X SYSTEMS LTD

APPLICATION NO:
F/2000/1176

LOCATION:
Unit670 Eskdale Road, Winnersh Wokingham.

APPLICANT:
Brooks Automation Ltd C/O Square Peg Solutions Ltd

PROPOSAL:
Proposed mezzanine floor plus additional windows.

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **01/06/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Brooks Automation
C/O Square Peg Solutions Ltd
13 Market Place
Henley On Thames
Oxon
RG9 2AA

Application Number: F/2000/1176

Parish: **WINNERSH**

Location: **Unit 670, Eskdale Road, Winnersh, Wokingham.**

Proposal: **Proposed mezzanine floor plus additional windows.**

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. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

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

Reason

2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/08/2000

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.

Withdrawn

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1176	LEB
BUILDING CONTROL NUMBER	FP2000/0316	Howard
~~APPLICANT~~/AGENT	Square Peg Solutions Ltd.	
ADDRESS OF SITE	670. Eskdale Road Winnersh Triangle WINNERSH	
DESCRIPTION OF PROPOSED WORK	Office partitioning + mezzanine floor. Shell office.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	no elevations	1182-EXE-001
FLOOR PLANS ground	1182-FO-001	1182-GA-001
first	1182-GA 002 E	1182-GA-002
mezzanine (inc dimensions)	1286-MEZ-001	1182-M2-001

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	14/8/00.
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		None
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/2/00	18/8/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	22/2/00.	20/3/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1176
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC24	GR06	PKG. loading & unloading

RECORD OF SITE VISIT

SITE ADDRESS: *Unit670 Eskdale Road Winnersh Wokingham.*

APPLICATION NUMBER: F/2000/1176

OFFICER: Lynette Baker

DATE OF SITE VISIT: 21/6

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Mod Bus P/C

3. DESCRIPTION OF SITE/BUILDING Mod 2 storey brick unit

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached to 675

shared CP bet 670 + 665

5. SITE CONSTRAINTS

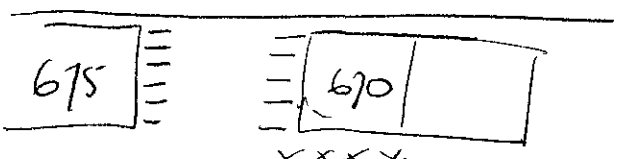
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Tight cp. no landscaping trees to be removed.

xxx same as front — imp to retain in streetscene.

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1176

Applicant : Brooks Automation Ltd C/O Square Peg Solutions Ltd.

Location : Unit670, Eskdale Road, Winnersh, Wokingham.
Proposal : Proposed mezzanine floor plus additional windows.

Site Notice Displayed ? :

YES	NO	DATE
✓		21/6

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/04/2000

Earliest Date for Decision : 12/05/2000

Latest Consultation Date/Site Notice Expiry Date : 12/05/2000

Application Expiry Date: 01/06/2000

Consultation Responses : WPC: no comment.
HA: awaited – similar applicn in Feb – HA.

Planning Issues : Impact of additional floorspace in terms of employment policies & highway issues

Application Number: F/2000/1176

Appraisal : Already has mezz.

1. Additional floorspace involved = 139m² net (B1a)

No loss of B1c/B8 floorspace as this is mezzanine
Current car pk ratio = 1/22m² - 35 employees
(2L due to style)
Employment policies allow for small scale
expansion of existing firms in recognised
employment areas (LAP P61, BSP B11). This
proposal is considered to be small scale
& is for an existing firm ∴ no conflict in
terms of employment policies

2. Issue of amount of car parking:

Currently provided at 1 per 22m² - average
26 spaces - 24 employees who due to
work. Nature of business = high % of technical
equipment + relatively low no of persons
Sustainable location - close to bus
routes & near station. Given requirements of
PPG13, consider flexibility in terms of parking
provision → no objection to proposal

Proposed additional windows acceptable.

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

Tel: (0118) 974 6447

Date: 31·07·00

My ref: F/2000/1176

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2000/1176
Unit670, Eskdale Road, Winnersh, Wokingham.
Proposed mezzanine floor plus additional windows.

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 **Lynette Baker** on **(0118) 974 6447**. 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 10·08·00

Yours faithfully

John Nutter pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1176**
Unit670, Eskdale Road, Winnersh, Wokingham.
Proposed mezzanine floor plus additional windows.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6447

Date: 31·07·00

My ref: F/2000/1176

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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
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Unit670, Eskdale Road, Winnersh, Wokingham.
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This form must be received no later than 10·08·00

Yours faithfully

John Mercer pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/1176**
Unit670, Eskdale Road, Winnersh, Wokingham.
Proposed mezzanine floor plus additional windows.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6447

Date: 31·07·00

My ref: F/2000/1176

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

CONFIDENTIAL

Councillor ~~D Ball~~ P. Bray
~~7 Grovelands Avenue~~ 45 Bluebell Meadow
Winnersh
RG41 5~~4~~UW

Dear Councillor

Application Number: F/2000/1176
Unit670, Eskdale Road, Winnersh, Wokingham.
Proposed mezzanine floor plus additional windows.

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 **Lynette Baker** on **(0118) 974 6447**. 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 10·08·00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/1176**
Unit670, Eskdale Road, Winnersh, Wokingham.
Proposed mezzanine floor plus additional windows.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

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

06.APR.2000* 1176

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 MAR 2000	
COPIES TO:	ACK:
	FILE:

CASE OFFICER.

Square Peg Solutions Limited

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

23rd March 2000

Dear Sirs

RE: 670 Eskdale Road, Winnersh Triangle

Please accept this as an addition to our existing application with regard to the above project.

Yours sincerely

pp R Gooley.

Colin Watson

Square Peg Solutions Limited • 13 Market Place • Henley on Thames • Oxon • RG9 2AA • England
Tel : 01491 635 700 • Fax: 01491 635 705 • Email : squarepeg.co.uk • Company Registration No : 3367501

Tel. (0118) 974 6447

Date: 18 April 2000

Your Ref:

My Ref: Lynette Baker
F/2000/1176

not specially replied

The Owner/Occupier
665
Eskdale Road
Winnersh Triangle
Winnersh
Berks

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 Sir/Madam

Application Number: F/2000/1176

Site Address: Unit670, Eskdale Road, Winnersh Wokingham.

Proposal: *Proposed mezzanine floor plus additional windows..*

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1176** . *Your comments will be considered by the planning officer before a decision is* made and will be summerised in the committee report if the application is decided by *committee. Where an application* is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Lynette Baker**, on **(0118) 974 6447**.

Yours faithfully

Chris Wood
Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/1176

Proposal:
Proposed mezzanine floor plus additional windows.

Location:
Unit670, Eskdale Road, Winnersh, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2000. 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

BROOKS AUTOMATION

DOMAIN

Software smart. Process perfect.

06.APR.2000* 1176

Attn. Building Control (Wokingham)

Wokingham District Council
PO Box 155
Shute End
Wokingham, Berkshire
RG40 1WW

24 February 2000

Dear Sir/Madam

Our Ref:NICK/L9BUILD002.
Re: 670 Eskdale Road

We understand from our contractors Square Peg Solutions Limited that Wokingham District Council have requested that a planning application be submitted for the installation of an extended non structural mezzanine floor at the above premises. We also understand that your concerns relate to additional square footage being created with no additional parking being made available.

Our main core business is research development and testing of computer software, which requires a high degree of technical equipment with a relatively low number of personnel.
I attach a list of our current employees along with their job descriptions for your perusal as I understand that in conjunction with yourselves the highways department have in some cases assessed the actual number of working people directly in relation to the number of car parking spaces available and we trust that the information made available will enable just such a decision to be made.

