APPLICATION NO:
CON/2001/4917

LOCATION:
Green Road/Wokingham Road, Earley Reading.

APPLICANT:
Reading College & School Of Design C/O Nick Evans

PROPOSAL:
Consultation from Reading BC on outline application for the construction of 74 appartments, 8 semi detached & 1 detached dwelling, 10 semi detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque.

EARLIEST DATE FOR DECISION: **18/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/10/2001

CASE OFFICER: **Nicola Lake**

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01109

GREEN ROAD
OUTLINE PLANNING APPLICATION

Construction of 1, 2, 3, & 4 storey residential accommodation comprising 74 courtyard apartments, 9 semi-detached & 1 detached dwelling, 10 semi-detached affordable dwellings, 15 student residences, 1 warden's unit and mosque

Supporting Statement - to be read in conjunction with Outline Planning application dated 20th July 2001.

Nick Evans Architects
16th August 2001

1.0 College Statement

1.1 Following the merger with Berkshire College of Design in 1997, Reading College has extensively developed its educational facilities for both Further and Higher Education in Reading.

1.2 Reading College now plays a full part in assisting in the sustained growth of Reading as a town and hopefully as a City of the future. The governors of the College are determined to provide in Reading one of the best equipped and most up-to-date educational facilities of its kind in the country.

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1.4 Phase "1" of these ambitious plans has been the building of the New School of Arts & Design on the Kings Road Campus, the development of student accommodation alongside the Kings Road building and the general improvement of both the facilities and appearance of that campus.

1.5 The governors of the college have also resolved that phase "2" of the college's development plan would result in the improvement and redevelopment of the Wokingham Road campus with a range of facilities to meet the developing needs of students and the community of East Reading.

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create a new centre for Performing Arts, a Theatre, a new Music Technology Centre, and a range of new support facilities to meet the growing demand of the student population in these areas.

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2.0 Architect's report on design and layout

2.1 There are three principal elements to the overall design and layout - the new mosque building, the new villas fronting Green Road and the apartment buildings and student accommodation.

Mosque

2.2 The muslim community in this part of Reading have been poorly served by their current place of worship in Alexandra Road. A mosque of approximately 3,000 m2 is proposed. The building is substantially a double height volume with a domed roof. The mosque will have a capacity of some 580 worshippers. (Detailed studies have been undertaken on the impact of the use of the mosque and these are set out in the Traffic Impact Assessment Report supporting this application).

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2.15 A preliminary section through the site, showing these buildings, has been attached to this application which demonstrates that the new dwellings have less

of an impact than the existing college teaching buildings, which are to be demolished.

2.16 The apartment clusters are accessed by estate road and footpaths. visitor parking for the apartments being located to the rear of the Green Road houses at a lower level.

2.17 The student accommodation is planned as two buildings located between the new mosque and the apartment clusters.

2.18 Each student building will have a single entrance with lift access to the upper level student units.

2.19 A separate dwelling for a full-time on site warden will be provided at ground level where natural monitoring and supervision is most convenient.

2.20 The college propose not to permit the students who have the privilege of living on the site to use cars. Eight car parking spaces are however provided for the use of the warden and visitors.

Proposed residential accommodation

2.21 A schedule of the total proposed residential accommodation is as follows:

Affordable housing, including Student Accommodation
- 10 family houses
- 15 student group dwellings
- 1 wardens' dwelling

Private houses
- 9 family houses
- 74 apartments in three clusters

Relationship with playing fields

2.22 The design and layout of the development has been planned to provide benefit to the existing playing fields in the following manner:

- The playing fields already incorporate footpaths and these will be extended as part of the proposals to complete a footpath network, which will connect the Hamilton road / Whiteknights Road area to Wokingham Road and beyond.

  The three new access points from the site to the playing fields, which may be used by pedestrians or cyclists, will serve to maximise the use of the footpath network.

- The apartment buildings are planned to have views over the playing field and will therefore permit a constant visual monitoring of the open space by the residents, sao improving the security of the area.

Access On foot

2.23 Principal pedestrian access to the application site will be along the line of the new vehicle access to the site to the north of Green Road, in the vicinity of its junction with Wokingham Road.

2.24 The new development site will be provided with footpaths to provide access for pedestrians to all public areas, including those with mobility difficulties. Access for pedestrians to private amenity space will be discouraged by design elements such as landscaping and perimeter fencing.

2.25 Three pedestrian access gateways are proposed to give access from the site to the playing fields. These gates will be lockable and under the management of the applicants estates management team. The gates will be closed at night time.

Access to the mosque by foot will either be from the car park located below the building or from two separated pedestrian entrances to the north and south of the building.

Vehicular access

2.26 A new vehicle access point to the site is proposed from the northern end of Green Road. The section of Green Road from Wokingham Road is proposed to become two way for traffic so that vehicles entering and leaving the development pass directly to the arterial highway.

2.27 It is proposed that Green Road is closed off to the south of the application site access to separate the new site from the remainder of Green Road.

Traffic impact and development sustainability

2.28 The applicant has, with the local planning authority, reviewed four separate options for vehicle access to the new development. Each of the four vehicle access options has been shown to be practicable on safety and highways configuration grounds and were therefore able to be assessed using other criteria.

2.29 Two of the most important criteria for the assessment of the vehicle access options were:

- The effect of vehicle access proposals on the residents of Green Road.
- The effect of the vehicle access proposals on the existing school playing fields.

2.30 After much deliberation, the applicant decided that the Preferred Access Option would be Option 4 and this option is illustrated in this outline planning application.

2.31 Preferred Access Option 4 best meets the above criteria in the following way:

- By proposing the closure of Green Road to traffic from Wokingham Road at a point adjacent to the new application site entrance, new vehicle traffic to the majority of the new development is separated from the remaining Green Road houses. The Green Road residents gain vehicle access to their houses from Whiteknights Road on what will become a *cul de sac*. It is anticipated that the principal residential element of Green Road will be effectively separated from the new developments and that part of Green Road will become considerably quieter.

- Preferred Access Option 4 does not require land from the existing playing fields so permitting the use of the open space by the local schools and others to remain unaffected.

2.32 The issues of traffic impact and development sustainability are quantified and dealt with in detail in the attached Traffic and Transportation Assessment Report dated June 2001 prepared by traffic consultants Bellamy Roberts.

<u>Additional security measures proposed by the college for the existing playing fields</u>

2.33 The applicant is conscious that the security of the boundary to the playing fields is not complete - particularly in the area of its own Crescent Road buildings and Bulmershe Road.

2.34 To ensure that the playing fields security is improved when the lockable gates on Wokingham Road are closed (and in future when the lockable gates on the community centre curtilage are also closed), the applicant proposes to instal a boundary fence tao the rear of his land on Crescent Road and Bulmershe Road.

2.35 The new boundary fencing will be 'softened' with the use of landscaping.

Art in the locality

2.36 The college has had discussions with the local planning authority concerning a collaborative venture between local artists and their development team to bring art directly to the built environment of Reading. In this regard, there will be a significant quantity of perimeter fencing which will be constructed and which will have a major public impact (when seen from the playing fields).

2.37 The college welcome the opportunity to enter into a collaborative scheme with local artists for this element of their development.

WORK SHEET FOR : Nicola Lake

Application Number : CON/2001/4917

Applicant : Reading College & School Of Design C/O Nick Evans.

Location : , Green Road/Wokingham Road, Earley, Reading.

Proposal : Consultation from Reading BC on outline application for the construction of 74 appartments, 8 semi detached & 1 detached dwelling, 10 semi detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/09/2001

Earliest Date for Decision : 18/10/2001

Latest Consultation Date/Site Notice Expiry Date : 18/10/2001

This application will have expired on: 25/10/2001. 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 :

See Committee report 5 Dec 2001

Planning Issues :

Application Number: CON/2001/4917

Appraisal :

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

Application Number CON/2001/4917
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Green Road/Wokingham Road Earley Reading.

APPLICATION NUMBER: CON/2001/4917

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2001/4917
CASE OFFICER: Nicola Lake

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2001/4917**
CASE OFFICER: **Nicola Lake**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

File

CON/2001/4917

Reading
BOROUGH COUNCIL

FAO Mr. C. Hunt - Planning
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Our Ref: 01/01109/OUT/AD
Your Ref:

Direct: ☎ 0118 939 0023

25th September 2001

Your contact is: Andrew Dawe, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 01/01109/OUT/AD

The Council has received an application for Outline Planning Approval on property at: Reading College Green Road Reading

O.S Grid Ref: Easting: 473976.000 Northing: 172434.000

Applicant: Reading College And School Of Art And Design

Proposal: Construction of 1,2,3 and 4 storey residential accommodation comprising 74 courtyard apartments, 8 semi-detached and 1 detached dwelling, 10 semi-detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque

Application Number: 01/01109/OUT/AD

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

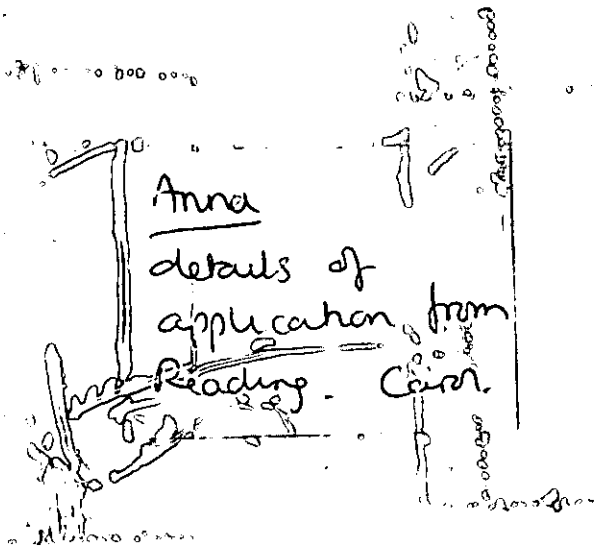
Any comments should be in writing and reach me by 16th October 2001. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Andrew Dawe
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration


Area
details of
application from
Reading Cairn.

Reading BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. 01/1109/OUT/AD

Date received

Date acknowledged:

Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying **NOTES.** Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

1. APPLICANT

Name READING COLLEGE & SCHOOL OF ART & DESIGN

Address KINGS ROAD READING,

Postcode RG1 5AQ Tel. No. /

2. AGENT (if form is completed by agent)

Name NICK EVANS ARCHITECTS

Address UNIT 21H PERSEVERANCE WORKS, 38 KINGSLAND RD, LONDON

Postcode E2 8DD Tel. No. 020 7729 550

3. ADDRESS OR LOCATION OF APPLICATION SITE

GREEN ROAD / WOKINGHAM RD, READING

4. AREA OF APPLICATION SITE Hectares 7.762 OR Acres: 19.180

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION (Please tick)

Location plan (1:1250 scale — edged red)	☑
Site plan (1:500 scale)	☐
Detailed plans (floor plans, sections, elevations, please supply illustrative material)	☐

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

CONSTRUCTION OF 1,2,3 & 4 STOREY RESIDENTIAL ACCOMMODAT COMPRISING; 74 COURTYARD APARTMENTS, 9 SEMI-DETACHED & 1 DETACHED DWELLING, 10 SEMI-DETACHED AFFORDABLE DWELLING, 15 STUDENT RESIDENCES, 1 WARDENS UNIT & 1 NURSERY

7. TYPE OF PERMISSION REQUIRED (Please tick ONE box only)

A	Outline (building works only)	A ✓
B	Change of use only	B
C	Change of use with building or other work	C
D	Building, engineering or other operations	D
E	Reserved matters	E
F	Temporary (specify condition if for a 'renewal')	F
G	Non-compliance with a condition (specify reference no.)	G

(Answer Question 8)

(Answer Question 9)

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8. OUTLINE APPLICATIONS

The following matters are reserved for future consideration (please tick)

Siting ☐ Design ☑ External appearance ☑ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS Please state

A Reference no. and date of outline permission N/A

B Which reserved matters are applied for N/A

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

EDUCATION & LOCAL AUTHORITY USE

11. TREES

A Are there any existing trees on site? *YES/NO

B Are any trees affected by the proposals? If YES, please indicate on plans. *YES/NO

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls — NOT TO BE

B Roofs — CONSIDERED

C Walls, fences etc. — AT THIS STAGE

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water — NEW DRAINAGE CONNECTION INTO EXISTING.

B Foul sewage — NEW CONNECTION INTO EXISTING.

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick ONE box)

A There will be NO new access to a public road and NO alteration to any existing access to a public road. ☐

B There will be a new or altered access to a public road (specify) NEW ACCESS FROM GREEN ROAD INTO COURTYARD APARTMENTS, STUDENT RESIDENCE & MOSQUE, NEW LOCKABLE BARRIER TO GREEN ROAD. ☑

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *YES/NO

If NO, where is access provision deficient? N/A

16. PROPOSED DEVELOPMENT — RESIDENTIAL The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses	19	77 – 82	115 – 123	/
Bungalows	/	/	/	/
Flats/Maisonettes	74	184	332	/
Bedsits	/	/	/	/
Other ~~– STUDENT RESIDENCE – WARDEN'S FLAT~~	15	90 (2)	105 (4)	/

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *YES/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick ALL boxes)

I attach the plans specified in question 5 above ☐

AND I attach a completed Ownership Certificate (Article 7) ☐

AND I enclose a fee of £ 4750 by ~~cash~~/cheque ~~P.O. No.~~ _____ ☐

Signed T.F.EVANS (~~Applicant~~/Agent) Date 20/7/01

*Please delete as applicable

...ION FOR PLANNING PERMISSION

...SIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

PART 2

...SE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

1. GROSS FLOORSPACE

State the **GROSS** floorspace (by external measurement) in sq. m. and sq. ft. of ALL buildings to which this application refers

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office				
Industrial				
Retail				
Storage				
Residential				
Other - ...ive use	PLACE OF RELIGIOUS WORSHIP	3300 m² gfa = 35522.067 sq ft.		
Total		3300 m² gfa = 35522.067 sq ft.		

2. ACTIVITIES EXISTING & PROPOSED

Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.

THE PROPOSED ACTIVITY OF THE DEVELOPMENT IS A PLACE OF WORSHIP USED ON A DAILY BASIS BY APPROX. 50 PEOPLE, INCREASING TO A MAXIMUM CAPACITY OF 500 PEOPLE ON FRIDAYS BETWEEN 12 NOON AND 2:00 PM.

3. ACCESS FOR THE DISABLED

Does the development you propose include a building or premises to which the public are to be admitted on payment or otherwise? YES.

If YES, ensure you have complied with Note 15 on the guide notes.

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES

A. State the name of the prospective occupier and the address of their current premises.

READING JAMME MASJID ISLAMIC CULTURAL CENTRE, 46 ALEXANDER RD, READING.

B. What is to happen to their current premises?

IT WILL BECOME A CULTURAL CENTRE FOR ISLAMIC WOMEN.

5. EMPLOYEES The development involves *(please specify)*

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New				7
Transferred				3
Existing				

6. VEHICULAR TRAFFIC

A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?

APPROX. 10 VEHICLES.

B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.

NEW ACCESS ROAD FROM CREEN ROAD LEADING TO ON-SITE PARKING PROVISION FOR 115 CARS IN BUILDING UNDERCROF

7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes? NO. If YES specify quantities and method of storage

.....

.....

01109

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of an impact than the existing college teaching buildings, which are to be demolished.

2.16 The apartment clusters are accessed by estate road and footpaths. visitor parking for the apartments being located to the rear of the Green Road houses at a lower level.

2.17 The student accommodation is planned as two buildings located between the new mosque and the apartment clusters.

2.18 Each student building will have a single entrance with lift access to the upper level student units.

2.19 A separate dwelling for a full-time on site warden will be provided at ground level where natural monitoring and supervision is most convenient.

2.20 The college propose not to permit the students who have the privilege of living on the site to use cars. Eight car parking spaces are however provided for the use of the warden and visitors.

Proposed residential accommodation

2.21 A schedule of the total proposed residential accommodation is as follows:

Affordable housing, including Student Accommodation
- 10 family houses
- 15 student group dwellings
- 1 wardens' dwelling

Private houses
- 9 family houses
- 74 apartments in three clusters

Relationship with playing fields

2.22 The design and layout of the development has been planned to provide benefit to the existing playing fields in the following manner:

- The playing fields already incorporate footpaths and these will be extended as part of the proposals to complete a footpath network, which will connect the Hamilton road / Whiteknights Road area to Wokingham Road and beyond.

  The three new access points from the site to the playing fields, which may be used by pedestrians or cyclists, will serve to maximise the use of the footpath network.

- The apartment buildings are planned to have views over the playing field and will therefore permit a constant visual monitoring of the open space by the residents, sao improving the security of the area.

Access On foot

2.23 Principal pedestrian access to the application site will be along the line of the new vehicle access to the site to the north of Green Road, in the vicinity of its junction with Wokingham Road.

2.24 The new development site will be provided with footpaths to provide access for pedestrians to all public areas, including those with mobility difficulties. Access for pedestrians to private amenity space will be discouraged by design elements such as landscaping and perimeter fencing.

2.25 Three pedestrian access gateways are proposed to give access from the site to the playing fields. These gates will be lockable and under the management of the applicants estates management team. The gates will be closed at night time.

Access to the mosque by foot will either be from the car park located below the building or from two separated pedestrian entrances to the north and south of the building.

Vehicular access

2.26 A new vehicle access point to the site is proposed from the northern end of Green Road. The section of Green Road from Wokingham Road is proposed to become two way for traffic so that vehicles entering and leaving the development pass directly to the arterial highway.

2.27 It is proposed that Green Road is closed off to the south of the application site access to separate the new site from the remainder of Green Road.

Traffic impact and development sustainability

2.28 The applicant has, with the local planning authority, reviewed four separate options for vehicle access to the new development. Each of the four vehicle access options has been shown to be practicable on safety and highways configuration grounds and were therefore able to be assessed using other criteria.

2.29 Two of the most important criteria for the assessment of the vehicle access options were:

- The effect of vehicle access proposals on the residents of Green Road.
- The effect of the vehicle access proposals on the existing school playing fields.

2.30 After much deliberation, the applicant decided that the Preferred Access Option would be Option 4 and this option is illustrated in this outline planning application.

2.31 Preferred Access Option 4 best meets the above criteria in the following way:

- By proposing the closure of Green Road to traffic from Wokingham Road at a point adjacent to the new application site entrance, new vehicle traffic to the majority of the new development is separated from the remaining Green Road houses. The Green Road residents gain vehicle access to their houses from Whiteknights Road on what will become a *cul de sac*. It is anticipated that the principal residential element of Green Road will be effectively separated from the new developments and that part of Green Road will become considerably quieter.

- Preferred Access Option 4 does not require land from the existing playing fields so permitting the use of the open space by the local schools and others to remain unaffected.

2.32 The issues of traffic impact and development sustainability are quantified and dealt with in detail in the attached Traffic and Transportation Assessment Report dated June 2001 prepared by traffic consultants Bellamy Roberts.

<u>Additional security measures proposed by the college for the existing playing fields</u>

2.33 The applicant is conscious that the security of the boundary to the playing fields is not complete - particularly in the area of its own Crescent Road buildings and Bulmershe Road.

2.34 To ensure that the playing fields security is improved when the lockable gates on Wokingham Road are closed (and in future when the lockable gates on the community centre curtilage are also closed), the applicant proposes to instal a boundary fence tao the rear of his land on Crescent Road and Bulmershe Road.

2.35 The new boundary fencing will be 'softened' with the use of landscaping.

Art in the locality

2.36 The college has had discussions with the local planning authority concerning a collaborative venture between local artists and their development team to bring art directly to the built environment of Reading. In this regard, there will be a significant quantity of perimeter fencing which will be constructed and which will have a major public impact (when seen from the playing fields).

2.37 The college welcome the opportunity to enter into a collaborative scheme with local artists for this element of their development.

EARLEY RISE
RESIDENTS' ASSOCIATION

16 September 2001

29 Green Road
Earley, Reading
Berkshire
RG6 7BS

Tel. 0118-961 3255
Email: sjgreen@atlas.co.uk

Andrew Dawe
Planning Department
Reading Borough Council
Civic Centre
Reading
RG1 7TD

Dear Andrew

Planning Application Number 01/01109/OUT/AD
Reading College and School of Art and Design, Green Road site

We oppose the above application on the grounds of the proposal being gross over-development which is contrary to current planning guidelines and completely out of keeping with the surrounding residential area.

