APPLICATION NO:

LB/2002/7079

LOCATION:

Reading Moat House Hotel Mill Lane, Sindlesham Wokingham.

APPLICANT:

Queens Moat House Uk Ltd C/O Davis Langdon & Everest

PROPOSAL:

Proposed flood mitigation works to public house and car park which affect listed building.

EARLIEST DATE FOR DECISION: **30/08/2002**

APPLICATION WILL HAVE EXPIRED ON: 26/09/2002

CASE OFFICER: **Heidi Lynch**

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Queens Moat House Uk Ltd
C/O Davis Langdon & Everest
Cloister House
Riverside
New Bailey Street
Manchester
M3 5AG

Application Number: LB/2002/7079

Parish: **EARLEY**

Location: **Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.**

Proposal: **Proposed flood mitigation works to public house and car park which affect listed building.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

Condition
3. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile.

Reason
1. In pursuance of Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

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

Reason
3. In order to safeguard the special architectural or historic interest of the building.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies LD3, LD5, C2, C6, C9, EN1, EN3, EN4, EN8, EN9, EN10, R2, R7, T1, T4 and T7.
Loddon Area Local Plan Policies LTV2, LC1, LC6, LC15, LBE1, LBE2, LBE6, LBE8, LR11, LR18, LT5, LPS2, LPS3 and LPS5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS10, WCC1, WCC2, WCC4, WCC7, WLL5, WLL7, WLL8, WNC4, WNC5, WNC6, WBE1, WBE9, WBE10, WHE11, WHE13, WRE4, WR18, WR26, WT6, WT7, WIC16 and WIC18.

Informative
2. This permission relates to the application as amended with revised plan numbered 24460/RMH/02 Rev 2 and additional plans numbered 24460/RMH/07 Rev 1, 24460/RMH/06 Rev 1 and sample bridge photograph submitted to the Local Planning Authority on 13 September 2002 and 27 August 2002, showing revised site plan, entrance foyer details and sample bridge photograph and does not approve the proposals as originally submitted.

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.

Tel. 0118 974 6482 (Direct Line)
E-mail:

Date. 15 November, 2002

My ref. HL/F/2002/7051

Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

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) 977 8909
DX: 33506 – Wokingham

Darren Bailey
Davis, Langdon & Everest
Cloister House
Riverside
New Bailey Street
Manchester
M3 5AG

Dear Sir,

RE: DISCHARGE OF CONDITIONS FOR READING MOAT HOUSE, SINDLESHAM – APPLICATION NO F/2002/7051 & LB/2002/7079

I refer to your letters, plans and samples submitted into this office on 22 October 2002. The following letter deals with the discharge of the conditions attached to the above decisions.

Condition 2

This condition deals with materials. The following materials approved on site are considered acceptable to Council:

- EKKI hardwood (for bridge)
- Flood barriers - Powder coating colour to match surrounding decoration
- Air brick covers – permanently fixed frame and covers in GPR and coloured black

Condition 4

This condition deals with further details & information to be approved by the Local Planning Authority, namely; platform lift details, flood barrier details; air-brick colour details and lighting details.

The platform lift details submitted on Information Sheets Nos. AVL 440, 486, 489, 161 on Midilift PX is considered acceptable.

The flood barrier details received by this office on 22 Oct 2002 (nos. 6000/1191 1-5 & 5008/09a) are considered acceptable in terms of fixing, materials and colouring to match surrounding decoration.

The air brick cover detail shown in plan 4000/23a submitted on 23/10/02 (including the frames) are considered acceptable if they are coloured black.

Lighting scheme details have yet to be provided.

Condition 11

This condition states that all steps and ramps shall be of open construction. The risers up to the bridge can be of closed construction as per the Environment Agencies comments.

Other comments

The plans submitted showing the foot-bridge structure (Nos. E2940/g.a & E2940/1-7), are considered acceptable in terms of general design and outline.

Listed Building Consent LB/2002/7079

The listed building consent has three conditions on it which are identical to the first three conditions on the planning permission. See relevant comments above.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

HLynch

Heidi Lynch
Planning Officer

From Harold Sanders CONSERVATION ARCHITECT

To HEIDI LYNCH.

Application Number F/2002/7051 + LB/2002/7079

Proposal FLOOD MITIGATION WORKS

Site Address MOAT HOUSE

Applicant

Date 11. NOV. 02.

REF LETTER DATED 21. OCTOBER. 02.

CONDITION 2. SAMPLE OF EKKI. RECEIVED. ACCEPTABLE TO ME.

CONDITION 4 TECHNICAL DATA SHEET BY STANNAH LIFTS LTD ACCEPTABLE TO ME. THIS INFORMATION NOT AVAILABLE BEFORE.

FIXING OF FLOOD BARRIERS. DETAILS ACCEPTABLE TO ME. 1191/1.2.3.4 5. AND 9A.

AIR BRICK COVER DETAIL + COLOUR ACCEPTABLE TO ME.

CONDITION 5. I ACCEPT THEIR LIMITATION IN PREPARING CONTOURED DRAWINGS SHOWING NEW LAND FORM SUPER IMPOSED ON EXISTING BANKS.

FINAL FORMATION TO BE AGREED ON SITE. BY ENVIRONMENT AGENCY. ACCESS OFFICER AND LANDSCAPE ARCHITECT.

EXISTING TREES + SHRUB DETAILS — DRAWING NO 201033/03 REV P5 NOT PART OF THIS SUBMISSION.

CONDITION 8. — NO COMMENT.

CONDITION 11 ACCEPTED BY ME.

BRIDGE STRUCTURE — BY SHS LTD. — DETAILS ACCEPTABLE TO ME. IN GENERAL DESIGN AND OUTLINE.

Harold Sanders. 11. 11. 02.

Harold Sanders

To: Bailey, Darren
Subject: RE: READING MOAT HOUSE - FLOOD MITIGATION WORKS

Dear DARREN Sorry it has taken so long to reply but I have been off for a few days
I accept that the final landform has always been a problem to envisage let alone draw1
I agree the bridge can be constructed and the profiles agreed on site.
The Ekki sample arrived safely and is an acceptable choice.
I will convey this information onto the Planning Case Officer
HAROLD SANDERS HS.

-----Original Message-----
From: Bailey, Darren [mailto:Darren.Bailey@davislangdon-uk.com]
Sent: 25 October 2002 11:45
To: 'harold.sanders@wokingham.gov.uk'
Subject: READING MOAT HOUSE - FLOOD MITIGATION WORKS

Dear Harold,

Further to our previous discussions and my recent correspondence I attended a pre-contract site meeting for the above works this week.

One item which was discussed was the landscaping around the footbridge where it meets the bank of the tributary adjacent to the car park.

Due to the complex nature of the works and the need to install the footbridge as soon as possible due to the forthcoming flood season I would be grateful if you would consider allowing us to install the footbridge and then arranging a meeting on site to discuss the landscaping requirements. It will be much easier to visualise the most suitable landscape design with the bridge in place and we will obviously comply with your requirements.

Additionally please not that a sample of the Ekki hardwood to be used in the construction of the footbridge is to be forwarded to you directly by SHS Ltd for approval.

I look forward to receiving your response to the above in due course.

Kind regards,

Darren Bailey
For Davis Langdon & Everest

****
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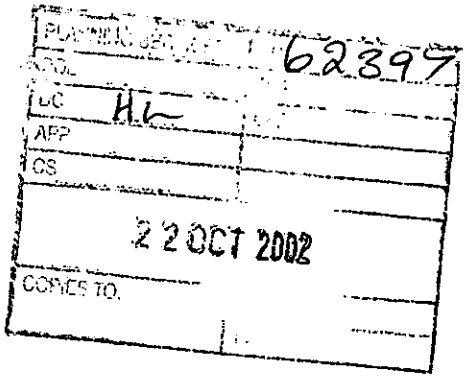
DAVIS LANGDON & EVEREST

21 October 2002
24460/DMB



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Manchester M3 5AG
Tel: 0161 819 7600
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www.davislangdon.com

Mrs H Lynch
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Lynch

FLOOD MITIGATION WORKS – READING MOAT HOUSE
YOUR REF. PLANNING F/2002/7051, LISTED BUILDING CONSENT LB/2002/7079

Thank you for giving consent to the above works and forwarding to me the Notification of Approval of Permission.

With regards to the Conditions set out in the Planning Consent I have reviewed their content and provide the following comments.

Condition 1

Noted – Works are due to commence week commencing 28th October 2002.

Condition 2

From my telephone conversation with Harold Sanders today I confirm that we are to provide a sample of the timber to be used in the construction of the footbridge. I have discussed the flood barriers with Mr Sanders and we are to finish the channel covers (which will only be removed in the event of a flood) in a powder coating colour to match the surrounding decoration.

Condition 3

Noted.

FILE: h:\data\jobs\20-24999\24460 - flood risk assessments\correspondence\letter\other\reading planning ltr 18.10.02.doc
BY: DLAE on 21-Oct-02

FLOOD MITIGATION WORKS – READING MOAT HOUSE

Condition 4

All information which we have with regards to the lift has been provided previously. The lift is a metal framed structure which will be completely surrounded by metal stud partitioning finished with wall coverings to match the existing reception decoration and limed oak skirtings and doors to match the adjacent joinery. I have enclosed the technical data sheets from Stannah Lifts Ltd which gives information on the structure itself though this will not be visible.

Details of the fixings of the flood barriers have previously been provided in the Planning Application Report No. 24460/P/01 and Drawings Nos. 6000-1191/1, 6000-1191/2, 6000-1191/3, 6000-1191/4, 6000-1191/5 and 5008.09a. I enclose an additional copy of these plans for your information.

The airbrick covers which we propose to install consist of a GRP frame which is permanently fixed to the wall and is off-white in colour. The covers are also of GRP and are off-white in colour. In accordance with my conversation with Mr Sanders we will finish both the covers and the frames in black.

Details of the lighting scheme are to be provided and your comments regarding their positioning are noted.

Condition 5

Mr Sanders has confirmed that he is concerned with the contours of the banking around the footbridge and we will provide further information in due course.

With regards to the existing trees and shrubs their positions and species are all indicated on Drawing No. 201033/03 Rev P5 which formed part of the original Planning Application.

Condition 6

Noted

Condition 7

Noted.

Condition 8

There shall be no raising of the existing ground levels on the site with the exception of the mounding shown on approved plans near the bridge ramp. We confirm that no further raising of the ground will be undertaken on the site in accordance with the Environment Agency's requirements.

FLOOD MITIGATION WORKS – READING MOAT HOUSE

Condition 9

Noted.

Condition 10

Noted. The design of the footbridge will allow floodwaters to permeate the structure.

Condition 11

Any steps or ramps shall be of open construction. The Environment Agency contacted Hannah Reed to discuss this matter. Although this condition is a standard requirements it has been explained that Building Regulations Document M – Access and Facilities for disabled people requires that in accordance with item 1.24h, risers are to be of closed construction. The Environment Agency has agreed that if it is a Building Regulations requirement then this is acceptable. I therefore propose that this condition be discharged on these grounds.

Condition 12

The footbridge across the watercourse will be constructed so as to span both banks with abutments set back from the banks to allow for a margin of bank underneath.

I attach for your information a letter from Hannah Reed which outlines their discussions with the Environment Agency concerning the design of the footbridge.

I also attach the following drawings received from SHS Ltd which provide full details of the bridge structure.

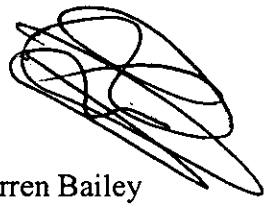
Drawing No. E2940/7
E2940/6
E2940/5
E2940/4
E2940/3
E2940/2
E2940/1
E2940/g.a.

All outstanding information will be provided in due course, however I would be grateful for your comments on those Conditions to which we have responded.

FLOOD MITIGATION WORKS – READING MOAT HOUSE

Thank you for your assistance.

Yours sincerely



Darren Bailey
Senior Building Surveyor
for **DAVIS LANGDON & EVEREST**
E-mail: darren.bailey@davislangdon-uk.com

Encs

c.c. H Sanders - Wokingham District Council
O Nicholls - Queens Moat House (UK) Ltd (Copy letter only)
J Fox - Hannah Reed (Copy letter only)

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Hannah · Reed

READING MOAT HOUSE
Flood Protection Study

Investigation Report and Flood Risk Assessment

Queens Moat Houses (UK) Ltd
Queens Court
9/17 Eastern Road
Romford
Essex
RM1 3NG

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Hannah, Reed and Associates Limited
Telford House
Fulbourn
Cambridge
CB1 5HB

C-201033/July 02

Addendum to Report to provide Flood Risk Assessment

The investigation report of March 2001 has led, in consultation with the Environment Agency (EA), to the proposal of two flood mitigation schemes to protect the hotel and improve emergency escape. Agreement has been reached with the EA (refer to their letter of 20 June 2002 in following section) that the original investigation report constitutes a Flood Risk Assessment in support of the planning application, in accordance with the requirements of PPG25.

The schemes for mitigation and escape, detailed in the sub-sections of this addendum, have been developed with liaison with the EA and their approval in principle is stated in their letter of 20 June.

In consideration of the sequential test of flood risk (PPG25) the site is considered in this flood risk assessment to be a 'High Risk – Developed Area'. The works are intended to provide a appropriate standard of flood defence and improve evacuation procedures, and are therefore complying with the 'appropriate planning response' in Table 1, PPG25. Our assessment would not put the site under the classification of 'Functional Flood Plain' as flooding would not occur under the 1 in 2 or annual event (the intended return period for this classification quoted by the author of PPG25). However, the infrastructure is designed to remain operational during times of flood and will result in no significant loss of flood storage, nor impede the water flows or increase the flood risk elsewhere. It therefore complies with the stated requirements in Table 1.

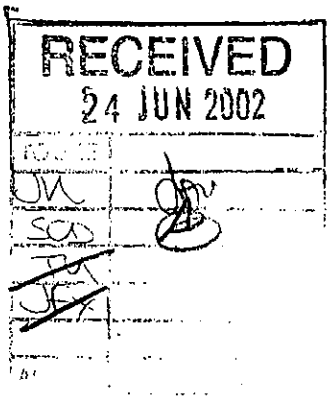
Correspondence

Consultation with the EA

Our ref: SU77SE/2/2
Your ref: SCD/JH/SCD/201033
Date: 20 June 2002

ENVIRONMENT AGENCY

Simon Darch
Hannah - Reed
Telford House
Fulbourn
Cambridge
CB1 5HB



By fax and post

Dear Simon

201033

QUEEN'S MOAT HOUSE READING, MILL LANE, SINDLESHAM

Please read the following comments which address the 4 points you made in your letter dated 22nd April 2002.

1) Yes I agree in part that the correspondence thus far constitutes a Flood Risk Assessment (FRA). However, we have not seen any design plans and I presume these will be attached to the planning application, a flood risk assessment would normally include these details.

   I suggest that the correspondence thus far, including your boardwalk and bridge design, be packaged as an FRA and then submitted to the Local Authority. An FRA cover sheet should be attached which explains the background consultation leading to the submission of the planning application.

   Please bear in mind that local authority planners should now be applying the sequential test (Table 1 PPG25) to any development that they receive and, if appropriate, asking applicants to submit FRAs - this is in accordance with PPG25 which is a document designed to be used by Local Authorities, as well as the EA and the private sector. Therefore it is in your clients best interest to submit an FRA.

2) I acknowledge that you have removed from the project the carpark raising scheme.

3) Yes the Agency has no objection in principle to the raised boardwalk and footbridge and will accept a boardwalk design supported by abutments rather than a cantilevered structure.

Please note that Land Drainage Consent (LDC) is required from the Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991 for any works under, in, over or within 8m of a main river. I suggest you contact the EA as soon as possible with details of your proposal so I can initiate the LDC consultation process. The LDC process runs separately but often in parallel to the planning process.

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

To summarise, I agree in principle with your proposal subject to detailed design. Drainage consent will be needed for the works, and I also suggest you submit an FRA with the planning application. The FRA should incorporate previous correspondence as well as the design plans.

Yours faithfully

MIKE CHAPMAN
Development Planning Engineer

Direct dial 01276 454331
Direct fax 01276 454352

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[redacted]man Esq
[redacted]ment Agency – SE Area
[redacted] House
[redacted] Business Park
Camberley
Surrey
GU16 5SQ

SCD/JH/SCD/201033

22 April 2002

Dear Mr Chapman

Queens Moat House Reading, Mill Lane, Sindlesham

We refer to your letter of 11 October 2001 (your ref SU77SE/2/2). Our client is now proceeding with a project to provide flood mitigation to the site and we comment on the points of your letter, and seek your agreement in principle, to the following:

1) Our report of March 2001, extracts of which were enclosed with our letter of 10 September 2001, and subsequent discussions and correspondence are deemed to be a flood risk assessment in accordance with PPG25. As noted below we are following your guidance of 11 October 2001; please clarify if you require any further submissions in support of a planning application.

2) From our initial investigations there does not appear to be sufficient level-for-level storage compensation on the site. The scheme for raising the car park has therefore been removed from the project in accordance with your comments. The existing car park will be used for emergency evacuation during minor flooding events, alternative arrangements will be considered for more extreme events.

3) We note that you have no objection in principle to the raised boardwalk and footbridge. We confirm that in accordance with your comments this facility will be shortened to provide a link between the car park and emergency exit only. As suggested steps from the platform will be provided to provide a pedestrian link at ground level to the main entrance. A ramp will be provided (on the left bank) to facilitate the evacuation of disabled persons via the emergency exit.

   The structure will be a clear span structure with abutments set back from the bank, and a spanned section forming the walkway to the emergency exit. A cantilevered bridge off the building will not be feasible as there is insufficient information on the design of the building. However, in accordance with your comments we shall position the abutments on the right bank in alignment with the columns of the existing building; the flow area of the flood arch will not therefore be impeded.

of your comments we are proposing a solution which does not reduce the flood storage. Subject to the approval of English Heritage we are pursuing an option proprietary flood gates located on the inside of the entrance doors to the pub and the exterior kitchen doors. Consequently the patio area and yard will remain able to flooding in notable events.

by following your advice and comments of your letter of 11 October 2001 we a mutually agreeable scheme. Your confirmation of agreement in principle, and the planning process would therefore be appreciated. If you require any further efore responding, please contact Jason Fox at this office.

Sincerely

Simon Darch
Associate
s.darch@hannahreed.co.uk

cc. D Bailey Esq DL&E

/2/2
R/201033
tober 2001

RECEIVED
16 OCT 2001
TO
JH
SCD
MK
TU
COPY TO
201033

ENVIRONMENT AGENCY

post

Mr Urding

QUEEN'S MOAT HOUSE READING, MILL LANE, SINDLESHAM

Further to our meeting on site with yourself and Simon Darch and correspondence sent to the Agency from Hannah Reed on the 10th September and the 25th September 2001.

Three proposals were presented in your letter dated 25th September 2001. The Environment Agency (EA) has the following comments to make regarding each proposal:

1. Raising the existing car park

The EA will require level for level compensation for any infilling of ground in the flood plain, or removal of ground (via bunding) resulting in a loss of flood storage.

Volume for volume compensation, or similar level compensation, for example, where compensation is provided at a lower level than the fill in the flood plain, has the effect of providing storage at the wrong level, too early in the flood, resulting in a higher peak flow passing downstream.

The provision of full level for level flood plain compensation will ensure that the performance of the flood plain and the flood hydrograph will remain unaltered and flood risk will not be worsened.

A ground level survey of the site will be needed in order to assess if there is scope for flood plain compensation. Although the photos provided in the 'Reading Moat House – Flood Protection Study' seem to indicate that no part of the property is located outside the floodplain.

2. Raised timber boardwalk and foot bridge to link hotel with the car park

The EA has no objection in principle to a raised boardwalk and foot bridge to provide dry access for hotel residents during times of flood. However, the design and length of boardwalk and the design of the bridge need to be agreed. Ideally the boardwalk would be a cantilever structure, requiring no support columns that could impede flood flow. The

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

boardwalk could be clipped under the flood arches to the underside of the floor structure. If a cantilever structure is not feasible then support columns should be aligned behind the columns of the existing building (as you have mentioned in your letter dated 25th September).

Also if support columns were adopted then the EA would prefer to see as minimal length of boardwalk as possible. I understand that the intention is to use the boardwalk in dry as well as flood times to connect the carpark with the fire exit as well as the main hotel entrance. The EA suggests that a pathway be constructed at ground level from the hotel main entrance with steps up to the footbridge with a smaller length of raised boardwalk connecting the fire exit with the footbridge. The intention being to use the raised boardwalk only in flood emergencies.

With regards to the footbridge, the EA would prefer to see a clear span design, with the bridge abutments set back from the top of the river banks.

3. Flood defence wall

Loss of flood storage due to the construction of a flood defence wall will require compensation on a level for level basis.

The EA objects in principle only to increases in ground covered area less than $50m^2$, whilst leaving the final decision to the Local Planning Authority. However, this $50m^2$ limit includes all development undertaken at the site from the date of the last major flood, which, in this case, was 1968 for the River Loddon. The Moat House Hotel was constructed after 1968 and therefore the EA considers that the site has had significant development and we would not wish to see any further reduction in the flood storage capacity of the site.

A revised scheme using doorway protection rather than a flood wall would negate the need for flood plain compensation.

The EA considers the enclosed storage yard to be functional flood plain. As per PPG25 "the functional flood plain are those unobstructed or active areas where water regularly flows in times of flood". The entire site is considered to be an active flooding area.

I hope these comments are of value for you. Please do not hesitate to contact me should you require further information.

Yours faithfully

MIKE CHAPMAN
Development Planning Engineer
Direct dial 01276 454331
Direct fax 01276 454352

Hannah · Reed

Telford House
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M Chapman Esq
Environment Agency – SE Area
Swift House
Frimley Business Park
Camberley
Surrey
GU16 5SQ

SCD/GR/201033

25 September 2001

Dear Mr Chapman

Queens Moat House Reading, Mill Lane, Sindlesham

We thank you for meeting with us yesterday to discuss our flood mitigation proposals for the above site. We summarise our discussions on the three proposals as follows:

1) We confirmed that our proposals to raise the existing car park area to provide a 'dry area' for the protection of vehicles and to provide an evacuation point for guests would be limited to the upper area of parking only. The permeable 'Grasscrete' surface is to be retained to minimise the impact of surface water run-off. The low lying car park areas will no longer be used for parking and will be set aside for landscaping.

   You noted that the Environment Agency would object to these proposals on the grounds of lost flood storage, but you accepted that the raised car park would not hinder conveyance. Consequently you considered that a like-for-like level compensation scheme would be acceptable (based on 200mm layers).

   On further inspection there appears to be areas of similar level adjacent to the highway, but it is unlikely that there is sufficient volume to compensate for our proposals. We would therefore ask you to reconsider whether a volume-for-volume compensatory scheme would have a significant impact on this catchment, or whether the layer banding could be broadened to allow similar level compensation.

2) We confirmed that our proposals for a raised timber boardwalk and footbridge to link the hotel entrance and emergency exits to the raised car park would be raised above the soffit of the large flood arches beneath the function rooms, with a clear span over the existing tributary to the west of the hotel.

   You noted that the Environment Agency would object to these proposals on the grounds that the footings may cause a debris hazard, and the void beneath the boardwalk may be enclosed in the future.

We confirm that the substructure would be kept clear of the flow area beneath the flood arches; hence supports would be protected behind the columns of the existing building. We also note that the structure would not be suited to enclosure, and the presence and function of the large flood arches beneath the building area would be obvious to any future user. As observed in the record photographs and our inspection, the flood arches performed well during the Autumn 2000 flooding and are well maintained by our client. No debris was reported or deposited during this flooding incident.

We therefore requested that you reconsider your objections.

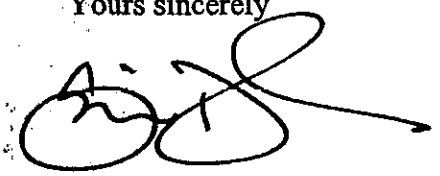
3) We confirmed that proposals for the construction of a low level flood defence wall are being considered around the frontage of the public house building, with flood gates to protect the service yard.

   You noted that the Environment Agency would object to these proposals on the grounds of lost flood storage, but a like-for-like level compensation scheme would be acceptable. You also noted your preference for a smaller scale scheme or a revised scheme using doorway protection rather than a flood wall.

   We are reviewing our proposals accordingly, and confirm that our proposals along the frontage will either be reduced to less than $50m^2$ in area or an alternative doorway protection scheme will be proposed. We would, however, ask you to reconsider whether the enclosed storage yard area is functional flood plain, as we would consider this yard to be part of the property and would therefore generally be protected by sand bagging during flooding without detriment to the flood plain.

We trust that the above notes are an accurate record of our meeting and we look forward to your considered response. Given our tight deadline, your urgent attention would be appreciated.

Yours sincerely



Simon Darch
Associate
s.darch@hannahreed.co.uk

cc N Joyce Queens Moat Houses
K Turnbull Reading Moat House

Hannah · Reed

Telford House
Fulbourn
Cambridge CB1 5HB

Telephone 01223 882000
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M Chapman Esq
Environment Agency – SE Area
Swift House
Frimley Business Park
Camberley
Surrey
GU16 5SQ

SCD/GR/201033

10 September 2001

Dear Mr Chapman

Queens Moat House Reading, Mill Lane, Sindlesham

Further to our earlier discussion, we present details of our proposed flood mitigation works at the above site for your initial comment.

As discussed the site was flooded during the significant events in Autumn 2000, and we were commissioned to undertake a flood risk assessment of the site. Technical data for our assessment was provided by your Lucy Baker (your ref: SE 4913), which included extracts from the historic planning applications 96/63702 and 96/63713/LA and comments made by your James Gates on 30 April 2001. We enclose extracts of our report for your information.

Our assessment concluded that generally only the historic mill buildings of the hotel, notably the public house, are susceptible to material damage from flooding events of the magnitude experienced in 2000. From photographic records it is evident that the flood arches beneath the hotel are effective in allowing the passage of the flood flows, and protecting the main building from flooding. However the safe egress of customers and hotel staff is severely affected and significant damage was reported to vehicles within the car park. We have therefore proposed the following mitigation measures to aid the safe evacuation of guests.

1) Raise the existing car park area to provide a 'dry area' for the protection of vehicles and to provide an evacuation point for guests. The existing car park was intended to be above the normal flood water level, but was inundated during the 2000 event. Our proposals include extending the car park to provide a larger area (capacity for 60 vehicles), but the permeable 'Grasscrete' surface is to be retained to minimise the impact of surface water run-off.

   The low lying car park areas, which appear to have been constructed to allow early flooding as a compensation measure, will no longer be used for parking and will be set aside for landscaping. Where necessary these areas can be extended to provide further compensatory volume for the lost storage from the upper car park extension.

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timber boardwalk and footbridge is proposed to link the hotel entrance and ency exits to the raised car park. This will be raised above the soffit of the flood s, with a clear span over the existing tributary to the west of the hotel. This footway allow the safe evacuation of guests during times of flooding, but will also be used as a eral access route to and from the car park.

Photographic records indicate that the public house is flooded as a result of overtopping from the mill race (with flood waters flowing over Mill Lane and following the land contours to the building entrance) and the rising downstream levels on the adjacent flood plain. Proposals for the construction of a low level flood defence wall are therefore being considered around the public house building to convey the flood flow from Mill Lane to the flood plain and to protect the building from the rising downstream levels. This wall will be approximately 500mm above the existing patio and hardstanding levels, with deepened foundations to minimise seepage, and a number of removable flood gates to maintain disabled access. A pump facility will be included to evacuate any water which penetrates the wall. However, given the grade II listed status of this building these proposals may not be acceptable to the planning authorities.

We are currently preparing outline schemes and costs for these proposals, which will be submitted to our client for approval, in consultation with their insurers, at the end of this month. At this stage we are therefore seeking your approval in principle to the proposals, and your confirmation regarding any criteria which need to be considered in the design. Given our deadline, your urgent attention would be appreciated, and we would be happy to visit your offices to discuss our proposals in more detail next week.

Yours sincerely

Simon Darch
Associate
s.darch@hannahreed.co.uk

Enclosures

Hannah Reed

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K Ralls
Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey
GU16 5SQ

SCD/GR/201033

14 March 2001

Dear Ms Ralls

Flood Risk Assessment – River Loddon

We refer to your telephone conversation of 2 March 2001 with our Simon Darch. As discussed we are seeking information for a flood risk assessment for a site in Sindlesham, adjacent to the River Loddon, [Grid reference 4766 1704, Post Code RG41 5DF].

Our client has experienced a number of flooding incidents over the past twelve months, and we have been commissioned to investigate these events and to identify potential mitigation measures, in consultation with the EA, to help protect the site in the future.

The following data would be helpful for our study:

- Water level, flow, and rainfall data for the flood events.
- Assessed return periods or reports on the flood events.
- Rating curves or modelled return period assessments for the reach.
- OD level for the defined 1% flood event (the site lies within the flood plain of the 'backyard' mapping)
- Historical flood information, levels, photographs, or model estimates for the area.
- Details of any flood alleviation measures in the area, and any knowledge of their performance during the events.
- Plans or description of any structures which are known to influence local hydraulics.
- River cross-sections or topographical information for the area.

We trust that at least some of this information will be held in your records; we will advise you of the dates for the flooding events in due course. We would also be interested in meeting with your David Van Beeston to gain a better understanding of the catchment, and shall make direct contact to arrange a convenient date to meet.

continuation

We thank you for your assistance on this matter, and would be grateful if you would raise an invoice for the £50 search fee, as discussed, so that we can confirm payment and proceed with the search as soon as the dates for the flooding incidents are reported.

Yours sincerely

Jim Hook
Associate Director
j.hook@hannahreed.co.uk

cc: Keith Turnbull Esq. Reading Moat House

Design Details

Footbridge for Evacuation

Design Details

Flood Control Barriers to Pub and Kitchen

Flood Control Limited

28th June 2002

Jason Fox
Hannah Reed Associates
Telford House
Fulbourn
Cambridge
CB1 5HB

Our Ref: FC1191-3

Re Flood Protection – Poachers Inn

Dear Jason,

Thank you for your email dated 25th June 2002 and in response to your points:-

1) Unit price for airbrick covers: Standard Single Brick £89.00 +VAT
I found 3 airbricks, however I suspect there are 2 more hidden behind the dense foliage. The enclosed drawing #4000.23c gives dimensions of the cover – the permanently fixed frame is stainless steel and the covers are aluminium with a neoprene seal.

2) I have enclosed dimensioned plans for the Flood Guard systems for the door openings and the enclosure round the kitchen exit.

3) Our estimate to install a new slab to the protected area outside the protected area is £590.00 + VAT.

4) I have enclosed a quick sketch of the basic wall bracket – the actual dimensions depend on the number and length of the beams being stored.

5) We have used our generic numbering system to reference the drawings and plans.

I trust that this is satisfactory and look forward to your further instructions, in the meantime should you require any additional information, please do not hesitate to contact me.

