APPLICATION N°.
LB/2002/8264

LOCATION
St. Crispins School London Road, Wokingham .

APPLICANT
Wokingham District Council C/O Property Services

PROPOSAL:
Listed building application for the proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and storage space.

EARLIEST DATE FOR DECISION: **23/02/2003**

APPLICATION WILL HAVE EXPIRED ON: 21/03/2003

CASE OFFICER: **Tanya Davies**

R/A/I/L/E/X
Marbleboard

(JJ)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Wokingham District Council
C/O Property Services
Shute End
Wokingham
Berkshire

Application Number: LB/2002/8264

Parish:	**Wokingham**
Location:	**St. Crispins School, London Road, Wokingham.**
Proposal:	**Listed building application for the proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and storage space.**

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.

Conditions

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

2. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:

a) specification and finished colour of the render;
b) materials and finish details of the doors and windows;
c) materials and finish details of the proposed handrails;
d) fascia details, materials and finish.

The development shall proceed only in accordance with the approved details.

3. This consent relates only to the amended plans Nos. 3063/01B and 3062/02C received by the Local Planning Authority on 21 July 2003.

Reasons

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

2. In the interests of the setting of the listed building.

3. In the interests of clarity.

Informatives

1. The development accords with the policies contained within the adopted / emerging development plan and there are no material considerations which warrant a different decision being taken.

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

Berkshire Structure Plan Policy EN4.

Deposit Draft Wokingham District Local Plan Policy WHE11.

T. G Watson

Trevor Watson
Development Control Manager
Date: 16/01/2004

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.

Development Control Ref No:	Received	Listed by:	Ward
F/2002/8265 & LB/2002/8264	24.01.02		Wokingham

Applicant Wokingham District Council
Location St. Crispins School, London Road, Wokingham.
Proposal Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

FOR CONSIDERATION BY Development Control Committee
REPORT PREPARED BY Head of Planning and Transportation

SUMMARY
The full planning application proposes the erection of a new building to create accommodation for the Sixth Form pupils at the school. As the school is a listed building a parallel listed building consent application for the works has also been submitted.

The applicant is the Council's Property Services section and therefore the application is before the Committee for a decision. In addition, the application for listed building consent will have to be referred to the Government Office for the South East as it relates to an application lodged by the Council.

RECOMMENDATION
That PLANNING PERMISSION BE GRANTED subject to the following conditions:
F/2002/8265
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
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.
Reason: To ensure that the external appearance of the building is satisfactory.
3. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
Reason: To prevent parking off-site, in the interests of highway safety and convenience.
Informatives:
1. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

LB/2002/8264
THAT THE APPLICATION BE REFERRED TO THE GOVERNMENT OFFICE FOR THE SOUTH EAST (GOSE), THAT GOSE BE ADVISED THAT THE COUNCIL RESOLVED TO GRANT CONSENT, THAT AUTHORITY BE GIVEN TO THE DEVELOPMENT CONTROL MANAGER TO ISSUE A CONSENT SUBJECT TO NO OBJECTION FROM GOSE subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of five years

from the date of this permission.
Reason: In pursuance of Section 18 of the Listed Building and Conservation Area Act 1990.
2. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority.
a) specification and finished colour of the render;
b) materials and finish details of the doors and windows;
c) materials and finish details of the proposed handrails;
d) fascia details, materials and finish.
The development shall proceed only in accordance with the approved details.
Reason: In the interests of the setting of the listed building.
3. This consent relates only to the amended plans Nos. 3063/01B and 3062/02C received by the Local Planning Authority on 21 July 2003.
Reason: In the interests of clarity.

Author Jeni Jackson	**Email** development.control@wokingham.gov.uk
Dept Environmental Services	**Telephone No** 0118 974 6000
Date 1.10.03	

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

St. Crispins School is a listed building. There have been a substantial number of applications for alterations and extensions since the school was first consented in 1951. This application is to expand the capacity of this oversubscribed popular school that currently has 1043 pupils on roll with a current net capacity of 979 pupils. The development will extend the capacity of the school to take Sixth Form pupils. The Local Education Authority has advised that the need for expansion is urgent for two reasons, to provide extra space for pupils and staff and to utilise the DfES Supplementary Credit Approval funding before it expires in March 2004 and becomes irretrievable.

