LOCATION:
University Of Reading Whiteknights, Reading.

APPLICANT:
U University Of Reading C/O Keith Bright

PROPOSAL:
Consultation from Reading BC on outline application for the erection of an academic research and education building with partial underground carpark and alterations to existing carpark

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
~~**22/03/2002**~~ 22-02-02

CASE OFFICER: **Nicola Lake**

NO OBJ RAISED.

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Marbleboard
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HANS HAENLEIN ARCHITECTS
3 WESTERN TERRACE • LONDON W6 9TX
Telephone: 020-8748 3871 Facsimile: 020-8741 5858
e-mail: hans@haenlein.com

98/18/4.1/HH/ST

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

18 January 2002

BY FAX AND MAIL

Dear Mr Dawe

PLANNING APPLICATION NUMBER 00/00660/OUT/AD
INTERNATIONAL CENTRE FOR INCLUSIVE ENVIRONMENTS

I am dismayed by your telephone call this morning, which seemed to indicate that there will be yet another delay in our application going forward to the Planning Committee for consideration.

I understand that there are now eight additional points you wish me to respond to, none of which were raised previously. Please confirm that there are no others to be sprung on us when these eight have been satisfactorily dealt with.

Below I respond to each item as you raised it. Please correct me by return of fax if I have misunderstood any of them.

1. **People Movements**

   You expressed concern about additional people movements generated by the proposed new buildings.

   The proposed buildings are to house teaching, research and residential activities at present carried out largely in other parts of the University. We aim to bring these together under one roof thereby relieving accommodation pressure, people and car movements elsewhere on the site. The consideration of the effect on the rest of the University is beyond our brief and should not affect your consideration of our application.

2. **Car Park Accessibility**

   The car park will be accessible to the University as a whole.

   The building will be constructed in several phases thereby limiting the amount of car spaces taken temporarily out of commission at any one time. The new car park on the 'overflow' site will be commissioned before any car spaces are taken out of commission on the Concept Building site. This provides net additional parking for ~~40~~ cars. 4 cars not 40

Continued/page 2

3. **Hedge Protection**

The proposed building will be moved a further meter east - away from the hedge. The margin between the new buildings and the adjacent North/South road can easily accommodate this adjustment.

4. **Parking for Residential Units**

Priority parking for the residential units will be under the new buildings. Any overflow will be on the adjacent overflow parking site (see submitted drawing WO99/B/465).

Approximately 10% of the residential units will be set aside for residents with a variety of disabilities. Two disabled parking spaces will be allocated to these. Wheelchair users account for only 5% of the total disability range.

There will also be a bus pick-up and drop-of facility at the main entrance between Pavillion A and the Research Pavillion.

5. **Undercroft Gradient**

The undercroft gradient will be less than 10%.

6. **Parking Manoeuverability**

1m extra width will be provided at the end of the undercroft parking rows to facilitate car manoeuverability.

7. **Secure Cycle Storage**

Secure cycle storage will be provided at the entrance to the underground car park.

8. **Townplanning Application to Woking Borough Council**

I will check with Keith Bright and the University Estates Department how the Townplanning application to Woking Borough Council has been dealt with. As soon as I have a response I will let you know.

Please let me know whether our application will now go to the next Planning Committee meeting 6 February 2002. As I reminded you previously, this application has now dragged on since its submission 8 June 2000 - over 18 months ago. Our fundraising has been frustrated by this delay. The proposed new facility is in support of a major EU and Government initiative - the alleviation of disability discrimination. I can not believe that it is in the Council's interest to stand in the way of such an important development and trust you will do everything in your power to achieve an early resolution.

Yours sincerely

Hans Haenlein

Professor Hans Haenlein

HANS HAENLEIN ARCHITECTS
3 WESTERN TERRACE • LONDON W6 9TX
Telephone: 020-8748 3871 Facsimile: 020-8741 5858
e-mail: hans@haenlein.com

AD

98/18/4.1/HH/ST

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

3 September 2001

Dear Mr Dawe

PLANNING APPLICATION NUMBER 00/00660/OUT/AD
INTERNATIONAL CENTRE FOR INCLUSIVE ENVIRONMENTS

Further to my letter of 12 April 2001 I should like to confirm my understanding of our subsequent telephone conversation as follows:

(The letters are referenced to the attached drawing)

1. The trees marked 'A' can be removed.
2. The tree marked 'B' is to be moved to a new location.
3. The trees marked 'C' will not be interfered with by the proposed development.
4. The University is to investigate the trees marked 'D' and 'E' and to provide an assessment of whether they can be moved to another location.
5. We agreed that the hedge marked 'F' is to remain in principle but that sections of it will be broken out to provide generous views from the proposed pavillions A, B and C across the site to the west.
6. I confirmed that the proposed pathway will be diverted from the large plane trees.

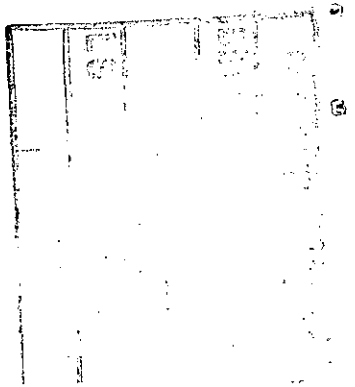
Regarding item 4. I enclose a copy of a note from the Director of Estates and Buildings, together with a marked up site layout, confirming that the soil between trees 'D' and 'E' at 1m is yellow clay with sand and gravel and that the University's Head of Grounds and Environment believes it to be OK to lift these with a spade lifter and to move them to a new location.

I understand that this information will now enable you to recommed Outline Approval under the Town and Country Planning Act 1990 of the University's application of last year.

Yours sincerely

Hans Haenlein

Hans Haenlein



Keith Bright

The University of Reading

Keith

There will be no problem moving trees (D) and (E) — this is very good news!

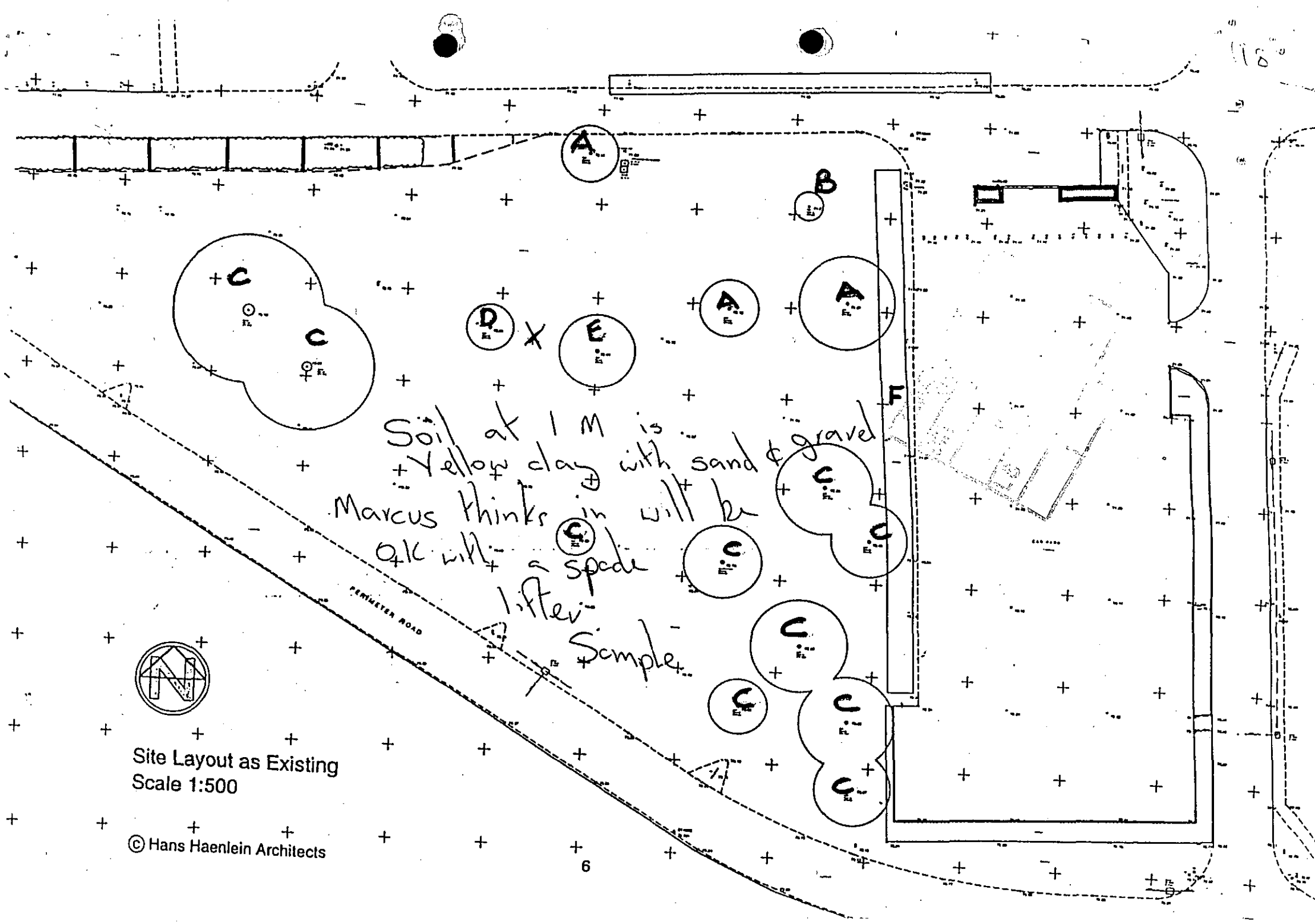
Regards

Gordon

With the compliments of

G. E. Davies
Director of Estates and Buildings

Whiteknights, PO Box 235, Reading RG6 6BW



Site Layout as Existing
Scale 1:500

© Hans Haenlein Architects

(AD)

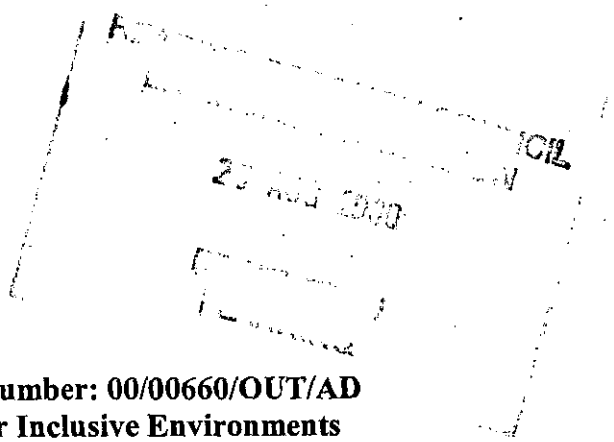
The University of Reading

Department of Construction Management & Engineering

Whiteknights, PO Box 219, Reading RG6 6AW, UK
Direct Line: (44) 0118 931 8201
Fax: (44) 0118 931 3856 Telex: 847813

Kb/vk

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



25 August 2000

Dear Mr Dawe,

Planning Application Number: 00/00660/OUT/AD
International Centre for Inclusive Environments

Thank you very much for our meeting and discussion yesterday with Richard Stimpson relating to the above outline planning permission application. It was an extremely useful conversation from my point of view in that I am now more aware of the concerns expressed by both you and Richard Stimpson regarding the trees on the site. I hope I was able to assure you that the people driving this application, on behalf of the University, are absolutely committed to ensuring that the landscape in which the new building will sit, together with the overall appearance of the superb environment in which we work, will be safe guarded and we have no wish for anything other than this to be the case. Clearly, as with any development in such a setting there are areas which need to be addressed but from the comments made yesterday it is clear that we have a common aim in coming to a satisfactory conclusion.

I understand that certain obligations will be needed with regard to the protection, removal or moving of certain trees but I thought it would be useful to write to you to confirm my understanding of the conversation yesterday and to use that as a starting point for moving forward. For clarity, I have attached two plans of the site, both of which form part of the outline planning permission application but on which I have added additional information relating to our conversation yesterday.

For clarity I have given the trees and hedges an identification letter and I will refer to each of these in turn.

Trees marked "A" on the plan
It is my understanding that the cutting down of the three trees marked "A" on the plan and which comprise a Hornbeam and two Lime trees will not raise any objection from either yourself or Richard Stimpson.

Tree marked "B" on the plan
It is our proposal to move the tree marked "B" on the plan, a Magnolia which is currently not a good specimen and is actually sited in a position for which it is not suitable. We will make arrangements for this Magnolia to be moved to another part of the Campus, a site position which could be agreed either by the Grounds Department of the University or in collaboration with yourselves.

Trees marked "C" on the plan
All trees marked "C" on the plan will remain in position and will be protected during construction works. I understand that there are guidance documents related to the protection of trees and tree routes during construction works and these will be brought to the attention of our Architects for consideration in the design and construction stage. As I stated yesterday, we have absolutely no wish to damage any of the trees on the this site and we will take all steps that are reasonably possible to ensure that no damage occurs.

Tree marked "D" on the plan
It is my understanding that there are two possible options with regard to this tree.
Option 1: To move the tree to another position on the site closer to the perimeter road and away from the proposed Residential Research Accommodation building. At the meeting yesterday you asked me to put in progress an investigation by the Grounds Department to assess the suitability of this tree for moving in terms of the sub-soil in which it sits. A copy of this letter has been sent to Gordon Davies, Head of the Estates Department at the University, and I will be contacting him as soon as possible to put this in hand. I understand that all that is required at this stage is an assessment of the sub-soil to assess the ability of the tree to be moved.
Option 2: I also understand that, in principle, you have no objection to this tree being moved or, if that cannot be the case, for a nursery tree of the same species to be planted on another part of the same site and for the tree marked "D" on the plan to be removed.

Tree marked "E" on the plan
This presents the most difficult challenge for the design in that it would appear to be too close to the proposed Residential Research Accommodation building. It is my understanding that again, you would have no objection to this tree being moved if it was possible to do so or that work could be carried out on it (I understand that as a "crown lift") to restrict its size adjacent to the building. We could also undertake the planting of another tree of a similar species somewhere on the Campus as agreed either by our Estates Department or in collaboration with yourselves.

A further option which did exist with regard to this tree was to change the footprint of the Residential Research Accommodation building and our Architect is looking into this possibility. As soon as a decision is made on this and, if appropriate, the plans are altered I will send a new copy through to you.

Pathways
I would confirm that you expressed a concern with regard to the pathways passing under the spread of the two large London Plane trees. As I indicated yesterday we are quite happy to re-route the paths such that they do not pass under the crown spread of the trees and we will take advice from the guidance notes mentioned by you yesterday with regard to how the paths should be installed to ensure that no damage occurs to the root system of

the trees. I would also confirm that you do not have any objection to the path as shown on the plan which passes through the group of lime trees. — subject to no digging.

Boundary to the perimeter road
I would confirm that you asked if it would be possible to put a hedge or some row of bushes on the boundary of the site along the perimeter road. Personally, I have no objection to this and can see certain benefits and would be more than happy to include this in the scheme. I will get back to you on this matter if the Estates Department highlight a reason of which I am not aware why this cannot be done.

Hedge marked "F" on the plan
At the meeting yesterday you expressed a wish, if possible, for the hedge which currently separates the landscaped area from the carpark to remain in position. Whilst it will be necessary to make several openings through the hedge to gain access to the building, I think it may be possible to retain part of the hedge and I have asked our Architects to look into this. I believe it may be possible to move the building over, 1½ closer to the adjacent road which would assist in allowing a proportion of the hedge to remain in position. Plans showing the revised layout will be with you shortly.

