APPLICATION NO:

F/2002/7205

LOCATION:
Woodley House 65-73 Crockhamwell Road, Woodley Reading.

APPLICANT:
Fairholme Estate Holdings Ltd C/O Denley King Building Consultancy

PROPOSAL:
Proposed additional security measures to buildings.

EARLIEST DATE FOR DECISION: **23/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/10/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Fairholme Estate Holdings Ltd
C/O Denley King Building Consultancy
12 Parchment Street
WINCHESTER
Hants
SO23 8AZ

Application Number: F/2002/7205

Parish: **WOODLEY**

Location: **Woodley House, 65-73 Crockhamwell Road, Woodley, Reading**

Proposal: **Proposed additional security measures to buildings.**

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 match in size, colour, texture and profile those of the existing building.

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.

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 EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3

Informative

2. Any of the proposed warning signs that are located 4.6m above ground level will need planning approval by way of an advertisement consent application. This is because they will not fall within Class 2A, Part 1, Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/10/2002

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.

Relised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	7205 HL
BUILDING CONTROL NUMBER	FP 2002/3314 North
~~APPLICANT~~/AGENT	Denley King Building Consultancy
ADDRESS OF SITE	Woodley House 67-73 Cockhamwell Road WOODLEY
DESCRIPTION OF PROPOSED WORK	additional security measures

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	location
ELEVATIONS markings	rec'd 23/7/02	rec'd 19/8/02
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	7/10/02	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/10/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application: F/2002/7205

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1	C001	R001	
2	C014	R014	
Informatives for Approvals: N16			
1.	Any of the proposed warning signs that are located 4.6m above ground level will need planning approval by way of an advertisement consent application. This is because they will not fall within Class 2A, Part 1 Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 1992.		
Policies			
Loddon Area Local Plan: LBE1, LBE2			
Wokingham District Plan: WBE1, WOS3			
Berkshire Structure Plan: EN1			

Signed: P. Gwilliam

Date: 7/10/02.

Application Number: F/2002/7205

Appraisal:
The development is the installation of additional security measures to building. The site is within the Woodley Town Centre (Crockhamwell Road) which is also a retail centre. This area is an 'outside' shopping mall and so is characterised by many retail shops with offices above. The site contains several buildings as part of a terrace located on the western side of the town centre. This includes several retail shops and a building society. To the rear of the site is a car-parking area and general servicing area.

It is proposed to extend half of an existing 1.1m high fence along the roof edge to 2.1m in height. Razor spikes will be added to the top of the fence. The existing 1.1m high hand rail fence following the fire escape stairway is also to be extended to 2.1m in height with a fixed razor spike on top. At the base of the fire escape stairway, a steel mesh cage will be placed running half way up the stairway. This will be to the same height as the handrail fence (2.1m) and will have a mesh doorway. A Rotary spike is to be installed along the wall at the roof edge (2.5m above ground level). This will be along the single storey part of the building and will be approximately 17.0m in length.

Small warning signs measuring 15cm by 9cm will be placed around the razor spike area for legal reasons. These signs fit within Class 2A, Part 1 Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 1992, as long as they are not above 4.6m in height above ground level. An informative can be placed on any approval given, requiring an advertisement consent application be submitted for any warning signs located above this height.

The security measures are proposed due to increased problems with vandalism in the area. They will facilitate the prevention of criminals reaching the ground floor flat roofed area.

1. Impact upon neighbouring properties
The spikes, increased fence rail height and mesh cage at the base of the stairway will have little effect on the surrounding property owners as the site is commercial and located to the rear of the buildings. Also, the scale of development is considered to be small and will not have an adverse visual impact. The proposal therefore has little impact on the amenity of the adjoining neighbours.

2. Impact upon the street scene
The property is located in a district town centre and therefore is surrounded by retail shops. The proposed installations will not be seen from the pedestrian shopping mall. However they will be seen from Lytham Rd which runs to the rear of the site. This road runs to the rear of the buildings where there are parking and service areas as well as rubbish holding areas. As the installations will mainly be at first floor level or above, and are a small scale compared to the buildings around, there is considered to be no impact on the street scene. The security measures are not considered to be out of character with the site.