CONSULTATION

Access and Movement – No objection.
Sport England – No objection.
Conservation Architect – No objection.
English Heritage – No objection.
Wokingham Town Council – No objection, see attached.
Neighbour Notification Responses – two letters of support have been received and one letter of objection raising concerns about trees taking light from Seaford Road properties, traffic jams and litter and vandalism.

APPRAISAL

Principle of development

1. The site is located within Wokingham, a category A settlement in the Wokingham District Local Plan (as proposed to be further modified). Policy WIC2 of the Wokingham District Local Plan (as proposed to be further modified) encourages the provision of new community facilities. There is therefore no objection in principle to the erection of new buildings on this site.

2. The site fronts London Road, a primary route into the town centre, the proposed new block would be located to the rear of the existing buildings and outside of the existing built envelope.

3. The site is surrounded to the north, east and south by residential development. To the west is the St. Crispins Leisure Centre and the Westende Country Junior School. To the south the school has a considerable area of playing field before the boundary of the site with residential properties.

Listed Building

4. The school is a listed building. Considerable negotiations have taken place in respect of the external appearance of the proposed block and its relation to the listed building on site. Amended plans have been submitted which over come the initial objections from both the Council's Conservation Architect and also English Heritage.

5. It is considered that the revised proposal would respect the setting, character and appearance of the existing listed building and would also reflect that appearance within the design of the new block. It is considered that the single-storey form and scale of the new block would be sympathetic to the scale of the adjacent listed building. The proposal accords with Policy EN4 of the Berkshire Structure Plan 1991-2006 and Policy WHE11 of the Wokingham District Local Plan (as proposed to be further modified).

Playing Fields

6. Further to additional information provided by the applicant it is calculated that the land proposed to be taken by the new block would equate to 0.08 hectares, which will leave the school with a remaining playing field area of 6.04 hectares. This amount of playing field is considerably in excess of the DfES requirement for a senior school of this size. The proposed location of the block does encroach on to the corner of the existing playing field but this piece of land does not currently form a playing pitch. The development would still allow for the positioning of a full size football pitch with adequate safety margins between the proposed development and the boundary fence. On this basis Sport England have withdrawn their initial objection. It is considered that the proposal complies with guidance in Planning Policy Guidance note 17 and Policy WR1 of the Local Plan.

Flooding

7. This site is not within an area designated as being liable to flood on maps held by the Environment Agency.

Comments from local residents

8. Comments reported from local residents do not relate specifically to this proposal but more to concerns arising from the behaviour of pupils at the school in their journey to and from the school premises. This is not in itself a planning consideration.

CONCLUSION

The revised proposal has successfully overcome the objections raised by statutory consultees. It is considered that the proposal accords with policies within the adopted Development Plan and the Local Plan as proposed to be further modified.

PLANNING SEC
IN
DA
MAR 2003
EXPRESS TO

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Tanya Davies

Application Number: F/2002/8265

Proposal: Proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and office and storage space

Site Address: St Crispin's School, London Road, Wokingham

Applicant: Wokingham District Council C/O Property Services

Your observations are required in respect of this application **by 23/02/03**

No objection

SIGNED: _____ **DATE:** 03/03/03

CLERK TO Wokingham Town Council

PLANNING SERVICES	
POL	
HC	

05 MAR 2003

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	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Tanya Davies

Application Number: LB/2003/8264

Proposal: Listed building application for the proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and storage space

Site Address: St Crispin's School, London Road, Wokingham

Applicant: Wokingham District Council C/O Property Services

Your observations are required in respect of this application **by 23/02/03**

No objection

SIGNED: _____ **DATE:** 03/03/03

CLERK TO Wokingham Town Council

GOVERNMENT OFFICE
FOR THE SOUTH EAST

PLANNING SERVICES	HPT 75343
POL	TLS
DC JJ	ENF
APP	
CS	
12 DEC 2003	
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Mrs J Jackson
Wokingham Unitary
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Thames Valley Area Team
Planning Branch
Bridge House
1 Walnut Tree Close
Guildford
GU1 4GA

