APPLICATION NO:

CON/2000/2872

LOCATION:
W H Brakspear& Sons Plc The Brewery New Street, Henley-On-Thames.

APPLICANT:
Brakspear Brewery C/O Simon Eve Associates

PROPOSAL:
Consultation from S Oxon DC on application for alterations to Brewery and Little White Hart. Relocation of Brewery shop, partial demolition of warehouse & creation of offices with basement parking.

EARLIEST DATE FOR DECISION: **21/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 28/12/2000

CASE OFFICER: **Joss Miller**

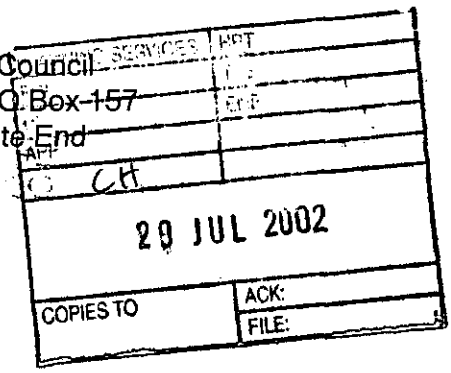
CON\2000\2872

South Oxfordshire District Council

Adrian Duffield, Head of Planning
Council Offices, Crowmarsh Gifford
Wallingford, OX10 8NJ

Tel : (01491) 823740, Fax : (01491) 823746

Wokingham District Council
Planning Services PO Box 157
Council Offices, Shute End
WOKINGHAM
Berks
RG40 1WR



Contact Officer : Ms P.A.Fox
e-mail : planning.south@southoxon.gov.uk

Our Reference : PAF/P00/S0828/LB

25 July 2002

Dear Sir/Madam

INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSIONS TO THE HENLEY BREWERY AND THE LITTLE WHITE HART INCLUDING FACILITIES FOR BREWERY TOURS AND RELOCATION OF BREWERY SHOP. PARTIAL DEMOLITION OF WAREHOUSE AND CREATION OF OFFICES WITH BASEMENT PARKING(AS AMENDED BY AGENT'S LETTER DATED 11 APRIL 2001, DRAWING NOS.09B, SK14A, SK24A, 25, SK26, SK27, SK28, SK29, SK29A, 38B, 39C, 40A, 41A, 42A, 44B, 61B AND 67B AND THE ACCOMPANYING PHOTOMONTAGE AND ARCHAEOLOGICAL BUILDING SURVEY DATED APRIL 2001 AND DRAWING NOS.1817 15D, 18D, 58A, 80, 81, 82, 84 AND SUPPLEMENTARY PLANNING STATEMENT RECEIVED 15 OCTOBER 2001).
AT : THE BREWERY, NEW STREET, HENLEY-ON-THAMES
APPLICATION REFERENCE : P00/S0828/LB

I write to advise you that the application referred to above has been withdrawn by the applicant(s). An entry to this effect has been made in the Statutory Register and no further action will be taken on the application.

Yours faithfully

Ms P.A.Fox
Planning Manager (Southern Area)

POSITIVE ABOUT DISABLED PEOPLE

INVESTOR IN PEOPLE

CON\2000\2872

South Oxfordshire District Council

Adrian Duffield, Head of Planning
Council Offices, Crowmarsh Gifford
Wallingford, OX10 8NJ

Tel : (01491) 823740, Fax : (01491) 823746

Wokingham District Council
Planning Services PO Box 157
Council Offices, Shute End
WOKINGHAM
Berks
RG40 1WR

Contact Officer : Ms P.A.Fox
e-mail : planning.south@southoxon.gov.uk

Our Reference : PAF/P00/S0829

25 July 2002

Dear Sir/Madam

ALTERATIONS AND EXTENSIONS TO THE HENLEY BREWERY, THE LITTLE WHITE HART AND *THAMESIDE INCLUDING FACILITIES FOR BREWERY TOURS AND RELOCATION OF THE* BREWERY SHOP. PARTIAL DEMOLITION OF WAREHOUSE AND CREATION OF NEW OFFICE WITH BASEMENT CAR PARKING. MODIFICATIONS TO MOORING ARRANGEMENTS AND CONSTRUCTION OF PEDESTRIAN BOARDWALK ALONG THAMESIDE(AS AMENDED BY AGENT'S LETTER DATED 11 APRIL 2001, DRAWING NOS.09B, SK14A, SK24A, 25, SK26, SK27, SK28, SK29, SK29A, 38B, 39C, 40A, 41A, 42A, 44B, 61B AND 67B AND THE ACCOMPANYING PHOTOMONTAGE, ARCHEAOLOGICAL BUILDING SURVEY DATED APRIL 2001 AND THE GREEN TRANSPORT PLANS DATED JANUARY AND APRIL 2001 AND DRAWING NOS.1817 15D, 18D, 58A, 80, 81, 82, 84 AND SUPPLEMENTARY PLANNING STATEMENT RECEIVED 15 OCTOBER 2001) .
AT : THE BREWERY, NEW STREET, HENLEY-ON-THAMES
APPLICATION REFERENCE : P00/S0829

I write to advise you that the application referred to above has been withdrawn by the applicant(s). An entry to this effect has been made in the Statutory Register and no further action will be taken on the application.

