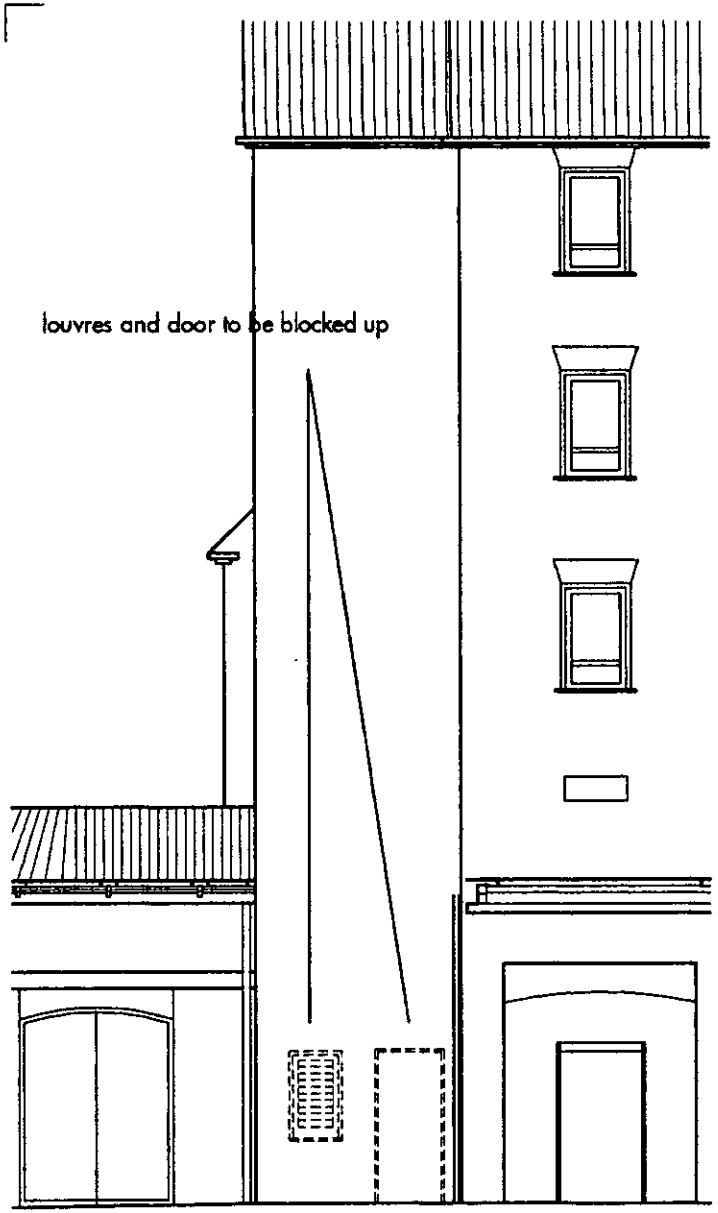
Windows - aluminium frames powder coated

Canopy

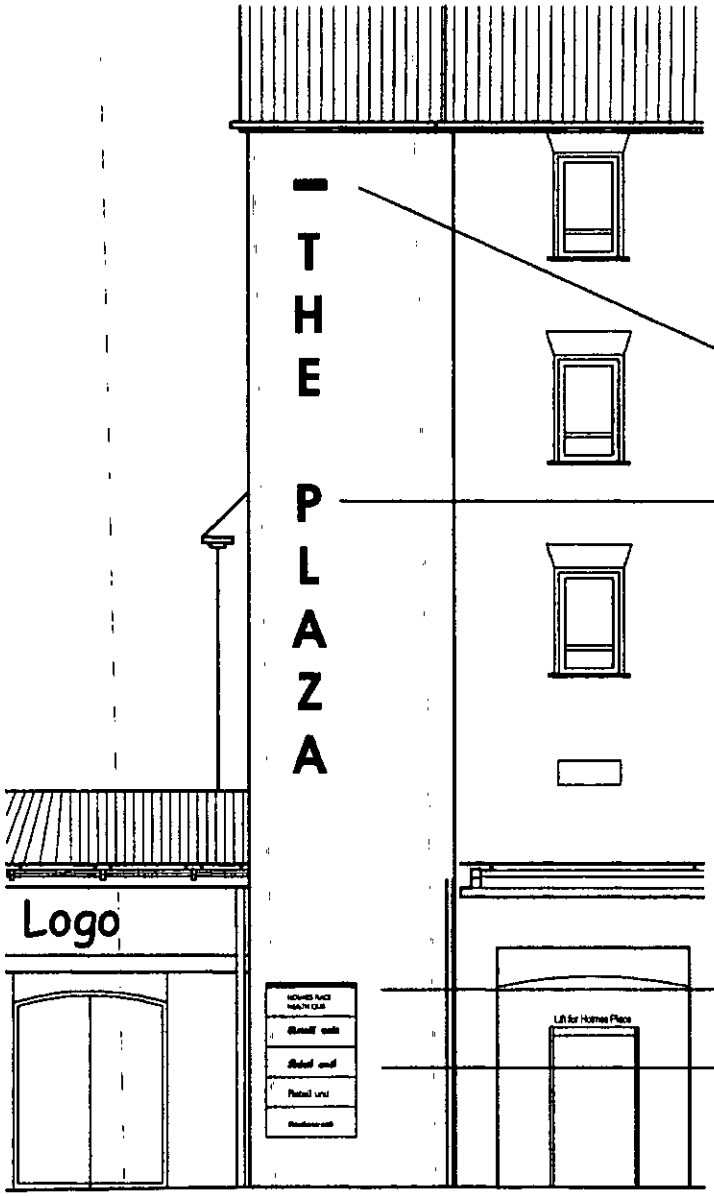
Replacement bargeboards - UPVC proposed
HS suggested alternative materials

Car Park resurfacing materials - blue/grey proposed

louvres and door to be blocked up



before



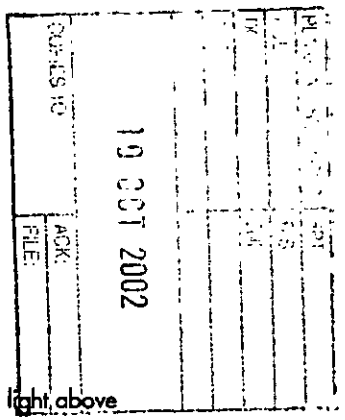
after

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©

Flood light above

Brushed aluminium cut out letters fixed to wall with brackets (height: 500mm each)