The Police Architecture Officer has stated that the proposed developments will help to reduce the risk to the premises and supports the application.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/7205

Applicant : Fairholme Estate Holdings Ltd C/O Denley King Building Consultancy.

Location : Woodley House 65-73, Crockhamwell Road, Woodley, Reading.

Proposal : Proposed additional security measures to buildings.

Site Notice Displayed ? :	YES	NO	DATE
		✓	30/9/02

Date of Neighbour Notifications : .....

Date of Site Visit : 30/9/02

Date Registered : 19/08/2002

Earliest Date for Decision : 23/09/2002

Latest Consultation Date/Site Notice Expiry Date : 23/09/2002

This application will have expired on: 14/10/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Police Architect - no objections
Woodley Town Centre Mgnt - no objections
Envn Health - no objections (as per phone call with John Mulvey 3/10/02
Woodley Town Council - proposals are excessive.

Planning Issues :

Identified settlement
Town Centre
Retail Centre

Loddon Plan

RECORD OF SITE VISIT

SITE ADDRESS: Woodley House 65-73 Crockhamwell Road Woodley Reading.

APPLICATION NUMBER: F/2002/7205

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 30/9/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

2 sty terrace with single sty at back

3. DESCRIPTION OF SITE/BUILDING

Backs onto car parking & servicing area.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Retfence & rails existing

5. SITE CONSTRAINTS

Roofed area at top of single sty ext.

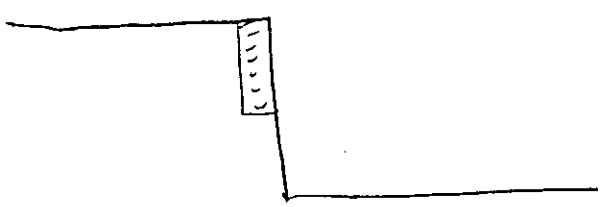
TREES NA

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —



FROM: Heidi Lynch

DATE: 30 August 2002

DELEGATED

7205

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7205

Proposal: Proposed additional security measures to buildings..

Site Address: Woodley House 65-73, Crockhamwell Road, Woodley, Reading.

Applicant: Fairholme Estate Holdings Ltd C/O Denley King Building Consultancy.

Your observations are required in respect of this application **by 23/09/2002**

PLANNING SERVICES	HPT
PCE	TLS
DC	ENF
APP	
CS	
20 SEP 2002	
COPIES TO	

Members appreciated the need for security measures but agreed that the proposals were rather excessive. They had particular concern at the design aspect of the 'razor wire' and were anxious that the police should be consulted on this application.

SIGNED: [signature] DATE: 18.9.02.

Clerk To Woodley Parish/Town Council.

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

60763.

PLANNING
POL
DC HL
09 SEP 2002
COPIES TO
ACK:
FILE.

Ms. H. Lynch
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Date 16th August 2002

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

Your Ref. 7205

Dear Ms. Lynch

Woodley house, Crockhamwell Road, Woodley.

Thank you for the details of this application.

Rear service areas to shops and properties above are well known as crime generating areas and as a focus for anti-social activity. Subject to poor natural surveillance and away from public movement and capable guardianship, they are frequently areas of considerable concern to those who have to use them for parking or access to business premises.

This area is subject to all the above observations, and while the proposals appear at face value somewhat utilitarian, they are nevertheless fit for purpose in what is already a very utilitarian environment.

Providing there is no risk of accidental injury to legitimate users of the area, there would be no police objection to this application.

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 location include burglary, car crime, robbery and assault, criminal damage and anti-social behaviour. The proposal would help to reduce the risk to the application premises.

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 and thank you for your consultation.

Yours sincerely.

Dave Stubbs

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

Tel: 0118 921 6965
Fax: 0118 962 8654
e-mail: tcmi@woodley.gov.uk

Date: 4 September 2002

WOODLEY TOWN CENTRE MANAGEMENT INITIATIVE

Please reply to:

Gillian Kaye
Town Centre Manager
Woodley Town Council
Woodford Park
Haddon Drive
Woodley RG5 4LY

60683

Ms Heidi Lynch
Environmental Services Department
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lynch

PLANNING APPLICATION NO: F/2002/7205

Thank you for your letter inviting comment on the above application.

