APPLICATION NO:
F/2001/3340

LOCATION:
Deep River Cottage Ferry Lane, Wargrave Reading.

APPLICANT:
Mr & Mrs Williams C/O Pain And Phillips Architects

PROPOSAL:
Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory.

EARLIEST DATE FOR DECISION: **12/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
MarbleBoard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Williams
C/O Pain And Phillips Architects
The Studio
2A Arbrook Lane
Esher
Surrey
KT10 9EE

Application Number: F/2001/3340

Parish:	**WARGRAVE**
Location:	**Deep River Cottage, Ferry Lane, Wargrave, Reading.**
Proposal:	**Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory.**

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

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

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 05 June 2001
My ref: F/2001/3340
Your ref: aww42.10/rjkp

Pain & Philips Architects,
The Studio, 2A Arbrook Lane,
Esher,
Surrey,
KT10 9EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sirs,

DEEP RIVER COTTAGE, FERRRY LANE, WARGRAVE – F/2001/3340

I refer to your letter dated 29th May. I write to inform you that I am unable to consider the proposed alterations, as set out in your letter and accompanying drawings, as non-material amendments to the above planning application. The alterations would involve changes to the party/shared boundary wall and therefore a new planning application would be necessary.

Yours faithfully,

John Mitchell
Development Control Manager.

pain + phillips architects

29 May 2001

aww42.10/rjkp

43917

PLANNING SERVICES	HPT
POL	TLS
DC AO	ENF
APP	
CS	
31 MAY 2001	
COPIES TO:	ACK:
	FILE:

Mrs A Odell / Mr G Allpress
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs A Odell and Mr G Allpress

Deep River Cottage, Wargrave
New garden room and garden store.
Planning approval ref: F/2001/3340

Further to my recent discussions with Mrs Odell I am writing to confirm the agreement that my client has reached with his neighbour and which will produce a minor non-material amendment to the approved planning application.

The agreement involves the proposed gable wall of the new garden room at the boundary with 16 High Street, Wargrave. My client has agreed with his neighbour that the gable wall, rather than being built just inside the boundary wall may replace the wall and that rainwater may discharge onto the neighbouring land and drain to a new soakaway.

This has the effect that the volume of the garden room will increase by the thickness of the garden wall. There will be very little visual effect to the proposal.

I attach a copy of the letter of agreement received from the owner of 16 High Street together with amended extracts from our drawing no. AWW.42.02 which illustrate the proposed alteration.

We hope that you will be able to agree that this is a non-material minor amendment that can be accommodated by this correspondence.

Please call should you need to discuss further.

Yours sincerely

Richard Pain

Att. As above.

cc. Mr & Mrs P Williams

Richard JK Pain BA BArch RIBA Michael B Phillips Bsc MA RIBA
The Studio, 2A Arbrook Lane, Esher, Surrey KT10 9EE
tel 01372 463896 fax 01372 467341
e pparch@mac.com

**********FILE COPY**********

Tel: 0118 974 6442

Date: **16 February 2001**

My ref: F/2001/3340

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3340
Deep River Cottage, Ferry Lane, Wargrave, Reading.
Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3340**
Deep River Cottage, Ferry Lane, Wargrave, Reading.
Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6442

Date: **16 February 2001**

My ref: F/2001/3340

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3340
Deep River Cottage, Ferry Lane, Wargrave, Reading.
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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** *Application Number:* **F/2001/3340**
Deep River Cottage, Ferry Lane, Wargrave, Reading.
Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3340

Proposal:
Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory.

Location:
Deep River Cottage Ferry Lane Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 15/03/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **05/04/2001**. Written comments submitted will become available for public inspection.

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

Date: 15/03/2001

89125-39134

01237
478723

Received by Wokingham District Council

Application No: F/2001/3340

Proposal:
Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory.

Location:
Deep River Cottage, Ferry Lane, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2001. Written comments submitted will become available for public inspection.

