APPLICATION NO:
F/2000/2826

LOCATION:
The Henry Lucas Hospital Luckley Road, Wokingham.

APPLICANT:
Drapers Company C/O Dalton Warner Davis

PROPOSAL:
Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 & 63062).

EARLIEST DATE FOR DECISION: ~~11~~ 22/12/2000

APPLICATION WILL HAVE EXPIRED ON: 11/01/2001

CASE OFFICER: **Emy Circuit**

WITHDRAWN

020 7248 4743

K Dalton FRICS
A J N Warner FRICS Dip TP
A M Davis FRICS IRRV

Associates
N P Draper FRICS IRRV
N M Fennell BSc ARICS

60273
PLANNING SERVICES
DC EXC
APP
23 FEB 2001
COPIES TO:
FILE:

Dalton Warner Davis

Chartered Surveyors
Commercial Property &
Town Planning Consultants

21 Garlick Hill
London
EC4V 2AU

Telephone: 020 7489 0213
Facsimile: 020 7248 4743
E-mail: aw@daltonwd.co.uk

REF: AW.

CONFIDENTIAL FACSIMILE TRANSMISSION

To	**Emy Circuit**	Fax Number	**0118 974 6484**
From	**Andrew Warner**	Date	**22.02.01**
cc:	**A Ross - The Drapers Company**	Total Pages (including cover sheet)	**1**

RE: THE HENRY LUCAS HOSPITAL - F/2000/2826

I refer to our conversation yesterday, and I write to confirm that we are now instructed to withdraw the above application.

As also discussed, I would like to agree with you and Harold Saunders a form of planning advice/development brief for the site to be included in the eventual sale particulars, with the aim of identifying the development constraints that exist.

I would be grateful if you would telephone me to confirm receipt of this facsimile.

MTA updated
26/2/2001

Confidentiality Notice
This facsimile (and enclosures) may be privileged and confidential and exempt from disclosure under law. If you are not the intended recipient, please notify the sender. Any unauthorised disclosure, copying or dissemination is strictly prohibited. Thank you.

20 DEC 2000

Date: 19 December 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2000/2826

Location: The Henry Lucas Hospital, Luckley Road, Wokingham.

Proposal: Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 and 63062).

Applicant: Drapers Company C/O Dalton Warner Davis.

Case Officer: Emy Circuit

The new plans show the following: Copies of plans from original applications.

Comments are required by 09/01/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

SEE DETAILED COMMENTS ON ORIGINAL CONSULTATION

26.02.01

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 23 November 2000

Application Number: F/2000/2826 27 NOV 2000

Proposal: Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 & 63062)..

Site Address:
The Henry Lucas Hospital , Luckley Road, , Wokingham.

Applicant:
Drapers Company C/O Dalton Warner Davis.

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

I HAVE ALWAYS CONSIDERED THE APPEAL DECISION OF THE INSPECTOR TO BE MOST REGRETTABLE AND DID NOT REFLECT THE HISTORIC OR ARCHITECTURAL QUALITIES OF THIS GRADE I NATIONAL TREASURE.

I FULLY CONCUR WITH THE OPINION NOW CONFIRMED BY ENGLISH HERITAGE IN THEIR RECENT CORRESPONDENCE.

THE IMPACT OF THE SCALE OF DEVELOPMENT WOULD HAVE BEEN TOTALLY UNACCEPTABLE AND THE LOSS OF PART OF THE (NOW) GRADE II* OUTBUILDINGS DETRIMENTAL TO THE CO-HERENCE OF THE PRESENT GROUPING.

I AM PLEASED TO NOTE THAT THE APPLICATION HAS BEEN WITHDRAWN AND HOPE THE COUNCIL AND ENGLISH HERITAGE CAN CONTRIBUTE TO A SCHEME TO SECURE THE FUTURE OF THE BUILDING.

THE CHARITY COMMISSION SHOULD BE ADVISED OF THIS RECENT DECISION BY THE DRAPERS COMPANY

Harold Sanders. CONSERVATION ARCHITECT 26.02.01.

Mr Christopher Newdick,
47, Luckley Road, Wokingham,
Berkshire, RG41 2ES

Ms Emy Circuit,
Case Officer, Planning Department,
Wokingham DC,
PO Box 157,
Council Offices,
Shute End,
Wokingham, RG40 1WR.

28 January 2001

Dear Madam,

Application 2000/2826 – HENRY LUCAS HOSPITAL

I hope there is still time to take the following comment into consideration concerning the planning application for Henry Lucas Hospital.

The original planing permission granted in January 1996 was to develop the land in the garden of the Henry Lucas Hospital. This was an *enabling* measure – to enable Henry Lucas Hospital to continue as an almshouse within the terms of Henry Lucas' Charity.

The trustees of the Charity are Draper's Trust. They no longer wish the building to continue as a charity. They have applied to the Charity Commission for permission to sell the building on the private market. I suspect that the Charity Commission will permit this variation of the Charity and allow the building to be sold. Their decision is expected within a week or so.

Consequently, the present application to renew the 1996 planning permission is an entirely different type of application. It is not an application to renew an enabling measure. Rather, it is a different application for consent to permit the entire property to be developed by a private developer.

In summary, the real purpose of this application is to enhance its value to a private buyer. It is not to enable the building to continue as a charitable almshouse. It is no longer an enabling application.

Yours sincerely,

Christopher Newdick

Christopher Newdick.

ENGLISH HERITAGE

SOUTH EAST REGION

For the Attention of Emy Circuit
Environmental Services Dept.,
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Ms Circuit, 18 January 2001

The Henry Lucas Almshouses, Wokingham (Appl., F/2000/2826; drawings 1; 2; 3; 7005 001B; SU8067 and SU8167 (SITE PLAN) C7042 03; 04; 05; 06; 07; 08; 08A; 09; 09A; UNNUMBERED SITE PLAN MARKED A.)

I am now in receipt of the above drawings. In the light of these I wish to reiterate the comments of English Heritage, as stated in my letter of 13 December 2000. We consider that planning consent for this damaging proposal should be refused. In the event of an accompanying application for listed building consent being received by your Council, we consider that this should also be refused.

Yours sincerely,

pp S. Angell

Dr Diane Kay
Inspector of Historic Buildings
South East Region

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22 JAN 2001	
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EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage

By Hand 9/01/2002

7.1.01

Mr. & Mrs. Russell,
2 Chapel Green Farm Cottages
Wokingham,
RG40 3ER. 0BS

10 JAN 2001
COPIES TO: ACK: FILE:

Dear Mr. Mitchell,

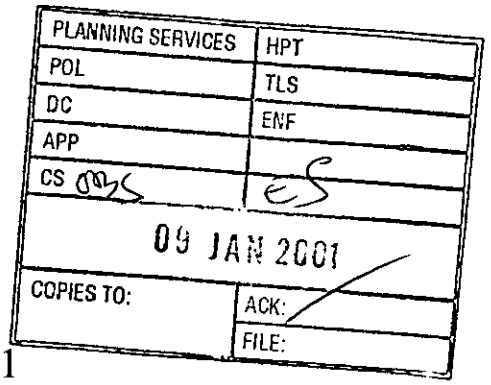
Re:- Application N°. F/2000/2826.
The Henry Lucas Hpl,
Luckley Rd,
Wokingham.

With reference to your letter dated 19th December, my husband and I feel an extension to Lucas Hospital would be inappropriate, we feel it is over development of the site and modern extensions shouldn't be allowed to such a beautiful 17th century building

Yours sincerely,

Mr + Mrs. M. Russell.

By hand 8/1/00.



Chapel Green Farm
Wokingham
Berkshire
RG40 3EP

2nd January, 2001

Emy Circuit, Case Officer
Planning Services
PO Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir / Madam

RE: Application No F/2000/2826

Thank you for your letter regarding the renewed planning application no: as above, for Lucas Hospital. I draw your attention to the following for your urgent consideration.

- The County Conservation Architect stated that he (and I quote) "considers it unfortunate that the walled garden would be built on."

- The proposed building would conflict with the local authority policy on settlements and visual intrusion by buildings on the surrounding countryside. It would fail to make a positive contribution to the setting and character of the area with its' listed building. WDC (policy EN25 paragraph iii) clearly stated that buildings of special architectural or historic interest should not be altered so as to damage or erode their character.

OVER

- The sheer size of this proposed development would inevitably overwhelm this beautiful property. I fail to see that it would enhance the local environment or provide a service that could not be found elsewhere in the district closer to local amenities. If this is required to "save" the listed building then it is surely not worth doing because it destroys its' setting and historical integrity.

- Access for an increased number of residents and particularly services is difficult to imagine, because in recent years the lane to Lucas Hospital has deteriorated badly due to the local change of use to a purpose for which it was never intended. In particular the equestrian use which generates substantial volumes of traffic.

- I am concerned that as I am directly affected, that my property known as Chapel Green Farm (in which my family and I have lived for the past 32 years) will lower in value because of the loss of privacy and tranquillity, which is its' greatest asset.

- In 10 years there has been no apparent interest from the residential care sector in either purchasing the property or implementing consent, therefore it seems unlikely that this planning is viable. It would be a sad day for Lucas Hospital to be sold after all these years in order for a developer to change the building from its' original construction and purpose. The fact of the matter is that the building has survived in good order without the enabling development which was granted permission 10 years ago.

In conclusion I strongly urge you to refuse this renewal for the reasons stated above.

Yours faithfully

J.M. Crowther (Mrs)

EXC

40 Grazeley Road
Three Mile Cross
READING
Berkshire
RG7 1BJ

PLANNING SERVICES	HPT
PBL	TLS
DC	ENF
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CS OBS	EXC
08 JAN 2001	
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	FILE:

4 January 2001

Dear Sir/Madam

Planning Ref. No: F/2000/2826

We wish to raise an objection to this proposal on the following grounds:

1. Impact on the listed building

1.1 The proposed development is not compatible with the existing Grade I listed building and is not in keeping with any of the surrounding buildings.

1.2 There is insufficient open amenity space for any new residents in addition to those already residing in the existing building.

1.3 It is an over development and over intensive use of the site and will adversely affect the surrounding environment.

2. Access

2.1 Access for emergency services, refuse collection, etc is poor. Increased traffic resulting from the development of the equestrian Centre has already resulted in the track being overused for its original purpose.

2.2 Access for any deliveries by larger vehicles will be a problem. There is insufficient turning space and they will further erode the track surface.

2.3 The existing unmetalled track has no pavements or lighting and is wholly inappropriate for the elderly.

2.4 There is no public transport within easy walking distance for elderly residents.

3. Location

3.1 The site is not within easy walking distance of local amenities.

3.2 There are more suitable locations nearer Wokingham town Centre for this type of development.

3.3 It is inappropriate development at a green belt site.

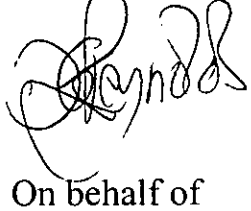
4. Impact on neighbours

4.1 The residents of Chapel Green Farm and Chapel Green Farm Cottages have already suffered loss of privacy by the building and increased activity at the equestrian Centre. This development will additionally lower the value of these properties. Gardens currently with a private aspect will be overlooked by this development.

4.2 The increased levels of activity arising from use on site will have an added adverse impact on their quality of life.

For the reasons given above, we would ask you to turn down this application.

Yours faithfully



On behalf of
Mr and Mrs D E Reynolds

F/2000/2826

1, Chapel Green
Chapel Green,
Wokingham.
RG40 3ER

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DC | ENF
APP |
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08 JAN 2001
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7th January 2001

Dear Sir,

RE: Proposed new building works St. Lucas Hospital.

My wife and I have been near-neighbours of St Lucas Hospital for in excess of 15 years. During that time we have admired the existing building noting that it has been regularly maintained, as has its visible front gardens.

The current structure, a beautiful listed old building, occupies a commanding position in an area of outstanding natural beauty.

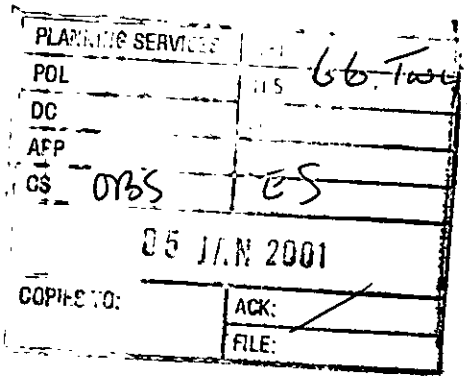
Whilst we have no objection to any internal modifications to update and provide modern accommodation for any new residents, we strongly oppose any plans to erect an additional new building within the grounds, which is bound to destroy the status quo and remove some of the outstanding views across the surrounding fields etc forever.

Please ensure that our objection, as local residents of long-standing, is heard by the Planning Committee in due course.

yours sincerely,

A. M. Hughes

Mr and Mrs A. M. HUGHES



66 Twyford Avenue
West Acton
W3 9QB.
Jan. 3rd 2001

Re Application No F/2000/2826
Lucas Hospital

Dear Madam,

For many years I have been visiting Wokingham & have always admired Lucas Hospital & been thankful that it was a listed building and therefore would be protected.

Alas in recent years the place has been allowed to deteriorate badly - the gardens which used to be enjoyed by happy residents are now a mess.

I understood that it was a charitable institution & therefore surely should remain one. I have fears that some developer may well buy the place & alter its whole character & intrude on the delightful privacy of the whole area.

I do beg of you to turn down the application.

Yours faithfully
Phyllis Gilliland
(Miss P. Gilliland MBE)

Mr Gary Circuit
Planning Services
Wokingham

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date January 3, 2001
My ref. HS/TAB/240
Your ref.

Mrs B Young
39 Howard Road
WOKINGHAM
Berkshire
RG40 2BX

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

Dear Mrs Young

LUCAS HOSPITAL : POSSIBLE SALE OF PROPERTY

Thank you for your letter dated 21 December concerning the report for the Charity Commission prepared by Mr D D Chopping of Martin Pole and Nicholas. I have only just received my copy as it went via Woking Borough Council.

It will therefore not be necessary for you to bring your copy into the Council Offices as suggested in the letter.

I am grateful for your offer.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Emy Circuit

SAVE
BRITAIN'S HERITAGE
70 Cowcross Street, London EC1M 6EJ

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18th December 2000

Case Officer
Emy Circuit
PO Box 157
Council Offices
Shute End
Wokingham RG40 1WR

Fax received 22/12

Dear Sir,

The Henry Lucas Hospital, Wokingham, Application No.F/2000/2826

SAVE Britain's Heritage writes to urge your authority to refuse this application. It is the second renewal of a consent originally granted after appeal in 1991. Commenting on the inspector's report the Secretary of State noted at that time that although the proposal would damage the setting of the Grade I listed Lucas Hospital, it was justified because "in this case the need to ensure that the future of the Hospital in its present use and to protect it from damaging alternative use outweighs the considerations against" the proposals.

However, the proposed partnership with the Linen and Woollen Drapers Cottage Homes to develop the new residential care building and run the complex never transpired. Indeed in nearly ten years the Drapers' Company has been unable to attract any interest from the residential care sector in implementing the consent, as its agents Dalton, Warner Davis admitted in a letter dated 26 October 2000.

Moreover, although the permission was granted, against land use and listed building policies, because it would maintain the original use and the Draper's interest, the Draper's Company is now seeking permission from the Charity Commissioners to sell the property.

We believe your authority must therefore refuse this consent. The Secretary of State said after the inquiry that "the proposed design would be satisfactory in the circumstances". However, those circumstances no longer apply because no development partners can be found. If by their own admission the Drapers are unable to find any interest in this scheme then there can be no justification for extending the permission once again. Since the permission was extended in 1995, policy towards enabling development has got much firmer. There is now a very strong presumption

Tel: 020 7253 3500 Fax: 020 7253 3400
e mail: save@btinternet.com
www.savebritainsheritage.org

Registered Charity 269129

against it - see the English Heritage Policy Statement, "Enabling Development and the Conservation of Heritage Assets", June 1999. The case for enabling development at the Lucas Hospital should now be re-tested rigorously against the criteria laid down in this document. In particular, the applicants should provide full disclosure of their financial appraisal.

The Drapers' Company should be encouraged to reconsider alternative proposals that would also ensure the continued use of the Lucas Hospital for its intended purpose. We agree with the Secretary of State that this would be the best use for the building and we would be happy to help the local authority and the Draper's Company find possible development and management partners.

It is absolutely essential in any circumstance that any permission granted for the walled garden should be tied by legal agreement to the use of the listed building. No development must be permitted that can be undertaken independent of the restoration and reuse of the Lucas Hospital.

Yours sincerely,



Richard Pollard
Secretary

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Emy Circuit

From: Joanna Pulman
Sent: 21 December 2000 10:19
To: Emy Circuit
Subject: FW: Attn: Ms Emy Circuit - re Application F/2000/2826 (The Henry Lucas Hospital)

We have received this email via the general WDC address, please can you arrange a response and copy it to me for our logging system.

Thank you

Joanna Pulman
Website Manager
Wokingham District Council
Tel: 0118 974 6109
Email: joanna.pulman@wokingham.gov.uk
Website: www.wokingham.gov.uk

-----Original Message-----
From: Pat Egerton [SMTP:Pat.Egerton@tesco.net]
Sent: Wednesday, December 20, 2000 3:05 PM
To: wokinghamdc@wokingham.gov.uk
Subject: Attn: Ms Emy Circuit - re Application F/2000/2826 (The Henry Lucas Hospital)

Dear Ms Circuit

I attach a copy of my comments for consideration by the Planning Committee.

I'm sorry to do this via e-mail, but, due to family illness, I only returned on Sunday after an absence of nearly 3 months. The Christmas post being what it is, I wanted to make sure it reached you before the cut-off!

Thanks ....

Merry Christmas and a Happy New Year.

Yours sincerely

Response to Planning Applicati...

Pat Egerton

58 Waterloo Road
Wokingham
Berkshire
RG40 2JL

19th December 1999

Ms Emy Circuit
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Circuit

Re: Application F/2000/2826 – The Henry Lucas Hospital

I wish to submit the following objections for consideration by the Planning Committee.

1 This application is based on an 11-year-old plan which was *conditionally* approved by English Heritage, the Ancient Monument Society, the Council for British Archæology and the County Conservation Officer, as a means to ensure the continuing use of the Hospital as almshouses. **However, this plan does not comply with English Heritage's current Enabling Development criteria, quoted below.**

2 Although similar projects have been sympathetically designed in period style with minimum intrusion and destruction (as at The Hospital of the Blessed Trinity [Abbot's] in Guildford – also a 17th Century Grade 1 almshouse), the modern architectural style and large 'footprint' of the proposed new development is not in harmony with the existing building, and would destroy the ancient walled garden and orchard.

To provide vehicular access to the rear of the property, the plan proposes the demolition of part of the Grade 2* listed outhouses. These are roughly contemporary with the main building and, according to English Heritage, are "of unusual historical interest as a survival of the 'offices' or service buildings that were once common in a similar relationship to most substantial properties of the 17th Century". The plan also jeopardises the old underground Hospital vaults.

According to a recent report and assessment for the Charity Commission, the property is in good repair and there are no urgent structural defects. However, there is evidence that slight structural distortion was caused by the installation of a pumping system, and by the increased volume and weight of traffic when the nearby Equestrian Centre was expanded. Clearly, the major and extensive excavation, building and demolition proposed – not to mention the increased residential, visitor, service and delivery traffic – could damage the structure of the existing buildings.

If implemented, this plan would endanger the fabric of the listed buildings and walls, significantly change the appearance, balance and ambience of the property and destroy rare features. **It therefore cannot fail to "materially detract from the archælogical, architectural, historical or landscape interest of the asset" and "materially harm its setting".**

3 In the 11 years since planning consent was first granted, the applicant has been unable to implement this plan. Indeed, all interested partners considered it financially inviable and withdrew from negotiations.