Our detailed comments are as follows:

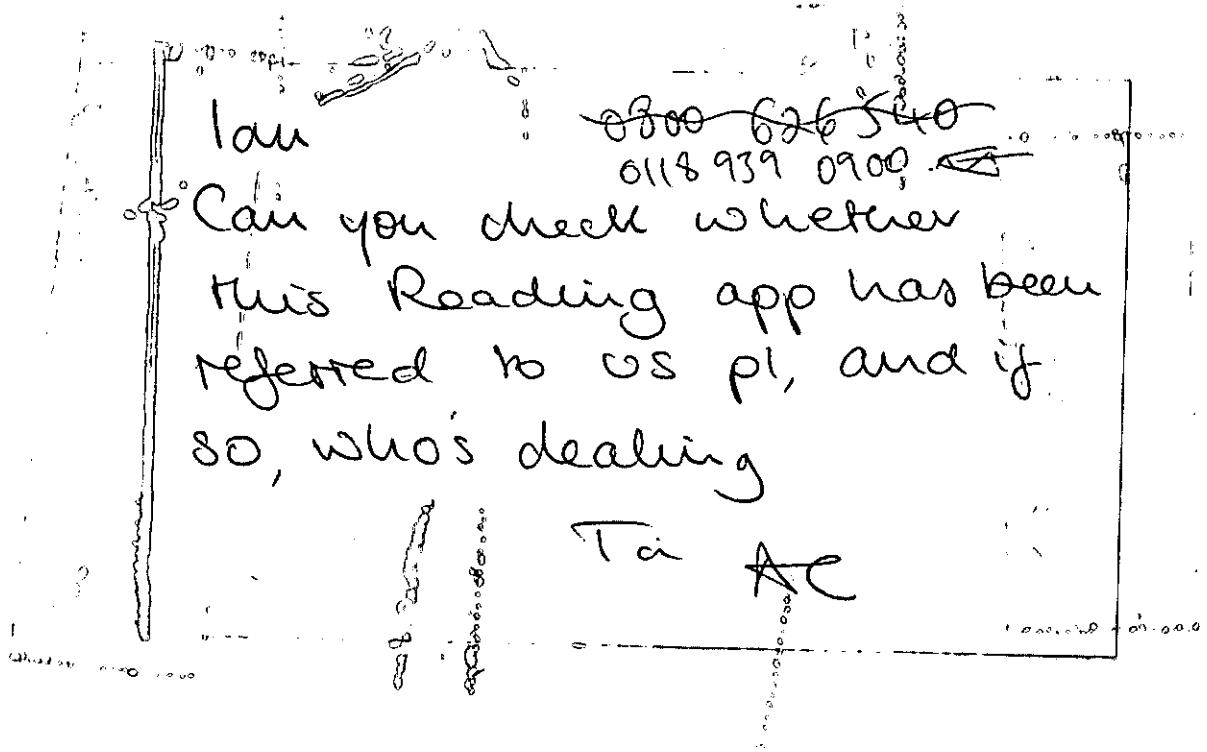
1.0 Alfred Sutton Planning Brief

We refer you to the Planning Brief for Alfred Sutton School Site produced by the Planning Department and approved by Planning Committee in March 1999.

In this document, specific mention is made of the College's possible future plans for the Green Road site and attention is drawn to the relevance of Policy COM 3 and Policy COM 4 in determining the future use of this land. Paragraph 5.14 of the Planning Brief sums this up as *'Policy COM 3 encourages the continued use of the Alfred Sutton site for educational or community uses. However, if Reading College can demonstrate that this facility is surplus to their requirements and that no alternative use is required then the policy would accept the principle of residential redevelopment on this site, preferably with an element of continued educational or community use on site.'*

We would like to know how Reading College has demonstrated the above and also what consideration has been given to educational or community use on the site, as there appears to be nothing in the application to cover these extremely important and fundamental points.

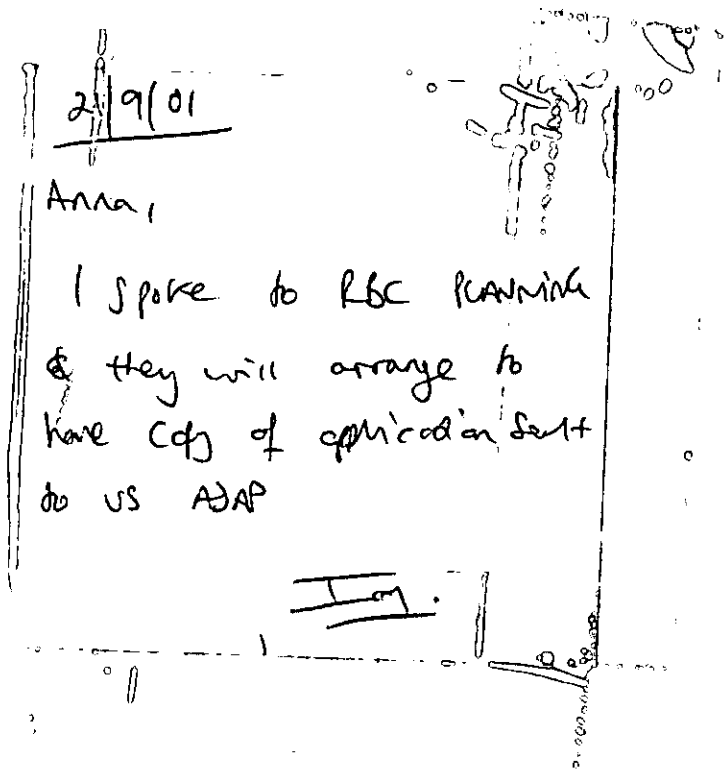
We would also draw your attention to paragraph 5.8 which states, *'Where a proposal for new development will put pressure on existing educational or community resources in the area the developer*



Ian ~~0800 626 540~~ 0118 939 0900

Can you check whether this Reading app has been referred to OS pl, and if so, who's dealing

Ta AC

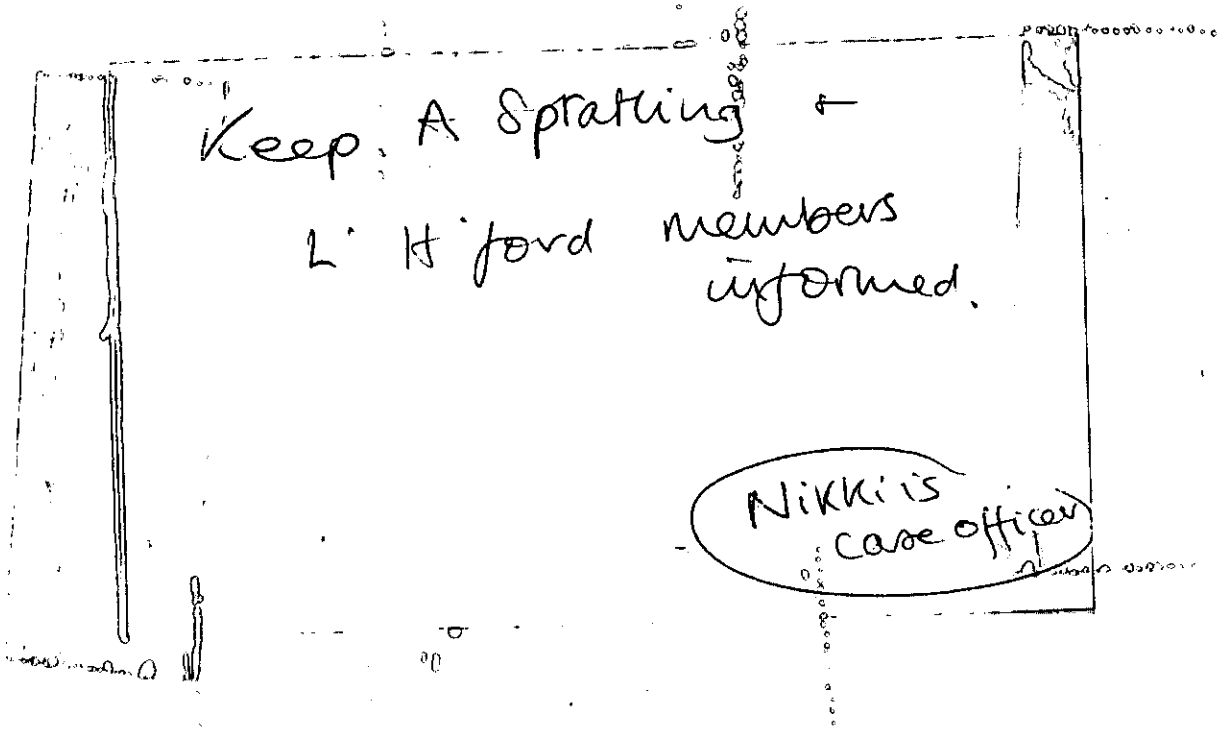


21/9/01

Anna,

I spoke to RBC PLANNING & they will arrange to have copy of application sent to us ASAP

Ian.


Keep. A Spratling ←
L. H. ford members informed.
Nikki is case officer

may be asked to contribute towards making provision for the additional demand by entering into a legal agreement.' In the accompanying Committee Report by Director of Environment for the Planning Committee meeting where the Planning Brief was approved, reference is made to a suggestion from Wokingham District Council that the brief include a requirement for a contribution towards additional education facilities from developments likely to add to demand in the area.

We find no evidence of this being taken into account in the College's application.

2.0 Existing Community Facilities

The College's application states that the existing use of the site is *'educational and public authority'*. No mention is made of existing community facilities, as the College has been at pains to remind the local community that there never have been any formal community facilities available to the local public and that any past use of the Green Road tennis courts was strictly informal. For at least the past 4 years the tennis courts have been locked and made unavailable for any local community use.

We were somewhat surprised to discover this year that a legal agreement dated 31 July 1997 exists between The County Council of the Royal County of Berkshire, Education Assets Board and Reading College and School of Arts & Design. This agreement, now having transferred to Reading Borough Council, details in clause 5.2 A i) that *As at the Operative Date the Authority was entitled to use the* (Green Road) *Gymnasium for community use booked through Reading Activities Centre for 25 hours each week throughout the year with an overall total of 1,000 hours of use in the year.*

Paragraph 5.3 A i) of the same legal document also states that As at the Operative Date the Authority was entitled to use the six Tennis Courts (on Green Road) for community use booked through Reading Activities Centre for a maximum of 360 hours in respect of the six Tennis Courts for each year.

We find it appalling that the valuable and much appreciated community facilities, particularly the tennis courts, have simply been denied to the community by the College when such a legal agreement exists. The College has clearly shown that they have no regard for such agreements and, to this end, cannot be trusted in future.

Whilst not appearing to directly form part of the outline planning application, the plan shows the central area of green space of the Alfred Sutton site with new access points marked, all under the management of the College. The College does not own all this land and in view of the preceding points, we would be very sceptical about the amount of community use that they would actually permit.

Finally, regarding community facilities, the application makes no provision for new ones, apart from the mosque—if that is to be considered a true community facility—to which we refer separately.

3.0 Access / Traffic

Whilst Green Road residents have been predominantly in favour of Preferred Access Option 4, there remains great concern in adjacent roads, particularly Talfourd Avenue but also Belle

Avenue, Holmes Road and Whiteknights Road, roads all regularly used as short-cuts by local residents and rat-runners.

Talfourd Avenue residents are particularly concerned about the impact of the closure of Green Road to through traffic and the possible future need for traffic calming measures in their road.

4.0 Density of Proposed Residential Development

Looking at the area to be occupied by the proposed courtyard apartments and student residences, we note that the proposal contains a dwelling density of 60 per hectare (bedroom density of 184 per hectare). The density of the current residential accommodation in Green Road/Talfourd Avenue is approximately 32 dwellings per hectare (120 bedrooms per hectare). Whilst we recognise that *Planning Policy Guidance Note No.3: Housing* (PPG 3) encourages the best use of land, we also note that there recommended density is *between 30 and 50 dwellings per hectare.*

We would point out that the College's proposal greatly exceeds the upper limit and that the current densities of existing residential accommodation are indeed already in line with PPG 3. To blend in with the existing area, any proposal should follow similar densities, as the Reading Borough Local Plan states under Policy HSG 5, *the character, density and design should be of an acceptable standard and appropriate to the surrounding area.*

We therefore consider this aspect of the College's proposal to be over-development, completely out of context with the nature of the existing residential area, placing great burden on the existing local community infrastructure.

5.0 Amenity Space, Privacy and Design for Quality

Referring again to the current Reading Borough Local Plan, Policy HSG 5, this states, *where appropriate adequate provision should be made for play space and open space; the design and layout should ensure that noise nuisance is minimised and that all private living areas have adequate privacy both from other dwellings and from public areas.*

Similarly PPG 3 states that *Local planning authorities should have clear policies for the protection and creation of open space and playing fields, and new housing developments should incorporate sufficient provision where such spaces are not already adequately provided within easy access of the new housing.*

In our view the extremely high density of dwellings in the College's proposals does not allow for adequate amenity space. Equally, the normal recommended distance between dwellings (front-to-front or back-to-back) is 30 metres. The distance between the courtyard blocks in some cases is as low as 15 metres. When considered with the 2, 3 or 4-storey nature of the design we do not believe this affords adequate privacy.

PPG 3 contains several paragraphs on the quality of design being important in new developments. We note that the College's proposed layout of the three courtyard blocks allows probably only one third of the properties to take advantage of the exceptional views available across the Thames Valley. The excessively long access roads and poorly considered car parking areas lead to an excessive area of tarmac, reducing the amount of green space available.

6.0 Car Parking

We note that 1.4 car parking spaces per dwelling have been allowed for the courtyard apartments, which we understand is within the recommendations of PPG 3 of not in excess of 1.5 car parking spaces per dwelling.

However, no provision has been made for the 90 students who will be living in the student residences. We understand that the College intends to make it a stipulation that car-owning students will not be granted places in this accommodation, however, we do not believe that this is either realistic or enforceable. What would happen to a student who acquires a car after taking up residence, would they be evicted? We think not. Experience with the University shows that student car ownership is an increasing problem and one not restricted to non-foreign students.

We would also draw your attention to the Borough Plan, Appendix 9: Summary of Car Parking Standards. Here the standard is set at 1 space per 6 residents. It also goes on to say that, *for halls of residence that are located off campus, or adjoining heavily parked residential sites, the standards may be increased to up to 1 space per 3 residents.*

Considering that these proposed residences will be both off campus *and* adjoining heavily parked residential sites, we believe there should be a parking provision of up to 30 spaces. Clearly no spaces is unrealistic.

6.1 Car Parking for Proposed Villas/Affordable Housing

For the proposed villas/affordable housing the proposals only provide for 1 car parking space per dwelling, different from the 1.4 spaces allowed for the courtyard apartments. This we find inadequate as any additional car parking would have to be on-road. Green Road is at its limits as far as on-road car parking is concerned and any increase would cause severe problems. The existing modern villas on the north side of Green Road all have garages with driveways allowing off-road parking for at least 2 cars. We believe that any new proposals should make similar provision as many of the households in Green Road do have 2 cars and the width of the road only supports on-road car parking on one side.

7.0 Trees

Several of the large oak trees on the north side of Green Road are the subject of Tree Preservation Orders, as well as making up part of the East Reading Wooded Ridgeline. On the vacant plot adjacent to 46 Green Road there is a very substantial oak tree (with TPO) plus other smaller yet significant trees, none of which are indicated on the outline plans. In our view the three dwellings proposed for this plot are not feasible as British Standard 5837 requires a minimum building distance away from such trees to protect their roots.

Equally, this point would have to be observed further along Green Road when siting the proposed villas/affordable housing.

8.0 Proposed Mosque

8.1 Size of Proposed Mosque

We note that the proposed mosque is planned to accommodate a maximum of 580 people.

At our meeting on 24 February 1999 at the Alexander Road Mosque, attended by our Residents' Association, Sutton Community Association, senior members of the Jamme Masjid Mosque and Councillors Borgars and Hartley, it was the clear and noted assertion of the muslims that there maximum numbers were 300-350 and that there numbers were actually dwindling due to the increasing westernisation of young muslims.

The proposed building is sited on an incline, in a very prominent position and is completely out of context with the scale and architecture of any other building in the neighbourhood.

We find the size, scale and prominent position of the proposed mosque to be completely unacceptable.

8.2 Car Parking for Proposed Mosque

The proposals indicate a mosque of 3,300m², assuming that 75% of this space is public space, this equates to an area of 2,475m². Appendix 9 of the Borough Plan gives a car parking standard of 1 space per 10m² of public area for places of worship. This means that the car parking provision for such a large mosque should be 247.5 spaces. The College's proposal states a provision of 115 spaces in its written proposal and 109 spaces on the accompanying plan. Both are clearly inadequate for such a size mosque as proposed.

Moreover, the area shown on the plan for car parking in an undercroft, even assuming that it extends under the full area of the mosque, only allows enough space for approximately 24 spaces. To achieve 109 or 115 spaces would require 5 storeys of underground car parking (not allowing for entrance/exit ramps) extending to a depth of some 12 metres, to accommodate 247.5 spaces would require 10 storeys of underground car parking extending to a depth of some 24 metres. Clearly neither of which is feasible.

We therefore find the College's proposal for a mosque on this site to be completely unfeasible as shown.

We are also aware of the muslim community's assertion that it is good for them to walk to the mosque. However, on there existing stated maximum numbers of 300-350 people, in car parking surveys which we have conducted, we have found the numbers of parked cars at peak times to always be between 100 and 120.

It has to be remembered that the peak prayer time is Friday lunchtime. Currently all the attendees are men who are mainly coming from their place of work rather than place of residence, during their lunch break so are restricted in time, and therefore come by car. Public transport would not be an option for the majority.

Yours sincerely

Stephen Green

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 21 December 2001
My ref: NL/CON/2001/4917.
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

Mr Andrew Dawe
Planning Department.
Reading Borough Council
Civic Centre
Reading
RG1 7TD

Dear Mr Dawe,

CONSULTATION ON PLANNING APPLICATION REF 01/01109/OUT/AD. FOR THE ERECTION OF 74 APPARTMENTS, 8 SEMI DETACHED AND 1 DETAHCED DWELLING, 10 SEMI DETACHED AFFORDABLE DWELLINGS, 15 STUDENT RESIDENCIES, 1 WARDEN UNIT AND A MOSQUE, AT GREEN ROAD AND WOKINGHAM ROAD, EARLEY, READING.

Thank you for your letter of the 25 September 2001, regarding the above stated development.

This consultation was considered by the Development Control Committee on the 5 December 2001. The Members stated that they were very concerned about the lack of proposed parking provision for the mosque and surgery, which would be likely to result in on-street parking. The members also started that they were seriously concerned about the likely traffic generation given the existing highways problems within the area.

However should you be minded to approve the proposed development, the Members resolved that as part of a legal agreement, a financial contribution should be sought towards Youth Provision for under 25's along the borders of Wokingham District Council's area with Reading and Sol Joel Recreation area, in addition to a financial contribution of £85,760 towards additional pupil places within the Wokingham District Council area.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact Nicola Lake on the above direct line.

Yours sincerely,

TREVOR WATSON
Development Control Manager.

STEVE McCAULEY

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 27 September 2001

Application Number: CON/2001/4917

Proposal: Consultation from Reading BC on outline application for the construction of 74 appartments, 8 semi detached & 1 detached dwelling, 10 semi detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque.

Parish:

Site Address:
, Green Road/Wokingham Road, Earley, Reading.

Applicant:
Reading College & School Of Design C/O Nick Evans.

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 Comm Report 5th Dec 01.

JR

10/12/01

Signed: _____ **Print name:** _____

DEVELOPMENT CONTROL COMMITTEE 05.12.01
MEMBERS UPDATE

LAND ADJOINING 15 LINCOLN GARDENS, TWYFORD.
Application No. O/2001/4594. Pages 1556-1566.
During the revised plans consultation period, we have received the attached response from Twyford Parish Council.

LAND REAR OF 61 CHATSWORTH AVENUE, WINNERSH
Application No. F/2001/4258 Pages1587-1612
Two additional letters of objection have been received. One from the Chatsworth Avenue Action Group complaining about a letter received by the owner 59 Chatsworth Avenue from Bovis Homes regarding the demolition of the house at 61 Chatsworth Avenue scheduled for February 2002 and that this is a trifle premature and that there is a lack of information. The second letter relates to concerns over increased traffic.

BUCKHURST NURSERY, LONDON ROAD, WOKINGHAM
Application No. F/2001/4347 Pages1633-1644
A telephone call has been received today from one of the objector who originally wanted to attend and speak against the application but is unable to do so. He wishes to reaffirm his objection as the site is located in the green gap.

LAND BETWEEN 53 AND 59 THE CRESCENT, EARLEY.
Application No. F/2001/4948. Pages 1645-1663.
The consultation response from Earley Town Council is attached.

THE BEECHES GARDEN CENTRE, WOKINGHAM ROAD, HURST
Application No. F/2001/4634. Pages 1664-1675
The agent has confirmed in writing that the area outlined in red is in the ownership of the applicant.

69 NEW ROAD, RUSCOMBE.
Application No. F/2001/4184. Pages 1676-1686
The Ruscombe Parish Council comments are attached.

93 DROVERS WAY, WOODLEY
Application No F/2001/4935. Pages 1702-1707
Section 3, consultations should refer to comments from Woodley Town Council rather than Earley.