Yours faithfully

Ms P.A.Fox
Planning Manager (Southern Area)

POSITIVE ABOUT DISABLED PEOPLE

INVESTOR IN PEOPLE

Tel. 0118 974 6463 (Direct Line)

Date. 17 January, 2001

My ref. JM/JM/CON/2000/2872

Your ref. POO/SO828/LB

Mrs J Dew
South Oxfordshire District Council
PO BOX 19
Council Offices
Crowmarsh
Wallingford
Oxon

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mrs Dew,

RE: CONSULTATION ON APPLICATION FOR ALTERATIONS TO BREWERY CONSISTING OF RELOCATION OF BREWERY SHOP, PATIAL DEMOLITION OF WAREHOUSE AND CREATION OF OFFICES WITH BASEMENT PARKING AT THE BREWERY, NEW STREET, HENLEY – ON – THAMES (CON/2000/2872).

I can inform you that this council has no comment to make regarding this application as it would not have a significant detrimental impact on this district.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 14-December, 2001
My ref. AJT/MLT/CON/2000/2872
Your ref. POO /SO829

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Ms P A Fox
South Oxfordshire District Council
Council Offices
Crowmarsh
Wallingford
Oxon
OX10 8HQ

Dear Ms Fox,

RE: PROPOSED ALTERATIONS AND EXTENSIONS TO HENLEY BREWERY, NEW STREET, HENLEY- ON – THAMES. (AMENEDED PLANS) POO/SO829.

Further to your letter, which was received on 29th October and subsequent telephone conversation on the 5th December 2001.

I can inform you that Wokingham District Council would strongly object to the application above if the proposed riverside improvements were not undertaken.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Andrew Thorley, can be contacted on the above telephone number.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

South Oxfordshire District Council

Adrian Duffield, Head of Planning
Council Offices, Crowmarsh Gifford
Wallingford, OX10 8NJ

Tel : (01491) 823740, Fax : (01491) 823746

FAO Mr M. Thorp 49245 ~~49229~~

PLANNING SERVICES	~~49229~~
POL	TLS
DC JM	ENF
APP	
CS	
29 OCT 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Services PO Box 157
Council Offices, Shute End
WOKINGHAM
Berks
RG40 1WR

Contact Officer : Ms P.A.Fox
e-mail : planning.south@southoxon.gov.uk

Your ref : CON 2000/2872

Our Reference : P00/S0829

26 October 2001

Dear Sir/Madam

ALTERATIONS AND EXTENSIONS TO THE HENLEY BREWERY, THE LITTLE WHITE HART AND THAMESIDE INCLUDING FACILITIES FOR BREWERY TOURS AND RELOCATION OF THE BREWERY SHOP. PARTIAL DEMOLITION OF WAREHOUSE AND CREATION OF NEW OFFICE WITH BASEMENT CAR PARKING. MODIFICATIONS TO MOORING ARRANGEMENTS AND CONSTRUCTION OF PEDESTRIAN BOARDWALK ALONG THAMESIDE(AS AMENDED BY AGENT'S LETTER DATED 11 APRIL 2001, DRAWING NOS.09B, SK14A, SK24A, 25, SK26, SK27, SK28, SK29, SK29A, 38B, 39C, 40A, 41A, 42A, 44B, 61B AND 67B AND THE ACCOMPANYING PHOTOMONTAGE, ARCHEAOLOGICAL BUILDING SURVEY DATED APRIL 2001 AND THE GREEN TRANSPORT PLANS DATED JANUARY AND APRIL 2001 AND DRAWING NOS.1817 15D, 18D, 58A, 80, 81, 82, 84 AND SUPPLEMENTARY PLANNING STATEMENT RECEIVED 15 OCTOBER 2001) .
AMENDMENT No. 2 DATED :22nd OCTOBER 2001
AT :THE BREWERY, NEW STREET, HENLEY-ON-THAMES
APPLICATION REFERENCE : P00/S0829

I refer to my letter of 28th November 2000 informing you of the submission of the above mentioned application and I now write to advise you that amendments have been submitted to the Local Planning Authority relating to the application (copy attached).

Any further representations on the proposal should be made to the Council, in writing, to the address given above by, **9th November 2001**. These comments will normally be made available to the public.

More than 70% of applications are decided by the Planning Manager and are not therefore considered by a Committee of the Council. These are normally the minor or non-controversial applications. However, if you make written comments on a planning application which is referred to the Council"s Planning Committee or an Area Sub-Committee I will write to offer you the opportunity to speak at that meeting. Should you require any further information or advice please let me know.

Yours faithfully

PAF

Ms P.A.Fox
Planning Manager (Southern Area)

Mike.
Apparently (Brakespear) Henley Brewery own Henley Cricket Club located in Remenham parish. They ie the cricket club are awaiting an application from Brakespear to extend the carpark!
Therefore Cllr Frank Brown would be most interested in what we say + request a copy of draft letter.
Andrew.

PAF .