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

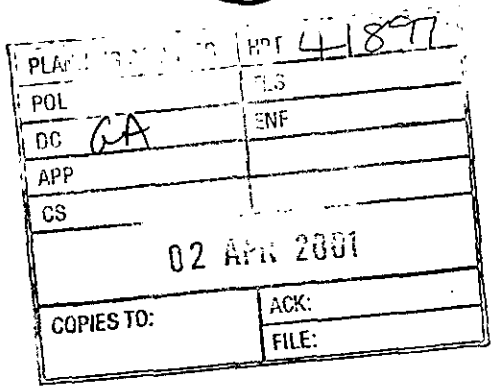
Head Planning and Transportation

16 February 2001

FILE PLEASE

Our ref: SP\2001\003230\001
Your ref: F/2001/3340
Date: 27th March 2001

ENVIRONMENT AGENCY



FAO: George Allpress
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir

PROPOSAL: Single Storey Rear Extension To Dwelling & Detatched Garden Store. Demolition Of Existing Conservatory
LOCATION: Deep River Cottage, Ferry Lane, Wargrave, Reading

Thank you for your letter dated 16 February 2001, which was received on 21 February 2001. You are asked to quote the following reference in any correspondence: **SU77NE/19/17**.The Environment Agency has the following comments:

Flooding/Land Drainage: Contact Toong Cheah On 01276 454335

The site is partially within the 1 in 100yr modelled floodplain of the River Thames. The 1 in 100 year flood water level at this site is estimated at 34.33 metres above Ordnance Datum (Newlyn). The site is therefore within an area where new development is to be strictly controlled.

However, although the site is subject to flooding, this proposal would, because it takes place on the part of the site which is out of the floodplain, be unlikely further and materially to impede the flow of flood water or to increase the risk of flooding elsewhere. Accordingly I would not advise against this proposal on flooding grounds.

We ask that the following conditions are imposed on any planning permission granted:

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

CONDITION: No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Application Delegated prior to receipt of comments 2/4

Cont/d..

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

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

CC: Pain & Philips Architects, The Studio, 2a Arorvok Lane, Esher, Surrey, KT10 9EE

WORK SHEET FOR: George Allpress

Application Number: F/2001/3340

Applicant: Mr & Mrs Williams C/O Pain and Phillips Architects

Location: Deep River Cottage, Ferry Lane, Wargrave, Reading.

Proposal: Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		22/02/01

Date of Neighbour Notifications : 16/02/01

Date of Site Visit : 20/02/01

Date Registered : 08/02/2001

Earliest Date for Decision : 12/03/2001

Latest Consultation Date/Site Notice Expiry Date : 12/03/2001
16/03/01 (GA)

This application will have expired on: 05/04/2001. 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 :

Conservation Officer -

Archaeologist - advises the site requires an Archaeological watching brief and recommends a condition be attached to ensure one is carried out.

Wargrave Parish Council - no comment.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3340

Appraisal :

The application property is an attractive detached cottage which is situated in secluded grounds. The property grounds are secluded, enclosed on three sides by large houses in equally substantial plots, the boundary between being tree and hedge screened two pus meter high walls . The plot length of the application property is over 100 metres long and stretches from the rear of shops and premises fronting the High Street to the river bank in the west.

The application proposes replacing an existing conservatory with one of a light weight contemporary design and erecting a modestly sized, traditionally designed garden shed at a spot close to the north property boundary.

The conservatory would be built in a void facing north east and abutting a 2.3 metre high boundary wall with the adjacent property, 'Silvaplana'.

The site is in a well screened location which can not be seen from either surrounding properties or the rest of the Conservation Area. The design of the structure is in any even light weight, contemporary, well balanced and would not detract from the building or its setting.

The character and appearance of the Conservation Area would therefore be preserved or enhanced.

There is an existing conservatory, of broadly the same dimensions, which the application proposal would replace, therefore no material change in neighbour amenity.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3340
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

RECORD OF SITE VISIT

SITE ADDRESS: Deep River Cottage, Ferry Lane, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3340

OFFICER: George Allpress

DATE OF SITE VISIT: 20/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Designated Conservation Area, comprising residential settlement characterised by attractive period properties, mainly a traditional village setting, although the application property is part of a group of houses which are separate from the heart of the village.

3. DESCRIPTION OF SITE/BUILDING *Detached single family dwelling, white* washed rendered cottage with thatched roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES Silvaplana to the north, shop and premises fronting the High Street to east.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	N/A.
LEVELS	Level but with marginal fall to the river
BOUNDARY TREATMENT	Walls, metal entrance gates and hedging.
OTHERS	Conservation Area.

RK

DELEGATED

FROM: George Allpress

DATE: 16 February 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3340

Proposal: Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory..