Generally
I hope that the above captures the comments which were made by us at our meeting yesterday. If there is something that I have not expressed clearly or if I have misunderstood a situation then please let me know. I think the idea from Richard Stimpson of meeting with our University tree expert, Marcus Nock, so that we can finalise what can be done and how it can be done on site, is a good one.

I would reiterate that the very nature of the building, the whole concept behind its development and what we wish to see both educationally and environmentally as exemplars of best practice mean that we are very happy to ensure that the building is sensitive to its environment.

I believe our conversation yesterday resulted in a view that with careful removal, moving and/or replacement of the trees on the site a satisfactory compromise can be achieved. I thank you for both your time and the time of Richard Stimpson yesterday in discussing the matters.

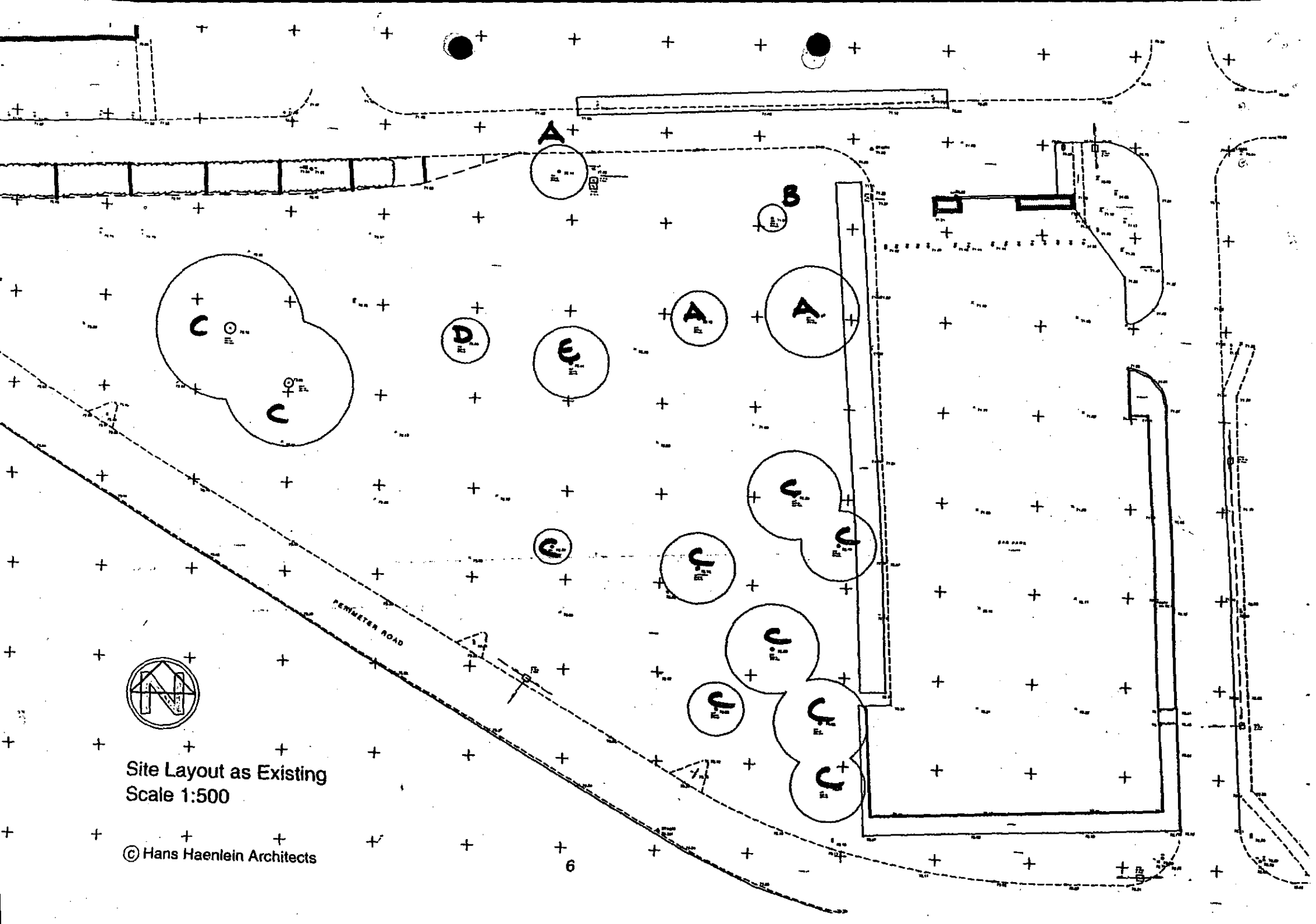
I will pass further information on to you as soon as I get it and will try to arrange a meeting on site with yourselves and Marcus Nock either prior to my going on holiday on the 12th September or after I return on the 26th.

Thank you for your attention to this matter.

Yours sincerely,

Keith Bright

Keith Bright MSc FRICS FBEng MASI
Research Group for Inclusive Environments



Site Layout as Existing
Scale 1:500

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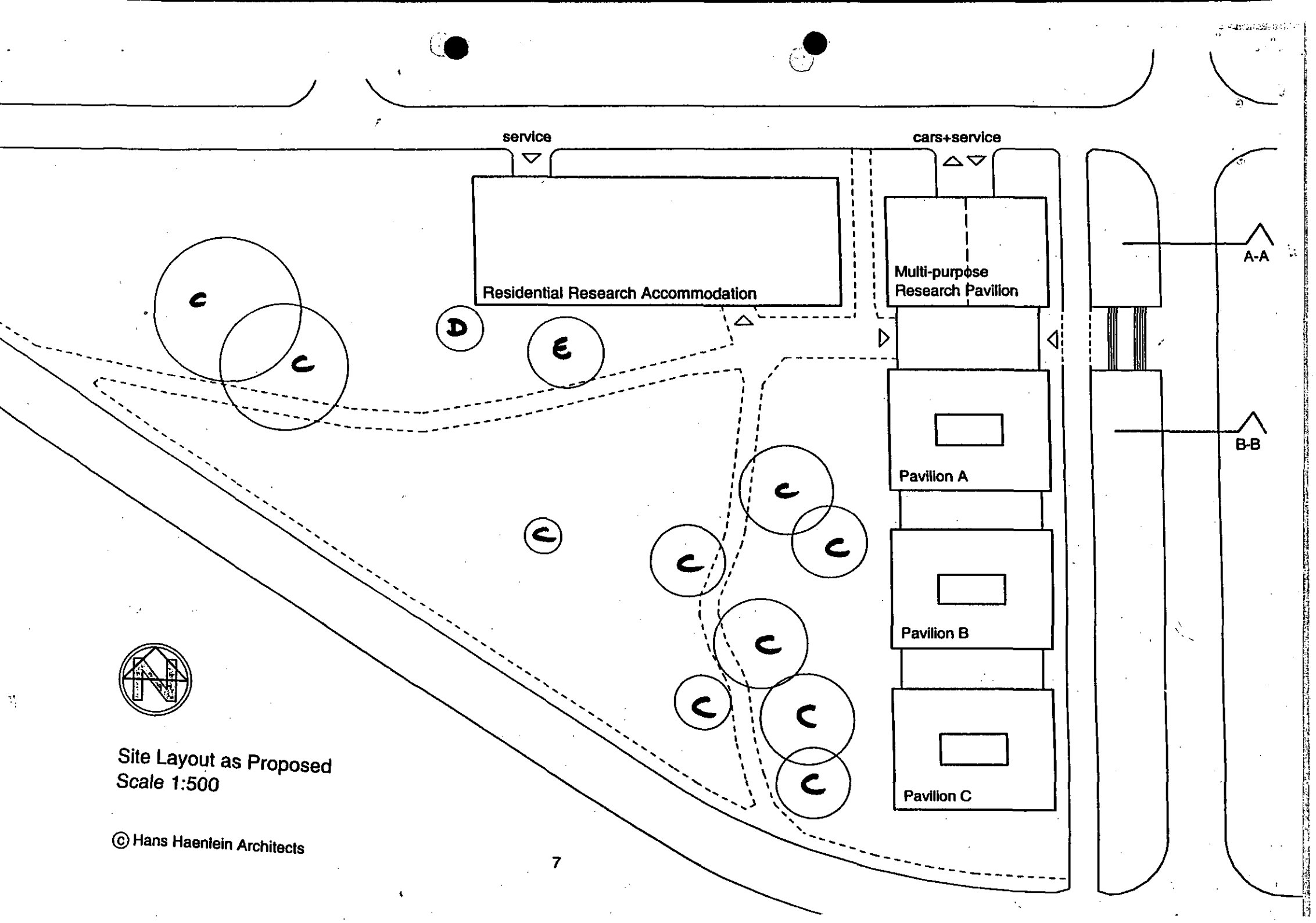

Site Layout as Proposed
Scale 1:500

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The Berkshire Unitary Authorities'

JOINT STRATEGIC PLANNING UNIT

St. Mary's House, c/o Town Hall, St. Ives Road, Maidenhead SL6 1RF
Tel. 01628 796749 Fax. 01628 796739

Head of Strategic Planning and Transport: Stuart Hylton

READING BOROUGH COUNCIL
ENVIRONMENT DIVISION
19 JUL 2000
RECEIVED BY
PLANNING

Please ask for: Phil Gill
Direct Line: 01628 796518
Email: phillip.gill@rbwm.gov.uk
Our Ref: M/3/3
Your Ref: 00/00660/OUT/AD

Andrew Dawe,
Planning Department,
Reading Borough Council,
Civic Centre,
Reading,
RG1 ~~8HE~~ 7TD.

17 July, 2000

Dear Andrew,

Proposed Development at Reading University, Application No. 00/00660

Thank you for consulting the Joint Unit on this application no. 00/00660 to develop the "International Centre for Inclusive Environments" at Reading University.

Following your clarification last week regarding the purpose of the development, it appears that the application raises no strategic issues. Therefore the Joint Unit does not wish to comment further on it.

If you would like to discuss this further please call me on 01628 796518.

Yours sincerely,

P.A. Gill

Phillip Gill
Senior Planner

Need plg layout for both sites.

The University of Reading

Department of Construction Management & Engineering

Whiteknights, PO Box 219, Reading RG6 6AW, UK
Direct Line: (44) 0118 931 8201
Fax: (44) 0118 931 3856 Telex: 847813

Research Group for Inclusive Environments

Andrew Dawe
Planning Officer
Reading Borough Council
Civic Centre,
Reading,
RG1 7TD

READING BOROUGH COUNCIL
ENVIRONMENTAL AND PLANNING
14 JUL 2000
RECEIVED IN PLANNING

13 July 2000

Your Ref.: 00/00660/OUT

Dear Mr Dawe

Re : Outline Planning Application – International Centre for Inclusive Environments

Further to our recent meeting at your offices please find attached herewith the further information we discussed relating to the above application.

The documents included are:

- Details of the elevations, perspectives and cross sections including the new longitudinal cross section (Section C-C) taken through Pavilions A,B,C and the multi purpose research Pavilion;
- A copy of the Case for Support and the Justification of Funds for the research funding application which gives more details of the proposed uses of the building;
- five copies of a plan at 1:1000 scale showing the two areas to which the application applies and their relationship to Pepper Lane and the entrance to the University. Redesigning the new car park under the proposed building to modern standards will bring about a reduction in that car park of 36 spaces. To accommodate this an extension is proposed to the existing car park adjacent to the Pepper Lane entrance incorporating a further 40 places. This will represent an increase overall on the campus of 4 places but demand placed on the parking places brought about by the new building will be absorbed in the general move by the University to reduce the number of parking places in accordance with its 'Green Transport Plan' – a copy of which is also included.
  Please note that the information contained in the document 'Justification of Funds' on pages 2 and 3 is now incorrect and the proposal is now to provide parking places as described above.
- A copy of the University's 'Green Transport Plan'.
- Details of the trees on or near the site of the proposed building.

I am unable at this stage to provide a detailed plan of the layout of the proposed car park extension as discussed at our meeting. I have contacted the our Architect,

Hans Haenlein, who is sending to me the site survey details on computer disc. When this is received the Estates Office at the University will draw up a draft layout proposal which, I trust, is all that will be required at this outline planning stage. I will endeavour to get this draft plan to you next week.

I trust that the enclosed answers the points raised in you letter of the 27th June and our subsequent discussions.

Whilst writing I would just confirm my understanding from our conversation that Wokingham Council will be informed of the submission of the application by your office as part of your procedures and that it is not necessary for me to inform them at this stage.

Thanking you for your assistance.

Yours sincerely

Keith Bright

Keith Bright
Research Group for Inclusive Environments
The University of Reading.

Encs

00/00660
University GP 8

READING BOROUGH COUNCIL
ENVIRONMENTAL SERVICES
14 JUL

The University of Reading

GREEN TRANSPORT PLAN - A Summary

February 2000

In response to national policies, such as Agenda 21, the Traffic Reduction Act 1997, the Department of the Environment's Policy and Planning Guidance notes, and the 1998 White Paper on Transport, the University has developed a Green Transport Plan, following extensive consultations with the planning and transport planning staff of Reading Borough Council and Wokingham District Council, and local transport operators. The intention of the Plan is to reduce car dependency and to encourage travel by other modes, both of which will be regularly monitored.

Both local authorities requested that the Green Transport Plan should be submitted to them as a condition for planning consent in an agreement under Section 106 of the Town and Country Planning Act of 1990, as amended by the Planning and Compensation Act of 1991. The University's Green Transport Plan has now been accepted by both Councils and will form part of all subsequent planning applications.

Policy

Over the past four years the University has reduced the number of car park permits by 4% per annum, with a reduction of 18% in the current year. Over the next five years, to balance the probable increase in car parking demand, policies will be implemented to diminish unnecessary car travel to the campuses so that, at worst, demand is managed with the current number of parking spaces for daily commuters.

Car

The University has set a target to reduce car commuting to the University by 10% over the next three years, with a view to a further reduction of 10% over the subsequent five years. To achieve this level of reduction the University will rely on support from the two local authorities within which the University is located, and from local transport providers, in helping create attractive alternative facilities to car travel.

Bus

The University has set a further target to encourage a shift to bus travel to a total of 10% staff and 10% students by the year 2003. To this end the University will continue to negotiate with local bus companies to increase the number of routes and the frequency of buses on routes serving the University sites.

Cycle

The University is currently improving the facilities for cyclists: cycle paths, storage facilities, and locker/changing provision near academic buildings. The University will increase pressure on the local authorities to provide safe cycle paths along the major routes to the university.

Car Parking

Car parking on the campuses will be controlled in five ways:

- limiting the available number of spaces
- stricter matching of permits allocated to the number of spaces available
- controlling vehicle access more strictly at entrances to the campuses
- increase parking charges
- defining the eligible user groups more strictly.

Justification for Funds Requested

Generally
The nature of the proposal is not suitable for consideration as a refurbishment, rather than a new build, project.