Simon Eve Associates

Property, Planning and Development Consultants

Century Galleries House
P O Box 4618
Henley on Thames
Oxon RG9 2WB

Tel: 0118 934 6331
Fax: 0118 934 6339
email: simon@simoneve.co.uk

Southern Area Planning Manager
South Oxfordshire District Council
PO Box 19 Council Offices
Crowmarsh Gifford
Wallingford
Oxon 10 8NJ

E1361/SCE/lh

15 October, 2001

DELIVERED BY HAND 15 OCTOBER 2001

Dear Sirs,

BRAKSPEAR BREWERY AMENDMENTS TO PLANNING APPLICATIONS NOS POO/S0829 AND POO/S0828/LB

On behalf of the Brownhill Hayward Brown, we enclose covering Statement to the amendments of the above Planning Applications.

Yours faithfully

Simon Eve Associates.

Simon Eve Associates

1361PO6.DOC

enc

cc Brownhill Hayward Brown – Peter Brownhill

RECEIVED
15 OCT 2001
PLANNING SOUTH

AMENDED PLAN (2)

POO/S0828/LB

RECEIVED

15 OCT 2001

PLANNING SOUTH

W H BRAKSPEAR & SONS PLC
THE BREWERY, NEW STREET, HENLEY ON THAMES
Amendments to Applications Ref: POO/S0828/LB & POO/S0829
12 October 2001

Modifications to Former Warehouse/ Mineral Water Factory.

1. The Sub-Committee of 22 August 2001 was generally supportive of the proposed improvements to the Brewery and the alterations to the Little White Hart. The Committee accepted the office use in principle but deferred a decision pending the redesign of the warehouse/mineral water factory adaptation. The scheme was returned to the Applicant with a remit to redesign the predominantly glass superstructure and make the refurbishment more in keeping with its environment.

2. Consultations on a revised scheme have been carried out with Council Officers resulting in the modifications contained in the following drawings:

Ref	Description	Scale
1817/15D	Bottle store-proposed ground floor plan	1:100
1817/18D	Bottle store proposed first floor offices	1:100
1817/58A	Bottle store-proposed roof plan	1:100
1817/80	Elevations	1:100
1817/81	Elevations	1:100
1817/82	Elevations	1:100
1817/84	Section through western flank of bottle store adjacent cottage	1:50

3. The Committee sought a style of building more in the character of the Conservation Area. The revised proposal has a traditional pitched roof to New Street and other elevations. The roof behind will be very shallow pitched containing low profile skylights and incorporating the air conditioning plant. The overall effect will be a building with the façade preserved under a slate roof, punctuated with small flush conservation roof lights. The cill heights of the first floor windows will preserve the privacy of the adjacent cottages.

4 The pedestrian entrance on the front New Street elevation has also been modified to replace the proposed glass doors with proposed wooden doors. An arch will be incorporated over the vehicular access. A header course and quoins will be used to match the style of the existing building.

Areas

5 As a result of theses modifications, the change in floor areas of this part of the scheme will be:

Floor	Existing Use	Area	Proposed Use	Area
Basement	B2 general industrial	794 m^2	Car park	nil
Ground floor	B2 general industrial	953 m^2	B1 business	953 m^2
First floor		nil	B1 business	680 m^2
Total	Warehouse/factory	1,747 m^2	Office	1,633 m^2

AMENDED
PLAN ②
POO/S0828/LB

Car Parking and Traffic

6 Agreement has been reached with the Highway Authority that this scheme achieves the optimum balance of car parking for the development, in the context of current policy.

- The proposal will increase provision on a site which has always been chronically short of car parking space and which is constrained by the physical layout of the buildings.
- It avoids increasing the level of car parking to the extent that it would materially add to the traffic in an already congested town centre.
- The sacrifice of a floor to provide underground car parking has the advantage of increasing parking provision to a practical level commensurate with operational needs.

This scheme will enable highly visible parking spaces to be removed from positions on the river frontage where they compromise vehicle/pedestrian safety and detract from the appearance of the riverscape.

7 Detailed discussion has also taken place with the Highway Authority concerning contributions towards the highway improvements. The works include the following:

a) signs, advertising and administration for the scheme,
b) kerb realignment, and
c) pelican crossing linked to bridge traffic signals.

Brakspear have always made clear that this scheme cannot fund the public works on Riverside.

Phasing

8 The development will be phased to enable the activity inside (brewing, brewery administration and hotel) to continue while work is undertaken. The phasing has to allow for the refurbishment of the Little White Hart Hotel in the off-season, to ensure that beer can remain in production and to allow the brewery administration to function at all times.

9 The financial relationship between different parts of the scheme is a significant consideration. The returns from the office element are needed to subsidise the extensive Listed building works. Those require the use of skilled craftsmen to ensure that the historic fabric is well cared for and will provide safe public access without compromising Food, Drink, Health and Safety Regulations.

Public Works

10 The public works to enhance the highway and riverside incorporating a boardwalk were promoted, designed (and widely discussed with all interested parties) at Brakspear's initiative and expense. Brakspear are committed to participating in the public/private partnership needed to fund and execute the project, as it is important to the success of the brewery tours. The riverside works will be enabled by the grant of planning permission, but Brakspear cannot contract to deliver that part of the scheme because it relies upon the active cooperation of several public authorities and landowners. If permission is granted it is hoped that the Town, District and County Councils will participate in a working group formed for the purpose and have the will to see the project through to execution.