Site Address: Deep River Cottage, Ferry Lane, Wargrave, Reading.

Applicant: Mr & Mrs Williams C/O Pain And Phillips Architects.

Your observations are required in respect of this application **by 12/03/2001** .

No comment.

POL	
DC	
APP	
CS	
14 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: [signature]

DATE: 5/3/01

Clerk To Wargrave Parish/Town Council.

See Part 1 plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: George Allpress

Date: 16 February 2001 19 FEB 2001

Application Number: F/2001/3340

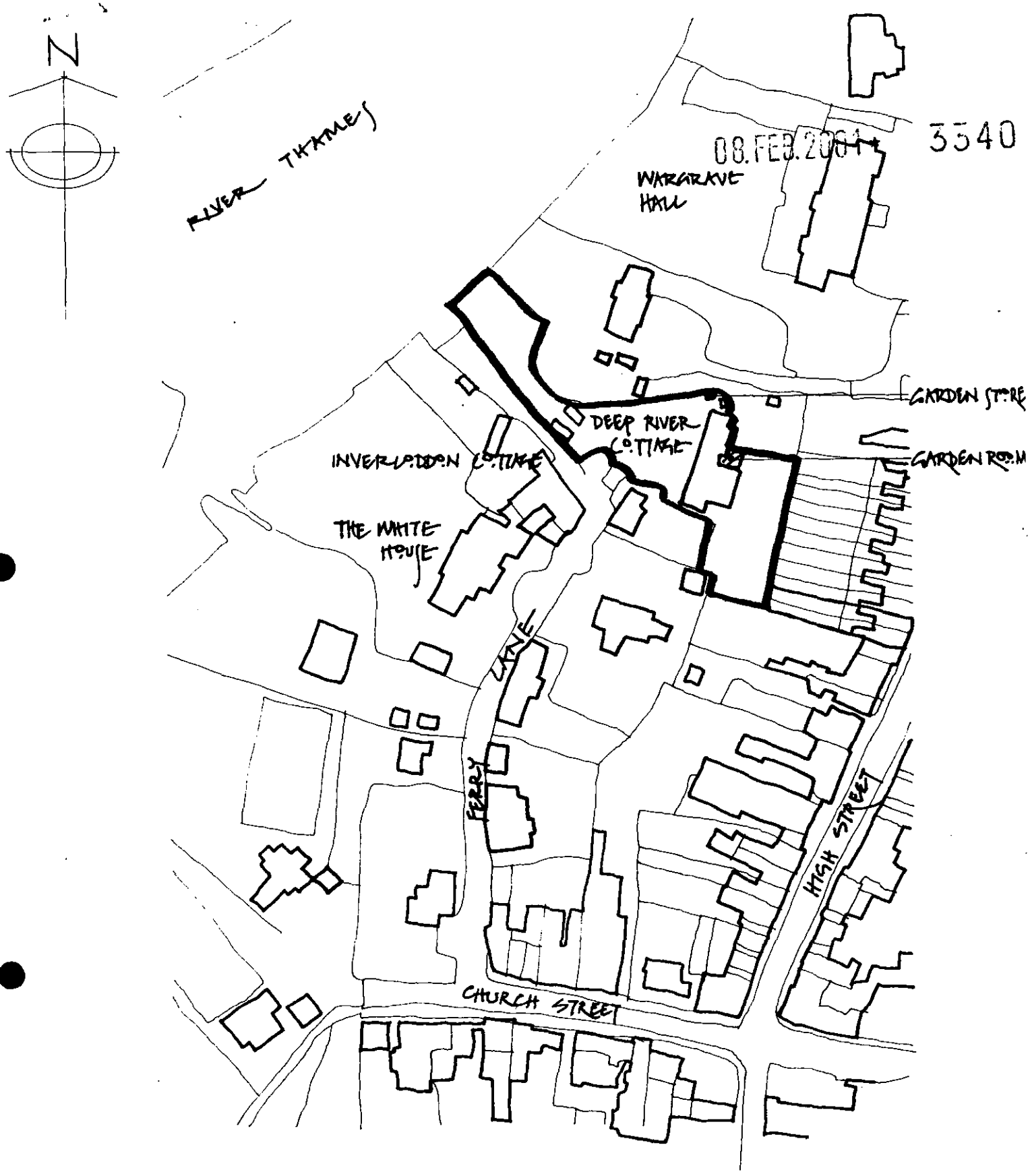
Proposal: Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory..