The research facilities which are an integral element to all of the functional uses of the spaces within the proposal will create a 'teaching hospital' concept which is currently unavailable in the proposed form either nationally or internationally. Nationally, the withdrawal of facilities at the Building Research Establishment, at one time a stalwart of construction related research, means that there is no obvious centre in the UK for the type of research development and testing work which is fundamental to this proposal. This proposal addresses this serious gap in research facilities and introduces an opportunity to study construction and user related research in a manner which currently does not exist nationally or internationally. The 'teaching hospital' concept and the research orientated philosophy behind the provision of all the functional areas proposed in the development will assist considerably in addressing this shortfall and provide a facility which is of national and international significance.

Central to the proposal is the design and construction of a totally new building, which together with its occupants (a significant proportion of whom will be physically disabled and or sensory impaired) will be integral to the research and development projects to be carried out within it and on it. It will provide a "real" environment in which to undertake research and development projects on inclusivity. The building will be inclusive, and accessible to a higher degree than is usual in public buildings. Also, it will be designed to accommodate, to the fullest extent possible, changes in fixtures, fittings, spatial layouts, means of circulation, finishings, etc. to maximise the adaptability of the building for the inclusivity research projects and to allow testing of equipment and facilities in actual use. The need to undertake such research in a 'real' environment will increase the costs required to set up the buildings

Additionally, the extensive, and unique, research element in the proposal together with the special nature of the building will necessitate a management infrastructure able to act in a concentrated and focussed way on the development and running of the building. However, as a building on an existing University campus there will be areas where co-operation with existing management systems, for example security, maintenance, catering, etc., may be beneficial and these will be explored the objective of minimising the operating costs of the building. Examples of areas where expenditure will exceed levels normally associated with a building of similar size include:

- **The Use of the Concept Building**
  Establishing a building which will support research to be carried out on the various use classifications proposed, will, in itself, test the boundaries of current knowledge. It will also require a flexibility of provision which must, by its very nature be fully understood and incorporated in to the design and construction stages.

  - **Research Office Accommodation**

  Anticipated research topics related to the use of the office accommodation will include those matters related to total inclusivity in the work place, safety, effective use of equipment and the role that spatial design can play in the independent use of a workplace environment. In assessing how such matters affect individuals, some of whom will have physical, sensory and learning disabilities and impairments, it will be necessary to set up, manage and control the total office environment in terms of, for example, the lighting, colour, finishes.

  However, it will also be essential to control the selection and use of other items not necessarily associated directly with the provision of a building, for example, office furniture and fittings, if credible research projects related to the study of workplace environments are to be formulated. The cost incurred for the initial setting up of all of the office accommodation is included in the total, the costs of any alterations for future research projects will be included in funding requests of individual research applications.

  - **Residential Research Accommodation**

  The rooms in the residential accommodation will be constructed and fitted to an inherently accessible standard . The facilities will take into account the needs common to all potential users: adequate spatial dimensions, accessible sanitary facilities etc. Some rooms will also be fitted to address the additional needs of those users who require items such as lifting equipment. The needs of all visually impaired and

deaf and hard of hearing users will be accommodated, for example in the provision of suitable alarm and other information systems and in the management systems adopted within the building. The need to provide suitable accommodation for carers will also be fully addressed.

The capital funding requested in this application includes the significant initial installation costs for these rooms. However, the costs of any alterations for future research projects, which may include both simple and substantial alterations to the facilities provided, will be included in funding requests of individual research, development and testing applications.

- **Multi Purpose Research Pavilion**

This pavilion will bring to the development the opportunity, and flexibility to undertake research and development programmes for which the development of prototype experimental facilities are required. The enclosed space, which will have the capacity to allow the construction of full scale sections of buildings, or specific features (lifts, staircases, etc), is a significant facility which will attract considerable interest from national and international research and development organisations. The considerable costs involved in maximising the flexibility of this space are included in the funding for this application. This pavilion will address a national need for a research resource which is currently no longer available due to a run down of facilities in other organisations such as the Building Research Establishment Ltd. (see also Case for Support)

- **Seminar Facilities/Communications Research**

This facility will be used to study the interaction of the communication process and the learning environment. The seminar facilities will be inherently accessible and designed and managed to maximise the communication process for all users. Whilst some teaching at postgraduate level will take place within this pavilion, the subjects covered will be those, across professions, which directly relate to the overall ethos behind the development. The facilities will also be made available to disability groups and organisations representing them for seminars, meetings, etc. The facilities will be available for research and development programmes, in for example, areas related to the provision of environments to maximise communication for visually impaired or deaf and hard of hearing people or the influence of communication techniques to assist people with dyslexia, etc.

The capital funding to develop fully inclusive facilities to current state of the art knowledge is sought in this application. The costs associated the flexibility to adjust those facilities for research and development projects is also included as are the costs of the initial fixtures and fittings. The costs of any alterations for future research projects, which may include both simple or substantial alterations to the facilities provided, will be included in funding requests of individual research, development and testing applications.

- **The Building Fabric and Design:**

The building will be an exemplar of best practice in inclusivity and sustainability. In its design flexibility will be the major factor influencing the selection of systems and construction processes. The building will incorporate state of the art design and technology in the fields of intelligent buildings and sustainable construction. It will also contain fully networked management systems related to monitoring energy use, indoor environment quality, security and the use of assistive technologies to aid navigation by users. All of these factors will contribute to a capital development cost considerably more than would normally be considered appropriate for a building of a similar foorplate ans volume.

Circulation around the building will be a major consideration in the design. Lifts and stairs used for vertical circulation will be given particular consideration. Lift shafts will be designed to permit maximum flexibility in terms of lift car provision to allow, either in individual research projects or as part of product design appraisals, the testing in real world situations of the design of lift cars and their associated controls. All initial construction costs to achieve the design flexibility required has been included in the funded requested.

The car parking at lower ground level will also be used for research and development projects. The relatively high cost of providing car parking is largely due to need to retain car parking quotas on the campus as a whole and on the need to maintain the existing car parking area on the site of the proposed pavilions.

The effect of utilising an existing car parking area for the site of the proposed building is to reduce the parking currently available from 92 spaces to 56 spaces. To allow for this, a car parking area near the proposed building will be extended to accommodate an extra 32 parking spaces and this is allowed for in the funds requested (see Application Form; Part Three -Funds Requested). Overall, this will lead to a reduction in current car parking spaces on the University Campus of 4 spaces with no allowance for the increased parking

requirements (envisaged at 40 spaces) for the proposed building. This reduction follows the general philosophy of the University's 'Green Transport Plan – 2000'.

Effect on Research Infrastructure, Short and Long Term

Initially Inclusive Environments Ltd (IE Ltd) (see Supporting Document 3 and Case for Support) will act as a facilitator of research and development. It will contract out the building and facilities to third parties, for example many departments within The University of Reading, for inclusion in their research and development programmes. As IE Ltd matures and becomes established as a Centre of Excellence, it will seek resources to develop and undertake its own research and development activities.

With respect to inclusivity, several potential research programmes directly using the research facilities or the various use areas within the building, have been identified. Investigations and negotiations on draft proposals between potential collaborators are already underway in topic areas such as:

- stair design, provision and safety,
- lift provision and usability of controls,
- the effects of lighting and glare within the built and transport environments,
- the use of olfaction in support of safe navigation and the identification of features,
- several projects related to the development of product design which address user need,
- the design of retail premises to facilitate a greater level of independence for physically disabled, sensory or cognitively impaired and elderly people when shopping,
- the use of 'Assistive Technologies' in existing homes,
- information and communications technology (ICT), achievement and the education of deaf children,
- the use of virtual reality in the education of deaf children.
- 'inclusivity, sustainability and buildability'

The projects being considered at this stage, in terms of inclusivity issues alone, represents a potential research value of over £3.5m. In addition to the areas described above, the special features and unique opportunities provided by the Concept Building and its occupants are expected to draw interest, and income, from industry in terms of developments and in-house real world trials and tests. Preliminary contacts indicate that many companies involved in the design and provision of equipment used within buildings are keen to make use of the proposed facility, either by renting space to undertake their own research or by taking advantage of research being carried out by an independent organisation such as Inclusive Environments.

In addition to the potential research proposals described above, other projects related to the management and construction of the building and on-going usage of the Concept Building being developed include:

- the total briefing process,
- pre-contract and post-contract relationships,
- various aspects of project management,
- risk management and value management studies,
- buildability,
- product manufacture,
- recording of the construction process for interactive student participation using 'Quick Time Virtual Reality',
- the design, provision and monitoring of an intelligent building (lighting, air quality, room comfort, acoustics, heating etc.),
- maintenance management as part of the construction process,
- various product design projects.

It is estimated that the total value of research projects being considered as being part of the planning, construction and post construction phases is in the region of £8.5 million over the first five years.

The Concept Building will provide, during its construction, use and ongoing adaptations phases, opportunities for Doctoral and post Doctoral research programmes. It will also offer substantial opportunities for all Masters' Programmes in its use, for example, as a research or study base for projects or dissertations.

The above estimates are for Construction Management research and do not include projects which could be developed by other Departments within the University including, for example, Psychology, Linguistics, Typography, Education and Engineering.

The International Centre for Inclusive Environments

Description of the site

The site has many established trees approaching 'middle age' which are precious to the University. The campus has many mature trees and younger trees planted in the 1960's and since, but fewer of this age group. There are no TPOs on campus.

Two trees on the site are rare on campus; the *MAGNOLIA Acuminata* and the *CARYA Ovata.* The magnolia is not growing particularly well in its present location and could be relocated. The history of the tree is unknown. Grounds department to check whether the tree is dedicated and permission must be gain from the University department that dedicated the tree before it can be moved.

The CARYA, hickory is middle aged. It retains a lot of water in its roots in winter. The crown diameter of the tree is 10m, but the root ball diameter will be 16m when mature.

The *TILIA Eurchlora* avenue of limes are to be preserved. They are well spaced and thriving in their current position. Tree no. 434 is the last in the avenue of lime trees. The limes have recovered from a disease and are now thriving. The limes will grow to be a similar height to the plane trees, taller rather than wider. To a certain extent they are self-pruning. Their crown diameter is 7m, which is approx. a third of their final diameter. The mature crown width of this tree, plus a 2m defines the building line for the scheme. This leaves 11-12m to the access road.

Special consideration should be given to works near to the *BETULA Pendula* the Birch's root ball. They are particularly sensitive to disruption.

Two dedicated trees have been planted on the site within the last few years; *OSTRYA Carpinifolia* and *TILIA Platyphyllos.* It was envisaged that permission can be obtained to relocate them.

Trees on the site

Ref:	**Genus, family, variety**	**English name**	
427	*TILIA Eurchlora*	Caucasian Lime	← two to be removed
431	"		
432	"		
433	"		
434	"		
435	*BETULA Pendula*	Birch	
436	*MAGNOLIA Acuminata*	Cucumber Tree	V. rare To be moved
437	*CARYA Ovata*	Shagbar Hickory	V. rare Unaffected.
438	*CEDRUS Atlantica Glauca*	Blue Cedar/ Atlas Cedar	
439	"		
440	*FRAXINUS Cross Hispanica*	London Plane	
441	"		
442	*PRUNUS Armeniaca*	Sergeant's Cherry	
443	"		

Not numbered on the plan are two dedicated trees- planted October 1998?

OSTRYA Carpinifolia	Hop Hornbeam
TILIA Platyphyllos	Common lime

Planning

Memo

To: Andrew Dawe

From: Richard Stimpson

CC:

Date: 13/07/00

Re: Consultation on a Planning Application

Planning Application Number: 00/00660/OUT/AD

Address: Car Park 8 and land adjoining, University of Reading

Further to my site meeting with Marcus Nock on 11 July 2000, I can confirm the following:

The Residential Research Accommodation block directly affects a small Hornbeam, Magnolia and 2 small Lime trees. The University may wish to reposition these trees elsewhere in the open space adjacent.

The proposal indirectly affects 1 No. semi-mature Blue Cedar and 1 No. young mature Shag Bark Hickory tree. Both of these are specimen trees and are likely to grow many times bigger. There is not enough clearance between these trees and the proposed building for long-term maturity and in the short-term for construction purposes.

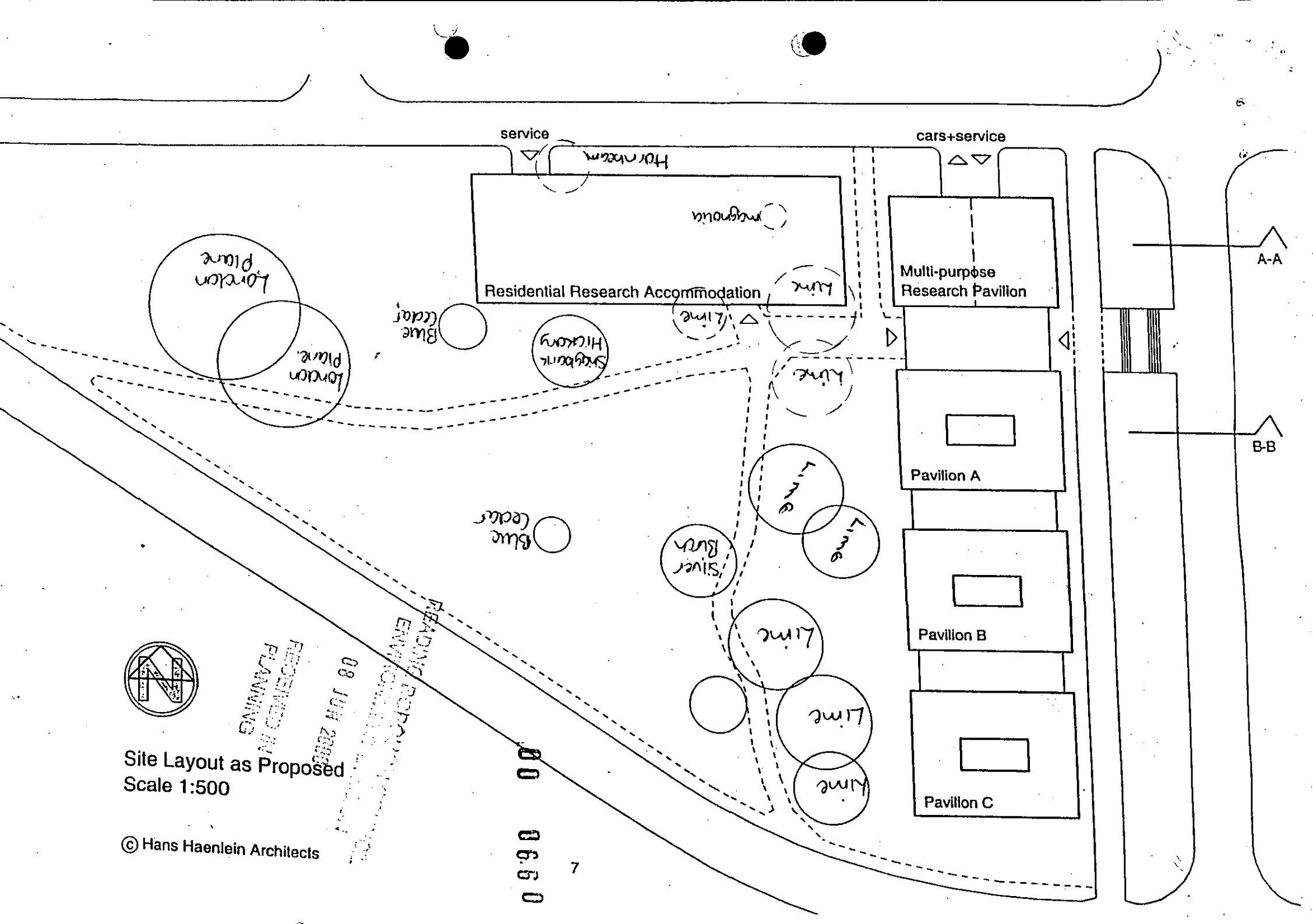
The footpath is also of concern as it's indicated on the A4 plan as underneath tree canopies.