12 October 2001

BROWNHILL HAYWARD BROWN
CHARTERED ARCHITECTS
GEORGIAN HOUSE 24 BIRD STREET LICHFIELD STAFFORDSHIRE WS13 6PT

AMENDED PLAN (2)

P00/S0828/LB

28 September, 2001

Our Ref: PEB/AH/ST/1817

South Oxfordshire District Council
P.O. Box 19
Council Offices
Crowmarsh
Wallingford
Oxon
OX10 8NJ

For the attention of Paula Fox

Dear Sirs,

Re: Brakspear Application Nos: P00/S0829 : P00/S0828/LB

Following our recent meetings, please find enclosed the following drawings:-

1817 - 15D	:	Bottle Store - Proposed Ground Floor Plan 1:100
1817 - 18C D	:	Bottle Store - Proposed First Floor Offices - 1:100
1817 - 58A	:	Bottle Store - Proposed Roof Plan 1:100
1817 - 80) 81) 82)	:	Elevations 1:100
1817 - 84	:	Section through western flank of Bottle Store adjacent Cottages - Scale 1:50

Yours sincerely,

58 A + 18 D
RECEIVED 5/10/01

Peter Brownhill
BROWNHILL HAYWARD BROWN

Encls.

TEL 01543 254357 FAX 01543 416540 EMAIL mail@bhbarchitects.co.uk INTERNET www.bhbarchitects.co.uk
PARTNERS: Peter Brownhill Dip.Arch RIBA Andrew Hayward BA(Hons) Dip.Arch (Birm) RIBA AMRSH MaPS Charles Brown BSc(Hons) Dipl.Arch RIBA
ASSOCIATES: Anthony Teague BA(Hons) Dip.TP RIBA RTPI Keith Warrington BA(Hons) Dip.Arch (Leic.) Sarah Baldwin BA(Hons) Dip.Arch MA RIBA RTPI Melvyn Tongue

WORK SHEET FOR : Joss Miller

Application Number : CON/2000/2872

Applicant : Brakspear Brewery C/O Simon Eve Associates.

Location : W H Brakspear& Sons Plc The Brewery, New Street, , Henley-On-Thames.

Proposal : Consultation from S Oxon DC on application for alterations to Brewery and Little White Hart. Relocation of Brewery shop, partial demolition of warehouse & creation of offices with basement parking.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/11/2000

Earliest Date for Decision : 21/12/2000

Latest Consultation Date/Site Notice Expiry Date : 21/12/2000

This application will have expired on: 28/12/2000. 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 :

Planning Issues :

Application Number: CON/2000/2872

Appraisal :

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

Application Number CON/2000/2872
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: W H Brakspear& Sons Plc The Brewery New Street Henley-On-Thames.

APPLICATION NUMBER: CON/2000/2872

OFFICER: Joss Miller

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

CONSULTATION ON APPLICATION FOR ALTERATIONS TO BREWERY CONSISTING OF RELOCATION OF BREWERY SHOP, PATIAL DEMOLITION OF WAREHOUSE AND CREATION OF OFFICES WITH BASEMENT PARKING.

The Brewery, New Street, Henley-on-Thames

This application is in Oxfordshire near the boundary of Wokingham District, which runs to the east of the site following the path of Wharfe Lane. The site is approximately 30 metres from the boundary in the centre of the river, and is obscured by properties situated in the Oxfordshire District.

There would be no objection in principle to the application as it would not have any significant impact on properties or businesses within the Wokingham District.

It is therefore recommended that South Oxfordshire District Council be noted that Wokingham District Council does not wish to comment on this application as it would not have sufficient detrimental impact on this district.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2000	
Officer: J M	Application No. CON/2000/2872

Map No. ..... Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(CON) Consultation from S Oxon DC on application for alterations to Brewery + Relocation of Brewery Shop, partial demolition of warehouse & creation of offices with basement parking

Location: The Brewery New Street

Parish: Henley Ward: Remenham; Cllr Ethendge Cllr Browne

Applicant: Brakspear Brewery

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 .....
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 Remenham ✓ : .....
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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Consultation from Adjoining

South Oxfordshire District Council

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS CH	
30 NOV 2000	
COPIES TO:	ACK:
	FILE:

Miss PA Fox B.Sc.(Hons),Dip.UP,MRTPI
Planning Manager (Southern Area)
P.O. Box 19
Council Offices, Crowmarsh,
WALLINGFORD, Oxon.

Wokingham District Council
Planning Services PO Box 157
Council Offices, Shute End
WOKINGHAM
Berks
RG40 1WR

Telephone	(01491) 823740
Fax	(01491) 823746
Ask for	Mrs J Dew
Direct Line	(01491) 823740
Our Ref	P00/S0828/LB
Date	28th November 2000

Dear Sir/Madam

INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSIONS TO THE HENLEY BREWERY AND THE LITTLE WHITE HART INCLUDING FACILITIES FOR BREWERY TOURS AND RELOCATION OF BREWERY SHOP. PARTIAL DEMOLITION OF WAREHOUSE AND CREATION OF OFFICES WITH BASEMENT PARKING.

At : THE BREWERY, NEW STREET, HENLEY-ON-THAMES

Application Reference : P00/S0828/LB Grid Ref : 476331/182715

This application has been submitted to the District Council as Local Planning Authority. I enclose a copy of the application form(s) with appropriate plans.

