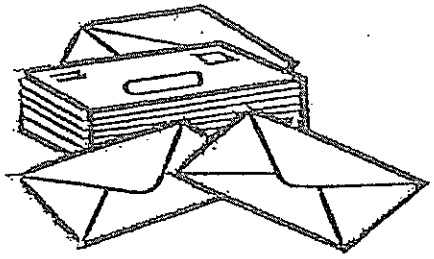
For Scanning

DATE: [redacted]

SCANNING INFORMATION SHEET

OTHER DOCUMENTS



F/2001/3311

FACTORY BUILDINGS NORTH SIDE OF HEADLEY RD. EAST.

(1) ADDRESS APPROX. 200 YDS. FROM HEADLEY RD. PARISH WOODLEY

PLOT No. A Bldg 66 ORD. SHEET No. SU.7673 (4

BUILDER North Factory

Plan No.	Applicant	Description of Development	Date of Decision	Decision
172/50	Biro. Manufacturing Co Ltd	Lavatory Accomodation	9.5.50	App. App
220/50	Western Mfg Estate Ltd	Retention of Industl. Bldgs.	13.6.50	N/A. App
10/51	Biro. Pen. Mfg. Co Ltd	Advertisement Sign	13.2.51	N/A. Cl
92/51	"	Industrial Store	13.3.51	App. N/A
534/56	Western Mfg. Co Ltd	Extension to Industrial Buildings etc. 66	3.8.56	App. Cl
R/82/58	"	Resite Building 169	8.7.58	App. Ap
A/7/58	"	Building 66 Advertisement Sign	14.10.58	N/A. Ap
F/8/59	"	Extension to Building 66	7.8.59	App. App
F/16/59	"	Extension to Building	12.1.60	App. App
R/49/60	"	Additional Vehicular access.	12.4.60	N/A. App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) FACTORY BLDGS. NORTH SIDE OF HEADLEY RD. EAST

ADDRESS APPROX. 200 YDS. FROM HEADLEY RD PARISH WOODLEY

PLOT No. A ORD. SHEET No. SU.7673.(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/5/60	Western Mfg (Reading) Ltd	Packing & Despatch Bldg.	16.6.60	App. App
0/119/64	Woodley Developments Ltd	Out line - comprehensive devpt. on 240 acres.	28.2.66	N/A. Refu
R/207/69	Western Tomson Controls Ltd	Alt. to grd. Floor Offices to form Stores. & Addit of Offices on 1st Floor.	10.7.69	App. Cl
1403/71	Adwest Properties Ltd	change of use from indust. to Cash & Carry Depot	17.2.72	N/A Rep
299/73	Adwest Properties Ltd	Alts to face of boundary 66	22.2.73	C/A
448/73	Adwest Properties Ltd	Development of area to provide w/ltr units (9).	19.4.73	- Refu
449/73	Adwest Properties Ltd	Development of area w/H units (10).	19.4.73	- Refus
874/73	Adwest Properties Ltd	Reposition of gates & widening roadset North Fact. Rd entrance	14.6.73	N/A TP 30.6.74
1973/73	Lebus Furniture.	Illum. sign of fascia	14.1.74	- Refus
448/73 449/73	Adwest Properties Ltd	Develpt. for w/H units & rearrange boundaries (areas 9-10)	8.2.74	Deemed refusal out of time.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) FACTORY BUILDINGS. NORTH SIDE OF HEADLEY RD EAST.

ADDRESS APPROX 200 YDS. FROM. HEADLEY ROAD. PARISH WOODLEY.