Brookes Automation are an American owned company and we pride ourselves on staff welfare and accordingly offer flexible working hours to our staff which enables them to come in and leave early or late depending on their workload, family affairs or just to miss the rush hour traffic. In addition we offer good on site staff facilities including large breakout/rest areas which we consider most important especially as our staff rarely leave the building during the day but do obviously need to be away from their equipment.

Domain Software Solutions c/o AutoSimulations 2 Milbanke Court, Milbanke Way, Bracknell, Berkshire RG12 1RP
A Business Unit of Brooks Automation Ltd
Registered No: 3091569 Registered Office: 35 St. Thomas Street, London SE1 9SN U.K.
Tel: *0700 4276657*
Fax: *01344 426615*

BROOKS AUTOMATION

DOMAIN

Software smart. Process perfect.

06.APR.2000* 1176

In the event that more information is required we would be more than happy to supply details of our company payroll to confirm the above and forward any expansion plans, though in the main these have been taken into consideration with our forthcoming relocation to Eskdale Road.
We trust this answers any queries that you may have and we look forward to receiving your comments, though should additional details be required please do not hesitate to contact either myself or our contractors Square Peg Solutions.

Yours Faithfully

David Lloyd
Finance Manager

BROOKS AUTOMATION

DOMAIN

Software smart. Process perfect.

Personal Details

1)	Managing Director, spends approximately 40% of his time in the US and Europe.	1		Driver
2)	Finance Manager	1		Driver
3)	Accounts and Admin	4		
			3	Drivers
			1	Public Trans
4)	Res. and Development	12		
			10	Drivers
			2	Public Trans
5)	Testing	2		Drivers
6)	Support Staff	5		
			4	Drivers
			1	Public Trans
7)	Sales and Consultants	7		
	Use hot desking or work from home, only spend approximately 10% of their time in the office.			No Drivers

Summary

	Total	Drivers
Permanently Office based staff	24	20
Director	1	1
Staff travelling/working from home	7	0
Total current staff	32	21
Proposed expansion over 3 year's approx.	3	3
Totals	35	24

Visiting U.S. Directors 2 Non Drivers spend approximately 30 days a year in total at the UK office and are always collected from their hotels by a member of staff

FROM: Lynette Baker

20 APR 2000

DATE: 18 April 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1176

Proposal: Proposed mezzanine floor plus additional windows..

Site Address: Unit670, Eskdale Road, Winnersh, Wokingham.

Applicant: Brooks Automation Ltd C/O Square Peg Solutions Ltd.

Your observations are required in respect of this application **by 12/05/2000** .

No comment

SIGNED: _____ DATE: 09.05.00

Clerk To Winnersh Parish/Town Council.

M

Please could have your response to f/2000/1176.

270 Eskdale Rd

WA

insertion of mezzanine of 139m²

your earliest convenience (ie p.d.q.) please?

- need to get the decision out!

Ta,

Nettie 31/7

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 MAR 2000 VALID 26 APR 2000	Map No. 53.. Site ..0.08...
Officer: LEB | Application No. F|2000|1176	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED MEZZANINE FLOOR PLUS ADDITIONAL WINDOWS

Location: 670 ESKDALE ROAD,

Parish: WINNERSH Ward: Winnersh ✓ 19/4

Applicant: BROOKS AUTOMATION LTD

Fee Received 380-00 (6) 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		29/3	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	+ show position of new windows on plan + parking layout	29/3	✓
3	Forms unsigned	@24 @26 @29 no entries. Only 1 form.	29/3	✓
4	Correct S 66 certificate		29/3	
(5)	Elevation plans	elevations to show windows	29/3	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

WINNERSH 600 SITE 610/620/630/635/640/650/660/665/670/675/680 ESKDALE ROAD

(1) ADDRESS BORROWDALE RD WINNERSH TRIANGLE PARISH WINNERSH

PLOT No. FOR FULLER DETAILS SEE MASTER CARD ORD. SHEET No. SU7871 53

BUILDER 08308

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29884	SLOUGH PROPS	TEMP. CAR PARK	15.4.85	CIA
29185	BETA PROPS O/L	BUSINESS/STORAGE/INDUSTR	25.11.87	CIA
35038	"	B1/B2/B8 ACCOMM.	12-3-90	CIA
BRA 8794	" UNITS 610-680	"	22.5.90	APP
37716	" " 665	WALLING TO SIDE ELEV WINDOWS TO EXPANSION SPACE	19.6.91	CIA
BRA 10776	" " 665	INT. OFFICE ALTS.	5.9.91	APP
BRA 10754	PHOENIX CONSTRUCTION 620	" /MEZZ FLOOR	21.9.91	REF
39020	610, 630/35 640 650 670/75 680	PARTITIONS WINDOWS TO EXPANSION SPACE	22.4.92	CIA
FP/92/0837	CI CO-ORD. WINDOWS 610-680	FITTING OUT	30.10.92	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 29185 - LA - ISSUED - 21.9.88 TERMINATION/CONSOLIDATION AGREEMENT - 30.6.93

DRAINAGE

091074

1933

(2) 600 SITE

ADDRESS WINNERSH TRIANGLE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7871 53

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decisi
FP94/22584	DALWOOD LTD	640	MEZZ. FLOOR / PARTITIONING	6.6.94	APP
FP94/3214	SLOUGH ESTATES	650	2/ST EXT & ALTS	25.1.95	APP
44219	RANA & OLUKSON	630	MEZZ. FLOOR TO CREATE 2 OFFICE FLOORSPACE / PART C/O/USE TO OFFICE FROM STORAGE + WINDOWS	26.4.95	C
~~95/60308/F~~					
FP95/3456	HEWLETT PACKARD	675	MEZZ. ADD. PARTITIONING	9.5.95	C
FP95/3478 A		630	MEZZ. FLOOR - FITTING OUT	3.12.97	APP
FP95/3864		650	"	13.9.95	APP
96/63471/F	US ROBOTICS LTD	650	FIRE EXIT IN N. ELEVATION	18.4.96	C
FP96/5361	SPACELABS MEDICAL	665	MEZZ. FLOOR	23.5.96	APP
FP96/5300	AUSPEX LTD	670	FITTING OUT OFFICE BLDG.	3.6.96	APP
96/64514/F	"	670	(RETRO) NEW MEZZ. FLOOR	6.12.96	C
FP96/3860	TELNAR TECHNOLOGIES	660	PARTITIONING	10.12.96	REF

MINISTRY DECISION

SPECIAL ORDERS

FP98/7515 Slough estates plc 635 2 St ext to offices 4.6.98 APP

1933
(3) 600 SITE

ADDRESS WINNERSH TRIANGLE **PARISH** WINNERSH

PLOT No. **ORD. SHEET No.** SU 7871 (53)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP96/5924	670	DOOR & OPENING	11.12.96	APP
FP97/6261	TDK LTD 660	PARTITIONING	22.4.97	APP
FP97/7034	Auspex Ltd	Mez. fl. + int. parts - new office	8.12.97	APP.
98/67644/F	" 670	Mez fl. for B1 Office Use	20.7.98	C
FP97/7464	INTERA CONSULTANTS 635	PARTITIONING	11.5.98	APP
FP98/7975	Diamond Multimedia 610	Mezz. Floor	21.10.98	APP
FP99/8801	Daewoo Electronic Sales 640	Int. Partitions to mezz.	23.6.99	APP

MINISTRY DECISION PD Eng - Daewoo Electronics - new floor - 17/3/99

SPECIAL ORDERS P.D Eng (670) Mezzanine Floor 14.11.97, P.D. Eng - Aerial & Sat. Dis
6.8.98 - Ms. Pritchar

06.APR.2000* 11:6

Square Peg Solutions Limited

Attn. Wokingham District Council - Planning Officer

PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

28 February 2000

Dear Sir/Madam

Our Ref:NICK/L9WOKIN001
Re: 670 Eskdale Road

By way of introduction Square Peg Solutions Ltd. are an interior fitting out company and we have been commissioned by Brooks Automation Limited (the current occupier of the above premises) to undertake their proposed interior refurbishment.