I am consulting you in accordance with the requirements of Article 10(4) of the Town and Country (General Development Procedure) Order 1995 because the development may be considered to affect land within the administrative area of your Authority.

Any representations on the proposal should be made to the Council, in writing, to the address given above, within 14 days of the date of this letter. These comments will normally be made available to the public.

Should you require any further information or advice please let me know.

Yours faithfully

Mrs J Dew
Area Assistant
for the Planning Manager (Southern Area)

South Oxfordshire District Council

Miss PA Fox B.Sc.(Hons),Dip.UP,MRTPI
Planning Manager (Southern Area)
P.O. Box 19
Council Offices, Crowmarsh,
WALLINGFORD, Oxon.

Telephone (01491) 823740
Fax (01491) 823746
Ask for Mrs J Dew
Direct Line (01491) 823740
Our Ref P00/S0829
Date 28th November 2000

Wokingham District Council
Planning Services PO Box 157
Council Offices, Shute End
WOKINGHAM
Berks
RG40 1WR

Dear Sir/Madam

ALTERATIONS AND EXTENSIONS TO THE HENLEY BREWERY, THE LITTLE WHITE HART AND THAMESIDE INCLUDING FACILITIES FOR BREWERY TOURS AND RELOCATION OF THE BREWERY SHOP. PARTIAL DEMOLITION OF WAREHOUSE AND CREATION OF NEW OFFICE WITH BASEMENT CAR PARKING. MODIFICATIONS TO MOORING ARRANGEMENTS AND CONSTRUCTION OF PEDESTRIAN BOARDWALK ALONG THAMESIDE.

At : THE BREWERY, NEW STREET, HENLEY-ON-THAMES

Application Reference : P00/S0829 **Grid Ref : 476331/182715**

This application has been submitted to the District Council as Local Planning Authority. I enclose a copy of the application form(s) with appropriate plans.

I am consulting you in accordance with the requirements of Article 10(4) of the Town and Country (General Development Procedure) Order 1995 because the development may be considered to affect land within the administrative area of your Authority.

Any representations on the proposal should be made to the Council, in writing, to the address given above, within 14 days of the date of this letter. These comments will normally be made available to the public.

Should you require any further information or advice please let me know.

Yours faithfully

Mrs J Dew
Area Assistant
for the Planning Manager (Southern Area)

South Oxfordshire District Council

PLANNING APPLICATION - PART 2

This part of the form need only be completed of the application involves non-residential development. *Please answer all questions* in block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

19. State the gross floor space (by external measurement) of all buildings to which this application refers. Please give all floor areas in SQUARE METRES (m^2).

	User Class	Existing floorspace	Proposed change + or -	Total
A1	Shops			
A2	Financial & professional services			
A3	Food & drink			
B1(a)	Office (other than A2)		1959	1959
B1(b)	Research & development			
B1(c)	Light industrial			
B2	General industrial	7012	-196	6816
B8	Storage or distribution			
C1	Hotels			
C2	Residential institutions	1429	+183	1612
C3	Dwellings			
D1	Non-residential institutions			
D2	Assembly & leisure			
	Other please specify			

RECEIVED

-5 OCT 2000

PLANNING SOUTH

20. If a C1 or C2 use is proposed, please state number of bed spaces	C1 20 C2
21. What provision has been made for parking ?	No. of cars / No. of lorries
Existing	9
Proposed	40
What is the estimated number of vehicles going to the site in a normal working day ?	SEE TRAFFIC REPORT
22. Describe the activity or processes to be carried on *(Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter)*	BREWERY, OFFICES, HOTEL, PARKING MOORINGS
23. Who will occupy the premises ? *(a) Give the name and current operating address of the proposed occupier. (b) Will these premises be vacated ?*	(A) W.H. BRAKSPEAR & SONS PLC (IN PART) NEW OFFICE (REDUNDANT WAREHOUSE) - NOT KNOWN (B) N/A
25. How many people are likely to be employed on site after completion of the development ?	74 (BREWERY), 12 (LITTLE WHITE HART) ESTIMATED 85 IN NEW OFFICES
26. Does the proposal involve the use or storage of any hazardous substances as listed overleaf ? *(If so state which material, the quantity and the method of storage)*	NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "*GUIDE TO HELP APPLICANTS.*"