The Woodley TCMI are very happy for these works to be carried out as they will help deter vandalism in the shopping centre. We understand the landlord worked with the TV Police when considering what should be done.

Yours sincerely

GILLIAN KAYE
Town Centre Manager

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7205
CASE OFFICER: Heidi Lynch

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

Application Number : F/2002/7205	Map No : 42
Case Officer : Heidi Lynch	Site Area : 014
Valid Date : 19.8.02	Received Date: 24/07/2002

Level : Delegated Application

Description : Proposed additional security measures to buildings.

Location : Woodley House 65-73, Crockhamwell Road, Woodley, Reading.

Parish : WY Ward : BUL 30.8.02.

Applicant : Fairholme Estate Holdings Ltd C/O Denley King Building Consultancy.

Fee Required: £110 Fee Received: £110

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

Application Number : F/2002/7205	Map No :
Case Officer : ~~KE~~ HL	Site Area : 0·14
Valid Date : 19 AUG 2002	Received Date: 24/07/2002

Level : Delegated Application

Description : Proposed additional security measures to buildings.

Location : ~~Cargo Homeshops~~ Woodley House 67-73, Crockhamwell Road, Woodley, Reading.

Parish : WY Ward : BUL

Applicant : Fairholme Estates Holdings Ltd C/O Denley King Building Consultancy.

Fee Required: £110 Fee Received: £110

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Not very clear where work is within site — no. I can't relate it to Gismap	7/8	? New 1:500 19/8
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS —	Need elevations to show heights of fences, (e.g. extended guard railings on flat roof area)	7/8	19 AUG 2002
FLOOR PLANS	Show dimensions on elevations for fire escape (or draw to scale)		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Any warning signs to be used around razor spike area? (If so, details required — size, position, no. of signs & wording, colour)	7/8	19 AUG 2002

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 30-8-02 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Woodley Town Centre Management Initiative

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer ✓

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N – Lytham Road

& Crockhamwell Road

+ sites inside red line

NO pre-apps

Organisation_Name	Building_Name	address1	Postcode
		119CROCKHAMWELL ROADREADING	RG5 3JP
KENT FINANCIAL SERVICES	COCKAYNE HOUSE 126-12	COCKAYNE HOUSE 126-128CROCKHAMWELL ROAD	RG5 3JH
R P HUGGINS & CO	COCKAYNE HOUSE 126-12	COCKAYNE HOUSE 126-128CROCKHAMWELL ROAD	RG5 3JT
WAITROSE LTD			RG5 3JW
NATIONWIDE BLDG SOC		71CROCKHAMWELL ROADREADING	RG5 3NW
		4WOODLANDS AVENUEREADING	RG5 3HJ
LEIGHTONS OPTICIANS		118CROCKHAMWELL ROADREADING	RG5 3JH
		120CROCKHAMWELL ROADREADING	RG5 3JH
		122CROCKHAMWELL ROADREADING	RG5 3JH
VIDEOPHONIC		69CROCKHAMWELL ROADREADING	RG5 3JP
		81CROCKHAMWELL ROADREADING	RG5 3JP
		1WOODWAYEREADING	RG5 3HA
	69A	69ACROCKHAMWELL ROADREADING	RG5 3JP
	73A	73ACROCKHAMWELL ROADREADING	RG5 3JP
SENSORY NEEDS SERVICES	LYTHAM COURT	LYTHAM COURTLYTHAM ROADREADING	RG5 3PQ
	110-112	110-112CROCKHAMWELL ROADREADING	RG5 3JH
NEWSCENTRE		124CROCKHAMWELL ROADREADING	RG5 3JP
A E DATA SERVICES LTD	COCKAYNE HOUSE 126-12	COCKAYNE HOUSE 126-128CROCKHAMWELL ROAD	RG5 3JH
	57-59	57-59CROCKHAMWELL ROADREADING	RG5 3SZ
	57-59	57-59CROCKHAMWELL ROADREADING	RG5 3SZ
	57-59	57-59CROCKHAMWELL ROADREADING	RG5 3SZ
[redacted]LAND FOODS PLC	81-87	81-87CROCKHAMWELL ROADREADING	RG5 3JP
O R C LTD	COCKAYNE HOUSE 126-12	COCKAYNE HOUSE 126-128CROCKHAMWELL ROAD	RG5 3JH
CARGO HOMESHOP	65-73	65-73CROCKHAMWELL ROADREADING	RG5 3JP
		73CROCKHAMWELL ROADREADING	