The applicant no longer intends to develop the site, but now wishes to sell the property, subject to the awaited decision from the Charity Commission. Consequently, the benefits of the proposed development cannot be demonstrated and justified, which I understand fails to comply with PPG 15.

There is therefore no evidence that this plan will "secure the long-term future of the heritage asset and continued use for a sympathetic purpose".

4 As stated in 2 above, no urgent maintenance or repair is required. The financial problems which the proposed plan seeks to address arise, not from the conservation needs of the building, but from lack of income and capital. Although the original endowment was substantial, its value appears to have been considerably depleted in comparison with other charities of similar age and objects.

e.g. in 1992, the return on investment for the Lucas Hospital was 59% of the original endowment, whereas the return for the Abbot's Hospital, Guildford was ***1,967%!*** The gap has since widened.

Equally, by the applicant's own admission in recent annual accounts, his administrative and management charges against charitable funds have been "uncomfortably high".

e.g. 1995/6 222% of total income (exc. donations from other charities)
265% of total other expenditure
1997/8 136% of total income (exc. donations from other charities) 114% of total other expenditure in 1997/8

The deficit between income and expenditure is therefore directly attributable to the applicant's investment policy and high administrative costs over the years. **This plan thus fails to meet the criterion that the "problem arises from the inherent need of the heritage asset, rather than the circumstances of the present owner".**

5 It appears that local authorities have not been approached regarding funding for modernisation, maintenance or repair and, with the exception of a single grant from English Heritage, nor have organisations concerned with the preservation of ancient buildings, including the Heritage Lottery fund. In contrast, other comparable almshouses have made successful applications and received significant assistance.

There is therefore no evidence that "financial assistance is not available from any other source".

6 As shown in 3 above, this plan does not secure the future of the existing buildings.

Moreover, the proposed residential care environment necessarily imposes design, health and safety, and other restrictions and conditions. Developing accommodation for people capable of leading an independent life could provide a less obtrusive, cheaper and more compact solution, whilst reducing the detrimental impact on the property and its surroundings, and lessening the financial commitment (see 2 above).

This plan does *not* demonstrate "that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that it minimises disbenefits."

7 Since this plan does not ensure the survival or future prospects of the Lucas Hospital, it is of nil benefit to the Hospital and to the community. The disadvantages are, however, considerable:

- high risk of structural damage and deterioration to a national treasure;
- destruction of important features of architectural, archælogical and historical interest;
- loss of historical context and environmental (landscape) amenity due to inappropriate and obtrusive design and change of use;
- loss of public access to a site of outstanding architectural and historical value;
- loss of public access to a well loved and regularly used place of worship;
- reduction of almshouse accommodation available within the community, for an indeterminate period;
- loss of maintenance contributions and continuance of expenditure for an indeterminate period, thus depleting the charitable reserves and the help available within the community.

The "value or benefit of the survival or enhancement of the heritage asset" provided by this plan is nil and *cannot* "outweigh the long-term cost to the community (i.e. the disbenefits) of providing enabling development".

I believe this plan to be ill conceived and impracticable. It fails to meet most of the current Enabling Development criteria and cannot ensure even the short-term future of the heritage asset. In addition, not only does the plan offer no advantage to the Hospital, the Charity or the community, but, if implemented, it could cause irreparable and catastrophic damage to a monument of great national and local importance.

Yours sincerely

Pat Egerton
(Mrs D.M. Egerton)

Recd 2.00pm 21.11.00

38108

EXC

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The Wokingham Society

Incorporating the Wokingham Society History Group
Registered with the Civic Trust, Affiliated to CPRE & Registered as a Charity (No. 274988)

Brian R Morris
1 Bird Mews
Wokingham
RG40 1DZ
Tel: 0118 9792611
Email BrianBRM@msn.com
Mobile 07803 214540

Wednesday, 20 December 2000

Emy Circuit
Case Officer
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Application Number f/2000/2826
The Henry Lucas Hospital, Luckley Road, Wokingham.

Dear Ms Circuit

I refer to the letter received from John Mitchell addressed to our former secretary.

The council is placed in a difficult position over this application, which is for a further extension of time relating to a permission granted on appeal in 1990. Your decision on this matter must also be linked to the key objective of preserving the magnificent Grade One listed building – An Almshouse, The Henry Lucas Hospital built in 1665.

The letter you have from Dalton Warner Davis of 26 October 2000 states that they are acting on behalf of the owners of the building, the Drapers Company. This confirms the rather cavalier attitude of the Drapers Company who as you will be aware has emptied the building of residents in advance of gaining permission so to do by the Charity Commission. The Drapers do not own this building. They are the Trustees of the Henry Lucas Charity with the building and a modest endowment income as the charity's sole asset.

The application is for an extension of the planning permission granted as an enabling development to create finance so that the original building to be used for the purpose for which it was constructed - an almshouse.

As the building is no longer in use as an almshouse and the Drapers have no intention of arranging for the building to continue to be used as an almshouse your authority would, it would seem, be able to refuse permission for an extension of the planning permission.

You will also be aware that the Charity Commission recently commissioned an independent report into the buildings condition and financial structure. The report prepared by David Chopping of Martin & Pole, Nicholas dismisses the claim made by a Housing Association appointed by Drapers who said that the building could not continue to function as an almshouse due to its location. It was the claim that the building was remote that, according to the Drapers, led the District Council in the past not to consider applying for Housing Corporation funds to support the Lucas listed building.

Another key comment from Mr Chopping's report is, in essence, "Before the matter can be taken any further, I would recommend a round table discussion of the statutory authorities and interested parties to consider whether maintaining the almshouse use is practical"

Mr Chopping has addressed the possibility of gaining financial support from the Housing Corporation and the Heritage Lottery fund for capital expenditure and revenue grants. I suggest that this avenue must be urgently explored by your authority.

Heritage buildings of this age and type have been preserved for their intended use in Hurst, Twyford, Bray and Windsor to quote local examples. We trust that Wokingham District Council will act as the catalyst in bringing together all parties to explore all avenues to retain this fine example of English Heritage, as an almshouse.

A condition of financial support, from any source, would surely include ensuring that the building and its chapel are made more available to the public.

Lucas Almshouse is Wokingham District's only listed Grade one Heritage site. It is national asset that could add to Wokingham's appeal as a tourist location.

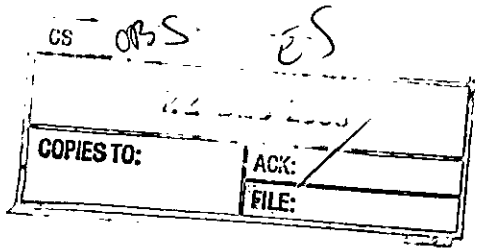
We offer our support to bring about a successful conclusion to this case.

Yours sincerely

Chairman

PS Please let me know if you do not have Mr Chopping's report to the Charity Commission. I can drop it into you

Copy by email:
Jane Earl, Chief Executive
Karen Satterford
Harold Sanders
Town Clerk WTC
Wokingham Times



Ms Emy Circuit
Case officer
Planning Department
Wokingham District Council

Hazel Guile
50 Rose Street
Wokingham
Berkshire RG40 1XU

20 December 2000

Dear Ms Circuit

Re: Planning application F/2000/2826 – variation renewal (repeat) of consent 36372/63062 – **Henry Lucas Hospital** Wokingham

In the light of public interest and the uncertain future of this Grade I listed building, it would be preferable to **refuse** continual variation re-newal of this application as the original plans submitted are now over 10 years old !

Approaches to building conservation and restoration have changed over the years relating to buildings, their curtilage and conservation areas.

A fresh and relevant view could be recommended, in view of recent historic evidence and planning requirements (access, health & safety, fire regs, disability etc).

Prospective purchasers would be in a position to view the 'considerable' documentation covering previous applications and correspondence. A fresh approach would be preferable and should NOT detract from a possible sale or change of use.

Originally this application was rejected by the local authority and was granted on appeal, subject to lengthy considerations. (the DOE inspector having considerable reservations)

It was a large proposed development in the orchard, out of all proportion to its rural setting which entailed some demolition of Grade II* outbuildings and portions of the wall, with loss of views of the existing main building architecture.

I trust the above points will be taken into account when reviewing this application.

Yours sincerely

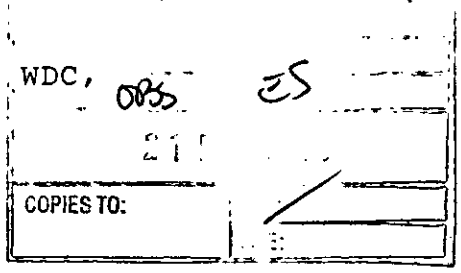
Hazel Guile

HAZEL GUILE

cc Harold Sanders - Conservation Architect

By hand 28-12-00.

To Emy Circuit
Planning Officer, WDC,
Shute End,
Wokingham.



Trevor Ottlewski
Uani, Hollybush Ride
Wokingham
Berkshire, RG40 3QR.

18/ 12 / 00.

Dear Ms Circuit.

Re. planning application no. F/2000/2826, concerning the Henry Lucas Hospital, Chapel Green, Wokingham.

I wish to register my objections to the proposals for the following reasons.

1/ A number of factors have changed since the plan was originally submitted.

a) The outbuildings, all of which are of comparable age to the main building, have been recognised as being of greater importance than originally realised. As such, since the original application, they have been upgraded to 2*, the second highest status of historic building in England. The main building has remained at the highest level, grade 1.

Permission was originally granted to demolish 12 metres, almost 40 feet of this historic building, and under no circumstances should this now be allowed to be carried out.

The whole of the outbuilding roof, has within the last couple of years, been totally re-tiled, with the aid of a substantial grant from English Heritage.

b) The outbuildings at the eastern end, proposed for demolition, differ slightly from the others, in that evidence suggests they may have performed a different function for a time , and been open fronted, but still of the same age. This actually makes them the only example of such in this run, however, barring the front wall, they remain original.

c) New information has come to light suggesting the existance of vaults. Areas marked VAULT, appear on a late 18th C plan of "Lucas Hospital", (see attached copy). It is understood that there exists some suggestion of a hard surface, several inches below ground level. The proposed vehicular access to the walled garden, not only destroys a large section of the outbuildings, but passes directly over the areas marked VAULT.

Their existance, function, and importance, should be thoroughly investigated prior to the reaching of any planning decision.

d) At the time of the original application, "Lucas Hospital" was a functioning almshouse. The additional buildings were intended to compliment the existing facilities. Ten years of permitted right to develop the site,

continued,

has NOT saved the almshouse from the prospect of closure, has NOT preserved the homes for the occupants who are now housed elsewhere, and as such should be viewed as a totally different proposition, to that offered at its original application.

2/

The walled garden lies within the curtilage of a grade 1 listed building, and as such should be considered at this level of importance. The garden was an important feature of the 17th C almshouse vision, its loss would detract from this ideal, and would NOT be a visual asset to the property.

3/

The design of the proposed windows, and the cladding of walls, does little to respect the fabric and design of the existing buildings.

4/

The one way traffic proposed around the building, would in effect be brought to a standstill by a single service vehicle parked on the route, be it a maintainance vehicle, bus, ambulance or milk float. No facility appears to exist for the collection of dustbins, which in a development of this size, would require an easy access point for the large refuse lorries now used.

Traffic this close to an historic building, has great potential to transmit vibration to the foundations. Granting of this or similar permission, would need an accompanying guarantee that the resulting increase in traffic, would not affect the listed buildings.

5/

If the main proposed entrance was blocked in an emergency, such as a fire, there is no suitable rear exit included in the plans. This would seem something of a necessity in what is proposed as a building for those in need of a higher degree of care,

6/

A building covering the proposed area of currently undeveloped ground, has potential to affect the amount of water held in surrounding soil, and should be a further consideration in the planning process, re the possibility of subsidence,as a result.

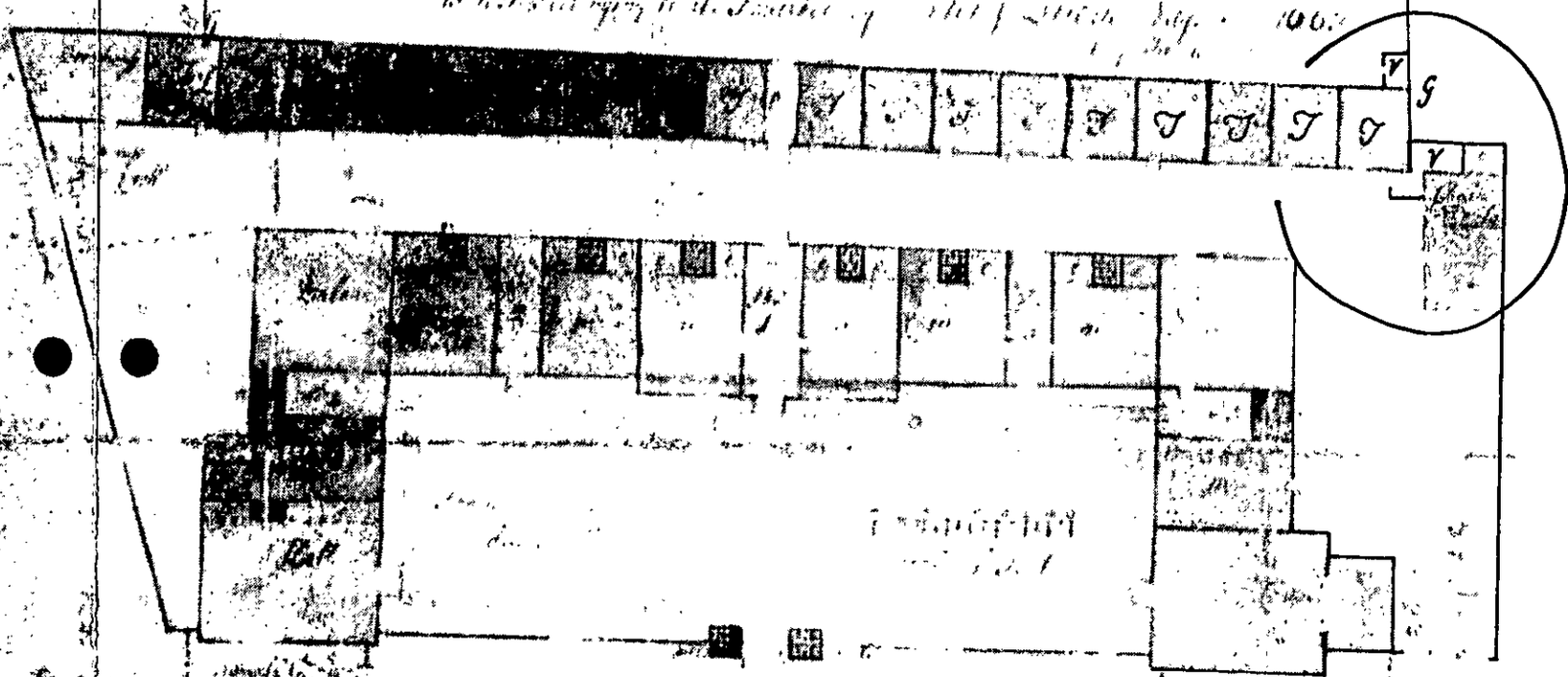
If there are any points you wish clarifying, please don't hesitate to contact me. I await your decision with much interest.

Yours sincerely,

L. Ottlewski



(Photo) Copyright T. Ottlewski.



V vault

39 Howard Road, Wokingham. Berks RG40 2BX

13 December 2000

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Ms. Emy Circuit
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham. RG40 1WR

Dear Ms Circuit,

Application F/2000/2826 - HENRY LUCAS HOSPITAL

I submit the following for consideration by the Planning Committee.

1. Applications 95/63062/VAR and 95/63063/VAR (Variations to renew Consents 36372 and 34872) were granted 19 January 1996.
In the Report for these proposals, the Appraisal gave upgrading of the outhouses to II* as the only issue for consideration under material changes.
HOWEVER, this consideration was restricted to information provided, resulting in great under-estimation of material changes.

   1.1 The outbuildings were up-graded in FEBRUARY (not June) 1995, "being of unusual historical interest as a survival of the 'offices' or service buildings that were once common in a similar relationship to most substancial properties of the seventeenth century" (see enclosed letter from English Heritage).
   This significant elevation in NATIONAL importance, places these in the top 6% of OUTSTANDING Listed Buildings.

   1.2 Further, it is incorrect to state "the only section to be demolished was built during this century". These outhouses, AND two underground vaults nearby, are shown on an 18th century plan drawn by Rev. Robert Burton, a Master of the Hospital.
   (copy enclosed - The original is held by Drapers' Company)
   Unfortunately these were subject to crude work at sometime, but can be restored.

   1.3 Therefore, demolition of a quarter of these nationally important buildings, only to provide access to the ancient Walled-garden, cannot be justified under PPG 15.

   1.4 The above information, vital to the 1996 renewal decision, was available, BUT NO Public Notice had appeared in the "Times" to include public consultation.

2. Additional SIGNIFICANT material changes are relevant to the current application.

   2.1 This plan is no longer valid because it is not likely to be carried out according to the consent previously granted.
   The applicant does not intend to implement the proposed development. [see 2.2]
   This is NOT in accordance with PPG.15. "Applicants for Listed Building Consent must be able to justify their proposals", showing the extent by which the proposed work would bring substancial benefit. Both conditions are now impossible.

   2.2 In July 1999 the Trustee applied for Charity Commission permission to sell the site. The enclosed Charity Commission Scheme Information confirms this intended sale, Although Commission consent is still pending, the application of 26 October 2000 anticipates a decision "granting approval for building to be sold".

2.3 The Hanover Housing Report October 1998, submitted in support of the sale (copy enclosed), states, in Option 4, discussions have ALREADY taken place with District Planning Officers "regarding a possible disposal of the entire site".
And a jointly-written development brief, by the applicant and the Council,"allowing retention of the existing building and redevelopment of the kitchen [sic] garden, both for residential use", could be used to secure bids from residential developers.
This is, however, contrary to Local Plan policies and PPG 15.

2.4 This application, based on an ELEVEN YEAR OLD plan, is no longer a viable option to secure the long term future of the Heritage asset and its contined use.
The original partner, The Linnen and Woollen Drapers' Cottage Homes, who stated at the 1990 Public Inquiry that "Even with 40 beds they would be supporting the complex from charitable sources", withdrew from this project.
Negociations with Westminster Housing Association and English Courtyards failed.
The Hanover Housing Report, Option 3 (enclosed) states "little demand".
Even this application itself confirms "to date there has been no interest from the residential care sector in purchasing the property or implementing the consent"
After TEN years, the applicant is still unable to negociate a committed partnership and, further, has not co-operated with potential alternative trustees.
Yet, the comparable contemporary almshouses at Hurst and Twyford are viable !

2.5 The setting of the Hospital, an essential part of the building's character, has since increased in importance.
At the Local Plan Inquiry 2000, Chapel Green, alias Wokingham Equestrian Centre, was subject to an application to release this land for development.
Council's rebuttal emphatically confirms the area designation as Green Gap/Wedge.
And residents submitted over 750 letters supporting this Policy (WCC 2).
The Greater Langborough Residents Association submitted a request for designation as a Conservation Area; this was supported by The Ramblers Association, Ludgrove School Trust and the Town Council's Planning Committee.
Council's response was that "the area does not comply sufficiently with English Heritage criteria". BUT this fails to acknowledge the full historical importance of Chapel Green, including 'recent' buildings, and its cultural heritage, which exceeds that of other District Conservation Areas.

