

Our Ref: 2425.102/SS/ss

WOKINGHAM BOROUGH COUNCIL
Development Management & Compliance
Wokingham
Berkshire RG40 1BN

By email: development.control@wokingham.gov.uk

7th March 2025

Dear Development Management & Compliance

Glebelands Lift and Link Proposals – applications 250478 and 250479 / your email dated 04.03.25

1. The description of the proposed works is not incorrect but (we agree) is exhaustive. A simpler description would be:

Application for new passenger lift, partial demolition of existing Link Wing and construction of new ground and lower ground floor link accommodation. Peripheral external and fabric alterations including installation of roof level PV panels.

Removal of the Conservatory is considered separately and an application has already been validated.

2. We attach an indicative parking plan (102.030) however are unable to accurately confirm capacity given it is a gravel area with no designated spaces. We have therefore estimated numbers though there is potential parking outside of this area and further potential for expansion though this is not likely to be necessary.
3. Please find copies of drawings 102.006-008 Rev A and 102.015-019 Rev A indicating amended scale bars (drawings are correctly scaled). The spelling of Link is also amended on plan 019 and a label provided to drawing 008.
4. A GCN statement is attached.
5. The proposal occupies the curtilage of the existing building and otherwise does not encroach any soft landscape areas (the southeast bay is cantilevered over existing ground and the fire escape platforms occupy an area less than the existing (removed) ramp. To the extent the proposal exceeds the curtilage of the existing building (including covered loggia) we estimate an area of c.20m² though this is shared (sealed) surface paving. In our opinion therefore both conditions A and B are met.

Whilst writing we take the opportunity of attaching a Statement of Need and further Arboricultural information.

We thank you for your patience.

Yours faithfully



Simon Smeaton RIBA

OWLA Limited

OWL Architects is an RIBA Chartered Practice. See us at owlarchitects.co.uk.

Encl.

1. Revised plans
2. Existing Parking Plans
3. GCN Statement
4. Applicant Statement of Need
5. 11307-D-AIA
6. 11307 - AIA

cc.

Gary Whiteman GHT

Kris Jaggs GHT