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

Tel: (0118) 974 6482

Date: 30 August 2002

My ref: F/2002/7205

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bland
5 Linden Road
Woodley
Reading
RG5 3QT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7205
Woodley House 65-73, Crockhamwell Road, Woodley, Reading.
Proposed additional security measures to buildings.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/7205**
Woodley House 65-73, Crockhamwell Road, Woodley, Reading.
Proposed additional security measures to buildings.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bland

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

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

Tel: (0118) 974 6482

Date: 30 August 2002

My ref: F/2002/7205

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/7205**
Woodley House 65-73, Crockhamwell Road, Woodley, Reading.
Proposed additional security measures to buildings.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rahmouni

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

Received by Wokingham District Council

Application No: F/2002/7205

Proposal:
Proposed additional security measures to buildings.

Location:
Woodley House 65-73, Crockhamwell Road, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7205 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/09/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

30 August 2002

Tel. (0118) 974 6429 or 6433

Date: 07 August 2002

Your Ref:

My Ref: F/2002/7205

WOKINGHAM UNITARY
Aiming for Excellence

Fairholme Estates Holdings Ltd
C/O Denley King Building Consultancy
12
Parchment Street
Winchester
Hants
SO23 8AZ

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

Reference Number: 2002/7205

Site Address: Woodley House 67-73, Crockhamwell Road, Woodley, Reading.

Proposal: Proposed additional security measures to buildings.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of a 1:500 block plan to show where proposed works are within site and in relation to the adjoining properties.

What scale is your block plan?

Scale elevational drawings are required to show height of fences, eg. Extended guard railings on flat roof area.

Mark dimensions on fire escape elevations or draw to scale.

Are any warning signs to be used around the spiked area? If so details of signs are required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Building Surveyors • Planning Supervisors

19. AUG. 2002 20?205

DENLEY KING
Building Consultancy Limited

22 July 2002

JC/1698

24 JUL 2002

12 Parchment Street
Winchester Hampshire
SO23 8AZ

Tel +44 (0)1962 840345
Fax +44 (0)1962 841801
e-mail winchester@denleyking.co.uk

London +44 (0)20 7404 4913
Poole +44 (0)1202 715300
Weymouth +44 (0)1305 760175

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute Road
Wokingham
Berkshire RG40 1WR

Dear Sirs

PROPOSED SECURITY MEASURES - WOODLEY HOUSE, CROCKHAMWELL ROAD, READING

Please find enclosed the planning application in relation to the above and we would request that a receipt be issued for the application fee.

We trust that this is satisfactory and that should you require any further information you will not hesitate to contact this office.

Yours faithfully

John Compton BSc. ARICS
Denley King Building Consultancy Ltd

c.c. Mr O Hermes - Fairholme Estates (Holdings) Ltd.

The Association of Planning Supervisors

Directors
Thomas R M Denley FRICS MaPS
James A West FRICS
Graham G Williams ABEng MaPS
Stuart R McGowan FRICS

Company Secretary / Accountant
Barry R Curtis BA (Hons)

Registered Office Tower House
45 Commercial Road Poole Dorset BH14 0JA
Registered in England and Wales No 3057134

MEMBER OF THE DENLEY KING GROUP
Quantity Surveyors • Building Cost Engineers • Project Managers

Building Surveyors • Planning Supervisors

19 AUG 2002 7205

DENLEY KING
Building Consultancy Limited

16 August 2002

JC/1698

Your Ref: F/2202/7205

19 AUG 2002

12 Parchment Street
Winchester Hampshire
SO23 8AZ
Tel +44 (0)1962 840345
Fax +44 (0)1962 841801
e-mail winchester@denleyking.co.uk
London +44 (0)20 7404 4913
Poole +44 (0)1202 715300
Weymouth +44 (0)1305 760175

Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute Road
Wokingham
Berkshire RG40 1WR

For the attn of: Carol Hurst

Dear Sirs

Reference Nr F/2202/7205
PROPOSED SECURITY MEASURES - WOODLEY HOUSE, CROCKHAMWELL ROAD, READING

Further to your letter of 7th August 2002 (copy attached), we re-submit our application for the above, with the addition of the details you requested, namely:

1. 6 copies Block Plan at 1:500 Scale.
2. 6 copies Proposed Elevations and Site Plan drawing (1698/111 rev A).

We trust this information now enables you to accept this application as valid, and we would be grateful for your confirmation. Please also send a receipt for the application fee.

Yours faithfully

John Compton BSc. ARICS
Denley King Building Consultancy Ltd

c.c. Mr O Hermes - Fairholme Estates (Holdings) Ltd.

The Association of Planning Supervisors

Directors
Thomas R M Denley FRICS MaPS
James A West FRICS
Graham G Williams ABEng MaPS
Stuart R McGowan FRICS

Company Secretary / Accountant
Barry R Curtis BA (Hons)

Registered Office Tower House
45 Commercial Road Poole Dorset BH14 0JA
Registered in England and Wales No 3057134

MEMBER OF THE DENLEY KING GROUP
Quantity Surveyors • Building Cost Engineers • Project Managers

Tel. (0118) 974 6429 or 6433

Date: 07 August 2002

Your Ref:

My Ref: F/2002/7205

WOKINGHAM UNITARY
Aiming for Excellence

Fairholme Estates Holdings Ltd
C/O Denley King Building Consultancy
12
Parchment Street
Winchester
Hants
SO23 8AZ

- 8 AUG 2002
RECEIVED
NUMBER 2
ITEM 3C

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

Reference Number: 2002/7205

Site Address: Woodley House 67-73, Crockhamwell Road, Woodley, Reading.

Proposal: Proposed additional security measures to buildings.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of a 1:500 block plan to show where proposed works are within site and in relation to the adjoining properties.

What scale is your block plan?

Scale elevational drawings are required to show height of fences, eg. Extended guard railings on flat roof area.

Mark dimensions on fire escape elevations or draw to scale.

Are any warning signs to be used around the spiked area? If so details of signs are required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

19 AUG 2002 24 JUL 2002

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

~~CERTIFICATE B~~

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C N/A

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D N/A

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

~~● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

Tenant's name	Address at which notice was served	Date on which notice was served

Signed John Compton

On behalf of FAIRHOLME ESTATES (HOLDINGS) Ltd

Date 17 July 2002

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

1933

(3) Units 1-4 Woodley House

ADDRESS 65-73 Crockhamwell Road **PARISH** Woodley

PLOT No. **ORD. SHEET No.** SU 7673 (E2)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP93/2159	PELL INVESTMENTS LTD	FITTING OUT 1ST FLOOR	3.4.94	APP
43197	71		10.10.94	C/A
FP94/2801	NATIONWIDE 71	S/S. ILL / INT. RETURB.	23.9.94	APP
FP96/5902	C. DILLA LTD	INT. FITTING OUT	3.12.96	APP
FP/2000/0505	Spacecraft	Int. Partition Alts.	30.5.00	APP
FP/2000/0708	SGM management & Design Ltd	shop refit + demolition of part with	04.08.00.	App.
F/2001/3992	Clark International	Erect of new shop fr.	25.7.01	C/A
A/2001/4098	"	Alts to shop sign (change of colour)	25.7.01	C/A
A/2002/6185	71	Erect of partially illum	8.5.02	C/A
		ATM cash machine		

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Preston - New signage - 6/2/02 (4)

