APPLICATION NO:
LB/2000/1465

LOCATION:
Reading Chair Renovations Basingstoke Road, Riseley Reading.

APPLICANT:
Reading Chair & Desk C/O Andrews Kalik Associates

PROPOSAL:
Proposed demolition of existing out-buildings and conversion of listed building to 4 flats

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **10/07/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Reading Chair & Desk
C/O Andrews Kalik Associates
101 London Road
READING
Berkshire
RG1 5BY

Application Number: LB/2000/1465

Parish: **SWALLOWFIELD**

Location: **Reading Chair Renovations, Basingstoke Road, Riseley, Reading**

Proposal: **Proposed demolition of existing out-buildings and conversion of listed building to 5 flats**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
4. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
5. All new external doors and windows shall be painted timber in colour to be first agreed in writing by the Local Planning Authority.

Condition
6. All rainwater goods and external pipework shall be of cast iron and be of a black finish.

Condition
7. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition
8. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

Condition
9. The proposed rooflight windows shall be set flush with the adjacent roofing materials, and not project above the plane of the roof in which they are located.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In order to safeguard the special architectural or historic interest of the building.

Reason
4. In order to safeguard the special architectural or historic interest of the building.

Reason
5. In order to safeguard the special architectural or historic interest of the building.

Reason
6. In order to safeguard the special architectural or historic interest of the building.

Reason
7. To preserve the architectural integrity of the listed building.

Reason
8. To help ensure the satisfactory control of the work to the listed building.

Reason
9. In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

Informative
1. This permission relates to the application as amended with revised plans numbers 16E, 19C amd 24B submitted to the Local Planing Authority on 11 August 2000 showing revised layout plan, floor plans to block D and west and south elevations to block E, and plan number 12E, 20B and 26C submitted to the Local Planning Authority on 29 August 2000 showing revised elevations to block D, north and east elevations to block E and floor plans for block E and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies EN1, EN4, BU1, BU2, LD5 and T7
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5, LBE17, LT4 and LT5
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WHE11, WEM4, WT6, WT7 and WT16

John Mitchell
Development Control Manager
Date: 02/11/2000

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

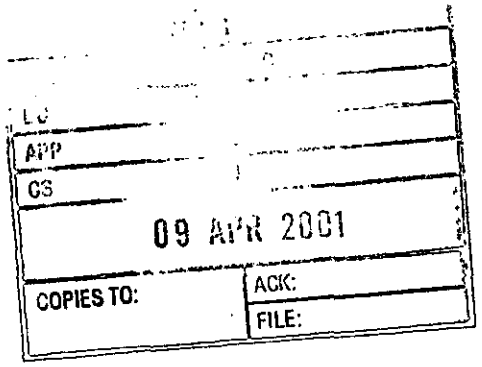
Daceberry Limited

PROPERTY INVESTORS

Tel: 0118 988 4787 Fax: 0118 988 4656

No 1, R C D House
Basingstoke Road
Riseley
READING
Berks RG7 1QF

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG40 1WL



5 April 2001

Dear Harold,

Re: Old Riseley Stores Basingstoke Road Riseley Application F/2000/1465 (Listed Building)

Following our site meeting earlier this week, I confirm the items which were agreed.

✓ ✓ 1) Any re roofing required on this building will be carried out using the existing clay tiles, with the main attention being directed to the front and rear elevations. Any new tiles required for the other areas, will be tiled in the same tiles as the two new flats to the rear namely, Tudor Hand Made Sussex Brown.

1. PHOTOGRAPH ✓ 2) The areas of walling, coloured green on the enclosed plans will be carefully demolished and rebuilt using re-claimed bricks maintaining the same bond as existing.

2. TIMBER FRAMEWORK RETAINED IN POSITION, IF POSSIBLE.

✓ ✓ 3) As agreed I will contact you next week when I have a sample of a window frame, at which time we will agree which windows will be left and which ones will be replaced.

OUTSTANDING X ✓ 4) At the same meeting we will agree the method of fire proofing and sound insulating the first floor.

HS. ✓ ✓ 5) We will expose an area of the ground floor wood section with view to deciding on the construction of the whole ground floor.

HS ✓ ✓ 6) We will replace all the guttering to half round Cast Iron.

I will contact you again sometime next week.

Yours sincerely, M F Mulhern.

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG40 1WL

Landscape + Trees

17 April 2001

Dear Harold,

Re: Old Riseley Stores Basingstoke Road Riseley Application F/2000/1465 (Listed Building)

Following our site meeting last week, I am enclosing a window schedule listing the frames which will be replaced, and the frames which will be left in place.

The main thing to agree on now, is the method to fire- proofing and sound insulation to the first floor joists.

I will look forward to hearing from you on this point.

Yours sincerely,

M F Mulhern.

Enc,

HS

PLANNING SERVICES	HPT
POL	TLS
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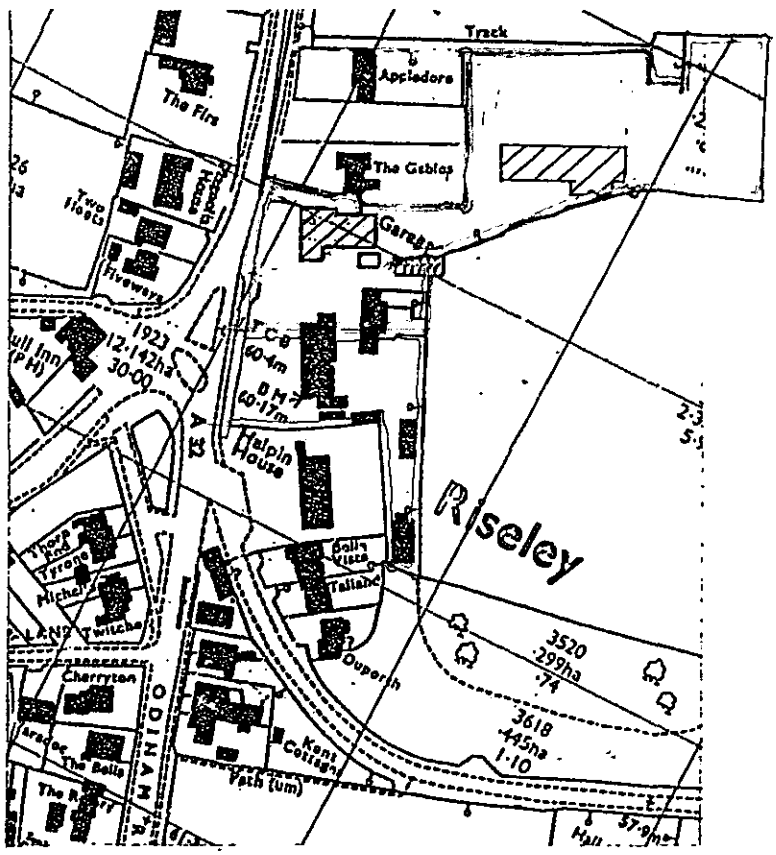
APP	
CS	
18 APR 2001	
COPIES TO:	ACK:
	FILE:

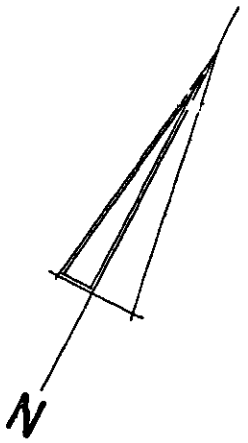
Old Riseley Stores

Window schedule

1) Replace sill only.
2) New Door
3) Replace sill only.
4) New Window.
5) Leave as is.
6) New Window.
7) **New Window**.
8) Leave as is but check condition further.
9) New Window.
10) **New Window**.
11) New Bay Window.
12) Leave as is. Leave porch roof but replace supports with gallows brackets.
13) New Window.
14) New Window.
15) New Window with Brickwork each side.
16) New Window.
17) New Door.
18) Leave window as is, but replace top section hinged at the top.
19) New Window.
20) Leave as is.
21) Leave as is.
22) Leave as is.
23) New Window.
24) New Window.
25) Leave as is.
26) New Window.
27) **New Window.**

15.MAY2000* 146





APPROVED

letter	date	revision

Location Plan 1:2500

Job
FORMER RISELEY STORES
RISELEY
BERJSHIRE

client
READING CHAIR & DESK

drawing
LOCATION PLAN

scale
1:2500

date
MAY 2000

drawn by
A.N.

1477-15

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 THE STUDIO LONDON ROAD BERKSHIRE
READING (0118)9501700

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6400
Email. Harold.Sanders@wokingham.gov.uk
Date March 21, 2002
My ref. HS/PP

Mr M F Mulhern
Mulhern New Homes Limited
No. 1
RCD House
Basingstoke Road
Riseley, Reading
Berkshire RG7 1QF

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

File m/465

Dear Mr Mulhern

OLD RISELEY STORES

Thank you for your letter dated 17 March 2002.

The architrave, skirting and internal doors details are as we discussed and agreed.

I also confirm that the fire proofing of the meter cupboard with master board is acceptable to me.

Thank you for your help and general co-operation on this project.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Angela Odell, Case Officer

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date March 21, 2002
My ref. HS/PP

Mr M F Mulhern
Mulhern New Homes Limited
No. 1
RCD House
Basingstoke Road
Riseley, Reading
Berkshire RG7 1QF

Environmental Services Department
Planning Services
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HAROLD SANDERS
Conservation Architect

cc: Angela Odell, Case Officer

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date March 21, 2002
My ref. HS/PP

Mr M F Mulhern
Mulhern New Homes Limited
No. 1
RCD House
Basingstoke Road
Riseley, Reading
Berkshire RG7 1QF

Environmental Services Department
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Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Angela Odell, Case Officer

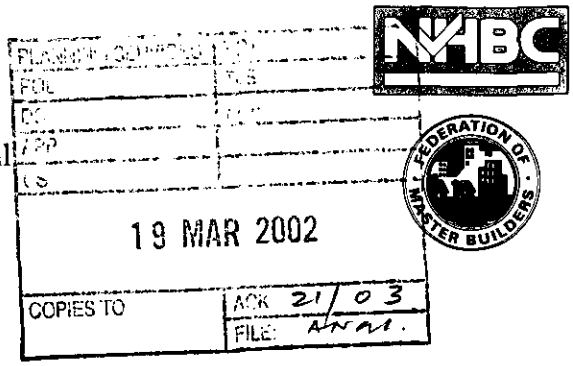
54454

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WL



17 March 2002

Dear Harold,

Re: Old Riseley Stores.

Following our recent meeting at your office regarding the 2nd fix materials on the above scheme, I confirm the following materials will be used.

1) Skirting board: 25mm x 125mm plain timber with the arris on the front edge slightly rounded.

2) Architrave: 25mm x 65mm OG style.

3) Internal doors: all existing doors were possible to be re-use. Any new doors to be legged and braced.

With regard to the doors on the meter cupboards I discussed this with Mr A Lea the building inspector who confirmed that they will need to be ½ hour fire proof. We agreed the best way to achieve this will be to have a standard legged and braced door clad on the inside with master board.

I trust the above meets with your approval, but should you require any alterations then please let me know.