Switchboard: 01483 882255
Tel: 01483 88 2403
FAX: 01483 88 2409
GTN: 3011

e-mail:
www.go-se.gov.uk

10 December 2003

Our Ref: GOSE/106/4/WHAM
Your Ref: LB/2002/8264

Dear Madam

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990
APPLICATION FOR LISTED BUILDING CONSENT FOR ERECTION OF NEW BUILDING TO CREATE 6TH FORM BLOCK INCLUDING FOUR CLASSROOMS PLUS TOILET FACILITIES, OFFICE AND STORAGE SPACE AT: ST CRISPINS SCHOOL, WOKINGHAM.
APPLICATION NO: LB/2002/8264

1. I am directed by the First Secretary of State to refer to your letter of 3 November 2003, concerning an application by Wokingham District Council for listed building consent for the works as detailed above. The application was made in accordance with the provisions of regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

2. The information submitted with the application has been considered. No objections were received following advertisement of the application. The Secretary of State is satisfied that the works proposed are acceptable as far as the effect on the character of this building of special architectural or historical interest is concerned.

3. Accordingly, the Secretary of State hereby grants listed building consent to the aforementioned works referred to in the application dated 30 December 2002 and as shown on the submitted drawings, subject to the following conditions:

(i) The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

(ii) Prior to the commencement of development the following details shall be submitted to and approved in writing by the local planning authority.

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INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

(a) specification and finished colour of the render;
(b) materials and finish details of the doors and windows;
(c) materials and finish details of the proposed hand rails;
(d) fascia details, materials and finish.

(iii) This consent relates only to amended plans Nos. 3063/01B and 3062/02C received by the local planning authority on 21 July 2003.

4. This letter does not convey any approval or consent under any enactment, bylaw, order or regulation other than Section 8 of Planning (Listed Building and Conservation Areas) Act 1990.

Yours faithfully

Jennie Gilks.

MRS J GILKS

Informatives.

1. Reason for approval 1
2. N16 BSP - EN4
WDLP - WHE11.

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FOR THE SOUTH EAST

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CC
08 DEC 2003
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Thames Valley Area Team
Planning
Bridge House
1 Walnut Tree Close
Guildford
GU1 4GA

Switchboard: 01483 882255
Tel: 01483 882 441
FAX: 01483 882 409
GTN: 3011 2441

e-mail: yawojobi.gose@go-regions.gov.uk
Website: www.go-se.gov.uk

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Jeni Jackson

04 December 2003

Our Ref: GOSE/106/4/WHAM/
Your Ref: LB/2002/18264

Dear Sir,

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION FOR LISTED BUILDING CONSENT FOR ERECTION OF SINGLE STOREY BUILDING TO REAR OF EXISTING BUILDINGS
AT: ST CRISPINS SCHOOL, WOKINGHAM.
APPLICATION NO: LB/2002/8264

1. Thank you for your letter received by us on the 5th November 2003 referring to the above application by Wokingham Unitary for Listed Building Consent.

2. We shall aim to issue the Secretary of State's decision within 8 weeks of receipt (i.e. by the 31st December 2003).

Yours sincerely,

Yinka Awojobi
Administration Officer for Thames Valley Planning team.

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Jenifer Jackson

From: Yinka Awojobi [yawojobi.gose@go-regions.gsi.gov.uk]
Sent: 05 November 2003 12:16
To: jenifer.jackson@wokingham.gov.uk
Subject: Re: St Crispins School, Wokingham (your ref LB/2002/8264)

Dear Mrs Jackson,

Re: APPLICATION FOR LISTED BUILDING CONSENT
At: ST CRISPINS SCHOOL, WOKINGHAM
Proposal: ERECTION OF SINGLE STOREY BUILDING TO REAR OF EXISTING BUILDINGS
Your ref: LB/2002/8264

Further to our brief telephone conversation: in processing the paperwork for the above application, I notice that the following were not included:

A Covering Letter – not required.
A copy of the advertisement, or written confirmation that it was advertised
Confirmation of a nil response from the public (if no representations were received when it was advertised). – sent originally.
A Certificate of Ownership – sent originally.