To afford Brooks Automation the additional space requirement for their computer testing and production area's we are in conjunction with Slough Estates proposing to install an extension to the existing mezzanine floor. Whilst this will increase the floor space the number of employees will not exceed 35 and with 26 number parking spaces this equates to an almost one to one ratio of parking spaces to employees.

It is to this end that we asking Wokingham District Council and the highways department to look favorably upon our request that permission be granted for the installation of the proposed mezzanine extension based on the numbers of people occupying the building and not the amount of floor space.

For your reference Mr. Howard Abel of the District Surveyors Department has provisionally approved our proposals with regards to the building structure, and general fire compliance.

Also please find attached a letter from Brooks Automation detailing the number of employees and in general their future expansion plans, though should it be necessary I am sure that they would be more than happy to meet with yourselves.

I trust this is in order though should you require additional information please do not hesitate to contact either ourselves (Square Peg Solutions) or Slough Estates.

Square Peg Solutions Limited • 13 Market Place • Henley on Thames • Oxon • RG9 2AA • England
Tel : 01491 635 700 • Fax: 01491 635 705 • Email : squarepeg.co.uk • Company Registration No : 3367501

Thanking you in anticipation.

Yours Sincerely

pp

Trevor Bruno

C.C. Nick Kemp
Brian Watson

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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
SLOUGH ESTATES	234 BATH ROAD SLOUGH, BERKSHIRE SL1 4EE	28-02-00

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

- 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) . . . . . .

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

26 APR 2000

06.APR.2000* 1176

1.	APPLICANT'S NAME	BROOKS AUTOMATION (UK) LIMITED.
	ADDRESS	2 MILLBANKE COURT, MILLBANKE WAY BRACKNELL BERKSHIRE
	POST CODE	RG12 1RP PHONE 01784-898573
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	SQUARE PEG SOLUTIONS LIMITED
	ADDRESS	13 MARKET PLACE, HENLEY-ON-THAMES OXON
	POST CODE	RG9 2AA PHONE 01491-635700
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	670 ESKDALE ROAD, WINNERSH TRIANGLE, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		INSTALLATION OF ADDITIONAL EXTERNAL WINDOWS. + MEZZANINE INSTALLATION.
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐	
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑	

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐		
EXTERNAL APPEARANCE	☑	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL	574 m²			139 m²
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				MEZZANINE.
OTHER	Please Specify				
	TOTAL	574 m²			139 m²

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	26	0
Proposed	26	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

BROOKS AUTOMATION (UK) LTD.
2 MILLBANKE CRT, MILLBANKE WAY.
YES.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
32		3	35.

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

N/A

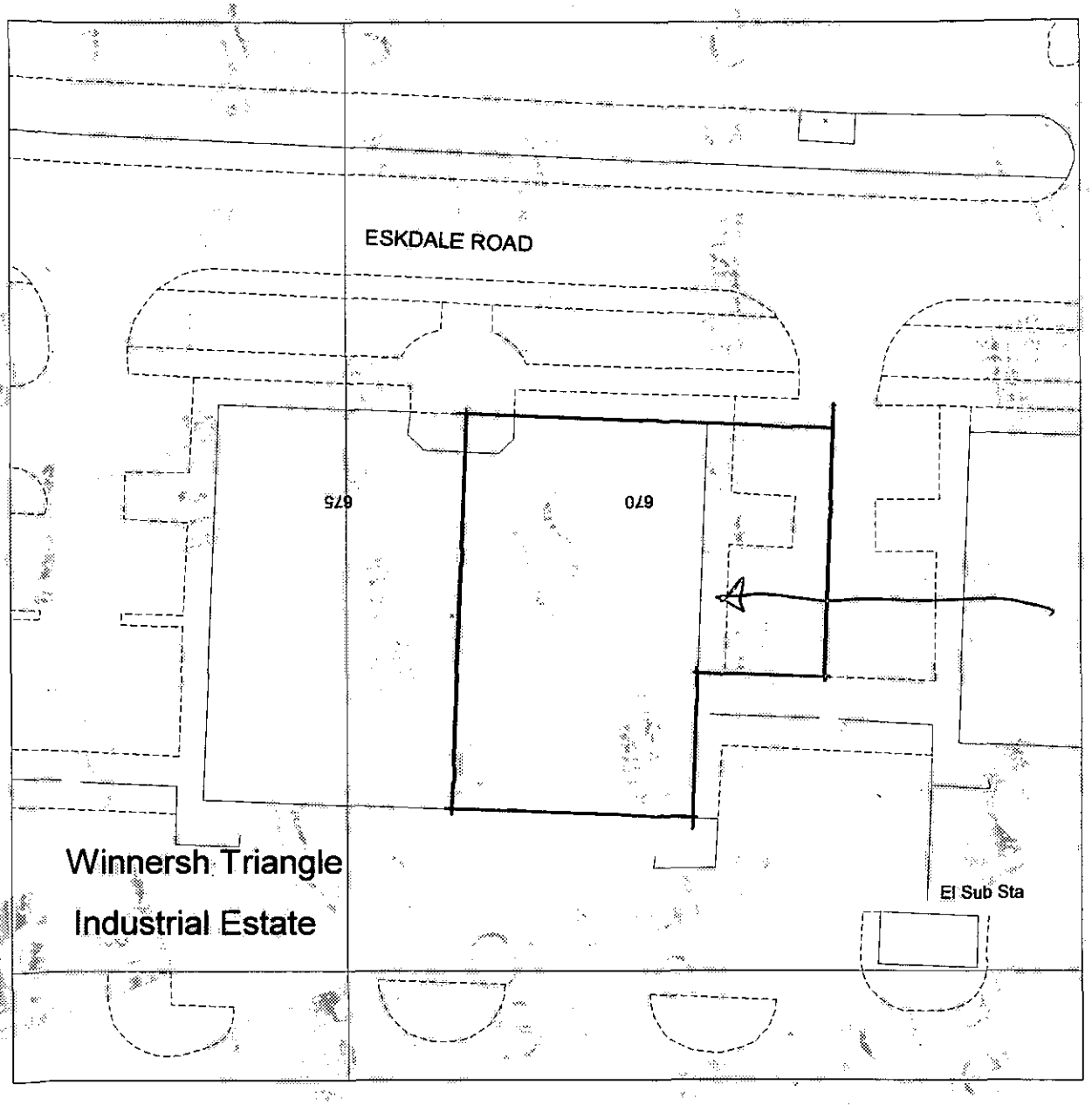
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Ordnance Survey

06.APR.2000* 1176

Siteplan

1:500 Scale



WINDOWS TO THIS ELEVATION

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10 0 10 20 30

Metres

UNIT 670 ESKDALE ROAD
WINNERSH
WOKINGHAM
RG41 5TS

Centre coordinates : 477714mE 171631mN

National Grid sheet reference at centre of this Siteplan: SU7771NE.