Yours sincerely,

M F Mulhern.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 September, 2001
My ref. AO/F/2000/1463 & LB/2001/2465
Your ref. AMA/JAG/1477

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr Andrews

PLANNING APPLICATION F/2000/1463 AND LISTED BUILDING CONSENT APPLICATION LB/2000/1465
PROPOSED DEMOLITION OF OUTBUILDINGS AND ERECTION OF BLOCK OF 2 FLATS AND CONVERSION OF EXISTING LISTED BUILDING INTO 5 FLATS AT OLD RISELEY STORES, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD

Thank you for your letter of 20 August and enclosed drawings Nos. 1477/20D and 26D. I confirm the proposed alterations (i.e. small element of pitched roof to the eaves of the link between the two old buildings and removal of the two rooflights) are accepted as a minor amendment to the above consents.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

cc: Harold Sanders.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMO

	46932
POL	TLS
DC AO	ENF
APP	
C	
21 AUG 2001	
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	FILE:

Reply req

AMA/JAG/1477

20th August 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

OLD RISELEY STORES, BASINGSTOKE ROAD, RISELEY

Following my client's letter dated 13th August, I enclose 2 copies of the revised landscaping/external works plan 1477/27D for your comments and approval. I have shown on this the modifications discussed with your Mr Sanders.

I also enclose 2 copies of revised drawings 1477/20D and 26D illustrating modifications to the residential units 2 and 3. I have introduced a small element of pitched roof to the eaves of this link between the two old buildings and removed the 2 No. rooflights. Could you accept this modification as a minor amendment to the approval?

Yours sincerely,

pp A.M. Andrews.

Enc:

c.c. Mr M Mulhern

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date August 29, 2001
My ref. HS/PP

Mr M F Mulhern
Mulhern New Homes Limited
No. 1
RCD House
Basingstoke Road
Riseley
Reading RG7 1QF

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

Dear Mr Mulhern

OLD RISELEY STORES: BASINGSTOKE ROAD, RISELEY

Many thanks for your letter dated 13 August 2001 confirming the revisions to the alignment of the access driveway and the materials to be specified as discussed at the recent site meeting.

I fully understand your position in relation to the flat roof over the new link to the single storied studio. I also appreciate your desire to complete the project and now await the amended scheme which can be considered as a minor amendment.

Many thanks for the positive approach to the majority of my comments which are always conveyed for the betterment of the scheme and listed building.

Yours sincerely

HAROLD SANDERS
Conservation Architect

46801 H. Saunders

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656 Ans. 16.08.01 and 28.08.01.

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WL

13 August 2001

Dear Harold,

Re: Old Riseley Stores, Basingstoke Road Riseley Application F/2000/1463 and LB/2000/1465.

Following our site meeting last week, when we discussed various points regarding the above scheme, I would like to confirm the following,

Firstly, the hard landscaping and the driveway. I am enclosing a site plan showing the new driveway layout which has been agreed with Mr Callaghan and Mrs O'Dell. The agreed surfaces are as follows,

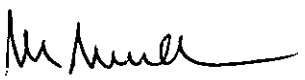
1) **All curbs to be granite sets.**
2) **All parking bays to be Brindle paving.**
3) **All paving to be in clay paving.**
4) **Drive surface to be tarmac.**

Secondly, the flat roof area between flats 2 & 3. You asked for this to be changed to a Pitched roof. However after discussing this with Mrs O'Dell, she said this would have to go back to your committee as a formal planning application. The problem we have which I am sure you will appreciate is we have been working on this building now for 5 months, and plan to reach practical completion by the end of November. A delay such as this would cause us a major problem. As a compromise, Mrs O'Dell suggested we construct a small pitched tile roof at the two ends of the flat roof, and remove the two roof lights to the bathrooms which she could treat as a minor amendment to the above consent. In is our intention to be as flexible as possible with all your comments to this scheme, but under the circumstances, I trust you will understand our position.

I have therefore instructed our architects to alter the plans covering these two points and send them to you.

Should you wish to discuss this with me then, please let me know.

Yours sincerely,



M F Mulhern.

CC Mrs O'Dell.
Andrews Kalik Associates.

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Eileen.Davis@wokingham.gov.uk
Date. August 16, 2001
My ref. EMD/46801

Mr M.F. Mulhern
Mulhern New homes Limited
No 1 RCD House
Basingstoke Road
Riseley
READING, RG7 1QF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Mulhern,

RE: OLD RISELEY STORES, APPLICATION NO. F/2000/1463 & LB/2000/1465

Thank you for the plan and your letter dated 13th August, which was received today. The contents have been noted and your letter passed to Harold Sanders who will reply when he returns from leave.

If you have any queries please contact me on the above number.

Yours sincerely

E D

Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mr A O'Dell
Workingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WL

13 August 2001

Dear Mrs O'Dell,

Re: Development at Riseley.

Following our meeting at your office last Friday, I am enclosing a copy letter which I have sent to Harold Saunders, which should be self explanatory,

I have asked our Architects to amend the plans accordingly, and forward them to you.

I have also asked them to alter the landscape plan to give to show the retaining wall and railings. and the landscaping as requested.

I have also asked them to show the external lighting on the site plan as we discussed.

I trust this will be in order.

Yours sincerely,

M F Mulhern.

Enc.

AMO

46806

16 AUG 2001

COPIES TO:

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WL

13 August 2001

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COPY

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Should you wish to discuss this with me then, please let me know.

Yours sincerely,

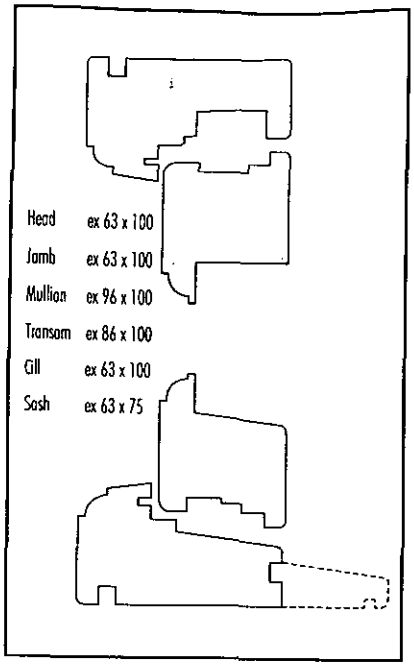
M F Mulhern.

CC Mrs O'Dell.
Andrews Kalik Associates.

RISELEY STORES.

ULTRASPEC WINDOW - STANDARD SPECIFICATION

DALE ULTRA-SPEC WINDOW SECTION



ULTRASPEC WINDOWS™

DOUBLE GLAZING UNITS

20mm (4-12-4) double glazed units are supplied with bronze spacer bar as standard.

Leaded double glazing has leading applied to the cavity side of the inside pane of glass. Where a double leading option is supplied the leading is applied to both sides of the outer pane.

FACTORY GLAZING

Factory Glazing is carried out in accordance with GGF guidelines for maximum performance and durability.

SAFETY GLAZING

Where windows are to be fitted in high risk areas the buyer should specify this at the time of ordering. We will then quote for glazing units with safety glass. Risk areas are identified in Building Regulations Approved Document NI (1991).

HANDING

Some window styles can be supplied either hand. The illustrations on the following pages show the window as viewed from outside.

When ordering, please state either **'hand as catalogue'** or **'hand opposite catalogue'**.

SIZES

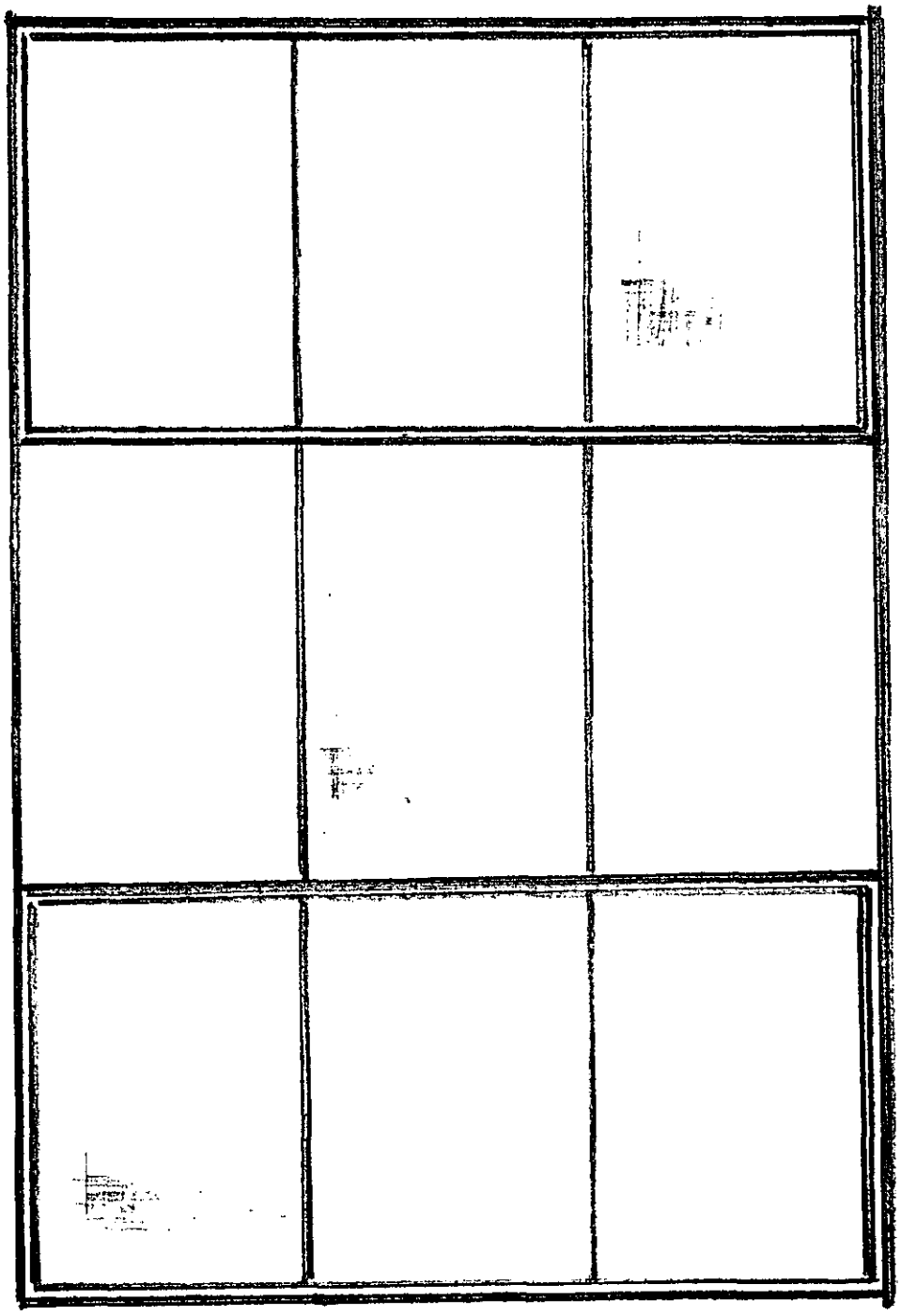
To allow a fixing tolerance actual sizes are 5 mm less in height and width than those illustrated on the following pages. This applies to all metric **ULTRA**SPEC windows.

CODING & PRICES

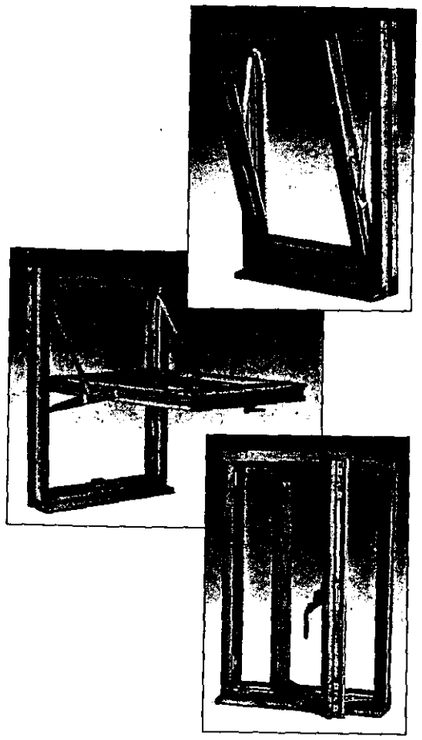
The window codes on the following pages are shown in colour.