GREEN ROAD/WOKINGHAM ROAD, READING.
Consultation No. CON/2001/4917. Pages 1723-1731.
The Earley Town Council Comments are attached.

APPLICATION 2001/4594 15 LINCOLN GARDENS

1. The new plan shows an improvement to plots 8 and 9 but at the detriment of plots 1 to 7.
2. The Parish Council objects to the frontage of plots 1 to 7 having no front gardens. This is out of keeping with all properties in the vicinity , is over-development and with the parking immediately opposite will give rise to health concerns from traffic fumes fort he residents of these dwellings.
3. The Parish Council is very concerned about the effects of increased traffic in Lincoln gardens and Hermitage Drive particularly with the main entrance to the Infants School so close by. Reports have appeared in the press of a developers contribution towards traffic improvements but it is hard to see what traffic improvements could be carried out to resolve the problems. The Parish Council have asked for dropped kerbs and waiting restrictions on corners in Hermitage Drive but these would not go far in improving safety. The application has made no provision for turning vehicles and there could be a particular problem for the waste collection service amongst others in collecting from plots 1 to 7.
4. The parish Council is still very concerned about the proximity of plot 13 to the Recreation Ground. Our experience is that building houses so close to a public space has the long term effect of restricting the use of such space when the new residents complain of noise and other nuisances. Twyford is short of public open space and no development should be allowed which adversely effects existing provision. Reports in the press talk of a developers contribution towards Recreation facilities but there is no room to add another football pitch nor any possiblity of buying more land.
5. The report prepared for the Development Control Meeting of 14th November referred to trees in the Recreation Ground providing some protection and not being affected by the proposal. There are no trees in the playing field along this boundary.
6. Lastly, it is widely understood that this developer owns considerably more land both adjoining this site and in the immediate vicinity that has been shown on the application. The Parish Council asks that this application be refused and the developer required to submit an application for the whole of his holding in order that piecemeal development giving rise to substandard layout be avoided.

Fiona J Penn
Clerk to Twyford Parish Council

FROM: Joss Miller

DATE: 04 October 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4948

Proposal: Proposed erection of two dwellings with garages and alteration to access..

Site Address: Land Between 53 & 59, The Crescent, Earley, Reading.

Applicant: Thomas Fisher Homes Ltd C/O Halson Mackley Partnership.

Your observations are required in respect of this application **by 28/10/2001**.

Councillors did have some concerns about this proposal, and in particular the foot print of the buildings proposed. If the Planning Officer is mindful to approve this application, it is requested that consideration is given to imposing conditions to withdraw all permitted development rights on the site, to prevent any further increase in the size of the buildings concerned without planning permission, and that the flank walls of both properties should not have windows to protect the privacy of neighbours.

SIGNED: _____ DATE: 18 OCT 2001

Clerk To Earley Parish/Town Council.

RUSCOMBE PARISH COUNCIL

Clerk to the Parish Council

D.J.Couzens

Twyford 9341940

TWAYBLADE
47 HERMITAGE DRIVE
TWYFORD
READING
RG10 9HT

PLANNING APPLICATION.

Application No. F/2001/4184

Address. 69 New Road,Ruscombe.

Proposal. Demolition of a bungalow and erection of a two storey house.

Applicant. Mr.W.Eccles

10/07/01

Ruscombe Parish Council offers the following observations on the above Application...

a)There is concern over the proximity of the proposed building to the neighbours.
b)The height should not be greater than that of the surrounding properties.
c)The finished building should have roofing tiles in keeping with others in the road.
d)The proposal is for a 5 bedroomed house and there is inadequate parking and turning areas.
e)A major sewer runs under the property.
f)A legal agreement should be made that the hedges will be kept.

Yours sincerely,

Clerk

NV

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: CON/2001/4917 PLANNING OFFICER: Nicola Lake

PARISH: Earley

PROPOSAL: Adjoining Parish Consultation: Outline application for the construction of 74 apartments, 8 semi-detached and 1 detached dwelling, 10 semi-detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque.

ADDRESS: Green Road/Wokingham Road, Reading

APPLICANT: Reading College & School of Art & Design

Members of the Planning Committee felt it was ill-conceived to consider an application of this size with what is considered to be a serious under-provision of available on-site parking, and particularly when more land is available nearby. This area is already troubled by student parking from the nearby university campus, and further development on this scale with insufficient parking can only exacerbate the problem further.

The Town Council is also extremely concerned about the further increase in traffic which will be generated in the area as a result of this development. With the number of residential units proposed, there is bound to be a further increase in through traffic along Wokingham Road, and through other parts of Earley as those living in these new properties access places of work, shops, etc. With traffic pollution in this area already one of the highest within Wokingham District, it is suggested that to allow additional development in this area will only increase the problem still further.

SIGNED: _____ DATE: 4 DEC 01

CLERK TO EARLEY TOWN COUNCIL

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 5 DECEMBER 2001 FROM 7.00 PM TO 11.45 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mrs P. Bray, Mrs DF Carpenter, Mr A Clifford, Mr RFN Eke, Mr DA Hare, Mr D Swindells and Mr AW Spratling

PART I

131. MINUTES

The Minutes of the meeting of the Committee held on 14 November 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

1) Minute No: 116 page 1537, 2nd column, fifth paragraph, replacement of "elevate" with "*alleviate*". Page 1537 2nd column, sixth paragraph amendment of 2nd sentence to read "*Members expressed serious concerns regarding the effectiveness of Tree Preservation Orders (TPO's")*. Page 1538 1st column, fourth paragraph, replacement of "stocklines" with "*stoplines*".

2) Minutes No: 117, pages 1538 1st column insert sentence "*That Mrs JL Lissaman declared an interest in the above application and took no part in the discussion and voting thereon.* "

132. APOLOGIES

An Apology for absence was submitted from Mr. MJ Bryant.

133. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

Members noted that the report was before the Committee for consultation and that the Committee's comments would be submitted to Reading Borough Council.

Officers informed Members of the comments of Earley Town Council and also clarified that the financial contribution being sought for pupil places within Wokingham District was £85,760.

Mr. R Medleycott representing Earley Town Council attended the meeting and spoke in opposition to the proposal.

Mrs. DF Carpenter a local Member for the Wokingham District ward closest to the proposal attended the meeting and spoke against the proposal.

In discussing the proposal Members expressed concern regarding the regarding traffic and parking implications of the proposal. They also commented that a contribution should be sought towards under 25's youth provision within the adjacent Wokingham District ward.

RESOLVED: 1) That serious concerns be expressed regarding traffic generation aspects of the proposal, with particular regard to the apparent lack of parking provision at the proposed mosque and existing surgery, given existing on-street parking problems in the area;

2) That as part of a legal agreement a financial contribution of £25,000 be sought towards Youth Provision for the under 25's within the Wokingham District Council area, in addition to a financial contribution of £85,760 towards additional pupil places within the Wokingham District Council area.

At this point the Committee resolved to continue with the remaining business after 10.00 pm.

150. APPLICATION NO: 2001/4917, CONSULTATION FROM READING BOROUGH COUNCIL FOR THE CONSULATION OF 74 APARTMENTS, 8 SEMI DETACHED & 1 DETACHED DWELLING, 10 SEMI DETACHED AFFORDABLE DWELINGS, 15 STUDENT RESIDENCIES, 1 WARDEN UNIT AND A MOSQUE, GREEN ROAD/WOKINGHAM ROAD EARLEY, FOR READING COLLEGE & SCHOOL OF DESIGN

The Committee considered a report about this application set out on Agenda pages 1723 to 1731.

151. FUTURE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE

The Committee considered a recommendation to cancel the scheduled meeting for 19 December 2001.

RESOLVED: That the meeting scheduled for Wednesday 19th December 2001 be cancelled.

Development Control Ref No:	Received	READING
CON/2001/4917	27.09.01	

Applicant: Reading College & school of Design.
Location: Green Road/Wokingham Road, Earley.
Proposal: Consultation from Reading Borough Council on Outline Application for the Construction of 74 Apartments, 8 Semi detached & 1 Detached dwelling, 10 Semi detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The site is located within the Boundary of Reading Borough Council, to the north west side of Green Road. To the north of the site is Wokingham Road, to the south is Whiteknights Road and to the west are playing fields and another section of the Reading College's campus. The site is currently occupied by two large college buildings, some tennis courts and a surgery.

Proposal -
The proposed development is for the demolition of the existing buildings on the site and the erection of 74 apartments divided between three blocks which would vary between two and four storeys in height, 8 semi detached and a detached dwelling, 10 semi-detached affordable dwellings, 15 student residencies, a warden unit and a mosque of approximately 3,000m², which would hold 580 worshipers.

RECOMMENDATION:

GRANT PLANNING PERMISSION – Subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

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

BACKGROUND

Consultations –

- ***Earley Town Council:*** Object. (see attached comments).
- ***Highways:*** The Highways Authority is concerned about the potential impact the proposed development, however the impact would not be considered material.
- ***Archaeology:*** Would request the imposition of a condition for a archaeological evaluation of the site.
- ***Letters:*** Two letters of objection have been received and one letter of support.

Appraisal – The main issues are:

A. Impact upon the Character and Appearance of District. (LBE1, LBE2, and LBE5 of the Berkshire Structure Plan; WOS3, WBE1
B. Impact upon the Highway Safety of the District.
C. Services, Amenity and Infrastructure.

A. Impact upon the character and appearance of the District.
The closest point of the proposed development to the District's boundary would be approximately 44m. The roads within the immediate vicinity of the site are Green Road, which accesses on to Wokingham Road and Whiteknights Road. These immediate roads are within Reading District's boundary. Therefore due to the location of the site and its distance from the District's boundary, the proposed development would not have an unacceptable detrimental impact upon the character or appearance of the District.

B. Impact upon Highway Safety.
The roads within the immediate area of the site are located within the Reading's boundary. Whiteknight's Road enters this District at the entrance to the University's campus, while Wokingham Road enters the District at the Church Road crossroads. The Highway Officer has some concerns regarding the traffic impact of the proposed development, however the location of the site (well within Reading BC) is such that the impact would not be considered material.

C. Services, Amenity and Infrastructure.
While the application site is locate wholly within Reading Borough Council's area, the site comes within the school catchment of Wokingham District. The educate department is concerned about the scale of development and the impact this will have on the local schools. The development would fall within the designated area of Maiden Erlegh Secondary School. The school is already over-subscribed and is unable to admit any additional pupils. In these circumstances, where new development occurs it is current policy to request contributions from the developer to provide facilities to meet pupil demands arising from the new development. Where the designated catchment site cannot be expanded due to site restrictions, the funds are used to provide accommodation at the nearest school with potential to expand. In doing, it should be noted that new pupils from the development may need to be directed to this school.

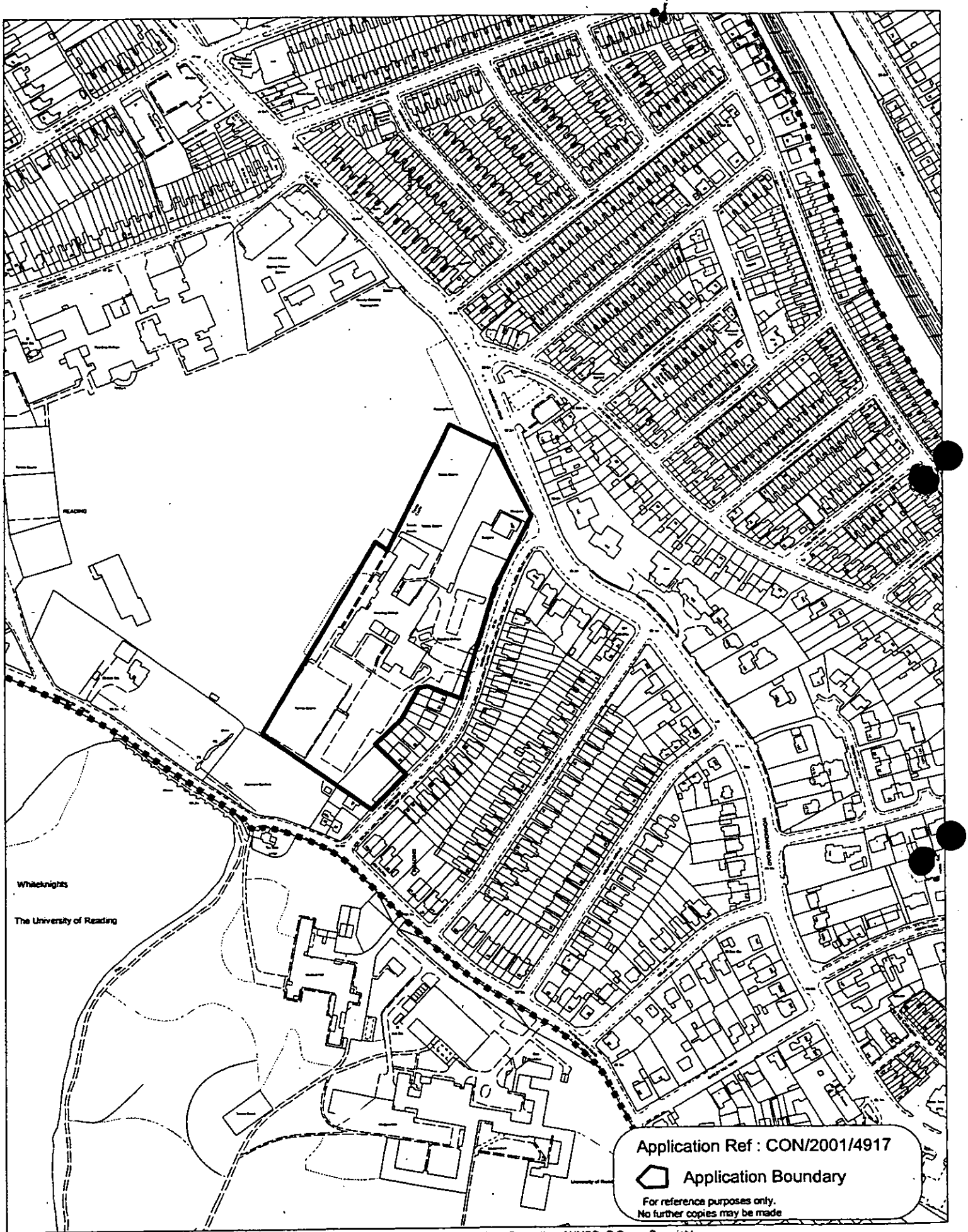
Using the current child yield ratio for Wokingham Schools, it is estimated that the development will lead to an increase of 12.1 pupils aged 11-18, with a financial contribution of £85,760 needed to provide the additional accommodation. Due to the nature of the housing proposed, this calculation is based on a net gain of only 55 dwellings. The remaining 54 dwellings would be unlikely to accommodate children of secondary school age.

There is also some concern regarding the impact on the local primary schools. As a voluntary aided school, Earley St.Peter's Primary School does not have a set catchment area however tends to admit a number of pupils from this area of Reading. As with Maiden Erlegh School, this school is now site bound and will be unable to expand to meet the demands from the new housing development. The funding would need to be directed to a nearby school with sufficient site to expand.

Conclusion. – The proposed development would have no detrimental impact upon the character and appearance of the District and would have no significant adverse impact upon the highway safety of the District's road network. Subject to the requested financial contribution towards education provision within Wokingham, the proposed development would have no material impact upon the existing service provision of the District.

Recommendation – NOT TO OBJECT to the proposed development subject to the signing of a legal agreement to secure a financial contribution of £86,760 towards additional pupil places within Wokingham District Council.

Nicola Lake.



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Development Control Section, Environmental Services, Wokingham District Council.
5 December 2001

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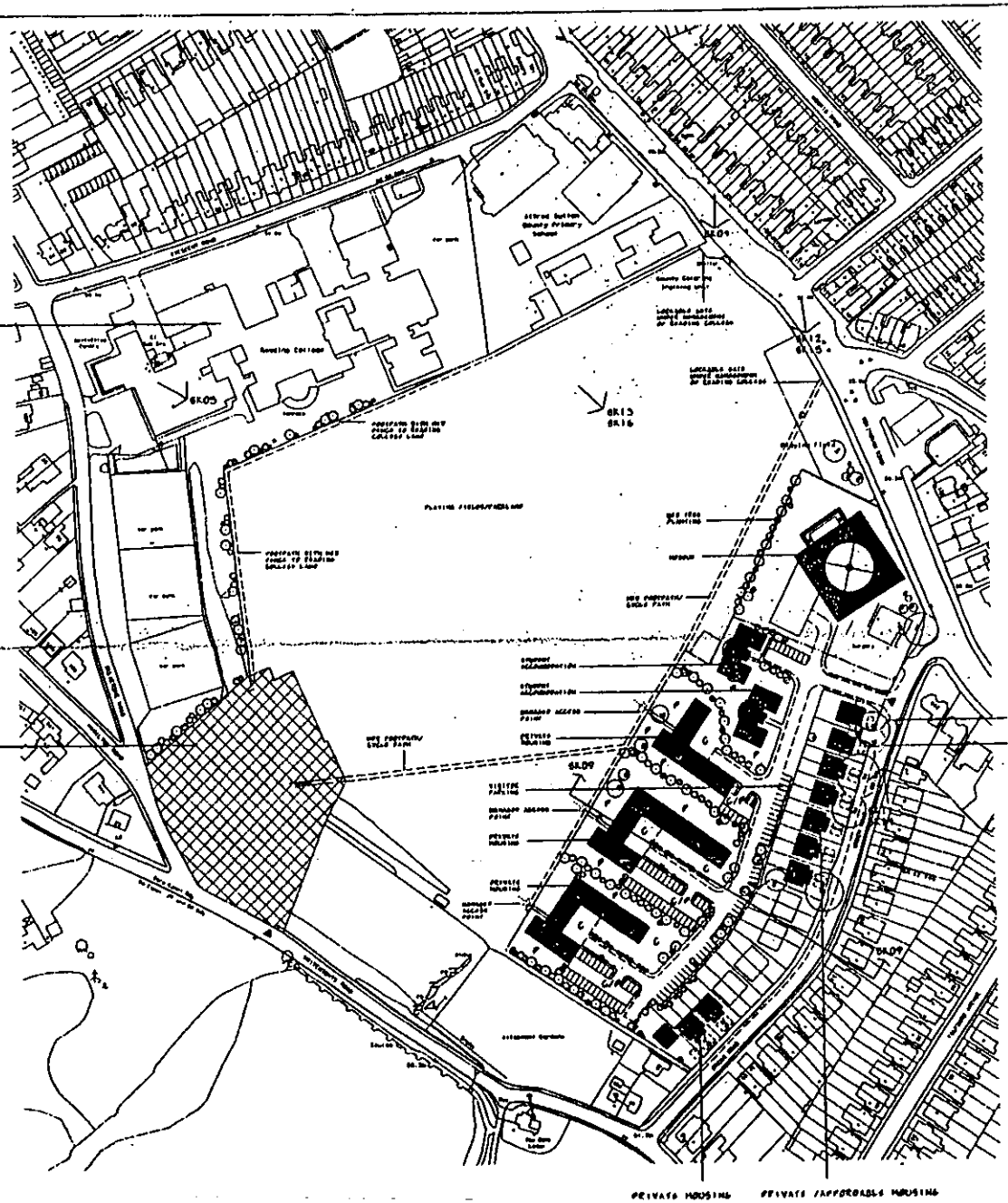


SCHEDULE OF ACCOMMODATION

PRIVATE HOUSING	UNITS	BEDS/ UNIT	BEDS	CAR PARKING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]		[illegible]	[illegible]
COURTYARD CLUSTER 1				
APARTMENTS	[illegible]	[illegible]	[illegible]	
MAISONETTES	[illegible]	[illegible]	[illegible]	
	[illegible]		[illegible]	
COURTYARD CLUSTER 2				
APARTMENTS	[illegible]	[illegible]	[illegible]	
MAISONETTES	[illegible]	[illegible]	[illegible]	
	[illegible]		[illegible]	
COURTYARD CLUSTER 3				
APARTMENTS	[illegible]	[illegible]	[illegible]	
MAISONETTES	[illegible]	[illegible]	[illegible]	
	[illegible]		[illegible]	[illegible]
TOTAL COURTYARD UNITS	[illegible]			
AFFORDABLE HOUSING				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
WARDEN'S FLAT	[illegible]	[illegible]	[illegible]	[illegible]
MOSQUE				[illegible]
1 ACRE AREA				