Integrated light above

Sign bar exterior directory system 1200 x 2000mm incorporating 5 removable and interchangeable slats with vinyl graphics

kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB WOKINGHAM COURTYARD DEVELOPMENT
WOKINGHAM

TITLE MAIN CENTRE SIGN

PROJECT No.	DWG No.	SCALE
9806	SK72	1:100@A4
DATE 07.10.02	REV. -	DRAWN BY AR
CHECKED	CAD REF. AL17	

PLANS TO MEET CONDITIONS 3459 5828 5718

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©





Integrated light above

Sign bar exterior directory system 1200 x 3000mm incorporating 5 removable and interchangeable slats with vinyl graphics

kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

PLANS TO MEET CONDITIONS

JOB	WOKINGHAM COURTYARD DEVELOPMENT WOKINGHAM
TITLE	CENTRE SIGN, SEEN FROM ELMS ROAD

PROJECT No. 9806	DWG No. SK73	SCALE 1:100@A4
DATE 07.10.02	REV. -	DRAWN BY AR
CHECKED	CAD REF. AL17	

3459 5828 5718

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



Satin St/Steel sign 350 x 2000mm complete with individual lettering locator mounted to face

Sign bar exterior directory system 450 x 1250mm incorporating 5 removable and interchangeable slats with vinyl graphics fixed flat on both sides of the column

PLANS TO MEET CONDITIONS

3459 / 5828 " 5718 "

kemp muir wealleans

architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB WOKINGHAM GOURTYARD DEVELOPMENT
WOKINGHAM

TITLE CENTRE SIGN,

PROJECT No.	DWG No.	SCALE
9806	SK 74	1:100@A4
DATE 08.10.02	REV.	DRAWN BY AR
CHECKED	CAD REF. ele3	



NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©

PLANS TO MEET CONDITIONS

3459 1 5828 5718

kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB WOKINGHAM COURTYARD DEVELOPMENT
WOKINGHAM

TITLE HEIGHT RESTRICTOR
AT ELMS ROAD

PROJECT No.	DWG No.	SCALE
9806	SK75	1:50@A4
DATE 07.10.02	REV. -	DRAWN BY AR
CHECKED	CAD REF. AL17	

Wokingham Courtyard Development, Wokingham

22.10.02

PLANNING STATUS REPORT

Application	Description	Documents	Registered	Status	Date	conditions to be resolved	Documents	date of latest (rev.) submission	approved
F/2001/3459	Main application	9806/AP01-2 9806/AP04-16	07.03.01	Planning Permission subject to conditions	25.05.01	2. Details for shopfronts and canopies	9806/AD56	03.05.02	08.07.02
						3. Material submission	letter	16.05.02	08.07.02
						4. External lighting	9806/AL21 rev.A	17.10.02	
						6. Noise of plant equipment		possibly applicable for tenant	
						7. Cooking fumes etc.		possibly applicable for tenant	
						10.Details for Cycle Parking	9806/AD04 rev.A	22.06.02	09.10.02
						11.Landscape proposal	9806/AD01 rev.D1	11.10.02	
						13.Signage Strategy	9806/SK 72-75	08.10.02	
						18.Security Statement	9806/AL31,33-35	18.06.02	
						19.Green Travel Plan		applicable for tenant	
						20.Car park management			
						21.Service vehicles	9806/SK 67	20.08.02	
						23 Site set-up	Method Statement	24.07.02	
F/2002/5660	ORMS Entrance	1218.PL.00 - 12	22.01.02						
F/2002/5718	Re-alignment of Access Road	0201/AP01 0201/AP02 0201/AP03 0201/AP04	31.01.02	Planning Permission subject to conditions (agreed on 13.03.02)	21.08.02	2. Landscape proposal	9806/AD01 rev.D1	11.10.02	
						5. Archeaological survey	report	19.08.02	09.10.02
						6. Site set up	Method Statement	24.07.02	
						7. Debris containement	Method Statement	24.07.02	
F/2002/5728	Façade Changes	9806/AP04 9806/AP07 rev. B1 9806/AP08 rev. B 9806/AP10 rev. B 9806/AP11 rev.A1 9806/AD54	31.01.02	Planning Permission	13.03.02	2. Material and From	letter	16.05.02	08.07.02
	Minor amendmer	9806/AP07 rev. B2 9806/AP11 rev. A2 9806/AP54 rev. A		Planning Permission	24.06.02				
	Minor amendmer	9806/AP10 rev.C (submitted 09.07.02)		Planning Permission	22.07.02				
F/2002/5828	Change of Use, Relocation of Public Toilets	9806/AP29 9806/AP30 9806/AP32 9806/AP07 rev. M	20.02.02	Planning Permission subject to consitions	22.05.02	2. Details for shopfronts, entrances and canopies	9806/AD56	03.05.02	08.07.02
						3. Material submission (incl. car park fenestration)	letter	16.05.02	08.07.02
						4. External lighting	9806/AD11 rev.C	28.05.02	08.07.02
						6. Noise of plant equipment	9806/AL21 rev.A	17.10.02	
						7. Cooking fumes etc.		possibly applicable for tenant	
						10.Landscape proposal		possibly applicable for tenant	
						12.Service vehicles	9806/AD01 rev.D1	11.10.02	
						13.Site set up	9806/SK 67	20.08.02	
						16.Security Strategy for A3	Method Statement	24.07.02	
						18.Cycle parking		applicable for A3 tenant	
						20.Bins stores	9806/AD04 rev.A	22.06.02	09.10.02
						21.Travel Plan	9806/SK65	16.08.02	09.10.02
								applicable for tenant	
F/2002/6859	Variation of opening hours of consent F/2002/5828	9806/AP29 9806/AP07 rev. M	02.07.02	Planning Permission	15.08.02				

TYPE: L6.