There are many specimen trees on this site, most with a very long life expectancy remaining. I am concerned that not enough consideration has been afforded to the trees.

There is currently no TPO on the trees, as we consider the University to be a responsible body.

There is also a Hawthorn Hedge running north-south between the car park and the open space, which is in good, well maintained condition.

I think we should discuss the above issues with the applicant.


service
cars+service
Residential Research Accommodation
Multi-purpose
Research Pavilion
Pavilion A
Pavilion B
Pavilion C
A-A
B-B
Site Layout as Proposed
Scale 1:500
© Hans Haenlein Architects
7

The University of Reading

Estates & Buildings Department

Guidelines on

BUILDING SITES

and the

LANDSCAPED ENVIRONMENT

Contents

1.0 Scope of the Guidelines
2.0 Building Sites : General Consideration
3.0 Supplementary Specification : Landscape
4.0 Retention of Trees

A Policy document issued by
The Superintendent of Grounds and the Director of Estates and Buildings

29th June 1999

1.0 SCOPE OF THE GUIDELINES

The "Guidelines on Building Sites and the Landscaped Environment" summarises the University protocols agreed by the Superintendent of Grounds and the Director of Estates and Buildings. They are issued for the use of all staff, and Consultants engaged by the University, who provide contract administration services.

Generally landscape planting is undertaken by the Grounds Department, and these protocols are to ensure adequate protection to ground and trees, and approved preparation for landscape work (by others).

2.0 BUILDING SITES : GENERAL CONSIDERATIONS

2.1 Pre-Contract Stages

The Project Architect/Engineer/Adminstrator shall liaise with, and seek the agreement of, the Grounds Department as follows :-

2.1.1 Design

in respect of
a) site stripping of top soil
b) location and size of top soil heaps
c) location and extent of Contractor's Site Compound
d) tree protection and retention

2.1.2 Specification :

in respect of particular project specification sections relating to the site, namely

D20 Excavating and filling
Q30 Seeding/Turfing
Q31 Planting

In addition the contract documentation for ALL projects is to include the *Supplementary Specification : Landscape* as a document or as an appendix to the main specification.

2.2 Contract Period

The Grounds Department are to be invited to inspect the Site during the period of construction:-

a) before landscape works commence
b) during sub-soil preparation
c) before and after top soil placing

3.0 SUPPLEMENTARY SPECIFICATION : LANDSCAPE

A copy of the standard Supplementary Specification : Landscape is appended to these Guidelines.

4.0 RETENTION OF TREES

It is essential that the University does its utmost to protect all trees within its grounds. All companies or individuals involved in planning and construction or any trenching or earth moving must be made aware of these requirements.

4.1 Initial Site Survey

In addition to normal site survey material, a detailed tree survey should be carried out on sites containing trees. The Grounds Department are willing to provide specialist information for this although there may be situations where the advice of an independent consultant should be used.

4.2 Procedure for Tree Survey

Each tree's location should be accurately recorded on a base plan. Spot heights should be recorded so the effects of future ground level changes on trees can be considered.

All trees of 75mm stem diameter and above, measured at 1.0m above ground level should be included. Ideally all trees should be numbered with tags during the survey.

4.3 Recording the information

Sheets or computer record cards should be completed to record the following information

1) Location
2) Date of inspection
3) Tree or accession number
4) Botanical name
5) Height estimate
6) Spread using the compass method
7) Girth at Breast height
8) Form
9) Faults
10) Treatment/Comments
11) Historic interest
12) Category - see below

When all information is collated then, by assessment, the tree should be given a category as follows:

1. Trees to be retained at all costs, e.g.

    a) Trees of historic value or commemorative interest
    b) Rare or unusual species
    c) Trees of special merit in relationship to the new building
    d) Dominant trees of the area

It should be noted that the above trees are presumed to be in good health with a life expectation measured in decades.

2. Trees whose retention is very desirable, e.g.

    a) Trees that might be included in 'I' above but because of slightly impaired health should be down graded.

The University of Reading

Estates & Buildings Department

SUPPLEMENTARY SPECIFICATION

BUILDING SITES

and the

LANDSCAPED ENVIRONMENT

1.0	Protection of Trees	Page	2
2.0	Top Soil		3
3.0	Excavation in Grassed/Landscaped Areas		4
4.0	New Paths		4
5.0	Services - Depths		4
6.0	Building Site Protocol		5

29th June 1999

1.0 PROTECTION OF TREES

Contractors' Responsibility

1.1 The University Tree Team will inspect, dead wood and carry out a necessary tree work before building starts. Prior to any works starting on site, all retained trees will be securely fenced by the Grounds Department at the expense of the project. The fence shall extend at least to the tree's drip line using 1.2m chespale on posts at 2m centres. The enclosed area will remain in the ownership of the University and contractors must gain the approval of the Grounds Department, through the Estates and Buildings Department, before gaining access for any reason. The fences must remain in place until removed by arrangement with the Grounds Department, and are to be maintained by the Main Contractor throughout the contract to the satisfaction of the Grounds Department, through the contract administrator.

1.2 No excavations of any sort may be carried out within the drip line of retained trees. Should the contractor be required to do so by the client any digging shall be carried out by hand with no root thicker than 25mm being cut. The Grounds Department will advise on the route of the excavation through the drip line and will be available to supervise the dig. At no time shall any tree roots be left uncovered or be allowed to dry out. Should excavations have to remain open for some time, they must be backfilled with compost to retain moisture.

1.3 No materials may be stores under tree canopies or in such close proximity that they will cause harm to the root zone or canopy, e.g. diesel storage or wash out from cement mixers. Surplus soil must not be stock piled within the tree canopy.

1.4 No fires to be lit on site.

1.5 Retained trees must not be pruned or mechanically damaged by the contractor or his agents.

1.6 No machinery is to be operated within the canopy of any tree.

1.7 There must be no compaction by traffic on the root zone of trees.

1.8 There must be no lowering or raising of soil levels around the tree without consent from the Grounds Department.

1.9 The Grounds Department shall have reasonable access to the site at all times, by arrangement through the contract administrator.

2.0 TOP SOIL

(This section is to be read in association with the particular requirements of the project specification, section D20 Excavating and Filling).

2.1 Topsoil Stripping and Storage

1) Topsoil shall be stripped from the whole working site to an agreed depth and hauled to suitable agreed storage areas. Contracts shall allow for a provisional depth of 300mm.
2) Soil is to be stacked in heaps not exceeding 2m high withsides battered to 45°. away from the working area. Sides to be neatly battered at 45°.
3) The contractor shall keep top soil heaps free of all weed growth by spraying, using a Glyphosate based herbicide only.

2.2 Sub soil preparation

1) Areas for topsoiling are to be cleared of all building materials, temporary paths and roadways or other debris. Any contaminated sub-soil shall be removed from site and replaced with clean subsoil.
2) Subsoil shall be graded to accepted falls and contours leaving space for 450mm topsoil in planted areas and 150mm in grassed areas.
3) Prepared subsoil shall be ripped to a depth of 300mm at 500mm centres to relieve any compaction.
4) All subsoil preparation must be inspected and approved by a representative of the Grounds Department prior to any topsoil being placed.

2.3 Topsoiling

1) A sample load of 10 tonne (minimum) topsoil shall be offered for approval and retained on site for comparison.
2) Topsoil is to be placed graded to levels and lightly consolidated to a depth of 150mm for grass area and 450mm for planted areas.
3) All finished soil levels must stand at least 25mm proud of kerbs, inspection covers and other hard surfaces. Soil levels shall be married to those around retained trees. Any such work must be carried out under the supervision of the Grounds Department.
4) All cables and other services must be laid to a minimum of 300mm below soil or grass levels, but reference must be made to the specific service requirements.
5) Soil contaminated by oil based products or any other materials toxic to plant life must be removed from site and disposed of correctly.
6) No tracking over placed topsoil will be allowed.
7) No materials are to be stored or placed on finished topsoil levels.

3.0 EXCAVATIONS IN GRASSED/LANDSCAPE AREAS

3.1 Before ANY excavation is authorised or ordered prior consultation with the Grounds Department must take place.

3.2 The line of excavation, location of trial pits etc., are to be agreed with Grounds Department, and advice sought in proximity to trees (see section 2.0).

3.3 Excavated material shall be stored on polythene sheets, and not directly on to grass.

3.4 All spoil shall be removed from site after backfilling.

3.5 The standard or reinstatement shall be to the satisfaction of Grounds Department.

3.6 Contractor's vehicles are generally NOT allowed on grass areas and then ONLY by prior agreement with the Grounds Department. All ruts and damage to grass shall be made good by the contractor, or reinstated by the Grounds Department (by arrangement), for which a charge will be made.

4.0 NEW PATHS

4.1 Finished path level must be below adjacent grass level.

4.2 Turf must be reinstated back to path line, where path is cut through grassed area.

5.0 SERVICES - DEPTHS

Services shall be laid in accordance with the University's Standard Technical Specification (q.v). Generally minimum cover for new services will be as set out below, but reference MUST be made to the Estates and Buildings Department's Services Engineers.

		Minimum Cover
Water Mains/Fire Mains		800mm
Electricity	HV Cable in open ground	1000mm
	ELV & LV in open ground	750mm
	Street Lighting	450mm
	Duct Cluster below roads, paths or car park	700mm
Gas Main	in open ground beneath roads	550mm
	beneath roads	700mm

6.0 BUILDING SITE PROTOCOL

6.1.0 General

6.1.1 Possession of Site : Under JCT Contracts (JCT80/IFC84/MW) the site passes from the University into the possession of the Main Contractor for the duration of the contract.

6.1.2 Legal Liability : Under current legislation the Main Contractor bears the responsibility and liability for all matters of Site Safety.

6.1.3 Architect/Contract Administrator

1. In-House Design Team : Contracts are managed by the Estates and Buildings Department as the named Contract Administrator. In practice the project management will be delegated to a member of the architectural or engineering services team.

2. External Consultants : such contracts will be managed by a consultant project manager, usually a consultant architect. Contract Administrators/Architects/Project Managers have a quasijudicial role under the Contract and, although paid by the University, must maintain an impartial execution of the terms of the contract, and ensure and adherence to the Specifications, Drawings and Bills of Quantities in all matters of building, engineering services and hard landscape.

6.1.4 Clerks of Works : Building and Engineering Services Clerks of Works are the University's representatives on Site for inspection (not supervision) of their respective works but not those of soft landscaping. Clerks of Works may issue Directions under JCT80 contracts, but have no contractual power under IFC84 or MW contracts.

6.1.5 Estates and Buildings Department Staff : members of the Estates and Buildings Department MUST report their presence on site at the Contractor's Site Office to the Site Agent, or the deputising person-in-charge. Normally such inspections will be accompanied by the Clerks of Works.

6.1.6 University Visitors (e.g. client Department representatives, other sections of the Bursar's Office etc.) may visit the site by prior arrangement with the Contractor through the Estates and Buildings Department, and be accompanied by the C.A. or Clerk of Works. All visitors must report their presence on site at the Contractor's Site Office, as above.

6.1.7 Site Safety : ALL visitors must obey instructions from the Contractor in regard to safety, the wearing of safety hats etc.

6.2.0 **Landscape Inspection**

6.2.1 Co-operation with Grounds Department : The Estates and Buildings Department works closely with the Grounds Department. Every assistance is to be afforded to the Superintendent of Grounds and his staff by the Contract Administrator and the Clerks of Works.

6.2.2 Grounds Staff Visits : Grounds staff may visit the site by prior arrangement with, and in the company of a Clerk of Works, and must report their presence on site at the Contractor's Site Office to the Site Agent, or the deputising person-in-charge.

6.2.3 Workmanship : The Clerks of Works will liaise with the Grounds Department on all aspects of soft landscape protection and workmanship.

6.2.4 Workmanship Investigations : When Grounds Staff have reason to suspect that landscape works are not being/have not been undertaken in accordance with the specification, requests for investigative work shall be made through the Building Clerk of Works, who will direct the Contractor accordingly for such work to be carried out in the presence of the Grounds member. The cost of such testing (e.g. digging a trial hole) will be borne by the Contractor if found to be a fault, or be at extra cost to the contract if compliance is proven. Grounds staff may not themselves undertake any type of investigation on Site.

6.2.5 Site Directions : Grounds Staff may not give instructions to the Contractor. All Clerk of Works Directions, including those re landscape, will be confirmed by C.A. Instructions as per the contract.

6.2.6 Landscape Consultations

1. Grounds Department to be advised:

   (i) the name and telephone number of the Contract Administrator/ Architect

   (ii) the name of the Clerks of Works

   Superintendent of Grounds : M Nock tel 0118 9318312
   Assistant Super't Grounds : P Brierley tel 0118 9316740

2. Grounds staff are to be consulted :

   (i) at the commencement of buildings works, with reference to site stripping, top soil heaps, and tree protection.

   (ii) when excavation is taking place in proximity to trees.

DEPARTMENTAL MEMORANDUM

To: **Planning Manager** Your Ref: **AD**

From: **Transport Strategy** My Ref: **SH**
Ext: 2653

Date: 15 September 2000

Application No.	00/00660/OUT
Proposed Development	On south side of campus adjoining Pepper Lane, development of an academic research and education building to house the International Centre for Inclusive Environments
Development Address	Car Park 8 and land adjoining, University of Reading, Pepper Lane, Reading

Response to Amended Plans

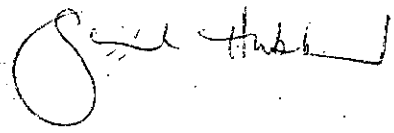
The amended plan shows an overall increase of only 4 parking spaces. The applicant notes that the increased demand placed on parking by the new buildings will be absorbed in the move by the University to reduce parking levels in accordance with their Green Travel Plan.

It is unclear from the information provided as to the number of residential units provided, and the proportion that will be for disabled users. There is no provision of disabled spaces in the basement parking, which should be located near to the building access points. If people with disabilities are expected to visit by Readibus or similar, then drop off facilities should be made available.

Secure cycle storage facilities should be provided close to the entrances of the new buildings.

The gradient of the access into the underground parking should be no steeper than 1 in 10. The parking spaces at the end of the underground parking should have a 1m strip between the space and the end wall to allow for safe manoeuvring.

Please ask the applicant to address the above issues before the granting of any planing consent.



Sarah Hubbard
Development Control Advisor (Transport)

STM

Reading
BOROUGH COUNCIL

PLANNING	RPT 52352
POL	TLS
	ENF
APP	
CH	

25 JAN 2002

COPIES TO:	ACK:
	FILE:

Planning Services
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 𝒟 0118 939 0700

Our Ref: 00/00660/OUT/AD
Your Ref:

Direct: ☎ 0118 939 0023

24th January 2002

Your contact is: Andrew Dawe, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 00/00660/OUT/AD

The Council has received an application for Outline Planning Approval on property at: Car Park 8 And Land Adjoining, University Of Reading Pepper Lane Reading

O.S Grid Ref: Easting: Northing:

Applicant: The University Of Reading

Proposal: On south side of campus adjoining Pepper Lane, development of an academic research and education building to house the International Centre for Inclusive Environments

Application Number: 00/00660/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 15th February 2002. 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

Please note: we have had this application for a long time as you will gather. There was an issue relating to trees which took a long time for the applicants to respond to but this now seems to be resolved. For some reason you were mistakenly not consulted when the application came in originally. It also transpires that the borough boundary cuts through the site which will require the applicants to apply to you also which I understand has not happened.