2.6 There is now a presumption AGAINST the Enabling Development used in the 1990 applications, (Enabling Development and the Conservation of Heritage Assets).
The 1990 Consultation comments by the Ancient Monuments Society, Council for British Archaeology and County Conservation Officer all supported English Heritage advice "the best use of the building remains that for which it was constructed"
Their CONDITIONAL approval DEPENDED on evidence, with unsupported financial aspects, to ensure continuation of the existing use of Hospital almshouses.
But the current application states "to this end the enabling development described represents an important aspect"; such is contradicted by their knowledge that this development will not be implemented, and the intended sale.

2.7 The applicants cannot comply with the new Enabling Development criteria.
* This Plan will NOT secure the long-term future of the Heritage Asset.
* It cannot be convincingly demonstrated that the benefits of this plan outweigh the disbenefits of breaking up the historic entity, lost sympathetic amenity use and cultural value.
* There is NO 'problem' with repairs or urgent modernisation of the Hospital.
* The 'problem' arises from the circumstances of the present Trustee, NOT from inherent need of the asset; the enclosed Henry Lucas Charity accounts 1998/99 illustrate that within the annual costs (£45,454), a third (£19,865) was Drapers' Company administration. However, the income/direct costs ratio has only shown a small deficit SINCE 1998.
* There has been NO exploration of likely grant aid

3. There must be guanteed assurance that the Hospital foundations, which are obviously NOT to modern standards, will not be adversely effected by such development, AND that there will be NO material harm to the Heritage Asset.

3.1 The geology at the Hospital (Wokingham District Historic Landscape Survey 1997) is Bagshot Beds with gravel deposits.
Thus, there is a realistic prospect that excavations and construction vibrations of ANY new development, with heavy plant and vehicles, will cause serious damage to the ENTIRE Hospital and outhouses.

3.2 The Report circulated this month by the Charity Commission (7.7 & 7.8 enclosed) confirms both cracks and subsidence.
These are relatively 'recent'. Those at the Chapel end coincided with the adjacent 'new' water-pumping system installation; those at the western Common Room with increased volume, and tonnage, of traffic using the side road.
This application, with 24 parking spaces, service and delivery vehicles, will bring traffic movements immediately beside the chapel, Hospital and outhouses; a huge increase on land NOT previously subject to any such detrimental vibrations.

3.3 The new development's one-way 3metre-wide drive necessitates driving round the perimeter for access to parking bays, or the rear Service Area,
This unsatisfactory design creates dangerous hazards for the elderly residents, and must be considered, in movements and tonnage, detrimental to the Listed Walls.

4. From the evidence submitted for Conservation Area status, this site warrants serious archaeological exploration. (copy enclosed)
There is much evidence of medieval activity, a period now acknowledged to have been previously neglected, AND the location had attractions for earlier settlement.

5. Also, one of the sources connecting this building with Sir Christopher Wren is the applicant's architect Broadway Malyan, who note this 1665 building as Pupil of Wren. This attribution appears impossible, as Wren's first commission in 1663 was completed in 1666. However, other circumstancial evidence linking Wren to Henry Lucas and his executors may, with the documented source of the above, eventually prove authentic AND vastly increase the NATIONAL importance of this Hospital building.
The answer to this probably lies within the Charity archives, as the executors had to provide annual accounts, but the Drapers' Company are reluctant to give access to these or make any comment (which is strange).

I trust that ALL the above is taken into account, for the future of the most important building and Charity in Wokingham.

Yours sincerely,

Barbara Young

Barbara Young (Mrs)

enc.
copy to English Heritage, SAVE Britain's Heritage, Ancient Monuments Society, Wokingham Town Council, John Redwood MP & Cllr R Wyatt

39 Howard Road, Wokingham. Berks RG40 2BX

18 December 2000

Ms Emy Circuit
Case Officer
Wokingham District Council,
Shute End
Wokingham.

Dear Ms Circuit,

Application F/2000/2826 - HENRY LUCAS HOSPITAL

Further to my letter of 13 December, I would add the following.

1. The importance of the outhouses is further confirmed by the restoration of the roof, on the advice of English Heritage, in 1998.

2. There is an error in the 20 Feb 1991 decision letter by the Secretary of State. In section 12, "he does not however consider himself able to grant consent for the significantly more extensive demolition drawn on and implied by the revised drawing C7042/02B since no statutory consultations have carried out on these. A further listed building application would be required for the work".
   But in section 14 this is included in the consent.

3. While I appreciate that the Secretary of State's decision was made in 1991, and I am advised this cannot be challenged, there is a major discrepancy.
   The Inspector's Report 9.9 states "Even with 40 beds they [Cottage Homes] would be supporting the complex from charitable sources".
   The Secretary of State Decision section 9 states " the new care building would be run together with the present Hospital, by the Linen and Woollen Drapers Cottage Homes and subsidised from their resources".
   This effectively contradicts the viability of the proposed solution.

   The reputed, but debateable, maintenance costs of the original building would thus be just transferred to another charity ! It is illogical that this was considered a justifiable solution to the professed problem, or that such would enable the Hospital to continue. This anomaly is confirmed by the withdrawal of Cottage Homes and subsequent failure of the Drapers' Company to find an alternative partner.

   The "Enabling Developement" policy statement 3.3 clearly states "A solution which does not provide the means of meeting recurrent costs which cannot be generated by the heritage asset itself is no solution at all".

Yours sincerely,

Barbara Young

Barbara Young (Mrs).

Charity Commission Draft Scheme - May 2000

1. Background

The Commission was informed by the Drapers' Company's solicitors in July 1999 that the Company had reluctantly concluded that it must dispose of the almshouses known as Henry Lucas Hospital. Since then, the Commission has considered the case put forward by the Drapers' Company, requested other information and looked at arguments put to it by those opposed to a sale of the premises.

The Commission now proposes to make a legal document called a scheme to amend the trusts of the charity of Henry Lucas to allow the Drapers' Company to sell the almshouses. It has issued a draft of the scheme, which is appended to this document.

As mentioned below, the decision on whether or not to make the scheme will only be taken after any representations about the scheme from members of the public have been fully considered.

The purpose of this document is to explain why the Commission proposes to make the scheme.

2. The charity of Henry Lucas

The object of the charity of Henry Lucas is:

- the provision of almshouses for poor persons, being married couples or single men, of good character resident in certain named parishes and
- the benefit of the residents of the almshouses.

The named parishes are the ancient parishes of Chobham, Chertsey, Bisley, Pyrford, Wanborough, Egham, Frimley, Bagshot, Stoke-next-Guildford, Thorpe, Pirbright, Worplesdon, Byfleet, Woking, Horsell, Wokingham Parish and Town, Aborfield, Finchhampstead, New Windsor, East Hampstead, Clewer, Old Windsor, Barkham, Binfield, Hurst, Bray, Sandhurst, Winkfield, Swallowfield and Sunninghill.

Essentially, the charity exists for the provision of almshouse accommodation for those in need. The charity's buildings at Wokingham known as Henry Lucas Hospital have been appropriated for use as almshouses. These buildings were constructed in 1666 and provide 10 units for beneficiaries of the charity. The Drapers' Company is trustee of the charity.

3. Power to sell the almshouses

The original trusts of the charity do not contain a power of sale. If it were certain that the proceeds of sale were to be used to acquire or construct new replacement almshouses, the charity would have the necessary power to

ENGLISH HERITAGE

SOUTH EAST REGION

Mrs B Young
39 Howard Road
Wokingham
Berks RG40 2BX

Direct dial: 01483 306 493

Our ref: PK/11387

27 July 2000

Dear Mrs Young

Henry Lucas Hospital, Wokingham

Thank you for your letter dated 18 July 2000.

As regards to your queries addressed to the National Monuments Record, I recommend that you contact Donnie Mackay, Enquiry & Research Services Manager, National Monuments Record Centre, Kemble Drive, Swindon, Wiltshire (tel: 01793 414 700).

You refer in your letter to the planning application for a development in the orchard at the rear of the hospital, which was granted on appeal. We understand that this project has not been taken through to fruition since the Drapers Company has not been able to find a commercial partner.

The outbuildings to Henry Lucas Hospital were upgraded to II* in February 1995, being of unusual historical interest as a survival of the "offices" or service buildings that were once common in a similar relationship to most substantial properties of the seventeenth century. English Heritage offered a grant towards the cost of re-roofing the outbuildings in July 1997, regarding which I have already been in correspondence with members of the Wokingham Society History Group.

Yours sincerely

Matthew Bodley
South East Region

2.3. Option 3 **Development within the existing Kitchen Garden**

History

The site currently has a planning consent for nursing home accommodation which was won on appeal in 1989. Following extensive marketing of the site by the Drapers' Company and their consultants, it has subsequently been established that there is little demand for this type of accommodation at this location.

Since Hanover's appointment, we have discussed with the planning authority alternative types of uses for the site within the kitchen garden. Providing that the use is in some way linked to the existing sheltered housing use, we are reasonably confident that a consent for a single storey bungalow scheme, providing sheltered accommodation mainly of a two bedroom nature, could be achieved.

The bungalows would be arranged in a courtyard fashion and would follow the footprint of the nursing home scheme referred to above.

15 units

The cost of such a scheme at 1998 third quarter prices would be £1,033,232 (£68,882 per unit). This figure includes professional fees and an element for VAT consistent with those items that attract VAT to new build residential estates.

Again, owing to the location and subsequent perceived demand for the accommodation, there is currently no grant available for these works from either the Local Authority or Housing Corporation.

On the assumption that £30,000 of the capital costs of each dwelling could be rentalised and charged out at a rent of "say" £210 per month there would be a requirement of 15 x £38,882 = £583,230 capital subsidy in order to complete the development.

It is fair to say that this is the worst possible case and there is a possibility that a small proportion, at least, of the properties could be

2.4. **Option 4** Disposal of Site

WHEN?

Following an initial meeting with the Planning Department of Wokingham District Council and the Drapers' Company's Planning Consultant, Dalton Warner Davis, discussions took place with the Planning Officers regarding a possible disposal of the entire site.

The purpose of the above would be to raise the maximum sum of money available from the market by the disposal and re-invest this amount into an alternative sheltered housing scheme in a more favourable central location within the Borough of Wokingham.

The initial meeting with the planners, which was reasonably positive, suggests that a way forward would be for Wokingham District Council and Dalton Warner Davis to jointly write a development brief for the site allowing retention of the existing building and redevelopment of the kitchen garden both for residential use. This brief could ultimately be utilised to secure "Subject to Planning Bids" from a selected list of residential developers who have previously developed an expertise in this form of development/construction.

Following discussions with Knight Frank Estate Agents, it is their opinion that it should be possible to attract subject to planning offers from a restricted list of developers in the region of £1 to £1½ million * for the freehold interest of the entire site.

The above sum would obviously make a considerable contribution to any alternative development that was considered in a more favourable location within the Borough of Wokingham and to this end following informal discussions with the Borough Housing Department it is possible that they would be prepared to contribute to the cost of any new project either by means of financial grant or free land.

?

* This depends on restrictions to use of the almshouses being lifted

HENRY LUCAS' CHARITY

Notes to the Financial Statements for the Year ended 31st July 1999

5. Direct Charitable Expenditure	Staff Costs £	Other Costs £	Total 1998/99 £	*Total 1997/98 £*
Provision of almshouse services :				
Almshouse services	-	3,695	3,695	*10,876*
Support costs :				
Routine maintenance	-	12,520	12,520	*13,950*
Building and engineering insurance	-	835	835	*1,354*
Building services costs	-	10,789	10,789	*5,484*
Chaplain, Medical Officer and Organist - stipends	-	750	750	*750*
	-	28,589	28,589	*32,414*

6. Management and Administration of the Charity	General Fund	Restricted Funds	Total 1998/99	*Total 1997/98*
Administration staff costs (see below)	11,023	-	11,023	*22,622*
Office costs reimbursed to trustee	1,333	-	1,333	*2,414*
Audit fees	1,000	-	1,000	*600*
Other professional fees and maintenance costs	2,036	4,056	6,092	*66,336*
Sundry expenses	417	-	417	*905*
	15,809	4,056	19,865	*92,877*

Administration staff are employed jointly by The Drapers' Company and the charities it administers including Henry Lucas' Charity. Salary and other staff costs are paid by The Drapers' Company and are allocated between The Drapers' Company and the charities on the basis of time spent.

7. Movement on Investments	Securities Pool	Other Securities £	Total 1998/99 £	*Total 1997/98 £*
Market value at beginning of period	16,466	12,995	29,461	*33,629*
Acquisitions	5,661	2,563	8,224	*2,660*
Disposals	-	(15,831)	(15,831)	*(11,746)*
Realised gains	-	4,301	4,301	*3,599*
Increase/(decrease) in unrealised gains	1,195	(4,028)	(2,833)	*1,319*
Market value at end of period	23,322	-	23,322	*29,461*
Historical cost as at end of period	19,197	-	19,197	*22,504*

8. Debtors	31.7.99 £	*31.7.98 £*
Accrued income	18,744	*8,183*
Contributions due from residents	576	*1,008*
Other debtors	4,172	*1,581*
	23,492	*10,772*

9. Liabilities : amounts falling due within one year		
Amounts owed to The Drapers' Company	15,719	*26,521*
Advance contributions from residents	458	-
Other creditors	3,485	*6,375*
	19,662	*32,896*

By road the distance into the beginning of the town centre is about one mile (1600m), by foot, Tesco's is just under half that distance and the town centre about 2/3rd mile.

7. CONDITION

7.1 Whist I have not carried out a detailed survey on the whole property, I have taken note of the requirements of a standard quinquennial inspection and report, in both its form, content and associated matters.

7.2 I have carried out a visual inspection of the property, both internally and externally. I have also carried out an inspection of the interior of the roof construction, the cellars and a representative inspection of the stores.

7.3 I note from the reports that opinions as to the maintenance requirements of the property vary. Much will depend upon its future usage and as to whether conversion works will be carried out.

7.4 Dealing first with the exterior of the main property, I note there is typical ageing of the roof tiles, chimneys and rainwater goods.

7.5 Theoretically, the whole property could be sympathetically re-roofed but I do not believe this work is immediately essential, although it is a task that may be required within the next decade or two. In general terms I consider the exterior of the property, at roof level, to be well maintained with the principal structure being wind and water tight during recent adverse weather conditions.

7.6 Brickwork is mainly the original, although there are one or two areas which, at some stage, have been re-stitched or re-pointed.

7.7 There is clear evidence of historical structural distortion, as is to be anticipated in a property of this age and method of construction. I would not anticipate a house of this type to have foundations to modern standards and only certain parts of the structure will have a strengthened sub-base (such as the chimneys).

7.8 The evidence of structural distortion is most pronounced to the Chapel where upper sections of brickwork have been re-stitched and other repairs carried out. However, the roof does appear to be the original, and it is my initial impression that the Chapel has settled differently from the main property but that any movement that has occurred has stabilised for the time being. I would, therefore, not anticipate any major structural repairs to be necessary to the Chapel in the immediately foreseeable future, with my opinions expressed later in the report on this basis.

7.9 In the event that movement re-commences, then opinions expressed as to value will be affected by the cost of making good those faults, subject to standard insurance conditions.

7.10 Within the Chapel I note dampness which is attributable to lateral penetration, with plaster softening and ageing generally. Repair of this plasterwork will be a specialist task which will need to be carried out with the approval of English Heritage. I understand an appropriate repair is under consideration.

Nov 2000, Report of David Chopping, Chartered Surveyor to Charity Commission.

39 Howard Road, Wokingham. Berks RG40 2BX

17 September 2000

Ms Anna Cronin
Head of Planning
Wokingham District Council
Shute End
Wokingham

Dear Ms Cronin,

We hereby request, and submit evidence to support the proposal, that the CHAPEL GREEN /LUCKLEY area should be designated a CONSERVATION AREA.
The character of this environmentally sensitive area satisfies ALL the important elements of special historic, architectural and archaeological interest, worthy of special protection. Further, it is desirable to preserve this ancient setting of natural beauty, and its wildlife habitats, which provide, without any detrimental effect, a unique amenity of countryside walks and enjoyment by the public.

HISTORIC, ARCHITECTURAL & ARCHAEOLOGICAL EVIDENCE

* The whole 'equestrian centre' area south of the railway is already designated "well preserved late medieval and early post-medieval field systems" - [Wokingham District Historic Landscape Survey October 1997 by Babtie]
  This source also identifies Woodcray and Evendons as "Areas of High Archaeological Potential"; LUCKLEY should be included as it was part of the same Manor.

* There are signs of early "strip" farming east of the Lucas Hospital, in the fields facing the Ludgrove School and the southern areas of the former Luckley estate" - aerial photo 1946 [NMR]

* Early documents show settlement at Evendons, Woodcray, Gorrick, and LUCKLEY (all within the ancient Manor of Evendons, the earliest known reference 1176 [Pipe Roll]) [BM Add.Chart 38646-38651 Hen III - Edw I, and 38652-38657 1308-1349]
  Originally Simonds Green, Chapel Green was created in 1664 when Richard Palmer Esq sold 2 acres, "with buildings thereon", at the entrance of the Luckley estate for the Lucas Hospital - [Close Roll C.54.4207]
  The Palmer family were established in Luckley by at least 1595 [Feet of Fines]
  Their descendants founded the first charity school for boys in 1713, and girls in 1731, which became the Palmer Schools in 1874 and subsequently today's St Crispins.

* Ancient field, hedgerow and footpath patterns still exist as shown on 1841 Tithe map, the 1817 Enclosure Act and earlier maps. [see enclosed]

* Chapel Green is so called after Wokingham's only Grade I Listed Building, the 1665 Lucas Hospital almshouses, with its chapel (a place of worship until March 2000) and Grade II Walled-garden and outhouses, upgraded by English Heritage to Grade II* in February 1995, "being of unusual historical interest as a survival of the "offices" or service buildings that were once common to most substancial properties of the 17th century".
  Unsubstantiated, but theoretically possible, references to Sir Christopher Wren being the architect are presently being investigated.
  Nevertheless, this building is considered of national importance by relevant recognised authorities - Ancient Monuments Society, English Heritage, Society for the Preservation of Ancient Buildings and the Council for British Archaeology.
  Although the Trustee has applied for permission to sell this almshouse, an alternative scheme is being considered by the Charity Commission. SAVE Britain's Heritage, who

became actively involved at the suggestion of HRH The Prince of Wales, has proposed that such an exceptional historic building be maintained by a specific conservation charity, eg. National Trust, and perpetuate the 335 year old Henry Lucas Charity within.

* Although the Ludgrove School is not Listed, its building (previously called Wixenford) has been a boys preparatory school since 1889, and has national importance in modern history having had the Princes William and Harry as pupils.
Further, it was, from at least the 16th century, the ancient Staverton family estate of Tangley, whose lands south of the railway were known as Waterlands.
The last owner of Tangleys was Captain Sir Edward Walter, founder of the Corps of Commissionaires in 1859 and grandson of John Walter who founded "The Times".

* Local identity with this historic environment, virtually unchanged in centuries, and its particular importance for educational illustration, makes a major irreplaceable contribution to our cultural heritage.

COUNTRYSIDE

* This distinctive open landscape provides further educational opportunities, extending beyond its value as the only real countryside walk for residents, ramblers etc.

* The two areas of geology are clearly evident. The grassland higher ground of Bagshot Beds with gravel deposits around the Hospital, and Knoll farm, differs from the ponds, bullrush-edged ditches and bogs in the London Clay of the Embrook valley and at the constant spring (town overflow) in the north east corner.

* The adjacent designated Wildlife Heritage Site, being woodland bog on an unpolluted stretch of the Embrook, has its boundary determined by the footpath. However the bog habitat continues its stream corridor across and northwards down to the extensive flood plain east of the Tesco store.
Since this store was built, the houses by the roundabout have been flooded 3 times, which illustrates the developments effect on the water table.
Also, the pasture land south of the Wildlife Heritage Site already floods each Spring, creating its own ecological diversity.

* Ludgrove School has created its own Nature Reserve on the private road. Their interest and committment in protecting the ecology of this area is shown as the pond is about to be drained, the fish saved and re-established by a conservation commission.