WEATHER PACK

Supplied Complete with Lamp

IP65

A range of single and twin lamp IP65 weather resistant and dustproof luminaires. Ideal for use in adverse weather conditions. Supplied as standard with high frequency control gear for improved energy efficient, flicker free operation and instant start



WEATHERPACK Single Version with acrylic diffuser

APPLICATIONS

Garage forecourts, farm buildings etc.

SPECIFICATIONS

Body formed from GRP, with acrylic or polycarbonate diffuser. White finish steel gear tray. Durable gasket to seal luminaire. Standard luminaires are supplied with high frequency control gear. The high frequency control gear enables this fitting to operate down to a temperature of -25°C.

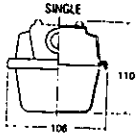
Electronic Digital Dimming...	-suffix /DTD
Electronic Digital SwitchDim.....	-suffix /SD
Dimming (Cathode Heater)	-suffix D
(38mm Lamps only)	
Fuse Terminal Block	-suffix /FTB
Excluding Lamp	-suffix B
110 Volt	-suffix .110V
Export	-suffix X.

please specify voltage & frequency

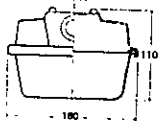
Acrylic diffuser only	- eg DPDS8
Polycarbonate diffuser only	- eg DPDP 58
Stainless steel clips	- suffix SS

Emergency variations available see page 5.11

SINGLE



TWIN



* See Technical Handbook for full fixing centre layout diagram

NB. When operating at low temperature, a considerable reduction in lumen output should be expected, please consult technical office for exact advice. Complies with BS4533.

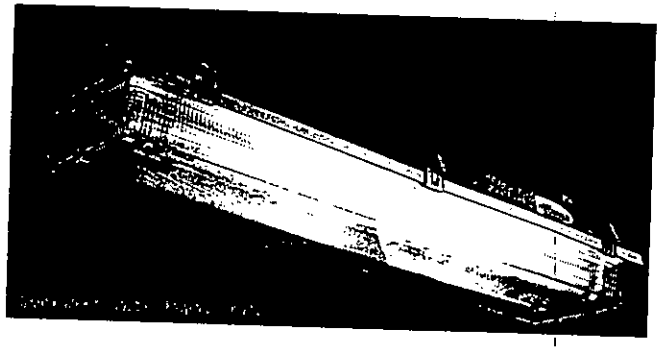
VARIATIONS

Available with vandal resistant polycarbonate diffusers, dimming facilities, various voltages and frequencies. Stainless steel diffuser clips with vandal resistant screw fixings can also be supplied for food applications.

WARNING Stainless steel diffuser clips are recommended for applications where contact with certain solvents or chemicals is likely. Stainless steel clips are supplied with all luminaires fitted with polycarbonate diffusers. Certain oils can cause premature ageing of plastic parts.

EXPORT

Generally as for UK market, but standard model is supplied as switch-start.



ORDERING REFERENCE	LAMP DETAIL	LENGTH (MM)	NO. OF STAND OFFS	FIXING CENTRES LENGTH (MM)	FIXING CENTRES LAYOUT	PACKING VOLUME (M³)	PACKING WEIGHT (Kg)
WITH ACRYLIC DIFFUSER							
DP18/HF	1X18 WATTS	678	2	450	B	0 011	1.77
DP36/HF	1X36 WATTS	1288	2	800	B	0 021	2 85
DP58/HF	1X58 WATTS	1588	2	1100	B	0 025	3 59
DP70/HF	1X70 WATTS	1850	2	1390	B	0 030	4 11
DP218/HF	2X18 WATTS	678	2	450	B	0 017	2 38
DP236/HF	2X36 WATTS	1288	2	800	B	0 031	4 44
DP258/HF	2X58 WATTS	1588	2	1100	B	0 038	6 14
DP270/HF	2X70 WATTS	1850	2	1390	B	0 045	6 70
WITH POLYCARBONATE DIFFUSER							
DP18/HF-P	1X18 WATTS	678	2	450	B	0 011	2 05
DP36/HF-P	1X36 WATTS	1288	2	800	B	0 021	3 33
DP58/HF-P	1X58 WATTS	1588	2	1100	B	0 025	3 79
DP70/HF-P	1X70 WATTS	1850	2	1390	B	0 030	4 67
DP218/HF-P	2X18 WATTS	678	2	450	B		
DP236/HF-P	2X36 WATTS	1288	2	800	B	0 032	5 21
DP258/HF-P	2X58 WATTS	1588	2	1100	B	0 039	6 95
DP270/HF-P	2X70 WATTS	1850	2	1390	B	0 046	8 04
DPSUS	(S020040)	WEATHERPACK SUSPENSION STUD				(PACKED IN PAIRS)	

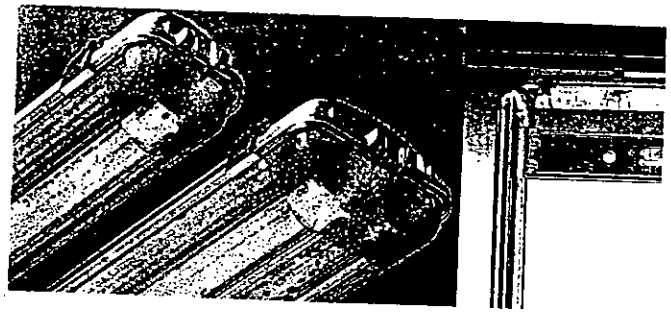
For circuit data refer to Technical Handbook

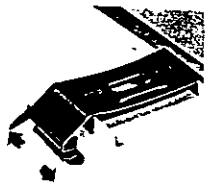
A range of single and twin lamp IP65 fully polycarbonate weather resistant and corrosion proof luminaires

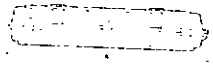
POLYCARBONATE WEATHERPACK

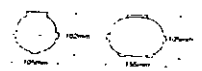
Supplied Complete with Lamp

IP65









SINGLE TWIN

APPLICATIONS

Ideal for environments where impact resistance is important, suitable for construction site applications. Legislation requires fully polycarbonate enclosures for 110v equipment.

SPECIFICATIONS

Body and diffuser formed from impact resistant polycarbonate, stainless steel diffuser retaining clips. Diffuser hinges from the end of the body for maintenance and stainless steel mounting plates are supplied to allow efficient installation.
An IP65 gland pack is supplied with all products.