Whilst it is acknowledged that this is now being sprung on you, I would appreciate any comments by the 15th February 2002 accepting the fact that you will have your own application to process in due course. I have enclosed the various plans, documents and correspondence for your information.

Andrew Dawe
Senior Planning Officer

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. 00 0660
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 The Uniwersity of Reading
Address Whiteknights
Reading, Berkshire
Postcode RG6 6AH Tel. No. (0118) 931 8001

2. AGENT (if form is completed by agent)

Name Keith BRIGHT.
Address RESEARCH GROUP FOR INCLUSIVE ENVIRONMENTS
THE UNIVERSITY OF READING
WHITEKNIGHTS, READING
Postcode RG6 6AW Tel. No. (0118) 931 6734

3. ADDRESS OR LOCATION OF APPLICATION SITE

WHITEKNIGHTS CAMPUS
THE UNIVERSITY OF READING.

4. AREA OF APPLICATION SITE

Hectares 0.7 OR Acres: 1.74

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

The development of an academic research and education building with partial underground car park to house the International Centre for Inclusive Environments plus alterations to existing car parking.

7. TYPE OF PERMISSION REQUIRED

(Please tick ONE box only)

A	Outline (building works only)	✓ (Answer Question 8)
B	Change of use only	
C	Change of use with building or other work	
D	Building, engineering or other operations	
E	Reserved matters	(Answer Question 9)
F	Temporary (specify condition if for a 'renewal')	
G	Non-compliance with a condition (specify reference no.)	

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
B Which reserved matters are applied for

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS 00 0660

Educational

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 Brick / Timber

B Roofs Sheet covering and Glass

C Walls, fences etc. Brick/Timber/Hedges

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water To existing drainage

B Foul sewage " " "

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) ☐

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?

READING EN...

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				
Bungalows				
Flats/Maisonettes				
...sits				
Other				

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 £ 1,330 by ~~cash~~/cheque/~~P.O. No.~~ ☑

Signed K. Bright (~~Applicant~~/Agent) Date 6/6/00

*Please delete as applicable

PLICATION FOR PLANNING PERMISSION — PART 2

ON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

00 0660

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 (Research)	—	2,222 m²	—	—
Multi purpose ~~industrial~~ research pavilion	—	375 m²	—	—
Car Parking ~~Retail~~	—	1,762 m²	—	—
Storage	—	—	—	—
~~Research~~ Residential accom. with Seminars	—	1,188 m²	—	—
Other - Seminar	—	430 m²	—	—
Total	—	5,977 m²	—	—

2. ACTIVITIES EXISTING & PROPOSED

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

All of the accomodation will be used as a research facility. Workplace and educational uses will be studied as will the interaction of the building and its component/design with the users. General research in the Multi purpose pavillion

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.

B. What is to happen to their current premises?

N/A

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

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New	40	—	—	
Transferred	—	—	—	
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?

20

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

U/ground car park replacing existing car park & reducing places by 36 bays 30 bay to be built adjacent to another Car parking area. Reduction in places over came up of 6 spaces on existing number

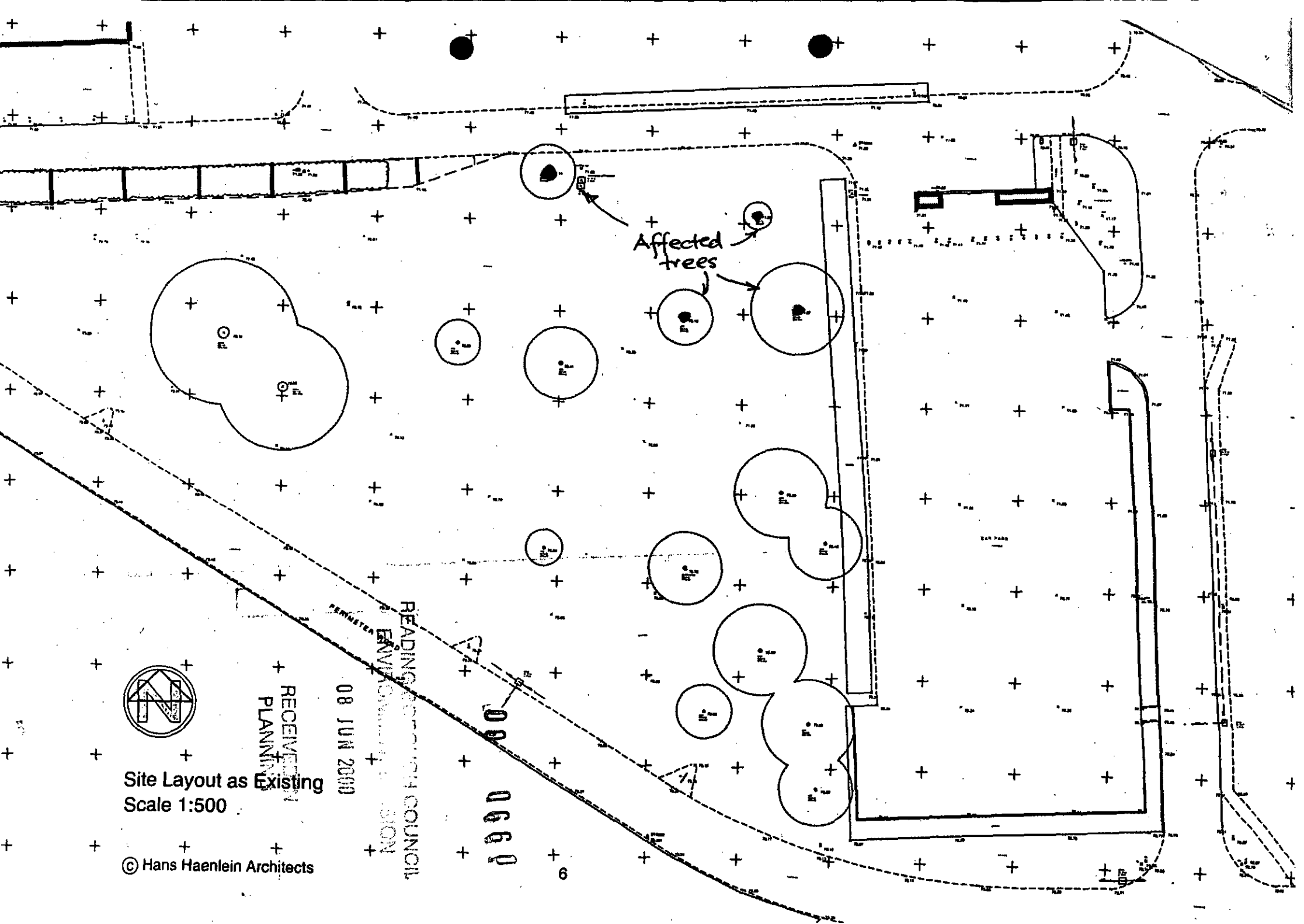
7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes? No

If YES specify quantities and method of storage

.....

.....



Site Layout as Existing
Scale 1:500

© Hans Haenlein Architects

The Allen Laboratory

P.R.I.S.

Department of Geography

Posts

3,119·3m²

New Building

Car Park 8

Laboratory

Car Park 12

Engineering

Instrument Workshop

Department of Cybernetics

Tanks

4

Cottage

1

Chimney

Accelerator Building

Boiler Room

Car Park 11

Car Park Extension

PEPPER LANE

Gas Governor

El Sub Sta Post

sts

Peckover Hall

Townson

BM 75·76m

74.3m

72.7m

70.7m

East Lodge

Gymnasium

Tank

Swimming Pool

Tennis Courts

14 JUL 2000

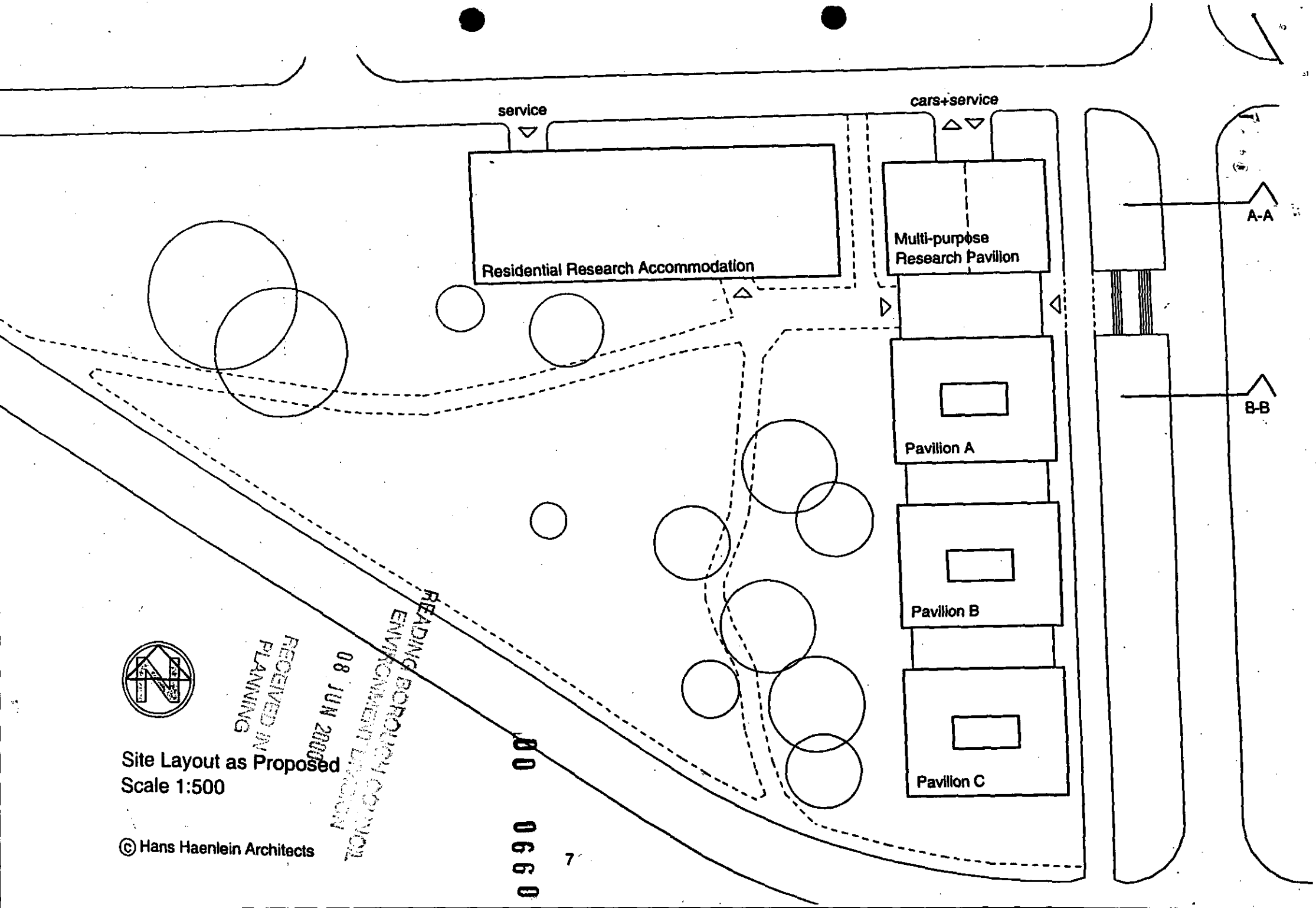
RECEIVED IN PLANNING

171500

0 50 100 150 200

METRES

Scale 1:1000


service
cars+service
Residential Research Accommodation
Multi-purpose
Research Pavilion
A-A
B-B
Pavilion A
Pavilion B
Pavilion C
READING BOROUGH COUNCIL
ENVIRONMENT DEPARTMENT
PLANNING
RECEIVED IN
08 JUN 2000
Site Layout as Proposed
Scale 1:500
© Hans Haenlein Architects
7

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 17 December 2002
My ref: NL/CON/2002/5779.
Your ref: 00/00660/OUT/AD

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
Reading Borough Council
Civic Centre
Reading
RG1 7TD

Dear Mr Dawe,

CONSULTATION FOR OUTLINE PERMISSION FOR THE ERECTION OF AN ACADEMIC RESEARCH AND EDUCATION BUILDING TO HOUSE THE INTERNATIONAL CENTRE FOR INCLUSIVE ENVIRONMENTS. APPLICATION NUMBER 00/00660/OUT/AD.

Thank you for your letter of the 25 January 2002, regarding the above stated development.

I write to confirm that Wokingham District Council's Development Control Committee of the 11 December 2002, resolved to grant conditional approval of application O/2002/7417 for the part of the development which is located within its boundaries. As such Wokingham District Council raise no objection to the above stated development, within Reading Borough Council's area. Please find attached a copy of the committee report. Should you require a copy of the minutes from this meeting, please contact Kevin Jacobs on 0118 974 6058.

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 (before the 20 December 2002).

Yours sincerely,

TEW

TREVOR WATSON
Development Control Manager.

Officer's Note.

Having examined the case, we found that while over 50% of the site area was in Reading, the majority of the actual built development is within Wokingham District Council's boundary.

I spoke to Andrew Dowe and explained the situation that the applicant's would also need to submit an application to us. He said that he hadn't told the applicant, as he thought there was an arrangement. I explained that there was no arrangement and that an application would be needed. I also explained that it was not possible for us to comment on the application, as it may prejudice the determination of our subsequent application.

The relevant section of the Planning act is Para 10a(a) refers to Schedule 1, part 1 - 8(2) of The Town and Country Planning (Fees for Applications Act) Regs 1989.

I spoke to Mr Haenlein on the 11 March 2002. He represented Reading Uni and said that they would be submitting an application to us.