▶ NEW ACCESS TO HIGHWAY

EXISTING ACCESS TO HIGHWAY

CONTROLLED PEDESTRIAN ACCESS BETWEEN NEW HOUSING AND PLAYING FIELDS

BOUNDARY

P FENCED BACKED PRIVATE AMENITY SPACE

G COMMUNAL AMENITY SPACE

20 0 20 40 60 80 100

Metres

REVISIONS NO. A 29.11.00
B 10.01.01
C 19.07.01

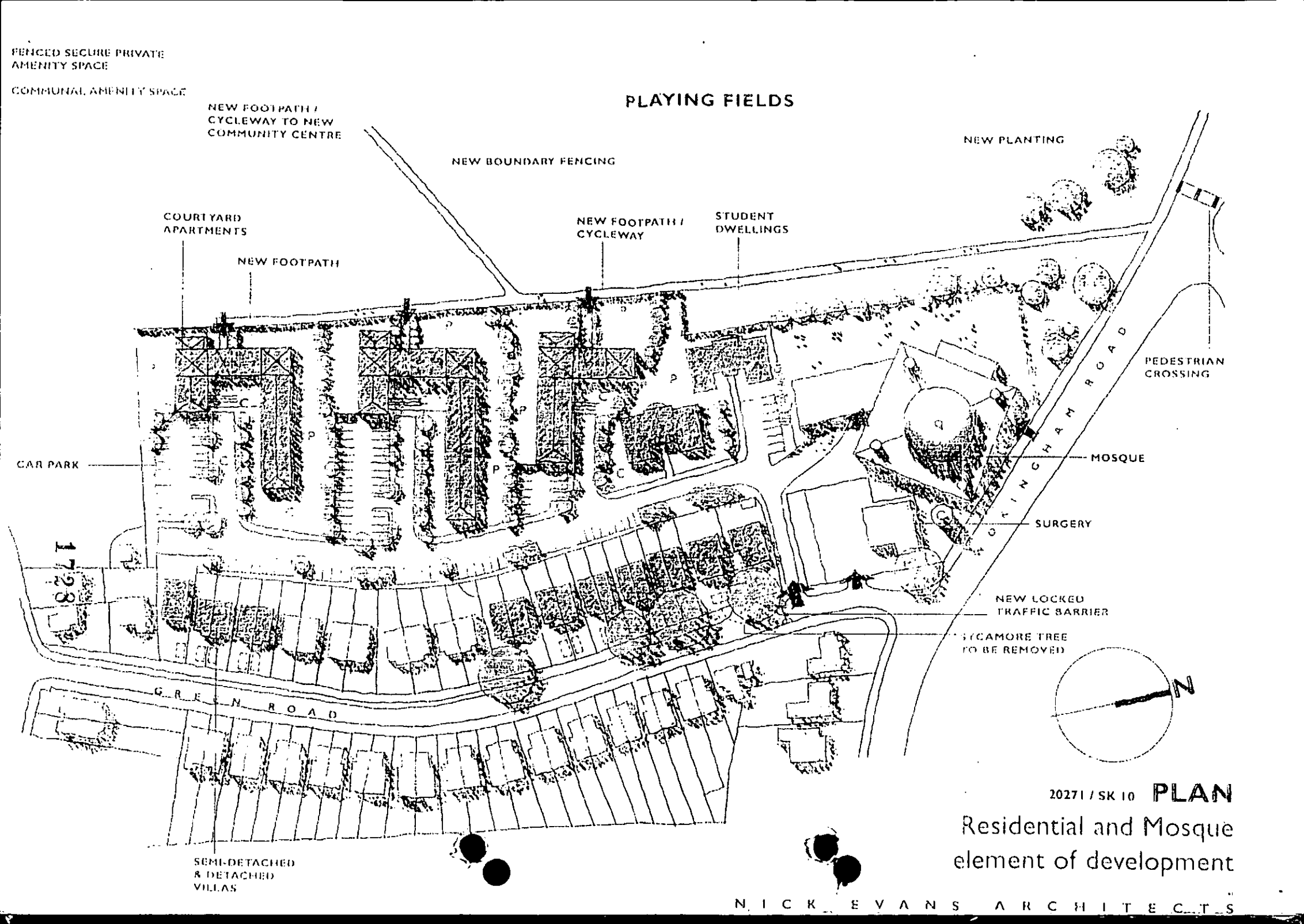
SCALE 1:1000 @ A1
DATE NOV 2000

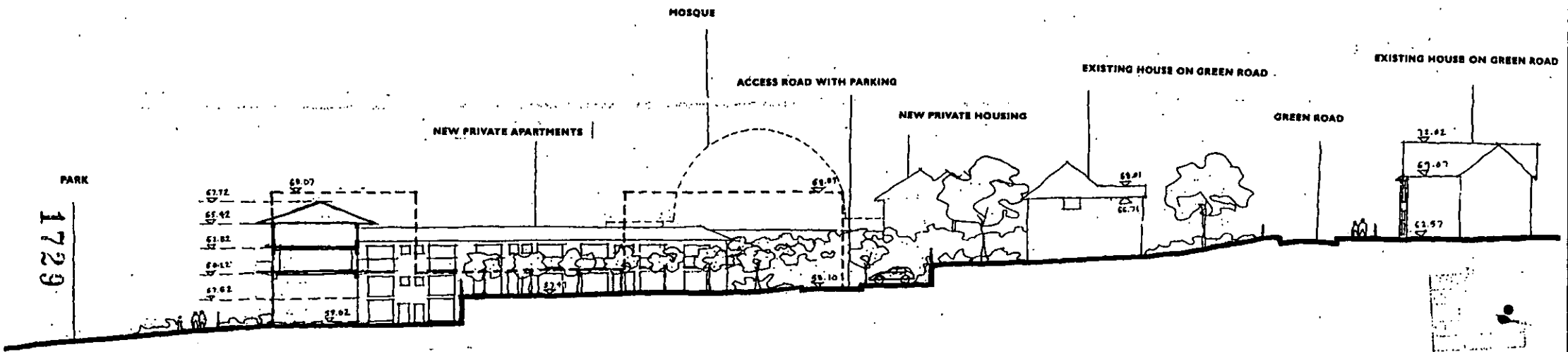
TITLE GREEN ROAD - READING COLLEGE

DETAIL GREEN ROAD - READING COLLEGE
PROPOSED SITE DEVELOPMENT

DRAWING NO. 20271 / SK03 C

1727


FENCED SECURE PRIVATE AMENITY SPACE
COMMUNAL AMENITY SPACE
PLAYING FIELDS
NEW FOOTPATH / CYCLEWAY TO NEW COMMUNITY CENTRE
NEW BOUNDARY FENCING
NEW PLANTING
COURTYARD APARTMENTS
NEW FOOTPATH
NEW FOOTPATH / CYCLEWAY
STUDENT DWELLINGS
PEDESTRIAN CROSSING
CAR PARK
MOSQUE
SURGERY
NEW LOCKED TRAFFIC BARRIER
SYCAMORE TREE TO BE REMOVED
GREEN ROAD
SEMI-DETACHED & DETACHED VILLAS
N
20271 / SK 10 PLAN
Residential and Mosque element of development
NICK EVANS ARCHITECTS



20271 / SK 0

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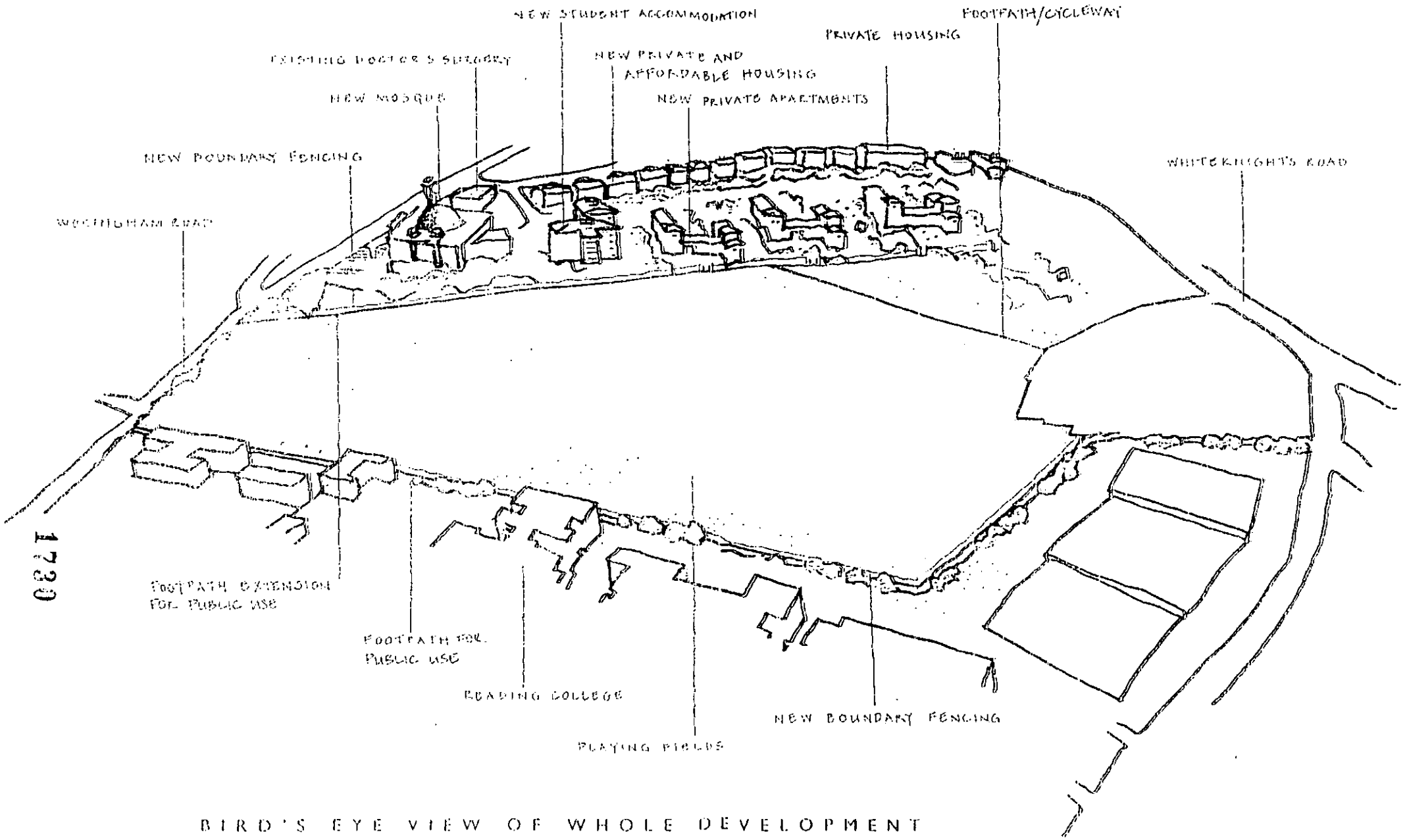
Residential and Mosq
element of developme

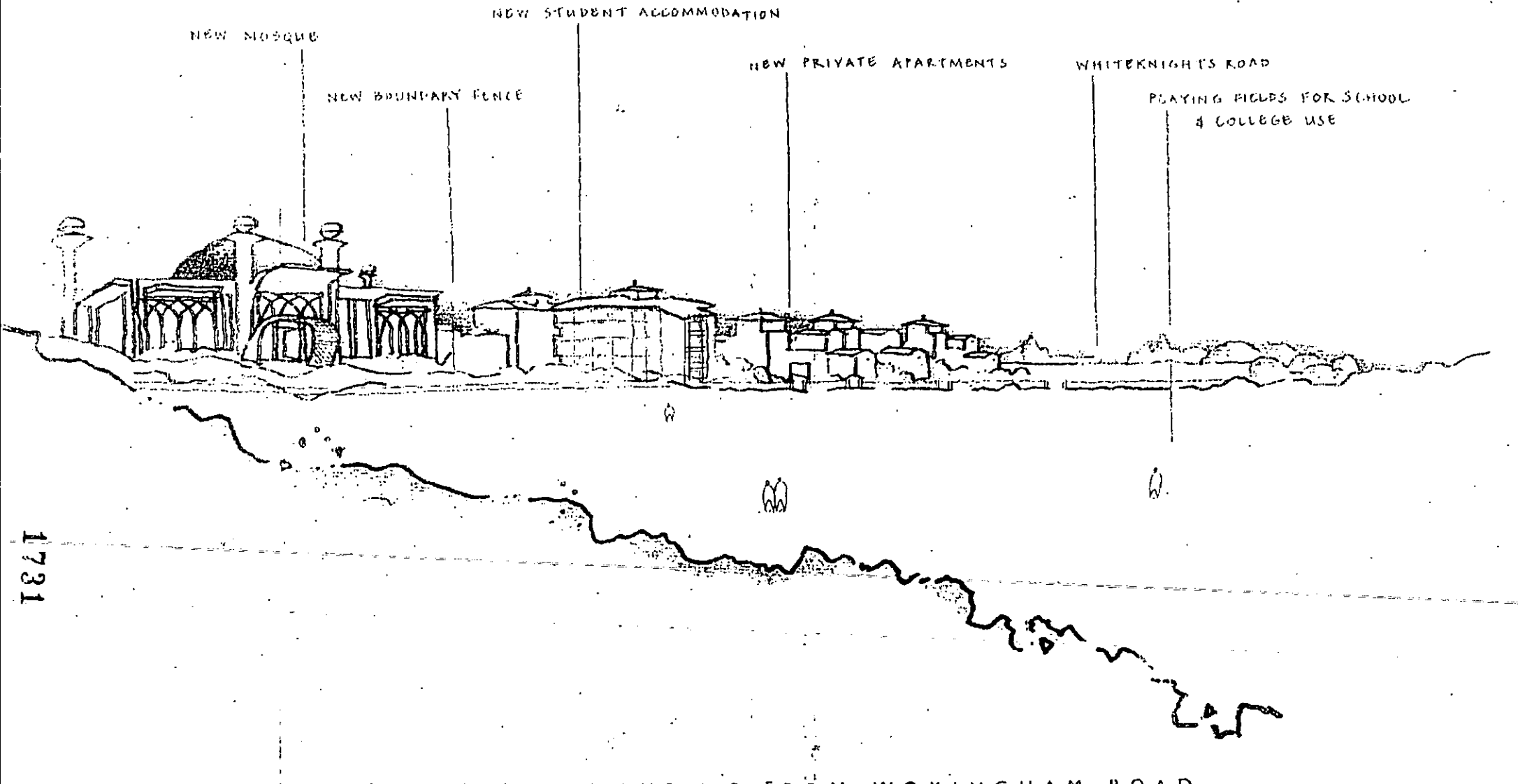
NICK EVANS ARCHITECT



BIRD'S EYE VIEW OF WHOLE DEVELOPMENT

(SEE PLAN 16.03 FOR VIEWPOINT)

NICK EVANS ARCHITECTS

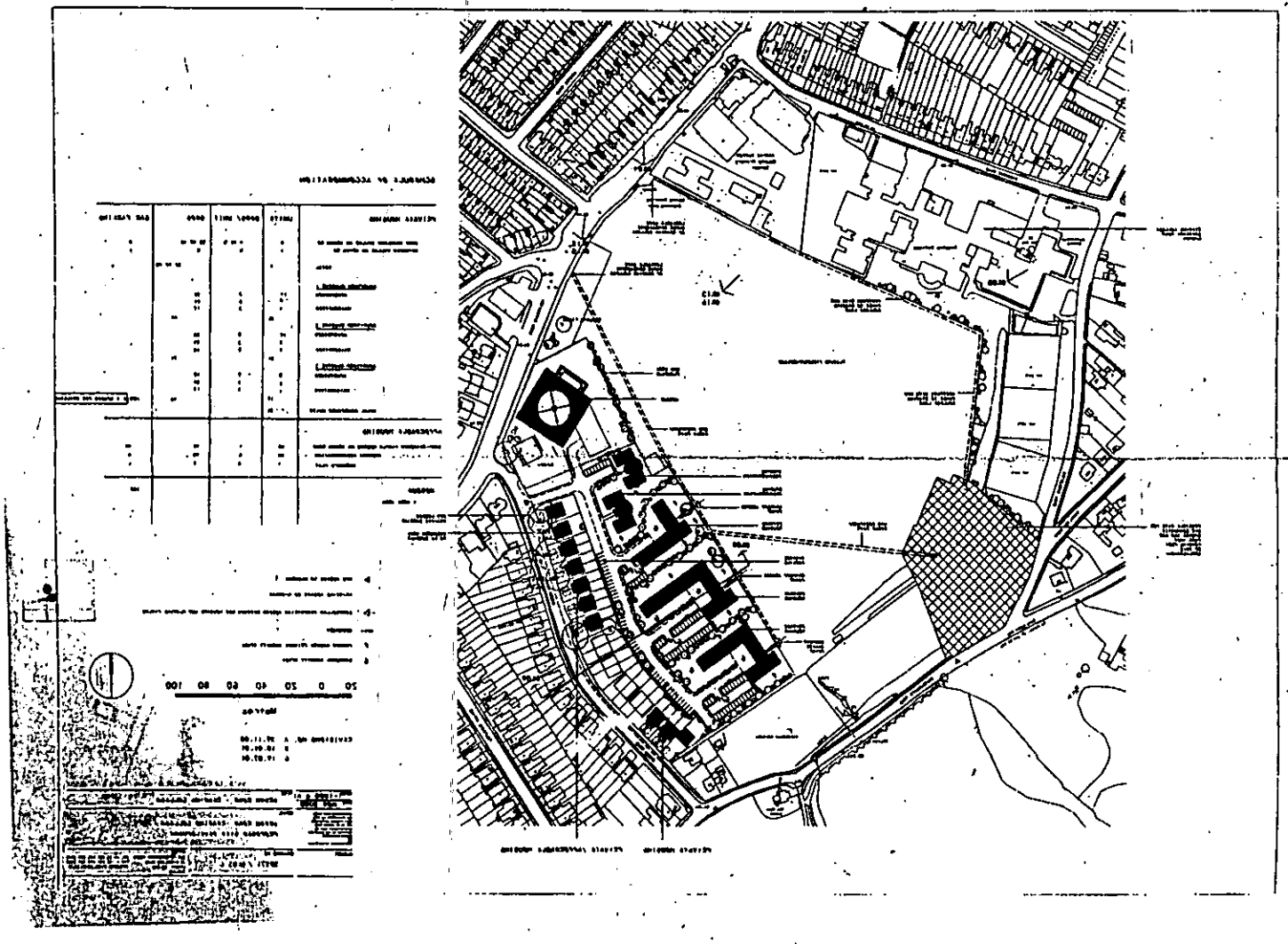


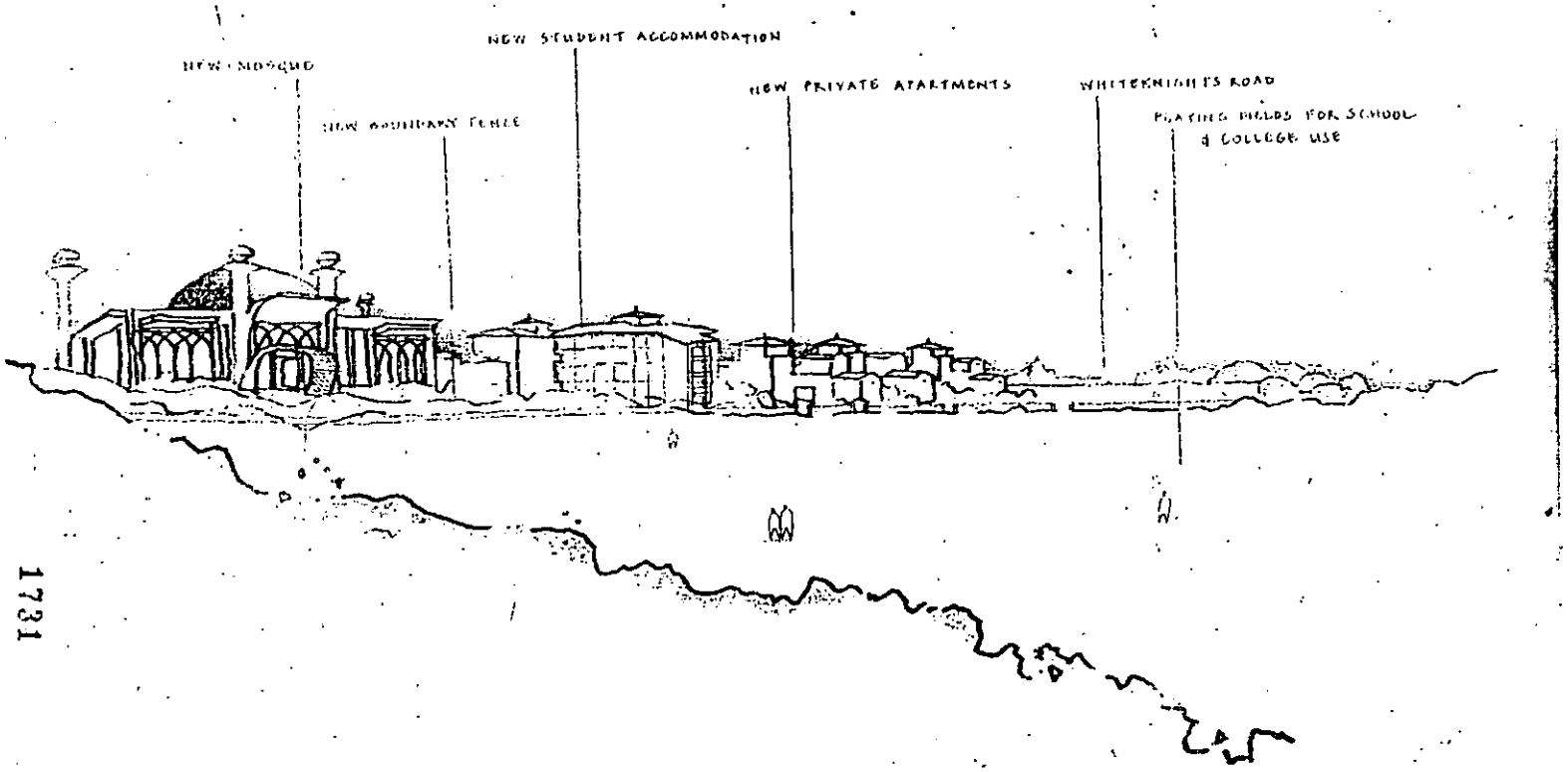
1731

VIEW OF MOSQUE AND HOUSING FROM WOKINGHAM ROAD

(SEE PLAN SK 03 FOR VIEWPOINT, EYE HEIGHT 1.5M)