VARIATIONS

Available with electronic start, high frequency and electronic dimming control gear and conversions for emergency use.

EXPORT

Generally as for the UK market.
Emergency variations available - see page 5.12.

High Frequency	-suffix /HF
Electronic Digital Dimming	-suffix /DTD
Electronic Digital SwitchDim	-suffix /SD
Fuse Terminal Block	-suffix /FTB
Excluding Lamp	-suffix B
110 Volt	-suffix .110V
220 Volt	-suffix .220V
Export	-suffix X.

please specify voltage & frequency

Components stated are for replacement parts and not necessarily the ones used

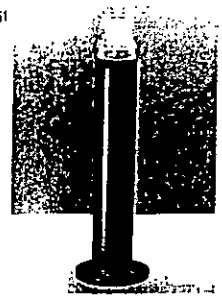
ORDERING REFERENCE	LAMP DETAIL	LENGTH A(MM)	FIXING CENTRES LENGTH F(MM)	FIXING CENTRES LAYOUT	PACKING VOLUME (M³)	PACKING WEIGHT (Kg)	STARTER	CAPACITOR RATING MFD
PCW18	1X18W	675	330	B	0 011	1 77	FS10	1 X 4 0
PCW36	1X36W	1285	800	B	0 021	2 85	FS10	1 X 4 0
PCW58	1X58W	1585	860	B	0 025	3 59	FS10	1 X 6 0
PCW218	2X18W	675	330	B	0 017	2 38	2 X S10	1 X 4 0
PCW236	2X36W	1285	800	B	0 031	4 44	2 X FS10	1 X 6 0
PCW258	2X58W	1585	860	B	0 038	6 14	2 X FS10	1 X 12 0

PLANS TO MEET CONDITIONS

5828

TYPE: L8

REGGIANI

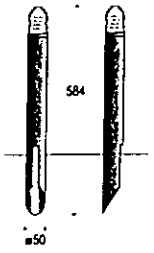


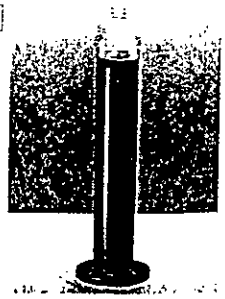


SIGNO IP54

- Ground - spike mini - bollard
- Integral transformer
- Aluminium body
- Pressed glass diffuser
- C/w removable asymmetric shield
- Duoblok lampholder
- Pegaso exterior paint finish

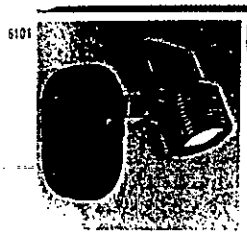


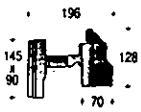




	NT 26/27/28	Control Gear	Lamp	Lampholder		IP	Class	Feature
6150	77.30	Integral	QT	G 4	20 W	54	I	Earth Spike Vers.
6151	83.30	Integral	QT	G 4	20 W	54	I	Surface Mtn Vers.

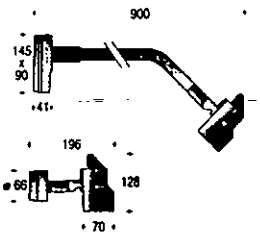
PLANS TO MEET CONDITIONS
3459
5828



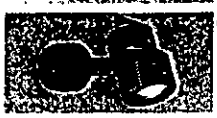


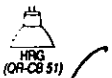
REGGIANI IP55

- Ground - wall - ceiling spotlight
- Integral transformer
- Transformer to be ordered separately*
- Die-cast aluminium body
- Safety glass
- Duoblok lampholder
- Pegaso exterior paint finish





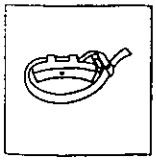






	NT 26/27/28	Control Gear	Lamp	Lampholder		IP	Class	Horiz. adjust.	Vert. adjust.	Feature
6101	70.00	Integral	QR-CB	GU 5,3	20-35-50 W	55	I	356°	112°	Compact size
6102*	33.00	Without	QR-CB	GU 5,3	20-35-50 W	55	III	356°	112°	Compact size
6103	92.00	Integral	QR-CB	GU 5,3	20-35-50 W	55	I	356°	112°	Arm Version

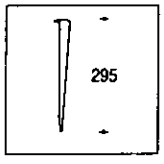
REGGIANI IP55 ACCESSORIES



Ref. n° — NT

6001 ..... 16.40

Kit for fixing on branches and pillars ø min.60mm max 100mm
For ref. 6101/6102



Ref. n° — NT

6002 ..... 11.20

Earth spike
For ref. 6101/6102



6003 ..... 19.00

Anti-glare shield

Finish: black mat

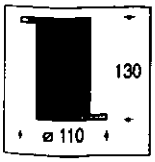


6004 ..... 19.00

Anti-glare shield

Finish: natural copper

SELENE - SIGNO ACCESSORIES



Ref. n°

6011 ..... 11.20

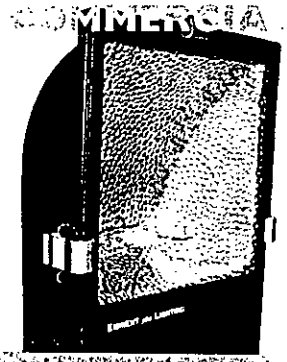
Bollard mounting accessory.
For concealment into concrete or earth.

For Selene ref.: 6142 / 6143 / 6242 / 6147 / 6148 / 6247 / 6248
For Signo ref.: 6151

TYPE: 12.

A comprehensive Portfolio of Symmetrical and As ...metrical Exterior Floodlights to suit a broad range of appli... ons and financial budgets.

COMMERCIA...