MADE-TO-MEASURE

Made-to-measure **ULTRA**SPEC windows are available on a 4 WEEK delivery cycle and can be priced by taking the nearest standard size up and adding 20%.



FLEXIBLE SOLUTIONS



Dale* ULTRASPEC *windows are available in both softwood and hardwood.

Softwood windows are manufactured from specially selected Scandinavian redwood and coated with a honey coloured base stain.

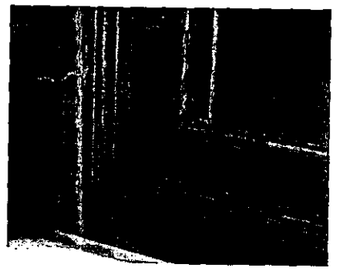
Hardwood windows are manufactured from selected hardwoods of the Seraya species and coated with a Mahogany coloured base stain.

ADDITIONAL OPTIONS

- Full factory finishing in a choice of colours from our in-house purpose built facility.
- Side swing reversible option for maximum flexibility.
- Fire escape compliance depending on overall size.
- Espagnolette locking option for added security.
- Pilkington 'K' glass for improved thermal insulation .
- Choice of square or diamond leaded units for distinctive fenestration.

ULTRASPEC WINDOWS™

CONSTRUCTION



Distinctive ovolo mould

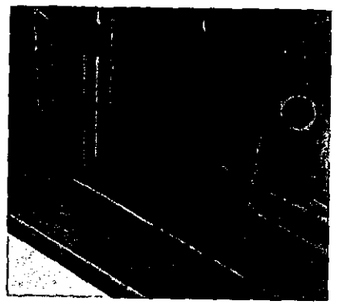
Both frames and sashes are comb jointed for additional strength. Frames are supplied without horns, eliminating costly on-site removal and the need for on-site preservative treatment and finishing of cut ends.

Frame and sash sections have been finished with a distinctive ovolo mould to enhance the aesthetic appeal of the window. In addition, all sharp edges have been radiused to improve the durability of the finishing system applied to the window.

PRESERVATIVE TREATMENT

Both softwood and hardwood windows are double vacuum preservative treated to N.H.B.C. requirements.

WEATHERPROOFING



Factory fitted weather strip

Dale **ULTRA**SPEC windows are factory fitted with Schlegal Aquamac 109 which is completely impervious to both paint and stain and has a high wear resistance. This high performance is maintained over a wide temperature range without freezing to mating surfaces. Aquamac 109 will not rot or mould and is immune to UV light and ozone. It performs to BS644 and is BBA approved.

Bronze colour 109 is fitted to stained windows and white to primed windows as standard.

DALE Joinery

KEITH CATCHPOLE
AREA SALES MANAGER

HEAD OFFICE
DALE JOINERY LIMITED
QUEENSWAY, ROCHDALE,
LANCASHIRE OL11 2PR
TELEPHONE: 01706 667700/350350
FACSIMILE: 01706 350351
MOBILE: 07966 114018
HOME TEL: 01582 656360
HOME FAX: 01582 482717

GLAZING



Glazing beads as standard

Factory glazed windows are glazed with a high security double sided adhesive glazing tape, using 20mm overall double glazing units as standard. This high performance double glazing system is enhanced by a ventilated aluminium bottom glazing bead, (brown to stained windows, white to primed windows) and with timber top and side beads. Unglazed windows are supplied with glazing beads loose pinned in position.

FASTENERS



High quality lockable casement fastener

High quality locking fasteners, which also provide a secure locking night vent position, are fitted as standard. Brown catches are fitted to stained windows and white to primed windows.

SYSTEM IRONMONGERY



Precision Engineered Hardware

The "Uni" System from A/S Peder Nielsen Beslagfabrik has been chosen due to its inherent performance characteristics and safe, secure operating action.

All hinge systems are certified to BS6375 part 2 1987. Tests were carried out at the British Standards Institute, test numbers BG000546/A-E. All hinge systems are manufactured to Quality System ISO9001.

ESPAGNOLETTE LOCKING

Dale **ULTRA**SPEC windows can be fitted with espagnolette locking systems and locking fasteners to give increased security in areas of higher risk.

VE RE

New Ven
came int
permiss
1st July
windov
comply wi
regulations.

VENTILATION



Flush fitting night vent fitted

Top swing windows are fitted with head mounted flush ventilators which eliminate the need for an external canopy. Two and three module windows have a vent over each opening light, to a maximum of two vents.
If 8000mm² ventilation is required in a single module window an additional vent can be mounted in the sash top rail. Side hung reversible windows are vented through the sash top rail.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 June, 2001
My ref. AO/1463 & 1465

Daceberry Ltd
No. 1, RCD House
Basingstoke Road
Riseley
READING
RG7 1QF

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

Dear Mr Mulhern

PLANNING APPLICATION F/2000/1463 AND LISTED BUILDING CONSENT APPLICATION LB/2000/1465
PROPOSED DEMOLITION OF OUTBUILDINGS AND ERECTION OF BLOCK OF 2 FLATS AND CONVERSION OF EXISTING LISTED BUILDING INTO 5 FLATS AT OLD RISELEY STORES, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD

Thank you for your letter of 2 April to Mr Sanders and window specifications. I confirm the proposals listed in your letter are acceptable under condition No.2 of the above planning and listed building consents. I also confirm the requirements of Condition No. 4 of consent no LB/2000/1465 have been satisfied.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WL

6 February 2001

Posted & Faxed 01189 746484

Dear Harold,

Re: Old Riseley Stores Riseley.

I received a telephone call from Martin Jackson today, who I understand discussed the possibility of us opening up various parts of the building in order to assess the building regulation requirements.

I understand you agreed to this.

I also spoke today to Angela O'Dell regarding the bricks for the site. She has arranged to call on site on Thursday next 8th February at 12 noon. She also said that you would contact me to arrange a site meeting to discuss the same, possibly early one morning.

If you would like to telephone me to arrange this meeting either on the above number or on 0370 652912 I can be available any morning.

I will look forward to hearing from you.

Yours sincerely,

M F Mulhern.

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG40 1WL

2 April 2001

Dear Harold,

Re: Old Riseley Stores Basingstoke Road Riseley

Following our recent site meeting I confirm the materials which we propose using on plots 6&7 (New Build) as follows:-

1) Bricks: Cabernet multi (orange red) these are the same bricks which we used on the Sparx night club at Remenham Hill Henley.

2) Mortar: Natural colour

3) Roof tiles: Tudor hand made Sussex Brown (To be agreed).

4) Windows: Dale Joinery, ultra spec with three horizontal glazing bars flush fitting sashes to match as near as possible the windows to the rear of the listed building.

5) Guttering: Black h/r pvc

6) External joinery: All painted in white gloss with entrance doors colour to match the listed building doors.

I trust the above is acceptable to you under condition no 2 of the above planning consent, but will await your reply.

Yours sincerely,

M F Mulhern.

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG40 1WL



5 April 2001

Dear Harold,

Re: Old Riseley Stores Basingstoke Road Riseley Application F/2000/1465 (Listed Building)

Following our site meeting earlier this week, I confirm the items which were agreed.

1) Any re roofing required on this building will be carried out using the existing clay tiles, with the main attention being directed to the front and rear elevations. Any new tiles required for the other areas, will be tiled in the same tiles as the two new flats to the rear namely, Tudor Hand Made Sussex Brown.

2) The areas of walling, coloured green on the enclosed plans will be carefully demolished and rebuilt using re-claimed bricks maintaining the same bond as existing.

3) As agreed I will contact you next week when I have a sample of a window frame, at which time we will agree which windows will be left and which ones will be replaced.

4) At the same meeting we will agree the method of fire proofing and sound insulating the first floor.

5) We will expose an area of the ground floor wood section with view to deciding on the construction of the whole ground floor.

6) We will replace all the guttering to half round Cast Iron.

I will contact you again sometime next week.

Yours sincerely, M F Mulhern.

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG40 1WL

17 April 2001

Dear Harold,

Re: Old Riseley Stores Basingstoke Road Riseley Application F/2000/1465 (Listed Building)

Following our site meeting last week, I am enclosing a window schedule listing the frames which will be replaced, and the frames which will be left in place.

The main thing to agree on now, is the method to fire- proofing and sound insulation to the first floor joists.

I will look forward to hearing from you on this point.

Yours sincerely,

M F Mulhern.

Enc,

Old Riseley Stores

Window schedule

1) Replace sill only.
2) New Door
3) Replace sill only.
4) New Window.
5) Leave as is.
6) New Window.
7) **New Window**.
8) Leave as is but check condition further.
9) New Window.
10) **New Window**.
11) New Bay Window.
12) Leave as is. Leave porch roof but replace supports with gallows brackets.
13) New Window.
14) New Window.
15) New Window with Brickwork each side.
16) New Window.
17) New Door.
18) Leave window as is, but replace top section hinged at the top.
19) New Window.
20) Leave as is.
21) Leave as is.
22) Leave as is.
23) New Window.
24) New Window.
25) Leave as is.
26) New Window.
27) **New Window.**

Daceberry Limited

PROPERTY INVESTORS

Tel: 0118 988 4787 Fax: 0118 988 4656

No 1, R C D House
Basingstoke Road
Riseley
READING
Berks RG7 1QF

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG40 1WL

2 April 2001

Dear Harold,

Re: Old Riseley Stores Basingstoke Road Riseley Application F/2000/1463

Acceptable Following our recent site meeting I confirm the materials which we propose using on plots 6&7 (New Build) as follows:-

1) **Bricks:** Cabernet multi (orange red) these are the same bricks which we used on the Sparx night club at Remenham Hill Henley.

2) **Mortar:** Natural colour

3) **Roof tiles**: Tudor hand made Sussex Brown (To be agreed).

4) **Windows**: Dale Joinery, ultra spec with three horizontal glazing bars flush fitting sashes to match as near as possible the windows to the rear of the listed building.

5) **Guttering:** Black h/r pvc

6) **External joinery**: All painted in white gloss with entrance doors colour to match the listed building doors.

I trust the above is acceptable to you under condition no 2 of the above planning consent, but will await your reply.

Yours sincerely,

M F Mulhern.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 November, 2001
My ref. BC/DC/LB/2000/1465

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

Reading Chair and Desk
c/o Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

Dear Sirs

PLANNING PERMISSION LB/2000/1465
SITE: RISELEY STORES, BASINGSTOKE ROAD, RISELEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number LB/2000/1465 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

39652

Daceberry Limited

PROPERTY INVESTORS

Tel: 0118 988 4787

Fax: 0118 988 4656

No 1, R C D House
Basingstoke Road
Riseley
READING
Berks RG7 1QF

SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 FEB 2001	
COPIES TO:	ACK:
	FILE: 1465

DC APPLICATION NO ?

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WL

6 February 2001

Posted & Faxed 01189 746484

Dear Harold,

Re: Old Riseley Stores Riseley.

I received a telephone call from Martin Jackson today, who I understand discussed the possibility of us opening up various parts of the building in order to assess the building regulation requirements.

I understand you agreed to this.

I also spoke today to Angela O'Dell regarding the bricks for the site. She has arranged to call on site on Thursday next 8th February at 12 noon. She also said that you would contact me to arrange a site meeting to discuss the same, possibly early one morning.

If you would like to telephone me to arrange this meeting either on the above number or on 0370 652912 I can be available any morning.

I will look forward to hearing from you.

Yours sincerely,

M F Mulhern.