Yours Sincerely,

John Scoot
Consultant Engineer

Enc:

RECEIVED
-5 JUL 2002

TO SEE	
ACTION	
COPY TO:	DBAILEY @ DLE.
FILE:	201033/A

Flood Control
Torrington House, New Bridge, Gunnislake, Cornwall PL18 9LH
Tel: 01822-832385
Fax: 01822-833401
website: www.floodcontrol.co.uk
e-mail: sales@floodcontrol.co.uk
Registered in England 2991692

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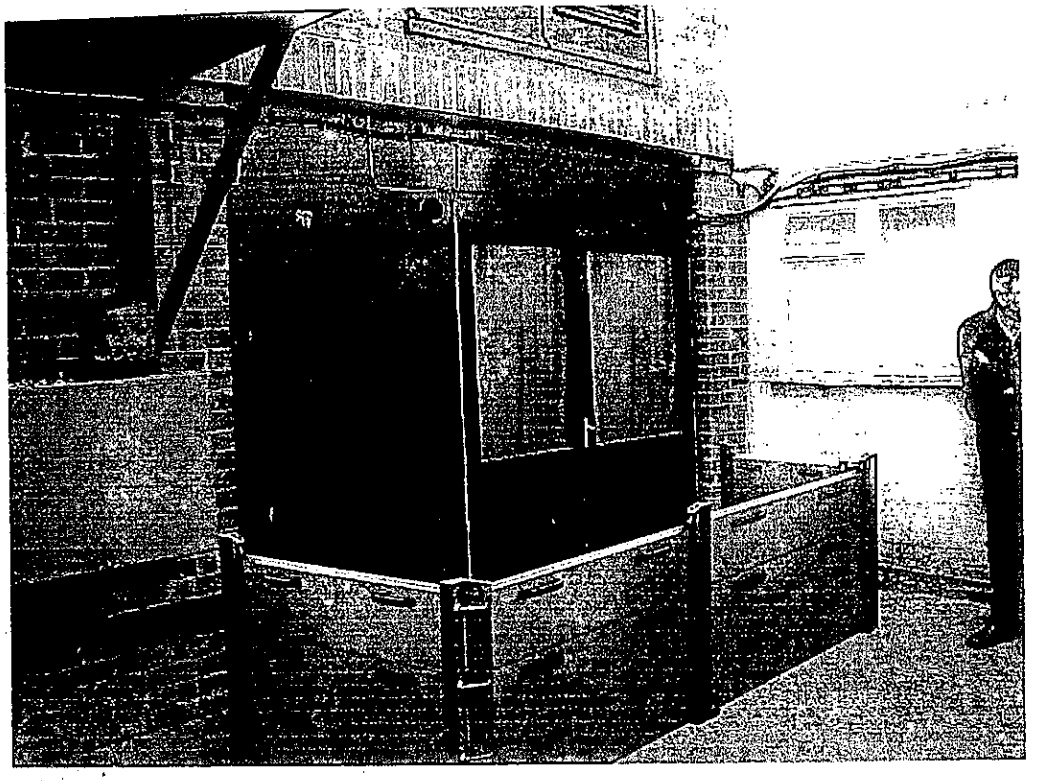
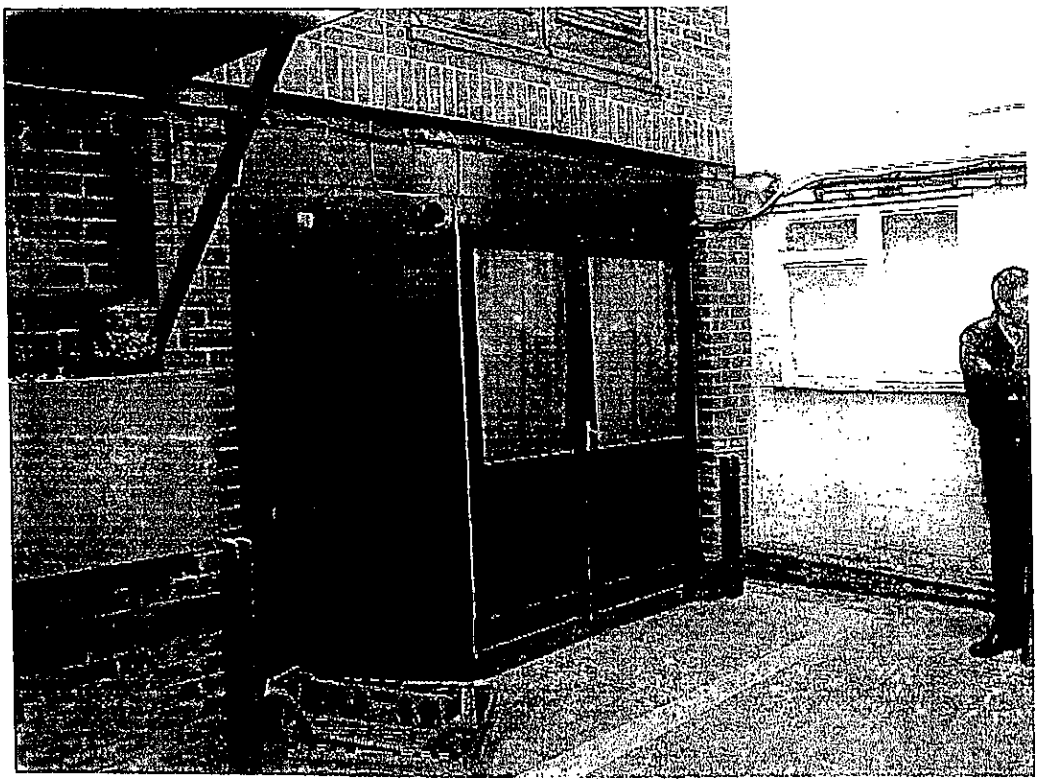
Poachers Inn - Door 'A' Kitchen



Flood Guards - flood conditions



Flood Guards - normal conditions

Flood Control Limited

Flood Guard System Attributes

The attached drawings and charts describe the fabrication and load capabilities of the Flood Guard barrier system....

- Flood Guard systems are manufactured to DIN 19569-4:1995 and, providing they are properly installed, achieve a *Zero* leakage rate.

- Each system consists of a combination of steel channels, stress certified fixings, specialised sealants, compression mechanisms, purpose designed EPDM seals and custom designed aluminium profiles.

- The loading on each individual system is calculated according to the maximum depth of water, the prevailing flood conditions and ground conditions. This calculation is used to determine the number, type and location of required fixing points and the number of compression mechanisms or braces needed to guarantee maximum system stability.

- All fixings used are loading-certified Hilti or Fischer fixings and are determined by the fabric of the structure to which the system is attached in conjunction with the loading calculations.

- All seals are made with Ethylene Propylene Diene Monomer (EPDM) which has excellent resistance to U/V and chemicals, has a life expectancy of 15 - 25 years and which can be used within a temperature range of $-50^{\circ}C$ to $+130^{\circ}C$.

- On initial installation, the channels are permanently sealed to the structure using Sikaflex-11C which conforms to BS ISO 11600 in temperatures from $-40^{\circ}C$ to $+80^{\circ}C$.

- All steel structural components (channels, anchor plates & ground-beams) conform to EN10027 and are hot-dip galvanised to ISO 1461:1999

- All stainless steel structural components (channels, anchor plates & ground-beams) are manufactured from 316 grade steel conforming to EN 10088.

- The Flood Guard aluminium beams are manufactured from construction grade heat treated aluminium conforming to BS1474 and weigh approximately 8 Kg per linear metre.

- The attached chart "Load Bearing Characteristics – Flood Guard", shows the stress loading results achieved by the Flood Guard beams at various lengths and different water storage heights. The blue 1:300 distortion curve is used for situations where extreme turbulence is anticipated, the red 1:150 distortion curve is used for 'average' flood conditions.

cont...

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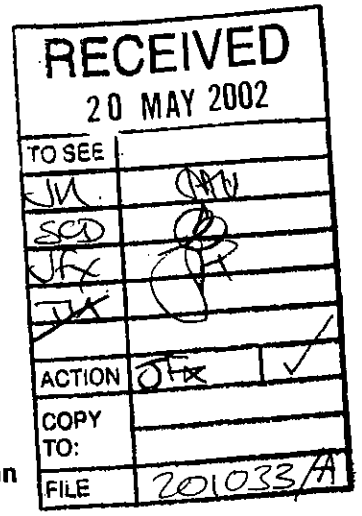
Registered in England 2991692

Flood Control Limited



Jason Fox
Hannah Reed Associates
Telford House
Fulbourn
Cambridge

CB1 5HB

13th May 2002

Our Ref: FC1191-2

Re Flood Protection – Poachers Inn

Dear Jason,

Further to our recent conversation, I attach a copy of the report of my findings during my site visit to the Poachers Inn at Reading

At this stage it is not possible to provide you with cost estimates (other than for individual door elements) as I require further information as detailed in section 4. As all I possess at the moment is a sketch drawing of the building, it would be helpful if you could provide me with a .dxf or .dwg file containing detailed dimensions of the building. This at least will enable me to work out costs for the system elements of the demountable defences, however I will still need details of the ground conditions to estimate costs for the foundations.

I would appreciate your comments on the report and also your thoughts on how we can move this forward, I am in East Sussex most of this week, so it is not too far for me to make a return site visit. My mobile no is 07813 842638 and since I'm away from home, I don't mind being called at any time - otherwise I will be back in the office from Monday.

Regards,

John Scoot

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MOAT HOUSE – POACHERS INN FLOOD PROTECTION

1. Overview

The following is a report on my visit to the Poachers Inn to establish the feasibility of installing internal Flood Guard barriers to four entrances of the building. The site visit was carried out in conjunction with Darren Bailey of Davies, Langdon & Evans, together with an Inspector from the Local Authority Building Department. Several members of the Staff who were present during the flooding provided information on the actual conditions during the event.

2. Findings

2.1 The two entrances to the Public House require minimal preparation of the floor surface to accommodate the barriers. The building structure is suitable for securing support channels, however, as the systems are being fitted internally, they should be secured with Hilti chemical fixings to provide adequate tension load resistance.

2.2 The entrance to the Night Club will be protected with an external Flood Guard system attached to the Buttresses on either side of the opening. This entrance is to the rear of the building and the buttresses are new constructions so it is felt that external barriers would be acceptable to English Heritage – if not barriers can be installed internally.

2.3 The kitchen entrance and side fenestration is restricted by a Chill Room to one side which precludes installing an internal barrier. The Building Inspector also advised that an external barrier immediately outside the entrance is not acceptable as this is deemed to be a Fire Exit. It was suggest that a return wall is built extending 1000mm out from the Chill Room side of the building and that the barrier is attached between this wall and the adjacent side wall of the kitchen – the Building Inspector agreed to this proposal.

2.4 There were several other entry points to the building (two into the restaurant and two into the staff area of the pub) which we were advised were marginally above maximum flood height experienced to date – it would be prudent to install small 300mm high barriers at these doors to provide an additional level of safety.

2.5 There are at least six airbricks at points around the building – it was not possible to establish the exact number due to extensive undergrowth – these can be protected by removable watertight covers.

The above proposals will provide suitable flood protection for the entrances to the building, however there are a number of areas of concern arising from my inspection which are described in section 3.

3 Areas of Concern

3.1 The building is constructed of old and relatively soft bricks which are likely to be bonded with a lime mortar and,in view of the age of the building, it is likely that the condition of the walls will have deteriorated and it is probable that they will not be impervious to flood water.

cont..3.2

3.2 The age of the building would suggest that it was built without foundations and although the original floors have been replaced with a solid concrete slab, it is likely that the floor slab will have settled and developed hairline cracks. As it is unlikely that the building was internally tanked at the time the floor was re-laid, there is a possibility of flood water rising up through the floor of the building.

3.3 During my discussions with one of the Kitchen staff, I was informed that during the last flood event, water was "pouring" through the side wall of the walk-in freezer room. The wall in question is immediately on the bank of the watercourse and it was not possible to visibly inspect the wall for cracks. There is a relatively new brick built add-on to the old building in this area that appears to have an unsealed expansion joint which may be the cause of the problem.

4. Recommended Actions

In order to determine the possibilities for protecting the building it will be necessary to ascertain the following information:-

4.1 The condition of the walls below the existing ground surface – this will probably have been built up quite significantly over the years.

4.2 The condition of the original foundations (if any).

4.3 The depth of the clay sub-strata - most of the Thames Valley has a substantial clay strata and, if the building was built immediately on top of this, it is unlikely that rising groundwater will prove to be a significant problem.

4.4 The composition of the mortar used in the building – if lime mortar was used, the walls cannot be externally tanked as this wall cause the mortar to dry out and deteriorate rapidly.

The first three points can be established by undertaking exploratory excavations immediately adjacent to the wall at several points around the building - ideally at the corners. The type of mortar can be found by obtaining core samples from several points in the brickwork.

5. Defence Options

5.1 External Tanking + Flood Barriers at Doors & Airbricks.

If the findings to the above points show that the walls have been built on top of the clay strata and that a cement based mortar was used in the building, then the most appropriate solution would be to externally waterproof the walls below ground to the clay strata and above ground to a point beyond the maximum flood depth. There are a number of proprietary products available for this purpose, ranging from 'paint-on' compounds through to membranes that are bonded to the substrate of the building. As the work is virtually all external, tanking would cause minimal disruption to the operation of the pub and kitchens.

Cont....5.2

5.2 Internal Tanking + Flood Barriers at Doors & Airbricks.

Internal (negative) tanking involves creating a waterproof cell within the structure which would prove to be an expensive and disruptive undertaking if the entire building were to be defended.

The source and cause of the water entering the walk-in Freezer (see 3.3) needs further investigation and if it does come through the wall, internal tanking is potentially the only viable solution as the wall backs directly onto the water course and would be very difficult to tank externally. A potential solution to the problem would be to build an internal waterproof skin to the wall using Newton lathe (or similar) and creating a drain leading to a sump from where the water can be pumped away.

5.3 Demountable Flood Defence Wall

The most secure method of protecting the building would be to create a perimeter flood defence away from the building walls. As this is a listed building, demountable barriers can be used to create the defence – these systems are attached to anchor plates embedded into a concrete foundations around the building and, as all above ground components are fully removable, they do not compromise the visual integrity of the structure.

6. Conclusion

Each of the above options needs to be investigated further before firm recommendations and budgetary costs can be established, however, it is considered that the building can be protected from serious flood damage and that the kitchens can remain operational throughout he duration of future flood events.

READING MOAT HOUSE
Flood Protection Study

Investigation Report

Queens Moat Houses (UK) Ltd
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C-201033/March 01

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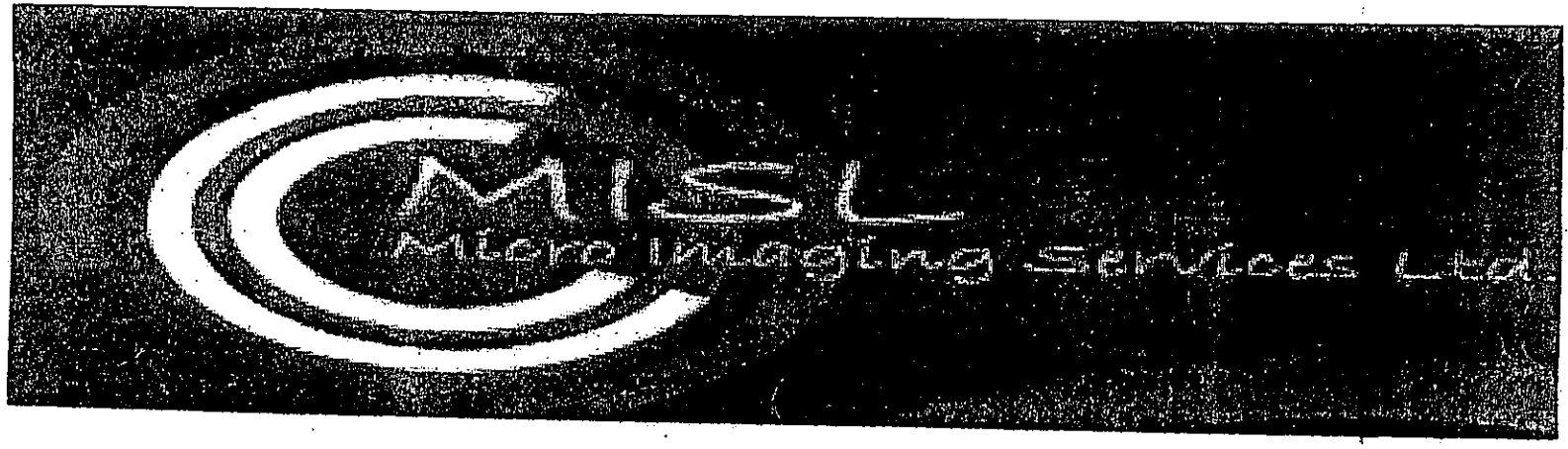

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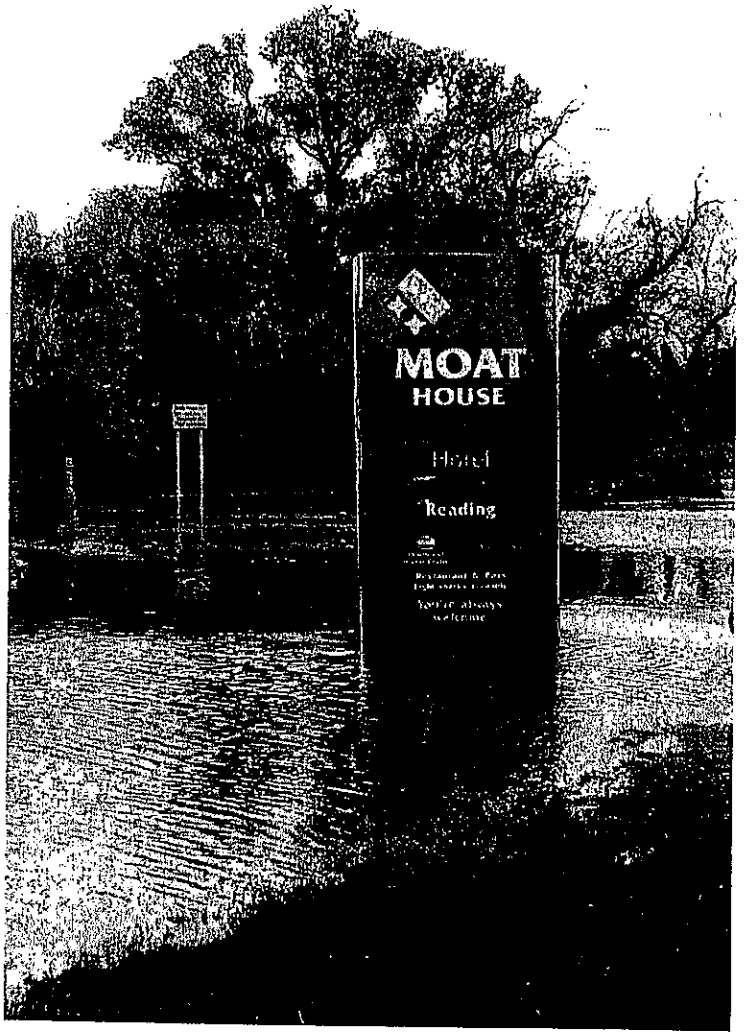

MOAT
HOUSE
Reading

Contents

1. Introduction

2. Flood risk & Historic Records

3. Recent Flood Reports

4. Discussion

5. Flood mitigation options

6. Conclusions & Recommendations

Appendices

A. Photographs

B. Environment Agency data

C. Flood mitigation options: supplementary information

1.0 INTRODUCTION

1.1 Hannah Reed were commissioned in February 2001 to undertake a preliminary study on the fluvial flood risk to forty-three Queens Moat House hotels throughout the United Kingdom. The Reading Moat House was found to be at significant risk of flooding requiring further, more detailed, investigation.

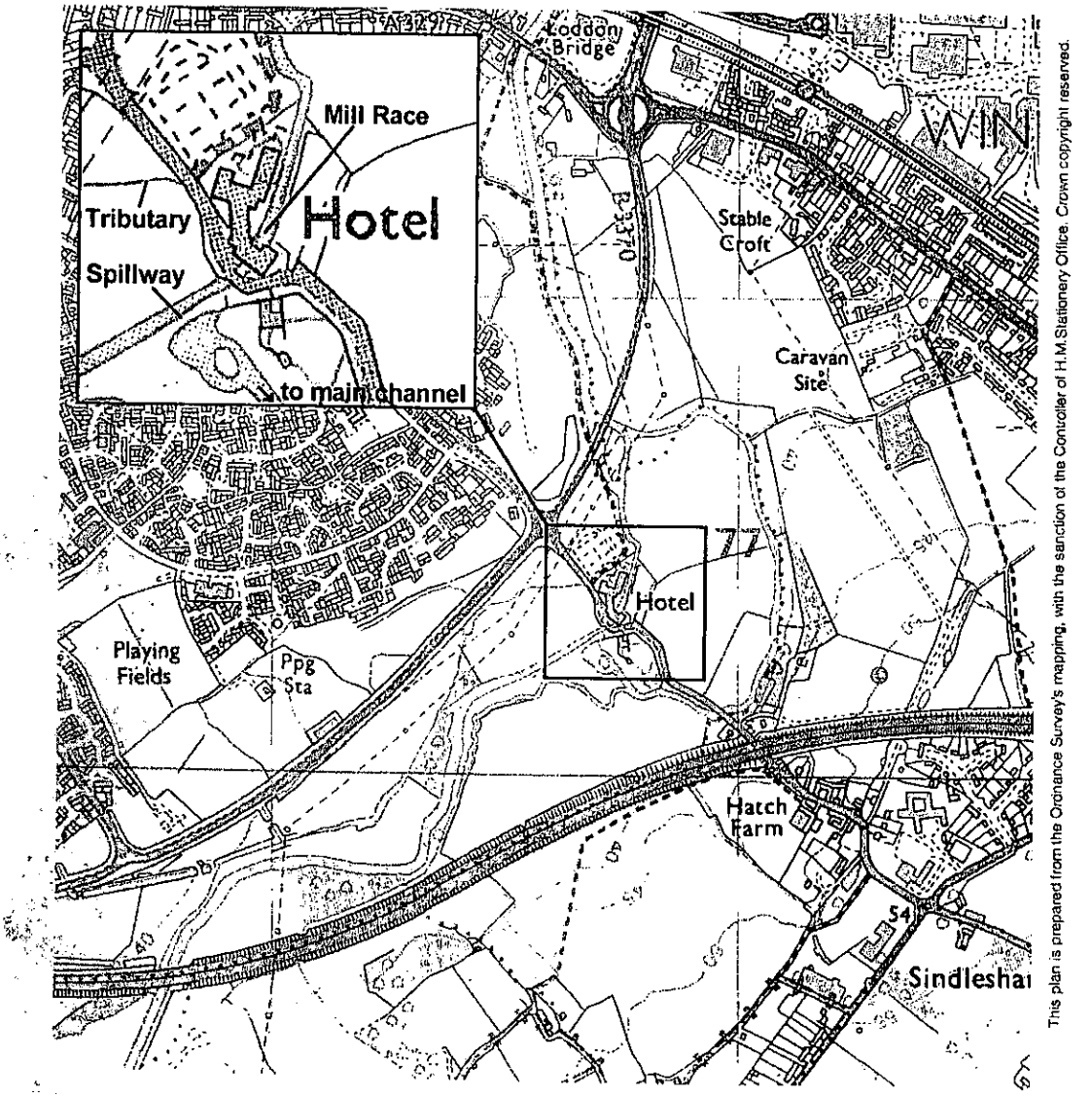
1.2 This report presents the findings of an investigation into the potential risk of flooding at the site, discussion on the flood events that have occurred, and recommendations regarding possible flood mitigation measures.

1.3 The site has been subject to a number of flooding incidents over the past 6 months following an exceptionally wet autumn and winter (2000), and the study has focussed on the nature of the flooding and the operational difficulties which occurred.

2.0 FLOOD RISK & HISTORIC RECORDS

2.1 The Reading Moat House is located off the B2370, in Mill Lane, Sindlesham, to the south-east of Reading.

2.2 The Hotel is a conversion of an existing mill building located on the flood plain of the River Loddon. The site includes a tributary, passing adjacent to the site entrance to the north-west of the hotel, and the millrace passing beneath the original building. A proportion of the main river flow is diverted via a side spillway weir located upstream of Mill lane, discharging to the main river channel to the east of the site. All three channels join to the north of the hotel, and pass beneath the B3370 flowing northwards; refer to OS mapping extract:



2.3 The catchment of the tributary includes some of the housing developments of Earley to the west of the B3370, and is relatively small in size.

2.4 The upstream catchment of the River Loddon is approximately 580 km^2 in area, and includes the towns of Basingstoke to the south-west and Aldershot to the south-east. The catchment has mixed land use with large agricultural areas contributing to the tributary (River Whitewater) to the south of the catchment, and the more heavily urbanised upper reaches to the west (River Loddon) and east of the catchment (Blackwater River). The catchment is classified as being 'moderately urbanised' (*using Flood Estimation Handbook criteria*), and is therefore generally more susceptible to prolonged 'rural' events rather than the flash floods associated with heavily urbanised areas.

2.5 At times of significant flooding all three watercourses overtop, forming a large area of flood plain bounded by the major roads surrounding the site and the higher ground to the east, and allowing cross flow between the river channels.

2.6 The site lies within the 1% probability (1 in 100 year flood return period) flood plain as defined on the Environment Agency's flood maps published on the internet and their detailed records; refer to appendix B. These maps define the indicative extent of flooding rather than a specific level of flooding.

2.7 The hotel location was identified as being prone to flooding at the time of construction of the mill building extension, which forms the bulk of the hotel complex. Mitigation measures were incorporated in the design of the hotel to allow conveyance of flood flows beneath and around the hotel, and to provide compensatory flood storage.

2.8 Extracts from the supporting statement for a planning application for an extension at the hotel in 1996 (provided by the Environment Agency) refer to hydrological investigations carried out by Cox, Turner and Partners in 1986, at the time of the original hotel development. Although this report has not been made available, the statement includes estimated return periods for a number of historic flood events.

Year	Flow (cumecs)	Flood Water Level (m AOD)	Depth of Flooding	Estimated Return Period
1969	67.4	39.46	1.21 to 0.80m	1 in 200 year[1]
1974	51.3	39.44	1.19 to 0.78m	1 in 10 year
1976	40.2	39.36	1.11 to 0.70m	1 in 3 year
1990	29.6	no record	no record	1 in 2 year

2.9 This data therefore indicates that flooding occurs on a regular basis and during relatively low order events. However, from the given water level data there appears to be relatively little increase in damage from more extreme events[1].

2.10 The site has a flood warning system to warn the Hotel of high water levels upstream that may indicate the potential for flooding on the site, and is listed as a contact on the Environment Agency's 'Floodline' warning system. It is reported that peak water levels generally occur 24 to 30 hours after heavy rainfall, which is consistent with a catchment of this size and nature.

[1] An estimated return period of 1 in 20 years would be more comparable with the 1974 event. We are awaiting conformation of this data from the Environment Agency. It is noted that the criteria used for assessing return periods is now superseded by the methods given in the Flood Estimation Handbook, December 1999.

3.0 RECENT FLOOD REPORTS

3.1 The site has reportedly suffered from a number of incidents of flooding causing disruption and material damage. Flooding during the autumn and winter 2000 has been considerably higher and more frequent than previous years. An exceptionally wet period between September and November resulted in severe flooding during a two-week period at the beginning of November.

3.2 The flooding effectively isolated the Hotel and the public house and nightclub were inundated with floodwaters to approximately 300mm depth internally. The Hotel remained operational, but emergency procedures were implemented to remove vehicles from the car park and allow the safe egress and access of residents through high-level doors in the function rooms. Appendix A includes a photographic record of the flooding, taken by the Hotel management, and a press clipping showing an aerial photograph demonstrating the isolation of the Hotel.

3.3 Insurance claims for business disruption and material damage currently stand at £260,000 according to information supplied by the hotel manager.

3.4 Since the flooding in November the catchment has been sensitive to any rainfall, and the site has been subject to flooding almost on a monthly basis. This is due to the extremely wet antecedent conditions and high groundwater table, the unfortunate result of the prolonged wet conditions that the whole country has endured over the past months. These incidents are considered relatively minor in comparison with the major event in November, and have caused disruption rather than significant material damage with no internal inundation reported.

3.5 Data presented by the Environment Agency for a gauging station on the River Loddon at Twyford (downstream of the site) confirm the exceptionally wet period, with 7 November 2000 confirmed as the peak flow event in the seven year record, and 5 out of 7 monthly peaks for the record period being recorded between October 2000 and February 2001.

3.6 An initial estimate of return period, reported by the Environment Agency for a gauging site on the River Loddon at Swallowfield (upstream of the confluence with the Blackwater River), is approximately 1 in 10 years. However, this estimate is unvalidated and should be treated as a rough indication only and is not specific to the hotel site (which is situated downstream of the confluence). This, however, remains the best estimate of return period and the flooding appears reasonably consistent with the photographic record of the 1974 flood, reported to be of a similar magnitude (refer to Appendix B).

4.0 DISCUSSION

4.1 The flooding incident reported in November appears to have been a relatively rare event (approximately 1 in 10 year flood return period), which was exacerbated by the generally wet antecedent conditions of the catchment. However, the site has a history of flooding during events of lesser magnitude.

4.2 The flood mitigation measures on the site operated effectively, and the capacity of the flood arches and the design floodwater level do not appear to have been exceeded. The extent of flooding which occurred would therefore have been expected for an event of this magnitude. Flooding to the lower car park, which appears to be designed for inundation as a compensation measure, has been exacerbated by the high ground water levels that have occurred during the autumn and winter months.

4.3 During flooding events of this nature, the majority of damage occurs to the older mill buildings, where floodwaters overtop the highway and are conveyed to the flood plains around the Hotel.

4.4 Given the scale of the flood flows in the River Loddon, solutions to resolve the flooding problems (such as channel improvements, widening structures or providing storage reservoirs), would either not be feasible, or would be impractical or prohibitively expensive. However, there are some smaller scale options that may help protect the buildings from inundation and reduce the losses to the hotel; these are discussed in the following section of this report.

4.5 Reports indicate that the stream to the north-west of the building has been prone to frequent overtopping, resulting in the flooding of the lower car park and the footpath adjacent to the function room. This minor flooding is probably the result of the saturation of the catchment and increased run-off from relative small rainfall events. However, the stream should be monitored during drier periods to ensure that the problems that have occurred are not a result of development upstream. There are a number of small scale options that may help minimise the disruption caused to the Hotel as a result of these minor incidents; these are also discussed in the following section.

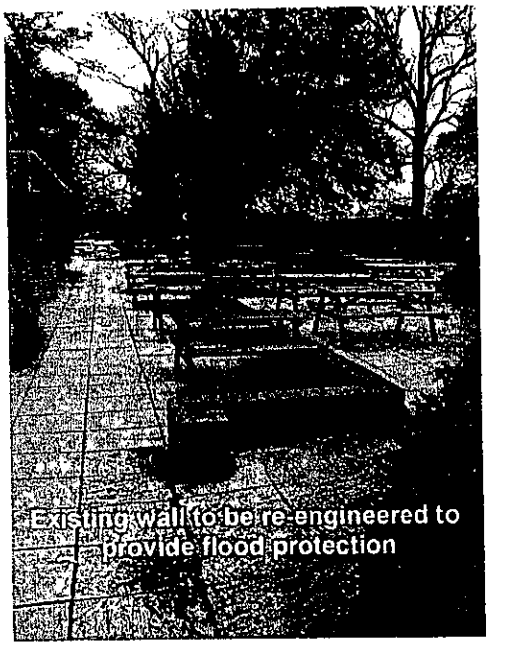
4.6 It has become apparent from these investigations that the Hotel will remain at risk of flooding. Whilst the protection measures suggested will help reduce the risk of material damage, they will not eliminate the flood risk, reduce the frequency, or entirely prevent disruption to the Hotel. Further measures have therefore been considered to help reduce disruption and aid the safe evacuation of guests during a flooding incident.