Features

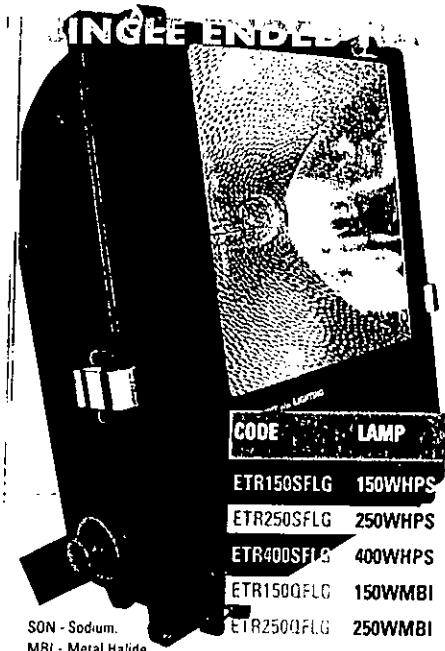
- Die-cast aluminium body
- Tempered front glass
- Robust construction
- Asymmetric Reflector

Options

- Photocell.
- Timed-ignitor.

ETR70SFLF	70W SON	383	255		Rx7s
	70W Metal Halide	383	255	118	Rx7s
	150W SON	383	255	118	Rx7s
	150W Metal Halide	383	255	118	Rx7s

SINGLE ENDED ...



Features

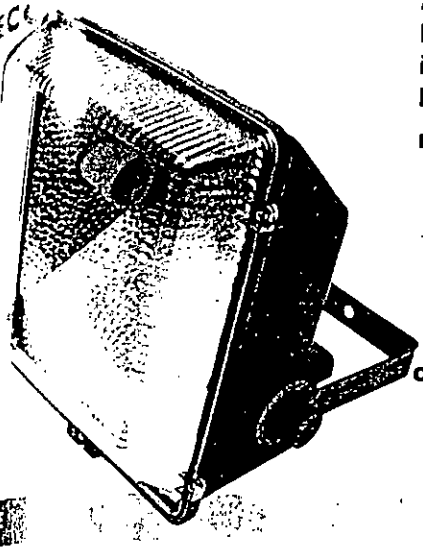
- Die-cast aluminium body
- Tempered front glass
- Variety of lamp options.
- Symmetric reflector.

Options

- Photocell
- Timed-ignitor.

CODE	LAMP	HEIGHT	WIDTH	DEPTH	BASE
ETR150SFLG	150WHPS	420	400	140	E40
ETR250SFLG	250WHPS	420	400	140	E40
ETR400SFLG	400WHPS	420	400	140	E40
ETR150QFLG	150WMBI	420	400	140	E40
ETR250QFLG	250WMBI	420	400	140	E40
ETR400QFLG	400WMBI	420	400	140	E40
ETR250QFLG	250WMBF	420	400	140	E40
ETR400QFLG	400WMBF	420	400	140	E40

SON - Sodium.
MBI - Metal Halide.
MBF - Mercury Vapour.
All dimensions are metric.
Lamps not included in this range.



A simple, Compact Floodlight, available in SON and Metal Halide versions.

Features

- Manufactured from UV stabilised polycarbonate.
- Specular reflector.
- Low cost.
- Symmetric Reflector.

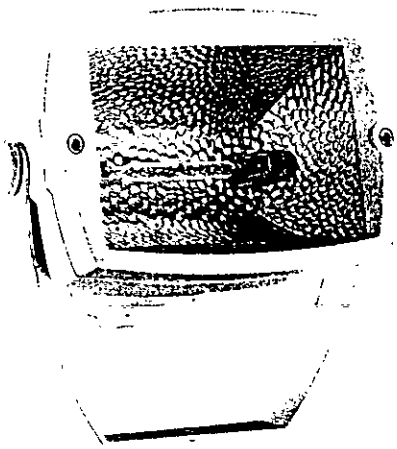
Options

- Photocell.
- Timed-ignitor.

...FL	50W SON I Integral	325	250	210	E27
...0FL	70W SON I Integral	325	250	210	E27
...0F...	70W Metal Halide	325	250	210	E27

...AR

This styli... 500Watt Tungsten ...alogen Floodlight has a distinctive design for applications where appearance is important.



Features

- IP65 acc... ng to EN60698
- Robust construction in die cast aluminium.
- Stainless steel security screws.
- Attractive design.
- Tempered safety glass.
- Wall proj... tion 154mm.

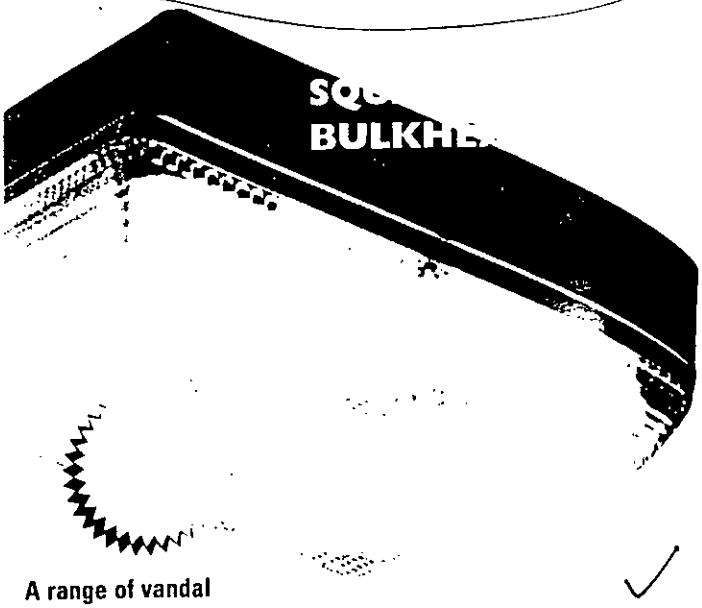
CODE					
...PT502	500W Max. linear TH lamp	White	141	255	158
...PT500	As version above	Black	141	255	158

...Wall projection 211mm.

All dimensions are metric.
Lamps not included in this range.

PLANS TO MEET CONDITIONS
3459
5828

TYPE: B & B.



SQ... BULKHE...

A range of vandal resistant, polycarbonate square bulkhead luminaires.

Available in two sizes complete with either 16W or 28W 2D lamp.