* No comprehensive habitat survey has, as yet, been done but the Council's Countryside ecologist has shown interest in the variety of species reported by residents. Although many small birds are unidentified, the list includes two species of woodpecker, herons, kingfishers, moorhens, woodpigeons, bluetits, goldfinches, bullfinches, greenfinches, sparrowhawks and wild pheasants (in addition to the pheasant farm).
One can also catch glimpses of animals such as rabbits, squirrels, deer, foxes, badgers and snakes. Insect life is also plentiful, especially dragonflies and butterflies.
The protected hedgerows include many wooded species, including wild roses, beneath which a great variety of plants and fungi are established.
There are opportunities to see lambs, calves and foals on the adjacent farmland.

All the above features contribute to Chapel Green's special character; within a landscape of scenic quality there is history, architecture, archeology and diverse wild life, (and, at Ludgrove, traditional cricket on a pitch which may be the site of Luckley House). Such a precious natural asset should not be allowed to become a rare sight, and must be protected, preserved and Conserved.

Yours sincerely Barbara Young (Mrs)
Rebekah Hayes (Mrs) Chairman Greater Langborough Residents Association

Henry Lucas Hospital

C18 plan by Rev Robert Burton. (Master 1758-1791)

copyright Trevor Jackson 2000



End outhouse "brewhouse"

Well in corner outside.

VAULTS in garden North of end Outhouse + Southern corner.

NOTE Carriage House now Garage.

By hand 21.12.00

58140

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/2826

COPIES TO: | ACK: | FILE:

Proposal: Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 & 63062)

Site Address: The Henry Lucas Hospital, Luckley Road, Wokingham

Applicant: Drapers Company C/O Dalton Warner Davis

Your observations are required in respect of this application **by 17/12/2000**

The application was considered by the Historic Sites & Buildings Working Party at their meeting on 19 December 2000, when it was agreed that the following observations be made:

Recommend refusal on the grounds that:

- **The application is for a development based on plans that are 10 years old. Circumstances and regulations have changed since the original application was submitted.**
- **The listing of the outbuildings has been upgraded from Grade II to Grade II*, which means that they are regarded as of national importance. No part of the outbuildings should be demolished.**
- **Recently the outbuildings have been re-roofed with the aid of a substantial grant from English Heritage.**
- **Evidence has come to light on an 18th century map that, underneath the outbuilding earmarked for demolition, there could be a vault. The original use of this building needs to be investigated.**
- **There is only one means of vehicular access to the new building, no alternative emergency access has been provided.**
- **Vibration from the increased volume of vehicle movements in the vicinity of the Chapel could lead to further damage.**
- **Covering the majority of the walled garden area with buildings/hardstanding could upset the balance of ground water levels around the foundations of the original buildings, with the potential for damage.**

SIGNED: _____ **DATE:** 20/12/2000

CLERK TO Wokingham Town Council

Date: 19 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2826

Location: The Henry Lucas Hospital, Luckley Road, Wokingham.

Proposal: Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 and 63062).

Applicant: Drapers Company C/O Dalton Warner Davis.

Case Officer: Emy Circuit

The new plans show the following: Copies of plans from original applications.

Comments are required by 09/01/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2826 (Planaps) / (Ludhouse) Date Rec. /

Location: Lucas Hospital, Ludwell Road

Parish Wokingham

Applicant:

Description of attached plans copies of plans from original applications

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., ~~Parish Council,~~ Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: English Heritage
Wokingham Society

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☑
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

Please copy plans to Eng. Heritage, Wokingham Soc + Part 1 and Harold - W'ham T.C. to collect.

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: as original

Date for Responses 21 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXU

Consultations Sent by Admin. on 19.12.PS.

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES 37853
PC
DC GTC
CS
18 DEC 2000
COPIES TO: ACK: FILE:

ENGLISH HERITAGE

SOUTH EAST REGION

For the attention of Emy Circuit
Environmental Services Dept.,
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks. RG40 1WR

14 December 2000

Dear Ms Circuit,

The Henry Lucas Almshouses, Wokingham (Appl., F/2000/2826; drawings not yet supplied)

Thank you for notifying English Heritage about this proposal for the renewal of planning consent (numbers 36372 and 63062). I am writing prior to receipt of the drawings, using as reference a booklet produced by Cottage Homes (undated) in support of one of the previous applications. Mr Harold Saunders supplied this to me. We are therefore commenting now in principle, and we will follow this up with any more detailed points when the plans arrive. We are aware that the original application was granted planning consent on appeal. We understand that listed building consent for the required partial demolition, to provide the required vehicular access, was never granted.

The Lucas Hospital is a very fine almshouse dating from 1663, and is listed at Grade I. Unusually it retains a block of 17th century storehouses to the rear. These are listed at Grade II*, having been upgraded since the original planning application was made. English Heritage grant-aid has been given for the repair of the roof of the storehouses in recent years. Behind the stores is a substantial walled garden, into which it is proposed to insert a major development, which would cover much of the area of the garden. Vehicular access would be gained by demolishing the easternmost two bays of the Grade II* storehouse block.

English Heritage is writing now to express its grave concern about the proposal and our considered view that this proposal should be refused permission. We understand that the original argument made in favour of the proposal was effectively that it would enable the continued use and upkeep of the Almshouses in their then existing charitable use as homes for elderly people. However, this use has ceased and we understand that the Drapers' Company intends to sell the almshouses. A new owner would carry out any new development. In the circumstances, we consider the original argument for this 'enabling development' to be invalid. The ownership circumstances have clearly changed, and the proposal must be looked at afresh.

The proposal to develop in the walled garden must surely still be regarded as enabling development. English Heritage has recently published a Policy Statement, *Enabling Development and the Conservation of Historic Assets* (dated June 1999). For ease of reference I summarise the policy here. English Heritage believes that there should be a general presumption *against* enabling development that does *not* meet *all* the following criteria:

> *'1. The enabling development will not materially detract from the archaeological, architectural, historic or landscape interest of the asset, or materially harm its setting'*
>
> *'2. The proposal avoids detrimental fragmentation of the historic asset'*
>
> *'3. The enabling development will secure the long term future of the heritage asset, and where applicable, its continued use for a sympathetic purpose'*
>
> *'4. The problem arises from the inherent needs of the heritage asset, rather than the circumstances of the present owner or the purchase price paid'*
>
> *'5. Financial assistance is not available from any other source'*
>
> *'6. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises disbenefits'*
>
> *'7. The value or benefit of the survival or enhancement of the heritage asset outweighs the long term cost to the community (ie the disbenefits) of providing enabling development'*

Our comments on the development in the light of these points areas follows:

Point 1. English Heritage considers that the proposed development would be detrimental to the listed buildings. We would be very concerned indeed to see the partial demolition of the Grade II* storehouse, which is a rare survival and was recently grant aided by English Heritage. The two eastern bays are an integral part of the 17th century building. Furthermore, the walled garden is an integral part of the setting of the Grade I Almshouses. We consider that a major development within it would be detrimental to the setting, crowding the Almshouses and over-burdening this very sensitive rural site. We note that the footprint of the proposed building is considerably larger than that of the almshouses.

EASTGATE COURT, 195-205 HIGH STREET, GUILDFORD GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001 World Wide Web http://www.english-heritage.org.uk

ENGLISH HERITAGE

SOUTH EAST REGION

Points 3, 4, 6 and 7. No supporting information has been provided on any of these matters. It would be necessary to demonstrate whether, and if so how, the development might secure the long-term future of the listed buildings, and address any funding deficit that the development might be designed to fill. It has not been demonstrated that the development is the minimum necessary to secure the future of the listed buildings, nor that its form minimises disbenefits, nor that any benefits of the proposal outweigh the (obvious) disbenefits.

In summary, circumstances have changed since the original applications were granted planning permission. The building is now proposed for sale, and the application for renewal of consent for the new development would presumably be designed to maximise returns to the vendors. The storehouses have been upgraded and grant-aided by English Heritage; we have also published a clear policy statement on enabling developments. We consider that, in the light of the above changed circumstances, planning consent for this damaging proposal should be refused. In the absence of listed building consent, the original consent was not capable of implementation, in any case. In the event of an accompanying application for listed building consent being received by your Council, we consider that this should also be refused.

Yours sincerely,

pp Dr Diane Kay
Inspector of Historic Buildings
South East Region

ANCIENT MONUMENTS SOCIETY

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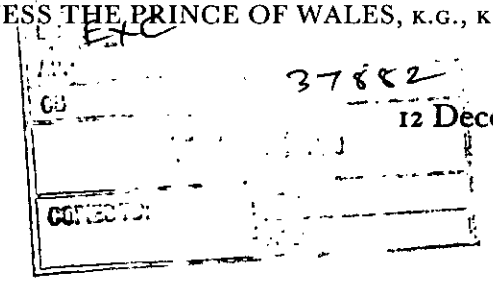
Tel: 0207-236-3934 Fax: 0207-329-3677 E-mail: ancientmonuments@talk21.com

Patron: HIS ROYAL HIGHNESS THE PRINCE OF WALES, K.G., K.T.



12 December 2000

Development Control Manager
Wokingham District Council
PO Box 157 Shute End
Wokingham RG40 1WR

Your ref: EmyCircuit/F/2000/2826

Dear Sir

The Henry Lucas Hospital, Lutley Road, Wokingham

Thank you for your notice of the application to renew the consent for the substantial extension at the back of the above Grade I listed building. The Society has followed the saga of the projected sale of the Lucas Hospital with great interest and has been in contact on the matter with the Drapers' Company.

It is a truism that the Lucas Hospital is Wokingham's most important secular building. It may be little known due to its relatively remote position but it is a remarkable, indeed moving, survival and every planning decision should have as its principal aim the conservation of the building, its proper repair and the retention of its original use (including that of the chapel as a place of worship).

We note what is said by Dalton, Warner and Davis about the renewal of the existing consent. If it attracts benign new users then renewal may be fine. However, it is equally important that permission to develop the land at the back does not attract the wrong sort of new user. We greatly regret the decision of the Drapers' Company to sell and would prefer them to retain the historic interest in the building and repair it as it stands. However if they are determined to press ahead with sale, and the Charity Commissioners agree to it, it is vital that safeguards are attached to any renewal of the existing consent.

We therefore urge your Council to make it absolutely clear that the substantial new building at the back could not be constructed independently from a scheme of sensitive reuse and repair at the Grade I listed building. We would prefer that connection to be by Section 106 Agreement. It is absolutely essential that the Drapers' Company does not sell the land proposed for development independently from the almshouses.

We would be concerned too by any notional "hope value" being established by the renewal of the consent that is about to expire. If a new user feels able to maintain the almshouses without any new build as almshouses they should clearly be encouraged to do so. I seem to recall that one of the arguments in favour of the grant of consent in 1995 was that it would allow the Drapers' Company to remain on the site. In that sense the original grant of consent has not worked and in view of that it needs to be thoroughly reviewed.

We do urge great caution.

Yours faithfully

Secretary

President: DAME JENNIFER JENKINS, M.A., Hon.F.R.I.B.A., Hon.R.I.C.S.

Chairman: GILES QUARME, R.I.B.A., F.R.S.A., B.A.Hons., Dip.Cons.A.A. *Secretary:* MATTHEW SAUNDERS, M.B.E., M.A., F.S.A.

Hon. Secretary: CHRISTOPHER F. STELL, O.B.E., M.A., B.Arch., A.R.I.B.A., F.S.A. *Hon. Treasurer:* LESLIE DU CANE, B.Sc., A.C.A.

Hon. Editor: CHARLOTTE BRADBEER, B.Arch. *Assistant Secretary:* CAROLINE WELCH, B.A.Hons.

Reg. Charity No. 209605

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

ILS 37258
GTC
ENF
CS
01 DEC 2000
COPIES TO:
ACK:
FILE:

Date 29.11.00

Our ref. AM

Your ref. Emy Circuit F/2000/2826

Your letter of 23.11.00

The Henry Lucas Hospital.

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT WILLIAM B HARRIS M.A. Q.C. CHAIRMAN THE LORD CRATHORNE M.A. D.L. SECRETARY NEIL BURTON B.A. F.S.A.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 23 November 2000

Application Number: F/2000/2826

Proposal: Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 & 63062).

Parish: WOKINGHAM TOWN

Site Address:
The Henry Lucas Hospital , Luckley Road, , Wokingham.

Applicant:
Drapers Company C/O Dalton Warner Davis.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Comments as application 63062.

Signed: _____ **Print name:** Adam Coggins.

29/11/00

Tel. (0118) 974 6479

Date: 30 November 2000

file copy

Your Ref:

My Ref: Emy Circuit / F/2000/2826

The Wokingham Society
Ann Waite
6 The Lilacs
Barkham
RG41 4UT

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/2826

Site Address: The Henry Lucas Hospital , Luckley Road, Wokingham.

Proposal: Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 and 63062).

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/2826** in all communications and any response should be addressed to **Emy Circuit** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/2826

Proposal:
Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 & 63062).

Location:
The Henry Lucas Hospital Luckley Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 29/11/2000 for the following reason(s);

THE PROPOSAL AFFECTS OR MAY AFFECT THE SETTING OF A LISTED BUILDING

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **20/12/2000**. Written comments submitted will become available for public inspection.

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

Date: 29/11/2000

Received by Wokingham District Council

Application No: F/2000/2826

Proposal:
Proposed erection of building to provide care accommodation for the frail elderly (renewal of consent 36372 & 63062).

Location:
The Henry Lucas Hospital , Luckley Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

23 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~27 OCT 2000~~ VALID 16 NOV 2000	Map No. 83. Site ..0.67....
Officer: EXC / Application No. F/2000/2826	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF BUILDING TO PROVIDE CARE ACCOMMODATION FOR THE FRAIL ELDERLY (RENEWAL OF CONSENT 36372 & 63062)

Location: THE HENRY LUCAS HOSPITAL LUCKLEY ROAD

Parish: WOKINGHAM Ward: CCSCOTT 23.11.00

Applicant: DRAPERS CO.

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red	Same red line as original	9/11	16 NOV 2000
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
(4)	Correct S 66 certificate	None.	9/11	✓ NOV
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	NB. In 1995 they had 2 applications — one to renew full app & one to renew LB app — do they need to submit 2 again now or is one sufficient?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building (1) (2) (2*)

Advertisement Required ...Affects the setting of a Listed building / 23.11.00

Date Site Notice Sent : ...23.11.00.. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

The Victorian Society
The Georgian Group ✓
Ancient Monuments Society ✓
Council for British Arch ✓
RCHME ✓
Society for Protection of Ancient Buildings
Telecommunications (NRPB) : .....
Sport England : .....

+ Wokingham Society 30.11.00
TC.

OTHERS:

No relevant pre-apps.

+ - English Heritage ✓
- CPRE

NEIGHBOURS:

S/N + West Lodge, Chapel Green
Chapel Green Farm, Chapel Green
Chapel Green House, " "
1 & 2 Chapel Green Cottages, Chapel Green ✓

} Wokingham

K Dalton FRICS
A J N Warner FRICS Dip TP
A M Davis FRICS IRRV

Associates
N P Draper FRICS IRRV
N M Fennell BSc ARICS

Dalton Warner Davis

Chartered Surveyors
Commercial Property &
Town Planning Consultants

21 Garlick Hill
London
EC4V 2AU
Telephone: 020 7489 0213
Facsimile: 020 7248 4743

The Chief Planning Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

AW/RG/1855

26 October, 2000

16.NOV.2000 2826

Dear Sirs

RE: THE HENRY LUCAS HOSPITAL, WOKINGHAM

We refer to our various discussions concerning the above.

On behalf of our clients, the Drapers Company, who are the owners of the building, we write to make a formal application for an extension of time for the planning permission for the erection of a new building to provide residential care accommodation for the frail elderly at Lucas Hospital, Chapel Green, Wokingham in accordance with application no. 36372 dated 25th July 1990 as varied by a planning permission granted on 5th March 1998 under reference number 95/63062/VAR.

As Mr Saunders of your department is aware, we are shortly to attend a meeting with representatives of English Heritage on site in anticipation of the Charity Commissioners granting approval for the building to be sold. Whilst to date there has been no interest from the residential care sector in purchasing the property or implementing the above consent, nonetheless it is considered that in accordance with PPG15 and advice from English Heritage that the best use for the building remains that for which it was constructed and to this end the enabling development described above represents an important aspect in this.

We trust that the above is sufficient for your purposes and that it identifies the permission for which the extension is being sought. Should there be any difficulty regarding this application please do not hesitate to contact Mr Warner of this office.

Yours faithfully

Dalton Warner Davis

DALTON WARNER DAVIS

Enc

ISO 9002

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

The Drapers Company
C/O Dalton Warner Davis
19-20 Garlick Hill
London

16.NOV.2000* 2826

EC4V 2AH

Application No : 95/63062/VAR

Parish : WOKINGHAM PARISH

Proposal : PROPOSED VARIATION OF CONDITION NO1 ON CONSENT 34873 TO EXTEND THE LIMIT OF PERMISSION.

Location : The Lucas Hospital Luckley Road Wokingham

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

CONDITION(S) :
01
The development hereby permitted shall be begun before 20th February 2001.

REASON(S) :
01
In order to allow sufficient time to implement the development.

Date 05 March 1998

C.E. Pinnock
Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

SU 86 NW | WOKINGHAM | CHAPEL GREEN

10/35 | 16.NOV.2000* | 2826 | Lucas Hospital (formerly listed as Lucas Almshouse)

12.11.51

G.V. | I

Almshouses. Founded 1663 by Henry Lucas, building completed 1665. Brick, rusticated brick quoins; hipped old tile roofs. Symmetrical U-plan group with pavilions at ends of the projecting wings, the right hand being the Chapel, the left hand the Hall. 2 storeys and attics. Six tall C17 chimneys with clay pots on rear roof slope of main wing. String at first floor level. Bold moulded and modillioned cornices. Windows are all leaded casements; 2 flat roof dormers in wings, and in each pavilion. The centre part 9 bays wide, with 3 centre bays projecting slightly. The cornice is carried across central part and round a broad pediment which has a boldly carved stone cartouche of arms supported by a cornucopia in the tympanum. Above the pediment is a hexagonal wood bell turret with inverted curved lead roof and wrought iron weathervane. 10 panel double central doors in stone architrave, and stone date and inscription panel over, with small floral side enrichment. 2 secondary doors in flanking central projection; with 2 old water pumps adjoining, in wooden boxes, with iron crank handle and spout and floral decoration. Side wings similar, with 2 large, arched windows to pavilions in moulded brick surrounds set in rectangular brick panels. Entrance doors to Chapel and Hall, with circular windows over, on each return face of wings. The pavilions are linked by brick walls with weathered coping and central pair of rusticated brick gate piers with moulded stone caps and balls. Wooden gates with carved upper part and side panels and heavy toprail with central ball and inverted side scrolls. Chapel has contemporary pews and furnishing with brass candlesticks. V.C.H. vol.III p.226. B.O.E. (Berkshire) p.310.

SU 86 NW | WOKINGHAM | CHAPEL GREEN

10/36 | Outbuildings at Lucas Hospital

G.V. | II

Long, low block of 18 outbuildings with way through in centre from Almshouse to walled garden. C17. Brick, old tile gabled roof. One storey. C19 chimney at left hand end. One planked door with wooden latch to each and perforated brick ventilation slots in centre of each brick panel between doors. Queen post roof, clasped purlins.

