



OPUS Architecture and Design

Development Control
Wokingham Borough Council

ONLINE VIA PLANNING PORTAL

15A Crabtree Close
Plymouth
Devon
PL3 6EL

t: 07595 218458
e: m_phare@sky.com

Dear Sirs,

REF: 252697 121 NASH GROVE LANE, FINCHAMPSTEAD, WOKINGHAM, RG404HG

We are writing regarding the above full application, consented on 18th March 2026, requesting discharge of Conditions 1-16.

We provide the requested information and/or comment(s) in relation to the attached Condition(s) below. In many instances the conditions are deemed to be 'informatives' and no further information/action is required, other than complying with the condition.

Condition 1- Timescale

No further information required.

Condition 2- Approved Plans

No further information required.

Condition 3- Materials

No further information required.

Condition 4 Self-Build

As described in the OPUS Design and Access Statement, we can confirm that the dwelling does comply with the Government and Council legislation in respect of the 'Self-build' status, as defined in the Self-Build and Custom Housebuilding Act 2015 (as amended).

- a) OPUS Architecture and Design were instructed by Mr and Mrs Lewis Gallagher in 2025 to design a 'bespoke' family home. This consent and the nature of the 'individual' nature of the design is evidence of the initial occupier's input into the house design.
- b) The works on site are programmed to commence as soon as is possible, subject to the compliance with the usual regulatory bodies, ie release of Planning Conditions as appropriate and Building Control

Architecture

Interior Design

Landscaping

Planning

Approval. Orders for long lead-time products have already been placed, including the Timber Frame, Windows, and facing bricks. We anticipate a start circa May/June 2026, with a build programme of circa 12-15month, suggesting a completion date mid/late 2027.

c) Refer to Contract of Sale/Purchase below.

CONTRACT

Incorporating the Standard Conditions of Sale (Fifth Edition - 2018 Revision)

For conveyancer's use only

Buyer's conveyancer: [REDACTED]

Seller's conveyancer: [REDACTED]

Law Society Formula:

The information above does not form part of the Contract

Date:

Seller:

Buyer:

Property (Freehold):

Title number:

Specified incumbrances:

Title guarantee:

Completion date:

Contract rate:

Purchase Price:

Deposit:

Contents price (if separate):

Balance:

Julia Margaret Todd of 121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

[REDACTED]

121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

BK383675

All matters contained or referred to in the registers of the above Title Number(s) excluding financial charges (other than rent charges) as shown in the official copy register entries dated 09/02/2024 and timed at 14:05:06 .

Full

The Law Society Standard Rate

£875,000.00

£87,500.00

£

£

The seller will sell and the buyer will buy the property for the purchase price.

WARNING

This is a formal document, designed to create legal rights and legal obligations. Take advice before using it.

Signed

Seller/Buyer

Condition 5. Biodiversity Enhancements

The following biodiversity products will be located within the redline application site area on suitable trees/fencing as described below to provide the Biodiversity Enhancement requested by WBC, despite the fact that the Self-Build Exemption has been acknowledge and agree by WBC which acknowledges that there is no statutory requirement for the Applicant to provide such provision..

- Nest boxes x 2no
- Bat boxes x 2no
- Insect boxes/bee bricks x 2no
- Pollinator nest sites
- Planting of wildflower



Nest Box

The Johnston & Jeff Classic Nest Box has been made from thick 15mm FSC certified timber which gives the nest box strength and provides the nesting birds with insulation and protection. A non-toxic water-based stain has been applied giving this nesting house longevity. With a 32mm entrance hole this will include species such as Tits, Sparrows, Nuthatches, Redstarts and Flycatchers. Dimensions: H 210 x W 120 x D 175mm.

The nest box face will be located between **north and east** to avoid direct midday/afternoon sun, which can overheat chicks, and to protect them from prevailing wet winds. They will be angled slightly downwards to prevent rain from entering, at a height of 2–4m above ground level, with a clear flight path.

Insect/Pollinator Block

Natural unfinished insect block with bamboo tubes for insects and pollinators, to be located on south-facing tree trunks and/or garden structures.

Bat Box

The bat box should be sited high up between 2.5m and 5m on a building or mature tree using the pre-drilled back plate hanger. The ideal aspect is, so the box receives only part sun during the day – facing north, south-west, or south-east. If it is on an existing feeding or flight route, you are more likely to get an occupation.