Features

- Black or white base option
- IP65
- Vandal resistant polycarbo...
- Hinged gear tray.
- Security screws available

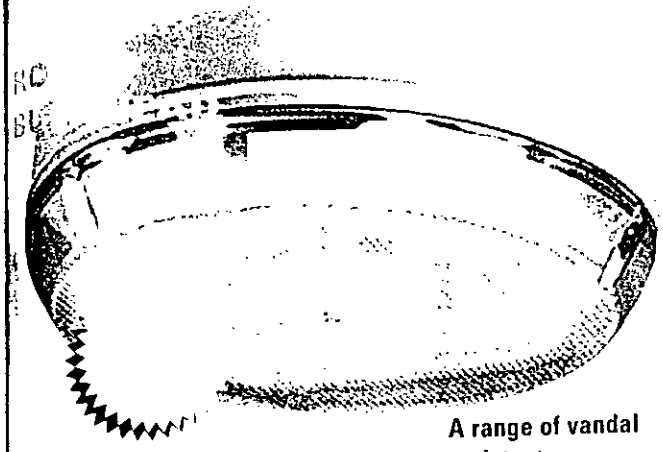
CODE	DIFFUSER	WATTAGE	BASE FINISH		DEPTH
...S16-B-CL	Clear	16W	Black	184x184	90
...S16-B-OP	Opal	16W	Black	18	90
...S16-W-CL	Clear	16W	White	184x184	90
PS16-W-OP	Opal	16W	White	184x184	90
...S28-B-CL	Clear	28W	Black	246x246	90
...S28-B-O...	Opal	28W	Black	246x246	90
...S28-W-...	Clear	28W	White	246x246	90
...S28-W-...	Opal	28W	White	246x246	90

Photocell versions available to order
16W/28W emergency versions available to order.
38W versions available to order
All dimensions are metric.

38W.

A...

RO...
BU...



Features

- Black or white base option.
- IP65
- Vandal ... tant polycarbonate.
- Hinged gear tray
- Security screws available

A range of vandal resistant, polycarbonate, round bulkhead luminaires.

Available in two sizes complete with either 16W, 28W or 38W 2D lamp.

CODE	DIFFUSER	WATTAGE	BASE FINISH		DEPTH
EPR16-B...	Clear	16W	Black	218	94
EPR16-B...	Opal	16W	Black	218	94
EPR16-W...	Clear	16W	White	218	94
EPR16-W...	Opal	16W	White	218	94
EPR28-...	Clear	28W	Black	299	88
EPR28-...	Opal	28W	Black	299	88
EPR28-...	Clear	28W	White	299	88
EPR28-W...	Opal	28W	White	299	88
EPR38-B...	Clear	38W	Black	299	88
EPR38-B...	Opal	38W	Black	299	88
EPR38-...	Clear	38W	White	299	88
EPR38-...	Opal	38W	White	299	88

Photocell versions available to order.
Emergency versions available to order.
All dimensions are metric.

PLANS TO MEET CONDITIONS

3459 mm
5828 mm

TYPE: L14a & b.

Signlux

- Compact circular design
- High output mirror reflectors
- Sealed and rated to IP64
- 3 way adjustable brackets
- Up to 6150mm in one length
- Competitive pricing
- Ex-stock delivery