1789/a

SECTION 66 CERTIFICATE

Application No. 16.NOV.2000* 2828 NO application NO

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

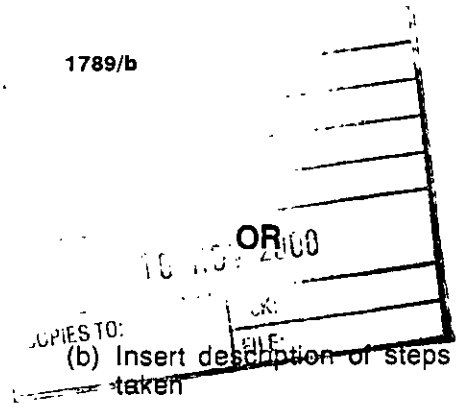
  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b



(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed Dalton Warner Davis

On behalf of The J. Paper Company

Date 14/11/00

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

16.NOV.2000* 2826

HENRY LUCAS HOSPITAL - LUCKLEY ROAD LISTED BUILDING

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
R/44/59			Drapers Co / Alts & imps of almshouses	10/12/59 app			
B/R/271/72		10.10.72	Alterations to existing store on ground floor to accommodate W.C. for use of Matron		11.10.72		
	9113M	10.10.72					
	BR13579		New pumped sewerage scheme. (Drapers Co)		16.5.80 app		
13401			" "	3.7.80 C/A			
34873/4 LBC	APPEALS		RES CARE ACC. FOR ELDERLY (refusal -)	18.1.90 R	APPEAL ALLOWED	26.2.91	
36371							
36372F	APPEAL		non determination "	ALLOWED	"	" - 26.2.91	
37713	LBC		DEM. O/BLDGS & WALL - REPAIRS TO GABLE END REM. WALL WITH FENCE (DRAPERS CO.)	6.7.91 C/A			
44799	LBC		INT. WORKS (INST. FIRE COMP. IN ROOF & INTROD. FIRE BLANKETS	26.1.96 C/A			
95/60890/LA							
95/63062/LA			VAR. COND. / (EXT. OF TIME) 36873 LBC "	(12.1.96) C/A			
95/63061/F			" " 36372 F				
95/63063/VAR			VAR OF COND NO 1 ON CONSENT 36372 TO EXTEND TIME LIMIT OF PERMISSION	19.1.96 APP			
96/64401/A			SIST. LAUNDRY "	4.11.96 C/A			

PTO

64460

36372

Grade I

16.NOV.2000* 2826

(2) HENRY LUCAS HOSPITAL - LUCKLEY ROAD — WOKINGHAM

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
96/64460/F			S/St. LAUNDRY (TIME DRAPERS COMPANY)	4.11.96	C/A		
95/63062/VAR			VAR. Cond. No 1 on Cons. 34873 to extend limit of permission (..)	5.3.98			C/A.

F.S

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2826. relates.

Address of site Henry Lucas Hospital
Luckley Road Wokingham.

Signed Delton Wayne Jarvis

Date 28/11/00

Postage
will be paid
by licensee

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

Business reply service
License no. RG147

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

1103

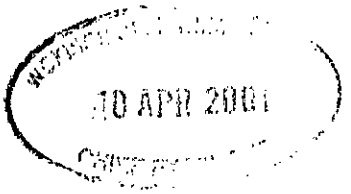
CONFIDENTIAL

APPLICATION NUMBER ..... F/2000/2826 .....

- [ ] **PRE-APP**
- [ ] **POST-APP**
- [ ] **SAIF**
- [x] **OTHER**

F/2000/2826

9 April 2001





The Commission for Local Administration in England

J R White
Local Government Ombudsman

N H Jones
Deputy Ombudsman

Mrs J Earl
Chief Executive
Wokingham District Council
DX 33506
Wokingham

Your Ref: JE/NC
Our Ref: 00/B/11856/JL

If telephoning contact: Jill Lambeth on 024 7642 0211

Dear Mrs Earl

Complaint by Mrs Young, 39 Howard Road

I write further to our previous correspondence about this complaint, I enclose a copy of the letter sent to the complainant explaining that it was unlikely that the complaint would be pursued. The complainant did not reply to that letter and our file is therefore closed.

Yours sincerely

Jill Lambeth
Investigator

This complaint will be included in the Commission's published figures for the year ending 31 March 2002. The reason for decision is: local settlement

The Oaks No 2 Westwood Way
Westwood Business Park Coventry CV4 8JB
Tel 024 7669 5999 Fax 024 7669 5902
DX 702110 Coventry 6

21 March 2001

FIRST CLASS

Mrs B Young
39 Howard Road
Wokingham
RG40 2 BX

Our Ref: 00/B/11856/JL

If telephoning contact: Ms Lambeth on 024 7642 0211

Dear Mrs Young

Complaint against Wokingham District Council

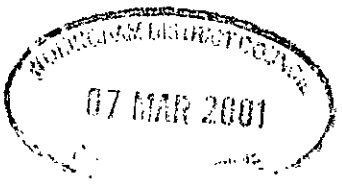
I write further to my letter of 23 February. The Council has sent me a copy of John Mitchell's letter to you of 14 March 2001. This seems to me to provide the information you were seeking and there is, therefore, no reason for me to keep our file open any longer. If I do not hear from you by 30 March I will close my file and inform the Council.

Yours sincerely

Jill Lambeth
Investigator

NC F/2000/2826

6 March 2001



The Commission for
Local Administration in England

J R White
Local Government Ombudsman

N H Jones
Deputy Ombudsman

Mrs J Earl
Chief Executive
Wokingham District Council
DX 33506
Wokingham

Your Ref: JE/NC
Our Ref: 00/B/11856/JL

If telephoning contact: Jill Lambeth on 024 7642 0211

Dear Mrs Earl

Complaint by Mrs Young, 39 Howard Road

I write further to my letter of 23 February. I have received the letter of 2 March from Mr Mitchell to Mrs Young. Mrs Young telephoned me in response that letter. She would like a written response to her query, as outlined in her letter of 31 January 2001 to Neil Carr. It seems to me quite reasonable that Mrs Young could expect such a response and that examining the files is not the best way forward.

Please will you arrange for such a response to be sent and to send me a copy. I am sending a copy of this letter to Mrs Young.

Yours sincerely

Jill Lambeth

Jill Lambeth
Investigator

The Oaks No 2 Westwood Way
Westwood Business Park Coventry CV4 8JB
Tel 024 7669 5999 Fax 024 7669 5902
DX 702110 Coventry 6

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Date 2 March 2001
My ref. JRM/SB/F/2000/2826
Your ref.

Mrs B Young
39 Howard Road
WOKINGHAM
Berkshire
RG40 2BX

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

Dear Mrs Young

LUCAS HOSPITAL

I note your recent concerns over developments at the above site, both present and past and I would be happy to sit down with you and go through all the available files on the Lucas Hospital site.

If you feel this would be helpful please do not hesitate to contact me on the above telephone number to arrange an appointment.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

cc: Neil Carr, Principal Executive Officer
Ms Jill Lambeth, Investigator, Local Government Ombudsman

F/2000/2826

John

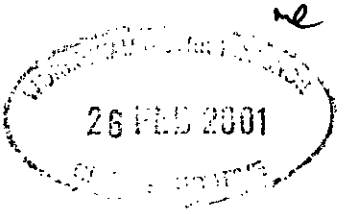
Pre → Neil

please discuss.

me

22 February 2001

26 FEB 2001





The Commission for
Local Administration in England

J R White
Local Government Ombudsman

N H Jones
Deputy Ombudsman

Mrs J Earl
Chief Executive
Wokingham District Council
DX 33506
Wokingham

Your Ref: JE/NC
Our Ref: 00/B/11856/JL

If telephoning contact: Jill Lambeth on 024 7642 0211

Dear Mrs Earl

Complaint by Mrs Young, 39 Howard Road

I write further to our previous correspondence and enclose a recent letter from Mrs Young setting out what further information she is seeking. Presumably it should be relatively straight-forward and I hope this can be put in hand swiftly. Please will you send me a copy of the information that is sent to Mrs Young. I will keep my file open until that time.

Yours sincerely

Jill Lambeth

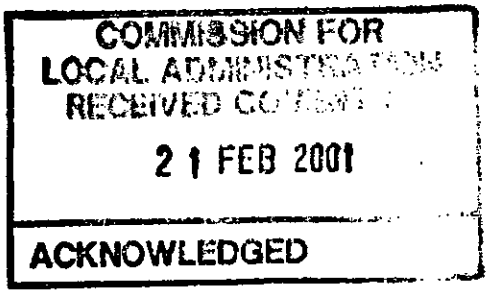
Jill Lambeth
Investigator

Enc : letter from Mrs Young dated 20 February 2001

The Oaks No 2 Westwood Way
Westwood Business Park Coventry CV4 8JB
Tel 024 7669 5999 Fax 024 7669 5902
DX 702110 Coventry 6

39 Howard Road, Wokingham. Berks RG40 2BX

20 February 2001



Ms Jill Lambeth
Investigator
Local Government Ombudsman
The Oaks
2 Westwood Way
Westwood Business Park
Coventry CV4 8JB

Dear Ms Lambeth

Your ref: 00/B/11856/JL
Complaint against Wokingham District Council

Thank you for your letter of 19 February.

Please find enclosed a copy of the last letter sent to me by the council, from Nr Neil Carr dated 26 January 2001, and my reply to this reiterating the outstanding information.

Since I delivered my reply, by hand, to the council three weeks ago, I have received no acknowledgement or reply, AND am unaware of any suggested meeting.

Further, I do not understand why a meeting with the Development Control manager is needed to answer my outstanding query.
In her letter of 10 July 2000, Karen Satterford says that Public Notices were placed in the Wokingham Times; I disputed this in my letter of 15 July 2000 and to date this remains unanswered.

As no-one at the council has been willing to answer this query in the past SEVEN months, it would appear that this is a serious breach of planning procedure. While the council remain reluctant to reply, it can hardly be said to be "responding appropriately to my concern". Indeed, their avoidance of simply providing an answer to my repeated requests has increased my concern.

yours sincerely,

Barbara Young

Barbara Young (Mrs)

[redacted]

2826

CONFIDENTIAL

[redacted] PRE-APP

☐ POST-APP

☐ SAIF

☐ OTHER

F/2000/2826

AE JRM
for info

Paula Berry

From: Brian Morris [brianbrm@email.msn.com]
Sent: 20 October 2000 09:35
To: Jane Earl; Town Clerk; Christopher Newdick; Kenneth Goatley; John Housden; David Tinker; COLIN MITCHELL; TMarinos@aol.com; Karen Satterford
Cc: editorial@wokingham-times.co.uk; Colin Berks
Subject: Lucas Hospital

Importance: High



Charity Com let 17.10.00.doc

Attached a further letter from the Charity Commission.

Colin Berks is the consultant acting for Thames Valley Housing Association.

Brian Morris
Chairman
Wokingham Society

Charity
COMMISSION
for England and Wales

Woodfield House
Tangier
Taunton
Somerset TA1 4BL
Direct Line: 0 1823 345046
Fax: 01823 345008
General Enquiries: 0870 3330123 (Voice)
0870 3330125 (Minicom)

Brian Morris
Chairman Wokingham Society
1 Bird Mews
Wokingham
RG40 1 DZ

Email:
Website: http://www.eharity-commission.gov.uk

Your Ref.

Our Ref. NR 209846 CD(T)

Date: 17 October 2000---

Dear Mr Morris

CHARITY OF HENRY LUCAS

I refer to our meeting last week.

We have exceptionally decided to commission an independent report on the almshouses at our own expense. The surveyor hopes to start work this week. He will have access to the Hanover Report and your comments on it. He may contact you direct if he needs clarification of any points.

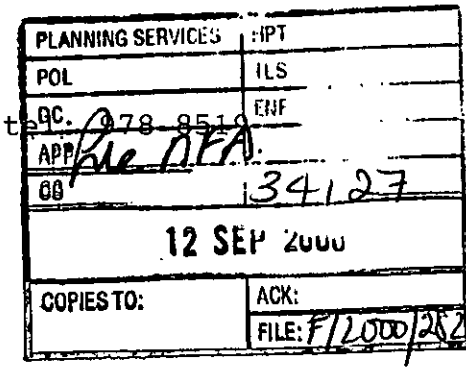
Once we have the report, we will circulate it to the Draper's Company, all those who have made representations to us and all the parishes within the area of benefit. We will allow 14 days for comments to be made to us about the contents of the report. We expect that this period is likely to start around 6th November. We are giving Councils advance notice of this.

Yours sincerely

Neil Robertson

39 Howard Road, Wokingham. Berks RG40 2BX tel: 0118 978 8519

18 August 2000



REPLY REQUIRED
26/9

Dear Cllr Wyatt,

I have just received a copy of the Hanover Housing Association Report on the Lucas Hospital which contains various references to the "Borough" council which are of obvious concern.

Please will you advise on the following;

1. "owing to the location and the subsequent difficult to let problem, the Local Authority would not be prepared to support a Bid to the Housing Corporation for grant funding of the repairs"
   the same is said about refurbishment

2. "we have discussed with the planning authority alternative types of uses for the site within the kitchen garden. Providing that the use is in some way linked to the existing sheltered housing use, we are reasonably confident that consent for a single storey bungalow scheme ... could be achieved"
   the scheme is for 15 bungalows but "currently no grant available for these works from either the Local Authority or Housing Corporation"

3. "discussions took place with the Planning Officers regarding a possible disposal of the entire site"
   "following informal discussions with the Borough Housing department it is possible that they would be prepared to contribute to the cost of any new project either by means of financial grant or free land"

I would really appreciate your comments on the above as soon as possible.

Yours sincerely,

Barbara Young

Barbara Young

Yellow file copy

37227

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 5 December 2000
My ref. JRM/SB/95/63062/VAR, 95/63063/VAR, 96/64460/F, F/2000/2826
Your ref.

Mrs B Young
39 Howard Road
WOKINGHAM
Berkshire
RG40 2BX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Young

HENRY LUCAS HOSPITAL

Thank you for your letter of 27 November 2000. I am sorry that my letter did not contain all the information you required.

I have sent further information to the Ombudsman who will doubtless forward this to you. Turning to the specific points you raise in your letter:

I am not in a position to say whether the signature of Richard Wilson is his own or not. However, it appears to be similar to all those on other documents that I have seen bearing his signature although you will of course appreciate that Mr Wilson left this Authority several years ago.

The Sub-Committee minutes which I sent you are the minutes of the determining Committee. The application was not looked at by any other Committee of the Council. This is therefore the minuted decision.

You may or may not be aware that there is currently an application before the Council to further renew the permission granted on appeal. You are welcome to come and inspect this application during office hours.

You are also welcome to inspect all the files I have on the Henry Lucas Hospital site. I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

39 Howard Road, Wokingham. Berks RG40 2BX

27 November 2000

REPLY BY
14 DEC 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	37227
30 NOV 2000	
COPIES TO:	ACK: 30/11/00
	FILE:

John Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham

Dear Mr Mitchell,

I refer to your letter of 15 November in response to my complaint of 9 October.

My complaint is NOT a "failure to acknowledge correspondence" but failure to answer the questions in my letter of 15 July to Karen Satterford. These remain unanswered in your reply.

The pre-Inquiry statement does not contain all the information I require. In fact the copies that you enclosed add further queries such as why is Richard Wilson's signature on the refusal notices not his own ?

Although you have supplied the DC SUB-COMMITTEE minutes, I wish to see the actual PLANNING COMMITTEE minutes, with the names of the members present. The library copies of this and the Executive Sub-committee Planning Committee for 1989-1990 do not contain any reference to this application, yet Ms Satterford states it was "clearly minuted".

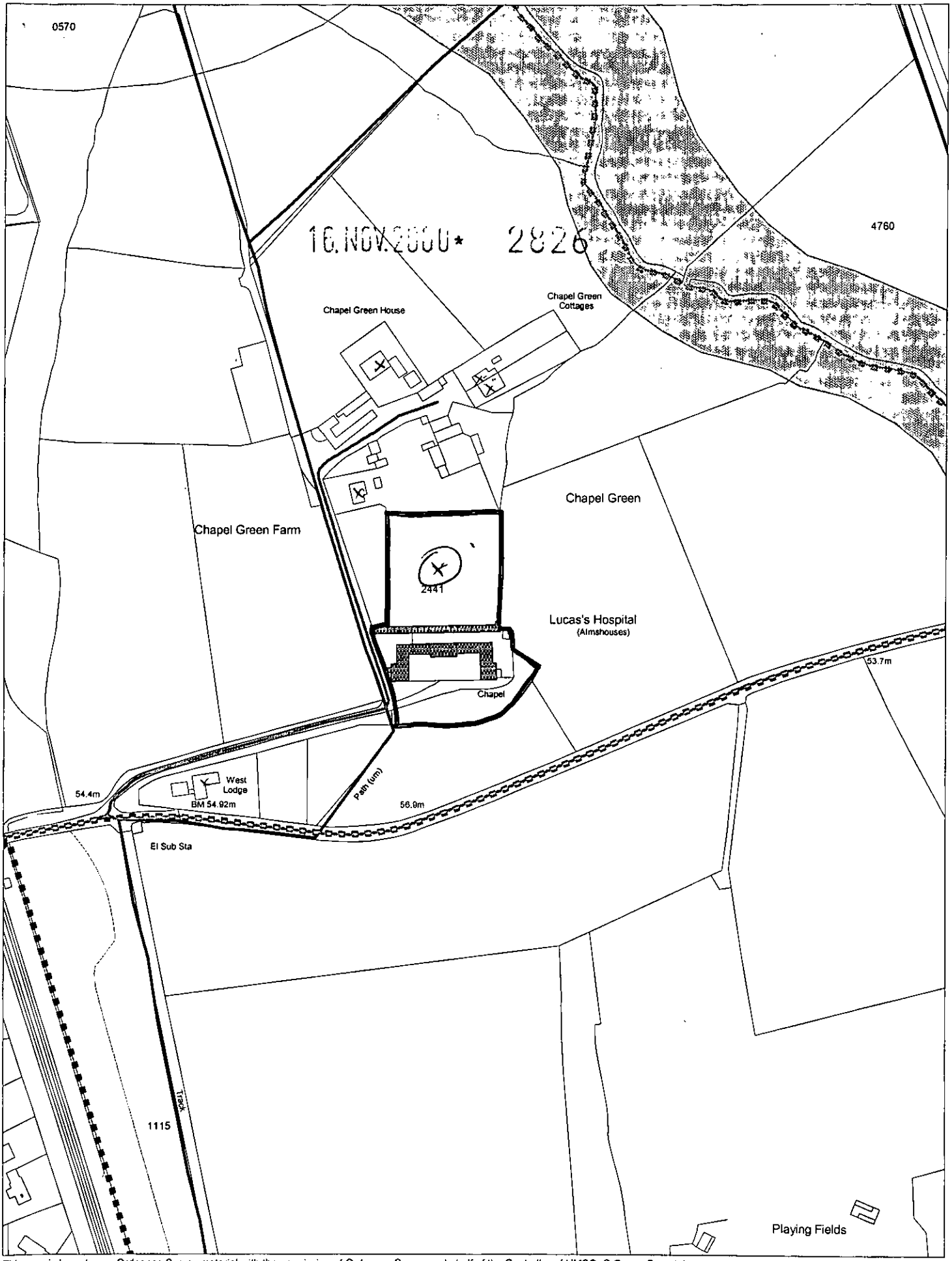
I continue to expect a reply to my letter of 15 July, and while you may not personally be able to answer all points, there are issues which warrant investigation, particularly the absence of public notices for the Inquiry of November 1990 and the 1996 'renewal' of the time condition (especially as there had been significant changes).

Yours sincerely,

Barbara Young

Barbara Young (Mrs)

A



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Development Control Section, Environmental Services, Wokingham District Council.

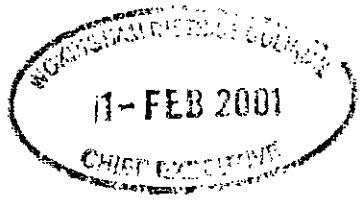
6 November 2000 Scale: 1 : 2500

N W E S

95/63062/VAR
95/63063/VAR
96/64460/F
F/2000/2826

39 Howard Road, Wokingham. Berks RG40 2BX

31 January 2001



Mr Neil Carr
Principal Executive Officer
Wokingham District Council
Shute End
Wokingham

Dear Mr. Carr,

Your ref: JE/NC Complaint - Lucas Hospital Site

Thank you for your letter of 26 January.