Condition 6. Future Homes Standard

The dwelling(s) shall meet the interim Future Homes Standard in accordance with the requirements of the Building Regulations. Refer consented Renewable Energy and Sustainability Statement and additional Technical Information attached: EDF Air Source Heat Pump Installation quotation and instruction and Ideal HP290 10kw Monobloc Heat Pump Specification.

Condition 7. Water Standards

Water usage and water saving measures have been described in the OPUS Renewable Energy and Sustainability Statement Ref 431/RE&SS/MP/20.4.25/v1.0 refer P6 Item 3.2.

“Using fixed fittings, which reduce water use in WC’s, taps and showers, can reduce the amount of potable water used within dwellings. The aim is to reduce the consumption of potable water in the home by installing fixtures and fittings that facilitate this. The replacement dwelling will be fitted with dual flush cisterns to all WC’s; taps, baths and showers will be fitted with aerating filters and handsets. Where baths are installed the tap arrangement includes a shower/mixer handset such that it may also be used as a “shower” if wished, using less water. Water is an increasingly scarce resource, and more homes have metered water supplies with householders having to pay for any water they use. The use of these features will ensure that the new dwellings meet the Government’s target, which states that a minimum water efficiency of 110 litres per person per day should be achieved, as prescribed by the government’s ‘Housing: Optional Technical Standards.’

In addition to the above we now attach the worked calculation for water usage, confirming that the dwelling will meet internal potable water consumption targets of 110 litres or less per person per day. See below.

The Water Efficiency Calculator for New Dwellings

29/10/2025, 15:31

Installation Type	Unit of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (single flush)	Flush Volume (litres)		4.42	0.00	0
WC (dual flush)	Full flush Volume (litres)	6	1.46	0.00	8.76
	Part flush Volume (litres)	3	2.96	0.00	8.88
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	4.00	1.58	1.58	7.90
Bath (where shower also present)	Capacity to overflow (litres)	180.00	0.11	0.00	19.80
Shower (where bath also present)	Flow Rate (litres / minute)	9.25	4.37	0.00	40.42
Bath Only	Capacity to overflow (litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)		5.60	0.00	0
Kitchen/Utility room sink taps	Flow rate (litres/minute)	7.00	0.44	10.36	13.44
Washing Machine	(Litres/kg dry load)	6.00	2.1	0.00	12.60
Dishwasher	(Litres/place setting)	0.80	3.6	0.00	2.88
Waste disposal unit	(Litres/use)	Present	3.08	0.00	0
Water Softener	(Litres/person/day)		1.00	0.00	0
(5)	Total Calculated use (litres/person/day) =SUM(column 4)				114.68
(6)	Contribution from greywater (litres/person/day)				0
(7)	Contribution from rainwater (litres/person/day)				0
(8)	Normalisation factor				0.91
(9)	Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)				104.36
(10)	External water use				5.0
(11)	Total water consumption (Building Regulation 17.K) = (9)+(10) (litres/person/day)				109.4

Installation Type	Make/Model (mandatory)	Litres/Person/Day
WC (dual flush)	arc wall hung toilet - SAN85	14.72
Taps	selma basin mixer tap + flow restrictor	7.90
Baths (shower(s) present)	hereford 1800x800 square edged single ended bath	20.35
Showers (bath(s) present)	swirl melba rear-fed concealed	42.61
Kitchen Taps	quooker flex pull out	13.44
Washing Machines	samsung series 5	12.60
Dishwasher	bosche series 6	2.88



©Water Research Centre Limited 2025

<https://wrcpartcalculator.co.uk/Calculator.aspx>

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The predicted potable water usage is 109.4 /litres/person/day and note that this includes 5.0litres of water for external areas. In this instance we are harvesting rainwater for external/garden usage, which would reduce the potable water usage to 105.4/litres/person/day.

Condition 8. Landscaping

Architecture
Interior Design
Landscaping
Planning

Full details of the 'soft' landscaping was provided in the approved Landscaping and Planting Strategy, Ref 31/MP/21.3.25/v1.0. Refer Sections 5, 6 and 7 and approved drawing 425.P.13.

We attach below details of the proposed 'hard' landscaping materials.