5.0 FLOOD MITIGATION OPTIONS

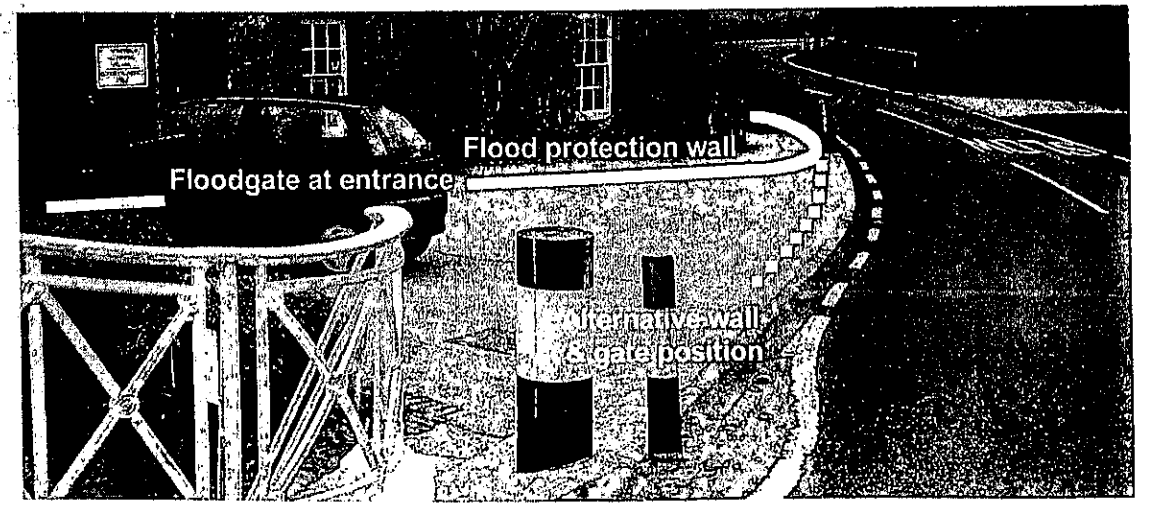
5.1 It is understood that the nightclub was flooded during the November event, with the main ingress of water through the entrance and fire exit doors. There are several proprietary products that could be installed to exclude the floodwater. The brickwork buttresses at the entrance would lend themselves well to concealing the framework for a flood gate with removable drop logs, or similar product. Extracts from a range of such products, available from Flood Control Limited, are given in Appendix C.

5.2 It is unclear from reports whether the flooding of the hotel buildings entirely results from ingress through the door openings, as generally where brickwork is subjected to prolonged flooding there is a significant risk of seepage occurring. Measures therefore provide a better level of protection by keeping the floodwaters away from the building. Protection of the nightclub may be feasible in this way with a low level wall along the edge of the highway, returning to the building beyond the entrance.

5.3 Again, protection of the public house may be achievable by engineering the patio wall to provide a flood barrier with either a removable flood gate at the step and disabled ramp. The wall would need to be extended on the upstream side to provide a continuous barrier and prevent outflanking from flows over the bridge. This may hinder the use of the hardstanding area for general parking, but measures could be implemented to ensure that the area can continue to be used for deliveries, with either a removable flood gate or sand-bagged area. On the downstream side the wall would need to be extended to ensure that the wall cannot be outflanked by rising levels in the mill race.



As a safeguard a small portable pump facility would be recommended to remove any waters which breach or seep through the flood wall.



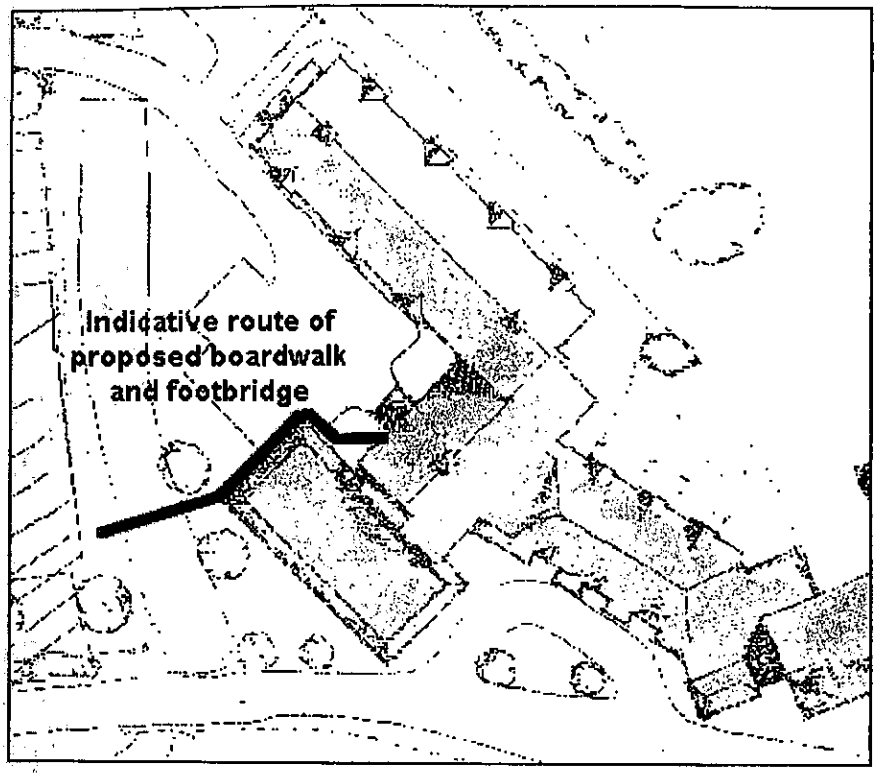
5.4 Disruption and expenditure has arisen from the continued inundation of the lower car park. Whilst this has been designed as a compensation measure for flood storage and conveyance, reports indicate that the area floods prior to the overtopping of the side spillway in the stream, and is therefore subject to flooding from high groundwater levels. Consequently the lower car park has been closed throughout the autumn and winter months. Given the compensatory function of the car park, any measures to prevent flooding are unlikely to be approved by the Environment Agency. Consideration should therefore be given to the permanent closure of the lower car park, setting aside the area for landscaping or even a permanent water feature.

5.5 At times of the highest reported water levels, vehicular access to the main Hotel entrance was not feasible due to depth of flooding over the relatively low level access road and overtopping of the bridge. With measures to allow the continued conveyance of flow (i.e. flood culverts) and compensatory works for the provision of flood storage, it may be feasible to raise the access road to provide safer vehicular access and egress from the Hotel at times of flooding. A similar principle could be applied to the public highway approaching the Hotel, but such works are unlikely to receive public funding and would therefore be prohibitively expensive.

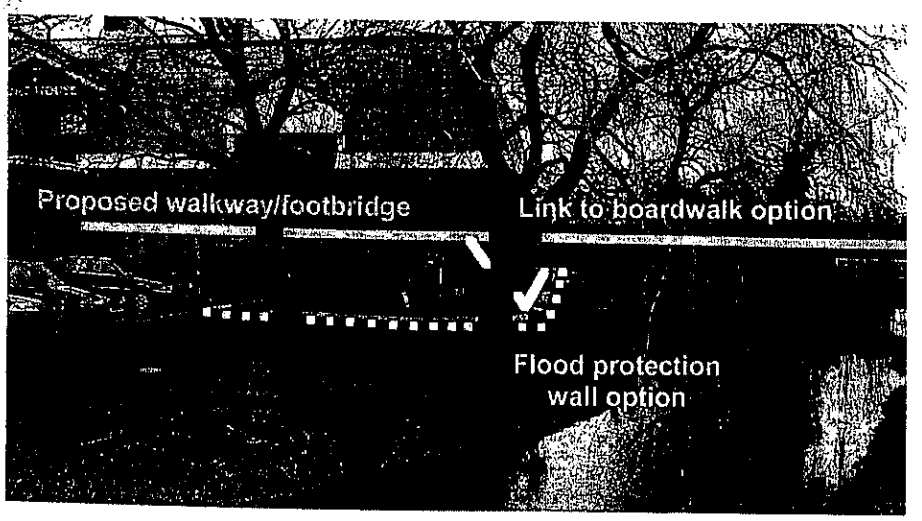
5.6 The higher hotel car park was flooded at the peak water level, resulting in significant damage to guest and staff vehicles parked, hindering emergency access to the Hotel, and resulting in damage and siltation to the 'Grasscrete' surface. We understand that the manager is already considering proposals for the raising of the car park levels and improving the surface finish. This option could provide a 'dry' area to aid the evacuation of guests and reduce the risk of damage. Some compensatory measures may be required to ensure that storage is not lost from the flood plain as a result of these works. Like-for-like level compensation is unlikely to be feasible but at the discretion of the Environment Agency it may be feasible to provide compensation on a volume basis only in land to the north-east of the Hotel, within the ownership boundary.

5.7 The improvised temporary measures used to evacuate the guests during the November flooding are considered unsafe in all but emergency circumstances. It is understood that scaffold platforms were used for the subsequent events, but whilst these structures provided much safer access significant advanced warning is required for their construction. More permanent solutions have therefore been considered to provide pedestrian access to the Hotel in the event of any future flooding.

5.8 The most viable option would be a raised boardwalk, linking the existing northern emergency exit of the function room to the upper car park, via a new footbridge over the stream. This option could be further utilised by extending the walkway to the main Hotel entrance (or adjacent office area) to provide a permanent pedestrian route to the Hotel. This option combined with the raising of the car park, or further Boardwalks to the main road, would provide a safe emergency access route avoiding the current procedure of using the carriageway of the busy road as a means of egress. This would encourage the continued use of the Hotel during times of flooding.



5.9 Reports indicate that the stream adjacent to the function room is prone to frequent flooding, causing minor disruption to the Hotel through the closure of the footpath adjacent to the function room. It may be feasible to contain these floodwaters with the construction of a low level wall adjacent to the footpath. Consideration will however need to be given to the conveyance of floodwaters during greater events, when water flows beneath the building and into the stream; flood relief pipes with flap valves on the stream side may therefore be required and the Environment Agency may insist on compensatory storage. Alternatively a raised boardwalk could be constructed, with the option of steps leading to raised walkway discussed above.



5.10 It is noted that there has been no discussion with the Environment Agency or planning authorities at this stage regarding any of the above proposals.

6.0 CONCLUSIONS & RECOMMENDATIONS

6.1 A solution to prevent flooding at the site is not feasible. However, a number of smaller scale options have been presented that may help protect the buildings from inundation and mitigate the losses to the hotel.

6.2 The most effective method of flood protection is to retain the floodwaters away from the building. It is therefore recommended that a perimeter wall be constructed around the vulnerable sections of the mill buildings. To allow access and reduce the visual intrusion, flood gates can be incorporated in the wall where required.

6.3 The hotel continues to operate during times of flooding, but safe access and egress from the site is severely hindered. Measures to provide a permanent escape route between the main building and the car park are therefore proposed, with the most viable option being a raised boardwalk and footbridge over the stream. If the boardwalk was extended to the main hotel entrance this would also provide a more general pedestrian access route from the guests parking area. The provision of a boardwalk adjacent to the function room building would avoid disruption during minor flooding and provide access from Mill Lane to the raised walkway.

6.4 It is reported that the majority of guests arrive by public transport and the parking capacity of the upper car park is rarely exceeded. It is therefore recommended that the lower car park, which is susceptible to frequent flooding, be permanently closed and set aside for landscaping.

6.5 The proposed scheme to raise the existing car park would reduce the risk of flood damage, and provide a dry area for the evacuation of guests and vehicles. Improvements could also include changes to the surface, as the existing 'Grasscrete' has deteriorated during the heavy weather and flooding.

6.6 The Environment Agency should be consulted regarding the preferred mitigation options to ensure that their requirements are met for any works that may affect the flood plain or require compensation measures. Planning permission may also be required.

6.7 In order to progress these proposals the following further actions are identified:

- Identify preferred options.
- Undertake survey and detailed inspection of the site.
- Prepare outline proposals for submission to the EA.
- Negotiate agreement in principle with the EA.
- Submit planning applications where required.
- Calculate budget cost estimates for identified works.
- Prepare detailed design drawings, specifications and contract documents.
- Tender/negotiate with contractor(s).
- Implement the works.

APPENDIX A

Flood Photographs

(taken 7 November 2000)

Pictures courtesy of Reading Moat House staff



Mill Lane approaching Hotel - looking west



Mill Lane past Hotel - looking east

Pictures courtesy of Reading Moat House staff



Flood flow over Mill Lane (to east)
NB: Flood path flows towards Public House



Flood flow over Mill Lane (to west)
NB: Duckboards (bottom left) used for emergency exit/access

Pictures courtesy of Reading Moat House staff



Flooding to public house
NB: potential for patio wall to be used as flood barrier



Flooding (approx 300mm) in public house

Pictures courtesy of Reading Moat House staff



Flooding at entrance to Hotel car park
NB: high level car park submerged



Flooding of public house car park and land to east of Hotel (towards River Loddon)

Pictures courtesy of Reading Moat House staff



Flooding to Hotel car parking areas



Flooding to Hotel car parking areas and access
NB: flow passing beneath Hotel flood arches

Pictures courtesy of Reading Moat House staff



Flooding to Hotel Nightclub (approx 300mm reported)



Flooding (to fourth step) of Hotel entrance
NB: no pedestrian or vehicular access to Hotel feasible

Pictures courtesy of Reading Moat House staff



Moat House Hotel at Winnersh, Berkshire, which guests who had to be ferried across the ground floor renamed the Boat Hous

Local Press extract showing extensive flooding and Hotel access difficulties
NB: River flows from top right to top left to bottom left

Pictures courtesy of Reading Moat House staff

APPENDIX B

Environment Agency Data

Data provided by the EA - South East Area Office (Thames Region) and the EA website: www.environmentagency.org.uk

ENVIRONMENT AGENCY

Our ref: SE 4913
Your ref: SCD/GR/201033

Please reply to: **Lucy Baker on 01276 454503**

Date: 8th May 2001

RECEIVED
09 MAY 2001
TO SEE
GR
JM
SCD
MR
ACTION
COPY TO
FILE 201033

Hannah Reed,
Telford House,
Fulbourn,
Cambridge,
CB1 5HB.

Dear Sir,

RE: Flood Risk Assessment- River Loddon.

Thank you for your letter dated 14th March 2001 . The Environment Agency has the following comments:

Hydrology

Please find enclosed a disc containing river mean daily flow data for our flow gauging station on the River Loddon at Twyford- 2490 (SU778768) and hourly rainfall data for our tipping bucket raingauge at Bracknell 1R6 (SU858718). These are the nearest sites we have to the site of interest. The data runs from October 2000- February 2001.

We can provide 15 minute data as far back as 1994 for Twyford, but due to the large amounts of data involved we need specific periods for which you are interested.

We have a river level recorder at Sindlesham from which we can provide maximum river levels, but no flow data.

We do not have rating curves for the reach of interest, as we have no flow measurement points between Swallowfield and Twyford. We also have no flood models for this reach. I have included a list of water year annual maximum flows for Twyford for the entire record, which you are welcome to analyse (although the record is probably not long enough to gain any meaningful statistical information)

Our initial estimate of the return period for the October/ November flooding at Sheepbridge Gauging Station in Swallowfield (SU 720652) is approximately 10 years, but this is unvalidated and should be treated as a rough indication only, also bearing in mind it is not a return period for the flooding at your site.

Flooding and Land Drainage

Please find enclosed information from our Development Control Department regarding historic evidence of flooding on the site in question, and photographic evidence of past flooding.

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454503,/01276 454345 Fax: 01276 454352

Flood Defence

For information on River cross-sections or topographical information, please ring Dick Greenaway, on : 01276 455740

There are no specific plans or descriptions of any structures which are known to influence local hydraulics. David Van Beeston, in our Flood Defence Department, would be more than happy to discuss this and other issues with you if you would like to meet with him; his direct number is: 01276 454480.

You should note that this information is based on that currently available to the Agency. The Agency and its officers accept no liability whatsoever for any loss or damage arising from interpretation or use of this information.

This information is provided subject to the enclosed notice which you should read.

Please accept this letter as confirmation that the Agency has received your cheque for £58.75 for the above information.

Yours faithfully

Lucy Baker
Customer Contact Officer

Enc: Notice
Water year annual maximum flows for Twyford
Computer Disc- containing flow data
Information and Photographs from our Development Control Dept.

NOTICE

GENERAL

1. Nothing in this notice will in any way restrict your statutory or any other rights of access to the Data.

2. All intellectual property rights in the data and information supplied to you ("Data") whether owned by the Agency ("Agency Data") or third parties ("Third Party Data") will continue to be owned by the respective parties.

3. The Data have not been prepared to meet your or anyone else's individual requirements and it is therefore your responsibility to ensure that the Data meet your needs.

4. The Agency cannot ensure that the Data in its possession will always be accurate, complete, up to date or valid but the Agency will use reasonable care to ensure that you are provided with an accurate copy of the Data that is in its possession. The Agency gives no warranty that the copy of the Data that it provides is accurate. This does not restrict your statutory rights.

5. Any charge you may pay us reflects only the reasonable cost of supplying the Data to you.

6. If you have asked for the Data to be supplied in an electronic format we cannot guarantee that the medium is free of any defects and you should undertake the appropriate virus checks.

7. Third party data use, including copying, must be limited to statutory rights.

USE OF AGENCY DATA

8. INTERNAL BUSINESS OR PERSONAL USE. You may use Agency Data for your own private use or for use within your business without restriction.

9. GIVING COPIES TO OTHERS. You may do this without restriction in respect of Agency Data provided that you make no charge and attach a copy of this notice. Recipients should also comply with the notice. Whenever possible and appropriate any authorised copying of Agency Data shall acknowledge the Agency's ownership of Agency Data. One way of doing this is by adding the words **"Copyright © Environment Agency"** to the information or copy.

10. OTHER USE. If you wish to use Agency Data in any way other than as set out above (including in particular for commercial gain, for example by way of rental, licence, sale or providing services for consideration) you should contact us with details of what you are proposing to do, *UNLESS* we have already indicated to you that your proposed use is agreed *OR* you are satisfied that such use would not infringe our intellectual property rights.

11. USE BY SOLICITORS, SURVEYORS ETC. If you are a solicitor, a chartered surveyor or other professional whose professional body has an arrangement with the Agency you may use Agency Data in accordance with these arrangements ("Professional Body Arrangements") in which case paragraphs 1 to 8 above and the Professional Body Arrangements shall apply. Paragraphs 1 to 10 above shall apply in respect of all uses not covered by Professional Body Arrangements.

RIVER LODDON AT TWYFORD Station 2490

Water years 1994/1995 to 2000/2001

WATER YEAR		Water year peak flows cumecs			Highest level in month (& date) local level in metres	
2000	1	7 Nov 2000	67.700	(5 months missing)	2.827	7
1999	2	26 Dec 1999	58.700		2.444	26
1994	3	22 Jan 1995	42.600	(1 months missing)	2.324	23
1997	4	6 Jan 1998	41.300		2.301	6
1995	5	10 Jan 1996	37.600		2.083	10
1998	6	27 Dec 1998	23.400	(1 months missing)	1.960	27
1996	7	20 Nov 1996	22.600		1.481	20

Highest 7 monthly peaks

1	7 Nov 2000	67.700	(water year peak)	2.827	7
2	26 Dec 1999	58.700	(water year peak)	2.444	26
3	28 Jan 2001	53.100		2.429	28
4	5 Apr 2000	49.800		2.264	5
5	30 Oct 2000	48.800		2.373	30
6	9 Feb 2001	47.700		2.444	9
7	9 Dec 2000	46.800		2.673	14

Program HYDPEAKS Environment Agency - Thames Region 4 May 2001

WATER YEARS RUN OCT → OCT

EXTRACT FROM Written statement in support of Wokingham District Council
(Application no.s 96/67702 and 96/67713/4)

→ Policy LPS3- New development in Flood Areas states that " In areas liable to flood there will be a presumption against, new development including extensions of existing properties with a ground covered area of greater than 100 square metres, where this would increase the number of people or properties at risk.

addon Area Local Plan

(iv) Wokingham District Council Plan

Policy WC16 - Development of flood plains, in the soon to be accepted Local Plan is similar to policy LPS3 in which it states "increasing the number of people or properties at risk from flooding".

Evidence of flooding on this site

9 Evidence of flooding may be derived from historic records of actual flood events, or from physical or mathematical modelling. For this site, historic evidence is available, ~~and~~ In 1986 a hydrological site investigation was carried out by Cox, Turner, Morse and Partners as part of their submission for planning permission for the original hotel development at Sindlesham Mill.

Historic flooding

10

Year	Channel flow (Cumecs) (1)	Flood Water Level m AOD (N) (2)	Depth of Flooding (3)	Estimated return period (4)
1968	67.4	39.46	1.21 m to 0.8 metres	1 in 200 year
1974	51.3	39.44	1.19 m to 0.78 metres	1 in 10 year
1976	40.2	39.36	1.11 m to 0.70 metres	1 in 3 year
1990	29.6	no record	no record	1 in 2 year

Notes:

* site vulnerable to flood on a more regular basis during lower order events

i. Estimated discharge in cubic metres per second.

ii. Highest recorded level water reached in a particular flood event.

iii. Ground levels taken from a detailed survey produced for the 1986 report. ~~A copy extract is attached as Appendix EA7~~. Ground levels around the proposed extension range from 38.25 to 38.66 metres above ordnance datum (Newlyn).

iv. Return Period of a flood event represents the probability of recurrence of an event of that magnitude, so that for example a 1 in 100 year event has a 1 in 100 chance of recurrence in any one year.

* there are no levels for the indicative (1 in 100) floodplain in this area

Photographic record of flooding

11 I append, as EA4 a copy of an aerial photograph taken during the 1974 flood.

annotated by James Gotts 30/4/01

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



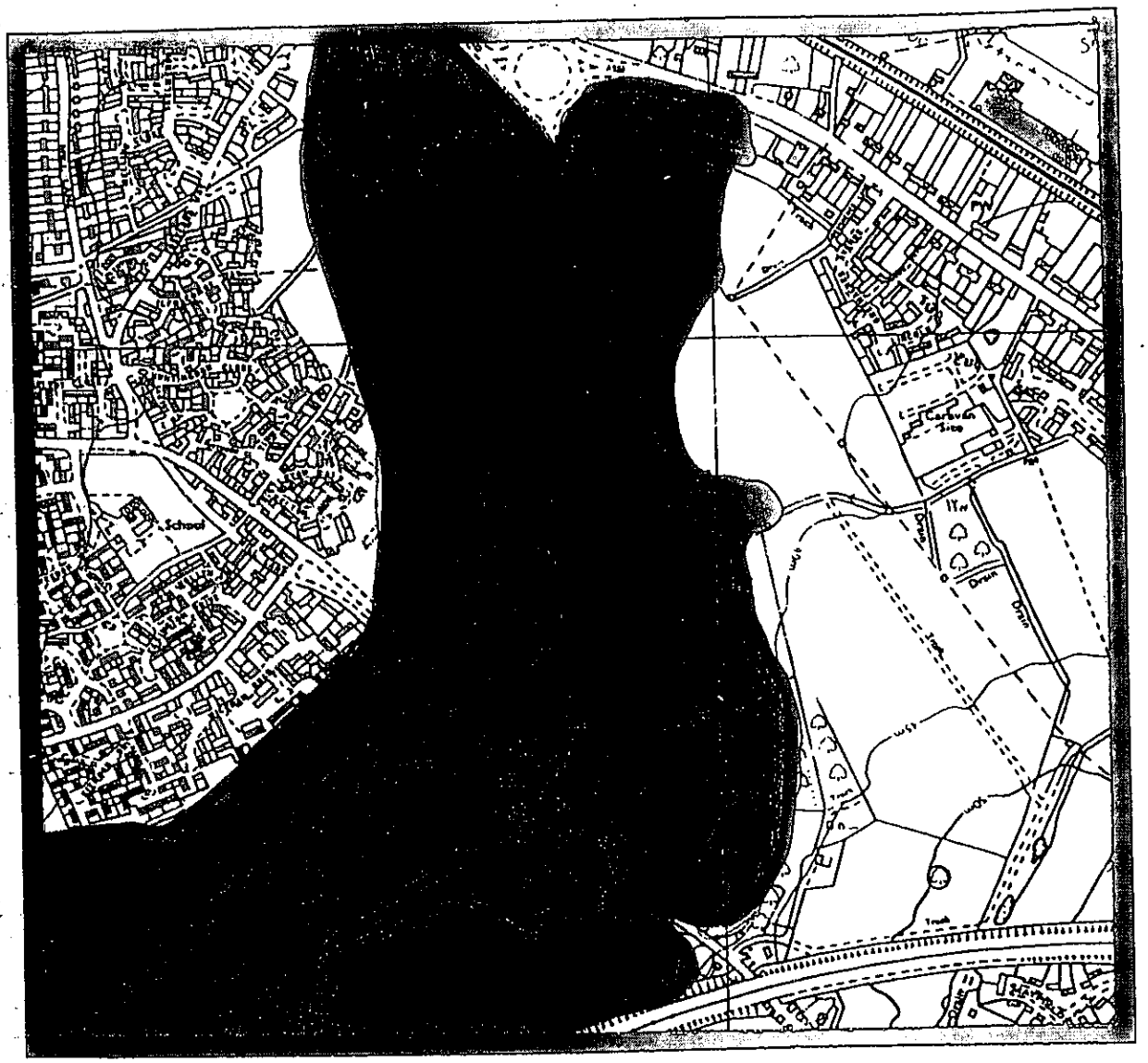
FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

EA4

Z



EA



AREAS LIABLE TO FLOOD

The area shown coloured blue indicates the extent of flooding.

Compilation of all past recorded flood events.

ENVIRONMENT AGENCY

Site indicated thus ☐

Reproduced from the Ordnance Survey 1:10,000 scale map with the permission of HMSO: copyright number WU 298557

N

annotated by James Gates 7.7/4/01

ndicative Floodplain Maps

Introduction

Nearly two million homes and businesses lie in natural river and coastal floodplains in England and Wales.

The Environment Agency's new Indicative Floodplain Maps provide a general overview of areas of land in natural floodplains and therefore potentially at risk of flooding from rivers or the sea.

The maps use the best information currently available, based on historical flood records and geographical models. They indicate where flooding from rivers, streams, watercourses or the sea is possible. However the maps do not show flood defences which offer vital protection in many areas.

The Agency is making these maps widely accessible to make it easier for people to find out if they are in a flood risk area and what local flood warning arrangements exist. They also inform planners and developers and are a key tool in informing decisions on controlling development in floodplains.

Flood forecasting is not a precise science and the maps can only give a general indication of risk areas.

We will continue to improve and refine the maps as new information becomes available, for example following the recent severe floods which may extend the floodplain boundaries in the future. This work will incorporate some areas which were flooded during October and November 2000 which were previously shown as being outside the floodplain.

The maps do not cover flooding from other sources like burst water mains, road drains, run-off from hillsides, sewer overflows etc.

How Are The Maps Used?

By the Environment Agency, local authority planners, the emergency services, insurance industry and the public to assist decision making on:

- control of development within the floodplain
- improving the local flood warning service and targeting flood risk awareness campaigns
- location, planning, design, construction and maintenance of flood defences
- emergency planning

The Agency's policy on floodplain is detailed in the document Policy and Practice for the Protection of Floodplains .

Frequently Asked Questions

1. About the Maps	
Why are you putting these maps on the website?	We are committed to making environmental information more accessible to the public. Local maps are already available for public inspection in local Environment Agency and council offices, but now people can get information for the whole of England and Wales direct from a PC. As well as being more open and transparent in its operations, the Agency wants to encourage people in flood risk areas to be more aware and to take practical steps to protect themselves and their home or business.
What do they show?	The map shows the natural river and coastal floodplains in England and Wales. A floodplain is the natural 'overspill 'area when a river rises above its banks or when high tides or stormy seas cause flooding of low-lying coastal areas. River floodplains are coloured blue. Coastal floodplains are coloured green. Some areas are at risk of flooding from rivers and the sea. In this case the colour of the flooding with the greatest extent will be shown. They use the best information available based on computer models , survey data and historical records and will be updated as new information becomes available. They will be next be updated early in 2001 with data from the October/November 2000 floods. • For flooding from rivers the maps indicate the extent of flooding for a one in one hundred (or a one per cent) chance of flooding **each year** • For flooding from the sea and tidal estuaries, the maps show a one in two hundred (or 0.5 per cent) chance of flooding **each year** **It is important to remember that the risk of a flood occurring is there at all times - this year, next year and future years** Click here for more information about floodplains and return periods.
Why don't the maps show flood defences?	Flood defences do not completely remove the risk of flooding, but they do reduce the risk. They are built to withstand a flood of a certain magnitude but can be overtopped or fail in extreme weather conditions. Defences are built to different design standards according to local needs. Given the varying standards of protection it could be too complicated to show on a single map, but your local Agency office can provide and explain this information.
Your map shows my property but I have lived here for many years and it has never flooded.	Being in a floodplain doesn't mean your home or business will definitely be flooded - many other factors come into the equation - The maps are a guide and should prompt people who live near a river or the sea to be aware and find out more.
Why don't the maps show the different levels of risk?	The maps do not grade the level of flood risk. Clearly it will be higher in undefended low-lying areas near rivers or the sea and lower in areas where flood defences offer some protection.
I live on a second (or higher) floor flat and there is no chance that I will be flooded.	The maps show streets and may show individual properties if they are large but do not show floor levels. They are a guide to encourage awareness of flood risk among people in low-lying areas near rivers or the coast. Even if your own home is not affected the local area could be, so it is important to be aware and prepared. It only takes two feet of water to float a car

2. Impact on Properties	
Nobody told me my house was at risk of flooding when I bought it.	The Agency provides this information to solicitors, estate agents and surveyors for a standard fee when they make property searches on behalf of purchasers. But it is not yet standard practice by solicitors, something that the Agency is working with the Law Society to change. It is also being considered by Government as part of the new proposals for the home buyers/sellers packs. For a number of years we have also provided local authorities with detailed floodplain maps to help them curb future development in flood risk areas.
3. Insurance	
Will this increase my insurance premium?	Insurers have known about these risks for many years - this information is not new. Rates are calculated over the long term and floods and storms are expected. Properties in the highest risk areas may need to be reassessed - premiums may increase in future; but premium increases are not solely as result of flood damage. For example weather damage, fire and theft claims are typically much higher than annual domestic flood damage claims. In 1999, theft claims cost £675 million, fire claims cost £550 million and weather claims cost £788 million (inc. £49 million for domestic flood claims). Insurance is a competitive marketplace. The Association of British Insurers (ABI) views the move to make flood risk information more widely accessible as positive - for example enabling people in areas potentially at risk to be more aware of the risk and to take an informed view about flood protection needs in the community. The ABI recommends that people go through a broker to get the best deal. Most buildings and contents insurance policies provide flood damage cover but it is important to check your policy. Check the ABI's website: http://www.abi.org.uk/
4. General	
Is flood risk increasing? Why are we getting more floods/is it due to climate change?	Flood risk is now a daily fact of life in England and Wales. Looking at recent history, reports of flooding are now on average nearly twice as frequent as they were one hundred years ago. And experts from the Met Office Hadley Centre, world leaders in climate change, predict that we could see a very significant increase in flood risk over the next century. Today's extreme floods could become tomorrow's norm. That's why it is so important to prepare now.
What is the Environment Agency doing to prevent floods?	Floods are natural occurrences and will always happen. We do all we can in the Agency to provide sea and river defences where this is feasible, to reduce the risk of flooding - we spend nearly £300 million each year on flood protection. Floods cannot be eliminated so if you live or work in an area prone to flooding it is very important to be aware and to know what to do in the event of a flood.
Why is the Agency raising this issue?	With more unpredictable weather patterns in future it is especially important that people start to take flood risk more seriously. We are committed to making people in flood risk areas more aware of flooding as a potential hazard so that they are more informed and prepared in case it happens.