Supplied by : Dome, Guildford
Serial Number : 3327

Ordnance Survey

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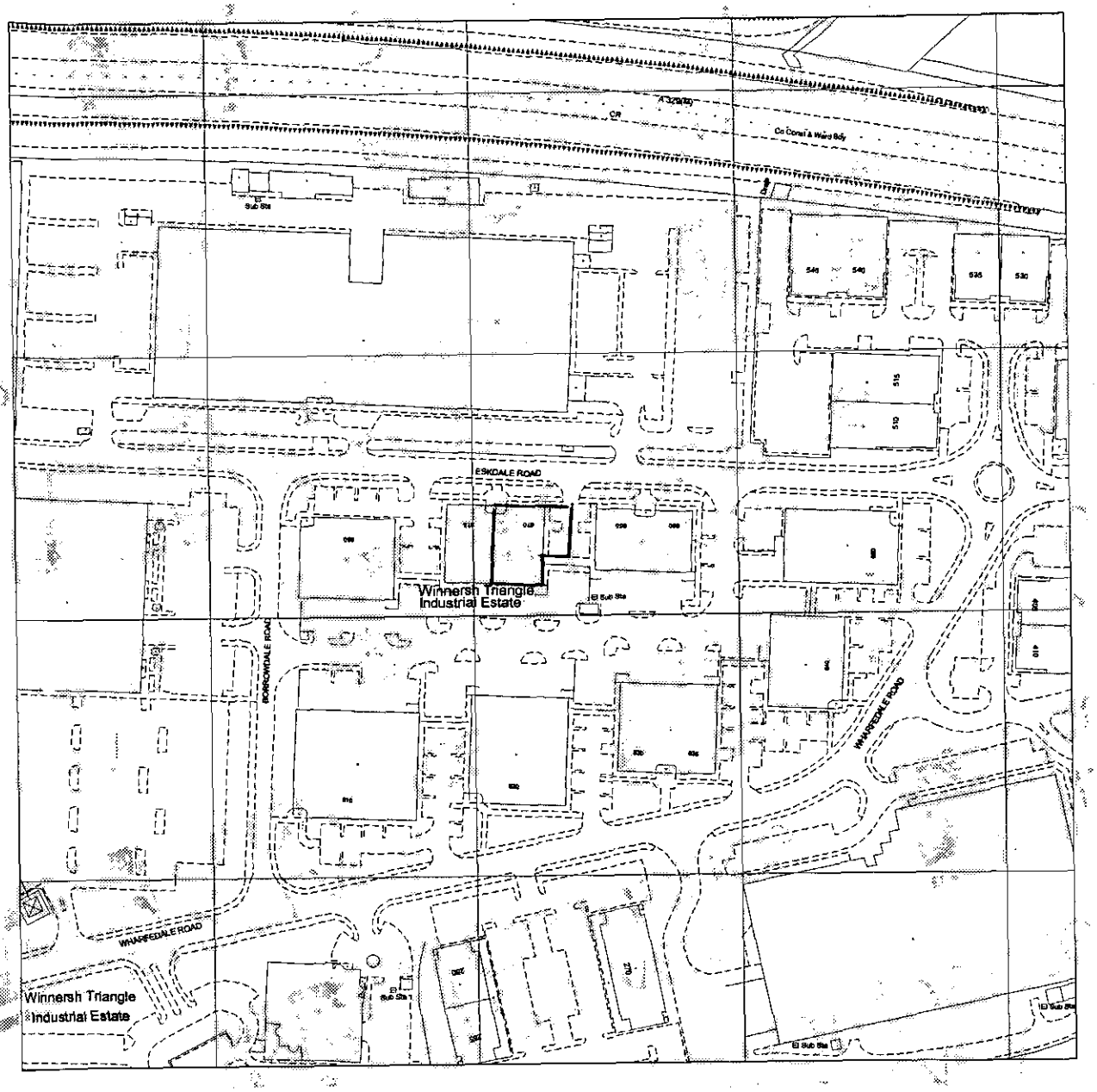
KALAMAZOO 10376923 v

Ordnance Survey

Siteplan

06.APR.2000* 1:1250 Scale



30 0 30 60 90 120 150 180

Metres

UNIT 670 ESKDALE ROAD
WINNERSH
WOKINGHAM
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Centre coordinates : 477725mE 171627mN

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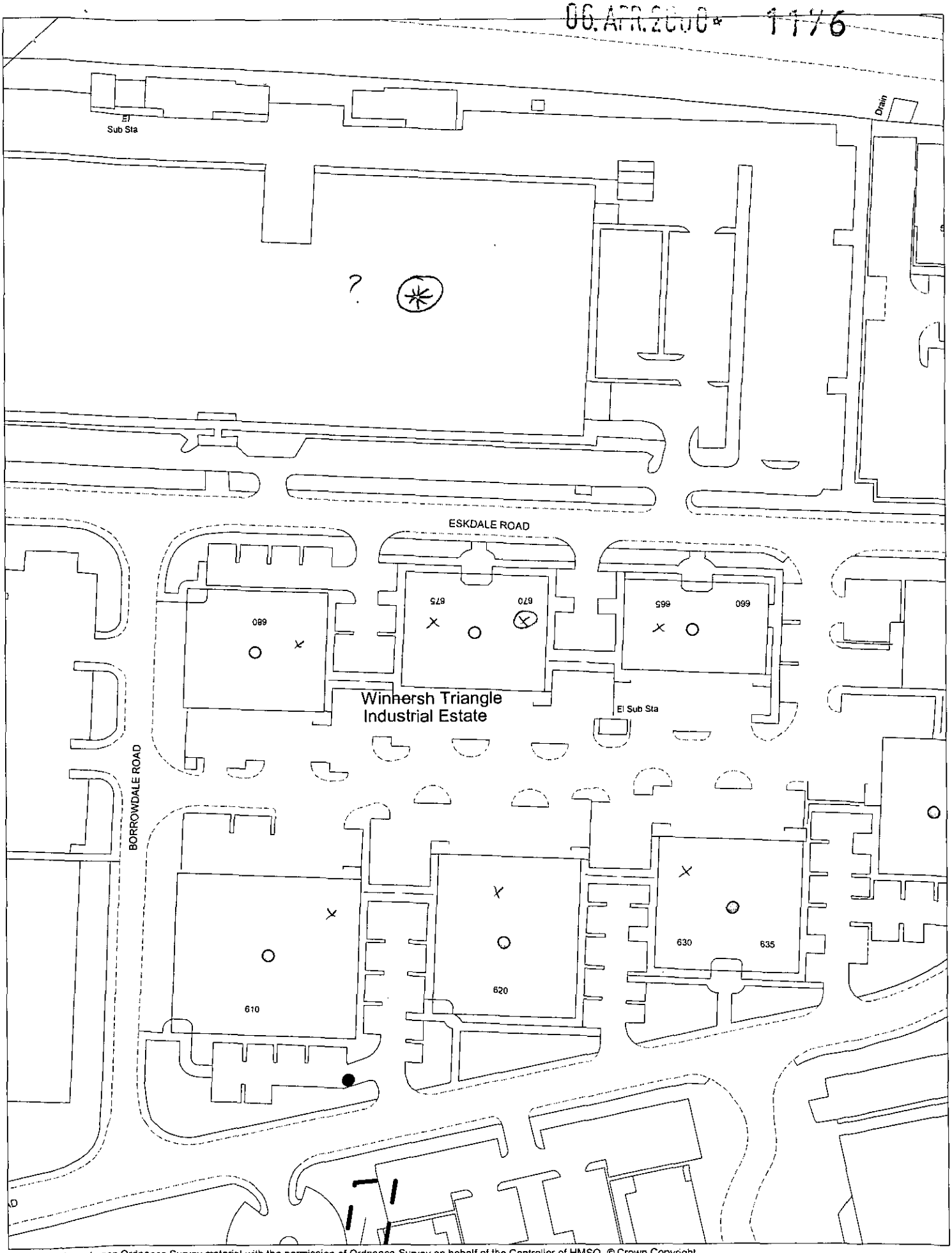
06.APR.2000* 1176



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Development Control Section, Environmental Services, Wokingham District Council.