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01491	Adwest Properties Ltd	OUTLINE. Temp car park (area 10.)	31 10 74	N/A TP 31/12
03899	" "	CAR PARK AREA 10 } REMOVAL OF TIME LIMIT	22. 1. 76	N/A 31 12 TP
BR6028	LEONS UPHOLSTERY LTD.	STORAGE PLATFORM IN FABRIC STORE	29.7.77 8.3.77	RELAYED APP. REF. N/A
~~BR. 7050~~	~~Harris Lebus Ltd~~ "C"	~~erection of temporary offices~~	~~16.9.77~~	~~APP~~ N/A
~~08000~~	~~" "~~ "C"	~~" "~~	~~13.4.78~~	~~N/A~~ TP. ~~31.12.8~~
BR. 8578	" "	install fire doors	17.5.78	APP N/A
16375	Adwest. Area 10.	Lt industrial & ware housing etc	WITHDRAWN	
16581	" "	"		
BR 17751	Ideal Toy Co Ltd	Conv of showroom workshop & plantroom	14. 12 81	~~APP~~ N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

27376 LINTON & HIRST BLDG. 66 L. IND & WAREHOUSE 18.3.87 C/

1933

(4)

ADDRESS N. SIDE OF HEADLEY ROAD EAST PARISH WOODLEY

PLOT No. BLDG. 66 ORD. SHEET No. SU-7673 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43629	QTR TRANSPORT	BLDG. 66 - REMOVAL O/BLDGS. INSERT 7 ROLLER SHUTTER DOORS.	11.1.95	C/A
FP95/3307 TP/2000/0965	"	"	4.4.95	C/APP withdrawn

MINISTRY DECISION

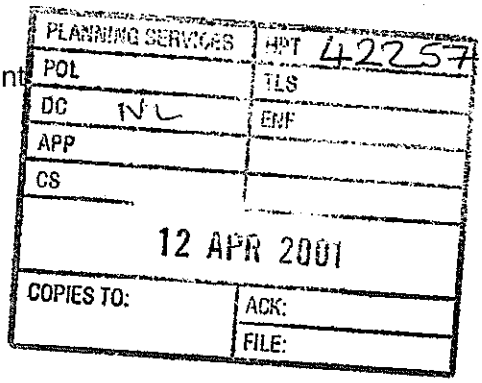
SPECIAL ORDERS

LYONS+SLEEMAN+HOARE

Architects

Our ref: 00/011/CPDcm/a

11th April 2001



REVISED PLAN

3311

Environmental Services Department
Wokingham District Council
Shute End
WOKINGHAM
Berks
RG40 1WR

For the attention of Nicola Lake

Dear Sirs

PROPOSED REDEVELOPMENT QTR AND WESTERN SITES, HEADLEY ROAD EAST, WOODLEY – APPLICATION REFERENCES F/2001/3311 & F/2001/3322

I refer to the above applications, to our meeting last month at your offices and to my subsequent conversations with Nicola Lake.

James Fife of London and Cambridge and I have met with local residents and listened carefully to their comments and concerns and hopefully responded to many of their queries.

As per their letters to you their concerns are essentially two fold, one relating to treatment of the boundary between their properties and the QTR site and secondly, the nature of the proposed development within it.

In relation to the boundary, residents requested that the previously proposed three metre high fencing should be reduced to a provision of just two metre high enclosure along their rear boundaries. While we were asked to consider provision for a wall it is not considered appropriate in this situation and close boarded fence of some form (detail to be agreed) is proposed to be constructed on land owned by the applicant leaving any existing boundary fencing which is owned by adjoining residential properties to be left or taken down as individual residents wish.

Just within the application site is an area which is currently over-grown, derelict and which some times contains water. The area is currently full of rubbish and an inner fence is in a very poor state of repair. On behalf of the applicants it is confirmed that this area is to be cleared, levelled and drained (subject to approval from the Environment Agency that the ditch is blind at both ends and performs no useful actions) and then re-landscaped. Discussions with residents led to the request for the removal of the existing willow trees and the replacement with semi mature specimens of a different species.

Cont...

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

Our ref: 00/011/CPDcm/a
Date 11th April 2001

PROPOSED REDEVELOPMENT QTR AND WESTERN SITES, HEADLEY ROAD EAST, WOODLEY – APPLICATION REFERENCES F/2001/3311 & F/2001/3322

Further within the body of the site it was requested that there should not be a long straight line of trees at the rear of the parking spaces. We confirm that this was not the intention, and the reference was made purely for illustrative purposes only outlining the intention to include landscaping to the rear of the parking spaces.