1327

WOKINGHAM DISTRICT COUNCIL

To Nikki

Date 7/2/2 Time 11-30

WHILE YOU WERE OUT

Name Andrew Dawes

Of RBC. (Reading Borough Council)

Phone No. 9390023 Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re:- Reading Uni Site

Signed Louise

T+C P (Fees for applications etc) Regs 1989

~~Section~~

Para. 10a (9) - refers to Schedule 1 part 1 - 8(2)

land not buildings

1½

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

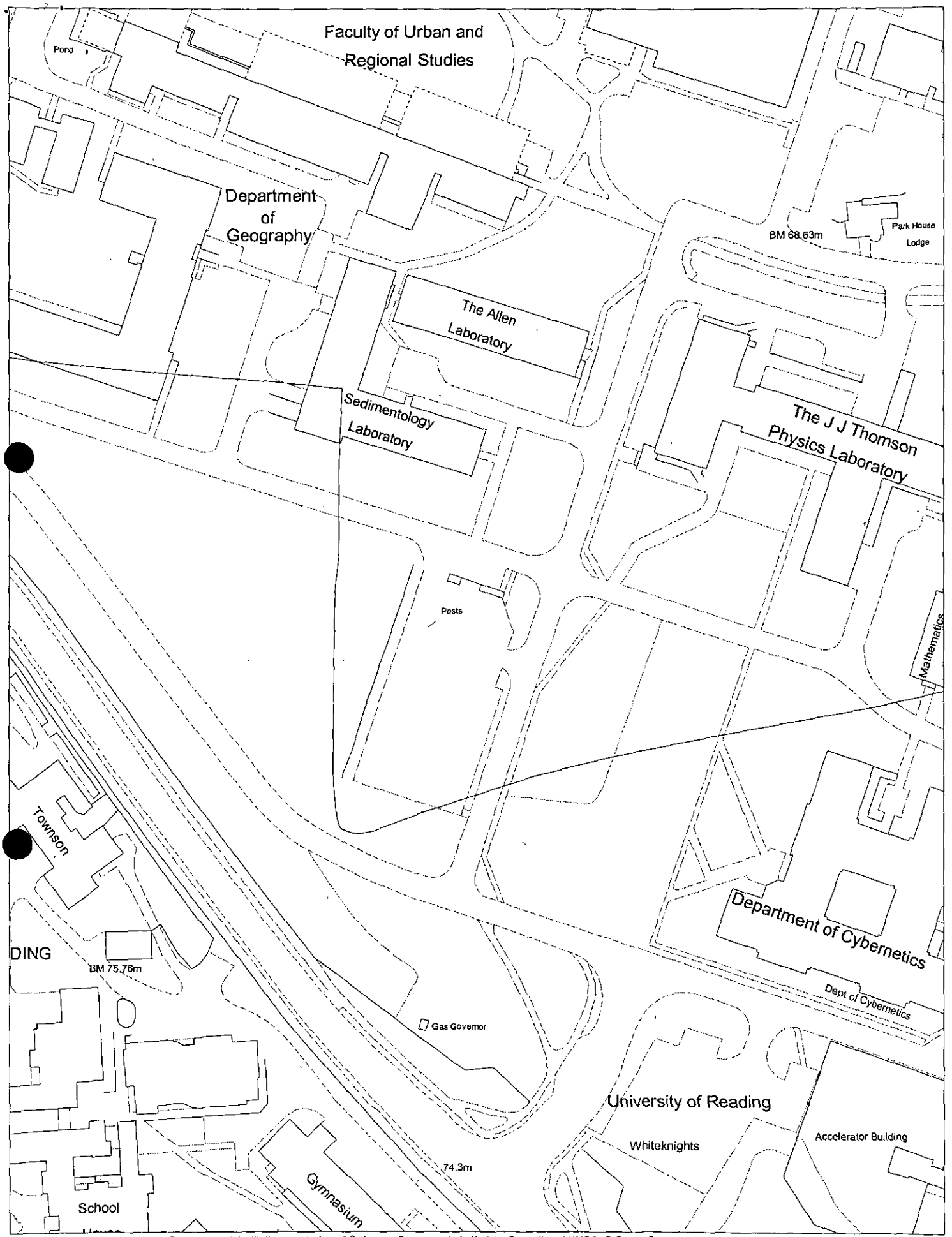
Bendalls Site.

0.7 ha

1.74 ac = 7,041.78 m².

area in district = 3,119.3 m².

= 44.3% of the area.



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Development Control Section, Environmental Services, Wokingham District Council.

6 February 2002

Scale: 1 : 1250

N
W E
S

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/5779 PLANNING OFFICER:

PARISH: Earley

PROPOSAL: Neighbouring Parish Consultation – Consultation from Reading Borough Council on outline application for the erection of an academic research and education building with partial underground car park and alterations to existing car park

ADDRESS: University of Reading, Whiteknights Campus

APPLICANT:

PLANNING SERVICES DEPT
18 FEB 2002
COMES TO

The Town Council was extremely pleased to see that the University has now completed a Green Transport Plan. However, what was of concern was that a major part of the plan appeared to be reducing the use of the private car by reducing the number of on-campus parking spaces, and by increasing the parking fees to park in those spaces which remain. Councillors considered it was somewhat naïve of the University to consider that, by reducing on-campus parking, students would merely seek alternative modes of transport to travel to and from the Whiteknights Campus, when the reality is that more and more vehicles are being parked in the surrounding residential roads, and particularly in Pepper Lane and Whiteknights Road, causing congestion and considerable inconvenience to local residents.

This latest proposal from the University would again appear to indicate that it is not prepared to act as a 'good neighbour' by tackling the serious off-campus parking problem, and, yet again, Earley residents will suffer the consequences of the University's proposal to further expand the facilities it has to offer, thus further increasing the number of students and staff wishing to access the Whiteknights Campus. Since the University seems unprepared to make adequate provision for parking, or make public transport so attractive to its students that they would rather not drive, it would appear to the Town Council that the off-campus parking situation will never be solved by the University's own actions, but will require the intervention of either or both of the affected Unitary Authorities, to put in place appropriate legislation to force the University to 'put its own house in order'.

In conclusion, therefore, the Town Council would, again, ask that, should the Planning Officer be mindful to approve this application, a Section 106 agreement be drawn up with the University, such that it is required to operate a student parking exclusion zone for a distance of at least 1 mile around the Whiteknights Campus.

SIGNED: _____ DATE: 14 FEB 2002

CLERK TO EARLEY TOWN COUNCIL

11 March 2002.

Spoke to Mr Haarlari, who said that the university would be submitting an application for the development to the council shortly. I explained that we would require a comprehensive traffic assessment for the whole campus. I suggested that he talk to Steve McMillan about what would be required

5
4
3
2
1
10
8
6
4
2

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 11 February 2002

Application Number: CON/2002/5779

Proposal: Consultation from Reading BC on outline application for the erection of an academic research and education building with partial underground carpark and alterations to existing carpark

Parish: EARLEY TOWN

Site Address:
University Of Reading, Whiteknights, , Reading.

Applicant:
U University Of Reading C/O Keith Bright.

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).

No comments.

Signed: _____ **Print name:** ADAM 13/02/02

Application Number : CON/2002/5779	Map No :
Case Officer : Nicola Lake	Site Area :
Valid Date :	Received Date: 25/01/2002

Level : Delegated Application

Description : Consultation from Reading BC on outline application for the erection of an academic research and education building with partial underground carpark and alterations to existing carpark

Location : University Of Reading, Whiteknights, , Reading.

Parish : EA Ward : RED

Applicant : U University Of Reading C/O Keith Bright.

Fee Required: £0 Fee Received: £0

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways 11/2

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Earley + Cllrs. Heure Rolls Spratling

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

.....

.....

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OTHERS

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.....

.....

.....

Reading
BOROUGH COUNCIL

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

PLANNING	APP 52352
POL	TLS
[illegible]	ENF
APP	
DS CH	

25 JAN 2002

COPIES TO:	ACK:
	FILE:

Planning Services
Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

Our Ref: 00/00660/OUT/AD
Your Ref:

Direct: ☎ 0118 939 0023

24th January 2002

Your contact is: Andrew Dawe, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 00/00660/OUT/AD

The Council has received an application for Outline Planning Approval on property at: Car Park 8 And Land Adjoining, University Of Reading Pepper Lane Reading

O.S Grid Ref: Easting: Northing:

Applicant: The University Of Reading

Proposal: On south side of campus adjoining Pepper Lane, development of an academic research and education building to house the International Centre for Inclusive Environments

Application Number: 00/00660/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 15th February 2002. 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

Please note: we have had this application for a long time as you will gather. There was an issue relating to trees which took a long time for the applicants to respond to but this now seems to be resolved. For some reason you were mistakenly not consulted when the application came in originally. It also transpires that the borough boundary cuts through the site which will require the applicants to apply to you also which I understand has not happened.

Whilst it is acknowledged that this is now being sprung on you, I would appreciate any comments by the 15th February 2002 accepting the fact that you will have your own application to process in due course. I have enclosed the various plans, documents and correspondence for your information.

Andrew Dawe
Senior Planning Officer

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. 00 0660

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 The Unwersity of Reading

Address Whiteknights
Reading, Berkshire

Postcode RG6 6AH Tel. No. (0118) 931 8001

2. AGENT (if form is completed by agent)

Name Keith BRIGHT.

Address RESEARCH GROUP FOR INCLUSIVE ENVIRONMENTS
THE UNIVERSITY OF READING
WHITEKNIGHTS. READING

Postcode RG6 6AW Tel. No. (0118) 931 6734

3. ADDRESS OR LOCATION OF APPLICATION SITE

WHITEKNIGHTS CAMPUS
THE UNIVERSITY of READING.

4. AREA OF APPLICATION SITE

Hectares 0.7 OR Acres: 1.74

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

The development of an academic research and education building with partial underground car park to house the International Centre for Inclusive Environments plus alterations to existing car parking.

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)

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

B Which reserved matters are applied for

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS 00 0660

Educational

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 Brick / Timber

B Roofs Sheet covering and Glass

C Walls, fences etc. Brick/Timber/Hedges

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water To existing drainage

B Foul sewage " " "

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) ☐

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?

READING BOROUGH COUNCIL ENVIRONMENTAL SERVICES

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				
Bungalows				
Flats/Maisonettes				
[illegible]sits				
Other				

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 £ 1,330 by ~~cash~~/cheque/~~P.O. No.~~ ☑

Signed K. Bright (~~Applicant~~/Agent) Date 6/6/00

*Please delete as applicable

APPLICATION FOR PLANNING PERMISSION

PART 2

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

00 0660

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 (Research)	—	2,222 m²	—	—
Multi purpose ~~Industrial~~ research pavilion	—	375 m²	—	—
Car Parking ~~Retail~~	—	1,762 m²	—	—
Storage	—	—	—	—
Research Residential assoc. with Seniors	—	1,188 m²	—	—
Other - ~~giving~~ use Seminar	—	430 m²	—	—
Total	—	5,977 m²	—	—

2. ACTIVITIES EXISTING & PROPOSED

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

All of the accomodation will be used as a research facility. Workplace and educational uses will be studied as will the interaction of the building and its components/design with the users. General research in the Multi purpose pavillion

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.

B. What is to happen to their current premises?

N/A

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

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New	40	—	—	
Transferred	—	—	—	
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? 20

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

U/ground car park replacing existing car park & reducing places by 36 bays 30 bay to be built adjacent to another car parking area. Reduction in places over campus of 6 spaces on existing number

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

.....

.....

NOTES FOR APPLICANTS

PART 2

QUESTION 1: GROSS FLOORSPACE

Gross floorspace is the total floor area measured externally and includes toilets, kitchens, corridors etc. The total gross floorspace figure should be divided into the categories specified. All floorspace, existing or proposed, must be accounted for. Ancillary office or storage use should be counted as part of the main use.

QUESTION 6B: PARKING ETC.

This information should be provided in full on the forms and drawn on the plans. It is not sufficient to describe provision 'as existing'.

QUESTION 7: HAZARDOUS SUBSTANCES

If you are proposing to use or store any of the following substances, you should specify their precise character, composition (i.e. mixtures) if appropriate, quantity in tonnes and method of control, containment and/or storage.

- Liquified petroleum gas such as commercial butane or propane
- Phosgene
- Chlorine
- Hydrogen fluoride
- Sulphur trioxide
- Acrylonitrile
- Hydrogen Cyanide
- Carbon disulphide
- Sulphur dioxide
- Bromine
- Ammonia (anhydrous or as solution)
- Hydrogen
- Ethylene oxide
- Propylene oxide
- tert-Butyl peroxyacetate
- tert-Butyl peroxyisobutyrate
- tert-Butyl peroxymaleate
- tert-Butyl peroxy isoprophyl carbonate
- Dibenzyl peroxydicarbonate
- 2, 2-Bis (tert-butylperoxy) butane
- 1, 1-Bis (tert-butylperoxy) cyclohexane
- Di-sec-butyl peroxydicarbonate
- 2, 2-Dihydroperoxypropane
- Di-n-prophyl peroxydicarbonate
- Methyl ethyl ketone peroxide
- Sodium chlorate
- Cellulose nitrate
- Ammonium nitrate and mixtures
- Liquid oxygen

- Gas or any mixture of gases which are flammable in air and is held in the installation as a gas*
- A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture liquid and gas at a pressure of more than 1.4 bar absolute*
- A liquified gas or any mixture of liquified gases, which is flammable in air, has a boiling point of less than 0°C (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less*
- A liquid of any mixture of liquids, not included in the items marked * above which has a flash point of less than 21°C.
- Pipelines: Pipelines containing any of the above substances in the quantities specified.

Reading
BOROUGH COUNCIL

PLANNING AND ENVIRONMENTAL HEALTH DIVISION
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7

CERTIFICATE A

I certify that :

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.

2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed K. Bright

Dated 6/6/06

On behalf of University of Reading

CERTIFICATE B

I certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name .....

Address at which Notice was served .....

.....

..... Postcode .....

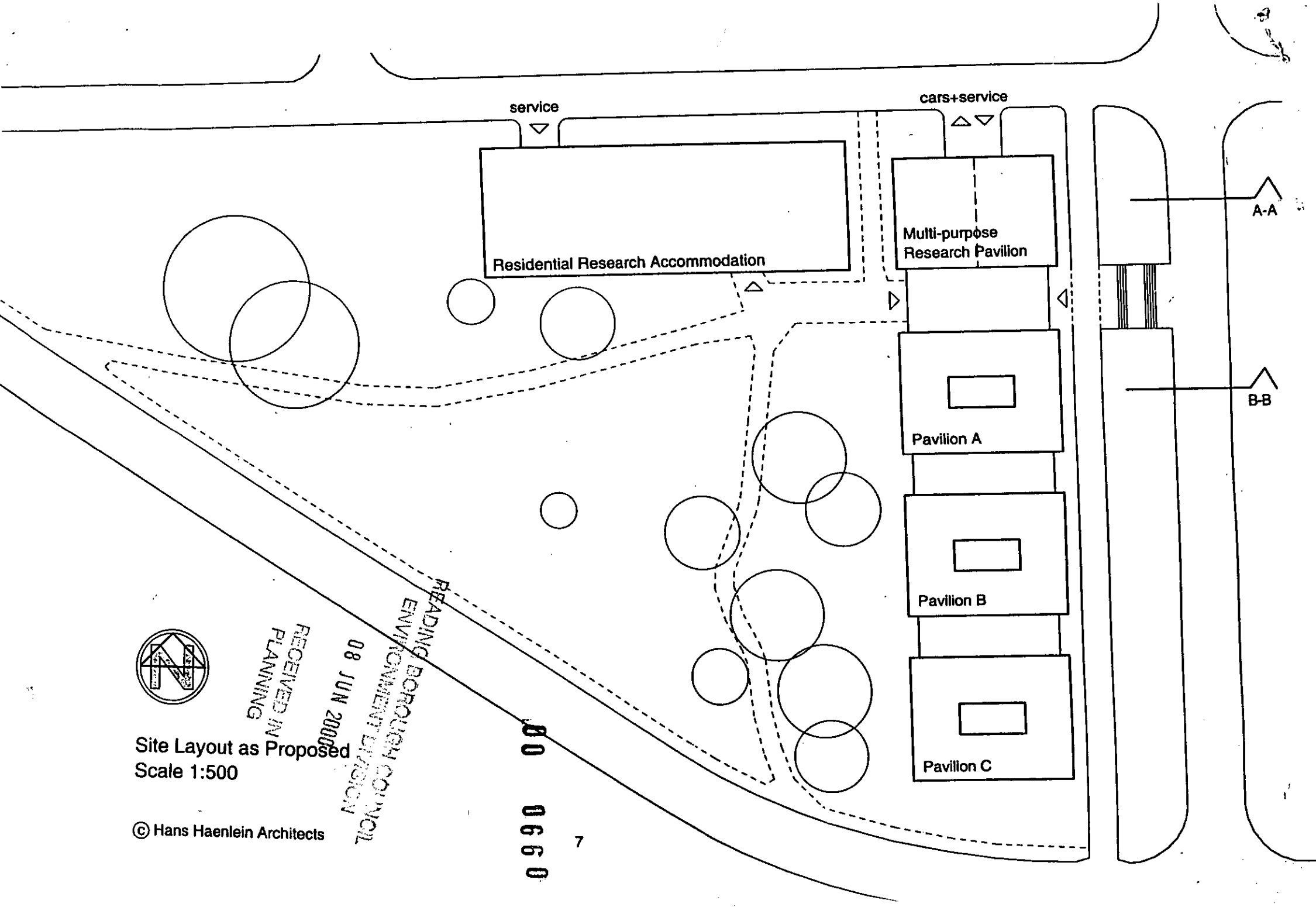
Date of service of Notice .....