I received a letter, dated 5 December 2000, from John Mitchell, Development Control Manager, which stated "I have sent further information to the Ombudsman who will doubtless forward this to you". As I expected that this would answer my remaining queries from my letter of 15 July to Karen Satterford, I was surprised to learn that the Ombudsman had not received anything that had not been sent to me.

This remaining point is important. Why was no Public Notice given for the 1990 public inquiry and the 1996 planning consent renewal I have searched all back-issues of the Wokingham Times without a trace of information being found.

I would also add, for your information, that we reported to the planning department last December that there was no green notice displayed at the Lucas Hospital for the current renewal. Despite assurance that this would be investigated and one would be put up, this did not happen.

I very much regret that this matter has taken so long to resolve. The council's time and expense, and my own, could have been more productively used, IF my original enquiry had been investigated and dealth with within a reasonable time.

Yours sincerely,

Barbara Young

Barbara Young (Mrs)

John 8/2/01

Please prepare a letter for Neil on the point raised.

Sandra

F/2000/2826

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date March 2, 2001
My ref. HS/PP

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

05 MAR 2001

COPIES TO:	ACK:
	FILE:

The Charity Commission for England and Wales
Woodfield House
Tangier
Taunton
Somerset
TA1 4BL

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

Dear Sirs

CHARITY OF HENRY LUCAS (209846)

I refer to the proposal to give the Trustees power to sell the Henry Lucas Hospital in Wokingham Berkshire and the report prepared by David Chopping of Martin and Pole Nicholas dated 8 November 2000.

Obviously this proposal has generated much concern and heartache in the area. I had discussed this report with you in December and was advised that as there were Planning and Listed Building applications being processed at the time, no decision would be made prior to these being determined.

I was therefore surprised to read in the local press that the Commission had now agreed to the sale. It may be of interest to know that as a result of discussions with English Heritage and the Planning Department, the applications (for Planning and Listed Building Consent) have now been withdrawn.

The Agents for the Drapers Company have sought further meetings with us to explore other possible uses for the Hospital.

It would be helpful to us as the Planning Authority if details of your response to the Drapers Company (letters or reports) could be made available to us.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Jane Earl, Anna Cronin, John Mitchell, Emy Circuit

2826

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 14 March 2001
My ref. JRM/SB/F/2000/2826
Your ref.

Mrs B Young
39 Howard Road
WOKINGHAM
Berkshire
RG40 2BX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Young

LUCAS HOSPITAL - ADVERTISEMENT OF PLANNING APPLICATIONS 1990 AND 1995

The Ombudsman has written to me advising that you would prefer a written response to your letter of 31 January rather than discuss the matter with me.

I have looked into this matter again very carefully. The application in 1990 was advertised and I attach a copy of the advertisement.

I am afraid however that although an instruction was sent to advertise the application for renewal in 1996 I can find no evidence that the advertisement appeared. I am afraid that the officer responsible has long left the Council and I cannot explain why this oversight occurred. It is the duty of the case officer to check that when a planning application requires newspaper advertisement, such an advertisement does appear. I am still looking into the issue of the appeal advertisement: our records show that an advert was requested but as yet I cannot find a copy of the actual advert.

Subsequently the Council has set up a system whereby advertisements are not paid for until they have appeared and the Council has proof.

In case you were unaware, the recent application to renew this unfortunate planning permission has been withdrawn. I hope that with the possible change of ownership we can achieve for these important buildings the treatment they deserve.

I hope you find this information helpful.

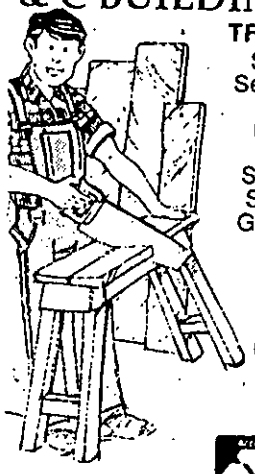
Yours sincerely

JOHN MITCHELL
Development Control Manager

Encl

cc: Neil Carr, Principal Executive Officer
Ms Jill Lambeth, Investigator, Local Government Ombudsman

& C BUILDING SUPPLIES



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Public Notices

GOODS VEHICLE OPERATOR'S LICENCE

Andy's of Wokingham Ltd of Unit 8, Fishponds Road, Wokingham, Berkshire, RG11 2QJ is applying to replace with change a licence to use Unit 8, Fishponds Road, Wokingham, Berkshire, RG11 2QJ as an operating centre for 6 goods vehicles and 2 trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at South Eastern Traffic Area, Ivy house, Ivy Terrace, Eastbourne, East Sussex, BN21 4QT within 21 days following the publication of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1977
NOTICE IS HEREBY GIVEN that the following application has been received which affects the setting of a Listed Building
Application Nos: 36371 and 36372
The Applicant, THE DRAPERS CO AND THE COTTAGE HOMES
Location: THE LUCAS HOSPITAL, CHAPEL GREEN, WOKINGHAM
Proposal: RESIDENTIAL CARE ACCOMMODATION FOR THE FRAIL ELDERLY
The application and plan may be inspected during normal office hours at the Wokingham District Council Offices, Shute End, Wokingham.
Any person wishing to make representations in relation thereto should do so to the Planning Officer, in writing, within 21 days of the publication of this Notice.
John Marsh
District Secretary
Dated this 23rd day of August 1990
Council Offices
Shute End
Wokingham
Berkshire

Public Notices

DEPARTMENT OF TRANSPORT
TOWN AND COUNTRY PLANNING ACT 1971

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If your normal collection day is a THURSDAY Your collections will remain unaffected
If your normal collection day is a FRIDAY
Your collections will remain unaffected

Please make sure your refuse is available on the above days

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General

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For an application form and job description please contact Jacky Hadley or Judy Cowan in the Personnel Section of the District Secretary's Department, Council Offices, Shute End, Wokingham, Berkshire, RG11 1WH. Telephone Wokingham (0734) 778808 (Direct line) quoting ref. T.15.

Closing date for applications will be 5th January 1990.

UNIVERSITY OF READING

KITCHEN PORTER required for Child's Hall, Upper Redlands Road. Duties include cleaning, portering. Basic 39 hour week plus some week-end work and overtime for which enhanced rates are payable. Total gross pay approximately £160 per week. Free meals provided whilst on duty. A conference bonus may be payable. Applicants should preferably be aged over 25, 30 days paid holiday. Good pension and sick pay schemes.

Please ring the caterer on Reading 318803 REF: H8970A

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Public Notices

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning (Listed Buildings And Buildings in Conservation Areas) Regulations 1977

NOTICE IS HEREBY GIVEN that the following application has been received in respect of a Listed Building

Plan No. 34872
Applicant: THE DRAPERS CO & THE COTTAGE HOMES
Location: THE LUCAS HOSPITAL, CHAPEL GREEN, WOKINGHAM
Proposal: PROVISION OF RESIDENTIAL CARE ACCOMMODATION FOR THE ELDERLY

Plan No: 34874
Applicant: THE DRAPERS CO & THE COTTAGE HOMES
Location: THE LUCAS HOSPITAL, CHAPEL GREEN, WOKINGHAM
Proposal: PROVISION OF RESIDENTIAL CARE ACCOMMODATION FOR THE ELDERLY

The application, and plan may be inspected during normal office hours at the Wokingham District Council Offices, Shute End, Wokingham.

Any person wishing to make representations in relation thereto should do so to me, in writing, within 21 days of the publication of this Notice.

John Marsh
District Secretary

Dated this 14th day of December, 1989.
Council Offices
Shute End
Wokingham
Berkshire.

Public Notices

ROYAL COUNTY OF BERKSHIRE METRICATION OF WEIGHT RESTRICTIONS (NO 3) ORDER 1989

The County Council of the Royal County of Berkshire has made an Order under Sections 1(1) and (2), 2(1), (2) and (4) and 124(1)(a) of the Road Traffic Regulation Act 1984, the effect of which is to vary the Orders imposing weight restrictions or prohibitions of 3 tons on the following roads so that they shall be expressed as weight restrictions or prohibitions of 3 tonnes:

Aborfield - Church Lane
Newbury - Parkway and The Wharf
Sandhurst - Florence Road
Woburnham - Bell Foundry Lane, Eastheath Avenue, Hall Lane and Oaklands Drive.

The Order was made on the 11th day of December 1989 and will come into operation on the 18th day of December 1989.

Copies of the Order can be inspected during the hours of 9.00 am to 4.30 pm Mondays to Fridays at the offices of Newbury District Council, Bracknell Forest Borough Council, Wokingham District Council and at the County Solicitors' Office at the address given below. A copy of the relevant map may be inspected during the same hours at the offices of the Director of Highways & Planning, Shire Hall, Shinfield Park, Reading.

If you wish to question the validity of the Order or any provisions contained in it on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984 or on the grounds that any requirement of the Act or any instrument made under it has not been complied with in relation to the Order, you may within six weeks from the 11th day of December 1989 apply to the High Court for this purpose.

Dated: 14 December 1989
D K H Over
County Solicitor
Shire Hall
Shinfield Park
Reading RG2 9DU

Public Notices

ROYAL COUNTY OF BERKSHIRE METRICATION OF WEIGHT RESTRICTIONS (NO 2) ORDER 1989

The County Council of the Royal County of Berkshire has made an Order under Sections 1(1) and (2), 2(1), (2) and (4) and 124(1)(a) of the Road Traffic Regulations Act 1984, the effect of which is to vary the Orders imposing weight restrictions or prohibitions of 2 tons on the following roads so that they shall be expressed as weight restrictions or prohibitions of 3 tonnes.

Aldermaston - Chapel Lane
Binfield - Coppid Beech Hill (Service Road)
Burghfield - Culverlands Lane and Manns Hill
Greenham - Kybes Lane
Sindlesham - Sindlesham Lower Bridge No 151

The Order was made on the 11th day of December 1989 and will come into operation on the 18th day of December 1989.

Copies of the Order can be inspected during the hours of 9.00 am to 4.30 pm Mondays to Fridays at the offices of Newbury District Council, Bracknell Forest Borough Council, Wokingham District Council and at the County Solicitors' Office at the address given below. A copy of the relevant map may be inspected during the same hours at the offices of the Director of Highways & Planning, Shire Hall, Shinfield Park, Reading.

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Dated: 14 December 1989
D K H Over
County Solicitor
Shire Hall
Shinfield Park
Reading RG2 9DU

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Hamlet 37823

Charity
COMMISSION
for England and Wales

Charity of Henry Lucas (209846)

Proposed scheme to give the trustee power to sell the almshouses known as Henry Lucas Hospital

The Commission has now obtained a report from David Chopping of Martin & Pole, Nicholas. The Commission will take this report into consideration in its consideration of an application for a cy pres scheme by the existing trustee, the Drapers' Company. A copy of the report is attached.

Comments may be made to the Commission about the report. They must be received at the Commission's offices by 3rd January 2001. (In view of postal delays and the Christmas holidays, the period for representations has been extended beyond the proposed 10 working days).

This consultation is open to all those who made representations during the statutory public notice period and to parish and town councils in the area of benefit.

Comments must be sent to:

The Charity Commission, Woodfield House, Tangier, Taunton, Somerset, TA1 4BL

Fax: 01823 345008

E mail: feedback@charity-commission.gov.uk

Please quote reference JB 151069 CD(T)

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12 DEC 2000
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THE OPINION OF DAVID DRUCE CHOPPING

in the matter of

Henry Lucas Hospital
Wokingham

MARTIN & POLE, NICHOLAS
Chartered Surveyors
24 Friar Street
Reading
RG1 1DP

Tel. Reading (0118) 959-1231
Fax. Reading (0118) 958-5061

THE OPINION OF DAVID DRUCE CHOPPING

in the matter of

Henry Lucas Hospital
Wokingham

I have been employed in general practice in the Reading area since 1963. I commenced my professional training with Campbell Thomson & Chilvers, estate agents, surveyors and valuers in 1963. I left them to join Berkshire County Council in January 1967 where I was employed, full time, in land surveying.

In October 1968 I joined Vanderpump & Wellbelove, also estate agents, surveyors and valuers. In 1971 I took up a post with Nicholas, as an office manager. During my training I assisted Chartered Surveyors in surveys and valuations, as well as general office and sales work.

I become a Professional Associate of the Royal Institution of Chartered Surveyors in 1973 and a Fellow in 1983, a Partner of the firm of Nicholas in 1977 and an equity partner of Nicholas Chartered Surveyors in 1988.

The practice has merged with Messrs Martin & Pole, also Chartered Surveyors, of Wokingham. The combined firms are mainly involved in general practice with a bias towards residential and commercial agency, professional and planning work.

During the past 20 years I have been specialising, full time, in residential valuations and surveys, including mortgage valuation inspections, "House/Flat Buyers Reports and Valuations", Structural/Building Reports and Surveys, "Home Buyers' Surveys and Valuations", market appraisals, valuations for company relocation purposes, litigation and matrimonial disputes.

In the new practice I am the Partner responsible for the department which carries out all residential professional surveys and valuations. I have appeared in Court on a number of occasions to give expert evidence on property surveying, boundary and building disputes, valuation, professional negligence and linked matters.

1. INSTRUCTIONS

I am instructed by the Charity Commission for England and Wales to produce an independent report on certain aspects concerning the Henry Lucas Almshouses. The report is to include:

1.1 A valuation of the site, with and without planning permission for the garden land.

1.2 An assessment of the site's location and environment and the state of the access road.

1.3 An assessment of the state of repair of the buildings, and the work required to be undertaken now and in the next five years, and its likely cost.

1.4 My views on whether the building is still suitable for social housing.

1.5 An assessment of the cost of refurbishment to bring the building up to an acceptable standard for almshouse residents (but without the installation of lifts).

1.6 Whether the subsidence in the chapel is likely to require special attention in the next five years.

1.7 My comments on the Hanover Report.

2. DECLARATION

In accordance with the spirit of my instructions and as this Report could be submitted in evidence to the High Court, I have taken the same approach in producing this independent report as I would in preparing an Expert Witness Report for submission to the Courts. On this basis:

2.1 This report and opinion is produced in accordance with the Guidelines laid down by the Royal Institution of Chartered Surveyors for Surveyors acting as an Expert Witness.

2.2 I confirm that I understand my duty to the Court and have complied with that duty. I have included all matters relevant to the issue on which evidence is given, and I have reported, to the best of my ability, on all details which are known to me and might affect the validity of my report.

2.3 I believe the facts which I have stated in this report are true and that the opinions I have expressed are correct.

3. DOCUMENTATION

3.1 Report to the Drapers' Company "The Future of Henry Lucas Hospital" prepared by the Development and Technical Services Department of the Hanover Housing Association in October 1998.

3.2 The Charity Commission Report into "Charity of Henry Lucas (209846) - Proposed Scheme to Give Power of Sale".

3.3 Department of the Environment decision into "Appeals by the Drapers" Company and the Linen and Woollen Drapers' Cottage Homes" against the refusal of the Planning Application to re-develop the walled garden area.

A copy of the Inspector's Report (Planning Consent) relating to the above Ref: APP/HO330/A/90/167456 and E/90 805907.

3.4 Plans relating to the Consent granted in the above showing the layout of the existing hospital and the proposed development, namely:

Drawing Nos. C5462 05 and 06, being the floor plans of the existing building.

Drawing nos. C7042 02C, 03, 04 and 05, being the drawings relating the Nursing Home Consent which was obtained in 1991 and subsequently renewed in 1996

3.5 Report and Accounts of Henry Lucas' Charity for the year to 31.07.99.

3.6 The NAA's recommendations for a quinquennial inspection report - form, content and associated matters.

3.7 English Heritage, Policy Statement "Enabling Development and the Conservation of Heritage Assets.

3.8 Charities (Qualified Surveyors' Reports) Regulations 1992.

3.9 Sundry other documentation to which I refer, or allude, in the report.

4. THE BACKGROUND

4.1 By his Will dated the 11th June 1663, Henry Lucas bequeathed his Residuary Estate, the sum of some £7,000, for the building and endowing of a hospital or almshouse in Surrey or Berkshire for poor, old men. A site was purchased in Chapel Green, Wokingham and the Henry Lucas Hospital was built in 1666.

4.2 In 1675 the Drapers' Company accepted Trusteeship of the Almshouse and its Endowment.

4.3 The beneficial areas should be the Forest of Windsor in the County of Berkshire and Surrey namely, the ancient parishes namely Chobham, Chertsey, Bisley, Pyrford, Wanborough, Egham, Frimley, Bagshot, Stoke-next-Guildford, Thorpe, Pirbright, Worplesdon, Byfleet, Woking, Horsell, Wokingham Parish, Arborfield, Wokingham Town, Finchampstead, New Windsor, Easthampstead, Clewer, Old Windsor, Barkham, Binfield, Hurst, Bray, Sandhurst, Winkfield, Swallowfield and Sunninghill.

4.4 The Charity remained substantially in its original format until a Charity Commission Scheme was made to regulate the Charity on the 29th December 1922, which was confirmed by the Lucas Hospital Scheme Confirmation Act, 1923. This regulates the Charity.

4.5 The Scheme was amended by a further Scheme of the 28th October 1960. This changed the name of the Charity from Henry Lucas' Hospital to the Charity of Henry Lucas. I am informed that a particular note of this scheme is the fact that it removed any liability on the Drapers' Company to fund repairs of the property out of their own funds.

4.6 Further schemes of the 27th October 1980, and 13th March 1986 made minor alterations. I have not been informed of these alterations and, for the purposes of this report, have made the assumption that they have no major material effect on the management of the Scheme.

4.7 The scheme dated 26th September 1995, allows for the sale, leasehold, of the walled garden.

4.8 A further Scheme dated the 21st June 1999 for all the Drapers' almshouses authorised the Trustees to delegate the day-to-day administration of the almshouses.

4.9 A Scheme dated 19th July 1999 authorising the Drapers' to let the vacant Matron's accommodation.

4.10 By reference to the Report and Accounts dated the 31st July 1999, I am informed that the net Endowment of the Charity, as at that time, were in the region of £31,000.

4.11 I am informed that the net Endowment, at the end of the financial year, 31st July 2000 is in the region of £34,100, subject to audit. The slight increase reflects the gain made on investments which are held on the Stock Exchange.

4.12 There has otherwise been a substantial increase in the excess of running costs over and above that of net income, the shortfall being made up from other charities, the income from the Endowment is only about £1,000 per annum. This is the only sum which can be used for running costs.

5. THE BUILDING

5.1 The hospital is a brick built structure under an ornate tiled roof. The construction and design are typical of the late 17th Century. The hospital itself is Listed Grade I.

5.2 At the rear are various outbuildings, again brick built but under a more recently re-covered roof. The outbuildings are Listed Grade II*.

5.3 The site is substantially as shown on the site plan and Ordnance Extract and is some 57m wide in the rear garden, widening to a maximum of about 85m to the hospital itself and having a total depth in the region of 106m, a total area of about 0.67ha (1.66 acres). The adjoining paddock land, a parcel measuring about 0.65ha (1.6 acres) is currently let under annual licence. The total site is, therefore, about 1.32ha (3.26 acres)

5.4 I am informed that the property is connected to mains supplies of water, gas and electricity. I am also informed that the foul drainage is a mains connection.

5.5 At ground floor level the hospital is arranged as a total of 5 units namely:

3 flats, each comprising living room, bedroom, kitchen and bathroom. There are also 2 bed/sitting room units each with its own kitchen and bathroom.