Please forward these to us at your earliest convenience, as we require them before our statutory 21 day target can begin. You can call me on 01483 882 441, or reply by email if you require further information.

Best regards,

copy of advert sent 5/11.

Yinka Awojobi
Administrative Officer
Thames Valley Planning Team
Government Office For The South East

Planning (listed Buildings And Conservation Areas) Act 1990
Listed Building Consent Applications: Notification To The Secretary Of State For The Environment Under Section 13(1) Of The Act

1. Name of local planning authority:
Wokingham District Council

2. Name and address of listed building:
St. Crispins School, London Road, Wokingham.

3. Grade of listed building: I/II* /II
Grade II

4. This application relates to (please delete whatever does not apply):

Erection of a single storey building to rear of existing buildings.

5.The local planning authority resolved to grant consent on
.....1 October 2003.....(date)
subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 18 of the Listed Building and Conservation Area Act 1990.
2. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority.
a) specification and finished colour of the render;
b) materials and finish details of the doors and windows;
c) materials and finish details of the proposed handrails;
d) fascia details, materials and finish.
The development shall proceed only in accordance with the approved details.
Reason: In the interests of the setting of the listed building.
3. This consent relates only to the amended plans Nos. 3063/01B and 3062/02C received by the Local Planning Authority on 21 July 2003.
Reason: In the interests of clarity.

for the following reasons: see above.

6. To assist the Department's consideration of the case the following are attached

(please tick boxes as appropriate):

(a)
Copy of the application ✓

(b)
Copy of accompanying plans and drawings ✓

(c)
Copies of representations received

i. from the public – Wokingham Town Council

ii. from national amenity societies, English Heritage or the Royal Commission on the Historical Monuments of England

English Heritage x 2.

(d)
Photographs

(e)
Copy of Council's resolution ✓

(f)
Other supporting information (specify) none

7. In case of queries please contact:

.....Jenifer Jackson.....(name)

.....0118 974 6444.....(tel no)

8. Name and position of local planning officer notifying case

Jenifer Jackson, Principal Planning Officer - North Area

9. Signature: J C Jackson

10. Date: 3/11/03.

ENGLISH HERITAGE

SOUTH EAST REGION

PLANNING SERVICES HPT
PO
DC
29 SEP 2003
FILE:

Mrs Jeni Jackson
Wokingham Unitary
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Direct line: 01483 252045
lucy.cox@english-heritage.org.uk

Our ref: WO/58264
Your ref: LB/2002/8264

26 September 2003

Dear Mrs Jackson

Notification under Environment Circular 01/01
Application for Listed Building Consent
ADDRESS: St Crispins School, London Road, Wokingham
PROPOSAL: Proposed Sixth Form Block

Thank you for notifying English Heritage about the amended plans for the above application

The proposal is acceptable subject to the clarification of the following matter. It is stated on the plans that the earlier building (which this adjoins) has rendered panels, and that those on the new building are also to be rendered "to reflect existing adjacent building". However, it is our understanding that the building to which the new one is to be attached has pre-cast concrete panels. Therefore please clarify whether the panels of the new building will be rendered or pre-cast concrete. We suggest that if panels of the correct size and finish are available, pre-cast concrete panels be used.

Yours faithfully

Dr Diane Green
Inspector of Historic Buildings
South East Region

Tel. 0118 974 6805
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. September 18, 2003
My ref. LB/2002/8264
Your ref.

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

English Heritage
Eastgate Court
195-205 High Street
Guildford
SURREY
GU1 3EH

FAO Dr Diane Green

Dear Dr Green,

APPLICATION LB/2002/8264 – ST CRISPINS SCHOOL, LONDON ROAD, WOKINGHAM.