2. None of the land to which the application relates is, or is part of, agricultural holding.

Signed .....

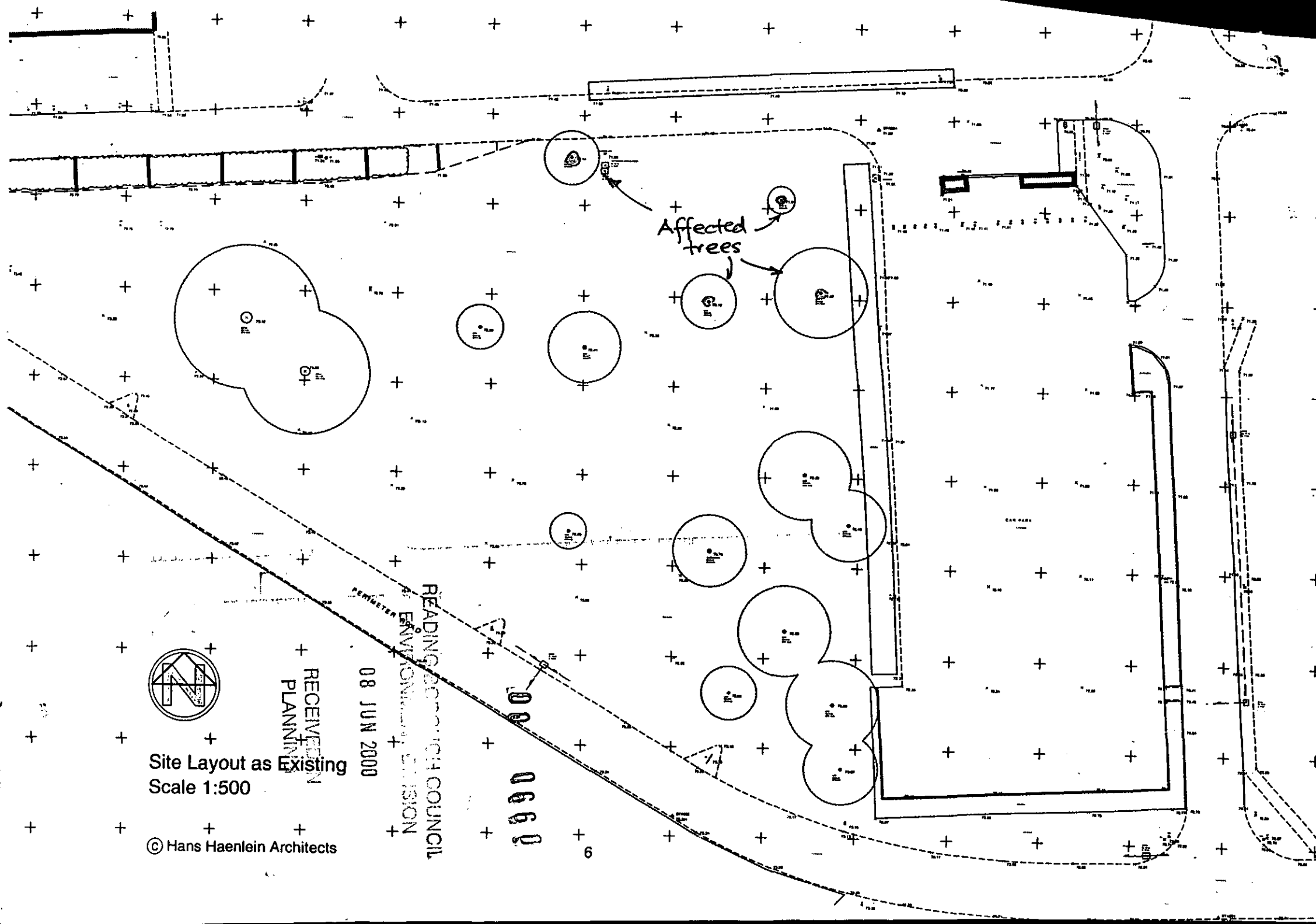
On behalf of .....

Date .....



Site Layout as Proposed
Scale 1:500

© Hans Haenlein Architects



Site Layout as Existing
Scale 1:500

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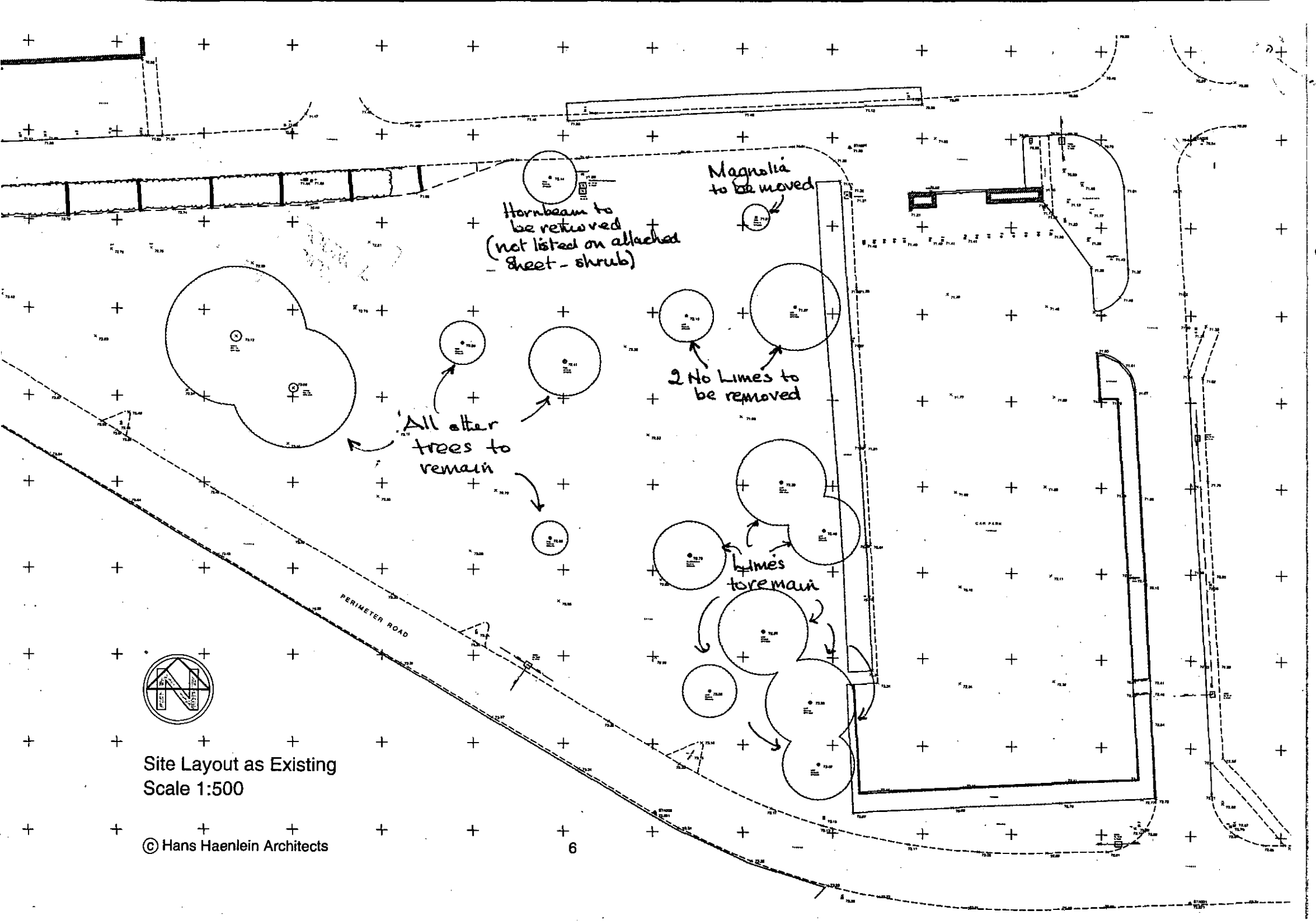

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Scale 1:500

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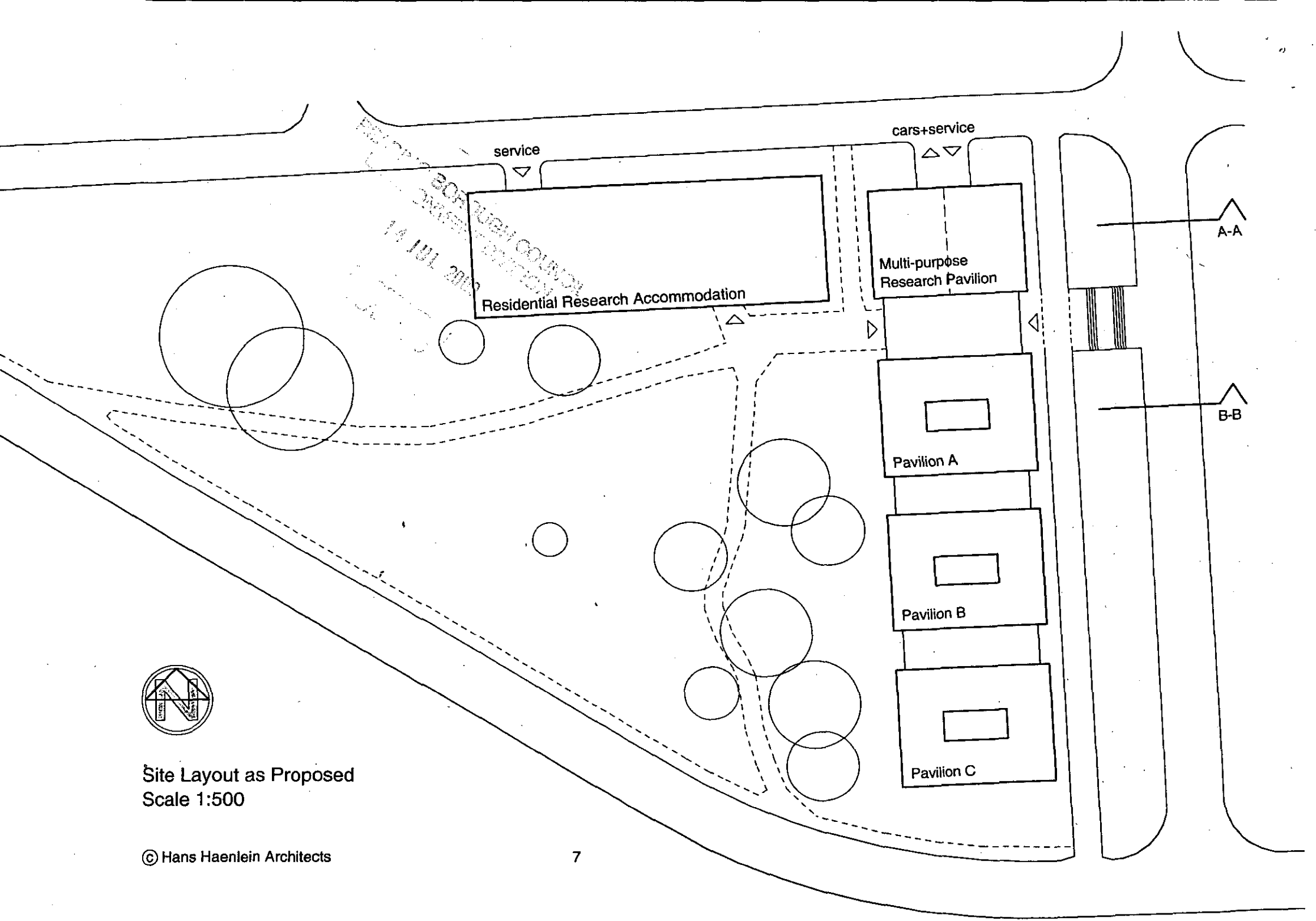