What should I do if I am in the floodplain?	You can obtain a free information pack on what to do before, during and after a flood and further information about your local flood warning service by calling the Environment Agency's Floodline on 0845 988 1188 or E-mail your query to your local office. If you are on the edge of the floodplain it is important that you know how to prepare for flooding and when you hear a warning. Your travel routes may take you into the flooded area, or the flood may be so severe that it extends beyond the currently mapped indicative floodplain. To find out how to prepare, check out our Floodline site.
Will I get a warning from the Environment Agency?	The Environment Agency issues Flood Watches - these warn of possible flooding from all watercourses and the sea throughout England and Wales by giving a general early alert. Specific Flood Warnings and Severe Flood Warnings will be issued in areas where we can accurately forecast flooding from rivers or the sea by measuring river flows, tidal predictions etc.

More About Floodplains and Return Periods

The Agency uses the following definition of floodplain:

> *Floodplain is defined as all land adjacent to a watercourse over which water flows in the time of flood, or would flow but for the presence of flood defences where they exist. The limits of floodplain are defined by the peak water level of an appropriate return period event on the watercourse or at the coast. On rivers, this will normally be the greater of the 1 in 100 year return period or the highest known water level. In the coastal areas the 1 in 200 year flood or the highest known flood will be used, whichever is the greater. In both instances where a flood defence exists which protects to a greater standard than those defined, then the floodplain is the area defended to the design water level.*

This in accordance with the Department of the Environment's Circular 30/92 (Welsh Office Circular 68/92, MAFF Circular FD 1/92) - Development and Flood Risk, detailing Government policy on development within floodplains, which is currently being revised (PPG 25 - Development and Flood Risk) and is due to be published by the end of 2000.

The Indicative Floodplain Maps are a combination of data from various sources. These include:

- detailed computational modelling of the rivers,
- records of previous flooding, and
- a study by the Centre for Ecology and Hydrology at Wallingford (CEH) .

Our understanding of floodplains is constantly being improved by a variety of studies, data from river flow and level monitoring stations and actual flooding information. The maps will therefore be updated at appropriate intervals, probably on an annual basis.

If your business or home is at the edge of the floodplain, it is important that you know what to do to prepare for flooding or when you hear a warning. Your travel routes may take you into the flood risk area, or the flood may be so severe that it extends beyond the currently mapped indicative flood plain. To find out how to be prepared, check out our Floodline site.

Return Periods

A return period, as used in the definition of floodplain, is a means of describing the magnitude of a flood. Statistical return periods of floods relate to the long term average time interval between floods of a particular magnitude. For example, a 1 in 100 year return period flood has a 1 per cent chance of occurring in any one year i.e. the odds of it happening any year are 100:1

Return periods are averages. It should not be assumed that it will be exactly 100 years for example before a 1 in 100 year flood re-cccurs. It is statistically possible for such floods to occur in successive years or even more than once in one year. Equally, such floods may be several hundred years apart.

It must also be emphasised that as the floodplain shown is the 1 in 100 year (or 1 in 200 year as appropriate), areas outside this will be flooded by more extreme floods (e.g. the 1 in 1000 year flood). Also, parts of the areas shown at risk of flooding will be flooded by lesser floods (e.g. the 1 in 5 year flood). In some places due to the shape of the river valley, the smaller floods will flood a very similar extent to larger floods but to a lesser depth.

Further Information

Information on how we have presented the data is available in our "Help Files".

If you have a query about flooding in your area, contact your local office.

For general flooding and flood warning queries, contact the Agency's National Flood Warning Centre mailto:nfwc@environment-agency.gov.uk

Find out if you live or work in a flood risk area by entering your full postcode. eg "BS32 4UD"

nfwc@environment-agency.gov.uk
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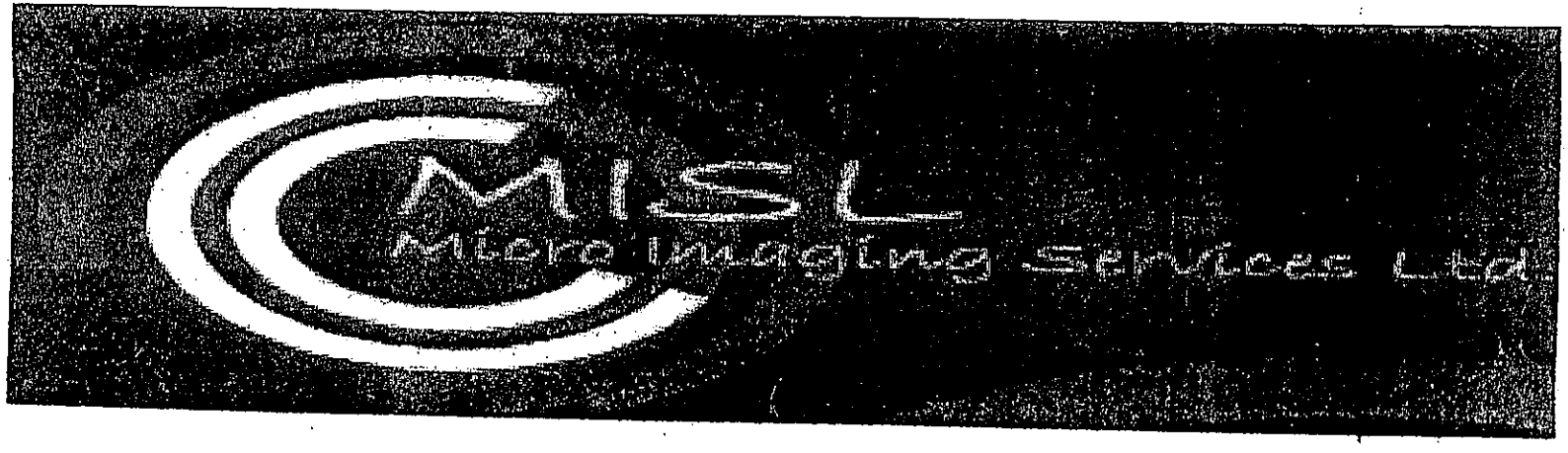
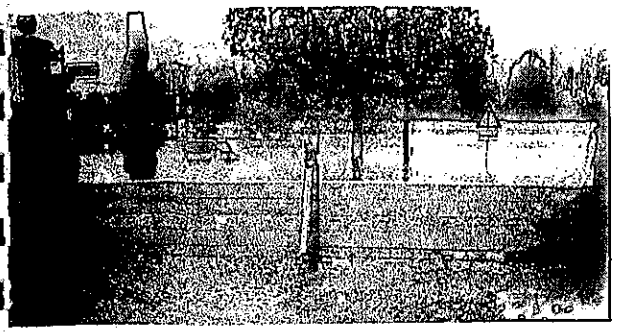
APPENDIX C

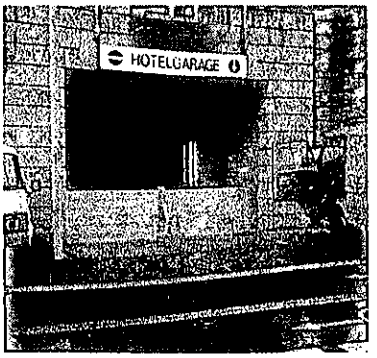
Flood Mitigation Options: Supplementary Data

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

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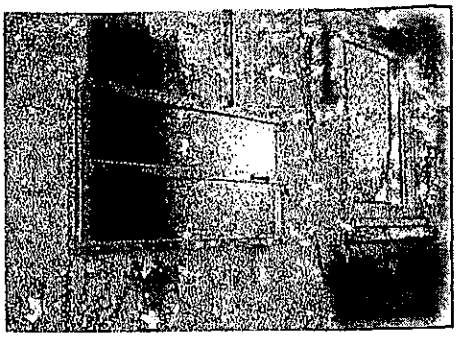
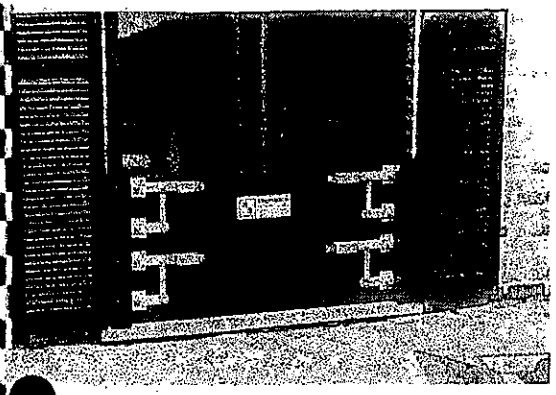
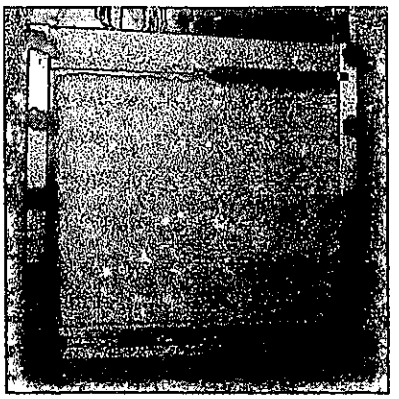
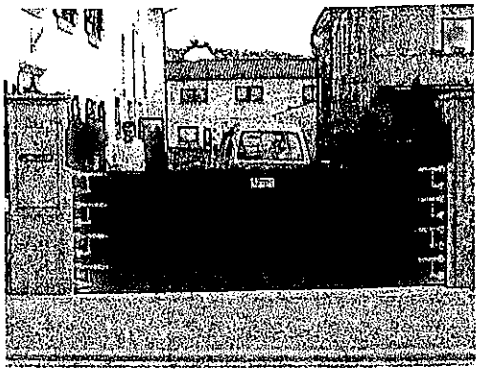
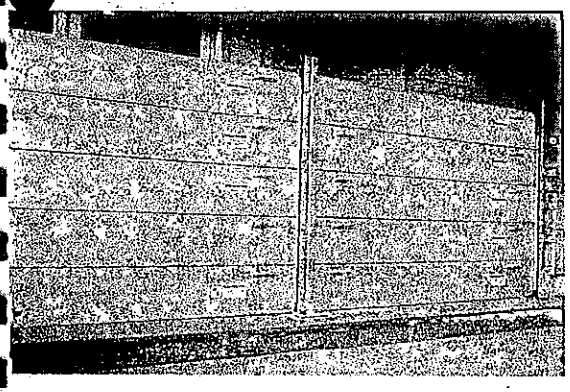
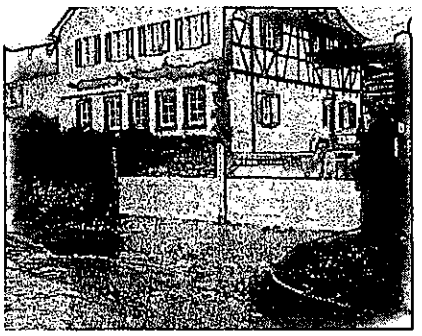


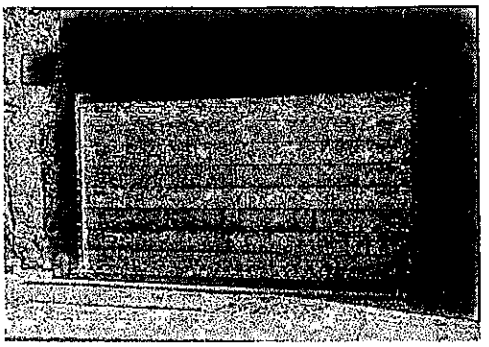


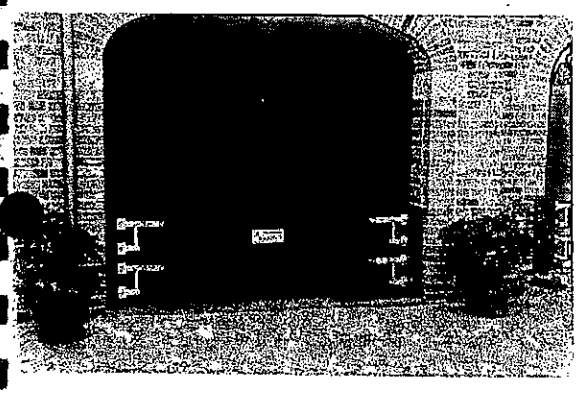


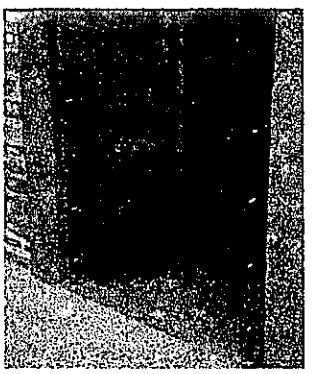


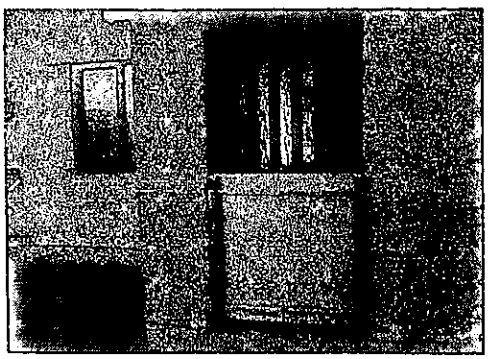


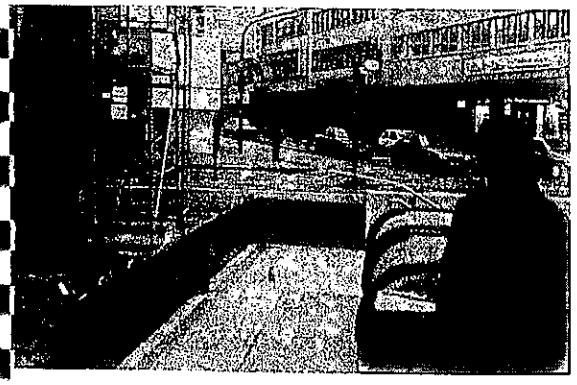


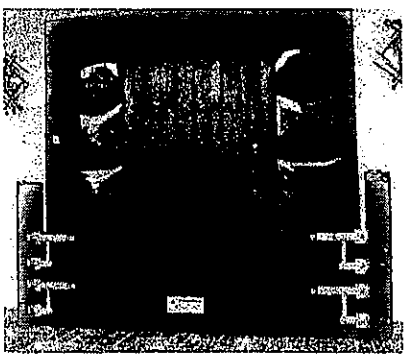


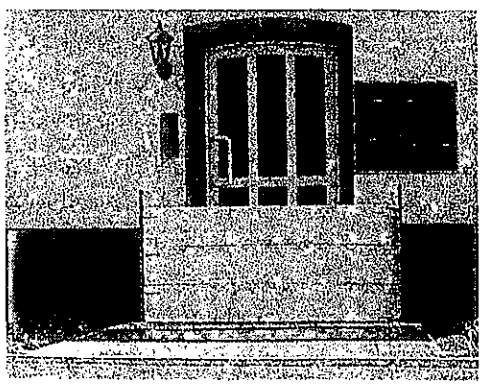


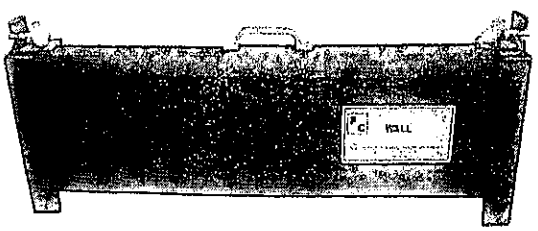


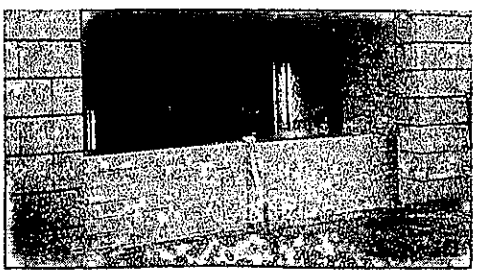


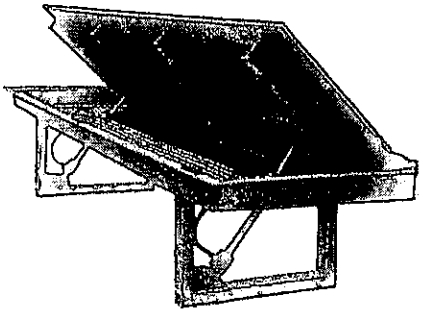







WALL

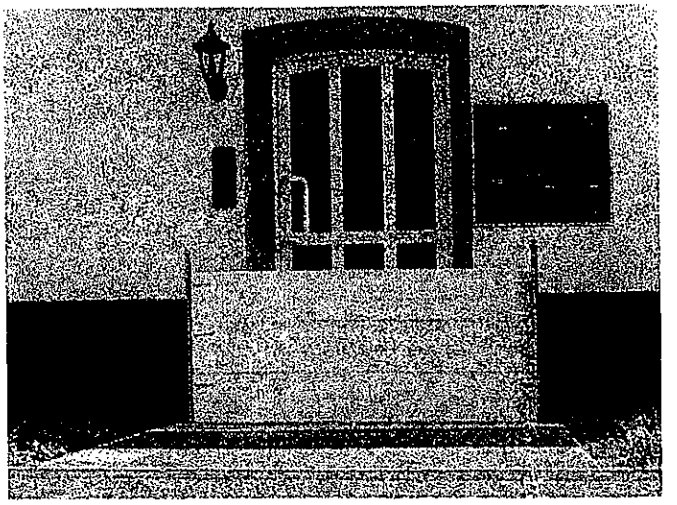


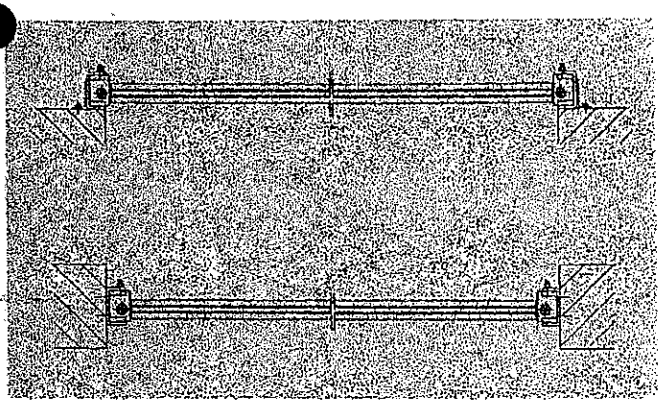


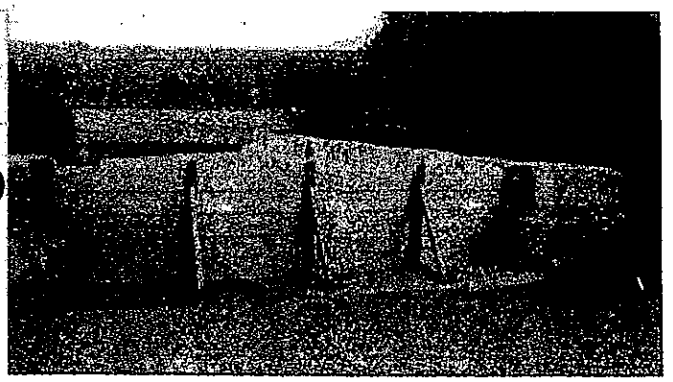
Flood Control Limited

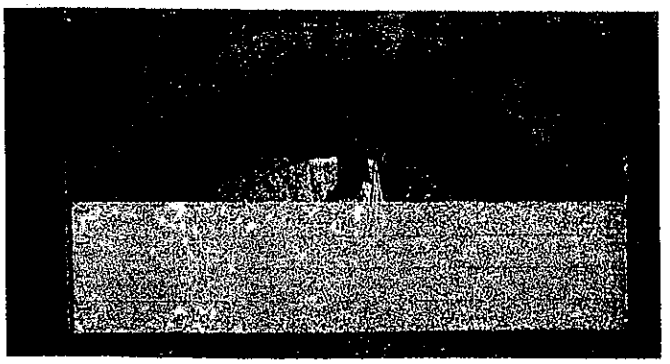
Flood Guards

Lightweight yet extremely tough components combine to provide a versatile flood protection system that can be configured to meet virtually any requirement; from protecting doorways, windows and shop fronts; through to creating dam runs to divert flood water; or to protecting wide openings such as large driveways.









Characteristics

Materials	Aluminium profile tubing with reinforcing struts and EPDM sealing profiles.
Max.Height	Tailored to requirements.
Max. Width	Tailored to requirements.
Beam Profile	57mm.
Beam Height	300mm.
System	Modular interlocking beams.
Fixing Channels	Side.
Sealing Force	Outwards. ⇔ Downwards. ⇓
Locking	Locked at top beam. Screw Fix Lock.
Special Features	Protected sealing profile between each beam. High degree of stability from interlocking beam profile. Easy storage. Speedy assembly.

Flood Control reserves the right to change product specifications and avalability without notice.

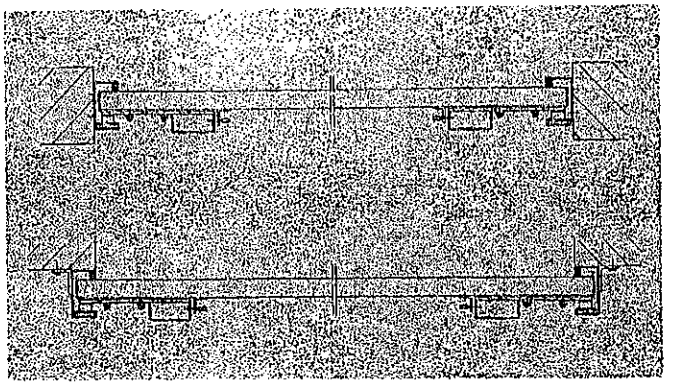
Flood Control
Torrington House, New Bridge, Gunnislake, Cornwall PL18 9LH
Tel: 01822-832385
Fax: 01822-833401
website: www.floodcontrol.co.uk
e-mail: sales@floodcontrol.co.uk

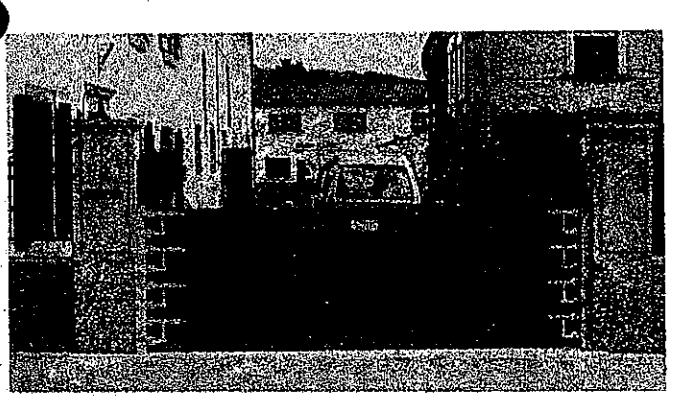
Flood Control Limited

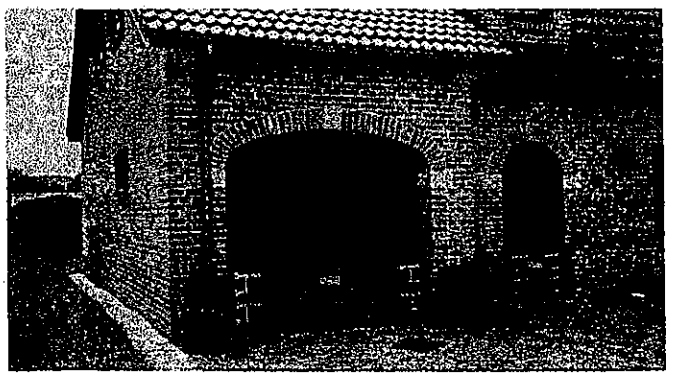
Flood Barriers

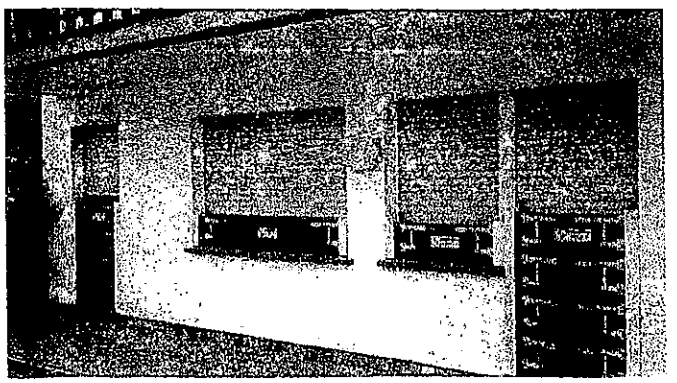
Our Flood Barriers are the ideal flood defence for homes, business premises and retail outlets. Designed to protect doorways, windows, garage doors and driveways, whilst preserving the visual integrity of the building.

The unique independent beam locking feature, means that the barrier can be installed in stages as the flood water rises - enabling you to maintain safe access to your premises for as long as possible.









Characteristics

Materials	Aluminium profile tubing with reinforcing struts and cast aluminium caps. EPDM sealing profiles.
Max.Height	1200mm.
Max. Width	3000mm.
Beam Profile	57mm.
Beam Height	300mm.
System	Modular interlocking beams.
Fixing Channels	Side.
Sealing Force	Outwards. ↔ Downwards. ↓
Locking	Independent locking for each beam. Lever Lock.
Special Features	Variable protected height. Double locking for security and stability. Easy storage. Speedy assembly.

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Flood Control

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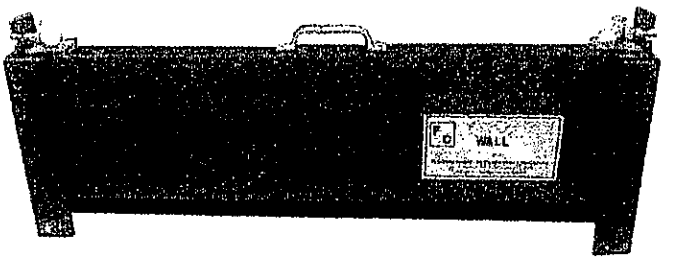
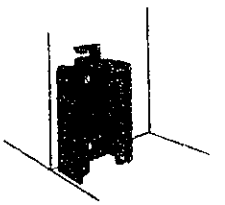
Flood Control Limited

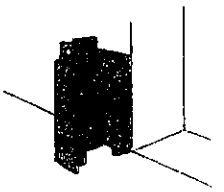
Flood Walls

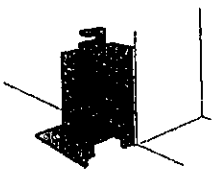
Available in heights of 100mm increments up to 600mm, our Flood Walls have been developed to offer maximum strength in a single beam structure over spans of up to 6.5 metres. When not in use, only the 2 support channels are left in place; when flooding is expected, simply drop the single beam into place and turn the levers. Recommended for garage doors, driveways, locations where minimum visual impact is important and areas likely to be subjected to strong currents and impact from debris.

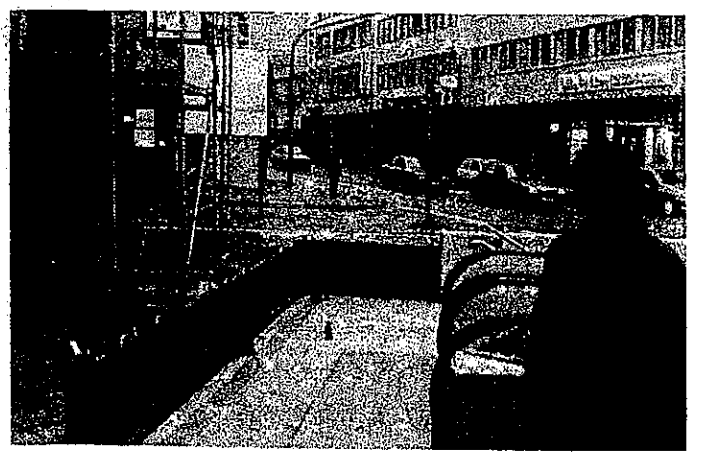












Characteristics

Materials	Aluminium profile tubing with reinforcing struts and cast aluminium caps. EPDM sealing profiles.
Max.Height	600mm.
Max. Width	6500mm.
Beam Profile	57mm.
Beam Height	Variable to 600mm.
System	Single beam door.
Fixing Channels	Side.
Sealing Force	Outwards. ↔ Downwards. ↓
Locking	Locked at top of door. Lever Lock.
Special Features	High degree of stability and high impact resistance due to rigid beam profile. Speedy assembly.

Flood Control reserves the right to change product specifications and availability without notice.

Flood Control
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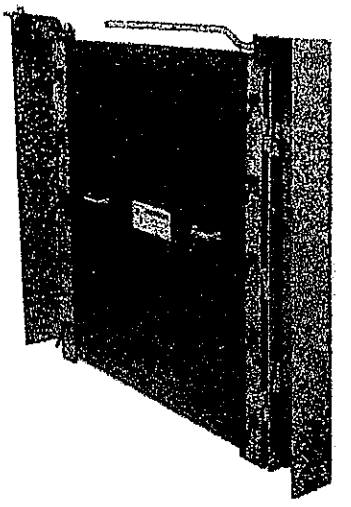
website: www.floodcontrol.co.uk
e-mail: sales@floodcontrol.co.uk

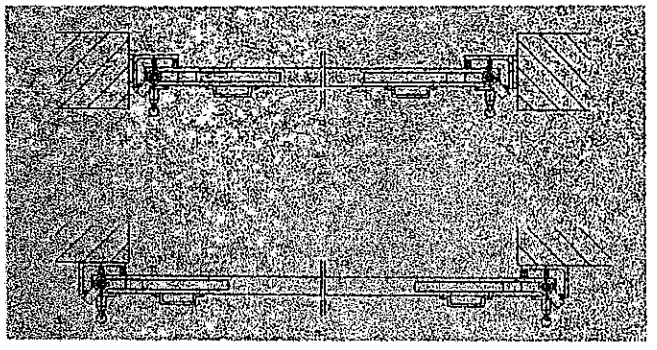
Flood Control Limited

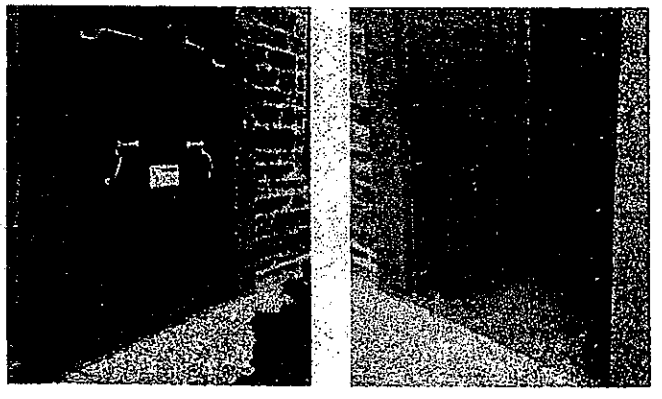
Flood Gates

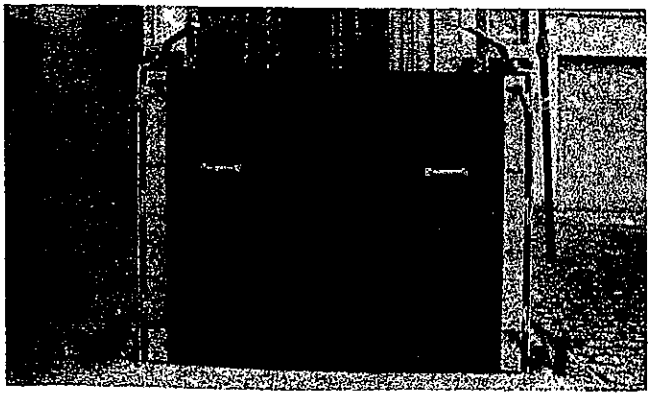
Produced to match the required flood water height and force, our flood gates are designed to provide maximum protection from impact damage and violent water, allowing you to leave your property in the confidence that your assets or possessions are safe and dry. Recommended for use in.....