Site Address:
Deep River Cottage, Ferry Lane, Wargrave, Reading.

Applicant:
Mr & Mrs Williams C/O Pain And Phillips Architects.

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

See enclosed comments.



DEEP RIVER COTTAGE
GARDEN ROOM

WARGRAVE

© **pain + phillips** architects
THE STUDIO, 2A ARBROOK LANE, ESHER, SURREY KT10 9EE
tel 01372 463896 fax 01372 467341

LOCATION PLAN

AWW42.01

SCALE: 1:1250
DATE: FEBRUARY 2001
PURPOSE OF ISSUE: PLANNING APPLICATION

Environmental Services

For office use only.
Application number: 08.FEB.2001* 3540

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS P WILLIAMS
	Address and postcode	DEEP RIVER COTTAGE FERRY LANE WARGRAVE BERKS. RG10 8ET.
	Phone number	
2	Agent's Name	PAIN + PHILLIPS ARCHITECTS
	Address and postcode	THE STUDIO 2A ARLINGTON LANE ESHER SURREY KT10 9EE.
	Phone number	01372 463896
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE SITE LOCATION PLAN AWW.42.01 (SCALE 1:1250 AS AMENDED 7.2.01)
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY GARDEN ROOM (DEMOLITION OF EXISTING CONSERVATORY AND NEW GARDEN STORE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☐ NO TREES AFFECTED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RENDER TO MATCH, PLAIN CLAY TILES, METAL STANDING SEAM ROOF + WALL.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity

Please turn over

9	How many bedrooms does the property have?	Existing: N/A.	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. 1:250 ✓		
	• 1:100 or 1:200 scale floor plans and elevations. 1:50 ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] • on behalf of Mr + Mrs P. Williams

Date 7.2.01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 14/03/01

Location:

Deep River Cottage Ferry Lane Wargrave

Proposal:

Demolition of existing conservatory, plus single storey rear extension to dwelling and detached garden store

Application Number: F/2001/3340

Deep River Cottage is within the Wargrave Conservation Area, but screened from public view. The proposed conservatory is tucked at the rear of the property. And will have on visual impact on neighbours or the village .

I have no objection to the proposals but suggest that details of the metal standing seam roof should be provided as a condition if the application is recommended for approval.

Harold Sanders

CONSERVATION+DESIGN

FROM: George Allpress

DATE: 16 February 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3340

Proposal: Proposed single storey rear extension to dwelling and detached garden store. Demolition of existing conservatory..

Site Address: Deep River Cottage, Ferry Lane, Wargrave, Reading.

Applicant: Mr & Mrs Williams C/O Pain And Phillips Architects.

Your observations are required in respect of this application **by 12/03/2001** .

No comment.

SIGNED: _____ DATE: 5/3/01

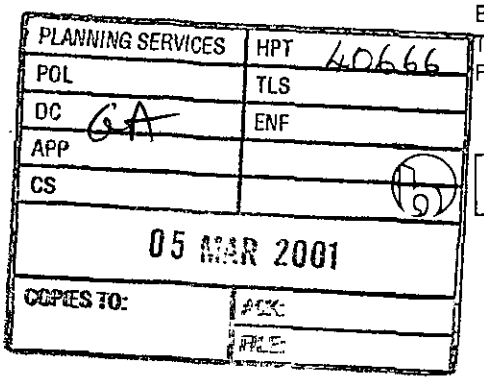
Clerk To Wargrave Parish/Town Council.

Babtie Environmental

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

Our ref Kgb02

Your ref As below



Babtie

A member of Babtie Group

2nd March 2001.

MR G Allpress,
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear George

APPLICATION F/2001/3340
DEEP RIVER COTTAGE, FERRY LANE, WARGRAVE.
ARCHAEOLOGICAL WATCHING BRIEF

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 application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on 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."

Please find enclosed a copy of a brief for the archaeological work required.