28 March 2000

Scale: 1 : 1250

N
W E
S

P14

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 18 April 2000

Application Number: F/2000/1176

Proposal: Proposed mezzanine floor plus additional windows.

Site Address:
Unit670, Eskdale Road, Winnersh, Wokingham.

Applicant:
Brooks Automation Ltd C/O Square Peg Solutions Ltd.

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).

COMMENT

Please can highways have an additional plan of the parking layout.

Signed: _____ **Print name:** TONY COSENS

15/8/00

WINNERSH
600 SITE 610/620/630/635/640/650/660/665/670/675/680
ESKDALE ROAD

(1) ADDRESS BORROWDALE RD / WINNERSH TRIANGLE PARISH WINNERSH

PLOT No. ~~FOR FULLER DETAILS SEE~~ MASTER CARD ORD. SHEET No. SU7871 53

BUILDER 08308

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29884	SLOUGH PROPS -	TEMP. CAR PARK	15.4.88	C/A
29185	BETA PROPS O/L	BUSINESS/STORAGE/DISTR	25.11.87	C/A
35038	"	B1/B2/B8 ACCOMM.	12-3-90	C/A
BRA 8794	" UNITS 610-680	"	22.5.90	APP
37716	" " 665	WALLING TO SIDE ELEV	19.6.91	C/A
		WINDOWS TO EXPANSION SPACE		
BRA10776	" " 665	INT. OFFICE EXT / ALTS.	5.9.91	APP
BRA 10754	PHOENIX CONTACT LTD 620	" / MEZZ FLOOR	21.9.91	REF.
39020	610, 630/35 640 650 670/75	PARTITIONS	22.4.92	C/A
		680 WINDOWS TO EXPANSION		
		SPACE		
FP/92/0837	C/ CO-ORD. INTERIORS 610-680	FITTING OUT	30.10.92	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 29185 - LA - ISSUED - 21.9.88 TERMINATION/CONSOLIDATION AGREEMENT - 30.6.93

DRAINAGE

091074

1933

(2) 600 SITE

ADDRESS WINNERSH TRIANGLE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7871 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP94/2258A	DAEWOO LTD 640	MEZZ. FLOOR / PARTITIONING	6.4.94	APP
FP94/3214	SLOUGH ESTATES 650	2/ST EXT & ALTS	25.1.95	APP
44219	BANG & OLUFSON 630	MEZZ. FLOOR TO CREAT &	26.4.95	C/A
~~95/60308/F~~		OFFICE FLOORSPACE / PART		
		C/O/USE TO OFFICE FROM		
		STORAGE + WINDOWS		
FP95/3456	HEWLETT PACKARD 675	MEZZ. APP. PARTITIONING	9.5.95	C/APP
FP95/3478A	630	MEZZ. FLOOR - FITTING OUT	3.12.97	APP
FP95/3864	650	"	13.9.95	APP
96/63471/F	US ROBOTICS LTD 650	FIRE EXIT IN N. ELEVATION	18.4.96	C/A
FP96/5361	SPACELABS MEDICAL 665	MEZZ. FLOOR	23.5.96	APP
FP96/5300	AUSPEX LTD 670	FITTING OUT OFFICE BLDG.	3.6.96	APP
96/64514/F	" " 670	(RETRO) NEW MEZZ. FLOOR	6.12.96	C/A
FP96/5860	TECHAR TECHNOLOGIES 660	PARTITIONING	10.12.96	REF

MINISTRY DECISION

SPECIAL ORDERS

FP98/7515 Slough estates plc 635 2 St ext to office areas 4.6.98 APP

1933

(3) 600 SITE

ADDRESS WINNERSH TRIANGLE **PARISH** WINNERSH

PLOT No.

ORD. SHEET No. SU 7871 (53)

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decisi
FP96/5924		670	DOOR & OPENING	11.12.96	APD
FP97/6261	TDK LTD	660	PARTITIONING	22.4.97	APP
FP97/7034	Ausperc Ltd		Mezz. Fl. + int. parts - new office	8.12.97	APP.
98/676446/F	"	670	Mezz Fl. for BT Office Use	20.7.98	C/
FP97/7464	INTER CONSULTANTS	635	PARTITIONING	11.3.98	APP
FP98/7975	Diamond Multimedia	610	Mezz. Floor	21.10.98	APP
FP99/8501	Daewoo Electronic Sales	640	Int. Partitions to mezz.	23.6.99	APP

MINISTRY DECISION PD Eng - Daewoo Electronics - new floor. 17/3/99

SPECIAL ORDERS P.D Eng (670) Mezzanine Floor 14.11.97, P.D. Eng - Aerial & Sat. Dis
6.8.98 - Ms. Pritchar

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

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PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

GG. APPROVED 1176

1.	APPLICANT'S NAME	BROOKS AUTOMATION (UK) LIMITED.
	ADDRESS	2 MILLBANKE COURT, MILLBANKE WAY BRACKNELL BERKSHIRE
	POST CODE	RG12 1RP PHONE 01784-898573
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	SQUARE PEG SOLUTIONS LIMITED
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5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☑
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL	574 m²			139 m²
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				MEZZANINE.
OTHER	Please Specify				
	TOTAL	574 m²			139 m²

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	26	0
Proposed	26	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

BROOKS AUTOMATION (UK) LTD.
2 MILLBANKE CRT, MILLBANKE WAY.
YES.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
32		3	35.

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

N/A

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

OFFICE + WAREHOUSE BUILDING.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/(NO)

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? (YES)/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/(NO)

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£380.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Squarelog Solutions DATE 17-03-00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

BROOKS AUTOMATION

DOMAIN

Software smart. Process perfect.

06.APR.2000* 1176

Attn. Building Control (Wokingham)

Wokingham District Council
PO Box 155
Shute End
Wokingham, Berkshire
RG40 1WW

24 February 2000

Dear Sir/Madam

Our Ref:NICK/L9BUILD002.
Re: 670 Eskdale Road

We understand from our contractors Square Peg Solutions Limited that Wokingham District Council have requested that a planning application be submitted for the installation of an extended non structural mezzanine floor at the above premises. We also understand that your concerns relate to additional square footage being created with no additional parking being made available.

Our main core business is research development and testing of computer software, which requires a high degree of technical equipment with a relatively low number of personnel.
I attach a list of our current employees along with their job descriptions for your perusal as I understand that in conjunction with yourselves the highways department have in some cases assessed the actual number of working people directly in relation to the number of car parking spaces available and we trust that the information made available will enable just such a decision to be made.

Brookes Automation are an American owned company and we pride ourselves on staff welfare and accordingly offer flexible working hours to our staff which enables them to come in and leave early or late depending on their workload, family affairs or just to miss the rush hour traffic. In addition we offer good on site staff facilities including large breakout/rest areas which we consider most important especially as our staff rarely leave the building during the day but do obviously need to be away from their equipment.

Domain Software Solutions c/o AutoSimulations 2 Milbanke Court, Milbanke Way, Bracknell, Berkshire RG12 1RP
A Business Unit of Brooks Automation Ltd
Registered No: 3091569 Registered Office: 35 St. Thomas Street, London SE1 9SN U.K.
Tel: *0700 4276657*
Fax: *01344 426615*

BROOKS AUTOMATION

DOMAIN

Software smart. Process perfect.