- Commercial and industrial premises likely to be unattended when flooding occurs.
- Isolated properties liable to being cut off or evacuated during floods.
- Areas likely to be subjected to strong currents and impact from debris.









Characteristics

Materials	Aluminium profile tubing with reinforcing struts and cast aluminium caps. EPDM sealing profiles.
Max.Height **Max. Width**	1800mm. 6000mm.
Beam Profile **Beam Height**	57mm. Variable to 1800mm.
System	Single beam door.
Fixing Channels	Side.
Sealing Force	Outwards. ⇔ Downwards. ⇓
Locking	Locked at top of door. Lever Lock.
Special Features	Installed from front. High degree of stability and high impact resistance due to rigid beam profile. Protective aesthetic cover for side channels. Speedy assembly.

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website: www.floodcontrol.co.uk
e-mail: sales@floodcontrol.co.uk

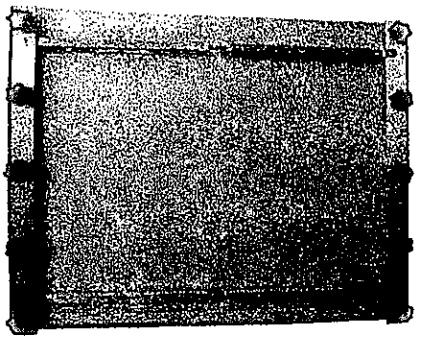
Flood Control Limited

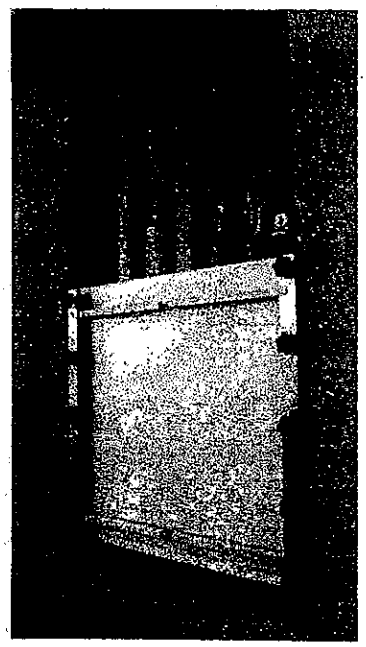
Flood Seals

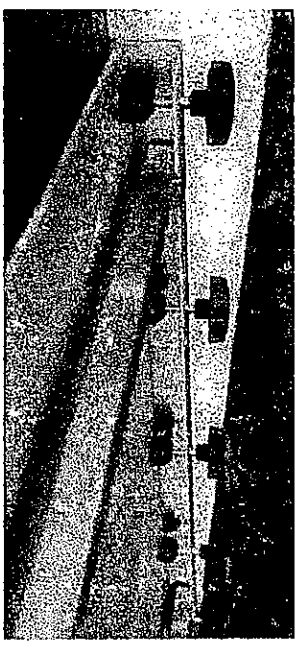
Dismountable

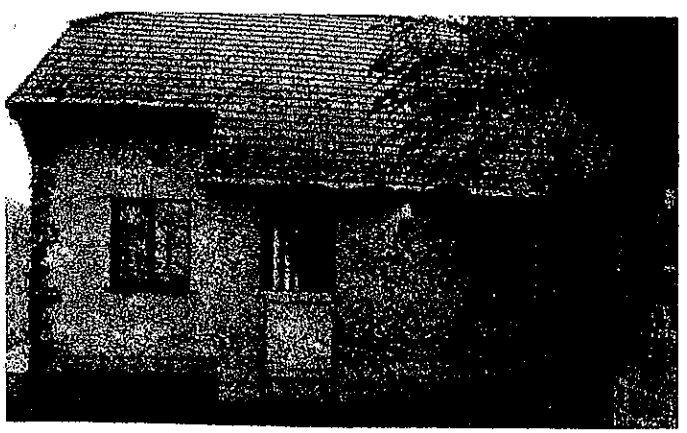
Our Dismountable Seal has been designed to allow all components to be removable when not in use. The system can be configured to span most recesses up to 1100mm wide amd 1000mm high.

Ideal for protecting listed buildings or properties where permanent fixings are undesirable or hazardous.









Characteristics

Materials	Stainless steel expansion rods with high Grade 5mm aluminium door and supports. Neoprene/Silicon sealing profiles.
Max.Height **Max. Width**	1000mm. 1100mm.
Beam Profile **Beam Height**	5mm. Variable to 1000mm.
System	Single beam door.
Fixing Channels	Side.
Sealing Force	Outwards. ↔ Backwards ↙
Locking	Screw Fix Locks.
Special Features	Fully dismountable system. Adjustable widths and non-parallel applications possible due to unique expansion rods. Easy storage. Speedy assembly.

Flood Control reserves the right to change product specifications and avalablity without notice.

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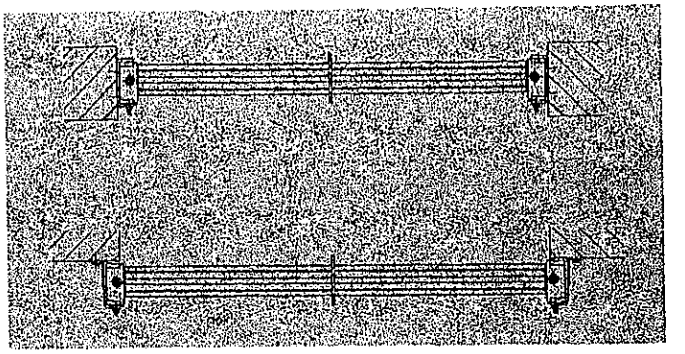
Flood Control Limited

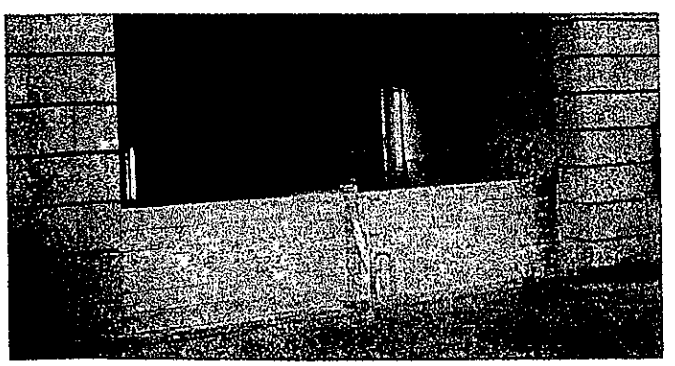
Flood Dams

Our Removable Dam System has been engineered to provide similar levels of protection to those of a permanent flood defence scheme, but with the distinct advantage of being removable when not in use. The system can be configured to span any gap between two structures, provide straight runs, obtuse angle bends, or even be formed into a total perimeter barrier.
Ideal for protecting roadways and subways, industrial complexes, shopping precincts, historic buildings, scenic areas, or susceptible areas of towns and cities - in fact *anywhere* that permanent defences are impractical.









Characteristics

Materials	Aluminium profile tubing with reinforcing struts and EPDM sealing profiles.
Max.Height	Tailored to requirements.
Max. Width	Tailored to requirements.
Beam Profile	100mm.
Beam Height	200mm.
System	Modular interlocking beams.
Fixing Channels	Side.
Sealing Force	Outwards. ↔ Downwards. ↓
Locking	Locked at top beam. Screw Fix Lock.
Special Features	Protected sealing profile between each beam. Optimum stability from interlocking beam profile. High impact resistance provided by beam profiles. Fully removable down to recessed ground rails. Easy storage. Speedy assembly.

Flood Control reserves the right to change product specifications and avalability without notice.

Flood Control
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e-mail: sales@floodcontrol.co.uk

01.AUG.2002 7079

PLANNING APPLICATION REPORT No. 24460/P/01

FOR FLOOD MITIGATION MEASURES

01.AUG.2002 707

at

READING MOAT HOUSE
MILL LANE
SINDLESHAM
Nr WOKINGHAM
SURREY

for

QUEENS MOAT HOUSES UK LIMITED

JULY 2002

APPROVED

DAVIS LANGDON & EVEREST
Cloister House
Riverside
New Bailey Street
Manchester
M3 5AG

Tel: 0161 819 7600
Fax: 0161 819 1818
E-mail: manchester@davislangdon-uk.com
WebSite: www.davislangdon-uk.com

10 JUL 2002

FILE: h:\data\jobs\20-24999\24460 - flood risk assessments\pre-contract\sundries\front cover planning report reading.doc

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3.2	The Poachers Pub	3
3.3	Kitchen Entrance	3
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APPENDIX A - Flood Guards to The Poachers Pub

APPENDIX B - Airbrick Covers

APPENDIX C - Flood Guards to the Kitchen Entrance

1.0 INTRODUCTION

Davis Langdon & Everest have been appointed by Queens Moat Houses UK Ltd to assist in the design and implementation of flood mitigation works to the Reading Moat House, which is situated on Mill Lane Sindlesham near Wokingham in Surrey.

The hotel has been subjected to flooding over a number of years, the most severe occurring after an exceptionally wet autumn and winter in 2000.

Hannah Reed and Associates were appointed in February 2001 to undertake a preliminary study on the fluvial flood risk to the hotel and the proposals included in this Planning Application have been developed from their initial report.

A number of flood defence works were considered when the hotel was extended. The new structure was built off stilts to maintain the flood plain and a raised 'grasscrete' car park was built to be used during times of flood.

This report has been submitted in accordance with the wishes of the Planning Department to provide an outline of the works which are proposed and sets out how the site will operate when a flood occurs.

Appended to this document is information relating to the flood guarding products and a schedule of photographs which are referred to in the report.

2.0 SCOPE OF WORKS

The scope of works has been developed in an attempt to ensure that the hotel may continue to operate normally under flood conditions.

Works are also proposed to the Poachers Pub which will close in the event of a flood, the proposed works being for the purposes of protecting the building and its contents.

The proposed works are summarised as follows.

- Installation of APT Automatic car park barrier to the entrance of raised car park.
- Installation of manual APT car park barrier to alternative entrance to raised car park.
- Provision of 4 No. disabled car park spaces to raised car park.
- Installation of footbridge linking raised car park with hotel.
- Installation of flood guards to entrances of Poachers Pub
- Installation of flood guards to kitchen entrance from service yard
- Replacement of expansion joint to kitchen wall
- Provision of airbrick covers to Poachers Pub.
- Installation wheelchair lift internally to reception

3.0 SEQUENCE OF EVENTS IN TIMES OF FLOOD

3.1 Reading Moat House Hotel

In the event of a flood occurring it is common for the main car park which is at low level to be one of the first areas to be affected. This prevents visitors from parking their cars and also from walking across the existing bridge to the hotel. If the car park becomes unusable it is proposed that visitors to the hotel will be directed to the raised car park, which at all other times will be out of bounds. The new automated APT barrier to the entrance of the raised car park will be activated and visitors will park on the raised car park (Photograph No. 1). The existing barriers to the main car park will be disabled preventing vehicles entering the main car park and their mechanics removed to prevent damage by the floodwaters.

Once visitors have parked their vehicles they will be directed by signage to the new footbridge, which will span the tributary to the River Loddon (Photograph No. 2). A public footpath runs along the bank of the River Loddon. After meeting the Footpath Officer, Mr Graham Barnwell and reviewing an OS Map it has been established that the end of the footbridge falls directly onto the public footpath. After further discussions with the footpath officer the footbridge has been designed to incorporate the public footpath. A ramp and a flight of stairs is provided from the raised car park onto the footbridge providing access to both ambulant and wheelchair users.

Disabled car parking has also been provided adjacent to the footbridge which will be adequately signposted.

External lighting of the footbridge is to be provided, the details of which is yet to be confirmed.

Visitors will then cross the footbridge and depending on the extent of the flood may use the stairs to enter the hotel by the main reception. If this area is flooded however or the visitor is wheelchair bound QMH staff will open and man the doors leading to the Function Rooms (Photograph No. 3). The existing

3.1 Reading Moat House Hotel (continued)

fire escape staircase will be removed to allow for the installation of the footbridge. From here visitors will be directed into reception down a flight of stairs where a wheelchair lift is to be installed for wheelchair users.

The manual barrier to the raised car park is to replace a temporary structure which currently obstructs an entrance off Mill Lane. This route is rarely used and the barrier will remain locked in position (Photograph 4).

When the flood subsides the raised car park will again be closed off, the automatic APT barrier secured and the main car park opened.

Visitors may still use the footbridge to access the hotel, though the main route will be over the existing bridge which leads to reception.

3.2 The Poachers Pub

The Poachers Pub pre-dates the Georgian period, and is of traditional construction (Photograph 5). During the previous flood the building was inundated with floodwaters to approximately 300mm. The building is Grade II listed and therefore consideration has been given to the treatment of the building.

It is therefore proposed that in the event of a flood occurring the Public House will be closed. To the two entrances from the front of the building Flood guards will be installed (Photograph 6 & 7) These consist of two channels fixed to the inner reveals of the doors, into which flood barriers are slid into place up to a height of 900mm. (See appendix A) The barriers form a watertight seal and will prevent water from entering the building.

In addition to the flood guards flood seals will be installed to the airbricks surrounding the Poachers Pub (see Appendix B). These consist of a stainless steel frame permanently fixed in place onto which aluminium covers are fixed in the event of a flood.

When the flood subsides the airbrick covers and flood barriers will be removed and stored on site. The Poachers will commence operations in the usual manner.

3.3 Kitchen Entrance.

An entrance to the lower kitchen exists from the service yard (photograph 8). In accordance with discussions with the Environment Agency the service yard forms part of the flood plain, therefore this area must be maintained.

In the event of a flood occurring the kitchens continue to operate as they provide food to the hotel. The exit into the service yard is also viewed as a means of escape, which must be maintained.

3.3 Kitchen Entrance (Continued)

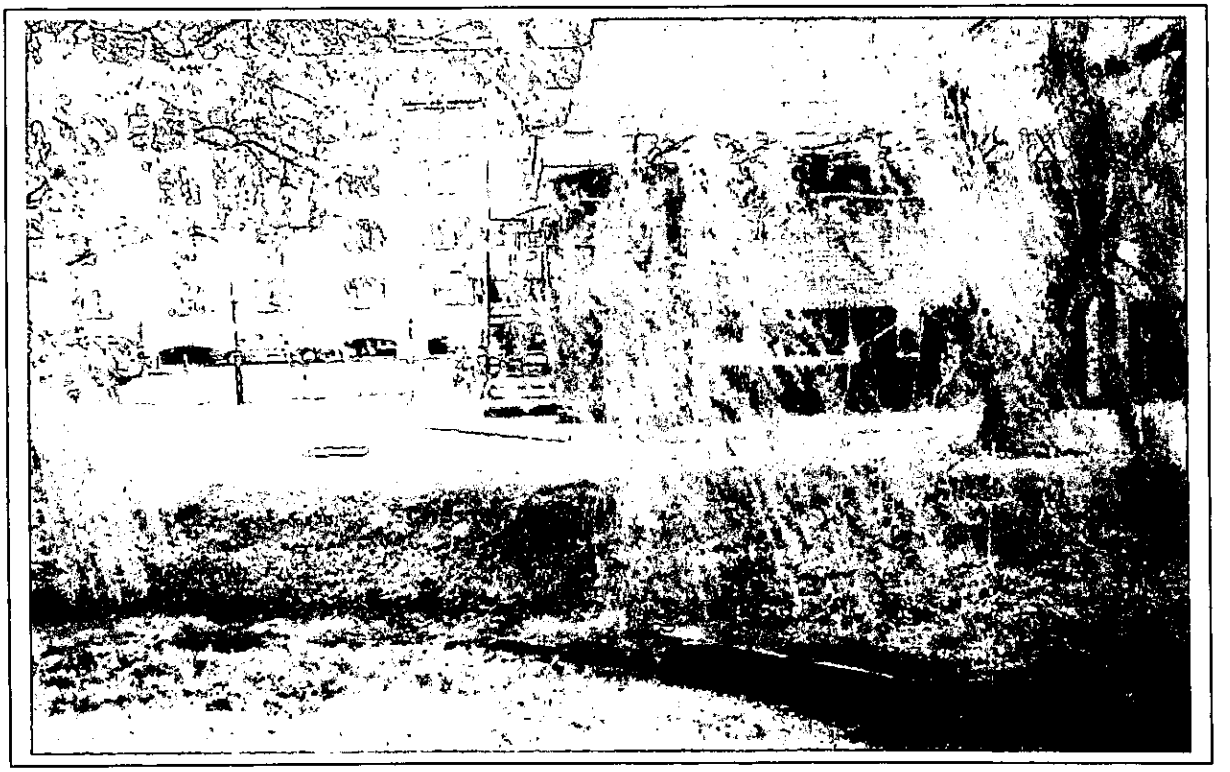
It is therefore proposed to install a flood barrier system approximately 1250mm beyond the outward opening doors to a height of 900mm (Appendix C). The barriers will be erected if a flood occurs by clipping support posts into the sockets, which are to be bedded into the ground. The barrier will allow the kitchen doors to be opened in the event of an emergency, however floodwaters will be prevented from entering the kitchen area.

Once the floodwaters have subsided the barriers will be dismantled and stored on site with only the recessed sockets visible in the ground.

The hotel management are to produce a flood strategy and disaster recovery plan in conjunction with the proposed works which will ensure that the barriers are installed and removed in accordance with the flood conditions.



Photograph 1 Entrance to Raised Car Park



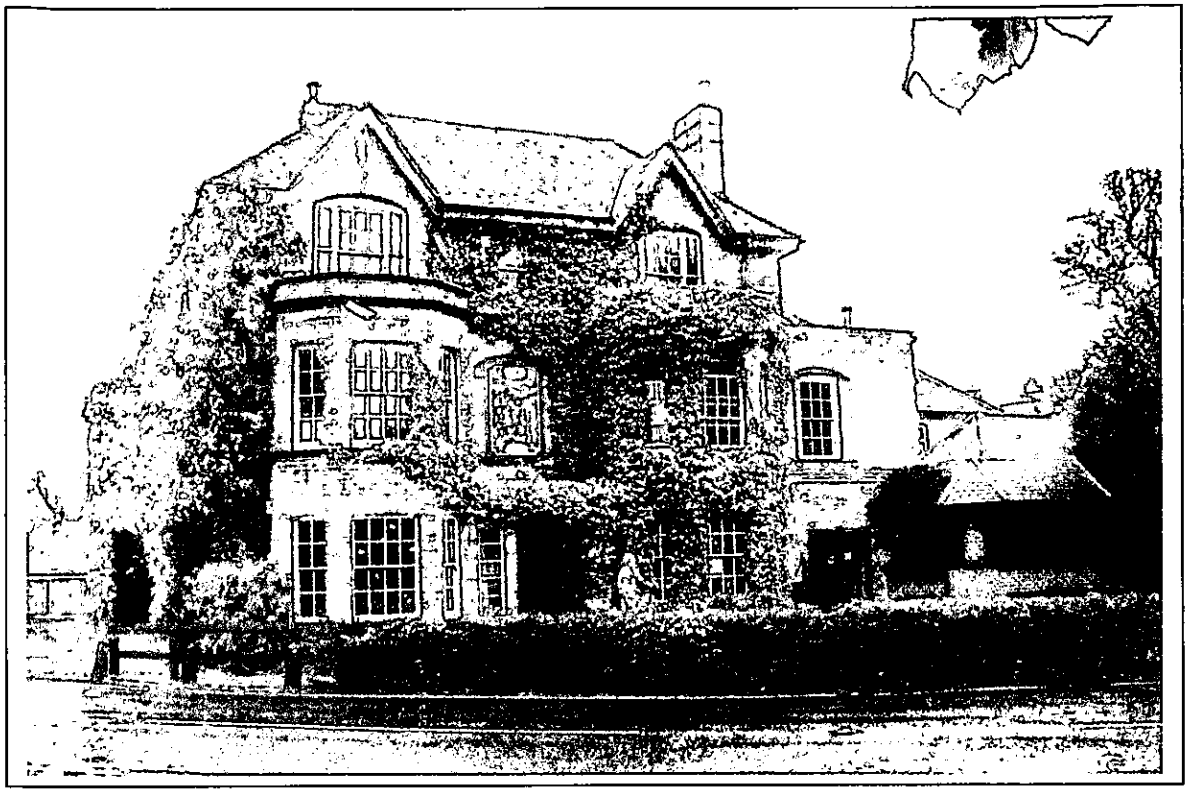
Photograph 2 Location of Footbridge



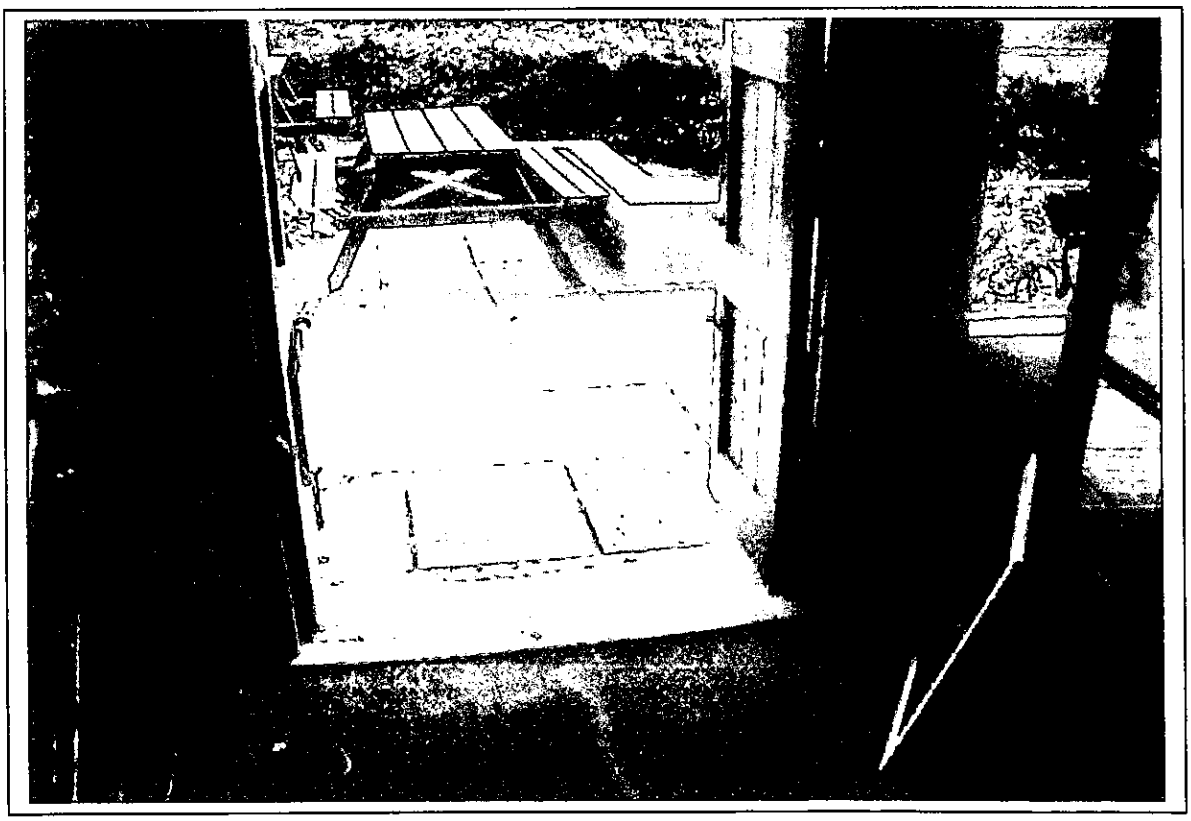
Photograph 3 Entrance to Function Rooms



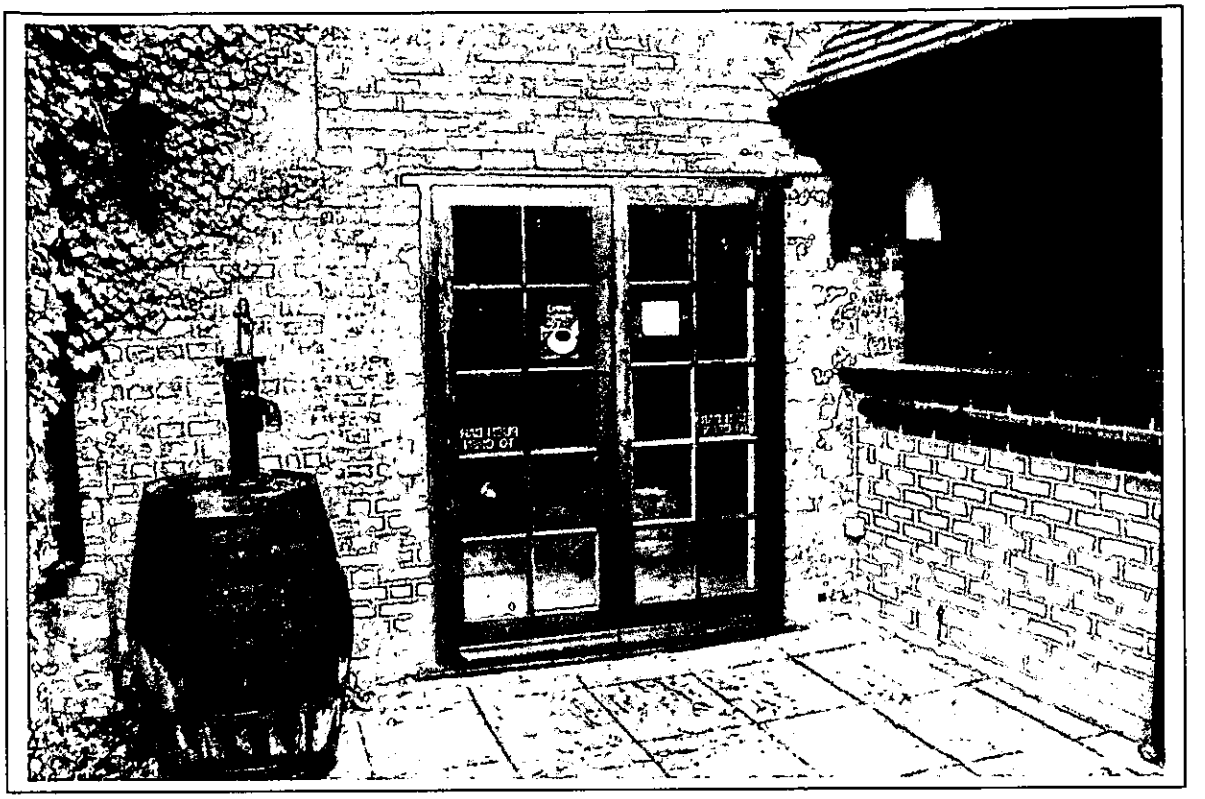
Photograph 4 Position of Manual APT Barrier



Photograph 5 Poachers Pub Front Elevation



Photograph 6 Entrance No. 1 Poachers Pub



Photograph 7 Entrance No. 2 Poachers Pub



Photograph 8 Kitchen Entrance from Service Yard

Signed ..... Date .....
For Davis Langdon & Everest

APPENDIX A

Flood Guards to The Poachers Pub

Flood Control Limited

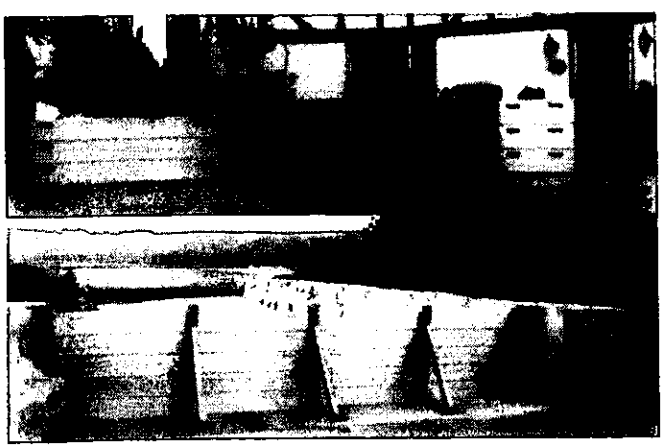
Flood Guards

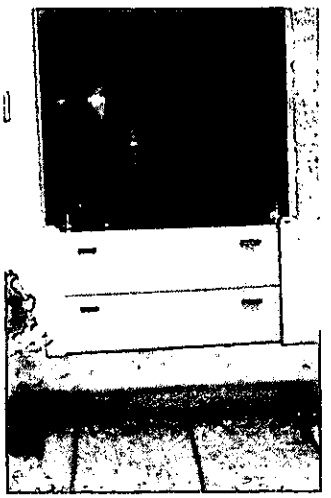
(Domestic)

Lightweight yet extremely tough components combine to provide a versatile flood protection system that can be configured to meet virtually any requirement; from protecting doorways, windows and shop fronts; through to creating dam runs to divert flood water; or to protecting wide openings such as large driveways.
The fully removable version of our Flood Guard is available for listed buildings or properties where permanent fixings are undesirable or hazardous.

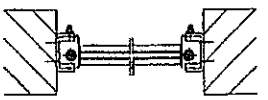












Characteristics

Materials	Aluminium profile tubing with reinforcing struts and EPDM sealing profiles.
Max.Height	Tailored to requirements.
Max. Width	Tailored to requirements.
Beam Profile	57mm.
Beam Height	300mm.
System	Modular interlocking beams.
Fixing Channels	Side Channels. 120mm wide 60mm deep.
Sealing Force	Outwards. ↔ Downwards. ↓
Locking	Locked at top beam. Screw Fix Lock.
Special Features	Protected sealing profile between each beam. High degree of stability from interlocking beam profile. Easy storage. Speedy assembly.

Flood Control reserves the right to change product specifications and availability without notice.