Daceberry Limited

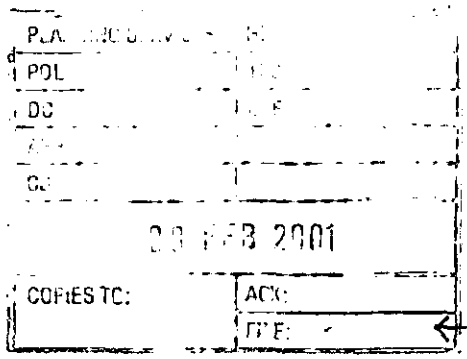
1465

PROPERTY INVESTORS

Tel: 0118 988 4787

Fax: 0118 988 4656

No 1, R C D House
Basingstoke Road
Riseley
READING
Berks RG7 1QF



RISELEY STORES
LISTED BUILDING
APPLICATION NO

LB/2000/1465

Mr Harold Saunders
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WL

6 February 2001

Posted & Faxed 01189 746484

Dear Harold,

Re: Old Riseley Stores Riseley.

I received a telephone call from Martin Jackson today, who I understand discussed the possibility of us opening up various parts of the building in order to assess the building regulation requirements.

I understand you agreed to this.

I also spoke today to Angela O'Dell regarding the bricks for the site. She has arranged to call on site on Thursday next 8th February at 12 noon. She also said that you would contact me to arrange a site meeting to discuss the same, possibly early one morning.

If you would like to telephone me to arrange this meeting either on the above number or on 0370 652912 I can be available any morning.

I will look forward to hearing from you.

Yours sincerely,

M F Mulhern.

Tel. 0118 974 6443 (Direct Line)

Date. 28 February, 2001

My ref. CD/FP2001/1522(1463)

Reading Chair & Desk Renovations
C/o Andrews Kalik Associates
101 London Road
READING
Berkshire
RG1 5BY

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

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

FORMER RISELEY STORES, BASINSTOKE ROAD, SWALLOWFIELD
ERECTION OF A BLOCK OF TWO STOREY FLATS

Thank you for your Building Regulations Application Number FP2001/1522 received on 25 January.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/1463:

- Additional ground and first floor side windows on Block D

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes with an accompanying letter outlining the changes, for consideration under the above planning application by 14 March.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Block D new building

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	F/2000/1463 & LB/2000/1465 AO.
BUILDING CONTROL NUMBER.	FP2001/1522 Martin
~~APPLICANT~~/AGENT	Andrews Kalik
ADDRESS OF SITE former	Riseley Stores (Reading Chair Renovations) Basingstoke Road SWALLOWFIELD
DESCRIPTION OF PROPOSED WORK	demolition of existing outbuildings + conversion of Listed Building to 5 flats. (erect 2 storey block of flats — BC) Block 1

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1477-49	1477-16E
ELEVATIONS	1477-83, 84 1477-85 + 86	1477-12E
FLOOR PLANS	1477-80A 1477-81	1477-24B.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Angi	BC - additional ground + first floor windows side (South elevation)	
DATE	28/2/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	28/2/01.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 February, 2001
My ref. BC/DC/F/2000/1463 and LB/2000/1465

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

RCD Office Furnishings Ltd.
Basingstoke Road
Riseley
Reading
Berkshire

Dear Sirs

PLANNING PERMISSION F/2000/1463 AND LB/2000/1465
SITE: RCD OFFICE FURNISHINGS LTD. BASINGSTOKE ROAD, RISELEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1463 and LB/2000/1465 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 15 January, 2001

My ref. CD/DN2001/0241(1465)

Daceberry Ltd
Reading Chair Renovations
Basingstoke Road
Riseley
READING
Berkshire

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

Dear Sir/Madam,

RCD FURNISHINGS LTD AND PART OF RISELEY STORES, BASINGSTOKE ROAD, RISELEY

I have been informed by Building Control that you have submitted a Demolition Notice for the above property.

There are conditions attached to the Planning approval LB/2000/1465 regarding demolition and construction. Condition 7 states "No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings."

Please would you submit plans of the proposed demolition to Harold Sanders, our Senior Urban Design and Conservation Officer. Any unauthorised demolition work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact Harold Sanders on 0118 974 6465 or Mrs A Odell on 0118 974 6445, the Planning Officer dealing with your application.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

WORK SHEET FOR : Angela Odell

Application Number : LB/2000/1465

Applicant : Reading Chair & Desk C/O Andrews Kalik Associates.

Location : Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal : Proposed demolition of existing out-buildings and conversion of listed building to 4 flats

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 10/07/2000

Consultation Responses :

see 1463

Planning Issues :

Application Number: LB/2000/1465

Appraisal :

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

Application Number LB/2000/1465
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3	C190	R190	
4	C191	R191	
5	C193	R193	in colour to be first agreed in writing by the LPA.
6	C194	R194	cast iron black.
7	C195	R195	
8	C196	R196	
9	C201	R201	
		Informatives	

2 IN16 : BSP: EN1, EN4, BU1, BU2, LD5 + T7.
LALP: LTV1, LBE1, LBE2, LBE5, LBE17, LT4 + LT5.
WDLP: WOS2, WOS3, WBE1, WHE11, WEM4, WT6, WT7 + WT16.

1 NO2 plans Nos. 16E, 19C + 24B 11/8/00 revised layout plan, floorplans to block D and west + south ~~side~~ elevations to block E, and plans Nos ~~plan~~ 12E, 20B + 26C 29/8/00 revised elevations to block D, north + east elevations to block E and floor plans for block E.

RECORD OF SITE VISIT

SITE ADDRESS: *Reading Chair* Renovations Basingstoke Road Riseley Reading.

APPLICATION NUMBER: LB/2000/1465

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6445

Date: 17.10.00

My ref: LB/2000/1465

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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

Dear Councillor

Application Number: LB/2000/1465
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.
Proposed demolition of existing out-buildings and conversion of listed building to 4 flats

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 26.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **LB/2000/1465**
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.
Proposed demolition of existing out-buildings and conversion of listed building to 4 flats

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Beatty

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Date: 28 September 2000

To: Harold Sanders, Conservation

We have received Revised Description for the following planning application:

Application Number: LB/2000/1465

Location: Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing out-buildings and conversion of listed building to 5 flats

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Conversion of listed building to 5 flats instead of 4. Plans have already been sent out for reconsultation on this new description. Drawing nos 1477/12E, /14D, /20B, /26C.

Comments are required by 12/10/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

DETAILED AMENDMENTS, FOLLOWING LENGTHY DISCUSSIONS NOW ACCEPTABLE TO ME. — SEE PREVIOUS COMMENTS F/2000/1838 DATED 16.08.00.
NO FURTHER COMMENTS.

Harold Sanders.
CONSERVATION + DESIGN
10.10.00.

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

35270

APP
CS
COPIES TO:
ACK:
FILE:

11 October 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Numbers F/2000/1463 andLB/2000/1465 (Revised Description)
Location: Reading Chair Renovations, Basingstoke Road, Riseley, Swallowfield Parish
Proposal: Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 5 flats
Case Officer: Angela Odell

The Parish Council was aware that the conversion of the listed building was for 5 flats, and consequently made its previous comments based on that premise. The Parish Council confirms that its comments were based on drawing numbers 1477/12E, 14D,20B,26C.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Applicationo	Name & Address
LB/2000/1465	Mr T Walker Palings Odiham Road RG7 1SB
LB/2000/1465	K Ebsworth Snap Cottage Russett Close Riseley RG7 1SF
LB/2000/1465	Mr & Mrs T Leader The Trees Russett Close Riseley Berks.
LB/2000/1465	H Hill Appledore Basingstoke road Riseley RG7 1TB

App. approved.
Letter sent 03/11/00

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: LB/2000/1465

Proposal:
Proposed demolition of existing out-buildings and conversion of listed building to 4 flats

Location:
Reading Chair Renovations Basingstoke Road Riseley Reading

This application is being advertised in the Reading Chronicle newspaper on the 02/06/2000 for the following reason(s);

SITE IS WITHIN THE CURTILAGE 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/06/2000** from the date of this notice. 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: 02/06/2000

Received by Wokingham District Council

Application No: LB/2000/1465

Proposal:
Proposed demolition of existing out-buildings and conversion of listed building to 4 flats

Location:
Reading Chair Renovations, Basingstoke Road, Riseley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. 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 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 MAY 2000	Map No. 111 Site 0:23
Officer: AO / Application No. LB/2000/1465	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(LA) PROPOSED DEMOLITION OF EXISTING OUT-BUILDINGS AND CONVERSION OF LISTED BUILDING TO 4 FLATS

Location: RCD HOUSE BASINGSTOKE ROAD

Parish: SWALLOWFIELD Ward: Swallowfield

Applicant: READING CHAIR & DESK

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~Ask for scale 1:100 floor plans~~		
6	Floor plans	~~& elevation for Block D~~		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area + cambridge ICB .....

Listed Building 1 (2) 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	(NK:) .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

15 MAY 2000 1465

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING
(LISTED BUILDINGS AND CONSERVATION AREAS)
REGULATIONS 1990

CERTIFICATE A

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

I hereby certify that:-

1. No person other than myself/ the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application:

or:-

CERTIFICATE B

I hereby certify that:-

1. *I have / The applicant has given the requisite notice to all the persons other than *myself / the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner | Address | Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *I am / The applicant is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *I have / The applicant has given the requisite notice to the following persons other than *myself / the applicant who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner | Address | Date of service of notice

3. *I have / The applicant has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of the other owners† of the building and *have / has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

4. Notice of the application as set out below has been published in the

(c) .....

(d) Insert date of publication (which must not be earlier than 20 days before the application)

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

1. I am / *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of ..... READING CHAIR & DESK ...

Date ..... 12-05-2000 .....

* Delete where inappropriate

1871A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

15 MAY 2000

Application No. 1465

Date Received

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION FOR LISTED BUILDING CONSENT

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG11 1WR

1.		APPLICANTS NAME ADDRESS	READING CHAIR & DESK NO.1 RED HOUSE, BASINGSTOKE ROAD, RISELEY, READING, BERKSHIRE
		POST CODE PHONE	RG7 1QF 0118 9884787
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENTS NAME ADDRESS	ANDREWS KALIK ASSOCIATES 101 LONDON ROAD, READING
		POST CODE PHONE	RG1 5BY 0118 9507700
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans	BUILDING LOCATION	BASINGSTOKE ROAD, RISELEY READING, BERKSHIRE
	(b) What type of building, e.g. barn dwelling, does the Application relate to.	BUILDING TYPE	SHOP/RESIDENTIAL
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	SHOP/RESIDENTIAL
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	2
4.	List all plans, drawings and photographs submitted with the application. (See notes 2 - 4)		1477/12C, 16B, 18B, 19, 20, 21, 22, 23+ 24+15
5.	APPLICANTS INTEREST IN LAND? e.g. owner, lessee, potential purchaser		OWNER EXCEPT FOR WORK ON HIGHWALLS
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external		~~DEMOLITION OF OUT BUILDINGS.~~ CONVERSION OF THE EXISTING GROUND FLOOR SHOP INTO 2 2BED FLATS AND CONVERSION OF THE 1ST FLOOR RESIDENTIAL INTO 1X2BED FLAT AND 1X1BED FLAT.

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK ?
e.g. state material and colour of any new walls or roof

MATCHING FACING BRICKS + MATCHING ROOF TILES TO EXISTING

8. WHAT KIND OF APPLICATION IS THIS ?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. ———
Condition(s) to be Relaxed No. ———

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:-
(See Note 6)

	YES	NO
(a) Total demolition of the principal building (See Note 7)	☐	☑
(b) Demolition of a building in the curtilage of the principal building	☑	☐
(c) Demolition of a part of the principal building	☐	☑
(d) Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☑	☐
(e) Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☐	☑

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES**
(See Note 8)
(a) What is the cubic content of the building as originally listed ?
(b) What is the cubic content of the part to be removed ?
(c) What was the date (approx.) of the erection of the section to be removed ?