Further to your letter dated 21 February 2003, I am writing to advise that the applicant has submitted revised plans in relation to the proposed Sixth Form Block. The Council's Conservation Architect considers that the revisions are now acceptable and the application is to be reported to committee on 1 October 2003.

However, I am aware that the Council is required to consult you on the proposal and I would be grateful for your comments. I also understand that the application will have to be referred to GOSE for a decision, clearly GOSE will want to know what your view is on the revised application. I attach the revised plans.

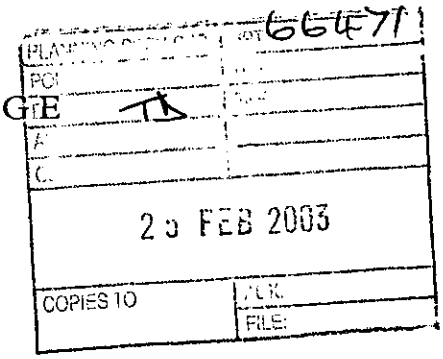
I apologise for the short notice, I thought that the re-consultation on the amended plans had included yourself and have only just realised that it didn't. If you have any queries then please do not hesitate to contact me.

Yours sincerely,

Mrs Jeni Jackson
Principal Planning Officer - North Area

ENGLISH HERITAGE

SOUTH EAST REGION



Tanya Davies
Environmental Services Dept
Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

21 February, 2003

Dear Ms Davies

ST CRISPINS SCHOOL, WOKINGHAM: APPLICATION LB/2002/8264: PROPOSAL TO ERECT NEW BUILDING.

Thank you for notifying English Heritage about this application for the addition of a new classroom block at the above listed school, which affects the setting of the Grade II listed school buildings. The original buildings of 1951-3 lie at the north side of the site and it is proposed to attach the proposed new building to a circa 1960s block on the south side of the complex, adjacent to the playing field.

We have concerns about the application because the proposed building is alien in appearance to the earlier phases of the school (except the recent addition to the west). The listed school buildings, including the circa 1960s additions (CLASP system or similar) are all of pre-fabricated construction, with grey concrete panel cladding. However, the proposed material for the new block is to be brick (presumably red brick to match the other recent addition to this circa 1960s block?) a material that is entirely different in scale and texture, as well as colour, from anything on the earlier blocks. Also, the fenestration of the proposed block is visually 'bitty' and again has nothing in common with that of the 1950s and 1960s blocks. Furthermore, the proposed block is decidedly disappointing in its lack of design flair, when compared with the exemplary design of the original buildings. In its siting it is also alien to the grouping of the rest of the classrooms, jutting out into the playing field in contradiction to the tight grouping of the rest of the school (although we welcome the fact that it is placed well away from the original school buildings).

In summary, we have strong reservations about the granting of consent on this proposal in its present form.

Yours sincerely,

PP Dr Diane Green
Inspector of Historic Buildings, South East Region

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage

PLANNING SERVICES
05 MAR 2003
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FILE

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Tanya Davies

Application Number: LB/2003/8264

Proposal: Listed building application for the proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and storage space

Site Address: St Crispin's School, London Road, Wokingham

Applicant: Wokingham District Council C/O Property Services

Your observations are required in respect of this application **by 23/02/03**

No objection

SIGNED: _____ **DATE:** 03/03/03

CLERK TO Wokingham Town Council

To:
Harold Sanders
Urban Design And Conservation Officer

From: Tanya Davies

Date: 30 January 2003 03 FEB 2003

Application Number: LB/2002/8264

Proposal: Listed building application for the proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and storage space..

Site Address:
St. Crispins School, London Road, Wokingham, .

Applicant:
Wokingham District Council C/O Property Services.

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

FOLLOWING DISCUSSIONS ON SITE WITH ENGLISH HERITAGE CONCERNING THE ON-GOING MAINTENANCE OF THE SCHOOL, ANY NEW EXTENSIONS SHOULD REFLECT THE GENERAL DESIGN PRINCIPLES ESTABLISHED FOR THE ORIGINAL SCHOOL.