NICK EVANS ARCHITECTS



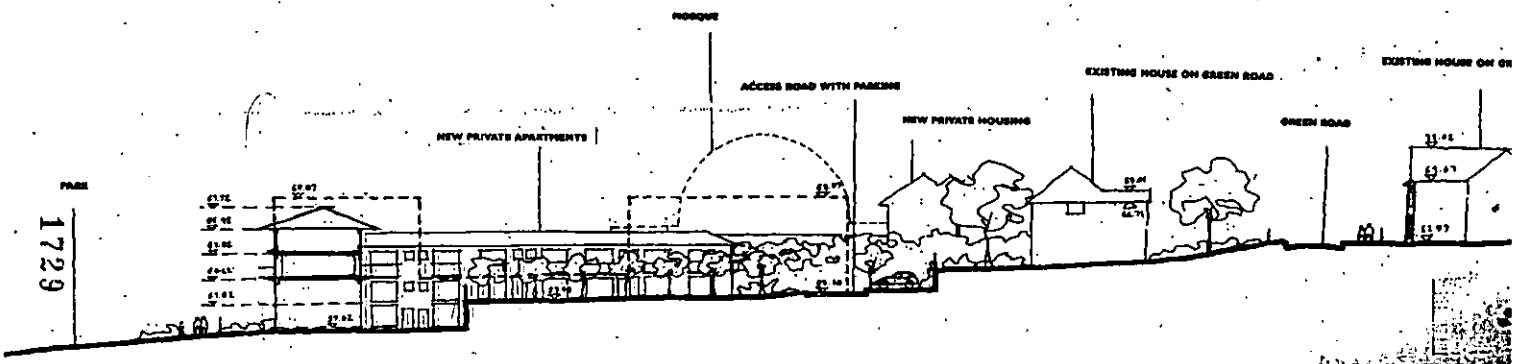


1731

VIEW OF MOSQUE AND HOUSING FROM WOKINGHAM ROAD

(SEE PLAN SK 03 FOR VIEWPOINT, EYE HEIGHT 1.5M)

NICK EVANS ARCHITECTS



2027

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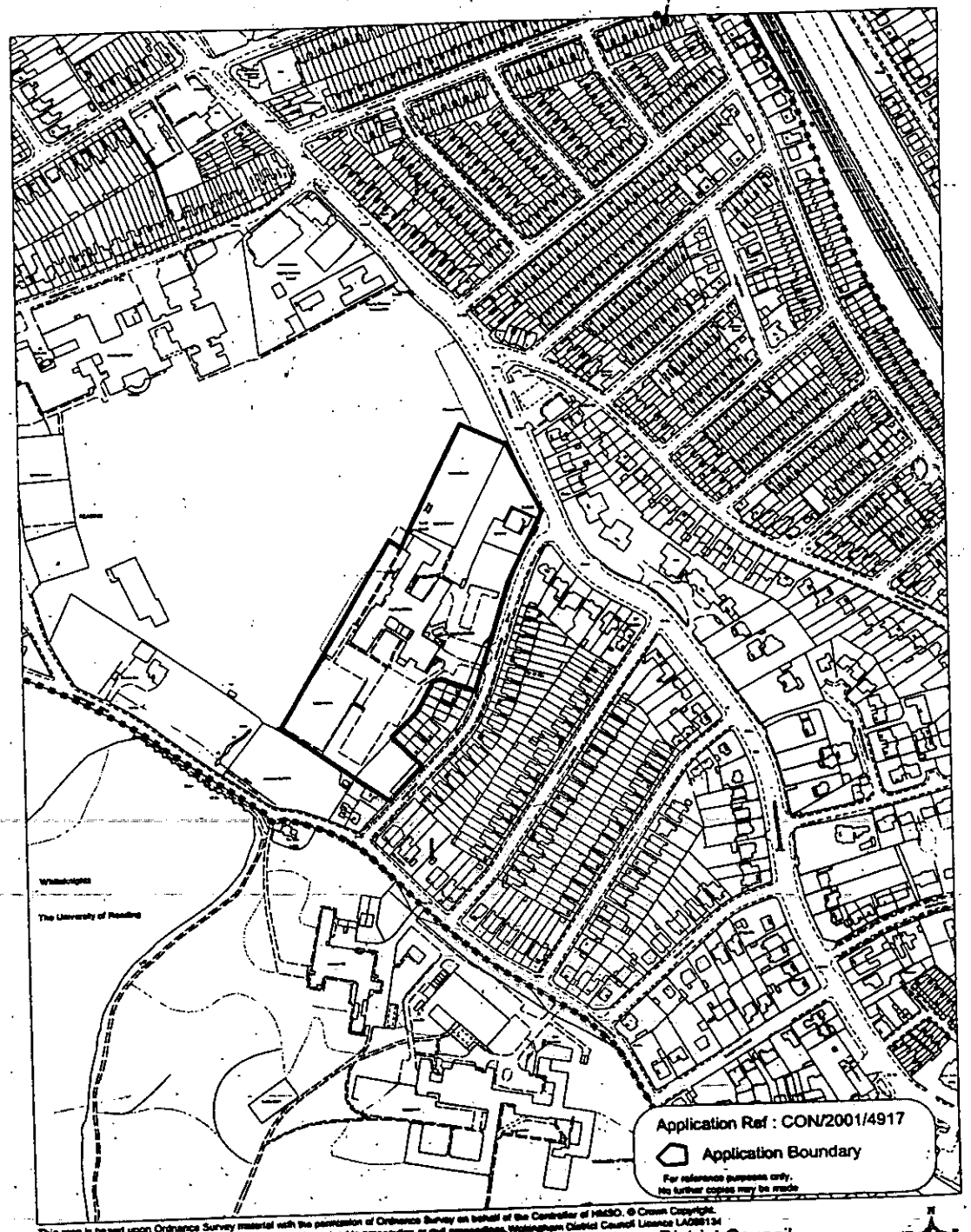
NICK EVANS ARCHIT



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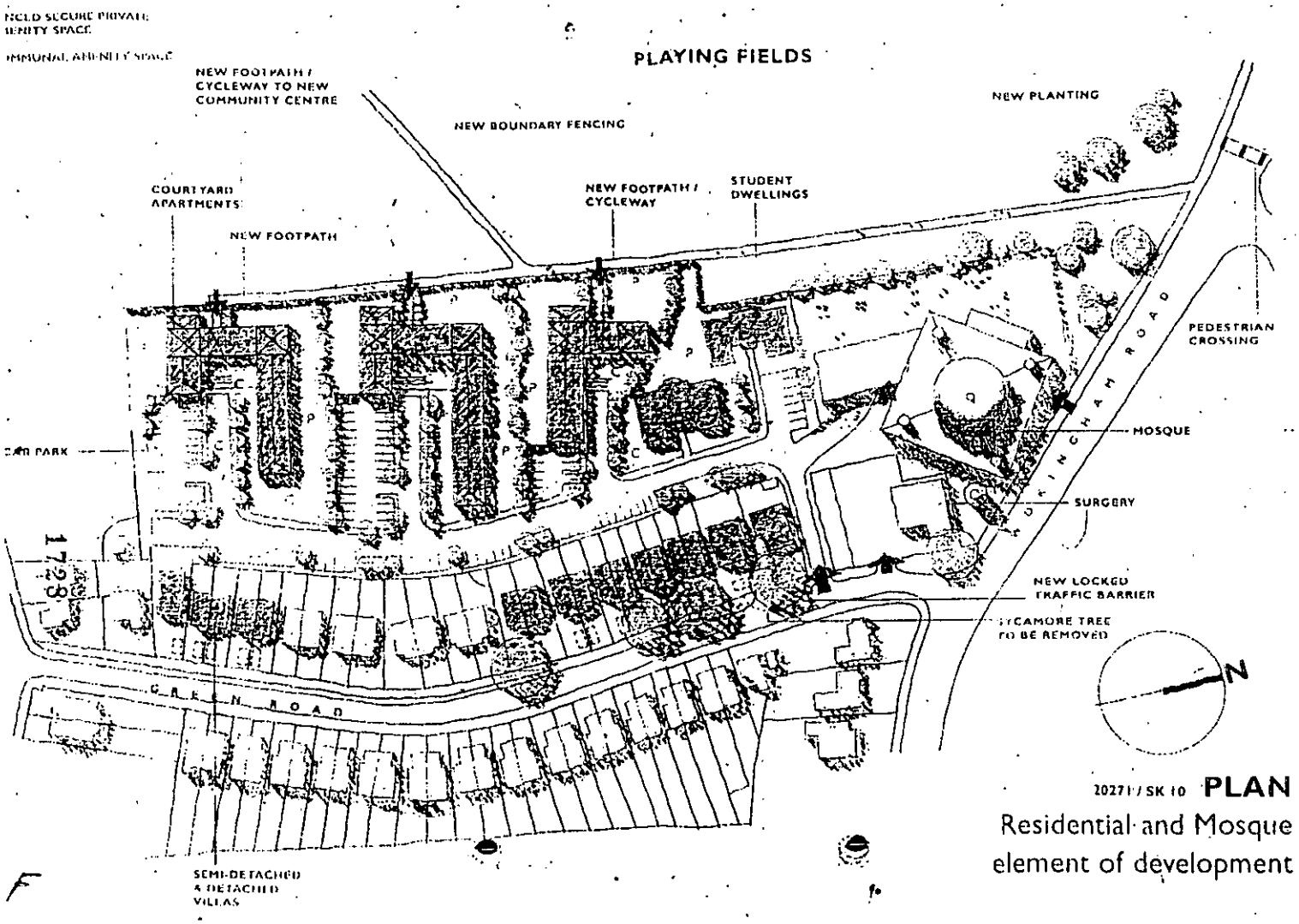
Development Control Section, Environmental Services, Wokingham District Council.
5 December 2001

Scale: 1 : 3500



2027 / SK 10 **PLAN**

Residential and Mosque element of development

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 29 November 2001
My ref: NL/CON/2001/4917.
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

Mr Andrew Dawe
Planning Department.
Reading Borough Council
Civic Centre
Reading
RG1 7TD

Dear Mr Dawe,

CONSULTATION ON PLANNING APPLICATION REF 01/01109/OUT/AD. FOR THE ERECTION OF 74 APPARTMENTS, 8 SEMI DETACHED AND 1 DETAHCED DWELLING, 10 SEMI DETACHED AFFORDABLE DWELLINGS, 15 STUDENT RESIDENCIES, 1 WARDEN UNIT AND A MOSQUE, AT GREEN ROAD AND WOKINGHAM ROAD, EARLEY, READING.

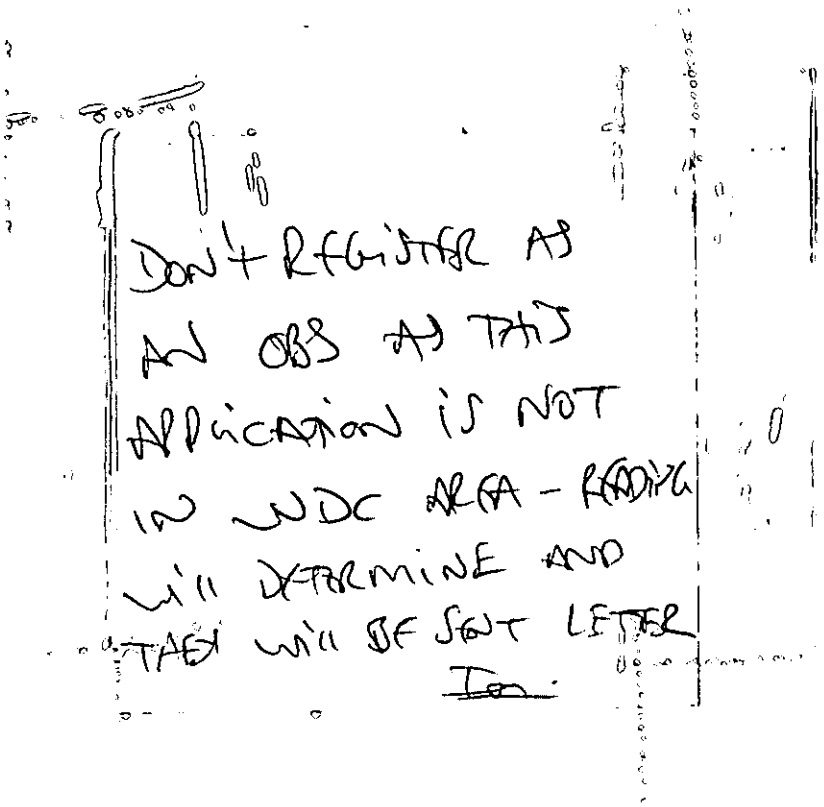
Thank you for your letter of the 25 September 2001, regarding the above stated development.

This consultation will be attending our Development Control Committee on the 5 December 2001. I have taken this opportunity to enclose a **DRAFT** copy of the report for your information and will send the Council official comments to you after the committee date.

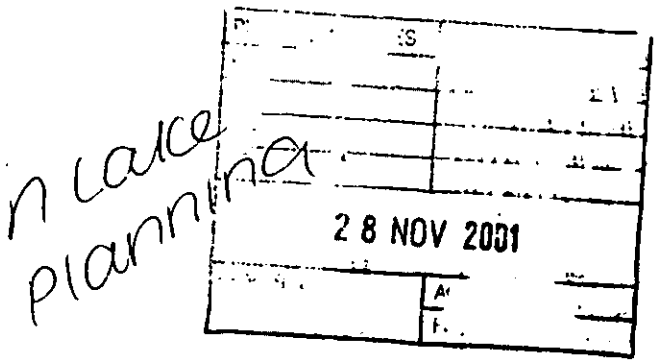
I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.


DON'T REGISTER AS
AN OBS AS THIS
APPLICATION IS NOT
IN WDC AREA - READING
WILL DETERMINE AND
THEY WILL BE SENT LETTER
TOO

Tel. (0118) 974 6156 (Direct Line)
Fax. (0118) 974 6135
Email. Helen Rowlay@wokingham.gov.uk
Date. November 27, 2001
My ref. S106 LET_GREEN ROAD
Your ref.



Andrew Hind
Principal Officer - Education
Policy and Planning
Reading Borough Council
PO Box 2623
Reading
RG1 7WA

Education & Cultural Services Department
Quality and School Support
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6106
Fax: (0118) 974 6103
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Andrew,

POTENTIAL HOUSING DEVELOPMENT – GREEN ROAD, READING

I am writing to you regarding the potential housing development at the above site and the concerns from an education perspective on the potential impact this development will have on Wokingham Schools.

The development falls within the catchment area of Maiden Erlegh School. The school is already full to capacity and is currently unable to admit any additional pupils arising from the Green Road development. In these circumstances, it is current policy within Wokingham (in line with Section 106 of the Town and Country Planning Act) to request contributions from the developer to provide facilities to meet pupil demand arising from that development.

Using the current child yield ratio for Wokingham Schools, which includes areas within their catchment zones, it is estimated that the development will lead to an increase of 12.1 11-18 pupils, with a financial contribution of £85,760 needed to provide the additional accommodation. The financial contribution is calculated using cost multiplier figures provided by the DFES. Due the nature of the development this calculation is determined based on a net gain of 55 dwellings only.

There is also some concern regarding the impact on the local primary schools. Whilst not a designated catchment area for a Wokingham School, a number of pupils from this area of Reading attend Earley St Peters VA School. Based on a net gain of 55 houses, the primary contribution requested from this site is £85,500 This funding would be used to enhance and rationalise the existing accommodation at the school to enable the additional demand created from the housing development to be met.

I would be grateful if you could forward the request for education contributions to the developer on behalf of the catchment schools who will serve this development. As indicated above, without a relevant increase of the capacity of the these schools the new pupils from this development will currently not be able to be accommodated in the local catchment schools.

If you have any queries or wish to discuss this further please let me know.

Yours sincerely,

Helen Rowlay
School Planning and Assets Manager

CC: N Lake, Planning Officer, WDC
L Fisher, Assistant Director of Education, WDC
Andrew Dawe, Planning Officer, RBC

Nicola Lake

From: Tom Callaghan
Sent: 27 November 2001 09:57
To: Nicola Lake
Subject: Reading Con

Nikki,

Highway comment :-

Whilst the Highway Officer has some concerns regarding the traffic impact, the location of the site (well within Reading BC) is such that the impact would not be considered material.

Thanks

Tom

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: CON/2001/4917 PLANNING OFFICER: Nicola Lake

PARISH: Earley

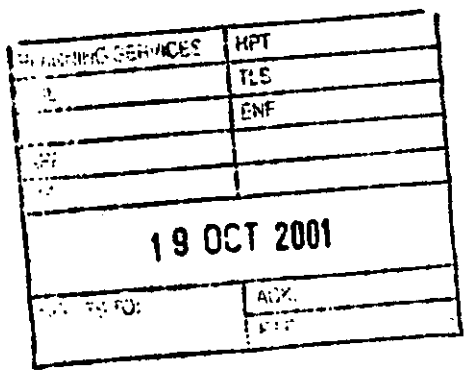
PROPOSAL: Adjoining Parish Consultation: Outline application for the construction of 74 apartments, 8 semi-detached and 1 detached dwelling, 10 semi-detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque.

ADDRESS: Green Road/Wokingham Road, Reading

APPLICANT: Reading College & School of Art & Design.

Members of the Planning Committee felt it was ill-conceived to consider an application of this size with what is considered to be a serious under-provision of available on-site parking, and particularly when more land is available nearby. This area is already troubled by student parking from the nearby university campus, and further development on this scale with insufficient parking can only exacerbate the problem further.

The Town Council is also extremely concerned about the further increase in traffic which will be generated in the area as a result of this development. With the number of residential units proposed, there is bound to be a further increase in through traffic along Wokingham Road, and through other parts of Earley as those living in these new properties access places of work, shops, etc. With traffic pollution in this area already one of the highest within Wokingham District, it is suggested that to allow additional development in this area will only increase the problem still further.



SIGNED: _____ DATE: 18 OCT 2001

CLERK TO EARLEY TOWN COUNCIL

WHO?

PROPOSED MOSQUE DEVELOPMENT

Con/2001/4917

PLANNING SERVICES	HPT 48797
PO	TLS
DC NL	ENF
API	
CS	
15 OCT 2001	
COPIES TO	

16 Silver Birches
Wokingham
RG41 4YZ

9th Oct 01

Dear Sirs

I write regarding the proposed development for a mosque and residential dwellings on the land adjacent to Green Road / Wokingham Road, Earley.
I have a strong objection to this type of development and consider the council should take account of the following when the planning application is heard

1. The proposed mosque development is totally out of character with the surrounding areas mainly residential circa 1900 and a doctors surgery adjacent to Green Land.

2. This type of development with its inadequate parking will have a serious detrimental impact on the area causing increased traffic congestion on an already congested vital link between Wokingham & Reading and surroundingarea.

3. Currently access to Green Road is a "one way" System this road would become a main access road to the proposed dwellings increasing noise and pollution and putting childrens and animals lives at risk

4. The height of a structure of this nature far exceeds what can be acceptable adjacent to existing 2 and 3 Storey dwellings

5. Price of property in the immediate vicinity may fall.

6. Residents parking in Green Road would almost certainly be affected being used by people visiting

PTO

the Site.
I trust the enclosed points will be taken into account prior to any planning permission being granted.