① Units 1-4 Woodley House

ADDRESS 65-73 Crockhamwell Road PARISH Woodley

PLOT No. 73 Unit 1 - 73, Unit 2 - 71, Unit 3 - 69, Unit 4 - 65-67 ORD. SHEET No. SU 7673 (42)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18281 } +	London Shop Property Trust	4 No. ref. dev. of 4 shop units with offices on 1st & 2nd floors	18.11.82	N/A CIA
20137 }	"	"	22.9.82	N/A CIA
BR 21400	"	"	2.7.85	RRR N/A
BR 23942	" Unit 4 65-67	New shop front & minor building works	3.1.85	App N/A
22856	J.W. Carpenter Ltd. 4 65	Non-ill. sign	7.3.85	N/A CIA
22857	" 4 65	Shop front & alts	7.3.85	N/A CIA
23101	Nationwide B.Soc 2	Retail (i) to (ii) B.Soc. branch 71	4.4.85	N/A CIA
BR 24842	" 2	New shop front, int. partitions. 71	1.7.85	App N/A
23830	" 2	" W.C. 71	17.7.85	N/A CIA
23831	" 2	Fascia & post sign 71	14.8.85	N/A CIA

DATE OF COMPLETION

MINISTRY DECISION + suites 101 etc. -

SPECIAL ORDERS

DRAINAGE

091074

② Units 1-4 Woodley House

1764

ADDRESS 65-73 Crockhamwell Road PARISH Woodley

PLOT No. ORD. SHEET No. SU 7673 (42)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25619	Hillwards Shoes Ltd. Unit 1	Shopfitting works 73	14.11.85	App N/A
24670	" "	Int. alts. new shop front 73	4.12.85	CIA
24671	" "	2 no. fascia signs 73	4.12.85	CIA
BRA 003	Rexdale Wells Ltd. (67)	New shop front	10.12.85	App
24786	"	"	27.1.86	CIA
BRA 1625	Siemen Ltd.	Int. partitioning	13.11.86	App
27686	"	Lettering	14.7.87	CIA
27935 }	73		5.8.87	CIA
BRA 2975 }	Hillwards Shoes 73	Rear alt.	9.6.89	App
29448	Siemen Ltd.	Cycle shed	10.6.88	CIA
BRA 6501	Nationwide Anglia B.Soc. 71	Automatic teller	14.12.88	App
32422	" 71	"	17.4.89	CIA
37954	71	Ill. signs + proj. sign.	7.8.91	CIA
SL98/0532	Woodley Decor	Scaffolding	8.7.98	App
A198/0174	Rocare Bldg. Svcs	Strip g/f except toilets & staff room	17.9.98	App

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

24 JUL 2002

19 AUG 2002

7205

1.	APPLICANT'S NAME	FAIRHOLME ESTATES (HOLDINGS) Ltd.
	ADDRESS	FAIRHOLME HOUSE, 296 LATIMER ROAD KENSINGTON, LONDON.
	POST CODE	W10 6QW. PHONE –
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DENLEY KING BUILDING CONSULTANCY
	ADDRESS	12 PARCHMENT STREET, WINCHESTER HAMPSHIRE
	POST CODE	SO23 8AZ PHONE (01962) 840345.
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	WOODLEY HOUSE, 67-73 CROCKHAMWELL ROAD, READING, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED ADDITIONAL SECURITY MEASURES TO PREVENT INCREASING TRESPASS AND NUISANCE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	AS PLAN.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DKP. 1698/1 e 2 e 3. Block Plan & 1698/111

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

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

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

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

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

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

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

COMMERCIAL & OFFICE/PROFESSIONAL SERVICES.

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.

METAL RAILINGS TO MATCH EXISTING ON SITE FOR HEIGHT ALTERATION TO ESCAPE ROUTE. METAL MESHING TO CAGE AT BASE OF EXISTING ESCAPE STAIRCASE.

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.

AS EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A.

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

EXISTING CAR PARK AND SERVICE AREA TO REAR FOR OCCUPANTS.

PROPOSED - N/A.

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

N/A.

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

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS. 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.

£110=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 [signature] ON BEHALF OF FAIRHOLME ESTATES DATE 17/7/02.

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".