HAZARDOUS MATERIALS

Substance	Controlled (in tonnes)
TOXIC SUBSTANCES	
• Acetone Cyanohydrin (2-Cyanopropan-2-ol)	200
• Acrolein (2-Propenal)	200
• Acrylonitrile	20
• Allyl alcohol (2-Propen-1-ol)	200
• Allylamine	200
• Ammonia (anhydrous or as solution containing more than 50% by weight of ammonia	100
• Arsenic trioxide, Arsenious (III) acid and salts	1
• Arsine (Arsenic hydride)	1
• Bromine	40
• Carbon disulphide	20
• Chlorine	10
• Ethylene dibromide (1,2-Dibromoethane)	50
• Ethyleneimine	50
• Formaldehyde (>90%)	50
• Hydrogen chloride (liquefied gas)	250
• Hydrogen cyanide	20
• Hydrogen fluoride	10
HIGHLY REACTIVE & EXPLOSIVE SUBSTANCES	
• Acetylene (Ethyne) when a gas subject to a pressure not exceeding 620 millibars above that of the atmosphere and not otherwise deemed to be an explosive by virtue of Order in Council No 30(a) as amended by the Compressed Acetylene Order 1947(b), or when contained in a homogeneous porous substance in cylinders in accordance with Order of Secretary of State No 9(c), made under the Explosives Act 1875(d)	50
• Ammonium nitrate and mixtures containing ammonium nitrate where the nitrogen content derived from the ammonium nitrate exceeds 28% of the mixture by weight other than: (i) mixtures to which the Explosives Act 1875 applies; (ii) ammonium nitrate based products manufactured chemically for use as fertiliser which comply with Council Directive 80/876/EEC(e); or (iii) compound fertilisers	500
• Aqueous solutions containing more than 90 parts by weight of ammonium nitrate per 100 parts by weight of solution	500
• Ammonium nitrate based products manufactured chemically for use as fertilisers which comply with Council Directive 80/876/EEC and compound fertilisers where the nitrogen content derived from the ammonium nitrate exceeds 28% of the mixtureby weight	1000
• 2,2-Bis(tert-butylperoxy)butane (>70%)	5
• 1,1-Bis(tert-butylperoxy)cyclohexane (>80%)	5
• tert-Butyl peroxyacetate (>70%)	5
FLAMMABLE SUBSTANCES	
• Liquefied petroleum gas, such as commercial propane and commercial butane, and any mixtures thereof, when held at a pressure greater than 1.4 bar absolute	25
• Liquefied petroleum gas, such as commercial propane and commercial butane, and any mixture thereof, when held under refrigeration at a pressure of 1.4 bar absolute or less.	50
• **Gas or any mixture of gases which is flammable in air, when held as a gas.	15
• **A substance or any mixture of substances, which is flammable in air, when held above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture of liquid and gas at a pressure of more than 1.4 bar absolute.	25

Substance	Controlled (in tonnes)
• Hydrogen selenide	1
• Hydrogen sulphide	50
• Methyl bromide (Bromoethane)	200
• Methyl isocyanate	150kg
• Nickel tetracarbonyl	1
• Nitrogen oxides	50
• Oxygen difluoride	1
• Pentaborane	1
• Phosgene	750kg
• Phosphine (Hydrogen phosphide)	1
• Propyleneimine	50
• Selenium hexafluoride	1
• Stibine (Antimony hydride)	1
• Sulphur dioxide	20
• Sulphur trioxide (including the sulphur trioxide content in oleum)	15
• Tellurium hexafluoride	1
• 2,3,7,8-Tetrachlorodibenzo-p-dioxin (TCDD)	1kg
• Tetraethyl lead	50
• Tetramethyl lead	50
• tert-Butyl peroxyisobutyrate (>80%)	5
• tert-Butyl peroxyisopropylcarbonate (>80%)	5
• tert-Butyl peroxymaleate (>80%)	5
• tert-Butyl peroxypivalate (>77%)	5
• Cellulose nitrate other than- (i) cellulose nitrate to which the Explosives Act 1875 applies; or (ii) solutions of cellulose nitrate where the nitrogen content of the cellulose nitrate does not exceed 12.3% by weight and the solutions contains not more than 55 parts of the cellulose nitrate per 100 parts by weight of solution	50
• Dibenzyl peroxydicarbonate (>90%)	5
• Diethyl peroxydicarbonate (>30%)	5
• 2,2-Dihydroperoxypropane (>30%)	5
• Di-isobutyryl peroxide (>50%)	5
• Di-n-propyl peroxydicarbonate (>80%)	5
• Di-sec-butyl peroxydicarbonate (>80%)	5
• Ethylene oxide	5
• Ethyl nitrate	5
• 3,3,6,6,9,9-Hexamethyl-1,2,4,5-tetroxacyclononane (>75%)	5
• Hydrogen	2
• Liquid Oxygen	500
• Methyl ethyl ketone peroxide (>60%)	5
• Methyl isobutyl ketone peroxide (>60%)	5
• Peracetic acid (>60%)	5
• Propylene oxide	5
• Sodium chlorate	25
• Sulphur dichloride	1
• **A liquefied gas or any mixture of liquefied gases, which is flammable in air and has a boiling point of less than 0°C (measured at 1 bar absolute), when held under refrigeration or cooling at a pressure of 1.4 bar absolute or less.	50
• A liquid or any mixture of liquids not included in entries ** which has a flash point of less than 21°C.	10000

P00/1327

BRAKSPEAR BREWERY : RIVERSIDE REGENERATION

Applicant's Statement

1 September, 2000

RECEIVED

- 7 SEP 2000

PLANNING SOUTH

Objectives

1. This proposal seeks to meet the following objectives:

- To secure Brakspear's future as Henley's working independent brewery,
- To enhance the Brewery's contribution to tourism in the town by:
  - improving its appearance,
  - improving its accessibility and
  - enabling the better management of brewery tours.
- To secure the future of the listed buildings in the application site and its continued contribution to the physical quality and character of the Conservation Area.
- To help maintain the economic well-being of the town centre.
- To enhance the visual quality of Riverside.