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

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

DEEP RIVER COTTAGE, FERRY LANE READING, WARGRAVE

BRIEF FOR AN

ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

DEEP RIVER COTTAGE, FERRY LANE, READING, WARGRAVE
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

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 Deep River Cottage, Ferry Lane, Reading, Wargrave, at grid reference SU7851 7871.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/3340 submitted to Wokingham District Council, proposes a singe storey rear extension to dwelling and detached garden store with the demolition of existing conservatory.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies on the edge of the River Thames, an area rich in prehistoric artefacts. The proposed construction may disturb archaeological remains associated with the prehistoric period. Further the site is surrounded by numerous buildings dating to the Medieval period.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out 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.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

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

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (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.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 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.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

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

8.2 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.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 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.

10 ARCHIVE DEPOSITION

10.1 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.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should 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* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 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).

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

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 (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and 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

11.5 The report should also 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 in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

1792

C-A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3340 relates.

Address of site DEEP RIVER COTTAGE, FERRY LANE

WARGRAVE BERKS RG10 8ET

Signed

Date 22-02-01

* Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland, or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 FEB 2001
Officer: GA	Application No. F/2001/3340

Map No. 21 Site 0018
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND DETACHED GARDEN STORE. DEMOLITION OF EXISTING CONSERVATORY

Location: DEEP RIVER COTTAGE, FERRY LANE

Parish: WARGRAVE Ward: Wargrave 16-2-01 D.

Applicant: MR/MRS WILLIAMS

Fee Received 95-00 (2) 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 ..... Conservation Area .....

Date Site Notice Sent : 16-2-07 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 : .....
Southern Electricity Board : .....
British Gas : .....
PSA Oil Pipeline : .....
Transco : .....
Environment Agency 'Flood Zone' : ✓

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

HERITAGE BODIES

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

OTHERS:

River Thames Society ✓
.....
No pre-apps

NEIGHBOURS:

S/N + see map

08.FEB.2001* 3340

pain + phillips architects

7 February 2001

aww5/rjkp

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Deep River Cottage, Wargrave
New garden room and garden store.

Please find attached the following documents which constitute a full planning application.

1. Six copies of your Householder Planning Application Form and Certificate A duly completed.
2. Our cheque no. 200230 in the sum of £95.00.
3. Six copies of our drawings no.s AWW42.01 and 02 as below;

AWW.42.01	Location Plan	Scale 1:1250
AWW.42.02	Plan, Elevation and Section of the Garden Room	Scale 1:50
AWW.42.03	Plan, Elevation and Section of the Garden Store	Scale 1:50

The proposal is to remove an existing conservatory and to replace it with a new garden room and to remove an existing free standing chalet style garden store and replace it with a new simple garden store.

The garden room is to have a simple frameless glass wall facing the garden with a shallow pitched lead coloured metal standing seam roof above. The glass wall, which can be opened up to its full width in warm weather, allows a more uninterrupted view of the garden from the house.

The new garden store is designed to sit more comfortably with an existing adjacent outbuilding and the house itself. It is smaller than the existing chalet style building that it replaces.

We look forward to discussing this project with you.

Yours faithfully

Richard Pain

Att. As above.

cc. Mr & Mrs P Williams

Richard JK Pain BA BArch RIBA Michael B Phillips Bsc MA RIBA
The Studio, 2A Arbrook Lane, Esher, Surrey KT10 9EE
tel 01372 463896 fax 01372 467341

ADDRESS DEEP RIVER COTTAGE FERRY LANE PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
157/72	MR J WESTACOTT	ALTERATIONS & ADDITIONS	17.2.72	APP C/A
35074	MR D TYE	GARAGE TO RES/NEW GARAGE/ 1ST FLOOR EXT.	14.3.90	G/A
BRA 8807	"	GARAGE	9.4.90	APP
BRA 8808	"	1ST FLOOR EXT.	11.6.90	APP
BRA 8809	"	GARAGE TO RES	11.6.90	APP
43347	MR S MASON	BOATHOUSE & WET DOCK	20.10.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 08.FEB.2001* 3340

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS P WILLIAMS
	Address and postcode	DEEP RIVER COTTAGE FERRY LANE WARGRAVE BERKS. RG10 8ET.
	Phone number	
2	Agent's Name	PAIN + PHILLIPS ARCHITECTS
	Address and postcode	THE STUDIO 2A ARDROK LANE ESHER SURREY KT10 9EE.
	Phone number	01372 463896
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS 1 above SITE LOCATION PLAN AWW.42.01 (SCALE 1:1250 AS AMENDED 7.2.01)
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY GARDEN ROOM (DEMOLITION OF EXISTING CONSERVATORY AND NEW GARDEN STORE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☐ NO TREES AFFECTED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RENDER TO MATCH, PLAIN CLAY TILES METAL STANDING SEAM ROOF + WALL.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A.	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan. 1:250 ✓		
	• 1:100 or 1:200 scale floor plans and elevations. 1:50 ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