5.6 At first floor level, the hospital is arranged, a total of 5 units namely:-

3 flats, each having a living room, bedroom, kitchen and bathroom. There are 2 bed/sitting room units, each having its own kitchen and bathroom, one with a separated bedroom area.

5.7 To the east wing is the Chapel.

5.8 To the west wing is the Matron's house which currently comprises 2 ground floor rooms, scullery and cloakroom. At first floor level are 3 bedrooms. There are also stairs leading up to the common room, through which is the bathroom. Below the common room are cellars, formerly used for storage, mortuary and a secure cell.

6. LOCATION

6.1 The Hospital is at Chapel Green, in reality little more than a former farm (now a riding school), 2 or 3 residential properties and the hospital.

6.2 Chapel Green is separated from the main parts of Wokingham by the Southern Region Railway line which forms a natural boundary to the current residential and commercial sections of Wokingham,

6.3 Access is from Luckley Road, in turn leading from Finchampstead Road, the A321 south from the main town centre.

6.4 There is a public footpath which runs alongside the hospital, through the grounds of the adjoining Chapel Green Farm (the riding stable) to a lane which connects into the Finchampstead Road adjoining the new Tesco Superstore.

6.5 Luckley Road is made up and understood to be maintained, as far as the railway bridge.

6.6 From West Lodge to the Lucas Hospital is a drive which is understood to be owned by Chapel Green Farm. The hospital has vehicular and pedestrian right of way over this drive. This is approximately 150m long and has a carriageway width of about 3.5m.

By road the distance into the beginning of the town centre is about one mile (1600m), by foot, Tesco's is just under half that distance and the town centre about 2/3rd mile.

7. CONDITION

7.1 Whist I have not carried out a detailed survey on the whole property, I have taken note of the requirements of a standard quinquennial inspection and report, in both its form, content and associated matters.

7.2 I have carried out a visual inspection of the property, both internally and externally. I have also carried out an inspection of the interior of the roof construction, the cellars and a representative inspection of the stores.

7.3 I note from the reports that opinions as to the maintenance requirements of the property vary. Much will depend upon its future usage and as to whether conversion works will be carried out.

7.4 Dealing first with the exterior of the main property, I note there is typical ageing of the roof tiles, chimneys and rainwater goods.

7.5 Theoretically, the whole property could be sympathetically re-roofed but I do not believe this work is immediately essential, although it is a task that may be required within the next decade or two. In general terms I consider the exterior of the property, at roof level, to be well maintained with the principal structure being wind and water tight during recent adverse weather conditions.

7.6 Brickwork is mainly the original, although there are one or two areas which, at some stage, have been re-stitched or re-pointed.

7.7 There is clear evidence of historical structural distortion, as is to be anticipated in a property of this age and method of construction. I would not anticipate a house of this type to have foundations to modern standards and only certain parts of the structure will have a strengthened sub-base (such as the chimneys).

7.8 The evidence of structural distortion is most pronounced to the Chapel where upper sections of brickwork have been re-stitched and other repairs carried out. However, the roof does appear to be the original, and it is my initial impression that the Chapel has settled differently from the main property but that any movement that has occurred has stabilised for the time being. I would, therefore, not anticipate any major structural repairs to be necessary to the Chapel in the immediately foreseeable future, with my opinions expressed later in the report on this basis.

7.9 In the event that movement re-commences, then opinions expressed as to value will be affected by the cost of making good those faults, subject to standard insurance conditions.

7.10 Within the Chapel I note dampness which is attributable to lateral penetration, with plaster softening and ageing generally. Repair of this plasterwork will be a specialist task which will need to be carried out with the approval of English Heritage. I understand an appropriate repair is under consideration.

7.11 The residential units are in need of general refurbishment, but the level of work required varies from unit to unit. There is a communal heating system, with water-filled radiators to most rooms, powered by the gas-fired central-heating and domestic hot water boiler. Plumbing is a mixture of steel and copper with some leadwork.

7.12 Electrical wiring is a combination of systems and cabling, with some TRS but most exposed sections being of PVC type, although much of the cabling is exposed over the walls or set in plastic conduit.

7.13 There is evidence of dampness to a number of walls, attributable to "rising damp", or indicative of a localised plumbing defect. There is some evidence to the inner surfaces of the external walls of lateral penetration, with condensation having been a problem for a number of years. There is also internal evidence of spillage with one unit particularly badly affected.

7.14 In general terms I consider it necessary to carry out the following tasks to all units, subject to the revised layouts previously discussed and approved in the Planning Consent granted.

(i) Individually re-wire each unit, providing its own consumer box.

(ii) Either (a) re-plumb the central-heating system
or (b) provide individual heating systems to each unit.

It is unlikely to be cost effective to provide individual gas heating systems and electrical/Economy 7 alternatives should be considered.

(iii) Re-fit kitchens.

(iv) Re-fit bathrooms.

(v) Investigate and rectify causes of dampness to internal wall and the inner surface of all external walls.

(vi) Appropriately make good defective plasterwork, much of the plaster still in good condition.

(vii) Provide fire and smoke protection in line with current guidelines and Local Authority requirements.

(viii) Overhaul internal woodwork, particularly at first floor level.

(ix) Overhaul communal halls and stairwells.

(x) Re-decorate woodwork, both internally and externally (as necessary).

7.15 Consent has been given for the Matron's house to be let commercially. The house comprises the western wing of the hospital. The internal layout is not conducive to a commercial let in that the bathroom is accessed via the common room.

7.16 There are two alternatives with the Matron's house. Theoretically the ground floor accommodation, including the common room, could be converted into a single bedroom dwelling or, when combined with the first floor, a two or three bedroomed house. Refurbishment and/or conversion works are, therefore, required.

7.17 Theoretically, the internal layout could also be altered to reduce the number of bed/sitting room units, partly incorporating sections of the Matron's house and reducing the effective accommodation of the latter to the main hall, sitting room and scullery, common room, 2 bedrooms and bathroom. Thus 2 bed/sitting room units could be upgraded by the addition of a bedroom.

7.18 The semi-basement/cellar areas can only be accessed from this wing and I see little justification, at this stage, for more than basic cleaning up and protection works, providing appropriate ventilation and damp protection (as necessary).

7.19 The stores have just been the subject of refurbishment of the roof and this is well finished.

7.20 Internally each of the stores is in need of basic refurbishment, dependant upon its future usage.

7.21 Without major changes it is impossible to bring the existing property up to latest recommendations with regard to energy efficiency, particularly with regard to heat loss. Any refurbishment will have to take into account the benefits of maintaining a communal heating system, making a service charge, or for individual heating systems to each unit. The disadvantage of the latter is that there would then be no heating to the communal areas. The former can also provide heating to the Chapel which, otherwise, would require its own replacement system.

7.22 Works required to the property, either in part, or as a whole, will, therefore, very much depend upon future usage.

7.23 To bring the road carriageway up to an acceptable standard, cambering to one side and relying on the drainage ditch for drainage purposes, I estimate the possible cost of laying a carriageway to be up to some £35-40,000.

8. PLANNING

8.1 Following non-determination by the Wokingham District Council of Planning Applications made in 1990. Appeals were submitted to the Department of the Environment under the following reference numbers:

APP/HO330/A/90/167456
APP/HO330/A/90/805907

8.2 Following consideration of submissions, the Inspector allowed both Appeals, "subject in the case of the Planning Application to the Standard Condition and the Conditions listed in Document 16 less Conditions 1, 2, and 6".

8.16 The Department would prefer to see an alteration in the style of the development which would be more supportive to their views and perhaps less obtrusive and dominant.

8.17 The Planning Department, whilst only prepared to give standard advice within guidelines, indicated that they held a similar view, subject to further guidance from both the Conservation Officer and English Heritage.

8.18 Indication was given that an application to use the outbuildings for residential use, perhaps by partial extension and internal reorganisation, could be considered but that they felt there might be opposition from English Heritage as this would involve a major alteration of the internal layout.

8.19 The Planning Department also felt that, if converted to normal residential accommodation, such work would have a serious impact on the rural character of the area. Any application would be considered on its merits and must have a sustainability in the long term. It must also have clear regard for the inadvisability of requiring sustainability of a development by dependence on the motor car.

8.20 Concern was also expressed on highway matters.

8.21 These same concerns will be expressed should future use be restricted to those of mature years, such as age 55 and over. Sheltered accommodation, providing that it is of a type similar to that which was the subject of the original Appeal Consent could be more favourably considered.

9. NATIONAL ASSOCIATION OF ALMSHOUSES

9.1 I have had consultation with the National Association of Almshouses, whose offices are just north of Wokingham.

9.2 I understand that there are a number of almshouses which have reached the stage where capital funding is no longer available and individual financial viability is ceasing to be an option.

9.3 I discussed with the Association the principal of funding the almshouses, but ignoring the restraints laid down by the local Planning Department as to the type of use for the new building. Again any comments made can only be considered as guidance.

9.4 Taking the concept that the internal layout of the new building could be altered, then I believe that the total floor area could be reorganised to provide some 18/20 one and two bedroomed flats. Provision could be made for an on-site warden, who would then be a facilitator to provide access to services and to check on residents, where necessary. The warden would not be a carer under these circumstances. Communal facilities can also be provided.

9.5 The units could be sold and/or let, producing capital income to cover the cost of the construction and to provide a "sinking fund", or financial reserve, towards the necessary renovation and future upkeep of the main almshouses.

9.6 Such an enabling exercise, before being treated as a serious option, would have to be the matter of consultation with English Heritage, the Conservation Officer and the Wokingham District Council Planning Department.

9.7 Theoretically, subject to similar conditions, the stores could be altered to provide 3, or more, separate residential units, retaining the western section as garden stores.

9.8 The main almshouse/hospital could then be refurbished from funds raised, the Matron's accommodation layout altered and, possibly, two of the bedsitting room units converted to provide 1-bedroomed flats. The Matron's unit could either remain as a single 2 storey dwelling, or also be converted into two 1-bedroomed units. However, this latter would involve the loss of the common room, one of the major features mentioned by the Planning Inspector.

9.9 Subject to more detailed calculations, the Trustees would then be in a position of having capital funds to cover the cost of this refurbishment and still to have sums put to one side towards future maintenance liability - a "sinking fund".

9.10 This scheme, nor its variants, involve any alterations, whatsoever, to the Chapel.

9.11 The disadvantage would be the increased pressure to provide car parking facilities. There is an area of green land in front of the main hospital, forming a barrier on the southern end of the plot. Theoretically this could be altered in such a way as to provide further car parking spaces, whilst such would involve the loss of open space, the adjoining paddock would be unaffected.

9.12 Alternatively, the walled garden could be separately sold and the funds raised used to convert the stores and to refurbish the main property. Whilst this could still be argued to be an enabling scheme, it does contravene one of the prerequisites of the Inspector's Conditions of Consent namely the inference the site should be considered as a single entity.

9.13 I am lead to believe that the theory of such a scheme is not one which would invite major adverse criticism from the National Association as, subject to more detailed costings, a sum in excess of over £200,000 could be realised to provide a sinking fund for future use in maintaining the Listed buildings. The Association indicated a sum at this level would be the minimum requirement for a maintenance fund, assuming no major repairs prove essential in the next decade, or so.

10. HANOVER HOUSING ASSOCIATION REPORT DATED OCTOBER 1998

10.1 The Drapers' Company instructed the Hanover Housing Association to prepare a report on the future of Henry Lucas Hospital. The Housing Association, were at this stage, the de facto managing agents of the almshouse properties for which the Drapers' Company held responsibility.

10.2 The Report, which is comprehensive, was prepared by the Regional Manager (Development and Technical Services).

The Report considered four main options:

Option 1	"Stay as we are"
Option 2	"Refurbishment of existing scheme".
Option 3	"Development of Kitchen Garden"
Option 4	"Disposal of site"

10.4 **Option 1 - "Stay as we are"**

10.4.1 The existing accommodation provided by the hospital does appeal to a "niche market" of active elderly people.

10.4.2 It also notes that the average age of Hanover's residents, in some 10,000 properties throughout England, whilst averaging 72 in 1991, was averaging 78 in 1997 The average age has now increased to 79.

10.4.3 The entry age into sheltered housing is also increasing, with a consequential likelihood of physical frailty and possible physical disability in future years.

10.4.4 The Henry Lucas Hospital falls short of basic requirements that one would expect to find either within, or close to, sheltered accommodation. These are that the location should be convenient for:-

- Healthcare facilities/doctor's surgery.
- Local shopping for food and general retail items.
- Post Office and public telephone
- Automatic banking machines.
- Public transport.
- Leisure facilities.

10.4.5 Within the internal environment criticism is made that units should provide:

- Dwelling layout designed to minimise noise transmission.
- Bathroom/WC doors that open out for safety reason.
- Wheelchair accessibility to entire flat and communal areas including laundry and common room etc.
- Lifts and/or "easy-ride" staircases provided to first floor flats.
- All external doors wheelchair accessible.
- Accessible paving outside external doors.

10.4.6 The matter of maintenance and improvements was also addressed with the report looking at both short term and long term maintenance liability. In the short term some £2,000 per annum is being deposited in the "extraordinary repair fund", in accordance with Almshouse Association recommendations. In reality this is a sinking fund against possible major repair bills and is only a nominal sum.

10.4.7 The Report surmises that leaks will occur to the roof and that other substantial works will be needed and the recommendation is that the sinking fund be increased to some £5,000 per annum, purely to allow for the identified works over the next 8 years. I consider this sum to be inadequate.

10.4.8 The report discusses the items of unforeseen nature, such as "possible works to the Chapel when the current subsidence problem continues to be monitored". It is my opinion that there is no currently/major ongoing movement to the Chapel, but that some repair work will be required, as a maintenance task.

10.5 **Option 2 - Refurbishment of Existing Scheme**

10.5.1 This option provides for the following main works to be carried out within each flat:

- New bathroom
- New plumbing installation.
- New kitchen.
- New heating system.
- Re-wiring.
- New incoming main services and drainage.
- Re-decorations internally and externally.
- Re-covering and general overhaul of the roof.

In addition the following alterations will be made to the property:-

- Existing Matron's accommodation will be sub-divided to provide 2 flats and will provide a bedroom to the adjacent bedsit which will then form a further self-contained one bedroomed flat.
- Access will be provided to the existing common room as part of the refurbishment.

10.5.2 The alteration works would result in a total of 12 units of sheltered accommodation, 10 of which would be self-contained 1 bedroomed flats and 2 of which would have to remain as bedsits, albeit these having their own kitchens and bathrooms.

10.5.3 The cost of the works in 1998 was assessed at £478,000, a sum which equates to £40,000 per unit.

10.5.4 This option still presents the same problem to Hanover of the poor location and lack of communications and that 6 of the properties are located on the first floor without lift facilities.

10.6 **Option 3 - Development within the existing Kitchen Garden**

10.6.1 This refers to the Planning Consent already discussed. It also infers that there has been extensive marketing of the site by the Drapers' Company and their consultants. As far as I am aware there has been no recent full marketing of the site, although the architects who arranged the original Consent are believed to have mentioned the property to one or two of their own clients at that time.

10.6.2 English Courtyard did express an interest which would include the retention and refurbishment of the existing Lucas Hospital into 5 separate sheltered housing dwellings and the construction of 16 English Courtyard cottages (plus guests and warden's accommodation) in the walled garden. The parking would be underground. Their minimum standard was that at least 20 English Courtyard units would be needed to provide sufficient housing management funds for maintenance and service charges.

10.6.3 Subject to obtaining Planning Consent in an appropriate fashion, the site, together with the Lucas Hospital, could be worth up to £1m.

10.6.4 It is my assumption that this indication of offer is subject to all encumbrances of usage otherwise being removed from the Lucas Hospital. *(English Courtyard withdrew their offer in January 2000)*

10.6.4 Hanovers' Scheme indicated quite substantial costs and the potential requirement for a capital subsidy of just over £580,000, in order to complete the development. In fairness cost calculations of this scheme were considered to be a "worst possible case" and that part of the cost could be defrayed by 50/50 shared ownership options.

10.7 **Option 4 - Disposal of Site**

10.7.1 Following initial discussions with the Planning Department of the Wokingham District Council and the Drapers' Company's Planning Consultant, Dalton Warner Davis, this option concerns the possible disposal of the entire site.

10.7.2 The purpose of the disposal would be to maximise the Open Market Value of the existing unit and to re-invest this amount into an alternative sheltered housing scheme in a more favourable and more central location within the Borough of Wokingham.

10.7.3 I understand the original meeting was considered to be reasonably positive and that a development brief was suggested.

10.7.4 Knight Frank, London Estate Agents, indicate their opinion that developers could pay as much as £1m, or more, for a freehold interest in the entire site. It is my opinion that to achieve this sum all restrictions would need to be lifted from the site and standard residential planning consent provided.

10.8 Conclusions/Recommendations of The Hanover Report

10.8.1 The conclusions are that Option 1 and 2 both failed this specific "difficult to let problem" due to the overall location, the size of units and the first floor properties in particular.

10.8.2 Option 2 identifies "desirable" repairs rather than "essential" repairs and expresses the Hanover Housing Association's fears that the site would, within the context of their management schemes, not have a long term viability.

10.8.3 Option 3, providing 15 bungalow units could assist in spreading the service charge over a large number of properties but would require a further substantial capital input.

10.8.4 They consider the " idyllic and desirable location" to be totally unsuitable for today's rented social housing market.

10.8.5 The conclusion of the Housing Association is that Option 4, the disposal of the site, would have more benefits in the medium and long term.

11. OPINIONS

11.1. I believe the Drapers' Company have arranged for the maintenance of the property in a most competent fashion. The exterior of the main buildings are generally wind and water tight, with the majority of points noted being either as a result of original construction, or of an ongoing maintenance type. Indeed it is my understanding that some further external re-decoration, to complete a contract which has already been started, is currently in hand.

11.2. The interior of the property, within the context of its existing layout, has, in former years, been generally well maintained. There are various tasks required, with the interior having reached that stage in any managed property's life where it requires general upgrading and refurbishment. Such work can only be effectively carried out as individual units become vacant, increasing overall costings in comparison with a single joint contract.

11.3. The Planning Consent which has been obtained is an enabling exercise which is intended to make the whole property of interest to an appropriate developer and maintain a cy pres continuation of the former almshouses.

11.4. When assessing the value of the site of this type, the considerations and complications that have to be taken into account are much more complex than normal. The principal feature is that the property itself is held in trust and as much as possible must be done to maintain the usage of the building cy pres.

11.5. It is worth reiterating, essentially, the Charity exists for the provisions of almshouse accommodation for those in need within the whole beneficial area of the Forest of Windsor. Whilst the Charity's buildings are Wokingham they serve more than just the immediate area although, in practical terms, most interest and occupancy will be from the Wokingham area.

11.6. The Drapers' Company, as Trustee, are under no obligation to meet any shortfall in running costs from its other funds. The Drapers' Company consider that this situation can no longer continue. I believe this is a reasonable attitude; the company already been released from that obligation by the Charity Commission.

11.7. The disposal of the site could realise a substantial sum, dependant upon planning consents granted. The monies could then be used anywhere within the original designated area to continue the work of the existing charity. Thus anywhere within the original parishes must be given equal consideration.

11.8. The National Association of Almshouses has confirmed its opinion that it is no longer viable to retain the hospital as almshouse accommodation. It also accepts that disposal may be the only option to the Drapers' Company. Under current circumstances I concur with this opinion.

12. Potential Future Income (Both Rental and Capital)

12.1 Although commonly interpreted as rent, with rental income the phraseology in common usage, payments for the individual flats, as almshouses, are made up of contributions from residents, gas, electricity and water charges, as well as the service charge.

12.2 Until recently, the flats were all made available to rent and all but one were occupied. Rents for the units varied from the equivalent of as little as £99 per calendar month to an upper limit of £240 per calendar month. All of these rents were subject to a service charge.