The Scheme

2. Brakspear is seeking to secure its future as a small independent brewery with a tied estate, by widening the geographic spread of its outlets, by supplying more beer as a guest ale, and (in common with the national public house industry), thinning out the over concentration of houses in areas which are over-pubbed.

3. Brakspear has transferred the distribution of its beer and factored goods (supplies bought in and stored for redistribution to the tied estate – such as soft drinks, lagers, spirits, crisps, etc.) to a specialist distributor. That enables more economical supply to the growing trade without bringing the goods into the town. Thereby traffic in the town (particularly heavy goods vehicles) is reduced, which otherwise would continue to increase. This change has made the warehouse redundant.

4. Brakspear wishes to improve the facilities for effective management of Brewery tours by the following means:

   a. by enhancing the visual quality of the spaces and built elements to make Brewery visits more attractive,
   b. by rationalising areas for safe public access and areas containing the brewing process to ensure continued public health, security and efficient beer production,
   c. by using the Little White Hart Hotel to provide good reception, toilet, and restaurant facilities for brewery visitors, and
   d. by making provision for improved accessibility into Henley for visitors particularly on foot, by boat and by bus.

5. The necessary work to adapt the buildings, and in particular the requirements of health, safety, security and good management of public access and brewing call for substantial investment in building alteration. This is beyond the resources of the profits of brewing, so Brakspear are seeking to redevelop the redundant part of the Brewery in a way that will ensure sufficient return to underwrite the internal alterations without using public money.

Tourism

6. The importance of tourism to the national and local economy cannot be overstated. Brakspear have commissioned considerable research into this. The research includes an historical study, an assessment of the charm for which the town is internationally famous, and the reasons why it is failing to live up to its reputation.

7. The proposed scheme is not "themed". If there is a theme, it is the quintessence of "Henley", as the scheme seeks to find and enhance the inherent qualities of its buildings, streets and riverscape. The ethos behind the scheme is that tourist related development will only be acceptable where it can be accommodated without damaging the environmental qualities that visitors wish to enjoy and local residents expect to retain.

8. The scheme will create an all year round attraction, helping to spread the summer peak into the "shoulder" seasons and the quieter times of winter. This is a sustainable attraction, based on a sober assessment of visitor numbers.

9. The most expensive aspects of the scheme are works of restoration. Brakspear are willing to put their own house in order by funding the restoration of their own buildings internally to this scheme. They have already invested in the professional initiation, promotion and co-ordination of the public initiative, but they cannot be expected to do more than pump-prime the public works - such as the board walk.

10. This work requires support and action from the entire community, coordinated between the public and private interests involved. Several private interests have already offered to contribute. The prizes in the form of grant aid from a variety of sources are considerable, and Brakspear have appointed a specialist international consultant whose brief is to coordinate the funding of the scheme.

The Application Site

11. The application site is in the Conservation Area and contains a number of individually identified Listed buildings. The main uses are set out below beside the changes in floorspace resulting from the scheme:

Planning Unit	Floorspace GEA m2	
	Existing	Proposed
The Brewery – General Industrial Use (B2)	8,971	8,774
The Little White Hart – Hotel Use (C1)	1,429	1,612
Total - Mixed B2 / C1 Use	10,399	10,386

12. Old Brewery House on New Street (which is within the Brewery site) has been excluded from the application site for administrative convenience. It is Listed Grade II*, but will not be altered physically or used differently.

13. The Brewery Annex, Riverside (in the former rowing club building, north of the Little White Hart Hotel) contains 1,432 m^2 on ground and first floors. It is included in the Brewery planning unit because it has for many years provided function rooms for the Brewery. Its use is ancillary to the B2 Brewery use.

The Proposals

14. The scheme involves the alteration and extension of the Little White Hart to enable it to serve as a reception area for Brewery visitors. The town lacks facilities for large groups of people who arrive by coach or public transport. The rear beer garden (to cater for family groups) will be roofed over to provide a conservatory linking the Brewery Annex and the Hotel. The Hotel's bedroom accommodation will be improved and upgraded to modern standards.

15. The Brewery Annex will be adapted to house the Brewery retail outlet currently situate off the Old Brewery Yard in the central complex. The Annex will also serve as the place from which Brewery tours are managed and as a souvenir shop for visitors at the end of their tour. A new pedestrian link will be formed between the Brewery Annex and the main Brewery complex - across the footpath leading between New Street and the churchyard - and on to the town centre.

16. Further alterations are proposed in the nature of public works to Riverside. These include restoration work, such as the erection of a balcony in front of Century Galleries (a separate application), the formation of a pedestrian board walk along the river and general improvements to the character of Riverside.

17. Although the proposal does not seek to alter the town's traffic scheme or traffic levels to those experienced in the 1920s and 1930s; it includes measures designed to mitigate some of the worst traffic problems. It seeks to rationalise the two road lanes, to accommodate pavement widening, remove some car parking and create set down areas for visitors. The junction of Riverside with Henley Bridge and Hart Street will not be affected.

18. The pavement widening will also enable improvements to the front façade of the Little White Hart and make the area more attractive to pedestrians. Two pedestrian crossings are proposed to link the river and buildings on Riverside. The board walk is proposed to be extended under Henley Bridge as far as The Angel on the Bridge because the current phasing of the lights by Henley Bridge make road crossing there extremely hazardous. This will also benefit Thames Path users (these matters are in discussion with OCC).