/

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING ?
(If **YES**, state date, to whom application was made and the result of the application if known.

NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed ..... on behalf of ...READING CHAIR & DESK.....

Date ...11-05-2000.....

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATA PROTECTION ACT 1984
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

(3)

ADDRESS RISELEY GARAGE, BASINGSTOKE ROAD RISELEY PARISH SWALLOWFIELD

PLOT No. READING CHAIR RENOVATIONS ORD. SHEET No. SU7263 7363 (11

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31123	R/O APPLEDORE & LAILTE READING CHAIRS & DESKS	WORKSHOP WITH RES	4-8-88	C/A
BRA6270	"	NEW " & ANCILLARY OFFICE	25.1.89	APP
BRA 10032	RCD OFFICE FURNISHINGS	ADD FIRE EXIT	14.2.91	APP
37597	WD.			
38817	READING CHAIR & DESK LTD.	WORKSHOP / L.IND. BLDG.	10.2.92	R
APPEAL		WITH OFFICE SPACE OVER		
41285	NOW OPUS HOUSE	EXT. TO EX. WORKSHOP /	22.10.93	C/
		L.IND. BUILDING		
LP94/2529	"	EXT. TO WORKSHOP	13-6-94	C/APP
LP95/3264	"	MEZZ. FLOOR	10.2.95	APP
99/69258/F	RCD Office Furnishings Ltd	Replace 1st Fl & Constr. new roof	4.5.99	RE

DATE OF COMPLETION

MINISTRY DECISION 38817 - APPEAL DISMISSED - 11.1.93 69258 - ALLOWED

SPECIAL ORDERS APPEAL - 5.11.99

DRAINAGE

091074

① RISELEY GARAGE / READING CHAIR RENOVATIONS

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. SU 7263 SU 7363

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
492/49	C Shepherd	Advert in nearby field	29. 11. 49	NA Ref
240/50	"	Petrol pump & access	9 6. 50	app app
493/51	A. F Thwaites	Esso Advert.	9 10 51	app App
952/57	G Stables	Bathroom	12. 11. 57	app PD
R/29/61	Ellar & Mainwaring	Extn to garage new WC	23. 3 61	app app
R/191/61	" "	Risiting petrol pump	2 11. 61	NA Cf
A/5/62	"	Advert Sign	22. 3 62	NA C
R/294/64	"	Renewal of temp content	26 11 67	NA TP
A/10/69	"	2 illuminated Signs	10. 7 69	NA C/A
R/11/70	Mrs A W Ellen	Risiting Petrol pump renewal	22. 1. 70	NA TP 31.12
1931/73	Riseley	Conv of Storeroom into customer tea bar & staff room.	20. 1. 74	NA Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

DACEBERRY / READING CHAIR RENOVATIONS

② ADDRESS RISELEY GARAGE BASINGSTOKE ROAD RISELEY. PARISH SWALLOWFIELD

PLOT No. READING CHAIR RENOVATIONS ORD. SHEET No. SU 7263 7363

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01887	Riseley Garage.	Res petrol pump plan R/11/70 refuses	16. 1. 75	NA Cf
07111	D J Hands	Extn to garage etc	27. 10 77	NA Ref
BR 7221	" "	" " " "	27. 10 77	Ref NA
12546	Daceberry	Extn to garage "	13. 3 80	N/A C
BR12651	"	" " "	5. 2. 80 15. 2 80	Ref & App Ref NA
16924	"	EXT. FOR MANU. OF DOM. FURNITURE	11.2.82	N/A Cl
23098	"	REAR EXTENSION TO L. IND. BLDG. & FACADE TREATMENT	4.4.85	N/A Cl
BR26018	READING CHAIR RENOVATIONS	MEZZ. FLOOR & EXT. TO IND. BLDG.	11.9.85	REF N/A
BRA152	"	EXT. TO L. IND. UNIT	26.2.86	APP N/A
30164	"	WORKSHOP & OFFICE	12.5.88	Re

DATE OF COMPLETION

MINISTRY DECISION

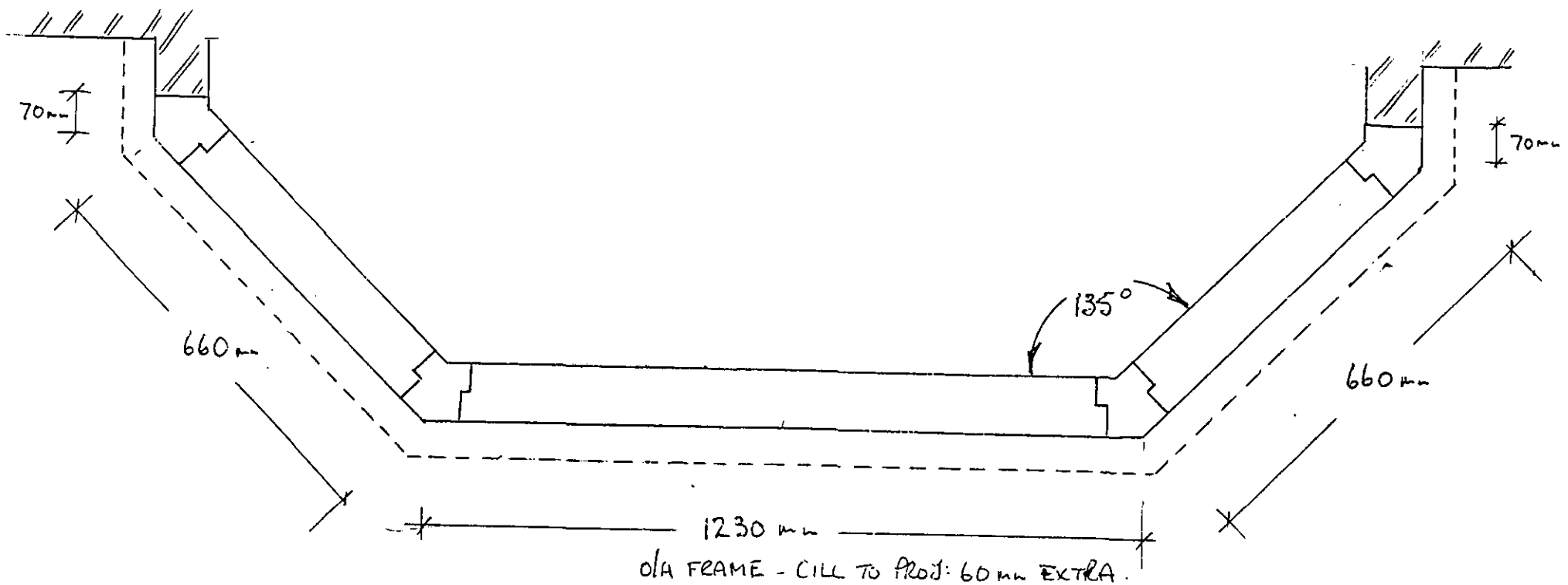
SPECIAL ORDERS

DRAINAGE

091074 BRA4878 2 RAISED STORAGE PLATFORMS 29.4.88 APP

OLD RISELEY STORES

SOFTWOOD BAY WINDOW W.11.