Site Layout as Proposed
Scale 1:500

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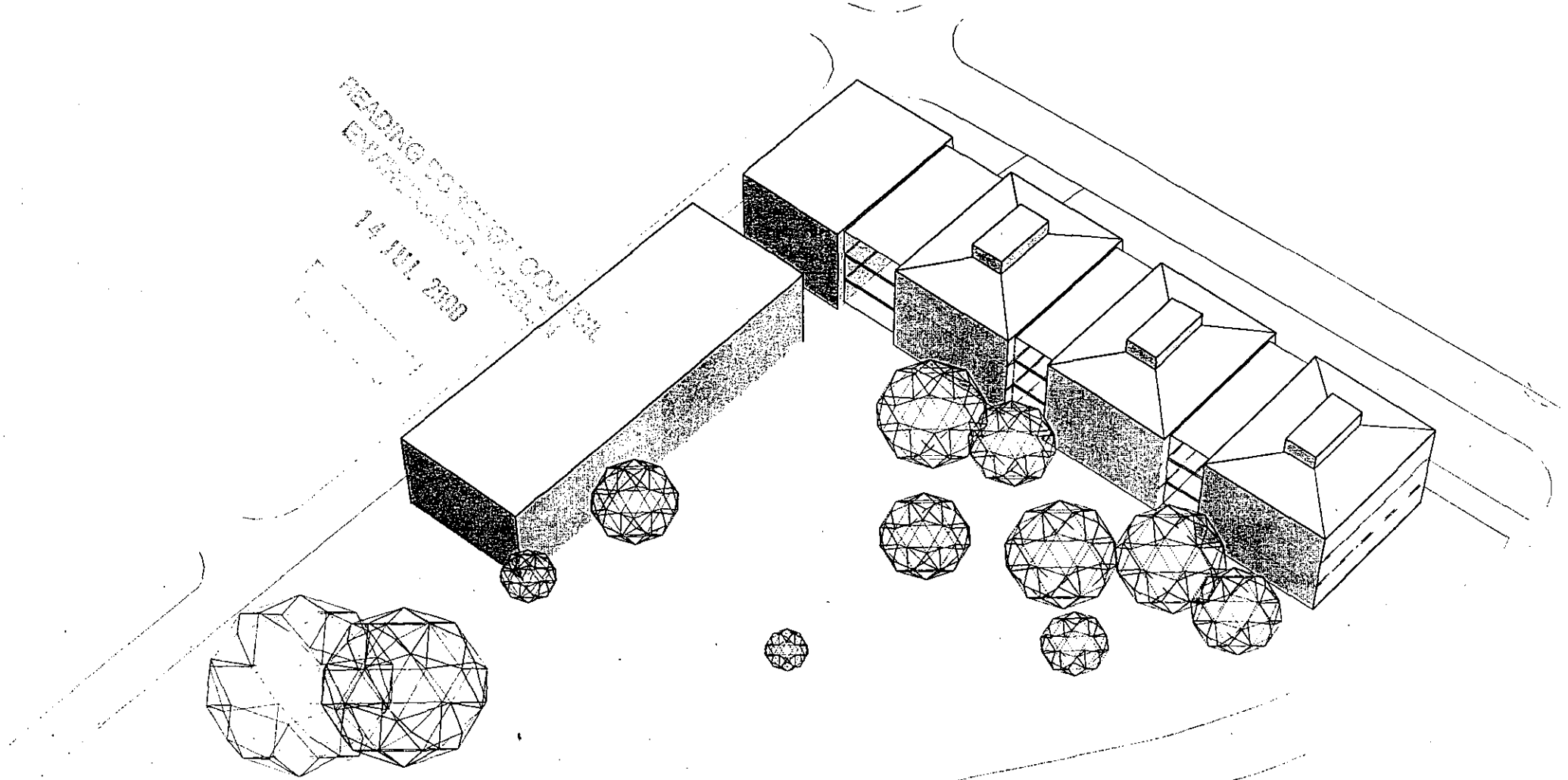
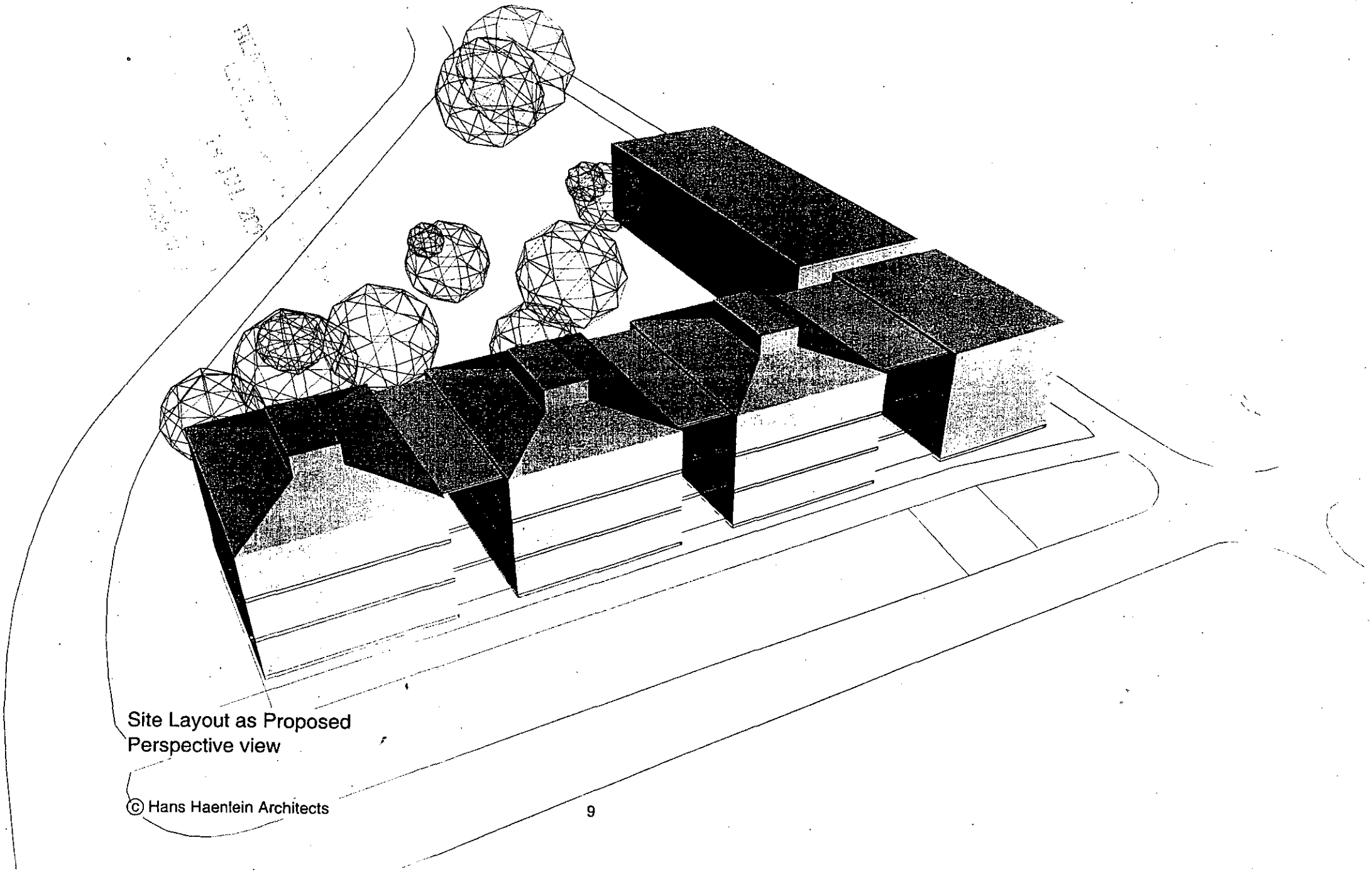


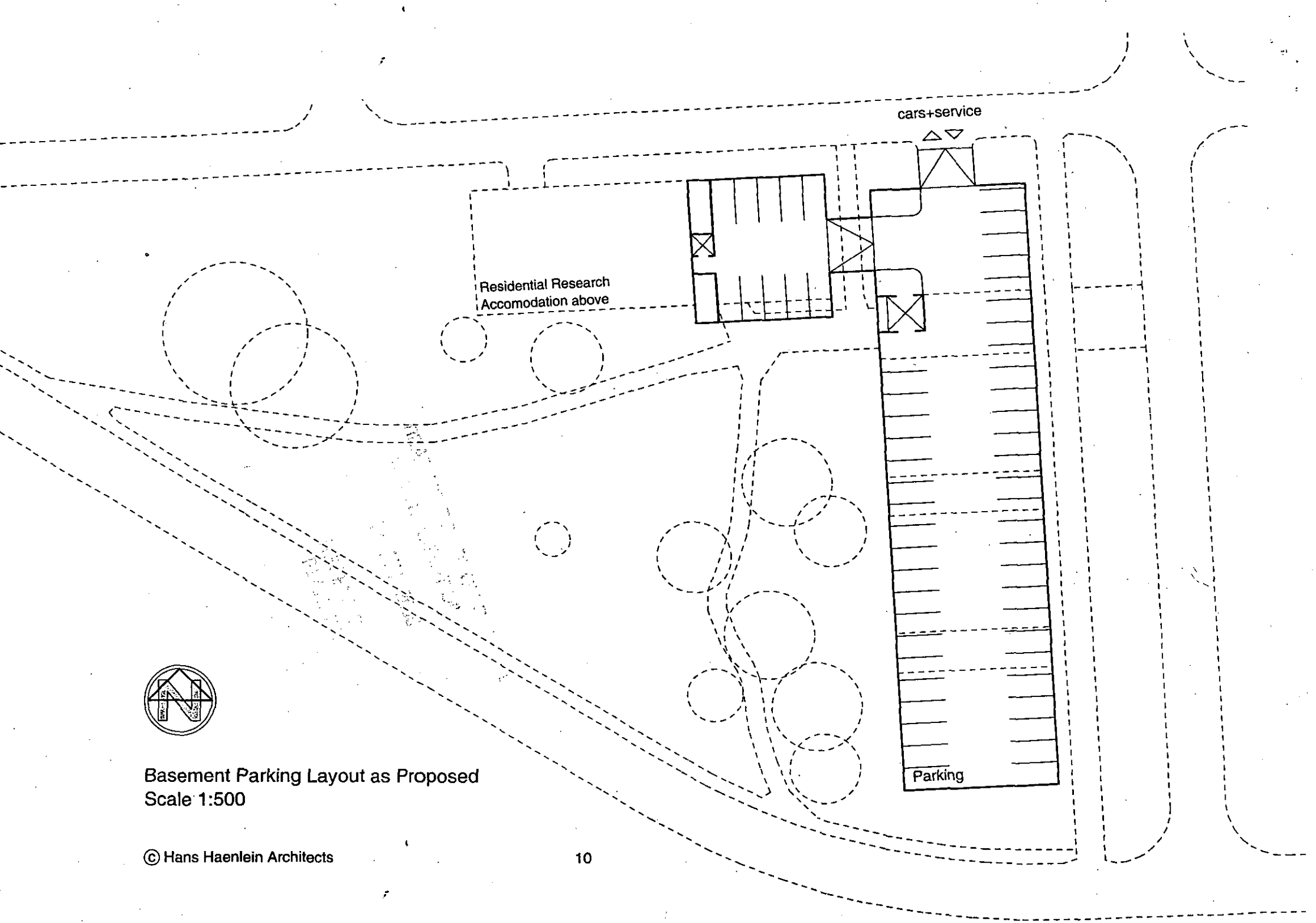
Site Layout as Proposed
Perspective view

© Hans Haenlein Architects



Site Layout as Proposed
Perspective view

© Hans Haenlein Architects



Basement Parking Layout as Proposed
Scale 1:500

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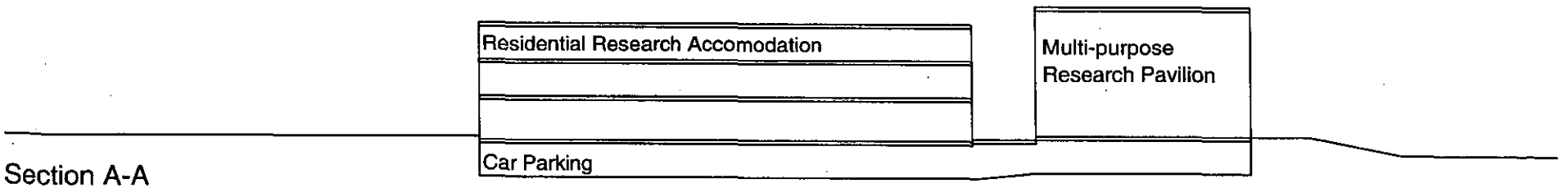
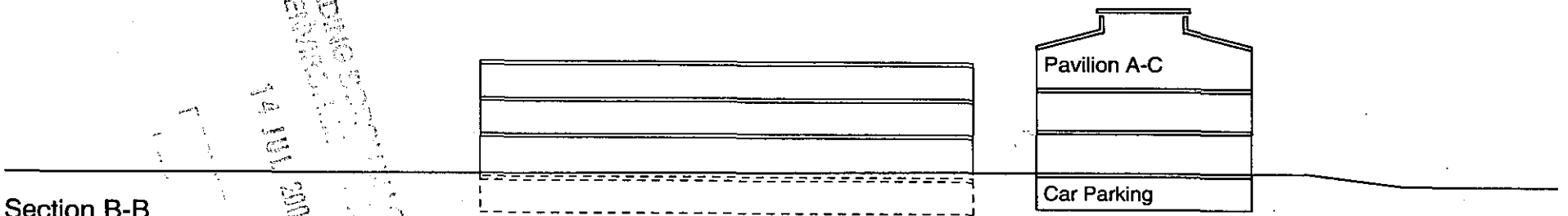


Section A-A



Section B-B

Sections as Proposed
Scale 1:500

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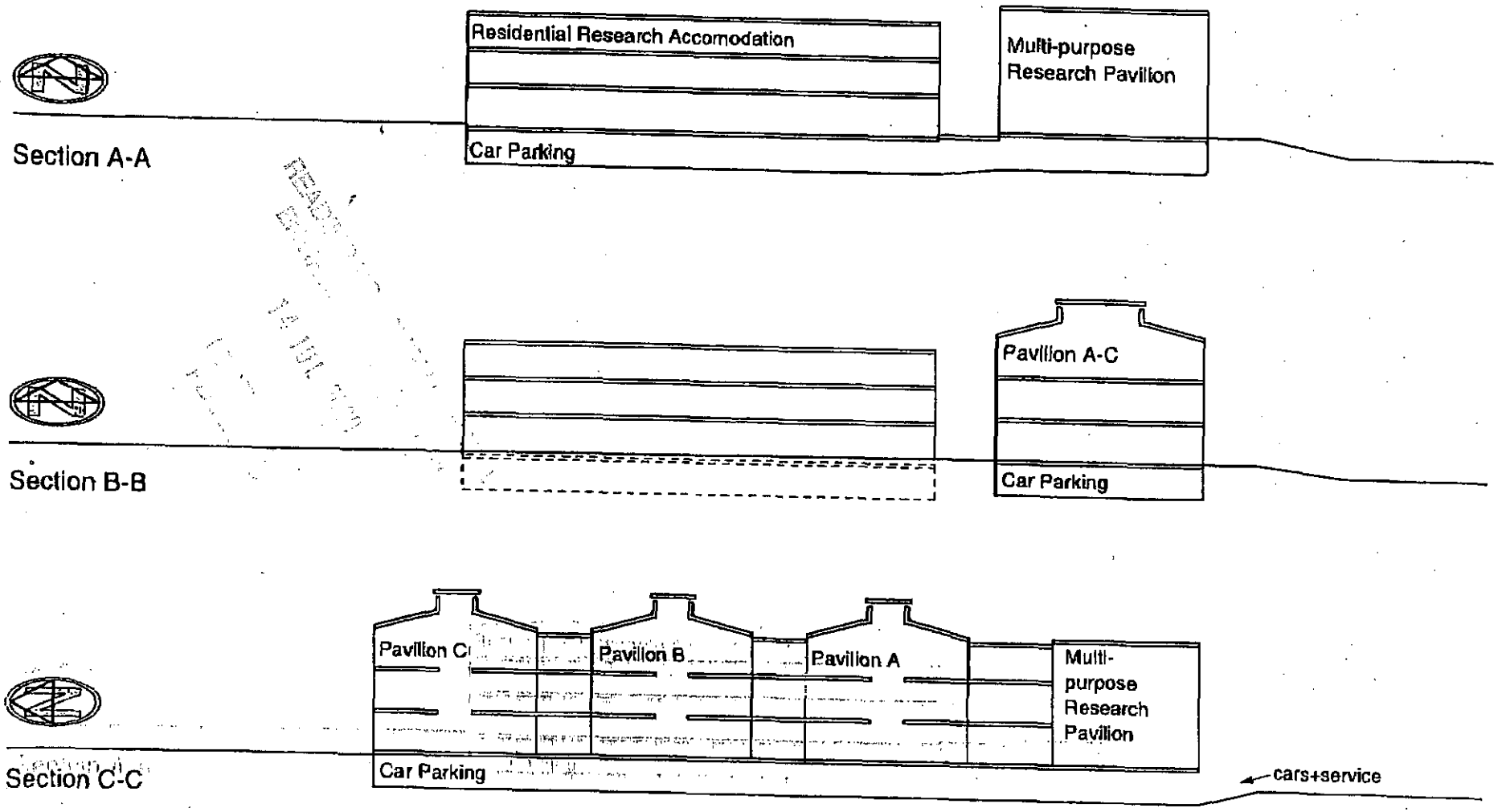

Sections as Proposed
Scale 1:500

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