Flood Control
Torrington House, New Bridge, Gunnislake, Cornwall PL18 9LH
Tel: 01822-832385
Fax: 01822-833401
website: www.floodcontrol.co.uk
e-mail: sales@floodcontrol.co.uk

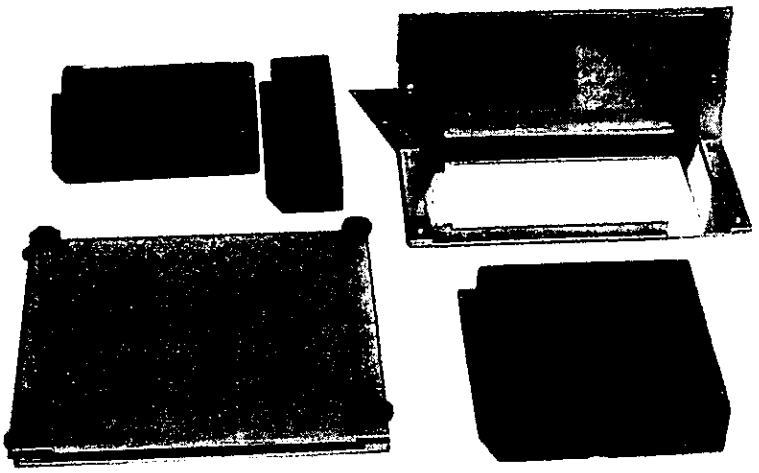
APPENDIX B

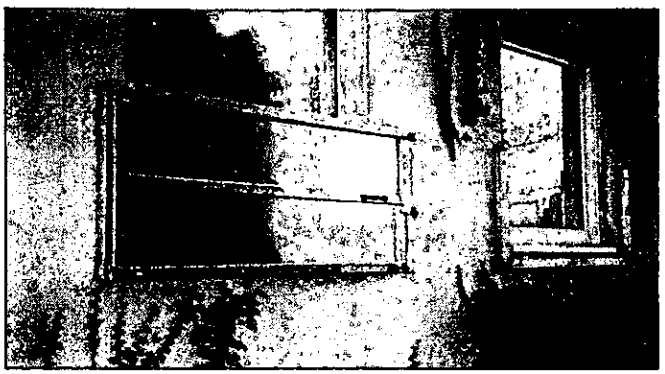
Air Brick Covers

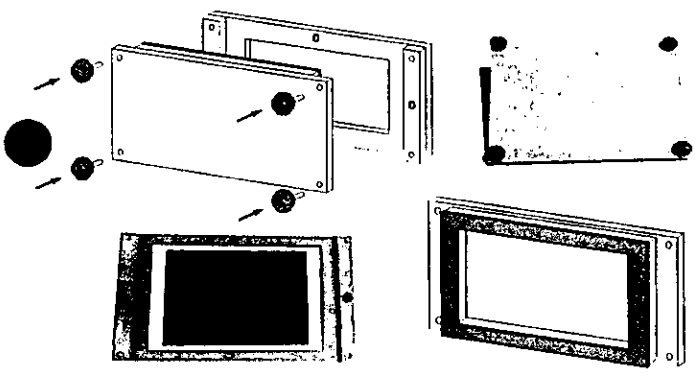
Flood Control Limited

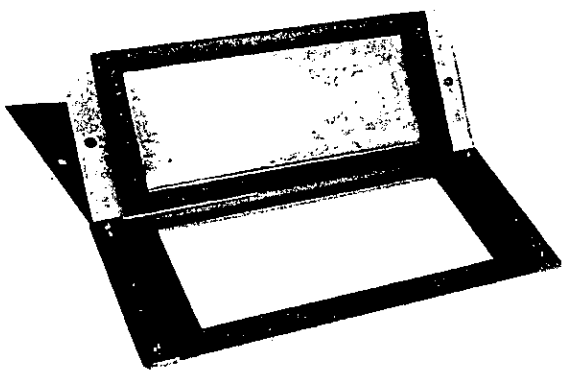
Flood Seals

Our Flood Seal range has been designed specifically for the to protection of airbricks, airvents & windows. Precision engineered and manufactured from marine quality stainless steel and exterior grade aluminium sheet, our airbrick covers, vent covers and window seals come complete with stainless steel fixings. Three standard sizes are available for single, double and triple air bricks however we will manufacture covers to protect any size of air brick or vent including unusual configurations and protrusions. Our Window Seals are available in any size up to 2500mm wide by 1500mm high.









Characteristics

Materials	316 Stainless Steel Frames NS4 Aluminium Covers EPDM Seals Stainless Steel Fixings
Air Bricks	Single Brick 240 x 85mm Double Brick 240 x 160mm Triple Brick 240 x 240mm Any size made to order.
Air Vents	Square 300 x 300mm Oblong 300 x 450mm Any size made to order.
Windows	Tailored to requirements. Max 2500mm wide. Max 1500mm high
Sealing Force	Backwards. ↔
Locking	Screw Fix Lock.
Specials	Our Systems can be made to accommodate almost any unusual or non-standard configuration.

Flood Control reserves the right to change product specifications and availability without notice.

Flood Control
Torrington House, New Bridge, Gunnislake, Cornwall PL18 9LH
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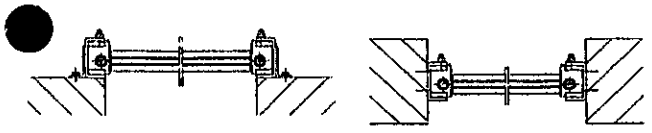
APPENDIX C

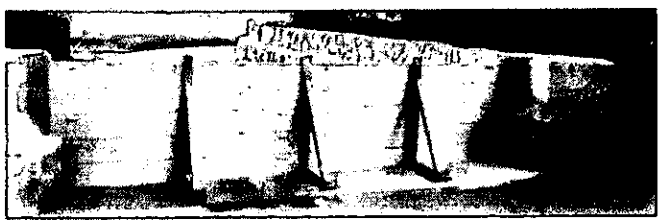
Flood Guards to the Kitchen Entrance

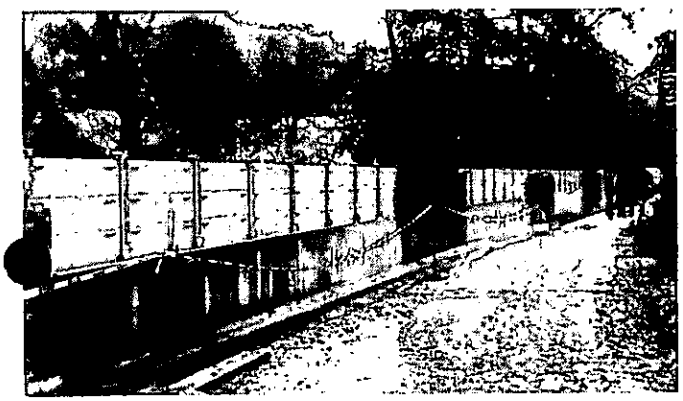
Flood Control Limited

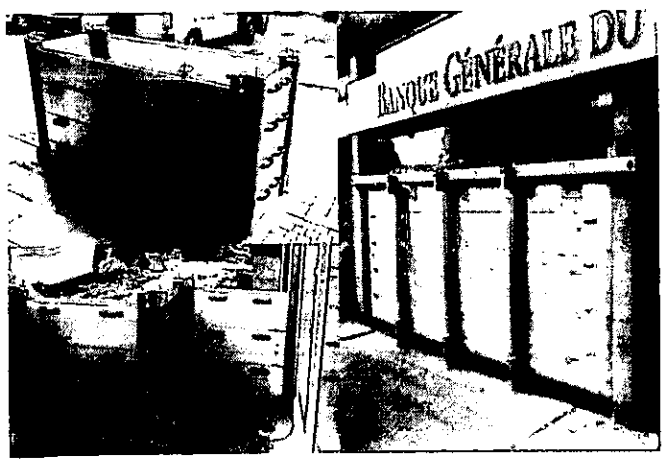
Flood Guards

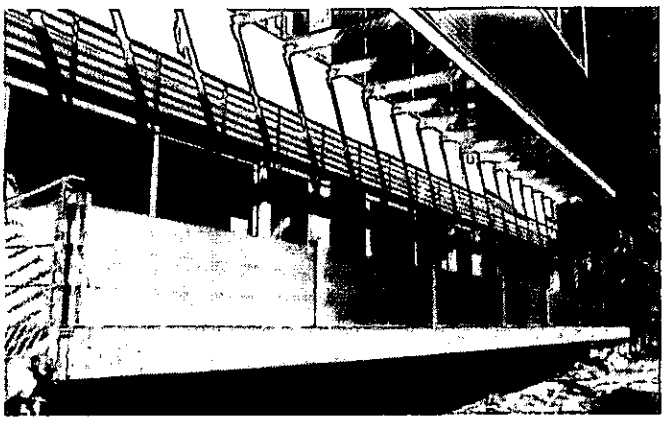
Lightweight yet extremely tough components combine to provide a versatile flood protection system that can be configured to meet virtually any requirement; from protecting doorways, windows and shop fronts; through to creating dam runs to divert flood water; or protecting wide loading bay openings.
The fully removable version of our Flood Guard is available for listed buildings or properties where permanent fixings are undesirable or hazardous.











Characteristics

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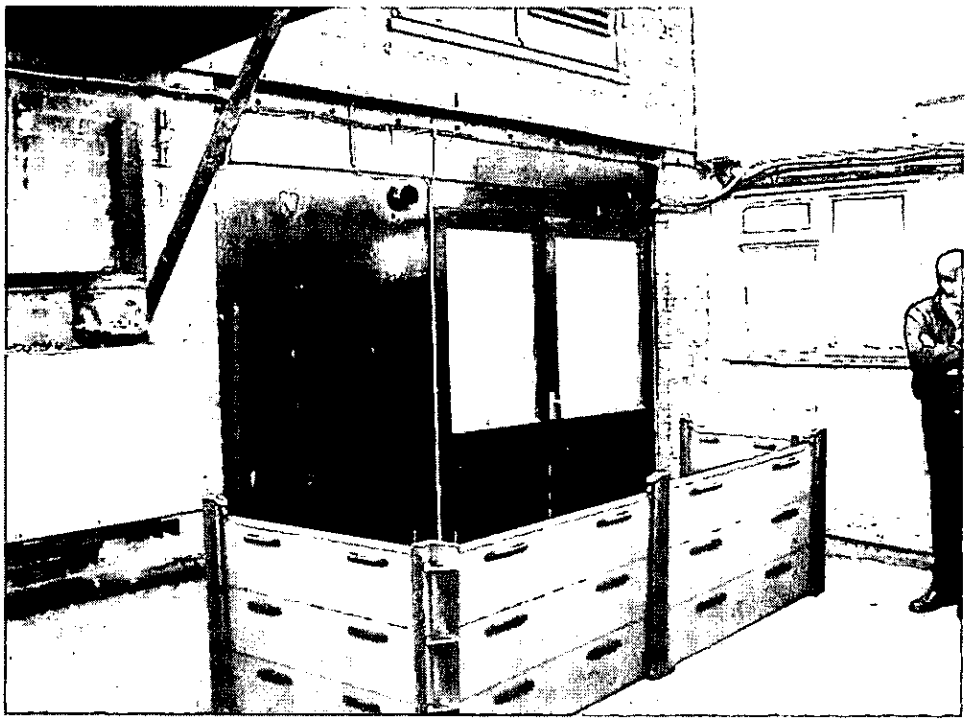
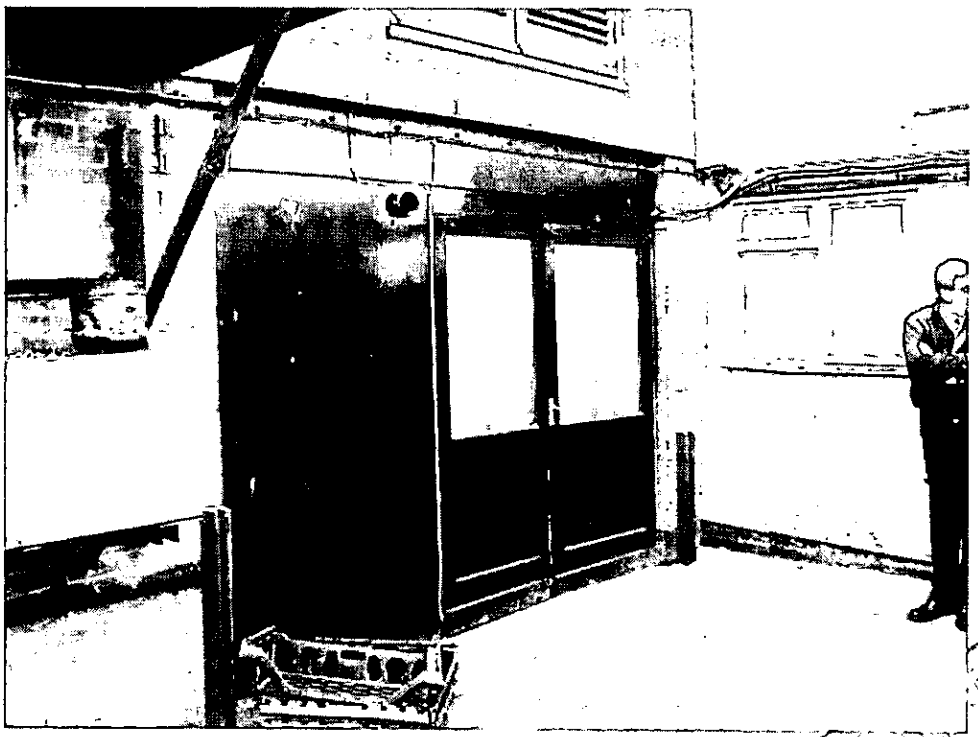
Poachers Inn - Door 'A' Kitchen



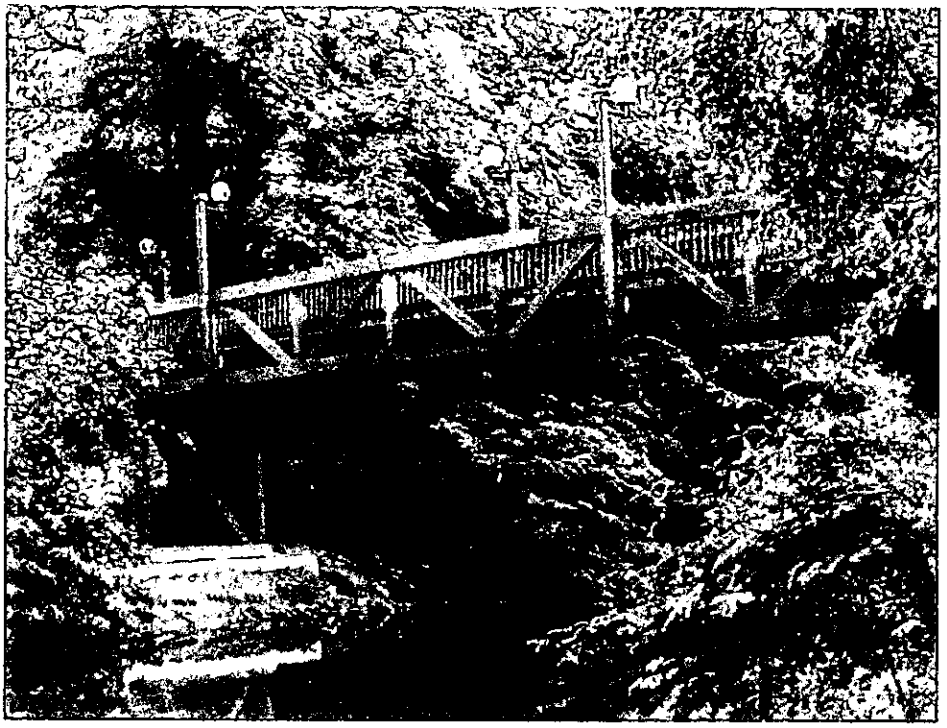
Flood Guards - flood conditions

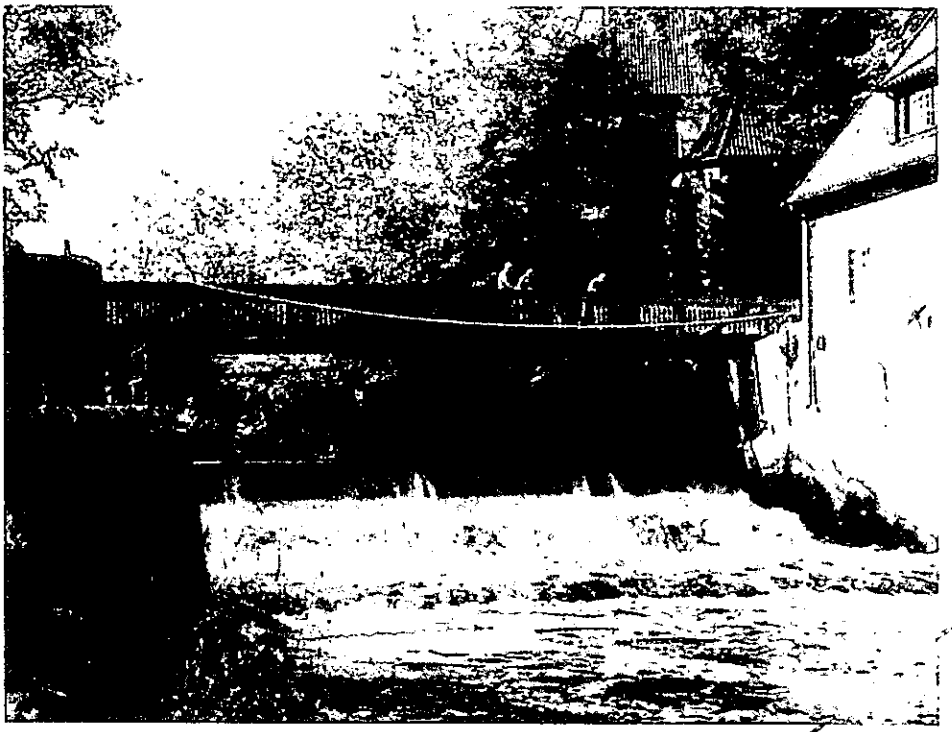


Flood Guards - normal conditions

AE

Flood Mitigation Works – Reading Moat House
Planning Application Reference F/2002/7051
Listed Building Consent Reference LB/2002/7079
Sample Photographs





ADDITIONAL INFORMATION
7051
7079

SITE: MOAT HOUSE HOTEL, READING 01.AUG.2002 7079

SYSTEM: EMERGENCY CAR PARK: AUTOMATIC ENTRY – TOKEN EXIT – 1 X MCS BARRIER – BI-DIRECTIONAL TRAFFIC LANE.
MILL LANE: 1 X MANUALLY OPERATED BARRIER.

METHOD OF OPERATION:

ENTRANCE – AUTOMATIC:

Vehicles will approach the entrance and pass over a concealed loop which will give a signal to the barrier to open, permitting entry. On passing through the barrier the vehicle will pass over a second concealed loop giving a second signal to the barrier instructing it to close immediately the vehicle is through.

The barrier will only remain open or revert to the fully open position should following vehicle pass over the opening loop before the barrier has closed behind the preceding vehicle. This special feature is known as 'Instant Reversing' and ensures that vehicles may enter the parking area as rapidly as the layout will allow. Combined with the 'Instant Reversing' feature is an automatic 'Back-off' feature so that if a vehicle opens the barrier and then reverse out of the driveway, the barrier will close automatically.

EXIT – TOKEN:

The motorist will approach the exit, stop and insert a token into the pedestal, giving a signal to open the barrier, permitting exit. On passing through the barrier the vehicle will pass over a concealed loop in the road surface giving a signal to close the barrier immediately the vehicle is through.

EMERGENCY CAR PARK

ENTRY:

ITEM 1 — 1 x APT Electronic inductive loop vehicle presence detector to open bi-directional lane barrier on approach of entering vehicle.

ITEM 2 — 1 x APT MCS Electrically operated instant reversing heavy duty security barrier, complete with all necessary control gear and an alloy barrier arm of 5 metres in length.

ITEM 3 — 1 x APT Electronic inductive loop vehicle presence detector to close the barrier after passage of vehicle in either direction.

EXIT:

ITEM 4 — 1 x APT Cubicle pedestal incorporating:-
a. 1 x Single Token acceptor mechanism.
b. 1 x Token collection tray.

APPROVED

MILL LANE

ITEM 5 1 x Manual barrier mild-steel counter-balanced traffic barrier, finished in official traffic yellow, for manual operation, suitable for locking at pivot end. A captivated chain with a steel rod is fitted to the main frame enabling the barrier to be left in the raised position. With a barrier arm length of 5 metres.

INSTALLATION AND COMMISSIONING:

ITEM 6 To construct concrete bases for the pedestal and barriers.
To lay interconnecting conduits between pedestal and MCS barrier, supply and pull through interconnecting control cables.
To cut slots in road surface for inductive loops in brick paviors, lay cables and backfill.
To run conduit for loop tails and pull through.
To erect and bolt down the equipment.
To supply and install mains power supply cabling running 4 metres beneath concrete slabs from lighting column to MCS barrier position.

ITEM 8 To connect, test and commission the system following installation.

FOR THE SUM OF **£8,548.00**

All prices quoted are exclusive of Value Add Tax which shall be payable in addition, at the prevailing rate.

CONSUMABLE ITEMS:

ITEM 9 Tokens for use with the above automatic control system.
Per 100 . . . . . **£35.00**

OPTIONAL ITEMS:

ITEM 10 1 x Nesting post with hasp and lockable flap for the manual barrier excluding padlock. Supplied and installed.

FOR THE ADDITIONAL SUM OF **£444.00**

All prices quoted are exclusive of Value Add Tax which shall be payable in addition, at the prevailing rate.

NOTE:

We have allowed the equipment to be finished in the standard Moat House Blue RAL 5022.

Manual Parking Barrier

The economical answer when automation is not needed

Controls?
We are the UK's leading provider of traffic management systems, and can design a solution for any situation.
We offer the broadest range of products, including every type of access control system.

APT Controls is a registered ISO 9001 company, and all products are manufactured and tested under our stringent quality control system. All products comply with relevant CE directives, and are covered by a full 12 month warranty.

We have the largest service organisation in the industry, and can provide a fast, efficient and cost effective response to both routine and emergency situations.

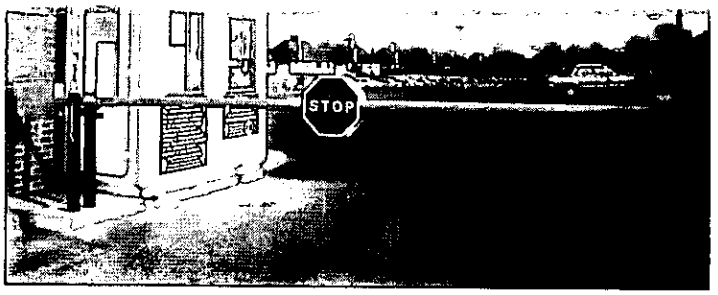
We are a founder member of the British Parking Association and have Highways Agency Approval for all relevant products.

B P A

British Parking Association

ISO 9001 Cert N° FM 10241

APT has a policy of continual improvement, we therefore reserve the right to change specifications without notice.



Features:

Durable construction for long life
Virtually no maintenance
Provides security for openings of up to 6 metres
Lockable in raised or lowered position

Applications

Ideal for virtually all manned traffic control situations
Sites requiring identity pass checks
Sites where visitors need to be given directions for parking, e.g. university campuses
Access roads where only occasional access is required

Options Stop disc

Technical Specifications

	HD Security	MC Security	LC Security	MC Parking	Manual
Housing Fabrication	3mm Zintec sheet coated with 75 micron polyester paint, leatherette finish	2.5mm Zintec sheet coated with 75 micron polyester paint, leatherette finish	2.5mm Zintec sheet coated with 75 micron polyester paint, leatherette finish	2.5mm Zintec sheet coated with 75 micron polyester paint, leatherette finish	3mm hollow section with 75 micron polyester paint, leatherette finish
Housing Colour	Body RAL 7016 Anthracite Grey; hood and door BS08E51 Yellow	Body RAL 7016 Anthracite Grey; hood and door BS08E51 Yellow	BS08E51 Yellow	BS08E51 Yellow	RAL 9005 Black BS 08E51 Yellow
Pole Fabrication	Aluminium extrusion, oval profile 100mm high x 53mm wide, reinforced with inner aluminium tube 48.4mm dia. x 4.5mm thick	Aluminium extrusion, oval profile 100mm high x 53mm wide,	Aluminium extrusion, oval profile 100mm high x 53mm wide,	Aluminium or wood, 100mm high x 53mm wide	Aluminium extrusion round 75mm dia.
Pole Colour	White with Red stripes	White with Red stripes	White with Red stripes	Yellow / Black stripes	Yellow
Housing Footprint	440mm x 460mm	400mm x 360mm	275mm x 275mm	400mm x 360mm	305mm x 305mm
Pole Lengths Available	6m to 8m	2m to 6m	3m to 5m	2m to 3.5m	3m to 6m
Opening / Closing time	5 sec. to 7 sec. depending on pole length	2 sec. or 5 sec. depending on pole length	4.5 seconds	2 seconds	N/A
Power Supply	230 VAC 50 Hz single phase	230 VAC 50 Hz single phase	230 VAC 50 Hz single phase	230 VAC 50 Hz single phase	N/A
Power Consumption	350 W	300 W	180 W	300 W	N/A
Control	Push button, logic controller or programmable logic	Push button, logic controller or programmable logic	LC35-LC (logic controller)	MCR-PLC (programmable logic)	N/A
Weight	170 kg	110 kg	68 kg	110 kg	106 kg

Diagrams can be supplied on request.

APT Controls Limited, The Power House, Chantry Place, Headstone Lane, Harrow, Middlesex HA3 6NY
Tel: +44 (0)20 8421 2411 Fax: +44 (0)20 8421 3951 Email: sales@aptcontrols.co.uk **www.aptcontrols.co.uk**

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The heavy duty solution for site security

HD Security Barrier



Features:

Enhances site security
- Fast operating action
- Strong barrier arm
- Caters for very wide roads/openings
- Optional double curtain as shown

Extremely robust and durable
- The advanced technology of the motion control mechanism protects components from the stresses of high speed operation
- Reliable even in the most heavy duty use

Adaptable to all sites
- Various models available, with arm lengths from 6 to 8 metres
- Choice of logic controllers to suit all remote control devices

Applications:

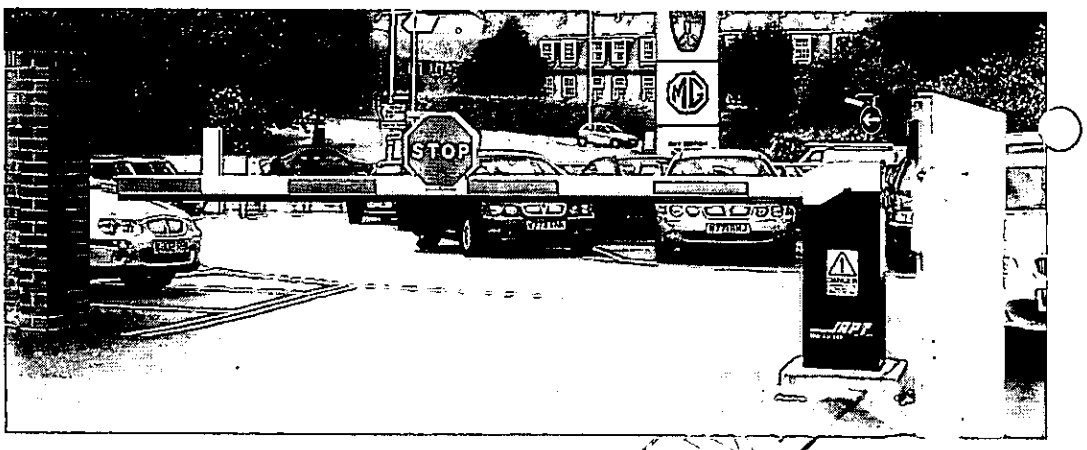
Ideal for sites with frequent traffic flow that require security control and access for wide vehicles
- Industrial units
- Hospitals, educational establishments etc
- Commercial complexes

Options

Stop disc Pole lights Lower curtain
Double curtain Sensing safety edge
Warning sounder Flashing beacon

Ideal for medium levels of traffic

MC Security Barrier



Features:

Enhances site security
- Fast operating action
- Strong barrier arm

Extremely robust
- The advanced technology of the motion control mechanism protects components from the stresses of high speed operation
- Reliable and long-lasting

Flexible to suit situation
- Various models available, with arm lengths from 2 to 6 metres
- Choice of logic controllers to suit all remote control devices

Applications

Ideal for sites with medium traffic flow, where non-paying access is required:
- Office car parks
- Perimeter security
- Hotel car parks

Options

Stop disc Pole lights Lower curtain
Sensing safety edge
Warning sounder Flashing beacon

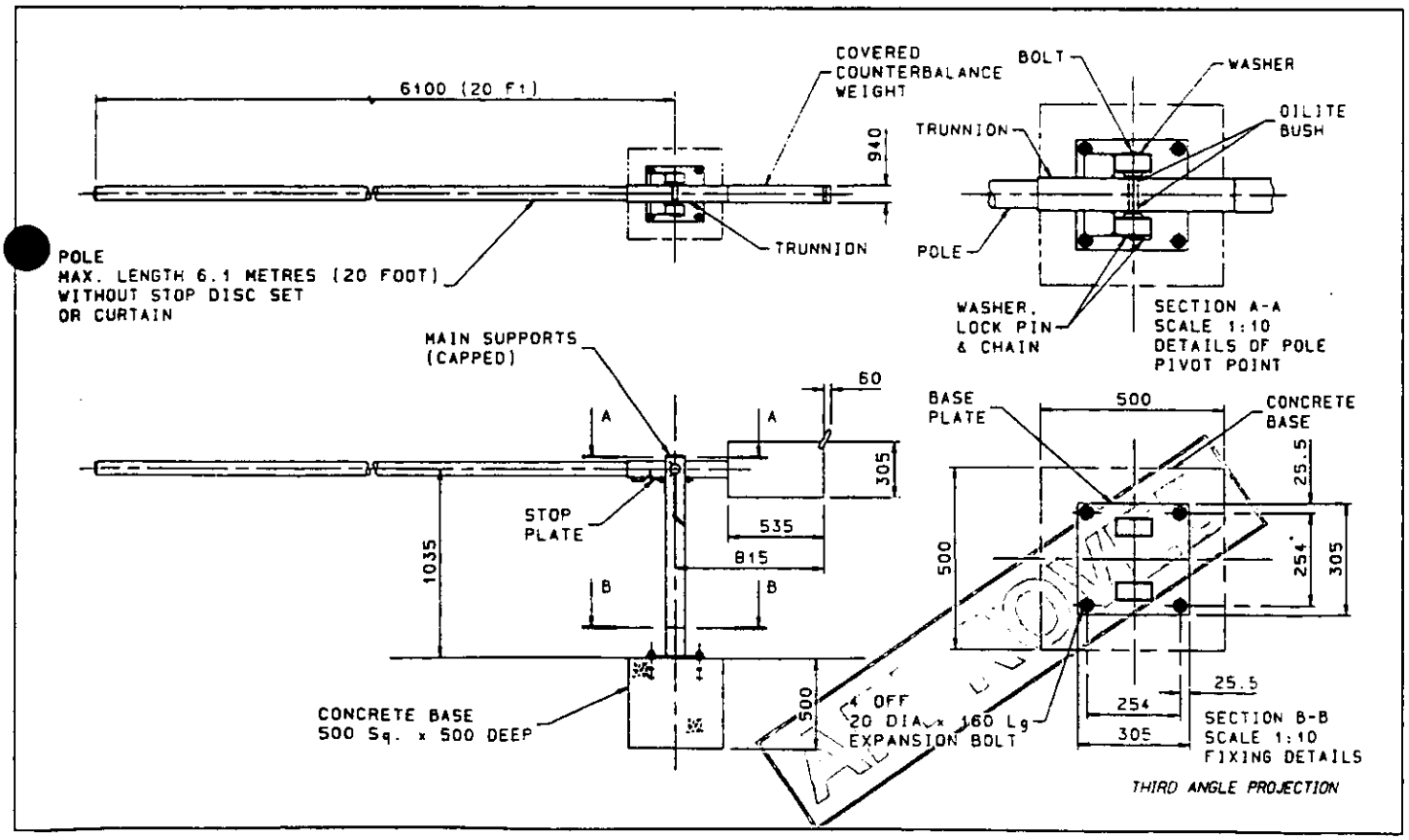
- Provides security for openings up to 18ft wide
- Durable materials aid long life and easy operation
- Padlock facility at pivot end fitted as standard
- No electrical controls
- Inexpensive to purchase, install and maintain
- Barrier supported by heavy-duty pressed steel mounting requiring four bolts to secure
- Counter balanced for ease of control

MANUAL BARRIER – DATA SHEET

DIMENSIONS	HEIGHT	WIDTH	LENGTH
FEET	4.0	1.0	21.0
MILLIMETRES	1219	305	6100

OPTIONS

- Two STOP signs and locking plate for tip available as options



APT CONTROLS LTD, THE POWER HOUSE, CHANTRY PLACE, HEADSTONE LANE, HARROW, MIDDX HA3 6NY
Tel: 0181-421 2411 Fax: 0181-421 3951

Specifications subject to change without notice

BS 5750 Part 2/ISO 9002
Cert. No FM 10241

3. LIFT DETAILS.

DRAWING NO. 24460/RMH/07 REV 1. REFERS TO STANNAH INFORMATION SHEET NO AVL 440 AS FAR AS I AM AWARE WE DO NOT HAVE ANY DETAILS TO SHOW US WHAT THE MIDILIFT DX 440 PLATFORM LIFT LOOKS LIKE. — IT COULD BE A CONDITION OF ANY APPROVAL.