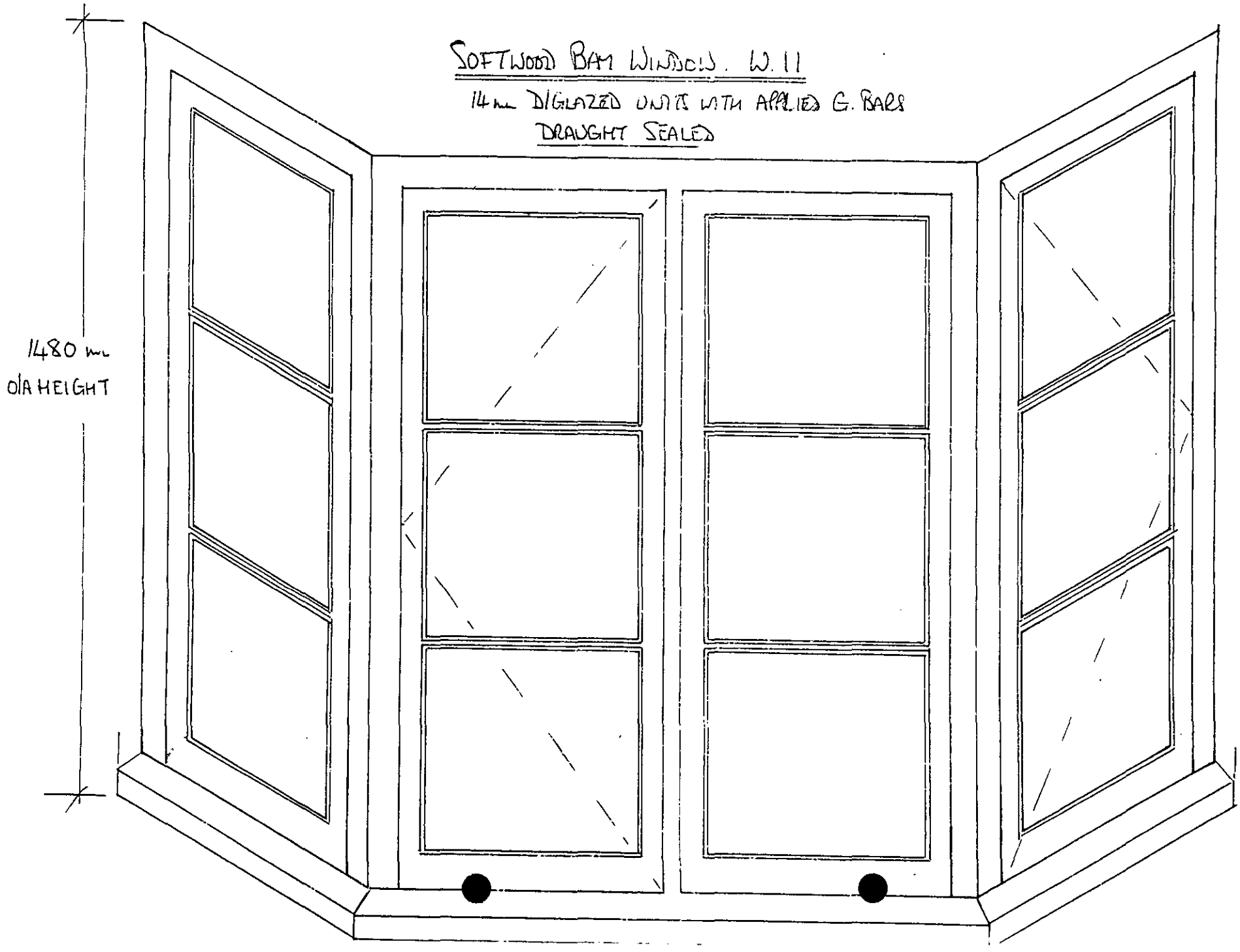


OLD WISELEY STORES

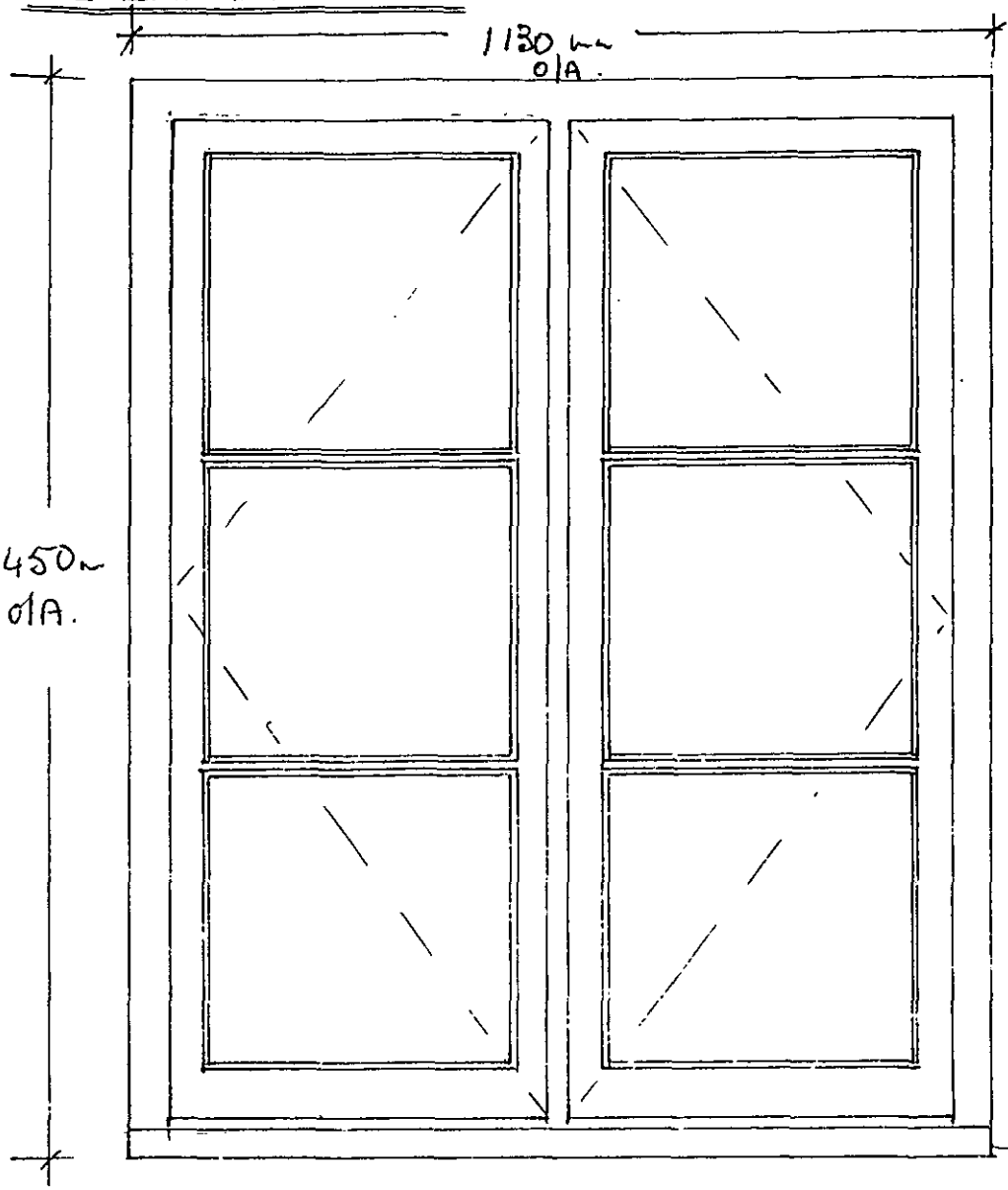
SOFTWOOD BAY WINDOW. W.11

14mm D/GLAZED UNITS WITH APPLIED G. BARS

DRAUGHT SEALED

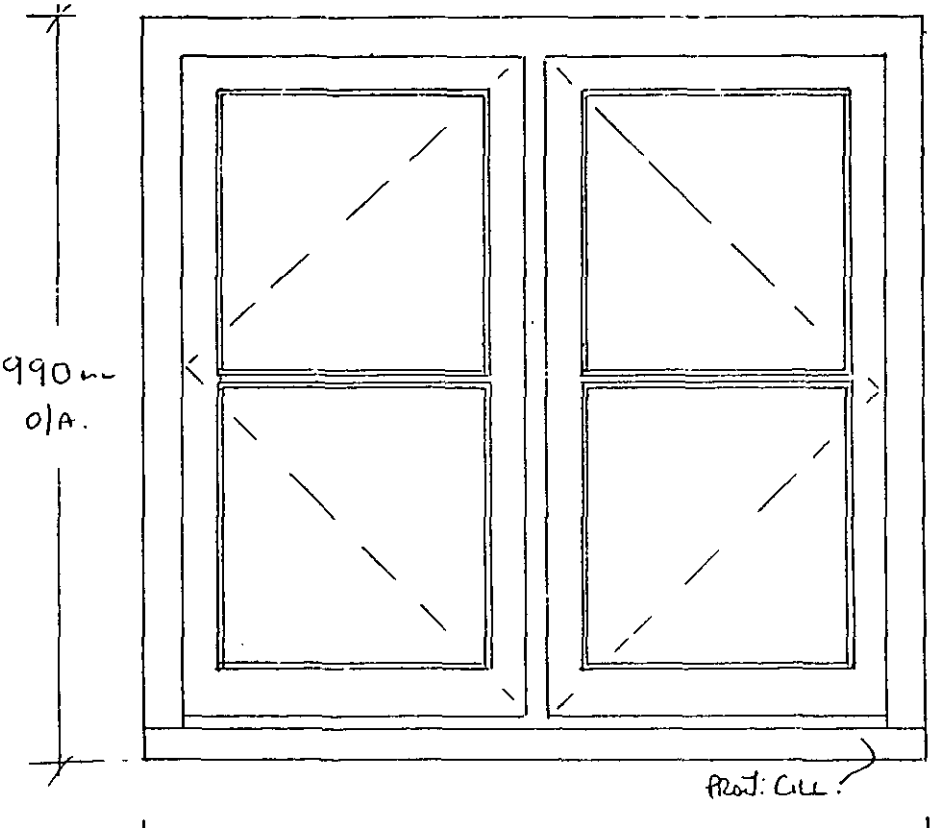


OLD RISELEY STORES



SOFTWOOD CASEMENT WINDOW.
14 mm D/GLAZED UNITS
APPLIED GLAZING BARS
DRAUGHT SEALED

WINDOW. 16.
GROUND FLOOR EAST ELE.



WINDOW 13. GROUND FLOOR EAST ELEVATION.

WINDOW. 10. GROUND FLOOR EAST ELEVATION.

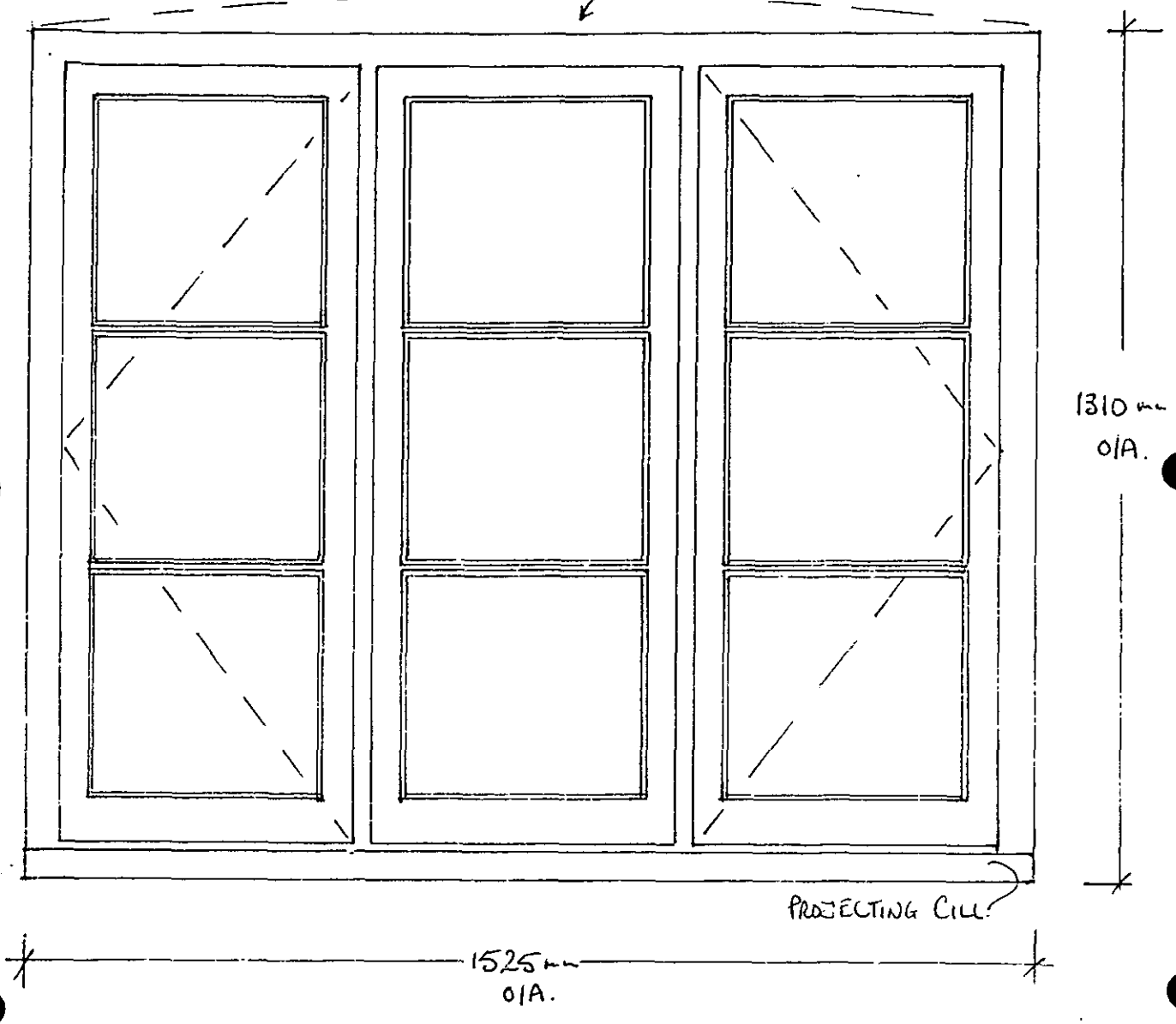
WINDOW. 26. FIRST FLOOR EAST ELEVATION

WINDOW. 19. GROUND FLOOR NORTH ELEVATION

WINDOW. 15 GROUND FLOOR EAST ELEVATION.

OLD RISELEY STORES

SOFTWOOD CASEMENT WINDOW
14 mm D/G. UNITS WITH APPLIED GLAZING BAR
DRAUGHT SEALED.