Yours faithfully

Tel. 0118 974 6004 (Direct Line)
Fax. 0118 979 0877
Email. Julia.Tredwell@wokingham.gov.uk
Date. October 5, 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
- 8 OCT 2001	
COPIES TO:	ACK:

Nicola Lake
Development Control Officer
Wokingham District Council

Members Room
P.O. Box 150
Shute End, Wokingham
Berkshire RG40 1WQ
Tel: (0118) 974 6000
Fax: (0118) 979 0877
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Nicola,

APPLICATION NO. CON/2001/4917 – READING COLLEGE & SCHOOL OF DESIGN

I am extremely concerned by the application from Reading Borough Council for the dwellings on Green Road and Wokingham Road. The residents living in that particular area has Maiden Erlegh School at secondary level and Alfred Sutton School for the infant and primary level we also take in pupils from that area into Earley St. Peters. In educational terms if there are further dwellings on this site this could cause difficulties for Maiden Erlegh School which I am a Governor.

In any development, the developer comes forward with section 106 money, to take students from this area into Maiden Erlegh School we would certainly require 106 money for further classroom modifications and enhancements in our schools.

The whole development seems rather large and in terms of parking I can see increased difficulty for local residents and those who use the London Road, Wokingham Road, Whiteknights Road and Pepper Lane.

We are also at the present time having difficulty with Whiteknights Road in terms of inappropriate parking. Green Road has a one way system which links into Whiteknights Road and through traffic congestion would be phenomenal in this very important feeder road.

I am sure you will get many other objections from residents and other departments within Wokingham District Council. I have no objection to the construction of a Mosque in this area I feel it to be justified so long as there are sufficient car parking space available and that the planning arrangements do not impede traffic arrangements in the surrounding roads.

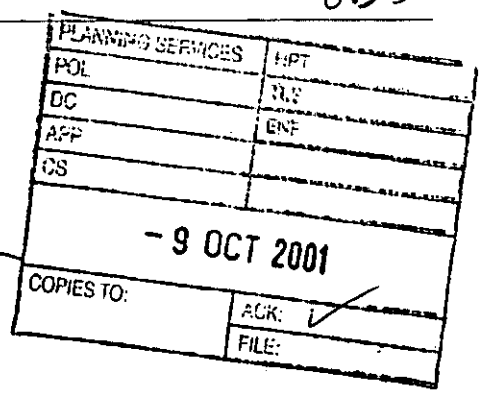
Yours sincerely,

David Swindells

cc. Diana Carpenter
Caroline Smith

Ian Jordan

OBS



From: WebComments@wokingham.gov.uk
Sent: 09 October 2001 08:21
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: CON/2001/4917
Correspondent_FullName: Mustafa Chaudhary
Correspondent_StreetAddress: 104 Westfield Road
Correspondent_Address2: Caversham
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG4 8HJ
Correspondent_Telephone:
Correspondent_Email: mustafa_chaudhary@hotmail.com

Comments:

I think a mixed development such as this promotes sustainability and community and that is good thing.

PLANNING SERVICES
Ref 49528
POL
Your ref As below
APP
CS
07 NOV 2001
COPIES TO:
ADX
FILE

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02

5th November 2001

Nicola Lake
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola,

APPLICATION CON/2001/4917
Green Rd/Wokingham Rd, Earley, Reading

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation should be undertaken and reported on by a competent IFA registered archaeological contractor, *before* determination of this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain prehistoric remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

I have enclosed a brief for the evaluation, which should be forwarded to the applicant.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
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Ankara
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95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

GREEN ROAD/WOKINGHAM ROAD, EARLEY, READING

BRIEF FOR AN ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

GREEN ROAD/ WOKINGHAM ROAD EARLEY
BRIEF FOR ARCHAEOLOGICAL EVALUATION

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Green Rd/ Wokingham Rd, Earley, at grid reference SU 73977243.

3 PLANNING BACKGROUND

3.1 Planning application number CON/2001/4917, submitted to Wokingham District Council, consultation from Reading BC on outline application for the construction of 74 apartments, 8 semi detached & 1 detached dwelling, 10 semi detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies in an area where numerous prehistoric finds have been located. The proposed construction may disturb archaeological remains associated with the Prehistoric period.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 STAGES OF WORK AND TECHNIQUES

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 10% sample of the site area will be excavated. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations*.

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work*.

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

10.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

11.2 The report will address the aims and objectives of the evaluation.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(Xi) a consideration of evidence within the wider setting.

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

13.2 The archaeological contractor will supply the SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 SEP 2001	Map No. ..... Site .....
Officer: NL | Application No. CON/2001/4917	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(CON) Consultation from Reading BC on outline application for the construction of 74 apartments & semi detached & 1 detached dwellings, 10 Semi-detached affordable dwellings, 15 student residencies, 1 warden unit & a mosque

Location: ~~Rose~~ Green ~~Lane~~ Road / Wokingham Road

Parish: Earley **Ward:**

Applicant: Reading College & School of Art & Design

Fee **Received** ✓ **Required** ..... **Additional** ..... **Refund** .....

Enforcement Section to be notified ☐ **tick if required**

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services (Education) .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish (Ealing) : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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NEIGHBOURS:

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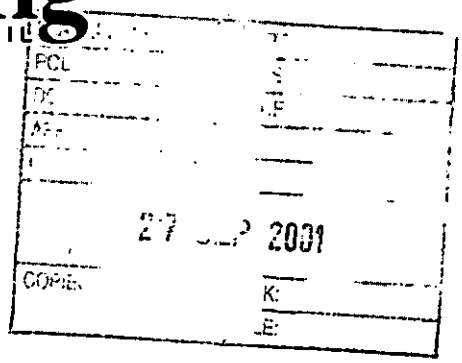
Reading
BOROUGH COUNCIL

FAO Mr. C. Hunt - Planning
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR



Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Our Ref: 01/01109/OUT/AD
Your Ref:

Direct: ☎ 0118 939 0023

25th September 2001

Your contact is: Andrew Dawe, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 01/01109/OUT/AD

The Council has received an application for Outline Planning Approval on property at: Reading College Green Road Reading

O.S Grid Ref: Easting: 473976.000 Northing: 172434.000

Applicant: Reading College And School Of Art And Design

Proposal: Construction of 1,2,3 and 4 storey residential accommodation comprising 74 courtyard apartments, 8 semi-detached and 1 detached dwelling, 10 semi-detached affordable dwellings, 15 student residencies, 1 warden unit and a mosque

Application Number: 01/01109/OUT/AD

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 16th October 2001. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Andrew Dawe
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

Reading BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. 01/1109/OUT/AI

Date received

Date acknowledged:

Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying **NOTES.** Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

1. APPLICANT

Name READING COLLEGE & SCHOOL OF ART & DESIGN

Address KINGS ROAD READING,

Postcode RG1 5AQ Tel. No. /

2. AGENT (if form is completed by agent)

Name NICK EVANS ARCHITECTS

Address UNIT 21H PERSEVERANCE WORKS, 38 KINGSLAND RD, LONDO

Postcode E2 8DD Tel. No. 020 7729 550

3. ADDRESS OR LOCATION OF APPLICATION SITE

GREEN ROAD / WOKINGHAM RD, READING

4. AREA OF APPLICATION SITE Hectares 7.762 OR Acres: 19.180

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION (Please tick)

Location plan (1:1250 scale — edged red)	☑
Site plan (1:500 scale)	☐
Detailed plans (floor plans, sections, elevations, please supply illustrative material)	☐

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

CONSTRUCTION OF 1,2,3 & 4 STOREY RESIDENTIAL ACCOMMODAT COMPRISING; 74 COURTYARD APARTMENTS, 9 SEMI-DETACHED & 1 DETACHED DWELLING, 10 SEMI-DETACHED AFFORDABLE DWELLING, 15 STUDENT RESIDENCES, 1 WARDENS UNIT & 1 NURSERY

7. TYPE OF PERMISSION REQUIRED (Please tick ONE box only)

A	Outline (building works only)	A ✓
B	Change of use only	B
C	Change of use with building or other work	C
D	Building, engineering or other operations	D
E	Reserved matters	E
F	Temporary (specify condition if for a 'renewal')	F
G	Non-compliance with a condition (specify reference no.)	G

(Answer Question 8)

(Answer Question 9)

READING BOROUGH COUNCIL
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20 AUG
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8. OUTLINE APPLICATIONS

The following matters are reserved for future consideration (please tick)

Siting ☐ Design ☑ External appearance ☑ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS Please state

A Reference no. and date of outline permission N/A

B Which reserved matters are applied for N/A

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

EDUCATION & LOCAL AUTHORITY USE

11. TREES

A Are there any existing trees on site? *YES/NO

B Are any trees affected by the proposals? If YES, please indicate on plans. *YES/NO

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls — NOT TO BE

B Roofs — CONSIDERED

C Walls, fences etc. — AT THIS STAGE

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water — NEW DRAINAGE CONNECTION INTO EXISTING.

B Foul sewage — NEW CONNECTION INTO EXISTING.

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick ONE box)

A There will be **NO** new access to a public road and **NO** alteration to any existing access to a public road. ☐

B There will be a new or altered access to a public road (specify) NEW ACCESS FROM ☑ GREEN ROAD INTO COURTYARD APARTMENTS, STUDENT RESIDENCE & MOSQUE, NEW LOCKABLE BARRIER TO GREEN ROAD.

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *YES/NO

If NO, where is access provision deficient? N/A

16. PROPOSED DEVELOPMENT — RESIDENTIAL The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses	19	77–82	115–123	—
Bungalows	—	—	—	—
Flats/Maisonettes	74	184	332	—
Bedsits	—	—	—	—
Other ~~= WARDEN'S FLAT~~ STUDENT RESIDENCE	15	90	105	—
	1	2	4	

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *YES/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick **ALL** boxes)

I attach the plans specified in question 5 above ☐

AND I attach a completed Ownership Certificate (Article 7) ☐

AND I enclose a fee of £ 4750 by ~~cash~~/cheque/~~P.O. No.~~ ☐

Signed M.F.EVANS (~~Applicant~~/Agent) Date 20/7/01

**Please delete as applicable*

APPLICATION FOR PLANNING PERMISSION

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

PART 2

PLEASE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

1. GROSS FLOORSPACE

State the **GROSS** floorspace (by external measurement) in sq. m. and sq. ft. of **ALL** buildings to which this application refers

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office				
Industrial				
Retail				
Storage				
Residential				
Other - give use	PLACE OF RELIGIOUS WORSHIP	3300 m² gfa = 35522.067 sq ft.		
Total		3300 m² gfa = 35522.067 sq ft.		

2. ACTIVITIES EXISTING & PROPOSED

Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.

THE PROPOSED ACTIVITY OF THE DEVELOPMENT IS A PLACE OF WORSHIP USED ON A DAILY BASIS BY APPROX. 50 PEOPLE, INCREASING TO A MAXIMUM CAPACITY OF 500 PEOPLE ON FRIDAYS BETWEEN 12 NOON AND 2:00 PM.

3. ACCESS FOR THE DISABLED

Does the development you propose include a building or premises to which the public are to be admitted on payment or otherwise? YES.

If YES, ensure you have complied with Note 15 on the guide notes.

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES

A. State the name of the prospective occupier and the address of their current premises.

READING JAMME MASJID ISLAMIC CULTURAL CENTRE, 46 ALEXANDER RD, READING.

B. What is to happen to their current premises?

IT WILL BECOME A CULTURAL CENTRE FOR ISLAMIC WOMEN.

5. EMPLOYEES The development involves *(please specify)*

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New				7
Transferred				3
Existing				

6. VEHICULAR TRAFFIC

A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?

APPROX. 10 VEHICLES.

B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.

NEW ACCESS ROAD FROM GREEN ROAD LEADING TO ON-SITE PARKING PROVISION FOR 115 CARS IN BUILDING UNDERCROF

7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes? NO. If YES specify quantities and method of storage

.....

.....

011109

GREEN ROAD
OUTLINE PLANNING APPLICATION

Construction of 1, 2, 3, & 4 storey residential accommodation comprising 74 courtyard apartments, 9 semi-detached & 1 detached dwelling, 10 semi-detached affordable dwellings, 15 student residences, 1 warden's unit and mosque

Supporting Statement - to be read in conjunction with Outline Planning application dated 20th July 2001.

Nick Evans Architects
16th August 2001

1.0 College Statement

1.1 Following the merger with Berkshire College of Design in 1997, Reading College has extensively developed its educational facilities for both Further and Higher Education in Reading.

1.2 Reading College now plays a full part in assisting in the sustained growth of Reading as a town and hopefully as a City of the future. The governors of the College are determined to provide in Reading one of the best equipped and most up-to-date educational facilities of its kind in the country.

1.3 In order to ensure that the college meets its objective of Widening Participation and meeting the needs of all potential learners within the Reading boundaries, a range of new community based education centres have been developed, close to the community.

1.4 Phase "1" of these ambitious plans has been the building of the New School of Arts & Design on the Kings Road Campus, the development of student accommodation alongside the Kings Road building and the general improvement of both the facilities and appearance of that campus.

1.5 The governors of the college have also resolved that phase "2" of the college's development plan would result in the improvement and redevelopment of the Wokingham Road campus with a range of facilities to meet the developing needs of students and the community of East Reading.

1.6 The college's corporation is mindful of the long debates which have taken place over the current and future use of the Alfred Sutton site (Wokingham Road campus). The college would wish to enhance the overall site with its partners (predominantly Reading Borough Council) to ensure that the educational and community facilities on offer are of the highest standards and are accessible by the community.

1.7 One of the major buildings on the Wokingham Road Campus - adjacent to the Green Road is a three storey former school building which is now in a poor state of repair. This particular part of the Wokingham Road campus will form part of the area for re-development outlined in the planning application, however the overall concept of the development is that of a modern and safe campus which can be shared with partners.

1.8 Part of the redevelopment of the campus will include further managed student accommodation. This will allow the College to continue to attract and support Higher Education students drawn to the town from outside the area. Such a pool of students is also vital in allowing Reading to sustain its economic growth.

1.9 The college is committed to improving the existing stock of buildings on this campus, particularly those adjacent to Crescent Road which will be developed to

create a new centre for Performing Arts, a Theatre, a new Music Technology Centre, and a range of new support facilities to meet the growing demand of the student population in these areas.

1.10 The proposed new developments for the campus provide a safer environment for students and staff whilst at the same time providing the opportunity for a managed central green area which can be made available to the general public for both recreational and organised activities.

2.0 Architect's report on design and layout

2.1 There are three principal elements to the overall design and layout - the new mosque building, the new villas fronting Green Road and the apartment buildings and student accommodation.

Mosque

2.2 The muslim community in this part of Reading have been poorly served by their current place of worship in Alexandra Road. A mosque of approximately 3,000 m2 is proposed. The building is substantially a double height volume with a domed roof. The mosque will have a capacity of some 580 worshippers. (Detailed studies have been undertaken on the impact of the use of the mosque and these are set out in the Traffic Impact Assessment Report supporting this application).

2.3 The mosque is located to the north end of the site, adjacent to the junction between Wokingham Road and Green Road. The site for the mosque is the most prominent part of the application site and will permit this place of worship to take its rightful place in the built environment of this part of Reading. The siting of the mosque will shield the proposed residential element of the application from Wokingham Road.

2.4 The design of the mosque has been developed by specialist architects Andrews Kalik Associates. Plans, sections and an artist's illustration of the proposed mosque design prepared by andrews Kalik Associates have been submitted with this application as supporting material.

2.5 Beneath the mosque itself the car parking for worshippers has been located as an undercroft. This parking undercroft will be set into the contours of the site and not raise the remainder of the building to any material extent. The car parking will be largely hidden from view from the playing fields and will be softened by landscaping.

New villas fronting Green Road

2.6 The application design proposes a series of new villas, which themselves make up two semi-detached family houses, arranged as a typical residential scree frontage. This format of buildings re-creates the Victorian street pattern of Green Road and will allow this residential street to move away from its more recent municipal demeanour and to revert to a smaller scale residential street. The new villas will be of a similar scale and massing to the existing houses and be provided with front and back gardens.

2.7 There is a single detached house proposed at the southern end of the new terrace in Green Road.

2.8 Car parking for each house will be provided off-street, within the curtilage of each dwelling.

Apartment buildings and student accommodation

2.9 The apartment building and student accommodation are located towards the edge of the playing fields in locations where they sit into the contours of the site and have minimum impact when seen both from the playing fields and from the existing house in Green Road.

2.10 The apartments for private sale have been arranged in three 'clusters,' of varying sizes, to increase the visual interest and reduce the possibility of repetitive architectural elements.

2.11 Each cluster has a central landscaped courtyard, which provides communal external amenity space and forms a centralised route from which the residents gain access to each dwelling. There is a landscaped car parking area immediately adjacent to the central courtyard for each cluster of apartments.

2.12 On the playing fields side of each courtyard, an archway is proposed which gives pedestrian and cycle access, via the new gateways, to the playing fields beyond. This access to the playing fields is located so that it is visually monitored by the apartments.

2.13 In the spaces generated between the apartment clusters have been located the private external amenity space for the dwellings. This private amenity space will be bounded by secure fencing and 'softened' with landscaping by the developer.

2.14 The apartment clusters are, in the main, two and three storeys high. There are occasional four-storey elements for architectural emphasis and where the contours of the site permit.

2.15 A preliminary section through the site, showing these buildings, has been attached to this application which demonstrates that the new dwellings have less

of an impact than the existing college teaching buildings, which are to be demolished.

2.16 The apartment clusters are accessed by estate road and footpaths. visitor parking for the apartments being located to the rear of the Green Road houses at a lower level.

2.17 The student accommodation is planned as two buildings located between the new mosque and the apartment clusters.

2.18 Each student building will have a single entrance with lift access to the upper level student units.

2.19 A separate dwelling for a full-time on site warden will be provided at ground level where natural monitoring and supervision is most convenient.

2.20 The college propose not to permit the students who have the privilege of living on the site to use cars. Eight car parking spaces are however provided for the use of the warden and visitors.

Proposed residential accommodation

2.21 A schedule of the total proposed residential accommodation is as follows:

Affordable housing, including Student Accommodation
- 10 family houses
- 15 student group dwellings
- 1 wardens' dwelling

Private houses
- 9 family houses
- 74 apartments in three clusters

Relationship with playing fields

2.22 The design and layout of the development has been planned to provide benefit to the existing playing fields in the following manner:

- The playing fields already incorporate footpaths and these will be extended as part of the proposals to complete a footpath network, which will connect the Hamilton road / Whiteknights Road area to Wokingham Road and beyond.

  The three new access points from the site to the playing fields, which may be used by pedestrians or cyclists, will serve to maximise the use of the footpath network.

- The apartment buildings are planned to have views over the playing field and will therefore permit a constant visual monitoring of the open space by the residents, sao improving the security of the area.

Access On foot

2.23 Principal pedestrian access to the application site will be along the line of the new vehicle access to the site to the north of Green Road, in the vicinity of its junction with Wokingham Road.

2.24 The new development site will be provided with footpaths to provide access for pedestrians to all public areas, including those with mobility difficulties. Access for pedestrians to private amenity space will be discouraged by design elements such as landscaping and perimeter fencing.

2.25 Three pedestrian access gateways are proposed to give access from the site to the playing fields. These gates will be lockable and under the management of the applicants estates management team. The gates will be closed at night time.

Access to the mosque by foot will either be from the car park located below the building or from two separated pedestrian entrances to the north and south of the building.

Vehicular access

2.26 A new vehicle access point to the site is proposed from the northern end of Green Road. The section of Green Road from Wokingham Road is proposed to become two way for traffic so that vehicles entering and leaving the development pass directly to the arterial highway.

2.27 It is proposed that Green Road is closed off to the south of the application site access to separate the new site from the remainder of Green Road.

Traffic impact and development sustainability

2.28 The applicant has, with the local planning authority, reviewed four separate options for vehicle access to the new development. Each of the four vehicle access options has been shown to be practicable on safety and highways configuration grounds and were therefore able to be assessed using other criteria.

2.29 Two of the most important criteria for the assessment of the vehicle access options were:

- The effect of vehicle access proposals on the residents of Green Road.
- The effect of the vehicle access proposals on the existing school playing fields.

2.30 After much deliberation, the applicant decided that the Preferred Access Option would be Option 4 and this option is illustrated in this outline planning application.

2.31 Preferred Access Option 4 best meets the above criteria in the following way:

- By proposing the closure of Green Road to traffic from Wokingham Road at a point adjacent to the new application site entrance, new vehicle traffic to the majority of the new development is separated from the remaining Green Road houses. The Green Road residents gain vehicle access to their houses from Whiteknights Road on what will become a *cul de sac*. It is anticipated that the principal residential element of Green Road will be effectively separated from the new developments and that part of Green Road will become considerably quieter.