MATERIALS, BUILDING FORM, WINDOW FENESTRATION TO BE RE CONSIDERED

I COULD NOT SUPPORT THE PRESENT PROPOSAL.

SEE COMMENTS FROM ENGLISH HERITAGE FOR AMPLIFICATION OF PRINCIPLES OF DESIGN TO BE OBSERVED

Harold Sanders

11-03-03.

Application Number: LB/2002/8264

Case Officer : TD

Valid Date : 24/01/03

Map No : 76

Site Area :

Received Date: 30/12/2002

Level : Committee Item - No Date Set

Description : Listed building application for the proposed erection of new building to create 4 new classrooms to rear of school.

Location : St. Crispins School, London Road, Wokingham, .

Parish : WK **Ward : WES** 30.1.03 TB

Applicant : Wokingham District Council C/O Property Services.

Fee Required: £0 **Fee Received: £0**

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	As for /8265	phoned 14/1	24/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Listed Building.

INTERNAL CONSULTATIONS 30·1·03 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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S|N + see map

.....

No relevant pre-apps

Received by Wokingham District Council

Application No: LB/2002/8264

Proposal:
Listed building application for the proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and storage space.

Location:
St. Crispins School, London Road, Wokingham, .

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/8264 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/02/2003. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

30 January 2003

1772A

24 JAN 2003 8264

APPLICATION NUMBER

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

LISTED BUILDING CONSENT APPLICATION

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 has 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 is 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 has 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 *~~him~~ me to ascertain the names and addresses of the other owners† of the building and *~~has~~ have 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

1772B

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 J. Thomas

*On behalf of Wokingham District Council

Date 30th December '02

* Delete where inappropriate

Organisation_Name	Building_Name	address1	Postcode
SHELL SERVICE STATION	109-115	109-115LONDON ROADWOKINGHAM	RG40 1YD
ST. CRISPINS SECONDARY SCHOOL			RG40 1SS
		53SEAFORD ROADWOKINGHAM	RG40 2EJ
		55SEAFORD ROADWOKINGHAM	RG40 2EJ
		57SEAFORD ROADWOKINGHAM	RG40 2EJ
		59SEAFORD ROADWOKINGHAM	RG40 2EJ
		61SEAFORD ROADWOKINGHAM	RG40 2EJ
		63SEAFORD ROADWOKINGHAM	RG40 2EJ
		8PAGES CROFTWOKINGHAM	RG40 2HN
	1 THE CROFT	1 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	2 THE CROFT	2 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	3 THE CROFT	3 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	4 THE CROFT	4 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	5 THE CROFT	5 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	6 THE CROFT	6 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	7 THE CROFT	7 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	8 THE CROFT	8 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
		9ORCHARD CLOSEWOKINGHAM	RG40 2EP
		10ORCHARD CLOSEWOKINGHAM	RG40 2EP
		11ORCHARD CLOSEWOKINGHAM	RG40 2EP
		12ORCHARD CLOSEWOKINGHAM	RG40 2EP
		14ORCHARD CLOSEWOKINGHAM	RG40 2EP
		15ORCHARD CLOSEWOKINGHAM	RG40 2EP
		16ORCHARD CLOSEWOKINGHAM	RG40 2EP
		17ORCHARD CLOSEWOKINGHAM	RG40 2EP
		18ORCHARD CLOSEWOKINGHAM	RG40 2EP
		19ORCHARD CLOSEWOKINGHAM	RG40 2EP
		20ORCHARD CLOSEWOKINGHAM	RG40 2EP
		21ORCHARD CLOSEWOKINGHAM	RG40 2EP
		22ORCHARD CLOSEWOKINGHAM	RG40 2EP
		23ORCHARD CLOSEWOKINGHAM	RG40 2EP
		24ORCHARD CLOSEWOKINGHAM	RG40 2EP
		25ORCHARD CLOSEWOKINGHAM	RG40 2EP
WESTENDE COUNTY JUNIOR SCHOO			RG40 2EJ
		27ORCHARD CLOSEWOKINGHAM	RG40 2EP
		29ORCHARD CLOSEWOKINGHAM	RG40 2EP
		31ORCHARD CLOSEWOKINGHAM	RG40 2EP
		26ORCHARD CLOSEWOKINGHAM	RG40 2EP
		28ORCHARD CLOSEWOKINGHAM	RG40 2EP
		30ORCHARD CLOSEWOKINGHAM	RG40 2EP
	65A	65ASEAFORD ROADWOKINGHAM	RG40 2EJ
		65SEAFORD ROADWOKINGHAM	RG40 2EJ
	SCHOOL HOUSE	SCHOOL HOUSESEAFORD ROADWOKINGHAM	RG40 2EJ
	ST. CRISPINS SCHOOL	ST. CRISPINS SCHOOLLONDON ROADWOKINGHAM	RG40 1SR
ST. CRISPINS SPORTS CENTRE			RG40 1SR
SEAFORD COURT			RG40 2EJ
POST OFFICE		107LONDON ROADWOKINGHAM	RG40 1YD
LAND ADJ			
	WEST BERKSHIRE PRIORI	WEST BERKSHIRE PRIORITY CARE NHS TRUSTSEA	RG40 2EJ