PROPOSED SECURITY MEASURES

WOODLEY HOUSE, 67-73 CROCKHAMWELL ROAD, READING

For some time this property has been plagued by trespass and nuisance caused by children and youths gaining access to the ground floor flat roof area and the building exterior generally. They do this by using either the existing external fire escape stairway provided or by climbing onto the roof of the bike store or by using the air-conditioning units attached to the side of the property.

This not only causes disturbance and aggravation to the people and companies using this property but it has also effected the surrounding properties. Proposals have been drawn up for security measures that will hopefully prevent such nuisance whilst maintaining the escape routes provided from the building.

The proposals are as follows:

To increase the height of the existing guard railings on the flat roof area by 1 Metre, fix to the top 'Razor-spike' security measures to prevent climbing over.

Rotary razor-spike security measures installed onto face of perimeter wall not protected by existing guard railings to prevent access being gained by using the bike store roof or air-conditioning units fixed to the walls.

Provide security cage with fire exit door. Cage to be 4m long x 1m wide x 2.5m high. Door to be 1m from bottom of the stairs, opened from the outside with a Unican (7000 series) digital lock, inside has a push pad panic latch. Door is complete with Briton closer. Cage to be enclosed so that panic latch can not be reached – this includes filling in the gaps between the treads on the stairs. (Cage topped with fixed razor-spike to side and rotary razor-spike to front to prevent climbing upon).

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				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	AS EXISTING	AS EXISTING
Proposed	AS EXISTING	AS EXISTING

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.
— SEE ATTACHED.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— MACROVISION.
— NO.

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.'

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



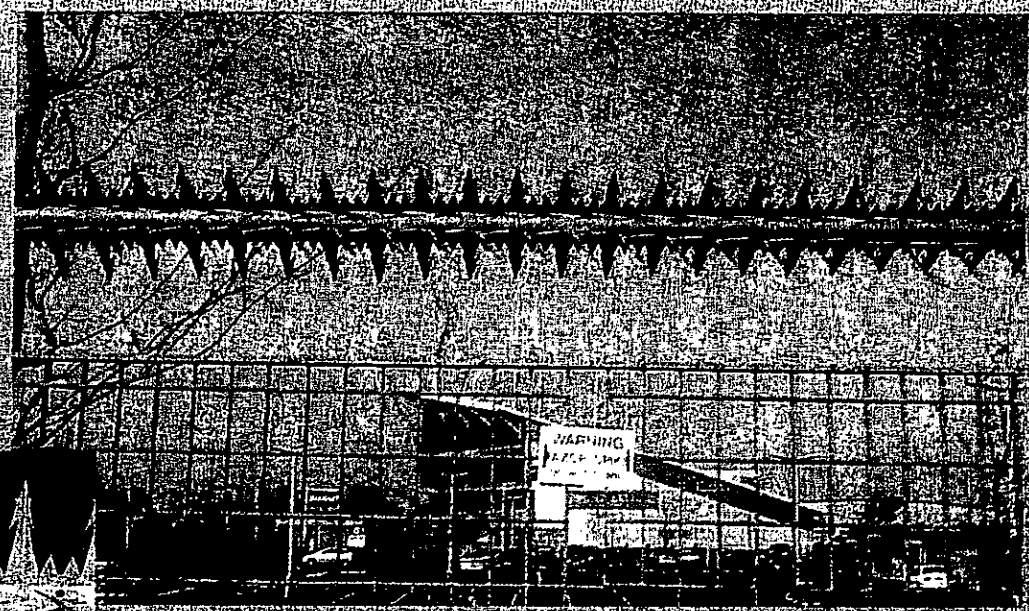
FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

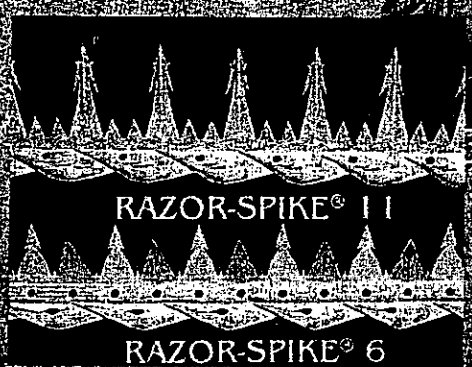
APPROVED 19 AUG 2002 7205

RAZOR-SPIKE

THE SECURITY SPIKE WITH THE EDGE

Preferred by planners, even allowed in conservation areas...