- Preferred Access Option 4 does not require land from the existing playing fields so permitting the use of the open space by the local schools and others to remain unaffected.

2.32 The issues of traffic impact and development sustainability are quantified and dealt with in detail in the attached Traffic and Transportation Assessment Report dated June 2001 prepared by traffic consultants Bellamy Roberts.

<u>Additional security measures proposed by the college for the existing playing fields</u>

2.33 The applicant is conscious that the security of the boundary to the playing fields is not complete - particularly in the area of its own Crescent Road buildings and Bulmershe Road.

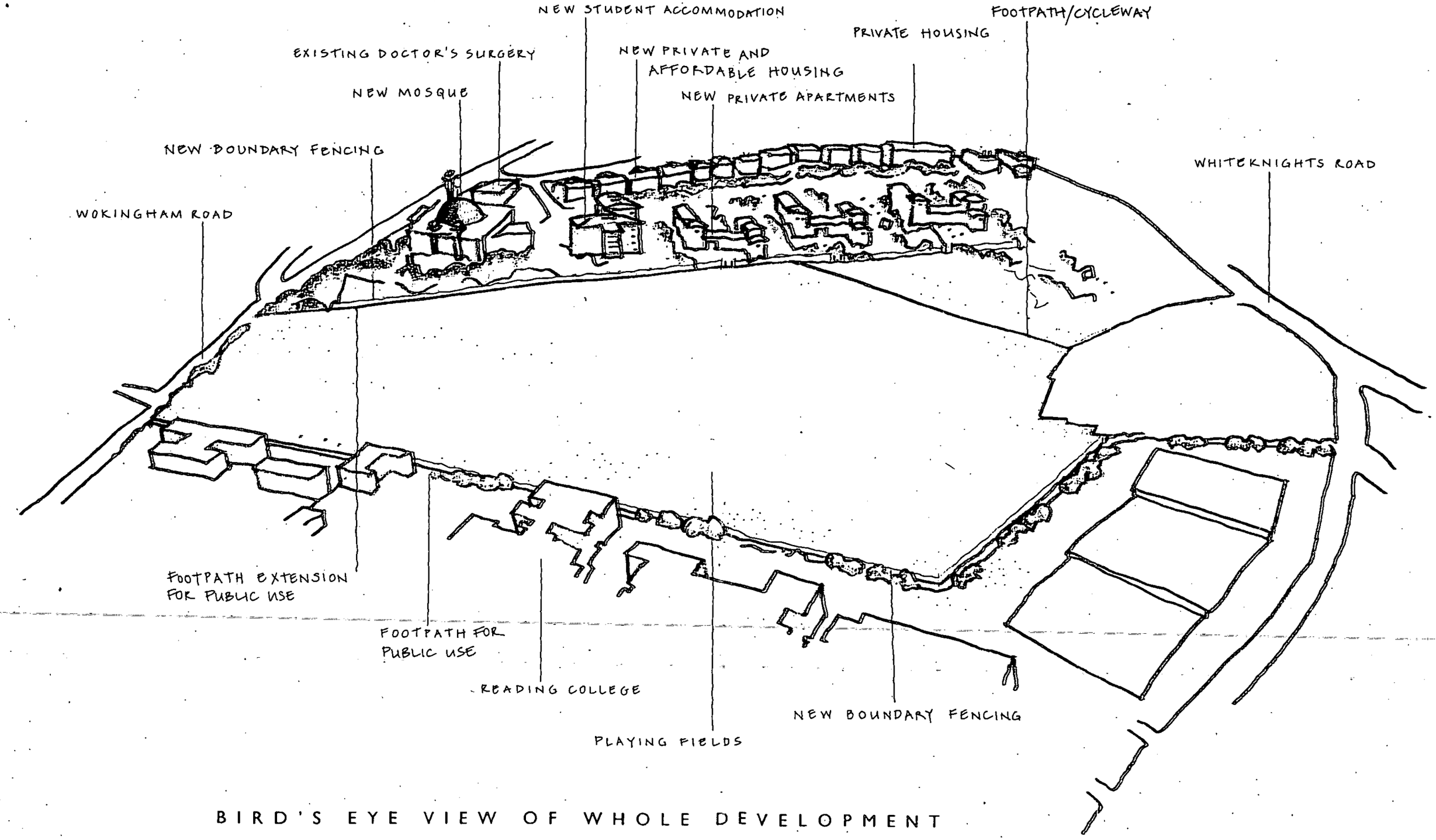
2.34 To ensure that the playing fields security is improved when the lockable gates on Wokingham Road are closed (and in future when the lockable gates on the community centre curtilage are also closed), the applicant proposes to instal a boundary fence tao the rear of his land on Crescent Road and Bulmershe Road.

2.35 The new boundary fencing will be 'softened' with the use of landscaping.

Art in the locality

2.36 The college has had discussions with the local planning authority concerning a collaborative venture between local artists and their development team to bring art directly to the built environment of Reading. In this regard, there will be a significant quantity of perimeter fencing which will be constructed and which will have a major public impact (when seen from the playing fields).

2.37 The college welcome the opportunity to enter into a collaborative scheme with local artists for this element of their development.



BIRD'S EYE VIEW OF WHOLE DEVELOPMENT

(SEE PLAN SK.03 FOR VIEWPOINT)

NICK EVANS ARCHITECTS

SCALE N.T.S.
DATE JAN 2001
TITLE GREEN ROAD · READING COLLEGE
DETAIL AERIAL VIEW
AUTHOR
DRAWING NO 20271 / SK05C
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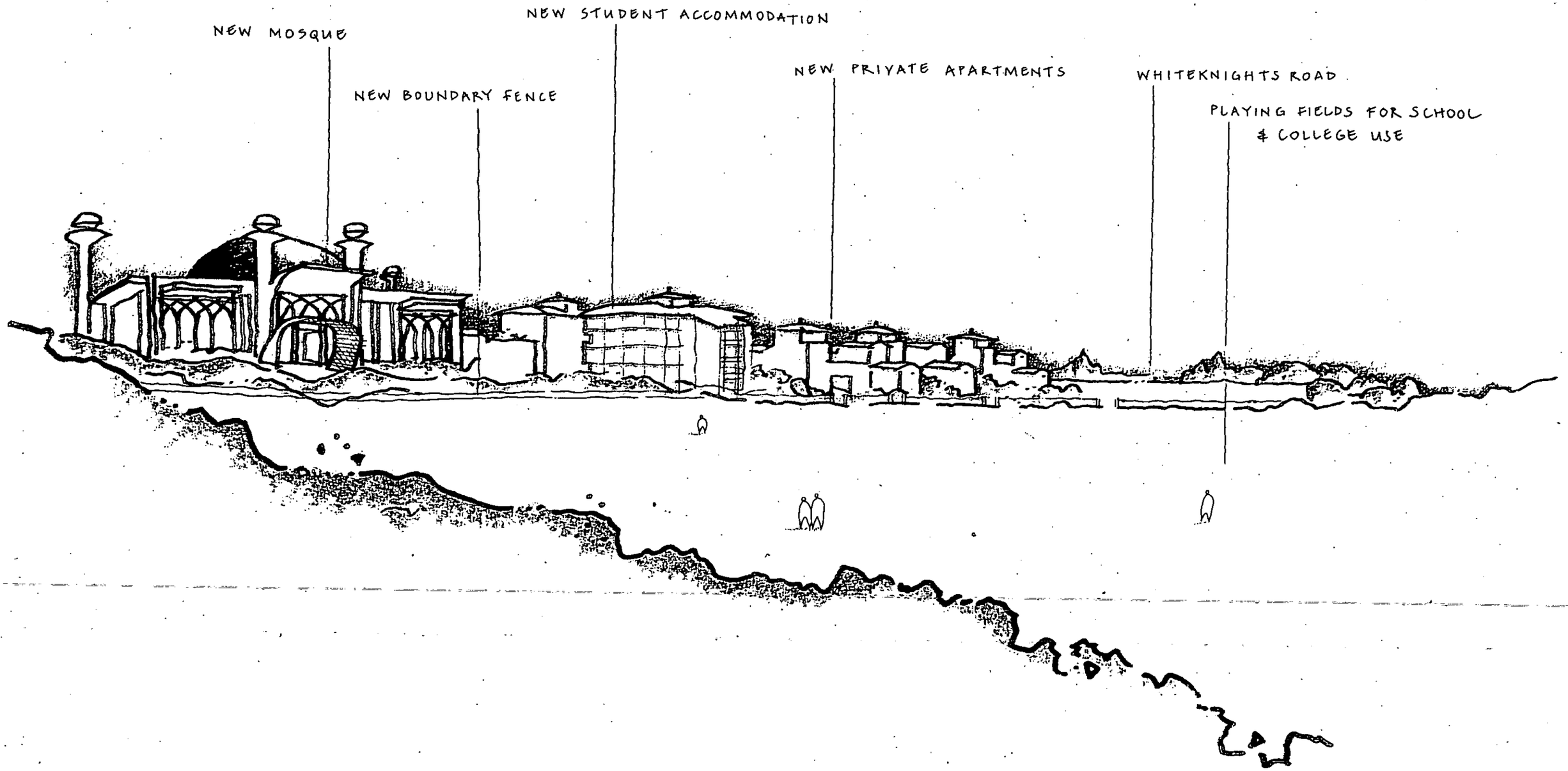

VIEW OF MOSQUE AND HOUSING FROM WOKINGHAM ROAD

(SEE PLAN SK.03 FOR VIEWPOINT, EYE HEIGHT 1.5M)



NICK EVANS ARCHITECTS

SCALE N.T.S.	TITLE GREEN ROAD - READING COLLEGE
DATE JAN 2001	DETAIL PERSPECTIVE VIEW
AUTHOR	DRAWING NO 20271 / SK01C

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0 10 20 30 40 50 60 70 80 90 100

P = FENCED SECURE PRIVATE AMENITY SPACE

C = COMMUNAL AMENITY SPACE

PLAYING FIELDS

NEW FOOTPATH / CYCLEWAY TO NEW COMMUNITY CENTRE

NEW BOUNDARY FENCING

NEW PLANTING

COURTYARD APARTMENTS

NEW FOOTPATH

NEW FOOTPATH / CYCLEWAY

STUDENT DWELLINGS

PEDESTRIAN CROSSING

CAR PARK

MOSQUE

SURGERY

NEW LOCKED TRAFFIC BARRIER

SYCAMORE TREE TO BE REMOVED

GREEN ROAD

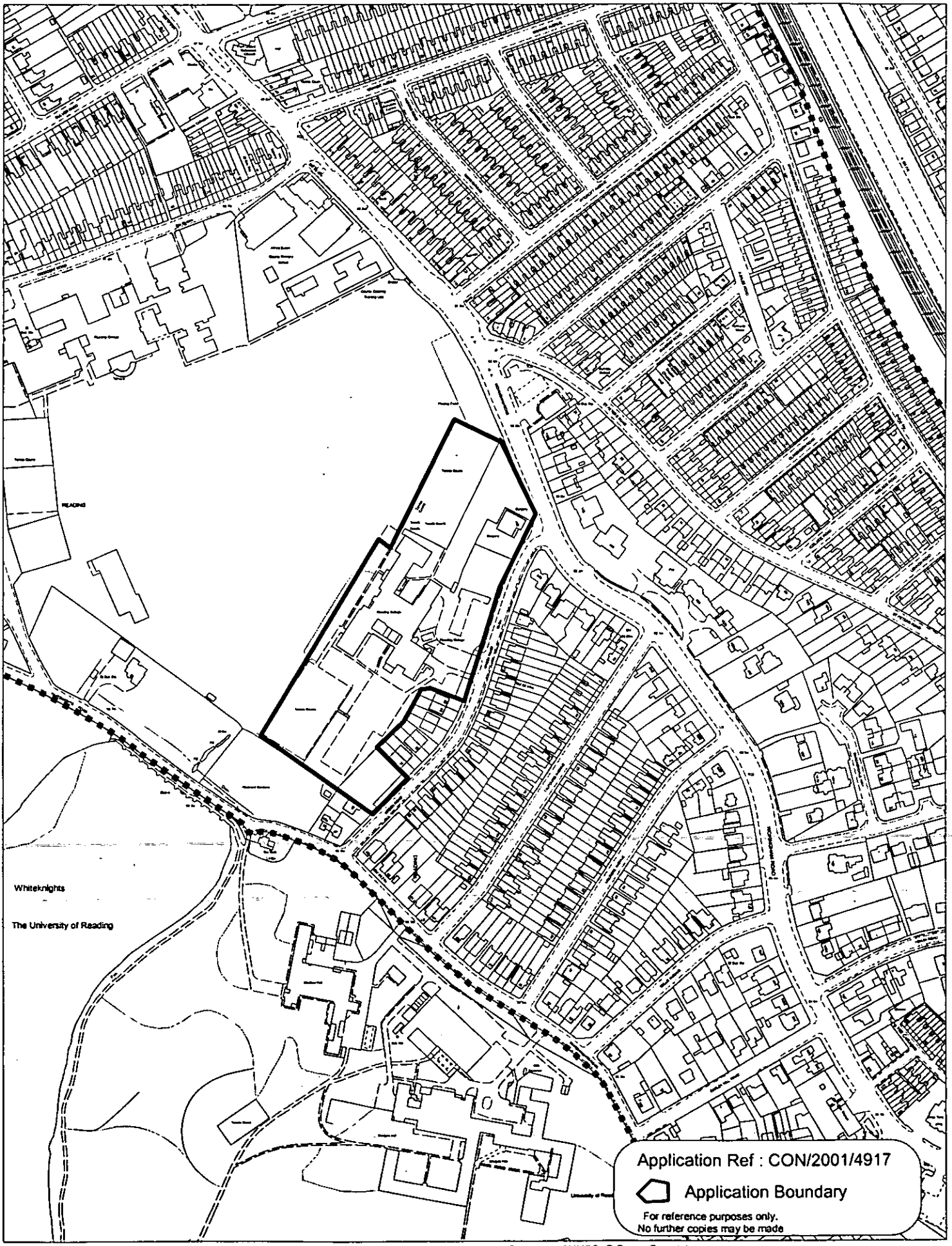
SEMI-DETACHED & DETACHED VILLAS

N

20271 / SK 10 **PLAN**

Residential and Mosque element of development

NICK EVANS ARCHITECTS



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Development Control Section, Environmental Services, Wokingham District Council.

5 December 2001

Scale: 1 : 3500

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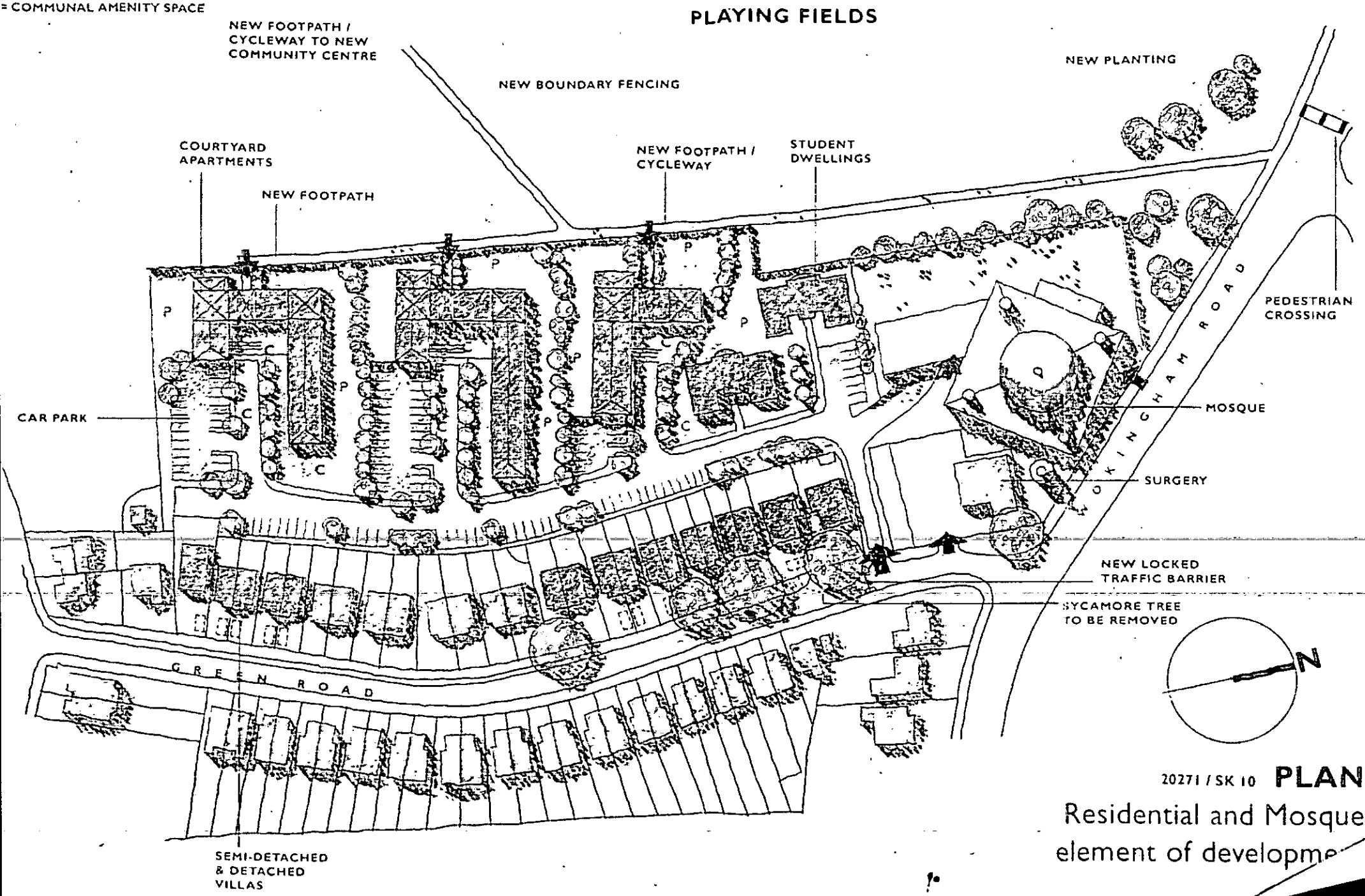
= FENCED SECURE PRIVATE AMENITY SPACE

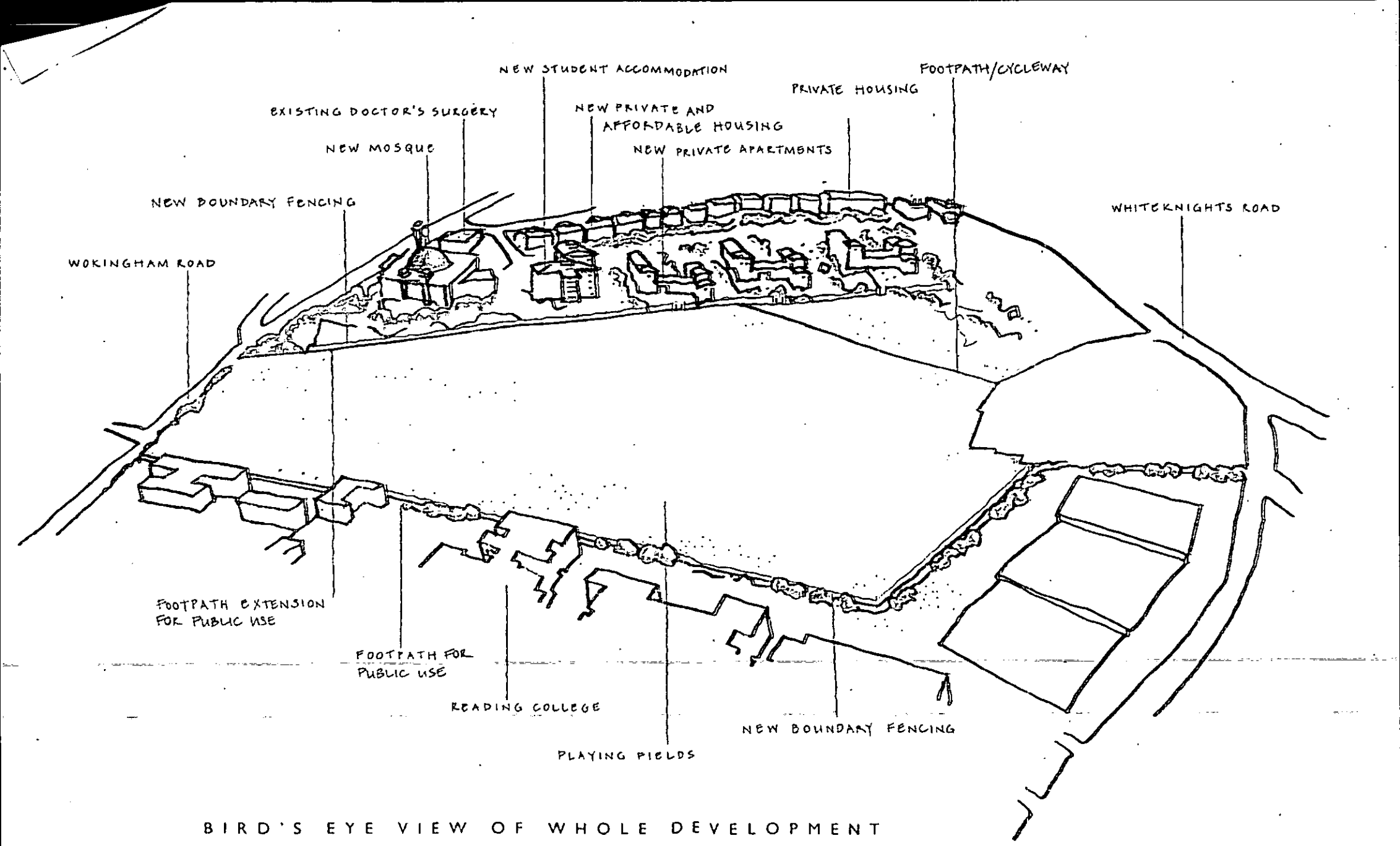
= COMMUNAL AMENITY SPACE



20271 / SK 10 **PLAN**

Residential and Mosque element of developme

NICK EVANS ARCHI



BIRD'S EYE VIEW OF WHOLE DEVELOPMENT

(SEE PLAN SK.03 FOR VIEWPOINT)