4 FLOOD BARRIERS.

YES WE HAVE DOOR A.B.C. DETAILS BUT NO DETAILS OF MATERIALS ETC. — I SUGGEST THIS COULD AGAIN BE A CONDITION OF ANY APPROVAL.

5. FLOOD BARRIERS TO KITCHEN ENTRANCE

NOTED — AS 4.

6. SEALANT — NOTED

7. —

8. SEE COMMENTS — 1. THE ILLUSTRATIONS NOW FORWARDED DO HELP TO ILLUMINATE SOME DETAILS. THE TIMBER STRUCTURE WILL BE A PROMINENT DESIGN FEATURE NOT PREVIOUSLY INDICATED.

I SUGGEST THE LANDSCAPE FORMS, BANKING AND RELATIONSHIP TO THE TIMBER BRIDGE SHOULD BE RESOLVED AS A CONDITION OF ANY APPROVAL. + LIGHTING.

9. CAR PARK BARRIERS.

AS ILLUSTRATED THEY APPEAR STARK. THE CAR PARK IS WITHIN A RURAL SETTING. I NOTE THERE ARE VARIOUS MODELS AVAILABLE. FINAL SELECTION TO BE AGREED BUT BARRIER BOX SHOULD BE INCLUDED IN LANDSCAPE SCHEME.

I NOTE THE PLANNING OFFICER HAS ACCEPTED THE PLANNING PRINCIPLES OUTLINED BY THE SCHEME.

THE ABOVE DETAILS COULD BE RESOLVED BY CONDITION.

Harold Sanders. 02.10.02.

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 2 October 2002

Location:	Reading Moat House Hotel, Mill Lane, Sindlesham, Earley.
Proposal:	Proposed flood mitigation works to public house and car park which affect listed building.
Application Number:	LB/2002/7079

In response to your consultation dated 18 September 2002 for the above application, the landscape comments are as follows:

With reference to comments made by the applicant and the revised site plan (Drawing no. 24460/RMH/02 rev 2) I still consider that a number of detail design issues have not been resolved as to how the bridge fits into the existing landscape. However if it is considered acceptable from a planning perspective then I suggest that detailed matters relating to landscape issues should be submitted as a condition, which will need to incorporate details on proposed surfacing and additional planting around the structure.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 03 September 2002

To: Drainage – Roger Johnson

We have received Additional Plans for the following planning application:

Application Number: LB/2002/7079

Location: Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Proposal: Proposed flood mitigation works to public house and car park which affect listed building.

Applicant: Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

Case Officer: Heidi Lynch

The new plans show the following: Entrance foyer details and internal lift details. Drawing no: 24460/RMH/06 Rev 1.

Comments are required by 13/09/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

No Comments

RJ 16/9/02.

HDLOr

20027104

Dr Winn

Date: 18 September 2002

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: LB/2002/7079

Location: Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Proposal: Proposed flood mitigation works to public house and car park which affect listed building.

Applicant: Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

Case Officer: Heidi Lynch

The new plans show the following: Revised site plan showing bridge and additional plan showing lift installation details. Drawing nos: 24460/RMH/02 Rev 2, 24460/RMH/07 Rev 1.

Comments are required by 25/09/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App. No. F/2002/7051 & LB/2002/7079 Date Rec. 13/9/02

Location: Reading Moat House, Mill Lane, Sindlesham, Wokingham

Parish:

Applicant: Queens Moat Houses UK Ltd

Description of attached plans: additional information + revised plan

Drawing No's: 24460/RMH/02 Rev 2 Site plan showing bridge → REVISED PLAN
24460/RMH/07 Rev 1 Lift installation details → ADDITIONAL PLAN

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)

Please send copy of letter attached, + plans & colored photos to Harold & Catherine only + library & part 1 Register.

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 7 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 HEIGI

Consultations Sent by Admin. on 18.09.PS.

Yellow - Case Officer Copy
Green - Part One Copy

ADDITIONAL PLAN REVISED PLAN

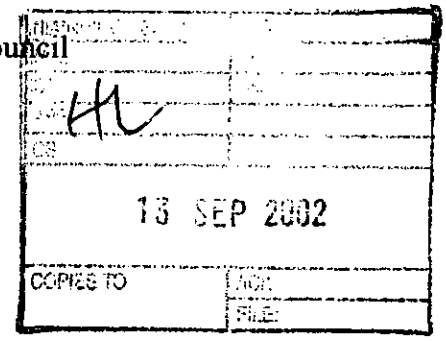
DAVIS LANGDON & EVEREST

7051
7079

12 September 2002
24460/DMB

60978.

Mrs H Lynch
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR



Cloister House
Riverside
New Bailey Street
Manchester M3 5AG
Tel: 0161 819 7600
Fax: 0161 819 1818
www.davislangdon.com

faxed copy 61006

Dear Mrs Lynch

FLOOD MITIGATION WORKS – READING MOAT HOUSE
YOUR REF. PLANNING F/2002/7051, LISTED BUILDING CONSENT LB/2002/7079

I refer to your fax requesting further information concerning the above applications for the flood mitigation measures at the Reading Moat House Hotel. I have addressed each item in turn in accordance with the references provided by the Conservation Officer and Environmental Design.

Conservation Officer

1. Noted

2. Footbridge – Visual Impact

The footbridge is linked to the Function Rooms and adjacent to the reception building, both of which are modern structures and are assumed not to be areas of interest under the listing of the hotel.

The footbridge is a distance away from the original mill and The Poachers Pub which are assumed to be the areas of interest under the listed description. It will be difficult to view the two structures simultaneously therefore I do not feel that the bridge will have any serious visual impact on the listed building. The bridge will be further screened by the existing tress and shrubbery which is found on the site.

The existing landscaping is minimal consisting of a grassed bank with a variety of mature trees (willows) and shrubs. The bridge has been designed so as none of the existing trees and shrubs need to be removed or lopped. The bridge passes through the existing landscaping which acts as a screen to the structure.

DAVIS LANGDON & SEAH INTERNATIONAL
Principal place of business: Princes House 39 Kingsway London WC2B 6TP at which a list of partner's names is available for inspection

With offices in: England, Scotland, Wales, Ireland, France, Spain, Poland, Lebanon, Bahrain, United Arab Emirates, Qatar, Saudi Arabia, Brunei, China, Hong Kong, Korea, Malaysia, Philippines, Singapore, Thailand, Vietnam, Australia, New Zealand, South Africa, Botswana, Swaziland and the USA

FLOOD MITIGATION WORKS – READING MOAT HOUSE

Building Regulations. The end of the ramp would have 'overshot' the end of the car park and would also deviate from the route of the Public Footpath.

For the footbridge to change direction in order to achieve a 90-degree crossing of the tributary additional supports would be required. This would not be welcomed by the Environment Agency who have stressed that as few supports as possible should be used to reduce the resistance against the floodwaters.

We have also needed to incorporate the route of the Public Footpath into the design of the structure as well as the existing landscaping of the area. This has been undertaken successfully and the Footpath Officer has approved the design as detailed on Drawing No. 201033/03 P5 (Copy letter enclosed).

There is also an area of dished ground adjacent to the small brick building which we have needed to avoid. The structure has been designed around this area of land.

I am unsure how we can re-consider the footpaths linking the footbridge with the raised car park. We have taken the shortest possible route between the two structures and have taken into consideration disabled users in terms of width, radius and surface finish. The car park does not need to be linked to the public footpath which is also not highlighted on site.

We have also attempted by the use of landscaping and banking to blend the structure into the existing landscaping however this has proved difficult since the area is essentially a flat grassed field. There is therefore very little scope for landscaping. The only alternative I can foresee is to extend the ramp with a further timber structure or to incorporate a retaining wall.

I would welcome your comments as to how we may improve the existing design of the structure and associated footpaths if this is required.

9. Car Park Barriers

The proposed car park barriers have been designed to match those already installed on the site and which must already have been approved. We must also ensure for health and safety reasons that the barriers are readily visible both for vehicular use and pedestrians particularly during night time use. I would be grateful if details could be provided of barrier designs which would be preferable to those proposed.

10. Exit Barrier

Comments as Item 9

11. The air brick covers will only be installed during times of flood therefore I do not believe that their colour should be an issue. The fixing plates will be fixed around the air bricks constantly however these will be obscured by the vegetation surrounding the

FLOOD MITIGATION WORKS – READING MOAT HOUSE

4. The design in relation to the structure at the south western end of the footbridge has been agreed with the Public Footpath Officer. It is not practicable to provide two ramps due to the limited room and the location of the small brick building. If a ramp were to be installed in this position and it were to comply with the Building Regulations it would end very close to Mill Lane and would result in a more obtrusive structure which the Planners are keen to avoid.

   If a ramp were therefore required at this position it would need to be designed to double back on itself which would result in a substantial deviation from the Public Footpath. Again the structure would be more obtrusive than that already proposed which we have attempted to avoid.

   The steps have also been designed for use by ambulant disabled visitors. There are certain disabilities where steps are a preferred option to a ramp therefore we have included for both of these routes within the design.

   It is also noted that much of the existing public footpath is unsuitable for disabled users, though clearly our client does not wish to hinder their passage in the locality of the hotel.

5. Comments are noted. We will ensure that a gap remains between the fence and the car park barrier for public rights of way.

With regards to the concerns over the car park barriers my comments are noted in Item 9 of the Conservation Officers report.

It is proposed to mark the disabled car park spaces on the grasscrete car park surface. Unfortunately we cannot change the surface as it is a requirement of the Environment Agency due to the area being a flood plain.

I hope the above is of some assistance. In the meantime I will liaise with the Structural Engineers in ascertaining whether we can improve upon the existing design though I would stress that we are being governed by many existing features and governing bodies in respect of this scheme.

FLOOD MITIGATION WORKS – READING MOAT HOUSE

I would also stress that tenders have now been received and our client is concerned that the works will not be completed before the onset of the flood season which begins in October. Your earliest response, be this for further information or approval will be most gratefully received.

Yours sincerely

pp. R Bundhun.

Darren Bailey
Senior Building Surveyor
for **DAVIS LANGDON & EVEREST**
E-mail: darren.bailey@davislangdon-uk.com

Encs

c.c. O Nicholls - Queens Moat House (UK) Ltd (Copy letter only)
J Fox - Hannah Reed (Copy letter only)

FLOOD MITIGATION WORKS – READING MOAT HOUSE

pub. By installing the air bricks we are attempting to limit the effects of flood waters on an area of the original structure which is important in terms of the listed status.

Environmental Design

1. The structure will be constructed on a flat grassed field area. We have therefore attempted to minimise the visual appearance of the structure through the use of landscaped banking to either side. The only alternative would be to extend the ramp with a further timber section or to construct a retaining wall.

   With regards to existing edge detail between the car park and the river bank I believe from memory that they merge into one another.

   I would be grateful for guidance on how we could improve the existing design to accommodate the concerns raised.

2 We have been in consultation with the Public Footpath Officer who has approved the scheme as indicated on Drawing No. 201033/03 P5 (Copy letter attached). I attach 10 No. copies of Drawing No. 24460/RMH/02 Rev 2 which clarifies the configuration of the footbridge. We have needed to consider the existing landscaping and the dished ground in front of the small brick building. The Public Footpath Officer has taken this into consideration and has agreed to our solution. We therefore believe that we have developed a solution in terms of the small brick building.

   The structure follows the route of the public footpath for virtually its entire length and only deviates at the base to provide a smooth surfaced footpath to the car park for wheelchair users.

   Furthermore the public footpath is not highlighted on site and could run in any direction over a five metre wide expanse of grass.

   As noted previously we have also been governed by the requirements of the Building Regulations in terms of gradients and lengths of ramps, width of footbridge and areas of landings.

   We have attempted to provide the shortest route to the car park from the footbridge for disabled visitors to the hotel, both in terms of wheelchair users and ambulant disabled visitors. This also minimises the affect on the surrounding landscaping.

3. The footbridge was aligned to avoid the removal of mature trees along the river bank. This also allows an alignment in keeping with the existing brick building, avoids deviations in the path and provides enough room on the left bank for the ramp and steps to be constructed in accordance with the Building Regulations requirements.

   Please also refer to my comments under item 8 of the Conservation Officer response.

FLOOD MITIGATION WORKS – READING MOAT HOUSE

The footbridge is constructed entirely of natural material, in this case Ekki hardwood which is sympathetic to the semi-rural setting. I enclose sample photographs of a similar footbridge to give an indication of the finished article.

3. Details of Lift

All lift details have been provided previously. I do however enclose for your information 10 No. copies of Drawing No. 24460/RMH/07 Rev 1 which shows further details of the proposed installation. Please advise if you require any further information.

4. Flood Barriers The Poachers Entrance

All information has been provided.

5. Flood Barriers to Kitchen Entrance from Service Yard

All information including fixing details have been provided.

6. Sealant Joint

The sealant to a 90-degree joint in the kitchen wall has failed. We are to replace the sealant to match existing. I am unsure what other information can be provided.

7. Disabled Car Park Spaces

Noted

8. Linking of the Footbridge to the Raised Car Park

The design of the footbridge has been governed by the requirements of the Building Regulations and Building Control. The gradients of the ramps, the areas of landings and the width of the footbridge are all areas which have been designed in accordance with these requirements and to some extent has dictated the design in relation to disabled access. We are also restricted by the space between the car park and the riverbank.

With regards to the alignment of the footbridge this has been designed to avoid the existing mature trees and the need to remove them or cut them back.

The alignment has also been governed by the requirements of the Building Regulations. If we took the bridge across the tributary at 90 degrees the structure on the opposite bank would be higher than our proposed design because the length of the bridge would have been reduced and therefore we would have had a shorter distance in which to loose the height through the gradient of the bridge (The height of the structure on the bank was a concern of the Planners at our initial site meeting). This would have resulted in a longer run-off ramp being required on the car park bank for which there is insufficient space available if it is designed in accordance with the gradients required in the

Date: 03 September 2002

To: Drainage – Roger Johnson

We have received Additional Plans for the following planning application:

Application Number: LB/2002/7079

Location: Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Proposal: Proposed flood mitigation works to public house and car park which affect listed building.

Applicant: Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

Case Officer: Heidi Lynch

The new plans show the following: Entrance foyer details and internal lift details. Drawing no: 24460/RMH/06 Rev 1.

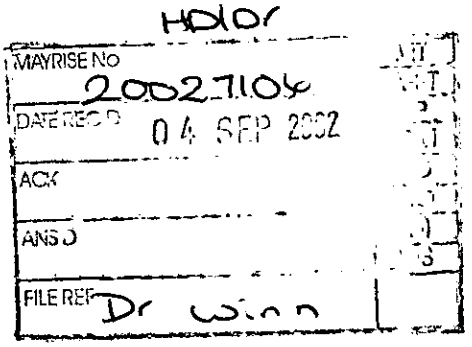
Comments are required by 13/09/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

No Comments

RJ 16/9/02.

HDLOr



TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 10 September 2002

Location:	Reading Moat House Hotel, Mill Lane, Sindlesham, Earley.
Proposal:	Proposed flood mitigation works to public house and car park which affect listed building.
Application Number:	LB/2002/7079

In response to your consultation dated 3 September 2002 for the above application, the landscape comments are as follows:

I have no additional comments to make on the application and new plans, drawing no. 24460/RMH/06 Rev 1, showing internal changes to the building. Please see previous comments dated 2 September 2002.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 03 September 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2002/7079

Location: Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Proposal: Proposed flood mitigation works to public house and car park which affect listed building.

Applicant: Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

Case Officer: Heidi Lynch

The new plans show the following: Entrance foyer details and internal lift details. Drawing no: 24460/RMH/06 Rev 1.

Comments are required by 13/09/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App. No. F/2002/7051 & LB/2002/7079 Date Rec. 27 Aug 02

Location: Reading Moat House Hotel, Mill Lane, Sindlesham

Parish: Earley

Applicant: Queens Moat Houses UK

Description of attached plans: Entrance foyer details + internal lift details

Drawing No's: 24460/RMH/06 Rev. 1

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)

Environment Agency
Drainage (Roger Johnson)

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 10 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 HEGI

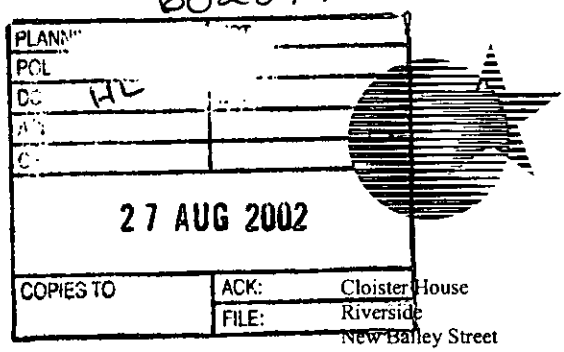
Consultations Sent by Admin. on 03.09.02 PS

Yellow - Case Officer Copy
Green - Part One Copy

DAVIS LANGDON & EVEREST

60287.

23 August 2002
24460/ASB



Cloister House
Riverside
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Manchester M3 5AG
Tel: 0161 819 7600
Fax: 0161 819 1818
www.davislangdon.com

Heidi Lynch
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Lynch

READING MOAT HOUSE, MILL LANE, SINDLESHAM, Nr WOKINGHAM BERKSHIRE – FLOOD MITIGATION WORKS

Please find the following drawings enclosed as requested by Harold Sanders:

10 no. copies – Drawing No. 24460/RMH/06

Yours sincerely,

ADDITIONAL PLAN

7051

7079

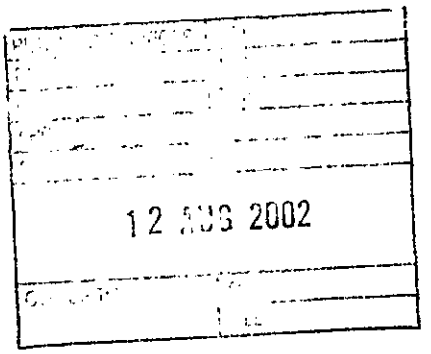
Anna Bradburn
CAD Technician
for **DAVIS LANGDON & EVEREST**
E-mail: anna.bradburn@davislangdon-uk.com

Encs

Cc

FILE: h:\data\jobs\20-24999\24460 - flood risk assessments\correspondence\letter\other\wokingham planning ltr 03.05.02.doc
BY: DLAE on 23-Aug-02

To:
Drainage
Fao Roger Johnson



From: Heidi Lynch

Date: 06 August 2002

Application Number: LB/2002/7079

Proposal: Proposed flood mitigation works to public house and car park which affect listed building..

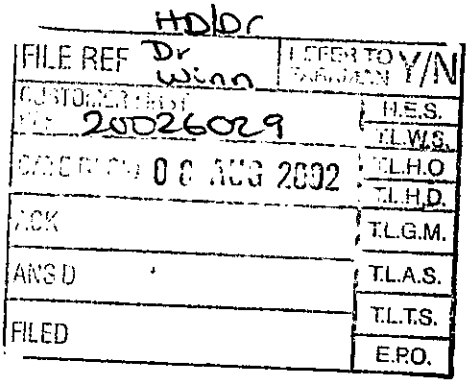
Site Address:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Applicant:
Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

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

No Comments RJ 9/8/02

HD/DC



To:
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

Date: 06 August 2002 07 AUG 2002

Application Number: LB/2002/7079

Proposal: Proposed flood mitigation works to public house and car park which affect listed building..

Site Address:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Applicant:
Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

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

KEY TO REFERENCES AS DRAWING NO. 24460/RMH/02.

1. SEE DETAILED COMMENTS ON PLANNING APPLICATION NO. F/2002/7051.
2. ITEM 1.00. FOOTBRIDGE. Visual impact on the listed building and its setting. Detailed design should relate to adjoining landscape.
3. ITEM 2.00 LIFT. – Details to follow; principle acceptable to me.
4. ITEM 3.00. FLOOD BARRIERS TO ENTRANCES. Details to be agreed. Principle acceptable to me.
5. ITEM 4.00. DOOR TO SERVICE YARD Acceptable solution; details of fixing to be agreed
6. ITEM 5.00. SEALANT – details to follow
7. ITEM 6.00 DISABLE CAR PARK. – Layout acceptable to me
8. ITEM 7.00 PATH LINKING FOOTBRIDGE TO RAISED CAR PARK. Alignment, banking and links to existing path and carpark to be re-considered in relation to landscape.

9. ITEM 8-00. CAR PARK BARRIER. - ENTRANCE
Principle accepted - design of barrier question

10. ITEM 9-00. EXIT BARRIER.
Comments as item 8-00.

11. REMOVEABLE AIR BRICK COVERS -
principle accepted; colour to be agreed.

Harold Jansen

21. 08.02

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 3rd September 2002

TO: DAvis Langdon & Everest (Darren Bailey)

FROM: Heidi Lynch **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 5

RECIPIENT FAX NUMBER: 0161 819 1818

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Sindlesham Mill

NOTES: Attached are comments from our landscape Architect & the Conservation Officer. If you could liase with them with regard to their comments as I am now on leave for a week. Phone numbers are:

Harold S - 01189746465
Catherine B - 01189746470.

Hopefully we can get everything sorted out so the application will be done in time?

Cheers HEIDI LYNCH (heidi.lynch@wokingham.gov.uk)

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 2 September 2002

Location:	Reading Moat House Hotel, Mill Lane, Sindlesham, Earley.
Proposal:	Proposed flood mitigation works to public house and car park which affect listed building.
Application Number:	LB/2002/7079

In response to your consultation dated 6 August 2002 for the above application, the landscape comments are as follows:

The main impact of these proposals on the landscape will be the construction of the footbridge to the hotel.

1. The design of the engineering works in association with the footbridge, i.e. the embankments, do not at present fully consider the existing landform and banks adjacent to the tributary and location of existing features such as the car park edging. The design of the embankment will need to be redesigned so that fits in with the existing features and landform.

2. The connection of the proposed footbridge at either end of the bridge to the existing car park and the existing public right of way is also not satisfactory as the proposed link footpaths do not seem to have any relationship with either of these elements. At the south western end of the footbridge the site plan shows a different solution to that of the detailed drawing (201033/03 P5), the applicant will need to clarify which solution is to be considered and either solution will need to be resolved in relation to the existing low brick building.

3. The realignment of the bridge may resolve issues 1 & 2 raised above. Is there any reason why the bridge is positioned at the angles as shown on the drawing?

4. There will be a problem with any disabled users of the public right of way in relation to the south western end of the footbridge where on drawing no. 201033/03 P5 shows steps down to the existing ground level. There could be a diversion through the car park, however this does seem rather excessive when a design solution could be found for this end of the bridge so that disabled users can use the footpath.

5. At present the right of way onto Mill Lane is fenced off and access will be further restricted by the use of a vehicular barrier. Pedestrian access to the footpath will need to be provided for in the overall design of the proposals.

In general I have no objection to a footbridge in principle, however the relationship with the existing landscape features, including landform, stream, public right of way and car park have not been fully resolved to form a satisfactory design solution. These issues will need to be resolved before I could consider the proposals to be acceptable.

One further comment in relation to the proposed car park barriers, these are a fairly formal solution for an over flow car park which is very informal in character. Further consideration should be given to the type of barrier to be used so that it is in keeping with the character of the location.

The applicant will also need to provide details of how the disabled spaces will be marked on the grasscrete, or will a different type of surfacing be used in this particular area?

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 06 August 2002

Application Number: LB/2002/7079

Proposal: Proposed flood mitigation works to public house and car park which affect listed building.

Parish: EARLEY TOWN

Site Address:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Applicant:
Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments as per those on F/2002/7051

Signed: _____ **Print name:** _____

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: 2002/7079

Proposal:
Proposed flood mitigation works to public house and car park which affect listed building.

Location:
Reading Moat House Hotel Mill Lane Sindlesham Wokingham

This application is being advertised in the Wokingham Times newspaper on the 14/08/2002 for the following reason(s);

THE PROPOSAL AFFECTS A LISTED BUILDING AND A PUBLIC RIGHT OF WAY

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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **04/09/2002**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 14/08/2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2002/7079
CASE OFFICER: Heidi Lynch

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

Application Number : LB/2002/7079	**Map No :** 59
Case Officer : HL	**Site Area :**
Valid Date : 01 AUG 2002	**Received Date: 09/07/2002**

Level : Delegated Application

Description : Proposed flood mitigation works to public house and car park which affect listed building.

Location : Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Parish : EA **Ward : LIT** 6-8-02.

Applicant : Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

Fee Required: £0 **Fee Received: £0**

£110 submitted (5) Not required - already paid on full appl.

Additional: ..... or Refund: ....£110.....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Blue line should be red		01 AUG 2002
BLOCK PLANS	Block plan required		01 AUG 2002
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	- other elevations required for ramps & staircases + elevations of car park barriers	18/7.	01 AUG 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Footbridge lighting details		01 AUG 2002

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Affects a Public Right of Way + Affects Listed Building

INTERNAL CONSULTATIONS 6.8.02 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 ✓

Dis. Access Officer ✓

Drainage ✓

D. Pastures ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓

Railtrack

Police Arch Officer ✓

Thames Water

Ramblers Association ✓

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

Letter sent on.

Open Spaces Society – 14/8

NEIGHBOURS

S/N + see map

Pre-app with Full app.

Green Gap & Wedges
Rural Area
Countryside

Organisation_Name	Building_Name	address1	Postcode
	WEIR POOL	WEIR POOLMILL LANEWOKINGHAM	RG415DD
	SINDLESHAM MILL	SINDLESHAM MILLMILL LANEWOKINGHAM	RG415DF
	SINDLESHAM MILL	SINDLESHAM MILLMILL LANEWOKINGHAM	RG415DF
	SINDLESHAM MILL	SINDLESHAM MILLMILL LANEWOKINGHAM	RG415DF
	SINDLESHAM MILL	SINDLESHAM MILLMILL LANEWOKINGHAM	RG415DF
READING MOAT HOUSE HOTEL			RG415DF
	READING MOAT HOUSE H	READING MOAT HOUSE HOTELMILL LANEWOKINGH	RG415DF
	SINDLESHAM PUMPING ST	SINDLESHAM PUMPING STATIONMILL LANEEARLEY	

01.AUG.2002 7079

Tel. (0118) 974 6429 or 6433

Date: 18 July 2002

Your Ref:

My Ref: LB/2002/7079

Queens Moat House Uk Ltd
C/O Davis Langdon & Everest
Cloister House
Riverside
New Bailey Street
Manchester
M3 5AG

WOKINGHAM UNITARY
Aiming for Excellence

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: 2002/7079

Site Address: Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Proposal: Proposed flood mitigation works to public house and car park which affect listed building.

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

- Location plan blue line should be red.
- Other elevations required for ramps and staircases plus elevations of car park barriers.
- Please submit footbridge lighting details.

We are returning your cheque for £110.00 which is not required for listed building application. No fee payable.

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

Yours faithfully,

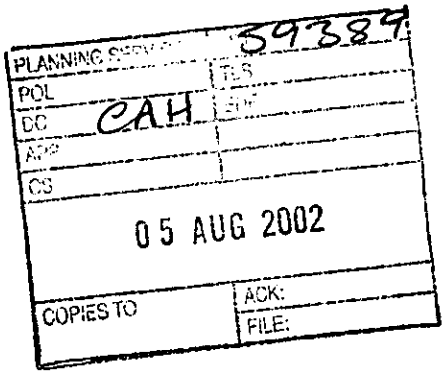
Carol Hurst

Senior Technical Officer
Development Control

DAVIS LANGDON & EVEREST

2 August 2002
24460/DMB

01.AUG.2002 7079



Cloister House
Riverside
New Bailey Street
Manchester M3 5AG
Tel: 0161 819 7600
Fax: 0161 819 1818
www.davislangdon.com

Mrs C Hurst
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Hurst

FLOOD MITIGATION WORKS – READING MOAT HOUSE
YOUR REF. LB/2002/7079

Please find enclosed 6 No. copies of drawing No. 201033/04 Rev P5 which supersedes drawing No. 201033/04 Rev P4, the difference being the modifications to the footpath at the base of the stairs to the ramp. I would be grateful if you would dispose of Revision P4 and consider the enclosed as part of the Listed Building Consent Application.

Please note that I anticipate this to be the final revision and apologise for any inconvenience caused.

Yours sincerely

Darren Bailey
Senior Building Surveyor
for **DAVIS LANGDON & EVEREST**
E-mail: darren.bailey@davislangdon-uk.com

Encs

c.c. O Nicholls - Queens Moat House (UK) Ltd (Copy letter only)
J Fox - Hannah Reed (Copy letter only)
P Thouroude - Hannah Reed (Copy letter only)

FILE: h:\data\jobs\20-24999\24460 - flood risk assessments\correspondence\letter\other\reading lbc ltr 02.08.02.doc
BY: DLAE on 2-Aug-02

DAVIS LANGDON & EVEREST

6 August 2002
24460/DMB

Cloister House
Riverside
New Bailey Street
Manchester M3 5AG
Tel: 0161 819 7600
Fax: 0161 819 1818
www.davislangdon.com

Mrs C Hurst
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Hurst

FLOOD MITIGATION WORKS – READING MOAT HOUSE
YOUR REF. LB/2002/7079

Please find enclosed 5 No. copies of the Flood Risk Assessment Report produced by Hannah Reed, who have submitted an application to the Environment Agency for the proposed works.

I would be grateful if you would consider the reports as support for the Listed Building Consent Application already submitted.