19. Improvements to the river will include the establishment of "day moorings" on the jetties under Brakspear's control, the enhancement of the facilities for boat hire, the widening and lengthening of the public slipway and provision

for the embarkation/disembarkation of a large riverboat. Consultations have been carried out with the Environment Agency and private boat operators about the technical implications of the scheme.

20. These public works will bring benefits, not just to the scheme, but to the town as a whole. Extensive consultations have been carried out with riparian owners and other parties with an interest in the use of land on Riverside about the scope and detail of the proposal.

Redundant Warehouse

21. The warehouse contains 2,359 m^2 on basement and upper floors. The upper floor has a high ceiling - appropriate to a warehouse, but inappropriate to any other use. Hitherto it was ancillary to the brewing process and therefore its established use is general industrial (use class B2).

22. It is undesirable to maintain the warehouse for storage and distribution uses. That would run counter to the Local and Central Planning Authority policy objectives to reduce traffic congestion and heavy lorry traffic in the town centre. It cannot easily be adapted to another use for which there is local demand. It is not Listed, but it is recognised that its New Street façade is a dominant feature of the street scene and should be retained if at all possible.

23. Alternative uses have been considered, including conversion to flats or an hotel (for which there is an acknowledged need). Any residential options so close to a general industrial use are likely to give rise to problems of nuisance caused by the activities in the Brewery. Heavy goods vehicles have to access, load and turn around the site in the New Brewery Yard. Residential uses would be difficult to accommodate in this deep plan space. There are very few aspects of the site suitable for windows which would not also give rise to future problems. Moreover, it is bad planning to place an environmentally sensitive use adjacent to a use which by definition may be detrimental to local amenities. Residential uses are likely seriously to inhibit the future ability of the Brewery to operate effectively from the site.

24. The introduction of retail uses would be difficult without more radical alteration to the front façade than the Conservation Officer could support. New Street is in any case a marginal shopping pitch in a town with contracting and falling traditional retail trade. However desirable, new shops would be a poor investment.

25. In consequence, the applicants see no justification for taking the warehouse site out of employment use. In the interest of minimising goods vehicle traffic, an office use is the optimum viable solution in all the circumstances. Whatever the classification of use, purpose designed offices would provide a buffer between the existing houses and the brewery. Moreover, a recent survey carried out with Henley traders has identified that office workers have provided a very significant contribution[1] to the viability of retail trade in the

[1] A recent survey of Henley traders shows that the town's retail economy is heavily dependant upon office workers. Some retailers rely on them for more than half of their turnover. Overall, the responses show that office workers account for 33.24% of retailers' takings.

town centre since local residents trade was drawn off by the recent new supermarket developments.

26. The possibility of adapting the existing warehouse building was studied in depth, but that solution is not practicable or viable. Therefore the only compromise possible is to replace the upper floor of building with a new structure hidden behind the front and flank façades.

New Planning Unit

27. Brewery tours will use space from the brewery and the hotel. The functional link so created will give rise to a new planning unit of 10,386 m^2 - a mixed B2/C1 (general industrial/hotel) use.

Car Parking

28. The Brewery currently contains 9 car parking spaces (within the Old Brewery Yard) to serve the existing 8,971 m^2 floorspace within the Brewery. It is proposed to adapt the former basement of the warehouse to provide 31 new car parking spaces. The 40 spaces resulting from the scheme will be flexibly managed to provide for the operational needs of the completed development. This will improve the provision for the business within the refurbished Brewery (proposed floorspace of 8,774 m^2), and for overnight parking for hotel guests to make up for the parking spaces removed by the Riverside enhancement. In effect, the shortfall in car parking provision on the application site will be reduced while also reducing the visual impact of parked cars in the Conservation Area.

Traffic and Transport

29. The traffic implications of the scheme for New Street and Riverside (motor vehicles) and the River Thames (boats) have been studied and are the subject of a separate specialist report. The broad objective is to reduce in particular the heavy goods vehicle traffic.

30. A Green Transport Study of Brakspear's operation is presently being carried out in consultation with OCC.

31. Henley's chronic car parking shortage, the retailing problems associated with it, the high level of traffic in the town, and in particular the traffic which marrs New Street and Riverside, cannot be reduced without proper implementation of the Henley on Thames Town Centre strategy. That event is dependant on public policy, is outside of the applicant's control and beyond the scope and timescale of this scheme.

Archaeology

32. Brakspear have appointed a consultant to advise in respect of the archaeological significance of the buildings. Their advice has been incorporated into the improvements proposed within the application site.

Planning Policy

33. This scheme seeks to further the following Objectives as contained in the South Oxfordshire Local Plan adopted April 1997 (SOLP).

❖	Environment	❖	Recreation
❖	Development restraint	❖	Tourism
❖	The local economy	❖	Heritage
❖	Sustainable development	❖	Transport

34. The scheme is in accordance with the following SOLP policies: G1, G2, G3, G7, G8, G9, G10, G11, G12, G14, CON6, CON8, CON9, CON10, CON14, CON15, E6, E7, T1, T2, T3, T5, T7, T14, TSM1, TSM2, TSM5, R7.

Simon Eve Associates **1 September, 2000**

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