PLANS TO MEET CONDITIONS

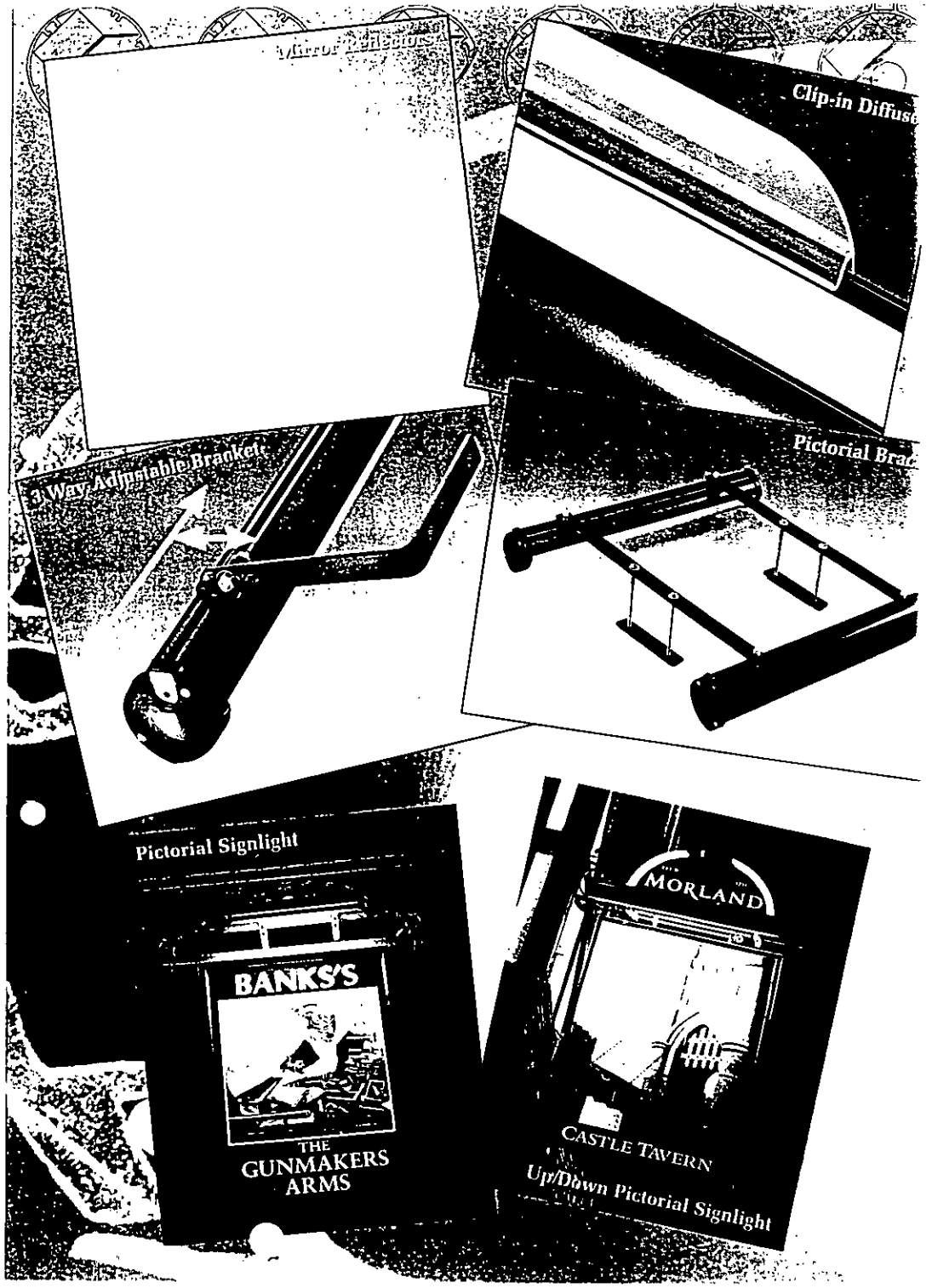
3459

5828

Portland Lighting - Birmingham

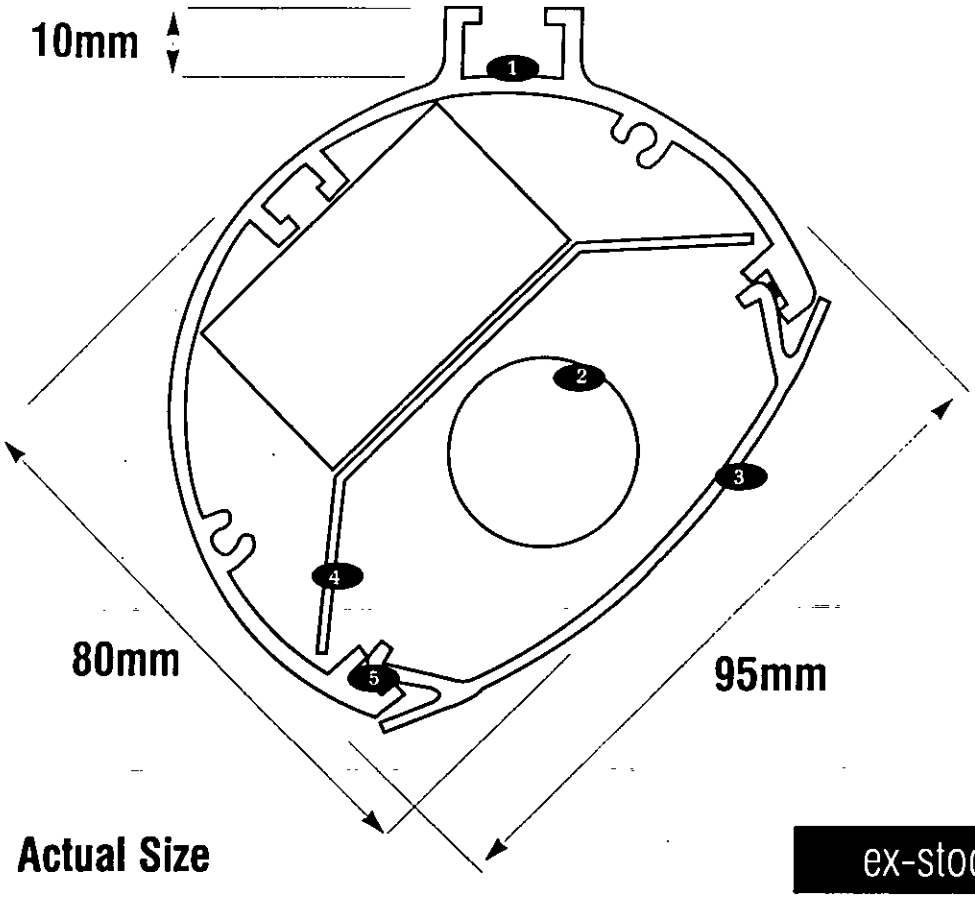
Since it's launch in 1994, 'Signlux' from Portland Lighting has rapidly become the industry's first choice sign lighting system. **'Signlux'** is simple to install as the supporting brackets can be adjusted in 3 directions, catering for uneven surfaces, obstacles and angles of illumination. The clip-in diffuser has water tight rubber seals to permit fitting of the system in either up or down lighting situations. High performance anodised mirror reflectors together with T8 triphosphor fluorescent tubes, emit outstanding light with excellent colour rendering. Competitive pricing and a next day delivery service further endorses Portland Lighting's superiority as a leading supplier to the sign industry.

Portland Lighting COMPANY LIMITED



Signlux from Portland Lighting

technical specification



Actual Size

1. Specially designed aluminium extrusion supplied up to 6150mm (20 Feet) lengths which can be joined together using cast aluminium connectors.
   Screw on cast aluminium end caps.
   Choice of 200, 300, 400 or 500mm adjustable fixing brackets.
2. Philips T8 triphosphor fluorescent lamp giving a powerful output with excellent colour rendering.
3. Clip-in polycarbonate diffuser for easy tube maintenance.
4. Mirror reflector for high performance output.
5. Sealed and rated to IP64 for up or down lighting situations.

ex-stock delivery whatever length

TRADE PRICE LIST

LENGTH UP TO	COST	LENGTH UP TO	COST	LENGTH UP TO	COST
3 Feet	£93	9 Feet	£182	20 Feet	£362
4 Feet	£101	10 Feet	£187	Over 20 Feet	P.O.A.
5 Feet	£113	12 Feet	£236	Pictorial 2 Feet set	£174
6 Feet	£145	14 Feet	£263	Pictorial 3 Feet set	£197
7 Feet	£153	16 Feet	£299	Up/Down Pictorial set	£223
8 Feet	£171	18 Feet	£344	All prices are ex-works and do not include VAT.	

Above prices include Philips T8 lamps, 200mm projection brackets, mirror reflector, black or white polyester powder finish and diffuser lens.

CONTRACTORS DISCOUNTS AVAILABLE UPON REQUEST.

OPTIONS

- Mill finish for own colouring.
- Specialist lighting schemes.
- Full range of stove enamelled colours.
- Non standard bracket projections.

Portland Lighting

65 Cheston Road, Aston, Birmingham B7 5EA.
Telephone: 0121 326 0333 Facsimile: 0121 326 0404

Q:M S:☑ ISO 9002 REGISTERED FIRM

The manufacturers reserve the right to alter specifications without prior notification.