In the event that more information is required we would be more than happy to supply details of our company payroll to confirm the above and forward any expansion plans, though in the main these have been taken into consideration with our forthcoming relocation to Eskdale Road.
We trust this answers any queries that you may have and we look forward to receiving your comments, though should additional details be required please do not hesitate to contact either myself or our contractors Square Peg Solutions.

Yours Faithfully

David Lloyd
Finance Manager

BROOKS AUTOMATION

DOMAIN

Software smart. Process perfect.

Personal Details

1)	Managing Director, spends approximately 40% of his time in the US and Europe.	1		Driver
2)	Finance Manager	1		Driver
3)	Accounts and Admin	4		
			3	Drivers
			1	Public Trans
4)	Res. and Development	12		
			10	Drivers
			2	Public Trans
5)	Testing	2		Drivers
6)	Support Staff	5		
			4	Drivers
			1	Public Trans
7)	Sales and Consultants	7		
	Use hot desking or work from home, only spend approximately 10% of their time in the office.			No Drivers

Summary

	Total	Drivers
Permanently Office based staff	24	20
Director	1	1
Staff travelling/working from home	7	0
Total current staff	32	21
Proposed expansion over 3 year's approx.	3	3
Totals	35	24

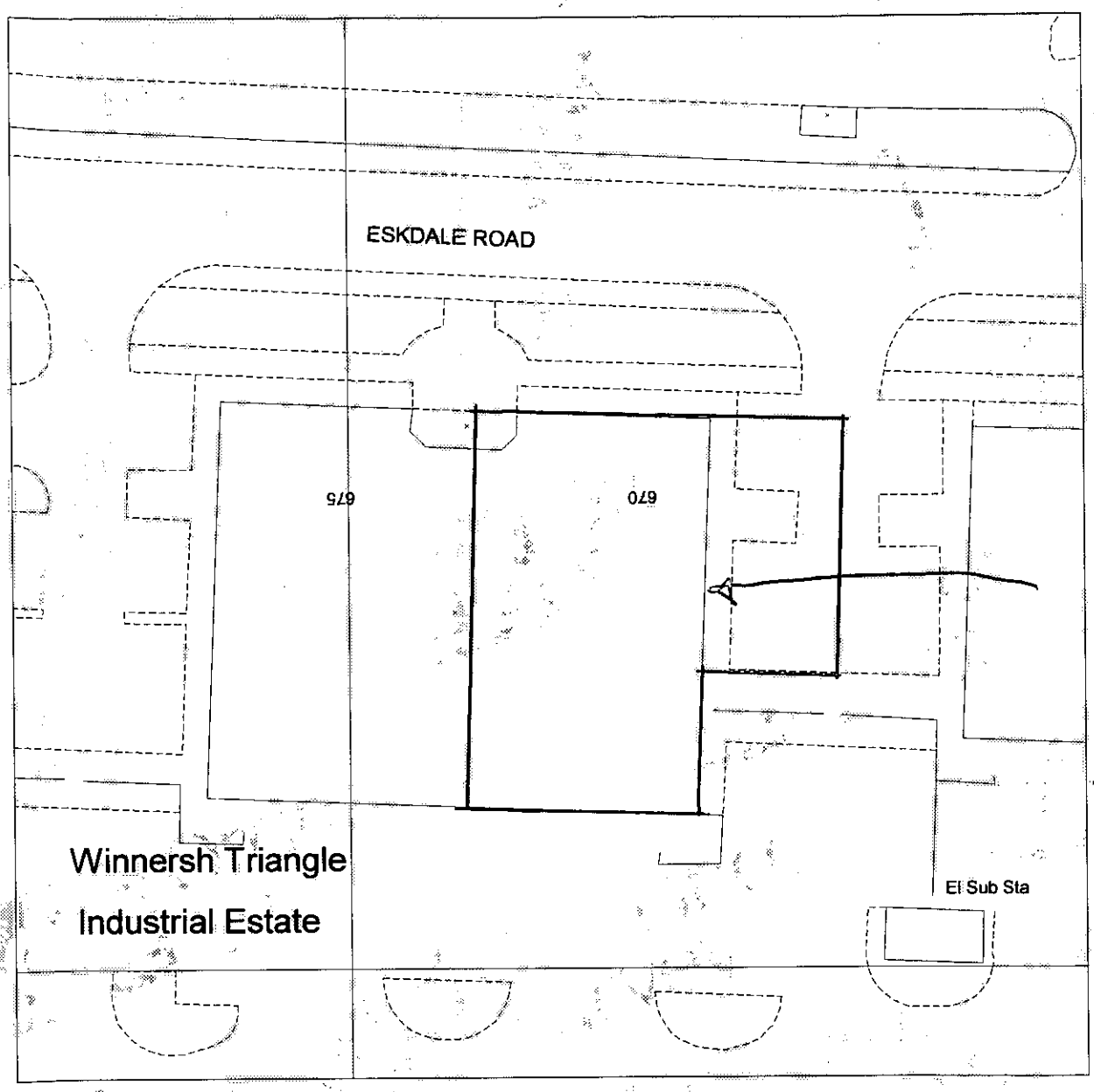
Visiting U.S. Directors 2 Non Drivers spend approximately 30 days a year in total at the UK office and are always collected from their hotels by a member of staff

Ordnance Survey

06.APR.2000 1176

Siteplan

1:500 Scale



WINDOWS TO THIS ELEVATION

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BIKALAMAZOO 10378923 v

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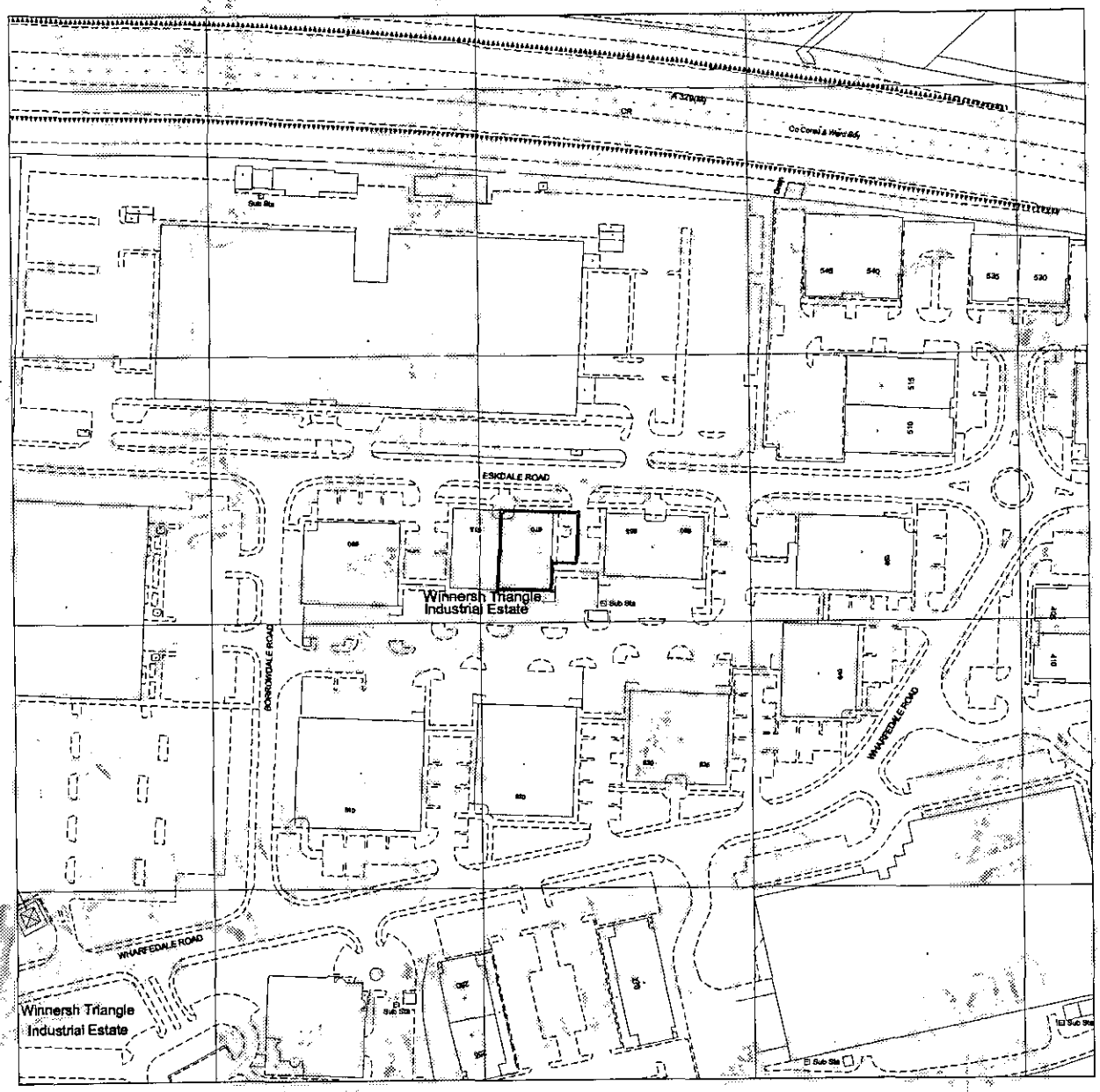
Siteplan