WINDOW. 25. FIRST FLOOR - EAST ELEVATION. SIZE AS DRAWING

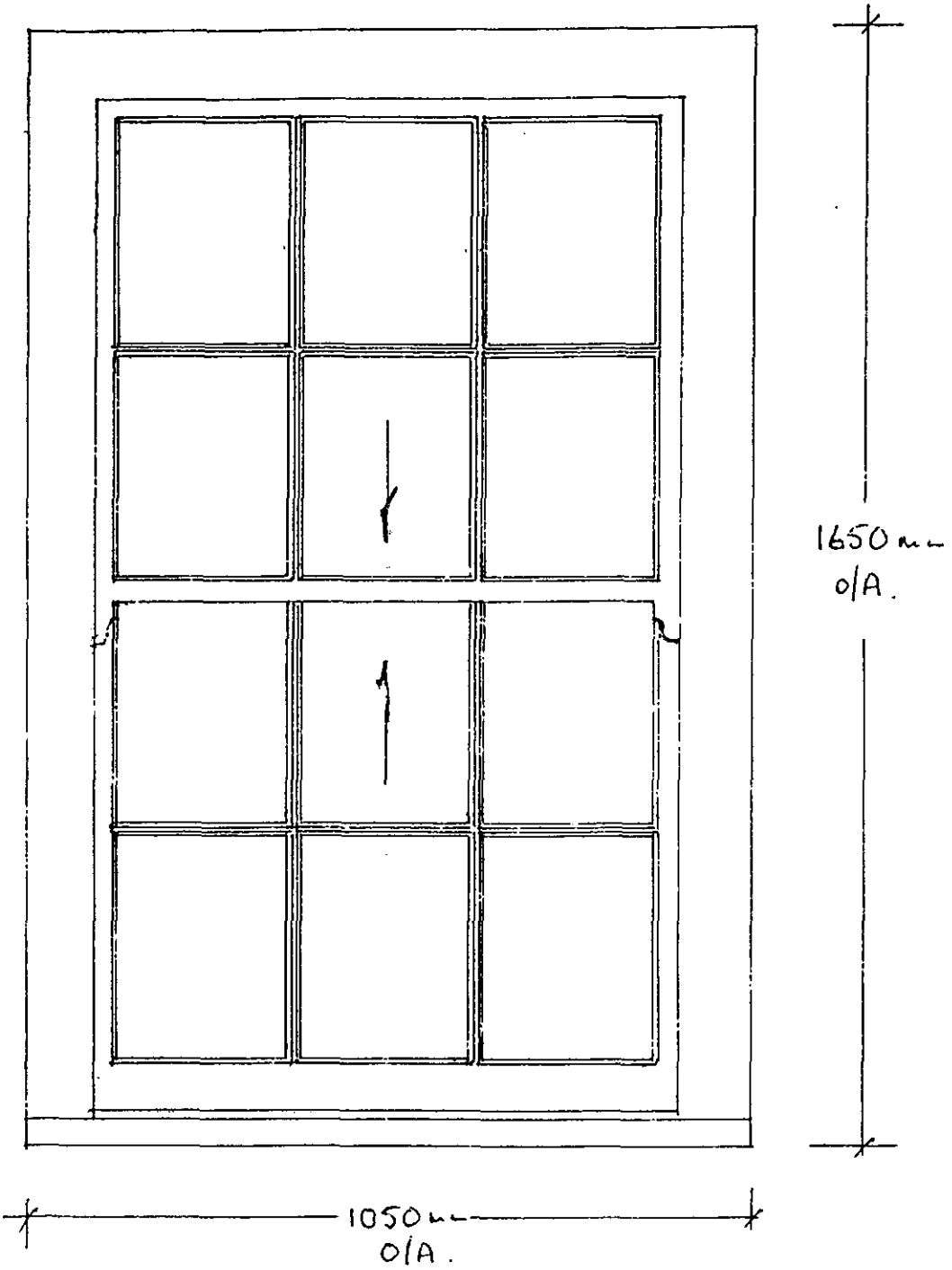
WINDOW. 14. GROUND FLOOR - 1840 mm WIDE X 1200 HIGH EAST ELEVATION

WINDOW. 18. GROUND FLOOR - 1750 mm WIDE X 1450 HIGH EAST ELE:

WINDOW. 9. GROUND FLOOR - 1555 mm WIDE X 1200 HIGH. NORTH ELEVATION

OLD PRELEM STORES

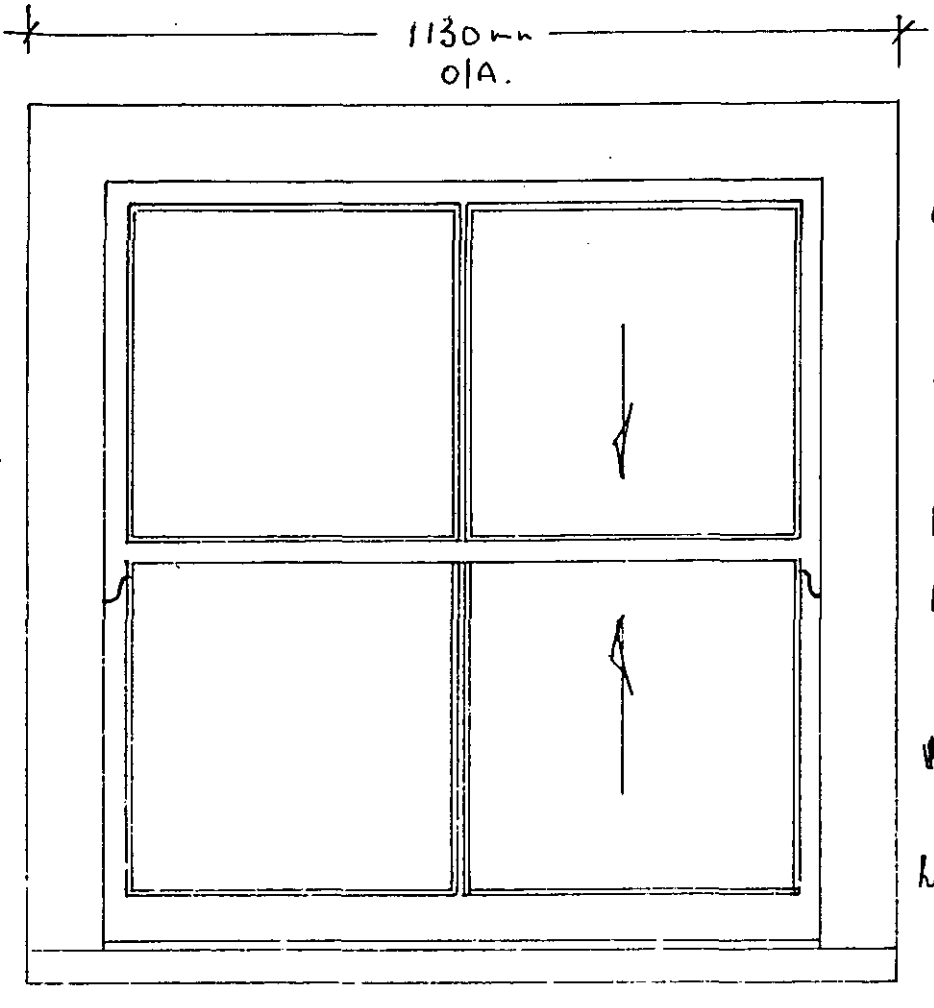
SOFTWOOD SLIDING SASH BOX FRAMES
CORDS & WEIGHTS - 14 mm D/G UNITS
APPLIED GLAZING BARS - DRAUGHT SEALED



WINDOWS - 20 - 21 - 22 FIRST FLOOR.

WEST ELEVATION

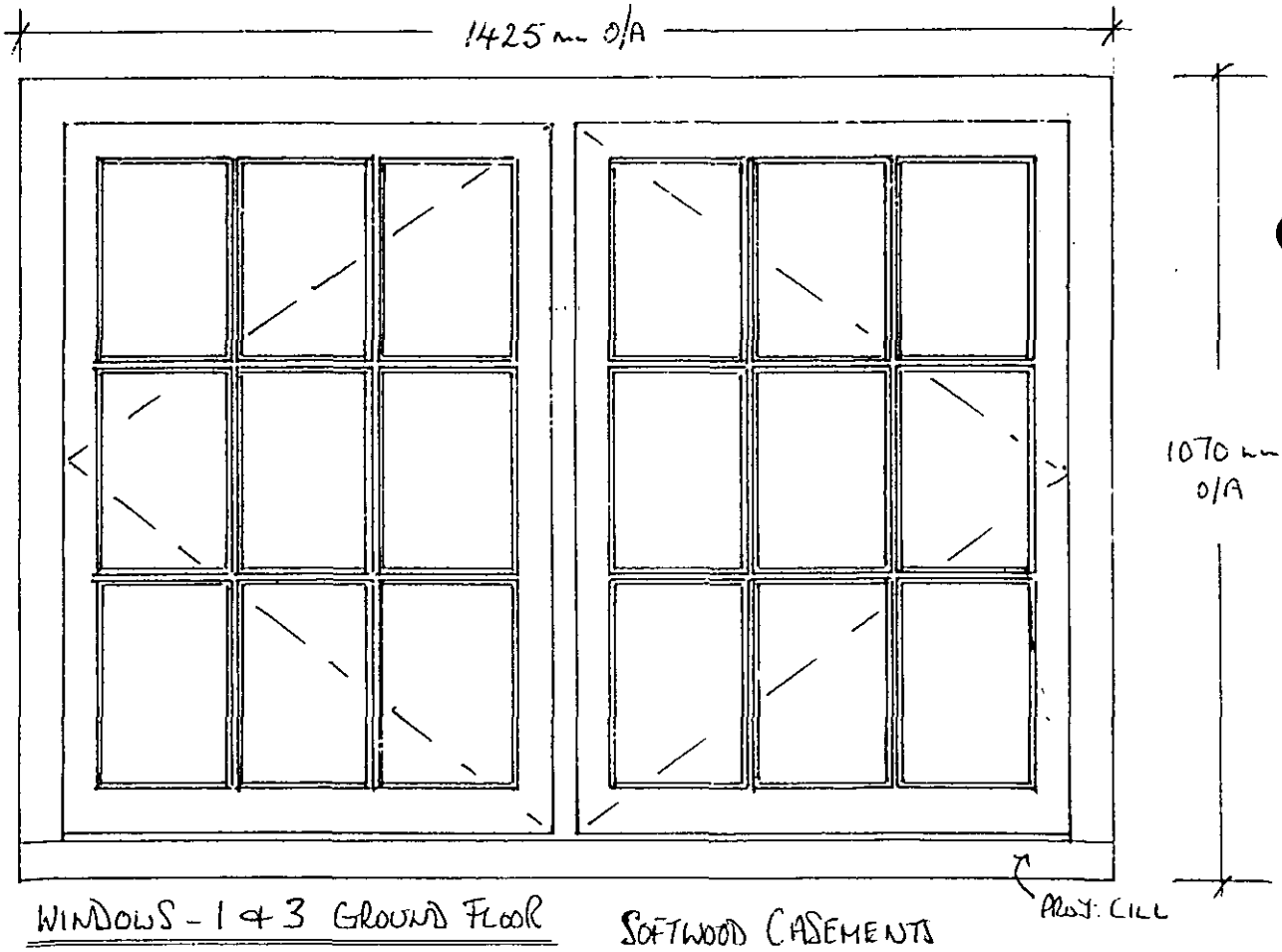
OLD RISELEY STORES



SOFTWOOD SASH WINDOWS
CORDS & WEIGHTS
14 mm D/GLAZED UNITS
APPLIED GLAZING BARS
DRAUGHT SEALED.