LB/2002/8264

24.JAN.2003 8264

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. 8264

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received 30 DEC 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: WOKINGHAM D.C.
   ADDRESS: AS ABOVE.
   POST CODE:
   PHONE: —

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME:
   ADDRESS: —
   POST CODE:
   PHONE: (0118) 974 6982

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: ST.CRISPINS SCHOOL LONDON RD, WOKINGHAM

   (b) What type of building, e.g. barn, dwelling, does the Application relate to.
   BUILDING TYPE: SINGLE STOREY BLOCK TO PROVIDE 4 NO. CLASSROOMS.

   (c) What is the existing use of the building, if vacant, state this together with last use of the building.
   BUILDING USE: CLASSROOMS + TOILETS

   (d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
   LISTING GRADE: PART TWO - PART FOUR STOREY GRADE II LISTED SCHOOL BUILDING

---

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

   LOCATION PLAN
   LAYOUTPLAN - 3036/01A
   ELEVATIONS - 3036/02A

---

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

   OWNER

---

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

   SEPARATE 4 CLASS-ROOMS BLOCK.

---

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

   BRICKWORK & WINDOW FENISTRATION TO MATCH EXISTING NEW PART OF RECREATION BLOCK.

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☑
(b)	Demolition of a building in the curtilage of the principal building	☐	☑
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☐	☑
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☐	☑

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)
(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

No.

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NOT KNOWN.

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed J. Thomas on behalf of WOKINGHAM D.C.

Date 30th December 2002.

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

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

1772A

24.JAN.2003 8264

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

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 has 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 is 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 has 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

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. *~~The applicant~~ I am 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

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† See note (a) in Certificate A

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(d) on .....

Copy of notice as published

Signed J. Thomas

*On behalf of Wokingham District Council

Date 30th December '02

* Delete where inappropriate

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

CERTIFICATE A 24.JAN.2003 8264

(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:-

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Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

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.....

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(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

~~F:-~~

CERTIFICATE D

I hereby certify that:-

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.....

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(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(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)

Signed J. Thomas

*On behalf of Wokingham District Council

Date 30th December '02

* Delete where inappropriate

ADDRESS St. Crispins Secondary School / London Road & Centre PARISH Wok

PLOT No. + Westhead ORD. SHEET No.