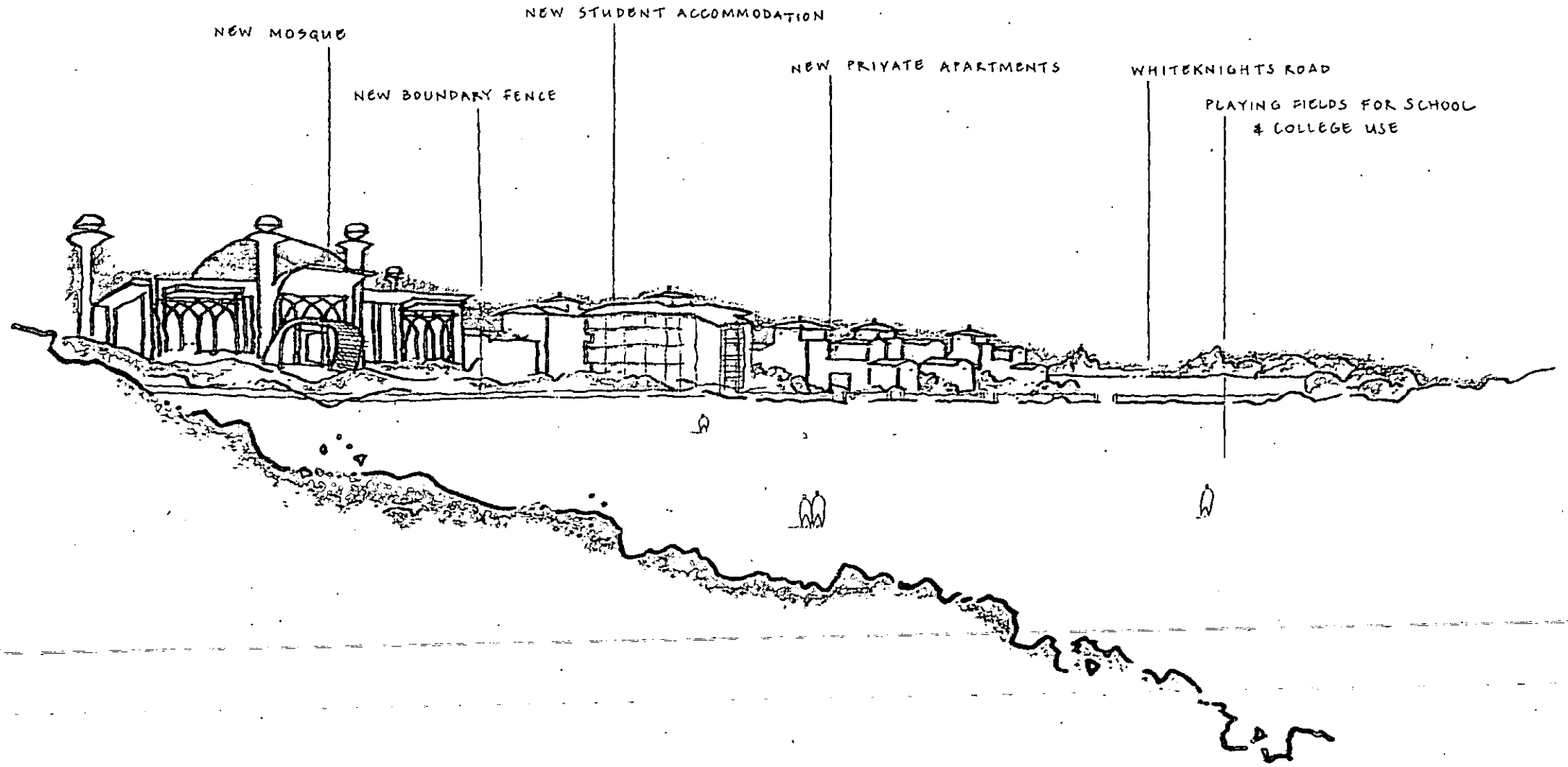
NICK EVANS ARCHITECTS

N.T.S.
JAN 2001

GREEN ROAD - READING COLLEGE

AERIAL VIEW

20271 / [illegible]



VIEW OF MOSQUE AND HOUSING FROM WOKINGHAM ROAD

(SEE PLAN SK.03 FOR VIEWPOINT, EYE HEIGHT 1.5m)

NICK EVANS ARCHITECTS

N.T.S.

JAN 2001

GREEN ROAD - READING COLLEGE

PERSPECTIVE VIEW

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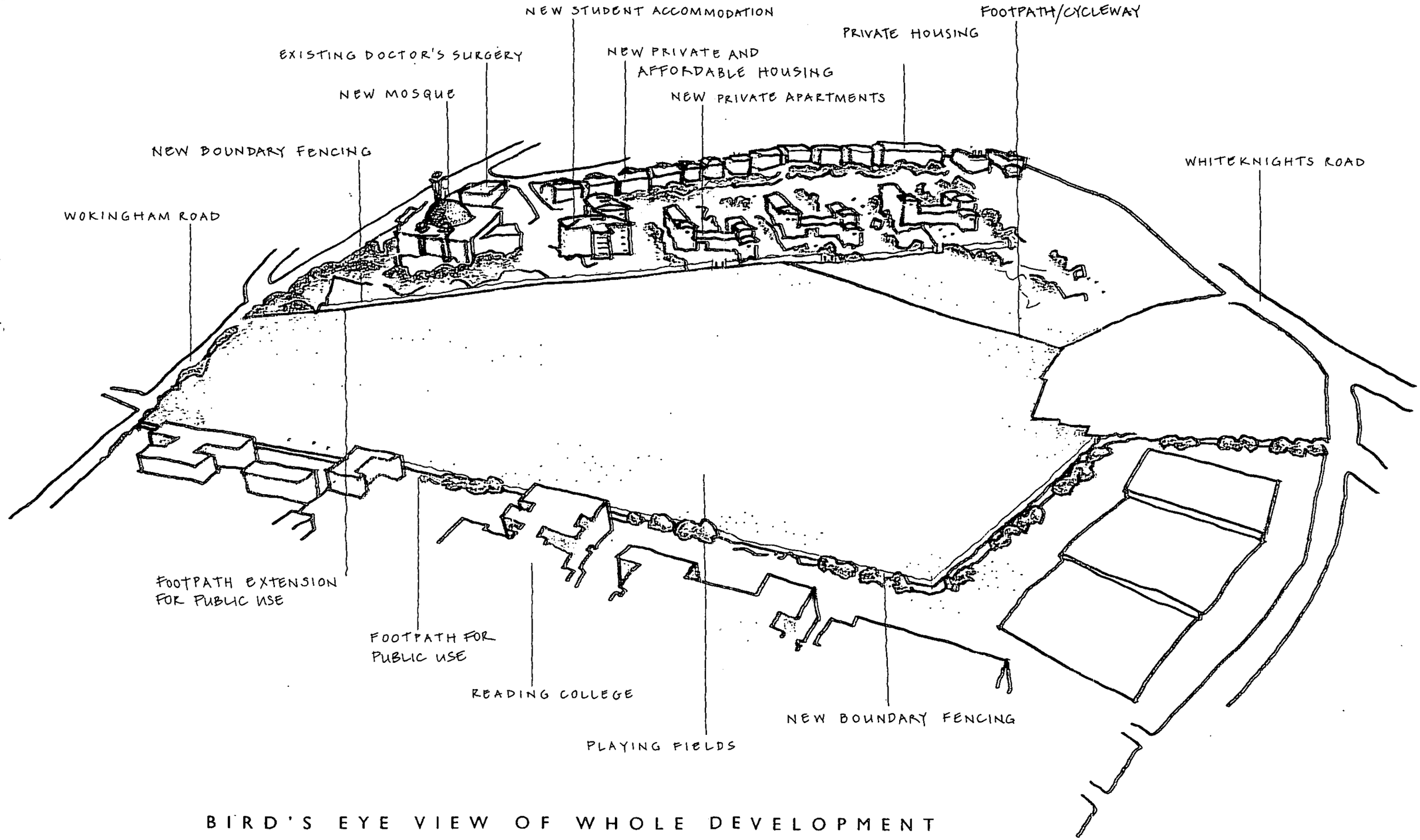

BIRD'S EYE VIEW OF WHOLE DEVELOPMENT

(SEE PLAN SK.03 FOR VIEWPOINT)

NICK EVANS ARCHITECTS

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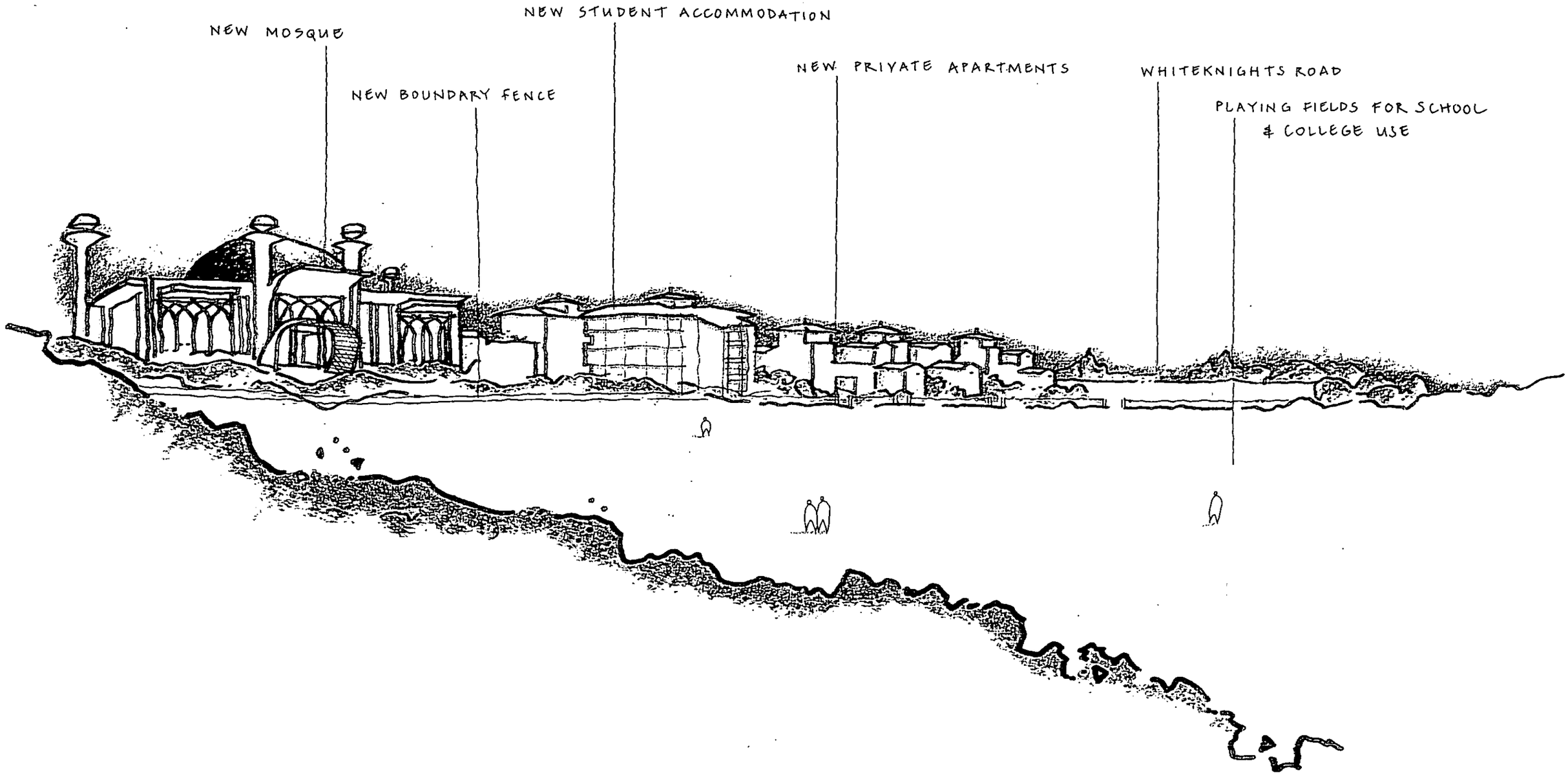
20271 / SK 10 **PLAN**

Residential and Mosque element of development

NICK EVANS ARCHITECTS



VIEW OF MOSQUE AND HOUSING FROM WOKINGHAM ROAD

(SEE PLAN SK.03 FOR VIEWPOINT, EYE HEIGHT 1.5M)

NICK EVANS ARCHITECTS

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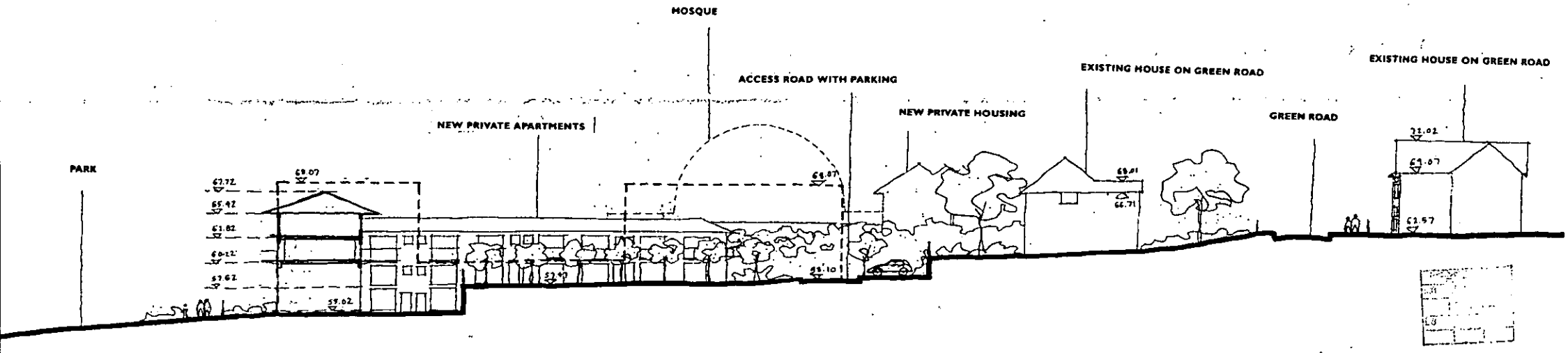

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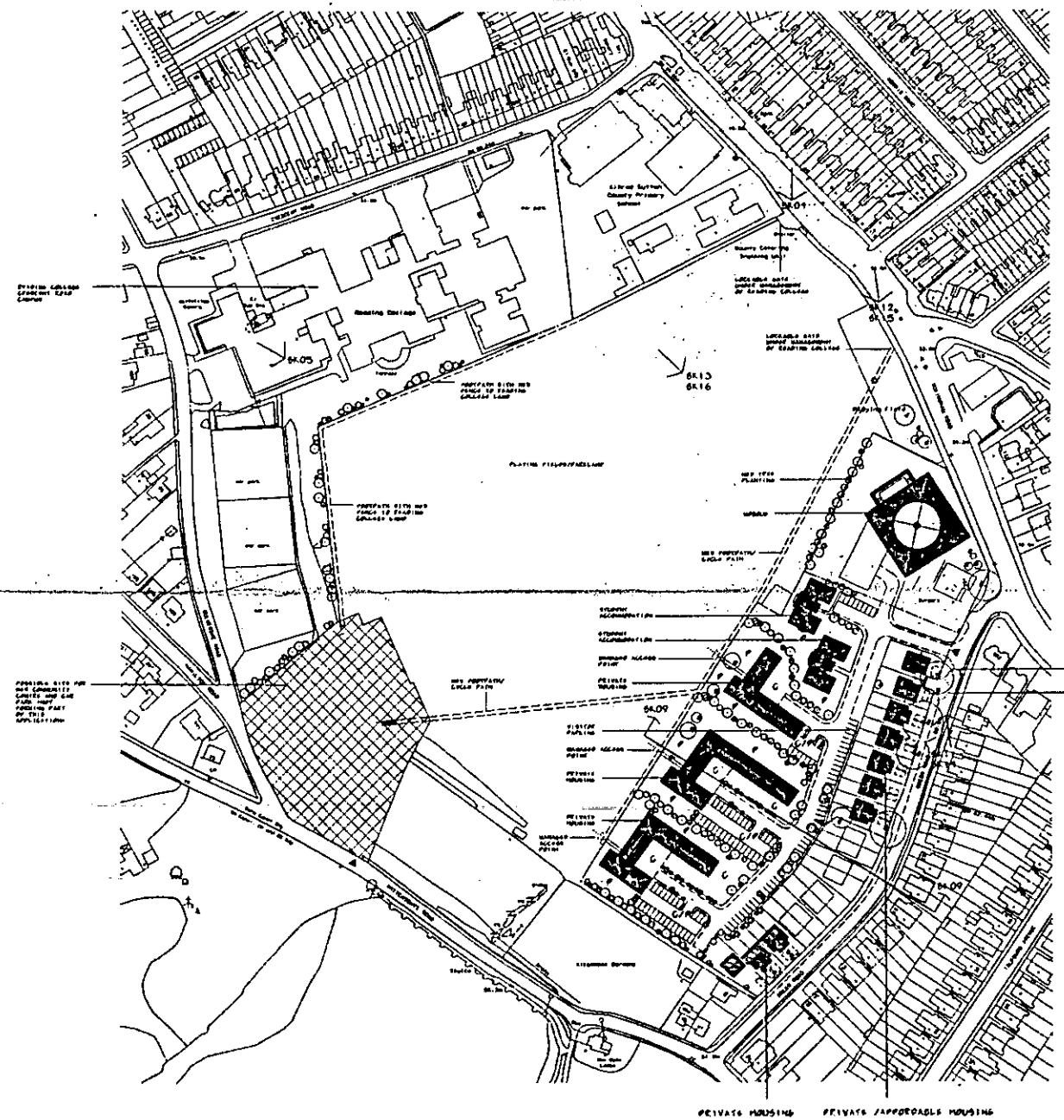
SECTIONAL ELEVATION

Residential and Mosque
element of development

NICK EVANS ARCHITECTS



SCHEDULE OF ACCOMMODATION

PRIVATE HOUSING	UNITS	BEDS/ UNIT	BEDS	CAR PARKING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]		[illegible]	[illegible]
COURTYARD CLUSTER 1				
APARTMENTS	[illegible]	[illegible]	[illegible]	
MAISONETTES	[illegible]	[illegible]	[illegible]	
	[illegible]		[illegible]	
COURTYARD CLUSTER 2				
APARTMENTS	[illegible]	[illegible]	[illegible]	
MAISONETTES	[illegible]	[illegible]	[illegible]	
	[illegible]		[illegible]	
COURTYARD CLUSTER 3				
APARTMENTS	[illegible]	[illegible]	[illegible]	
MAISONETTES	[illegible]	[illegible]	[illegible]	
	[illegible]		[illegible]	
TOTAL COURTYARD UNITS	[illegible]		[illegible]	[illegible]
AFFORDABLE HOUSING				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
WARDEN				[illegible]

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Metres

REVISIONS NO. A 29.11.00
B 10.01.01
C 19.07.01

SCALE 1:1000 @ A1
DATE NOV 2000

TITLE GREEN ROAD - READING COLLEGE

GREEN ROAD -READING COLLEGE
PROPOSED SITE DEVELOPMENT

AUTHOR

DRAWING NO 20271 / SK.03 C