NOTES

1. Do not scale from this drawing
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©



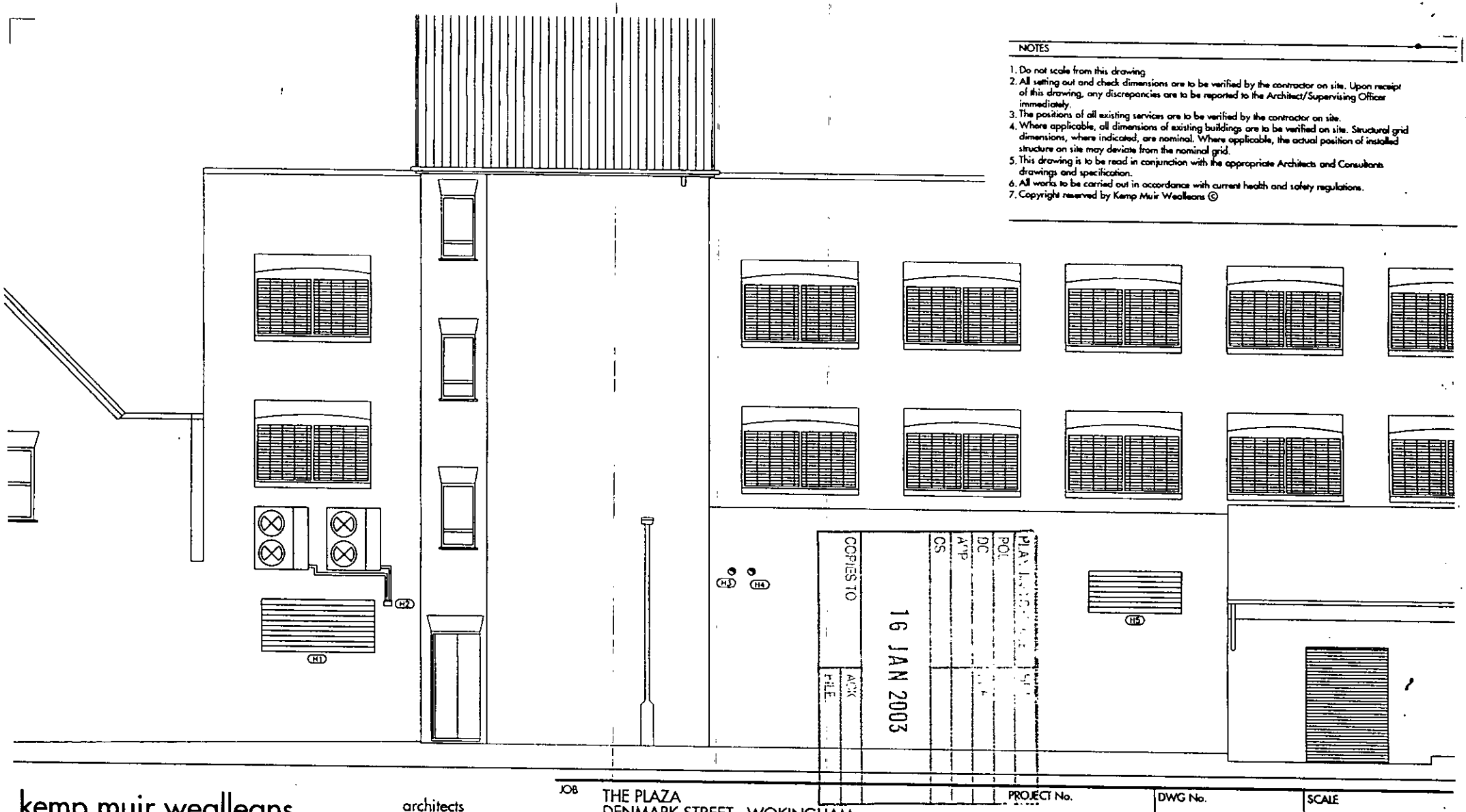
kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

JOB THE PLAZA
DENMARK STREET, WOKINGHAM

TITLE EAST ELEVATION
SHOWING DISPLAY CASES FOR ARGOS

PROJECT No. 9806	DWG No. SK79	SCALE 1:100@A4
DATE 17.12.02	REV. A	DRAWN BY AR
CHECKED	CAD REF. AL17	



NOTES

1. Do not scale from this drawing.
2. All setting out and check dimensions are to be verified by the contractor on site. Upon receipt of this drawing, any discrepancies are to be reported to the Architect/Supervising Officer immediately.
3. The positions of all existing services are to be verified by the contractor on site.
4. Where applicable, all dimensions of existing buildings are to be verified on site. Structural grid dimensions, where indicated, are nominal. Where applicable, the actual position of installed structure on site may deviate from the nominal grid.
5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
7. Copyright reserved by Kemp Muir Wealleans ©

kemp muir wealleans
architects
designers

247-249 Cromwell Road London SW5 9GA
T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

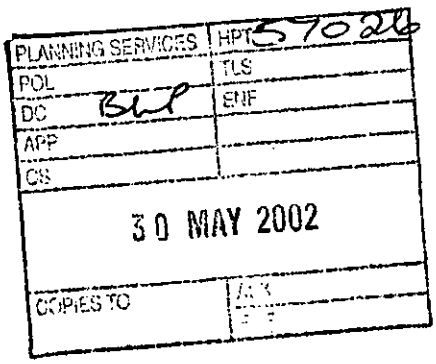
JOB THE PLAZA
DENMARK STREET, WOKINGHAM

TITLE NORTH ELEVATION
NEW OPENINGS AT WATERFORD WAY

PROJECT No. 9806	DWG No. SK80	SCALE 1:100 @ A4
DATE 17.12.02	REV.	DRAWN BY AR
CHECKED	CAD REF. transmission/in/argos/A	

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk



Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS
5718

AR/9806
27th May 2002

Dear Mrs Polnik

Re: WOKINGHAM COURT DEVELOPMENT, WOKINGHAM

Following our discussion with you and Harold Sanders on the 15.5.02 we would like to submit a detail drawing for the new car park opening infills. We favour the solution with rectangular panels because it emphasises the idea of a screen.

Yours sincerely

Astrid Rehwald
Kemp Muir Wealleans

cc. Brian Shrubsall - Ian David Ltd
David Reid INK

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966