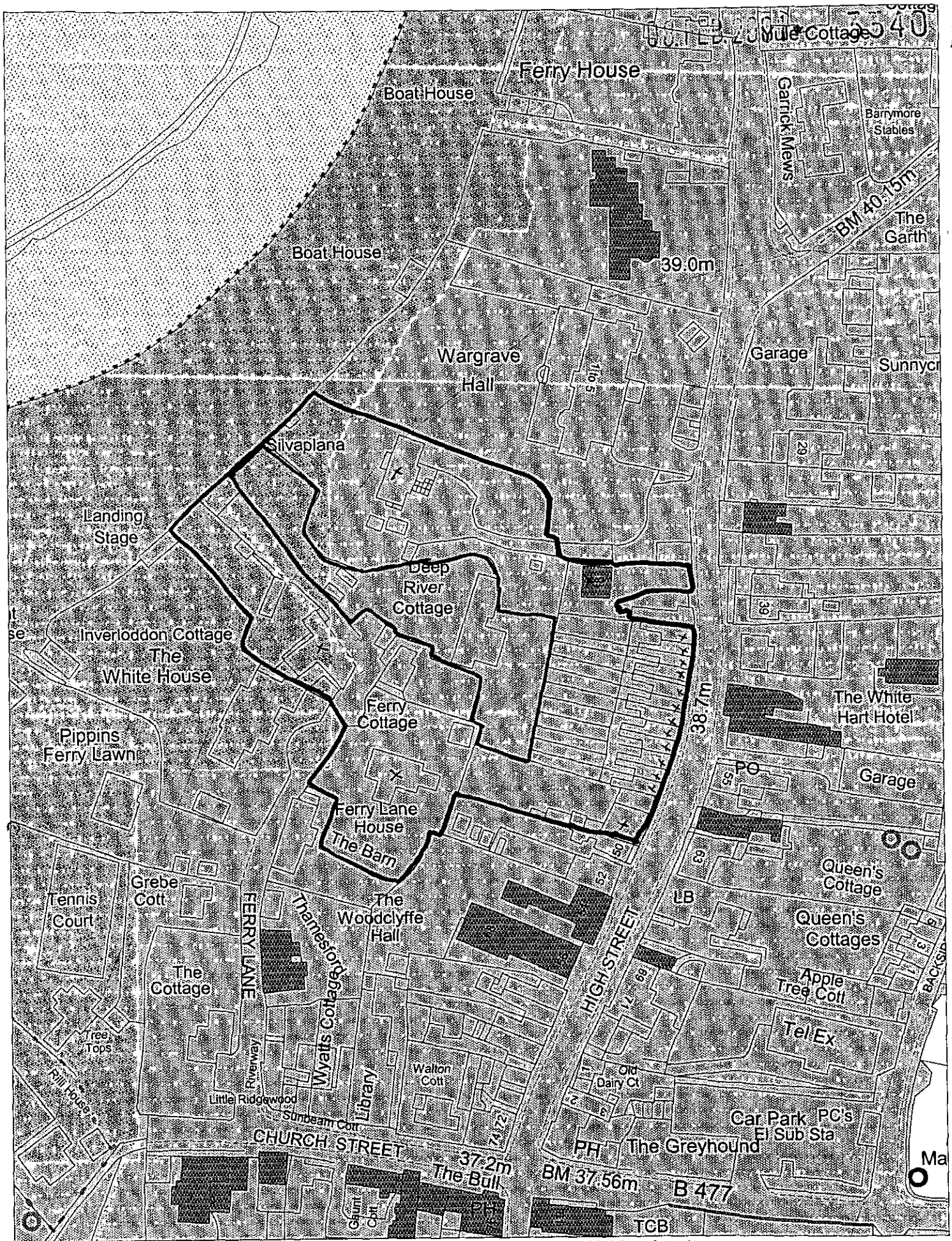
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr + Mrs P. Williams

Date 7.2.01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.
13 February 2001

Scale: 1 : 1250

N W E S