WINDOW. 7. GROUND FLOOR.
WINDOW. 23. FIRST FLOOR.
WEST ELEVATION

WINDOW. 8. GROUND FLOOR
SOUTH ELEVATION.
WINDOW. 24. FIRST FLOOR
EAST ELEVATION



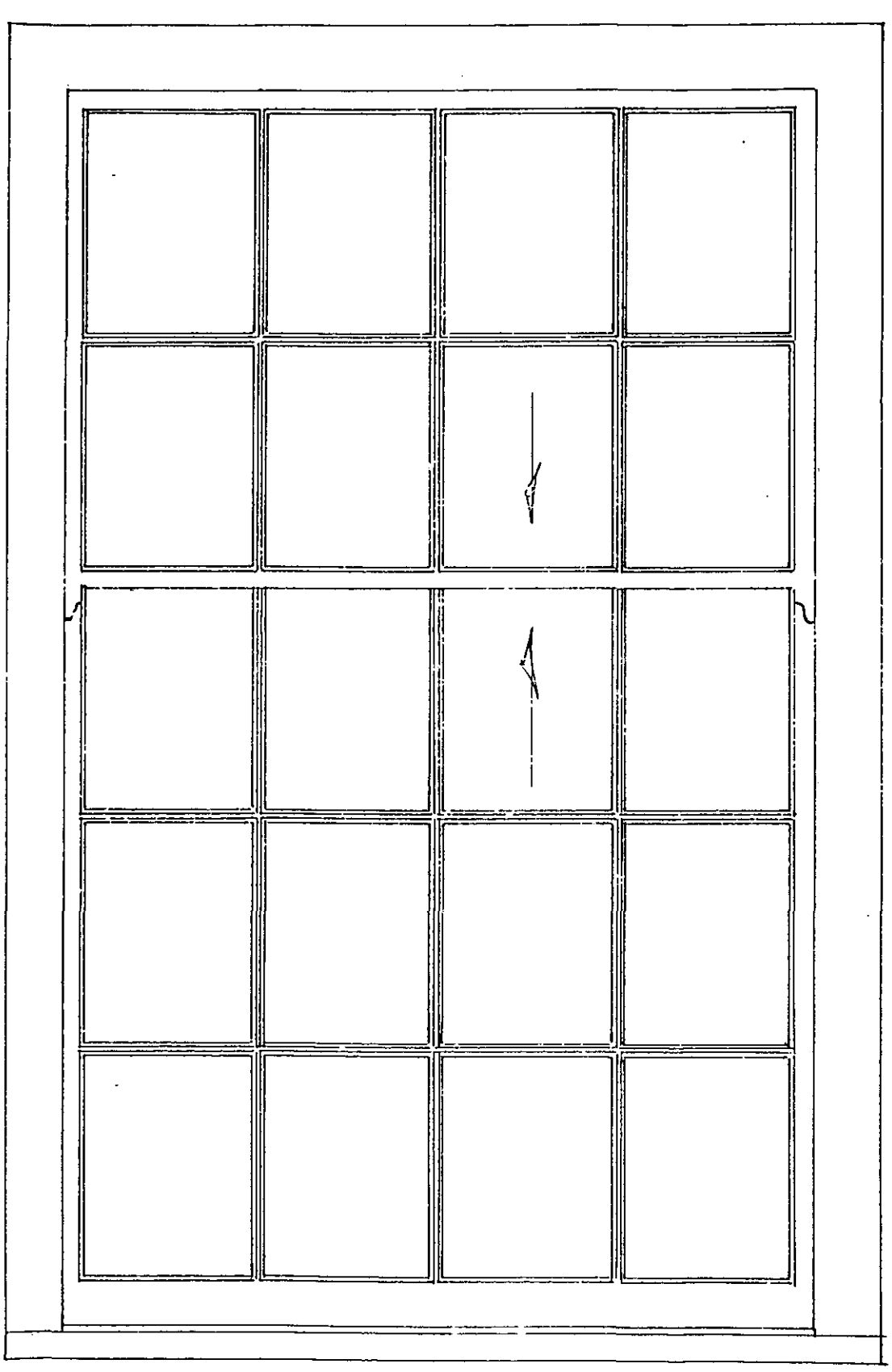
WINDOWS - 1 & 3 GROUND FLOOR

SOFTWOOD CASEMENTS
14 mm D/G UNITS - APPLIED GLAZING BARS
DRAUGHT SEALED

WINDOW. 27. FIRST FLOOR - NORTH ELEVATION
SINGLE CASEMENT AS ABOVE

OLD RISELEY STORES

SOFTWOOD SLIDING SASH BOX FRAMES
CORDS & WEIGHTS - 14mm D/G UNITS
APPLIED GLAZING BARS - DRAUGHT SEALED

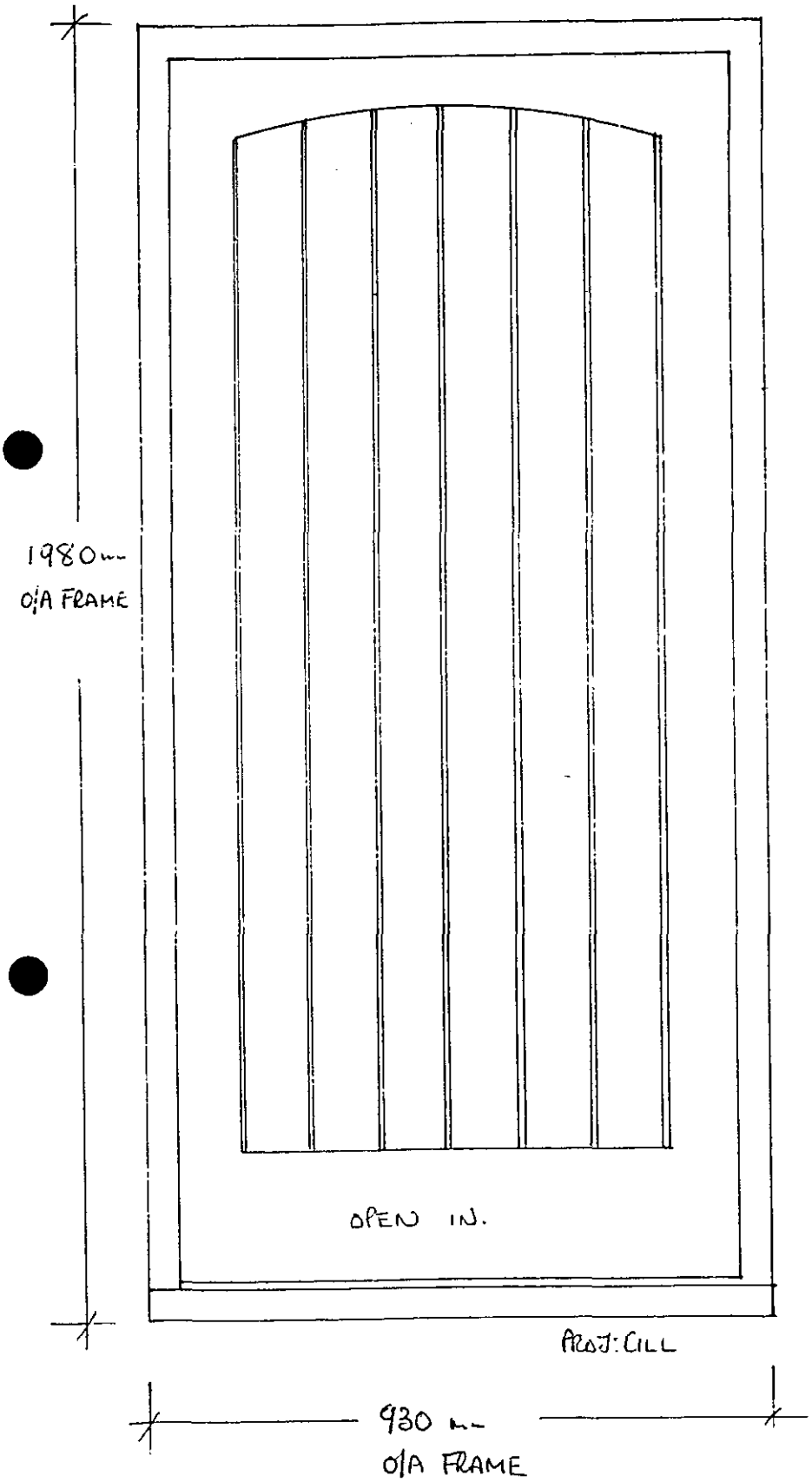


WINDOWS - 4 & 6 GROUND FLOOR
WEST ELEVATION.

OLD RISELEY STORES

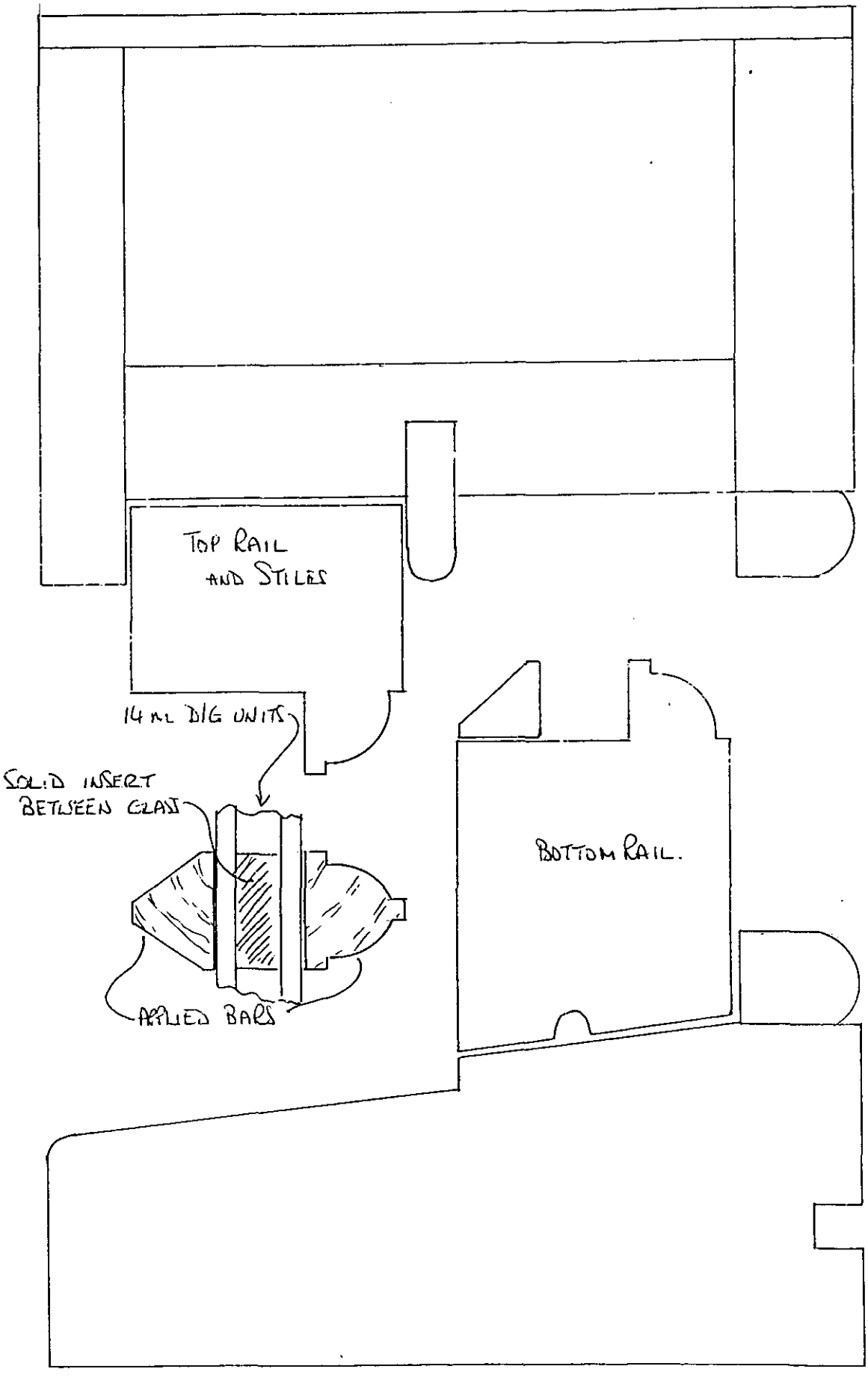
SOFTWOOD DOOR & FRAME.
HARDWOOD CILL.
SOLID VERTICAL BOARDED
EXTERNAL DOOR.

D. 2. WEST ELEVATION



OLD RISELEY STORES

BOX FRAME DETAILS



Old Riseley Stores

Softwood Casement Window Details