Yours sincerely

Darren Bailey
Senior Building Surveyor
for **DAVIS LANGDON & EVEREST**
E-mail: darren.bailey@davislangdon-uk.com

Encs

c.c. O Nicholls - Queens Moat House (UK) Ltd (Copy letter only)
J Fox - Hannah Reed (Copy letter only)

FILE: h:\data\jobs\20-24999\24460 - flood risk assessments\correspondence\letter\other\reading lbc ltr 06.08.02.doc
BY: DLAE on 6-Aug-02

DAVIS LANGDON & EVEREST

01 AUG 2002

29 July 2002
24460/DMB

01.AUG.2002

7079

Cloister House
Riverside
New Bailey Street
Manchester M3 5AG
Tel: 0161 819 7600
Fax: 0161 819 1818
www.davislangdon.com

Mrs C Hurst
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Hurst

FLOOD MITIGATION WORKS – READING MOAT HOUSE
YOUR REF. LB/2002/7079

I write with reference to your correspondence dated 18th July 2002 whereby you requested further information with regards to the listed Building Consent Application for the flood mitigation works.

In accordance with your letter please find enclosed six copies of the information requested as follows.

1. Location Plan, Outline now in red as opposed to blue previously.

2. Drawing No. 201033/03 Rev P4 which supersedes Drawing No. 201033/03 Rev P3.

3. Drawing No. 201033/04 Rev P1 which includes the additional elevation requested from the car park side of the river.

4. Details of APT car park barrier including technical drawings showing height of pedestals.

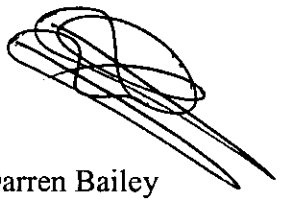
5. Confirmation of telephone conversation with Heidi Lynch. The footbridge lighting is to be sub-contractor designed, therefore it was agreed that as a condition of the Planning Approval details of the lighting will be provided prior to commencement of the works.

FILE: h:\data\jobs\20-24999\24460 - flood risk assessments\correspondence\letter\other\reading lbc ltr 29.07.02.doc
BY: DLAE on 29-Jul-02

FLOOD MITIGATION WORKS – READING MOAT HOUSE

I hope that the above information is sufficient for a decision to be made, however if you do require further information please do not hesitate to contact me.

Yours sincerely



Darren Bailey
Senior Building Surveyor
for **DAVIS LANGDON & EVEREST**
E-mail: darren.bailey@davislangdon-uk.com

Encs

c.c. O Nicholls - Queens Moat House (UK) Ltd
J Fox - Hannah Reed (Copy letter only)
P Thouroude - Hannah Reed (Copy letter only)
C Macko - Davis Langdon & Everest (Copy letter only)

7079

DAVIS LANGDON & EVEREST

09 JUL 2002

5 July 2002
24460/DMB/pjr

01.AUG.2002

Harold Sanders
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RE40 1WR

Cloister House
Riverside
New Bailey Street
Manchester M3 5AG
Tel: 0161 819 7600
Fax: 0161 819 1818
www.davislangdon.com

Dear Mr Sanders

FLOOD MITIGATION WORKS – READING MOAT HOUSE

I write with reference to our site meeting and my previous correspondence to you dated 1st May 2002 concerning the flood mitigation works at the Reading Moat House Hotel.

I hereby enclose the listed Building Consent Application for the works, which also includes a brief report outlining how the car parks and Poachers Pub are to operate under flood conditions.

I am also to submit today an application for Planning Permission. It has been decided not to proceed with the floodwalls to the patio but to install flood barriers to the existing door openings to the pub.

Finally in accordance with your guidance notes I enclose a cheque made payable to Wokingham District Council for the sum of £110.00 (inclusive of VAT).

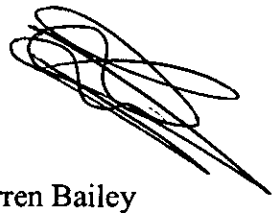
RECEIVED

FILE: h:\data\jobs\20-24999\24460 - flood risk assessments\correspondence\letter\other\reading lbc ltr 05.07.02.doc
BY: DLAE on 5-Jul-02

FLOOD MITIGATION WORKS – READING MOAT HOUSE

I hope the information provided is sufficient for your needs and look forward to receiving your comments in due course.

Yours sincerely



Darren Bailey
Senior Building Surveyor
for **DAVIS LANGDON & EVEREST**
E-mail: darren.bailey@davislangdon-uk.com

Encs

c.c. O Nicholls - Queens Moat House (UK) Ltd
J Fox - Hannah Reed (Copy letter only)
P Thouroude - Hannah Reed (Copy letter only)
C Macko - Davis Langdon & Everest (Copy letter only)

1871/A

WOKINGHAM DISTRICT COUNCIL

01.AUG.2002 Application No. 7079

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received 09 JUL 2002

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME QUEENS MOAT HOUSES UK LTD
   ADDRESS QUEENS COURT
   9-17 EASTERN ROAD
   ROMFORD
   POST CODE ESSEX RM1 3NG
   PHONE 01708 730522

2. If the applicant has an agent, all correspondence will be send to the agent.

   AGENTS NAME DAVIS LANGDON & EVEREST
   ADDRESS CLOISTER HOUSE
   RIVERSIDE
   NEW BAILEY STREET
   MANCHESTER
   POST CODE M3 5AG.
   PHONE 0161 819 7652

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.

   BUILDING LOCATION READING MONT HOUSE MILL LANE SINDLESHAM NR WOKINGHAM SURREY

   (b) What type of building, e.g. barn, dwelling, does the Application relate to.

   BUILDING TYPE HOTEL & PUBLIC HOUSE

   (c) What is the existing use of the building, if vacant, state this together with last use of the building.

   BUILDING USE HOTEL & PUBLIC HOUSE

   (d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.

   LISTING GRADE GRADE II

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)

   PLEASE SEE ATTACHED DRAWING & DOCUMENT SCHEDULE

---

5. Applicants interest in land?
   e.g. owner, lessee, potential purchaser FREEHOLDER

---

6. WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.

   FLOOD MITIGATION WORKS CONSISTING OF INSTALLATION OF FOOTBRIDGE, CARPARKS BARRIERS, FLOOD GUARDS, AIR BRICK COVERS & INTERNAL WHEELCHAIR LIFT

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.

   NO NEW WALLS OR ROOF. FOOTBRIDGE TO BE EKKI HARDWOOD ALUMINIUM PROFILE TUBING FOR FLOOD GUARDS.

Reading Moat House Planning Application: Drawing & Document Schedule

Drawings

24460/RMH/02	Proposed Site Plan
201033/03 Rev P3	Hannah Reed Proposed Footbridge
6000-1191/1	Proposed Removable Flood Barriers (Door A) Plan
6000-1191/4	Proposed Removable Flood Barriers (Door A) Section
6000-1191/5	Proposed Removable Flood Barriers (Door A) Photographs
6000-1191/2	Proposed Removable Flood Barriers (Door B) Plan
6000-1191/3	Proposed Removable Flood Barriers (Door C) Plan
5008.09a	Proposed Removable Flood Barriers Proposed Plans (Doors B & C)
4000.23c	Air Brick Cover Details

Reports

24460/P/01

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

09 JUL 2002

01.AUG.2002 7079

CERTIFICATE A

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

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have ~~given~~ the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *~~The applicant~~ I have given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

4. Notice of the application as set out below has been published in the

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

I am

1. *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

Signed Davis Langdon & Everest

*On behalf of QUEENS MOAT HOUSES UK LTD

Date 04.07.02

* Delete where inappropriate

(1) SINDLESHAM MILL,

ADDRESS MILL LANE PARISH ~~WOODLEY~~ EARLEY 1.4.86 E

PLOT No. Old Property ORD. SHEET No. SU.7670(5

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/47/66	Wallis Son & Wells Ltd	Warehouse & Office	22.4.66	N/A Refu
O/118/67	Forest Investments Ltd	outline - conversion into 3 Flats etc	28.9.67	N/A C/A
R/188/68	Mr. B.D. Fairweather	Ch. of use of Greenhouse Carpenters Shop	13.6.68	N/A Refu
O/43/68	Forest Investments Ltd	outline. Det. Warehouse on land adj. Sindlesham Mill	14.3.68	N/A. See O/159/6
O/159/68	"	" "	5.9.68	N/A Refus
O/113/70	"	" "	6.8.70	N/A Refus
R/414/67	"	conversion of buildings into 3 Flats - Garage etc	21.12.67	App - C/A
137/71	Mr C.T. Roper	conversion of use to restaurant & country club	18.3.71	N/A C/A
928/71	"	Addition Flat 4	2.9.71	App C/A
981/71	"	details of conversion into restaurant	30.9.71	App. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) SINDLESHAM MILL

ADDRESS MILL LANE PARISH ~~WOODLEY~~ EARLEY 1.4.86 E

PLOT No. ORD. SHEET No. SU 7670(5

BUILDER LISTED BUILDING + THE BRIDGE - LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1391/72	McC Trevor-Roper	Signboard	28.9.72	- C/A
1236/73	Mr C.T. Roper	adults to living accom. Flat No 4.	30.8.73	- C/A
14745	MR. A. PULLEYN	STAFF QTRS TO BAR; W.C. & CAR PARK	12.2.81	N/A C/A
BR16156	" "	lounge bar & gents wc	16.3.81.	Ref N
BR 16493	"	ALTERATIONS & EXTENSIONS	2.4.81	APP N
15547	"	FOYER & MEMBERSHIP OFFICE	25.6.81	N/A C/A
15735	"	RES. TO LOUNGE & TOILET ACC.	25.6.81	N/A C/A
BR16781	"	ENTR. FOYER & OFFICE	6.7.81 10.6.81	~~Ref~~ APP Ref
15735	"	RES. TO LOUNGE & TOILET ACC.	25.6.81	N/A C/A
BR19282	SINDLESHAM MILL LTD	PRIVATE DRAINAGE SYSTEM	9.11.82	APP N/A
19134	MR. A. PULLEYN	O/L HOTEL ANNEXE (40 BEDROOMS CONFERENCE ROOMS, IMPROVED ACCESS & CAR PARKING	6.5.83	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) SINDLESHAM MILL

ADDRESS MILL LANE PARISH ~~WOODLEY~~ EARLEY 1.4

PLOT No. ORD. SHEET No. SU. 7670 S

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23599	MR. A. PULLEYN O/L	HOTEL ANNEXE	19.7.85	N/A CLA
24738	QUEENS MOAT HOUSES	" (100 BEDROOMS,	26.3.86	CLA
		CONFERENCE FACILITIES;)		
		IMPROVED ACCESS; ADD. CAR-PARKING		
25415	"	NEW SERVICE HOIST	21.5.86	CLA
25501 (LBC)	"	"	21.5.86	CLA
BRA 509	"	ALTS TO HOISTS.	8.5.86	REF N/A
BRA 1247	"	"	24.7.86	APP
BRA 1800	"	HOTEL	~~12.12.86~~ 10.10.86	~~REF~~ APP
27391				
28988	"	ALT. & RETURB EL. BLDG.	3.12.87	CL
28989 LBC	"	IN CONS. WITH HOTEL DEV		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE BRA 4443 " BOILER HOUSING 1ST FLOOR & ALTS TO EL. ACCOMMODATION 6.4.88 REF

091074 30555

(4) SINDLESHAM MILL

1764

ADDRESS MILL LANE PARISH ~~WOODLEY~~ EARLEY 1.4 E

PLOT No. ORD. SHEET No. SU. 7670 (S

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30603/4	QUEENS MOAT	SIGNS	16.6.88	CL
30555	"	TEMP. CARPARK TO PERMANENT	8.6.88	CL
37825/6 LBC	"	REINST. OUTDOOR BAR /	2.9.91	CL
		ALTS. TO SERVICE YARD /		
		EL. LIGHTING / NEW HOUSING		
		FOR AIR-COND. UNITS		
BRA 10807	"	"	1.10.91	APP
39588	"	NON-ILL. SIGN	29.7.92	RE
39587	"	"	20.8.92	RE
41405 LBC	"	WIDENING OF FIRE ESCAPE DOOR	18.8.93	C
FP 93/2054	"	ALTS. TO DOOR OPENING FRONT ELEVATION	9.11.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933 (5) SINDLESHAM MILL

WINNERSH 1.4.86.

ADDRESS MILL LANE PARISH EARLEY

PLOT No. ORD. SHEET No. SU 7670 (S

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
42725	MR. J. BELCHER	SECURITY KIOSK	6.6.94	Cl
44126	MOAT HOUSE HOTELS	ILL. HOTEL SIGNS	2.6.95	Cl
95/60215/A	"			↑
~~44382 LBC~~		"	13.6.95	SIGNS
95/60471/LA				104 c
44960	W/DR.			SIGNS
95/61057/F				223 R
96/63702/F	"	EXT. TO HOTEL	31.7.96	T
96/63707/F	"	TENNIS COURT, ENCLOSURE & FLOODLIGHTING	10.7.96	Cl
96/63713/LA	APPEAL "	EXT TO HOTEL	29.7.96	K
98/67369/F	QUEENS MOAT HOUSES UK LTD.	S/SEXT. TO BAR TO FORM TOILETS.	5.11.99	C
98/67370/LA	Queens Moat Houses U/K Ltd.	S/SL to Bar to form Toilets	28.10.98	C

MINISTRY DECISION 44126 - APPEAL AGAINST COND. 1. ALLOWED - 13.2-

~~SPECIAL ORDERS~~ 96/63702/F - 96/63713/LA - APPEALS DISMISSED - 23.9.97

P.D Enq - Q.M.H. - Refurbish Lounge Bar - 26/1/99 / P.D Enq - Revised drawing Q.M.H. UK Ltd. 13/4/99

(10) 1933 SINDLESHAM MILL

ADDRESS MILL LANE PARISH EARLEY.

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/2000/0762		Inst. new screens + tubular doors	16.08.2000	APP
LB/2000/2271	Queens moat HSE	refurbishment of restaurant	18.10.00	Cl
F/2000/2493	"			
F/2001/3168	"	change of use → night club + offices to 26 Hotel bedrooms	22.8.01	G
LB/2001/3169	"	Internal + ex. alterations to Listed building + conv. of night club + offices → hotel bedrooms	22.8.01	C
LB/2000/2944	"	Int. Works to hotel (retro)	10.01.01	A
LB/2001/3736	"	Repl. timber floor in poachers	6.6.02	Re
		bar with flagstones		
F/2002/7051	"	Flood mitigation works inc.		
		installation of flood barriers & car park barriers		
LB/2002/7079	"	Flood mitigation works to		
		public house & car park which affect listed bldg		

MINISTRY DECISION

SPECIAL ORDERS

Application: LB/2002/7079

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.	C012	R012	External materials to be agreed.
3.		R190	All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile.
4.		R193	The following information and details are to be provided and approved in writing by the Local Planning Authority before any works begin on site: • Details and information sheet including finishes to show what the platform lift looks like; • Details of fixings, materials and colours to be used for the flood barriers; • Details of colours to be used for air-brick covers; and • Details of lighting on footbridge.
5.		R150	No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a scheme of landscaping in the proximity of the proposed footbridge and tributary banks. This 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 during the course of development, proposed surfacing around the bridge structure and additional planting around the structure. The approved landscape design scheme (with the exception of planting, seeding and turfing) shall be implemented as soon as the footbridge has been constructed.
6.	C151	R151	Landscape planting to be carried out
7.	C153	R153	No trees to be felled or lopped
8.			

Informatives for Approvals:	
1.	N16
2.	N02 – insert: plan numbered 24460/RMH/02 Rev 2 and additional plans numbered 24460/RMH/07 Rev 1, 24460/RMH/06 Rev 1 & sample bridge photograph. Insert – 13.09.02 & 27/08/02 Insert – revised site plan, entrance foyer details and sample bridge photograph
3.	

Policies
Wokingham District Plan: WOS2, WOS3, WOS10, WCC1, WCC2, WCC4, WCC7, WLL5, WLL7, WLL8, WNC4, WNC5, WNC6, WBE1, WBE9, WBE10, WHE11, WHE13, WRE4, WR18, WR26, WT6, WT7, WIC16, WIC18
Loddon Area Local Plan: LTV2, LC1, LC6, LC15, LBE1, LBE2, LBE6, LBE8, LR11, LR18, LT5, LPS2, LPS3, LPS5,
Berkshire Structure Plan: LD3, LD5, C2, C6, C9, EN1, EN3, EN4, EN8, EN9, EN10, R2, R7, T1, T4, T7

Signed: D Edwards Date: 7/10/02

Application Number: LB/2002/7079

Appraisal:

The proposed development is the installation of flood mitigation works including the installation of flood barriers and car park barriers. The site consists of the Reading Moat House Hotel in Sindlesham, which comprises several buildings (the Moat House Hotel as well as Sindlesham Mill). The area is located within the countryside and green gap/wedge as well as being in a flood zone. The River Loddon runs through the site and the site has been prone to flooding in the past. A public right-of-way also runs through the site and there is a wildlife heritage site located to the south of the site. The Sindlesham Mill building is listed.

As the site floods regularly, a number of works have been proposed to ensure the Hotel will continue to operate normally under flood conditions. The works comprise several components described below:

Installation of car park barriers

During flooding it is common for the main car park area to be flooded as it is at a low level. There is an existing raised car park area along side Mill Lane that is out-of-bounds. It is proposed that visitors will be directed to the raised car park when the main car park becomes unusable. To facilitate this process it is proposed to install a new automated APT barrier to the entrance of the raised car park. This will be activated once the main car park area becomes flooded. The existing main car park barriers will be disabled preventing cars from entering the main car-park. The automated barrier consists of a barrier arm 5.0m in length as well as a cabinet, which the arm attached too. The cabinet is square shaped 0.4 x 0.37m in area. There will also be another small cabinet close to the barrier arm in which tokens are placed to raise the arm to exit the car park. It is also proposed to place a manual barrier on the entrance to the raised car park from Mill Lane. At the current time there is temporary structure across this entranceway. The manual barrier consists of a narrow barrier arm of 6.1m in length, which includes at one end a counter-balancing weight. There will also be a vertical support structure that the barrier arm sits on (1.03m in height).

Disabled car park spaces and installation of footbridge

It is proposed to place a footbridge from the raised car park, over the tributary stream to the Moat House Hotel. This will allow visitors to enter the Hotel in times of flood. On the car park side of the footbridge, four disabled car-parking spaces will be formed. At the current time the existing public footway runs along side the Loddon tributary. The proposed footbridge ends on the public footway, however the bridge will incorporate a ramp and a flight of stairs that members of the public will have access to. The bridge has a number of steps up to it on the southern approach, and on the northern approach, there is a ramp for wheel-chair users. The ramp ends on a mounded pathway that runs to the car park.

The footbridge crosses the tributary on a rising slope and then levels out to the existing doors leading from the function rooms. At the current time there is a small platform outside the function room doors as well as a fire escape staircase. These will be removed to make way for the new footbridge and platform outside the existing doors. A new stairway will be erected down from the platform, leading to the main reception entrance.

Installation of flood-guards to entrances of Poachers Pub

The Poachers Pub is a listed building and has previously been inundated during times of flooding. It is proposed that the Pub will be closed in the future during times of flooding. It is proposed however to install flood guards at the two front entrance doors of the pub. These consist of two channels fixed to the inner reveals of the doors, into which flood barriers are slid into place up to a height of 0.9m. The barriers will form a water-tight seal and will prevent water from entering the building.

It is also proposed to install flood seals to the air-bricks surrounding Poachers Pub. These consist of a stainless steel frame permanently in fixed in place onto which aluminium covers are fixed in the event of a flood.

Installation of flood-guards to kitchen entrance

The kitchens in the original Mill Building are also listed. In the event of a flood the kitchens will continue to operate as they provide food to the rest of the hotel. The lower kitchen entrance way onto the service yard is a means of escape and it is proposed to install a flood barrier system approximately 1.25m beyond the

outward opening doors to a height of 0.9m. The barriers will be erected in times of flood by clipping support posts into the sockets that are bedded to the ground. They will prevent floodwaters from entering the kitchen.

It is also proposed to undertake sealant works to a wall junction in the kitchen.

Installation of platform lift in reception

A new platform lift is to be installed in the entrance foyer for wheel chair users in the event of a flood. In the event of a flood, wheel chair users will cross the proposed footbridge and then enter reception via the platform lift (access to the platform lift will be through the function room door). If the floodwater is at a high level, non-wheelchair users may also use the platform lift, as they will not be able to enter the reception area by ground.

1. Impact upon neighbouring properties

There will be no impact on surrounding properties as the external changes are considered to be of a small scale. The closest residential property is located on the other side of the road and is at least 60m away.

2. Impact upon the listed building.

Not all of the buildings on the site are listed – only the original Sindlesham Mill is. Most of the changes to the listed building itself are minor works (flood barrier installations, sealant works and air-brick covers) and the flood barriers are only fully erected during times of flood. These are not considered to harm the character of the listed building, and will in fact help to protect it from flood damage. Further details of cover strips, materials and colours to be used for the flood barriers and air brick covers should be submitted for approval as part of a planning condition to ensure no further impact to the listed building.

The Conservation Officer considers the bridge to have no visual impact on the listed building as such. The Landscape Officer and Conservation Officer have concerns over a number of detail design issues with respect to how the proposed bridge fits into the existing landscape. The bridge will be of timber construction and from the car park area it will be seen in front of the existing buildings on site. The Loddon tributary currently has grassed banks with several large trees. The proposed bridge has been designed so as to retain the existing trees (willows) on the site. These will help to screen it to some extent. The proposed footbridge has been designed in such a way to meet Environment Agency & Public Footpath Officer concerns, provide disabled access, as well as meeting height concerns on the car-park bank. It is considered that the bridge is the best option under the circumstances. To mitigate its visual effect on the surrounding countryside area further, conditions requiring further landscape details should be added to any approval given. These will need to incorporate details on proposed surfacing and additional planting round the structure. It is therefore considered that the impact of the bridge on the surrounding countryside will be acceptable once mitigating conditions are imposed.

Conclusion: The proposed developments contribute to meeting an acknowledged flood problem and are considered acceptable with respect to the listed building.

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

WORK SHEET FOR : Heidi Lynch

Application Number : LB/2002/7079

Applicant : Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

Location : Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Proposal : Proposed flood mitigation works to public house and car park which affect listed building.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 01/08/2002

Earliest Date for Decision : 30/08/2002

Latest Consultation Date/Site Notice Expiry Date : 30/08/2002

This application will have expired on: 26/09/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Drainage - no objections
Landscape - ? needs further info
Conservation -)

see other file
F/2002/7051

Planning Issues :

Application Number: LB/2002/7079

Appraisal :

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

Application Number LB/2002/7079
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Reading Moat House Hotel Mill Lane Sindlesham Wokingham.

APPLICATION NUMBER: LB/2002/7079

OFFICER: Heidi Lynch

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

See other file F/2002/7051

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

DAVIS LANGDON & EVEREST

FACSIMILE TRANSMISSION

Cloister House
Riverside
New Bailey Street
Manchester M3 5AG
Tel: 0161 819 7600
Fax: 0161 819 1818
www.davislangdon.com

To	Wokingham Unitary Development Control	**Date**	2 October 2002
For	Heidi Lynch	**Fax No**	**0118 974 6484**
From	Davis Langdon and Everest	**Ref**	24460 LB/2002/7079
E-mail	anna.bradburn@davislangdon-uk.com		
cc		**No of pages**	**1** including this page

PLANNING SERVICES	HPT 21797
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DC	ENF
AFP	
02 OCT 2002	
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BY FAX & E-MAIL

SUBJECT: READING MOAT HOUSE

Further to our earlier telephone conversation and discussions with yourself and your colleagues I would like to confirm the points relating to the footbridge design as discussed.

Conservation Officer

Harold Sanders to approve overall bridge design, with the exception of lighting element. Lighting to be designed into structure at handrail level, deck level or between the two, in preference to the lighting column elements illustrated previously.

Planner

Heidi Lynch has no specific reservations/conditions with the bridge design.

Landscape Architect

Catherine Brimble concerned with the integration of the footbridge into the surrounding landscape, however, no specific objections to design of footbridge itself. Conditions to be placed on treatment of surrounding banking, integration and landscaping.

On this basis we will be proceeding to appoint the footbridge contractor as from 03.10.02, given the necessary lead times and the Queen's Moat House's 'operational window' for the footbridge construction to progress. Please contact either myself or Darren Bailey at this office as a matter of urgency, should you see any reason for us to alter this course of action.

Many thanks to you all for your assistance.

Anna Bradburn
CAD Technician
Davis Langdon & Everest

FILE: h:\data\jobs\20-24999\24460 - flood risk assessment\correspondence\fax\other\planners fax 02.10.02.doc by DLAE on 2-Oct-02

The information contained in this facsimile is confidential and may be legally privileged. It is intended for receipt only by the named addressee. If you are not the named addressee any use, disclosure, copying or distribution of this facsimile or any of the information contained in it is prohibited. Please let us know immediately by telephone if you have received this communication in error so that we can arrange for it to be returned.

ENVIRONMENT AGENCY

Our Ref : SP/2002/006267-1/1
Your Ref : F/2002/7051

Date : 01 October 2002

61825

DSH

04 OCT 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

FLOOD MITIGATION WORKS
READING MOAT HOUSE HOTEL, MILL LANE, SINDLESHAM, WOKINGHAM

Thank you for your letter dated 3 September 2002, received on 8 August 2002. Please quote the following reference in any correspondence: SU77SE/2/2. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps or ramps shall be of open constuction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: The footbridge across the watercourse should be constructed so as to

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

span both banks with the abutments set back from the banks to allow for a margin of bank underneath.

REASON: To maintain a continuous buffer strip and corridor which is available for wildlife passage and habitat and to reduce the risk of pollution from run-off.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

ADVICE TO PLANNING AUTHORITY

The Agency is satisfied that the submitted Flood Risk Assessment shows that the flood risk at the site has been adequately taken into account in the design of the mitigation works .

The proposed footbridge to provided dry access is clear spanning with the bridge soffit set above the 1968 historic flood level (39.2m AOD) with approximately 600mm freeboard at the lowest point. It should also be noted that the Agency has issued a Land Drainage Consent for these works under the Land Drainagee Byelaws 1981 (works within 8m of a main river).

The board walk is to be a clear span construction with the supports set inline with the existing brick arch supports as agreed with the EA.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Days, Langdon & Everest

Date: 18 September 2002

To: H Sanders – Urban Design & Conservation

We have received Revised & Additional Plans for the following planning application:

Application Number: LB/2002/7079

Location: Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Proposal: Proposed flood mitigation works to public house and car park which affect listed building.

Applicant: Queens Moat House Uk Ltd C/O Davis Langdon & Everest.

Case Officer: Heidi Lynch

The new plans show the following: Revised site plan showing bridge and additional plan showing lift installation details. Drawing nos: 24460/RMH/02 Rev 2, 24460/RMH/07 Rev 1.

Comments are required by 25/09/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

REF LETTER 12. SEPT. 2002. FROM DAVIS LANGDON & EVEREST.

2. VISUAL IMPACT — IT IS OF INTEREST BUT NOT OF HISTORIC INTEREST. I AGREE THE PROPOSED STRUCTURE WILL NOT HAVE A VISUAL IMPACT ON THE PART OF THE BUILDING WHICH IS OF HISTORIC INTEREST. MY CONCERNS ARE RELATED TO THE GEOMETRY OF BRIDGE ITS RELATIONSHIP TO THE RIVER AND ITS BANKS. I DO NOT CONSIDER THIS A CO-ORDINATED DESIGN SOLUTION — BUT THIS MAY NOT BE A PLANNING ISSUE. — PLEASE REFER TO LANDSCAPE COMMENTS ALSO.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Listed building

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	F/2002/705, HL + LB/2002/079 HL
BUILDING CONTROL NUMBER.	BR 2002/3271 South
APPLICANT/AGENT	Davis Langdon + Everest
ADDRESS OF SITE	Reading Road House Mill Lane, Sindlesham WINNERSH
DESCRIPTION OF PROPOSED WORK	flood mitigation works including installation of flood barriers, car park barriers + footbridge + associated works

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN	24460 Rev 0	24460 Rev 2
ELEVATIONS footbridge	201033/03 P5 /04 P1	201033/03 P5 /04 P1
FLOOR PLANS entrance foyer	24460/06/Rev 0	24460/06/Rev 1

CHECKLIST	**1ST CHECK**	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/10/02	

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	

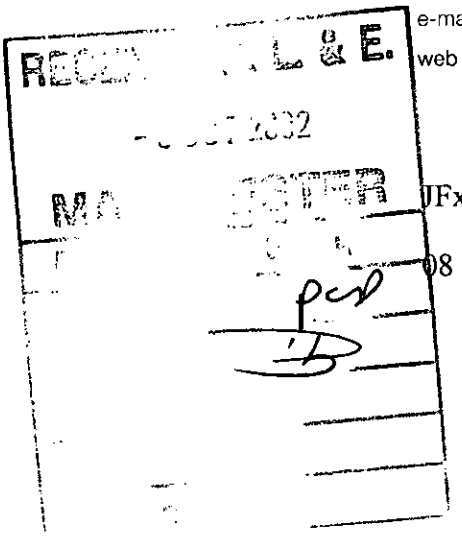
Hannah · Reed

Telford House
Fulbourn
Cambridge CB1 5HB

Telephone 01223 882000
Fax 01223 881888
e-mail cambridge@hannahreed.co.uk
web www.hannahreed.co.uk

Consulting Civil & Structural Engineers · Project Managers

D Bailey Esq
Davis Langdon & Everest
Cloister House
Riverside
New Bailey Street
Manchester
M3 5AG



JFx/SCD/JFx/201033

08 October 2002

Dear Darren

Queens Moat House, Reading : Proposed Footbridge and Flood Mitigation Works

We attach a copy of the Environment Agency's formal consent to the footbridge works, received today. You will note that we have enclosed the original copy of the Notification and Completion form, as this will need to be passed on to the Main Contractor.

We thank you for sending us a copy letter of the Environment Agency's response concerning the Planning Application, and wish to make the following points regarding the Planning Conditions stated:

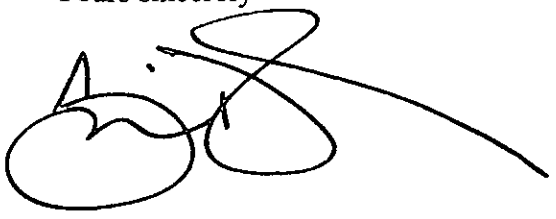
- "There shall be no raising of existing ground levels on the site" – As our e-mail dated 30 September states, the EA contacted our Jason Fox on 27 September to discuss this matter. This condition is a standard requirement, but the EA confirmed in the above conversation that the proposed bund around the ramp is acceptable. Jason also contacted Mike Chapman today, and confirmed that this arrangement is acceptable.

- "Any steps or ramps shall be of open construction" – As our e-mail dated 30 September states, the EA contacted our Jason Fox on 27 September to discuss this matter. This condition is a standard requirement, but we have explained that Building Regulations Document M – Access and facilities for disabled people – requires that in accordance with item 1.24h, risers are to be of closed construction. The EA confirmed that if it is a Building Regulations requirement, then this is acceptable. Again, Jason contacted Mike Chapman today and confirmed that this arrangement is acceptable.

Mike suggested that we should proceed with the works using the EA's existing response dated 01 October 2002, and for the reasons stated above, each planning condition can be discharged when required by reference to the discussions. This avoids the need to obtain a revised response from the EA.

We trust that this correspondence clarifies these matters, however please contact Jason Fox at this office should you wish to discuss any of the above matters further.

Yours sincerely



Simon Darch
Associate
s.darch@hannahreed.co.uk

Enclosures

cc: Omar Nicholls (letter only)