1:2500 Scale



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30 0 30 60 90 120 150 180

Metres

UNIT 670 ESKDALE ROAD
WINNERSH
WOKINGHAM
RG41 5TS

Centre coordinates : 477725mE 171627mN

National Grid sheet reference at centre of this Siteplan: SU7771NE.

Supplied by : Dome, Guildford
Serial Number : 3328

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KALAMAZOO 16978923 v

06. APR. 2000 * 1176

Calculations for Project P4489J

Client Domain Software

Date 22 Mar 2000

By Square Peg Solutions Ltd

Loading Data

Floor Area =	154.00 m²	
Live Load =	3.50 kN/m²	Service Load
Dead Load =	0.35 kN/m²	Service Load

Ultimate Loads

Live Load * Yf =	3.5 * 1.6	=	5.60 kN/m²
Dead Load * Yf =	.35 * 1.4	=	0.49 kN/m²
Total Factored Load (W*f*) =			6.09 kN/m²

Codes Used In The Design of Mezzanine Floors

Live Loads = BS 6399

Structural Steelwork = BS 5950 (Part 1) 1987

Deflection Criteria

Beams = L/200

Joists = L/360

Sections in Report

Section 1 - Calculations for Primary Beams

Section 2 - Calculations for Secondary Beams (Joists)

Section 3 - Calculations for Columns & Baseplates

Design of Universal Beam to BS 5950 (Part 1) 1987

Note: The 'Allowable Deflection' used in this design is also specified on page 1 of the report

Example Calculation of Worst Case Beam:

Allowable Deflection =	L/200	Clause 2.4
Modulus of Elasticity =	205000 N/mm²	Clause 3.1.2
Material Used =	Grade 43	
Yield Stress =	275 N/mm²	Clause 3.1
Limiting Proportions of Cross Sections		Clause 3.5

Limiting Width to Thickness Ratio Table 7

For Plastic / Compact Sections:

b/T = 5.72 <= 8.5 / 9.5		Outstand Element of Compression Flange
b/T = 5.72 <= 26 / 32		Internal Element of Compression Flange
d/t = 45.20 <= 79 / 98		Web with Neutral Axis at Mid Depth
Fv <= 0.6Pv		Therefore Mc = PyS : Py = Ys
Beam Span (L) =	6.225 m	= BSpn
Joist Span =	3.758 m	= JSpn
Load on Beam (w) =	22.89 kN/m	
Moment Required =	110.86 kNm	[w*L^2/8]
Ixx Required =	4030.49 cm^4	

Moment Capacities

Based on Manufacturer's Information

Calculated Section =	305*102*28
Moment =	112.00 kNm
Ixx =	5421.00 cm^4
Deflection =	23.1 mm

Mark	Suggested	Beam Span	Joist Span 1	Joist Span 2	Mc Reqd	Ixx Reqd	Chosen	Mc Slctd	Ixx Slctd	Defl'n
1	152*89*16	3191	1688	150	14.25	265.53	**178*102*19**	47.00	1357.00	5.10
2	152*89*16	3191	150	1879	15.73	293.12	**254*102*22**	71.50	2863.00	5.60
3	254*102*22	6150	1878	150	58.39	2097.38	254*102*22	71.50	2863.00	22.50
4	254*102*22	6225	150	1879	59.85	2176.12	254*102*22	71.50	2863.00	23.70
5	152*89*16	3191	1879	1688	27.65	515.31	**305*102*28**	112.00	5421.00	9.80
5	152*89*16	3191	1879	1879	29.13	542.90	**305*102*28**	112.00	5421.00	10.30
6	305*102*28	6225	1879	1878	110.83	4029.42	305*102*28	112.00	5421.00	23.10
7	305*102*28	5925	1878	1878	100.38	3473.55	305*102*28	112.00	5421.00	19.00
8	305*102*28	6225	1879	1879	110.86	4030.49	305*102*28	112.00	5421.00	23.10

Design of Secondary Joist (Galvanised) to BS 5950 (Part 5) 1987

Note: The 'Allowable Deflection' used in this design is also specified on page 1 of the report

Example Calculation of Worst Case Joist:

Allowable Deflection =	L/360	Clause 2.4, Table 3
Modulus of Elasticity =	205000 N/mm²	Clause 3.3.3
Material Used =	Z35	Clause 3
Yield Stress =	350 N/mm²	
Ultimate Stress =	450 N/mm²	

Cold Rolled Joist Capacities

Joist Span (L) =	3.532 m	[3758mm - 226mm]
Joist C/C =	0.610 m	
Load on Joist (w) =	3.710 kN/m	
Live Load on Joist =	7.540 kN (Unfactored)	
Moment Required =	5.790 kNm	[3.71*3.532^2/8]
Ixx Required =	215.100 cm^4	

Moment Capacities

Based on Manufacturer's Information

Calculated Section =	M16515
Moment =	7.450 kNm
Ixx =	217.000 cm^4
Deflection =	10.3 mm

Joists are laterally restrained by the compression flange being connected to the decking by means of high tensile screws and lateral bars tieing joists in pairs.

Mark	Suggested	JSpn	Clt	CC	Mc Reqd	Ixx Reqd	Chosen	Mc Slctd	Ixx Slctd	Defl'n
2	M12715	1150	113	410	0.34	3.66	**M16515**	7.45	217.00	0.10
2	M12715	1150	113	365	0.30	3.26	**M16515**	7.45	217.00	0.10
4	M15015	3375	226	610	4.60	152.44	**M16515**	7.45	217.00	9.20
4	M15015	3375	226	523	3.95	130.70	**M16515**	7.45	217.00	7.90
5	M16515	3757	226	610	5.79	214.92	M16515	7.45	217.00	10.30
5	M15015	3757	226	371	3.52	130.71	**M16515**	7.45	217.00	8.80
6	M16515	3757	226	610	5.79	214.92	M16515	7.45	217.00	10.30
6	M16515	3757	226	505	4.79	177.93	M16515	7.45	217.00	8.60
7	M16515	3758	226	610	5.79	215.10	M16515	7.45	217.00	10.30
7	M16515	3758	226	523	4.97	184.42	M16515	7.45	217.00	8.90
7	M15015	3758	226	371	3.52	130.83	**M16515**	7.45	217.00	8.80
8	M16515	3758	226	610	5.79	215.10	M16515	7.45	217.00	10.30
8	M16515	3758	226	505	4.80	178.08	M16515	7.45	217.00	8.60

NB: All Joists not listed above have assigned sections which, by inspection, have parameters in excess of the design requirements.