Drive and areas of hardstanding



A top surface of 30-40mm deep Golden Gravel (20mm) will be laid over a weed prevention geo textile membrane.

Rear patio area, First floor patio and paths.



Burford Beige Stone effect 90 x 60cm Porcelain Paving slabs with antislip finish and square cut edges.

Condition 9. Retention of trees and shrubs

No further information/action required.

Condition 10. Protection of trees

No further information/action required.

Condition 11. Foundation Design- Removed.

No further information/action required.

Condition 12. Drainage

Please find attached the BRE 365 test results as produced and monitored by Southern Water and DRAiange Ltd demonstrating that infiltration is achievable via an onsite soak away solution (as per existing buildings) and in accordance with preferred HMG guidance. We enclose calculations demonstrating the performance of soak ways.

Southern Drainage and Water Limited were instructed to carry out infiltration tests to BRE365 and the test, calculations and infiltration rates are contained within their report below. They conclude:

“We calculated a percolation rate of 22.62Vp which will be suitable for a soakaway proposed for storm and surface water drainage requirements”.

The consented Surface Water Drainage Strategy identifies the location of the proposed soak aways and will be the subject of Building Control Approval during the construction phase of the project.

A soak away is a "source control" feature of a wider SuDS management train, collecting water from rooftops or driveways and allowing it to infiltrate into the ground. The [UK government](#) has aimed to make SuDS (such as soak aways) mandatory for new developments to combat flooding. The infiltration test has confirmed that the ground conditions are suitable to allow the use of soak aways for the dispersal of surface water, indeed the existing property, and associated outbuildings, use soak aways in this regard.

The consented development, which allows for the demolition of all the existing buildings (including the enclosed swimming pool) will actually result in a reduction in the roof areas and areas of hardstanding, reducing the surface water run-off. In addition, some of the areas of proposed flat roof, refer floor plans, have been designed to be 'green' sedum topped roofs, which absorb surface water and reduce infiltration rates.

The maintenance should any be required, in respect of a domestic soak-away will remain the responsibility of the householder.

Soakaways and SuDS Compliance:



Southern Drainage and Water Limited
6 St Marks Road
Bournemouth
Dorset
BH11 8SZ
0800 1448480

www.southerndrainageandwater.co.uk info@southerndrainageandwater.co.uk
Bournemouth 01202 287078 Slough 01753 467070 Southampton 02380 084848
Basingstoke 01256 445200 Guildford 01483 676141 Yeovil 01935 714141

Percolation BRE 365 Test REPORT

Date of completion of work: 18th November 2025

Customer Name: Lewis G
Customer Address: 121 Nashgrove Lane, Finchampstead, RG40 4HG
Site Address: 121 Nashgrove Lane, Finchampstead, RG40 4HG
Job Status: Completed and Paid in Full

Test Undertaken by: Ryan Tottlr, Director, Head Engineer

Engineers Report: BRE365 Percolation Test undertaken over 3 days using results from 3 separate tests, we attended site to find customer had excavated test pit already to size of proposed soakaway. We filled the water to full using bowser and waited for it to drain to $\frac{1}{4}$ full. This took around 5 hours so we did not need to re-fill the tank several times to saturate the soil any further before undertaking the 1st test. We timed the rate of percolation over 6 hours. On Day 2 we undertook the 2nd test without pre saturating the soil as this had been done 2 times the day before. We undertook the 3rd test on day 3 in the morning then took an average of the Vp results from all 3 tests which gave us the Percolation Rate. We **calculated a percolation rate of 22.62Vp** which will be suitable for a soakaway proposed for storm and surface water drainage requirements.

Weather Conditions: day1 Dry and Overcast, day2 Dry and Overcast
Site Pics



0800 144 8480 Company Reg No10121966 VAT No 259145879
www.southerndrainageandwater.co.uk

Condition 13. Demolition

No further information/action required.

Condition 14. Removal of demolished materials

No further information/action required.

Architecture

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Condition 15. Obscure glazing

No further information/action required.

Condition 16. Restriction of permitted development rights.

No further information/action required.

We trust that you now have all the documentation that you require in order to process the discharge of conditions. However, if you require any further information, please do not hesitate to contact us.

Yours faithfully,



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m_phare@sky.com

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