BUILDER Listed

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/2/58		Ext plans submitted for information only		
TP 284 3110	Berkshire C.C.	Erect school	18/5/51	
S/5/60	Director of Education	Unit for 20 paral. child (West Heath School)	13/7/60	App
S/20/70		8 class junior school	26/11/70	C/A
S/4/71		Erect one 7-unit		
		Terrapin + one 4 unit	14/5/71	C/A
S/17/72		Add teaching area (1a b)	3/1/73	C/A
S/8/73		Erect 3 holder classrooms	22/6/73	C/A
S/10/73		Temp access from London Rd	16/8/73	C/A
01967	Mr. M.S. Cole	Caravan for use as School careers interviews	20.2.75	N/A T.P. 28.2.78

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS St. Crispins Secondary School & Centre PARISH Workingham

London Road

PLOT No. + Westhead ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C3157	B.C.C. (Dir of Education)	App Sports complex	5.12.75	N/A C/A (B.C.C.)
C3158	"	App Extensions		
C3776	"	Science & Maths. Block	2.2.76	N/A C/A
C4275	"	Sports Complex	15.4.76	N/A C/A
38 52235	"	"	22.11.76	App N/A
07680	Mr. M. Cole	Renewal of Order Caravan for careers interviews	16.2.78	N/A 28.2.83 T.P.
08635	Mrs. S. Wallis	Playgroup at Sports Centre	6.7.78	N/A 30.6.81 T.P.
09371	Mr. M. Cole	Caravan for careers interviews	26.10.78	N/A 28.2.83 T.P.
10665	Miss M. Shaft	West Heath School — Covered play area for physically handicapped children	4.5.79	N/A C/A
OR 10970	"	"	21.5.79	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1923 (5)

ADDRESS ST. CRISPINS SEC. SCHOOL LONDON RD. PARISH WOK

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
LB/2002/6879		St. Crispins Sec. Sch.	Replacement of kitchen window on listed bldg.			
F/2002/7577		" "	3/St ext to classroom.			
LB/2002/7578		" "	" "			
LB/2002/8204		WDC.	Erect new building to create 4 classrooms.			
F/2002/8205		WDC.	Erect 9th form block 4 class/rms, toilet fac.			

MINISTRY DECISION:

SPECIAL ORDERS:

ADDRESS St. Crispins School / Centre London Road PARISH Wokingham

PLOT No. + Westmead - see Ranges Lane also ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11647	St Crispins Joint Management Comm.	Floodlighting of hardplay area for evening comm. recr. use	27.9.79	N/A C/A
14726	B.C.C.	Mobile home during bldg. ops for caretakers bungalow	15.1.81	
			6 4 81.	Bcc. App
15965	Mrs S McArthur	Renewal 08638	30.7.81	N/A 31.8.84 TP
17701	BCC Sports Complex	Roofing over existing storage area	1.7.82	N/A C/A
BR 19429	St. Crispins Management Comm.	External storage area cover	6.10.82	App N/A
19968	"	Erect. Non-ill sign	25/8/83.	N/A. C/A
21761	WDC	Ext. to sports centre	28.6.84	N/A DP
BR 24466	"	Squash courts ostore	26.4.85	App N/A
29155	BCC Westmead	Ext. to day centre/parking	22.3.88	C/A
36226	WTC St. Crispins Sports Centre	Skateboard ramps	1.8.90	TP 2 yrs.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

39709 " " Renewal above +3 ramps 7.9.92 31.8.94 C/A

1933 (4)

ADDRESS St. Crispins School / Centre PARISH Wokingham

PLOT No. + Westmead London Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43226	WTC Sports Centre	Renewal permission for skateboard ramps	12.9.94	30.9.97
FP95/3750	WDC	Refurb changing/shower rooms	8.8.95	C/App
96/63386/A	St. Crispins	Non-ill school sign	30.4.96	C/A
96/63973/LA	"	Repl. school sign	10.7.96	C/A
FP99/8872	"	Int. refurb & conversion of squash court area	26.7.99	C/A
99/70776/A.	Circa Leisure Plc	Wall mounted ill signs	25.1.00	C/A
F/2001/4707	W.D.C. Property			
LB/2001/5207	"	Erect S/St - 3 classrooms	30.1.02	C/A
	"	toilets, circulation & link corridor to "school		C/A
F/2001/5208	WDC	S/St ext 3 classrooms toilets, link corridor	30.1.02	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Alts to centre - Haskins - 24/5/01 - (Y)