An amended drawing has been prepared (drawing no. 00/11/SK65), four copies of which are enclosed which we ask should be appended to the application. The drawing includes information on the rear boundary, levelling and re-landscaping of the area between the proposed car park and the boundary and amended indicative landscaping proposals. It is proposed to submit details of landscaping in due course pursuant to condition.

Moving on to the use of proposed buildings themselves, residents raised a number of queries which on behalf of the applicant, London and Cambridge, we will respond to in this note. Firstly, we confirm that prior to any demolition an asbestos survey would be carried out and that any removal will be undertaken by licensed contractors – failure to do so in compliance with the regulations is a criminal offence. Furthermore a detailed soil investigation and various other studies will be undertaken to ensure that should there be any contamination from former uses then mitigation measures would be undertaken as required by the Environment Agency and the authorities environmental health department.

Comment was also made regarding lighting in the car park and construction times. It is suggested that details of any lighting should be covered by condition with the ability to ensure that there is no light spill into adjoining residential property. Construction times could also be similarly controlled by the authority to preclude work within the rear part of the site at night or on Sundays or Bank Holidays – details again to be covered by condition.

A number of residents remain concerned about the top floor of the central building. We have prepared illustrative sectional drawings which we tabled to residents and which we enclose for your information and consideration. The drawings (00/011/SK61 and SK62) illustrate the relationship between the existing QTR building and adjoining residential properties compared with proposed new buildings. It is recognised that it is always difficult to find the right section lines but one should also be aware of the scale of the adjoining light industrial buildings, particularly those to the west.

Furthermore there are three storey buildings in the vicinity, such as the central element of the Dura building opposite the site and there are other buildings in the vicinity of a similar height. When considering this issue we trust that you will take into account the existing relationship and indeed the existing use within the QTR site which is controlled in terms of time and includes noisy garage uses and movements of large vehicles. The existing industrial and warehousing uses adjacent to the residential properties are proposed to be replaced by much friendlier B1 (principally office) use and buildings set substantially further away from the properties in question.

Green fencing combined with existing trees along the boundary are proposed to be reduced in height and/or removed at the request of residents but even then it is concluded that due to the distances involved there would not be a problem with overlooking.

Cont...

Our ref: 00/011/CPDcm/a
Date 11th April 2001

PROPOSED REDEVELOPMENT QTR AND WESTERN SITES, HEADLEY ROAD EAST, WOODLEY – APPLICATION REFERENCES F/2001/3311 & F/2001/3322

Together with our clients we have considered residents concerns carefully and made a number of changes to the proposals at the rear of the site in response to comments that have been made, however, it is not considered that there is a justification for removal of the top floor of offices in the central building as it is not believed that this element is neither too high nor would it be detrimental in terms of outlook from the residential properties in question nor would there be any unacceptable overlooking.

We trust that your consideration of the proposals will take into account the improvements to the environment and amenities enjoyed by the properties redevelopment, and change of use in the form being proposed, with its associated landscaping and boundary treatment.

On a procedural matter I refer to my earlier letter regarding the proposed legal tie between QTR and Western sites. I understand that you are consulting with the Council's solicitor. I look forward to a response and would reiterate our willingness to meet you and/or your solicitor to discuss. We are particularly keen to resolve this issue to enable you to prepare your report in readiness for consideration by Committee at its meeting on 2nd May 2001.

We are sending a copy of this letter and the amended plan to the resident who hosted our recent meeting with additional copies for his neighbours.

I trust that you have all the information required to enable you to progress the applications for both the QTR and Western sites to Committee. However, should you have any queries please do not hesitate to contact the undersigned or alternatively Laura Edmunds.

Yours faithfully

Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE

Direct Fax : 01252 846119
e-mail : colindarby@lsharch.co.uk

cc: J Fife — London and Cambridge
C Minty/L Edmunds — Lyons+Sleeman+Hoare
D Bowler

Recd 4.45pm 1.2.01

02.FEB.2001* 3311

LYONS+SLEEMAN+HOARE

Architects

Our ref: 00/11/CWcm/a

1st February 2001

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

QTR SITE, HEADLEY ROAD EAST, WOODLEY

We are instructed by our client, London and Cambridge Properties Limited, to submit to you the enclosed application for full permission for the redevelopment of the above site to form a courtyard of suites for B1 use.