ROTARY RAZOR SPIKE





TRIED & TESTED

GATES & FENCES



ELEGANT & EFFECTIVE



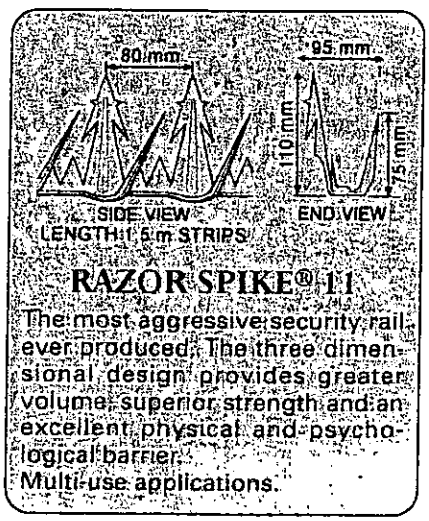
RAZOR-SPIKE

Perimeters Security Systems



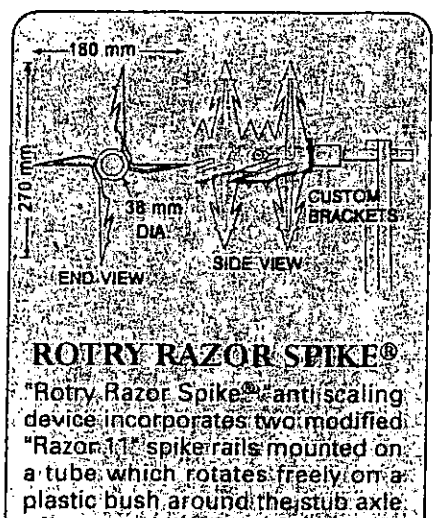
RAZOR SPIKE® 6

In areas where security, minimum maintenance, aesthetic appeal, and superior perimeter protection are required, Razor Spike® gives maximum protection from intruders. Its compact form makes it ideal for narrow surfaces such as gates and fences.



RAZOR SPIKE® 11

The most aggressive security rail ever produced. The three dimensional design provides greater volume, superior strength and an excellent physical and psychological barrier.
Multi-use applications.



ROTRY RAZOR SPIKE®

"Rotry Razor Spike®" anti-scaling device incorporates two modified "Razor 11" spike rails mounted on a tube which rotates freely on a plastic bush around the stub axle of custom designed brackets. Extremely effective for all high security applications.

PRODUCT FEATURES

SAFETY

Razor spike provides superior security and deterrence. Correctly installed on a proper structure provides a formidable barrier yet Is aesthetically pleasing in appearance.

VERSATILITY

Can be fitted to walls, gates and fences constructed of wood, steel or concrete. As it does not create a prison appearance it can be used on prestigious building and properties opening up unlimited new application opportunities.

HIGH SECURITY

Consisting of a continuous double row of a razor sharp spikes. The outer spikes has high penetrating power.

END USERS

Car parks, Libraries, Schools, DIY Centres, Factories, Area Heath Authorities, Distribution Centres and Local Authorities.

IS IT LEGAL?

When installed by an approved installer, Razor Spike will comply with the Occupier's Liability Act 1984.

SIMPLICITY

Easy to install. Select the pre-punched holes required and fix with approximately 5 tamper-proof hammer drive zinc alloy fixers, self tap screws, blind rivets or wood screws.

MAINTENANCE FREE

Rails are galvanised with the opinion of powder coating in a choice of colours, providing long term protection to your security investments.

INSTALLATION GUIDELINES

The manufacturers advise that Razor Spikes are available potentially dangerous and should be attached to walls and fences at a minimum height of 2m. The installed spikes must avoid all contact with pedestrian traffic and be installed in a highly visible manor in compliance with local laws and regulations and necessary warning signs.

RELIABILITY

The manufacturing process guarantees consistently sharp points. Heavy ribbing provides excellent strength.

Approved Installer

National Sales Hotline - 0800 0725352