12.3 Similar units, when let on a Fair Rent (or its equivalent) would be anticipated to realise between £250-£350 per calendar month, plus a service charge to cover upkeep of the garden, cleaning, lighting of communal staircases and, of course, the communal heating system. The former rents received reflected the ability of the individual occupant to pay, thus fulfilling the terms of the original Endowment (as amended).

12.4 I understand that the Matron's house was offered to let, unfurnished, and on an Assured Shorthold Tenancy at £900 per calendar month. Although extensively marketed, no tenant was found, the usual reason for rejection by prospective tenants being the nature and usage of adjoining properties, the overall design of the building, the location of the bathroom and general condition.

12.5 Thus, under recent letting conditions, based on full occupancy, the actual total income received for the let units in the financial year 1998/89 was £30,439 based on rent at £15,428, gas, electricity and water at £1,670 and the service charge of £13,341.

12.6 Expenditure is substantial. Almshouse services, routine maintenance, insurance and building services total some £28,600 for the same period. Added to this must be the cost of administration, both on site and office bound, professional and maintenance fees, all totalling just under £20,000. Thus total expenditure is in excess of £48,000 resulting in a net deficit of some £16,000 per annum.

12.7 None of these costs include that of "an on-site warden", or a "sinking fund". The relatively isolated location would justify the presence of an on-site warden, particularly if many of the tenants/occupants are elderly and frail. The costs will vary, dependant upon whether the warden is full, or part time, a facilitator or carer. Full costs to a charity, providing accommodation and a basic salary to a warden can be up to some £20,000 per annum.

12.8 The "sinking fund" is an annual accumulation of monies not spent, but useable for capital expenditure and also for investment to provide income/interest. This will be as savings towards the potential costs of major repairs, specifically items where help may not be forthcoming from other funding sources, such as English Heritage. Potential major expenditure could include the re-building of the Bell Tower, refurbishing of the attic rooms, cellars or stores, internal renovations to the stores themselves. The Chapel and garden will also require general maintenance. The access road is also in very poor order and its repair could involve a substantial expenditure of up to £40,000.

12.9 Whilst the Charity could provide part-time warden facilities, the organisation will also require a management structure, however simple. One way is to instruct managing agents, who could charge basic fees of some £2/3,000 per annum, together with the equivalent of letting commission and day-to-day management, say 15% of gross rents, plus VAT. It is unreasonable to rely on the goodwill of volunteers to manage a unit such as this which, to a certain extent, should have a basic business approach in its management structure. Even allowing for part-time work it is difficult to see how this could be arranged for much less than £8/10,000. Also, whenever a flat becomes vacant, it will need to be advertised, a further ongoing cost.

12.10 To reduce the potential for further major expenditure on the building as a whole, I would advise that the individual units are each carefully looked at as they become vacant and, where necessary, suitably refurbished and re-decorated. This would greatly increase their attractiveness to prospective tenants.

12.11 Allowance has also been given for the replacement of the Matron's house with two individual flats. At present the house cannot produce a reasonable income but, refurbished, could realise about £700 per calendar month at Fair Rent levels or, as permission has now been given for this to be let at market rents, perhaps as much as £600 per unit, per calendar month.

13 "Current Open Market Value" (Without the enhancement of the Planning Consent)

13.1 In answer to Instruction 1.1 on reaching the value of the property in its current conditions, without the benefit of Planning, it is necessary to make a number of assumptions.

- That no Planning Consent would be forthcoming for a change of use.
- No major extraneous expenditure will be required on items such as the access road.
- There are no major capital funds obtainable from outside sources for necessary repair/refurbishment.
- Rents would be substantially in line with the existing levels.

- Maintenance costs would be substantially in line as heretofore.

Taking these factors into consideration, I am of the opinion that the property has a nil value in that its running costs potentially exceed the current income levels. Thus the property would only be of interest to another charity prepared to take on the financial burden. I am unable to provide a value under these circumstances.

13.2 Theoretically the property could be let at slightly higher levels, potentially realising between £30,000 and £40,000 per annum. This rental income could be augmented by letting the Matron's house at about two-thirds of market rent, namely some £600 per calendar month. This could increase the rental income, providing all was consistently let, to some £46,000, plus a service charge. Allowing for reasonable letting and management fees at 15% (not including VAT) of £6,900, a net income of some £39,000 could be realisable.

13.3 This sum should prove sufficient to maintain the building, externally, and to provide some expenditure towards the cost of basic internal refurbishment. However, internal re-fitting would need to be undertaken on a careful schedule and it may not be possible to refurbish more than one or two units out of excess funds every few years. Such refurbishment, which is likely to be little more than cleaning up and re-decoration, will also involve temporary loss of rental.

13.4 Nonetheless, there would still be no substantial excess of income over expenditure and I believe that, whichever way the sums are calculated, the Lucas Hospital is not viable without a major injection of capital funding.

13.5 I, therefore, assess the Henry Lucas Hospital, subject to the conditions discussed above and in the Report itself, to have a nil Open Market Value without the enhancement of Planning Consent.

13.6 I reiterate this opinion does not include any potential for future change of use or developers' speculative elements.

14 "Current Open Market Value" (With the benefit of Planning Consent)

14.1 The existing Planning Consent is an enabling exercise. Thus either the proceeds from the appropriate sale of the site for development, and/or a scheme put forward by the purchaser of the site for the development, must pay for the refurbishment and maintenance of the hospital as almshouses into the immediately foreseeable future.

14.2 Alternatively the sum realised could be invested elsewhere within the designated area, to still maintain the originally endowed almshouse facility.

14.3 An assessment of the Open Market Value has to make the assumption that either the Planning Consent, as obtained, is appropriate for the original intention or that amendments could be obtained to bring that layout into line with modern thinking and requirements. I believe this is a reasonable assumption to make under the circumstances, but any planning alterations can only be confirmed by actual application and consent.

14.4 The proposed Courtyard Homes would provide total care facility. Theoretically the value of such a site is assessed on the number of beds to be provided and, without any major encumbrances, such as the hospital itself, I believe the site could reasonably be expected to sell at between £600,000 and £800,000.

14.5 The difficulty is in the interpretation of the degree of refurbishment required to the main property and the overall liability towards future maintenance work. On the basis that a minimum of some £300,000 expenditure would be required to upgrade the original hospital, with the equivalent of a further £200,000 maintenance fund to be retained, albeit in the financial statements, I believe the net value of the property as it stands to be in the region of some £300,000/£400,000.

14.5 The potential value of the whole site, with the benefit of the revised planning, not restricted in its usage and, thus, available for sale or purchase to anyone interested could be in excess of £1.5m. Such a sum would represent a substantial amount of capital for approved redevelopment of more appropriate design almshouse accommodation in one, or more, of the designated parishes. A modern building should also be much cheaper to maintain.

15. "Assessment of the Location"

15.1 At the time of the original reports and discussion documents, it was apparent that the hospital is in excess of one mile from the main town centre and that there were no shopping facilities or other amenities within reasonable walking distance. The construction of the Tesco Superstore will have altered the conception of the site in that this is now about half a mile distant and, to reasonably fit occupants, would be within reasonable reach. There is little doubt that most occupants would seek to use a vehicle, indeed would need to use a vehicle, to reach the town centre, railway station or other facilities.

15.2 The plans provided show only restricted car parking and it is the very size of the site which is restrictive to any alterations of planning. The Local Authority Planning Department have made it clear they would oppose any scheme which could only be enabled by the increased use of a motor vehicle. My own opinion is that such an attitude is unreasonable, but may be correct from their point of view.

15.3 Wokingham has a series of privately run taxis and these are available 24 hours a day. There are also bus services run by charitable organisations which could be used for access to the town centre. Also the roadway could be used by modern electrical buggies, but I would advise against using such while children are delivered and collected from the Luckley Oakfield School.

16. "Cost of Road Works"

16.1 I have already advised that I consider the likely expenditure required to make up the roadway, the carriageway to highway standards but not including drainage, footpaths, or lighting, to be in the region of £35/40,000.

17. "Maintenance, Renovation and Development"

17.1 I reiterate my opinion in that the building has, in general terms, been well maintained over the years. I do not consider it essential to completely re-cover the roof. This is secondarily lined internally and is insulated. Timbers show evidence of former infestation by wood boring beetle (woodworm) but there is no clear evidence of major infestation. Perhaps a potential major item of expenditure could be reparation of the Bell Tower, at a cost of some £10/15,000, and it is expenditure of this type that would need to be taken into account in future considerations.

17.2 The refurbishment of individual flats, subject to variations from unit to unit, as well as size and accessibility, is assessed at an average of about £15,000. This sum is exclusive of VAT and any professional fees. This also assumes that the existing heating system and services would be retained and that the layout would be substantially maintained as at present. Specific consent would need to be obtained for enlargement of door openings for wheelchair/disabled use and any material changes to the fabric of the property. Thus English Heritage and the Conservation Officer will need to be involved at an early stage, to approve specifications. Thus the cost of renovation works will rise.

17.3 The cost of alteration of layout of the Matron's House, together with conversion into two smaller units, is assessed at at least £80,000 under similar circumstances. None of these assessments include VAT or professional fees.

17.4 Providing approval could be obtained, then conversion of the rear stores into three units would probably cost some £40,000 each, a total of about £120,000 again plus VAT and fees. Adding this expenditure to an allowance such as the Bell Tower and the laying of road, I assess minimum expenditure in the next two years, excluding any development on land at the rear to be about £450,000 plus fees.

17.5 The advantage of such expenditure is that the marketability of the units, as a principle for future letting, are greatly enhanced.

17.6 Not subject to the current usage restraints, a one bedroomed unit, refurbished, could realise up to £600 per calendar month and a bed/sitting room unit could realise some £350/£400 per calendar month. However, to realise such rents, all restrictions as to the type of tenancy would have to be lifted with the units then offered on the open market on standard Assured Shorthold Tenancies.

17.7 Having given the above details greater consideration, I did not consider the existing building could be maintained as social housing without responsibility being taken by a funding source with available capital expenditure. Such a source could well be the Local Authority, or another charity. Having considered the running costs and the potential need for future expenditure of a capital nature, I do not consider the existing scheme to be sustainable in the medium and long term.

17.8 Without altering the layout, leaving the stores as they are and the Matron's house in its existing layout, I would anticipate that the minimum expenditure to provide appropriate refurbishment of the whole building, internally, to be in the region of £150,000, plus VAT and professional fees. This sum assumes no more than basic upgrading of the ten units and no alteration to the existing openings. Should Fire Regulations be implemented, then the potential extra expenditure, per unit, would be between £3,000 and £5,000.

17.9 I reiterate that, whilst one inspection is never really sufficient, the movement that has occurred to the Chapel would appear to be historical. Certainly some repairs have been carried out, with brickwork re-stitched and there are some fine hairline cracks which indicate movement at different times. However, I am unable to confirm that the movement is ongoing but, as with any structure of this age and style, I must advise that it is monitored, perhaps by an annual inspection.

17.10 The report prepared by Hanover Housing Association is comprehensive and to the quality that one would expect from an organisation of its type. The information and considerations given are efficient and, for the main part, comprehensive. As with any report of this type a variety of assumptions are made and it is the sums quoted in the assumptions which affect the potential future of a building.

17.11 The inference is that over £480,000 expenditure is required to refurbish the main hospital and this is a sum which can be argued as reasonably correct. However, it seeks to produce a unit to a very high standard of presentation and quality of fitting. This is understandable under the circumstances and would be appropriate in an ideal world.

17.12 Various considerations are given as to the potential usage of the building. The future of the building itself depends upon the interpretation and co-operation of the statutory authorities, particularly English Heritage, the Conservation Office, Wokingham District Council Planning Department and other advisory organisations such as the National Association of Almshouses.

17.13 At present I am advised that the market for nursing home accommodation can be quite good but that a potential purchaser of the kitchen garden site may well not be prepared to maintain the existing almshouse building as such, particularly as it is difficult to accurately assess expenditure. Thus it may be possible to sell the development site, keeping the capital sum for the renovation work required and the future upkeep of the original building.

17.14 I have considered the various schemes and comments made and believe that the best way of capitalising the property, to maintain it as rented accommodation, would be to obtain a variation in the Planning Consent so that at least 18 (preferably 20) units could be formed from the existing nursing home layout, providing 1 and 2 bedroomed flats. These could be restricted to the over 55's and provision could be made for an on-site warden, common rooms and joint facilities.

17.15 With careful design, as already discussed, the existing Lucas Hospital could be altered into 12 units, maintaining the Chapel, but not the common room. Thus an approved alteration would have to be provided in the new building at the rear.

17.16 As discussed the stores could be converted into 3 or more residential units, perhaps building small extensions to provide bathrooms, on the southern side of the stores. Such work would not involve encroachment on to the existing car park provision.

17.17 Car parking will be a major stumbling block as will any intended reliance on the use of cars. However, there is adequate land in the paddock, to provide appropriate open spaces/communal gardens.

17.18 On the assumption that the units at the rear could be sold, leasehold, on a shared ownership basis with the Charity retaining the freehold as well as receiving a maintenance income, then I believe the construction of the units at the rear could produce a capital sum which could be put towards the renovation of the almshouses and future maintenance of the building.

17.19 Whether such a scheme would be acceptable to the Local Authority and English Heritage is another matter altogether. It would also alter the interpretation of the original Endowment and advice will have to be obtained to ascertain whether this would be cy pres.

17.20 The advantage of such an alteration would mean that the building could be retained and, subject to careful auditing and appropriate specifications and calculations, could prove to be financially viable.

17.21 The alternative would be to accept a sale, at the best price obtainable, to a commercial developer who will implement the existing Planning Consent as previously discussed. This would realise the sum which should be in excess of some £300,000, an assessment which could then be put towards the purchase of alternative accommodation.

17.22 From my own experience of Section 106 Agreements and the provision of low cost housing by developers, I calculate that the sum involved would not produce more than, at best, 4 units and, in reality, perhaps only 3 flats. The advantage would be the building itself is retained but the intent of the original Endowment will be lost.

18. CONCLUSIONS

18.1 Having considered all the aforementioned factors, I am of the opinion that, to maintain the Lucas Hospital, as a building, it needs to be - at minimum - basically refurbished and a sinking fund provided. I estimate the required fund to be in the region of £200,000 and this will need to be augmented, on an annual basis, by an excess of income over expenditure. Ideally, further funding from maintenance charges on new properties at the rear, could be used to augment this sum, although such could affect the Open Market Value of those units.

18.2 Car parking will present a problem as far as the proposed alteration to the existing Planning Consent is concerned. It is my interpretation that up to 45 car park spaces could be required to conform with current rules and regulations. Interpretation of the rules is, to a certain extent, at the discretion of the Local Authority Planning Department.

18.3 The target always has to be to produce enough income from the sale of either land for development, or the finished product (whether as a joint scheme with a developer, or under contract) to produce a sufficient capital sum to cover the refurbishment costs and to leave a residual repair/sinking fund.

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18.4 The number of new units may have to be restricted as a condition of consent possibly as few as 14. Obviously this would reduce overheads in construction terms and may well improve the overall quality. Better presented flats could, perhaps, be sold for a nominally larger sum. However, much would depend upon design of individual units, layout and market trends in the intervening period. 14 units is in my opinion not adequate and does not provide an appropriate margin of error, unless a recognisably higher selling figure can be obtained to provide the required sinking fund.

18.5 I regret to have to confirm that I have seen no evidence to indicate the existing almshouses could continue in their current usage without a substantial injection of capital funds.

18.6 I believe that a sale is only likely to be arranged (i.e. as almshouses), at best, in the region of £300,000 to £500,000, for the site as a whole, subject to the current restrictions and Planning Consents.

18.7 I believe a higher sum could be realised on the assumption that the existing restraints as to usage are released and that internal refurbishment of the main Lucas Hospital building could be allowed. I also believe this approach would be opposed by English Heritage and the Local Authority.

18.8 I am also of the opinion there is a potential market for good quality retirement flats and that it may be possible to co-operate with a building contractor to construct the units and, at the same time, re-organise and refurbish the main units and stores into accommodation which could then be released into the affordable housing sector.

18.9 I understand the professional stance and attitude of English Heritage, the Conservation Officer and the Wokingham District Council Planning Department. As there is no practical way of continuing the Almshouse as heretofore, I do not feel it is unreasonable to request serious consideration of an alteration to the enabling exercise.

18.10 Before the matter can be taken any further, I would recommend a round table discussion of the statutory authorities and interested parties to consider whether such an alternative is practical.

18.11 In the event that no such alteration to planning, nor acceptability of an enabling exercise is forthcoming, relatively small sums of money will become available from any sale and that these will be inadequate to provide more than, at best, three or four residential units in a modern block.

18.12 Alternatively the sums realised could be attached to other funding, such as with another charity, so that two or more funds can combine to produce a more acceptable and viable unit within the designated parishes.

18.13 There is a clear demand for retirement related accommodation and substantial sums can be obtained for the units, properly designed and marketed. My assessments relate to the sale of a flat at similar sums to those being realised for standard owner/occupied units in Wokingham. In reality, the provision of extra facilities, together with the style of unit, can result is higher selling figures of some 15/20%. Correctly applied, this could double the potential sinking fund towards the maintenance of the main property.

18.14 I am aware that the site has been offered for sale to various styles of developer. Each will have their own criteria and few will step outside of their own laid down guidelines. Thus the site is not within the criteria required by such as McCarthy and Stone and has also not proved acceptable to the other companies approached.

18.15 However, I believe that the site is one which should prove of interest to a developer. Indeed the value would be greatly enhanced if the whole site was offered for sale, with the benefit of the recommended alterations to the planning consent and restrictions to use the site as almshouses lifted. On this basis the whole site could be worth between £1.2 and £1.4m.

18.16 On the basis that the garden site was then offered for sale, with the Planning Consent, altered for retirement (55+) use but not including the almshouse, then I believe a purchase price in the region of £700,000 to £800,000 could be realised, a sum which reflects the continuing use of the hospital as an almshouse.

18.17 In the event that the relevant Planning and Conservation Authorities are not prepared to allow an alteration to the enabling Planning Consent, then I believe that, in accordance with Item 6 of the schedule of The Charities (Qualified Surveyors' Report) Regulations 1992 the property should be advertised on the open market.

18.18 I reiterate there is a potential local market for the revised development. It may also be possible to transfer responsibility (Trusteeship) for the Charity, to one of the local charities but this would only be practical with the backing of the Local Authority, approval of English Heritage and the Charity Commission.

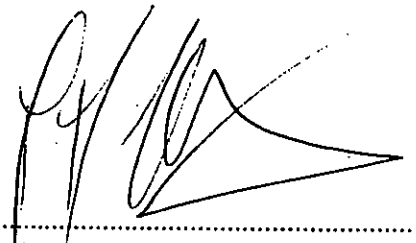
18.19 Should such an approach be considered, then I believe a time should be set for an appropriate scheme to be prepared and an application submitted to the Local Authority. Ideally the second application should be submitted, in parallel, with the renewal application.

18.20 Any alternative trustee would have to be prepared to inject capital into the building and still have sufficient funding available for future maintenance. That charity would also have to service all other parishes, making units available under the terms of the original Endowment

18.21 I am aware of the security considerations. I believe this is a point which must be included in any future consideration. Planning Applications take a long time which will leave the property "at risk". The present arrangements are reasonably effective and must be continued.

18.22 Finally, it is my recommendation that, unless the enabling planning consent can be appropriately altered there is little justification in simply refurbishing the building to continue its almshouse use. The Grade I Listed Building will always cost substantially more to maintain than a purpose built modern property.

18.23 The cost of converting the matron's house and stores into a further five units is difficult to justify on the rents/income that will be received, unless the work can be funded by raising capital on the sale of the land at the rear. None of this work will be worthwhile unless a substantial "sinking fund" can be raised to maintain the viability of the Charity into the immediately foreseeable future. .



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