The application comprises :

6 no. application forms

6 no. drawings	00/011/P01	Location Plan 1:1250
	00/011/P02	Masterplan 1:1250
	00/011/P03	QTR Site Plan 1:500
	00/011/P04	Ground Floor Plan 1:200
	00/011/P05	First Floor Plan 1:200
	00/011/P06	Second Floor/Roof Plan 1:200
	00/011/P07	Elevations North and South 1:200
	00/011/P08	Elevations East and West 1:200
	00/011/P09	Sections AA and BB 1:200
	00/011/P10	Sections CC and DD 1:200
	00/011/P11	Detailed Section and Elevation 1:50
	00/011/P12	Illustrative Material (not to scale)
	00/011/P13	External works 1:500

6 no. design statement
1 no. Certificate B

Also enclosed is a cheque for £9,500 made payable to Wokingham District Council in respect of the requisite planning application fee.

Cont...

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Keith Sleeman RIBA, (Consultant)

ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

Our ref: 00/11/CWcm/a
Date 1st February 2001

02.FEB.2001 5511

QTR SITE, HEADLEY ROAD EAST, WOODLEY

The Proposal

The submitted proposal relates to the redevelopment of the QTR site, Headley Road East from B8 warehouse with a small amount of A1 retail uses to B1 (business) use.

The proposal is for the demolition of all the existing buildings on the site and to construct a total of 5602 sqm (+ 252 sqm plant) of accommodation in the form of 30 small units for uses within the B1 use class. Each unit will be approximately 1,500 sq ft with the inherent flexibility for units to be combined to create larger units of varying sizes up to 6,000 sq ft (2 storey) or 9,000 sq ft (3 storeys).

The units have been designed to meet the apparent market need for small, flexible units within the area. This need can be seen through a report compiled by Fryer, Gilbert and Jepps who are local commercial property consultants. The report shows that up until the 24th November they are aware of 290 enquiries for units of between 1,500 sq ft and 9,000 sq ft, demonstrating the need for small, flexible, commercial units within the Woodley area and enclosed is a copy of their enquiry report.

In relation to the local plan requirements, we believe that this proposal complies with the following policy on B1(a)/(c) requirements :

Policy WEM7 – Identified Local Need – Small Business Units B1(c) Use states that :

'In considering planning applications for all new employment development the Council will encourage the provision of small units of up to 150 sqm in size. Particularly favourable consideration will be given to units for B1(c) purposes and nursery units of up to 100 sqm.'

The units proposed are of a similar small size as those that the Council are seeking to encourage and also within the same use class order.

The enclosed design statement details the proposed design approach and materials to be used. In summary the units will be 2 and 3 storeys and constructed of brick, glass and steel. The units will be laid out around a communal landscaped courtyard.

The scheme complies with the County Council's car parking standards of 1:25 and there is provision for 224 car parking spaces. With regard to disabled parking provision once again the County Council's standards have been met and 8 spaces close to the entrances to the units have been allocated. These spaces also comply with the dimensions required for disabled parking provision.

In relation to the cycle parking facilities, a large number of cycle parking stands will be provided on site and in close proximity to the buildings. As an extra to the cycle provision it should be noted that shower facilities have been incorporated into the building layout.

Further to the design statement the servicing requirements for the units have been incorporated into the development allowing each unit to be serviced individually.

Cont...

02.FEB.2001 3511

Our ref: 00/11/CWcm/a
Date 1st February 2001

QTR SITE, HEADLEY ROAD EAST, WOODLEY

Finally please note that the proposal for a cycle path running along Headley Road East at the front of the development has been given adequate provision. A transportation statement has been prepared and will be submitted to you shortly in relation to this application.

I hope that all of the required information to enable you to reach a positive decision is incorporated into this application. However, should you require any further details in order to process this application as quickly as possible, please do not hesitate to contact us.

Yours faithfully

Claire Wathan

Claire Wathan
For and on behalf of
LYONS+SLEEMAN+HOARE

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L Edmunds - Lyons+Sleeman+Hoare