Design of Column to BS 5950 (Part 1) 1987

Example Calculation of Worst Case Column:

Length of Column	=	3.163 m	
Effective Length (L*1.5)	=	4.744 m	Clause 4.7.3.1 Table 24
Beam Length	=	4.708 m	
Joist Bay	=	3.758 m	
Axial Load (P)	=	107.750 kN	
Area of Floor	=	154.00 m²	
No of Columns	=	15	
Stability Load on Floor	=	4.69 kN	
Per Column	=	0.31 kN	Clause 2.4.2.3

Based on 0.5% of factored dead and live load

Moment on Column (M)	=	0.990 kNm	

Try 090*090*3.6 RHS

Area = 12.4 ; Ryy = 3.52 ; Sxx = 43 ; Py = 275

SR = 134.79	Pc =	97.07 N/mm²	
Safe Axial Load (SfLd)	=	120.370 kN	
Moment Capacity (Mc)	=	11.820 kNm	[Sxx*Py]
Combined Stress Load	=	0.98 <= 1.00	[P/SfLd + M/Mc]

Therefore Satisfactory

Check Baseplate

Moment in Baseplate	=	0.990 kNm	
Stress	=	M/Z +/- P/Area	
Maximum Stress	=	3.47 N/mm²	
Minimum Stress	=	-0.02 N/mm²	
Width of Column	=	90.00 mm	
Stress at Face of Column	=	2.35 N/mm²	
M due to Rect f Area	=	7528.97 Nmm	
M due to Triang Area	=	2384.89 Nmm	
Total M (Mtot)	=	9913.86 Nmm	
Required Plate Depth	=	14.84 mm	[(Mtot*6/270)^0.05]

By inspection provide 250mm square by 15mm deep

Design of Column to BS 5950 (Part 1) 1987

Example Calculation of Worst Case Column:

Length of Column =	3.163 m	
Effective Length (L*1.5) =	4.744 m	Clause 4.7.3.1 Table 24
Beam Length =	3.462 m	
Joist Bay =	3.758 m	
Axial Load (P) =	79.230 kN	
Area of Floor =	154.00 m²	
No of Columns =	15	
Stability Load on Floor =	4.69 kN	
Per Column =	0.31 kN	Clause 2.4.2.3

Based on 0.5% of factored dead and live load

Moment on Column (M) =	0.990 kNm
Eccentric Moment on Column (ME) =	3.560 kNm

Try 100*100*4.0 RHS

Area = 15.3 ; Ryy = 3.91 ; Sxx = 54.9 ; Py = 275

SR = 121.34	Pc = 116.40 N/mm²	
Safe Axial Load (SfLd) =	178.090 kN	
Moment Capacity (Mc) =	15.100 kNm	[Sxx*Py]
Combined Stress Load =	0.75 <= 1.00	[P/SfLd + M/Mc]

Therefore Satisfactory

Check Baseplate

Moment in Baseplate =	0.990 kNm	
Stress =	M/Z +/- P/Area	
Maximum Stress =	3.01 N/mm²	
Minimum Stress =	-0.48 N/mm²	
Width of Column =	100.00 mm	
Stress at Face of Column =	1.97 N/mm²	
M due to Rect f Area =	5531.01 Nmm	
M due to Triang Area =	1965.56 Nmm	
Total M (Mtot) =	7496.57 Nmm	
Required Plate Depth =	12.91 mm	[(Mtot*6/270)^0.05]

By inspection provide 250mm square by 15mm deep

Design of Baseplate

Example Calculation of Worst Case Baseplate:

Spread of load through *Ground Floor* Slab

Thickness of Slab = 175.000 mm

Thickness of Sand on Hardcore = 50.000 mm

Thickness of Hardcore = 150.000 mm

Baseplate width = 250.000 mm

Spread of load through slab = 30.000 deg

Spread of load through other materials = 45.000 deg

Therefore Ground Bearing Pressure
on ground below hardcore = Load/Area

Area = 250.00
303.11
303.11
200.00
200.00
1256.22 *1256.22 = 1.58m²

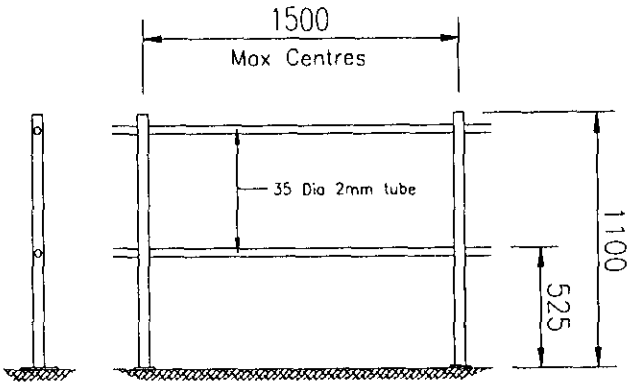
Ground Bearing Pressure (GBP) = 43.11 kN/m²

Subject to Local Authority approval

Mark	Ecc	Height	Section	Beam Span 1	Beam Span 2	Unfactored JSpan	Unfactored Load	Com Ld <1.0	Max GBP	Baseplate Sq	Baseplate Dpth	Baseplate Selected
1	☒	3218	070*070*3.0	1596	125	2029	13.44	0.78	8.51	250	8.67	250*250*10
2	☒	3294	070*070*3.0	1596	125	1838	12.18	0.75	7.71	250	8.44	250*250*10
2	☒	3294	070*070*3.0	1596	225	1838	12.89	0.78	8.16	250	8.53	250*250*10
3	☒	3163	080*080*3.0	1596	125	3567	23.63	0.85	14.96	250	10.23	250*250*12
3	☒	3163	080*080*3.0	1596	125	3758	24.90	0.89	15.76	250	10.44	250*250*12
4	☒	3218	080*080*3.0	3075	100	2028	24.79	0.91	15.69	250	10.51	250*250*12
4	☒	3218	080*080*3.0	3075	125	2028	24.98	0.92	15.81	250	10.53	250*250*12
4	☒	3218	080*080*3.0	3112	350	2029	27.04	0.97	17.12	250	10.75	250*250*12
4	☐	3218	080*080*3.0	2354	2354	2029	36.78	0.97	23.28	250	11.64	250*250*12
5	☒	3163	090*090*3.6	2962	100	3756	44.28	0.92	28.02	250	12.90	250*250*15
5	☒	3163	090*090*3.6	2962	350	3756	47.89	0.97	30.31	250	13.15	250*250*15
5	☒	3163	090*090*3.6	3112	100	3757	46.46	0.97	29.40	250	13.18	250*250*15
5	☐	3163	090*090*3.6	2354	2354	3757	68.10	0.98	43.10	250	14.58	250*250*15
5	☐	3163	090*090*3.6	2354	2354	3758	68.12	0.98	43.11	250	14.84	250*250*15
6	☒	3163	100*100*4.0	3112	350	3758	50.09	0.75	31.70	250	12.91	250*250*15

	TITLE:	SHEET No:
		Contract:

Handrail Calculation.

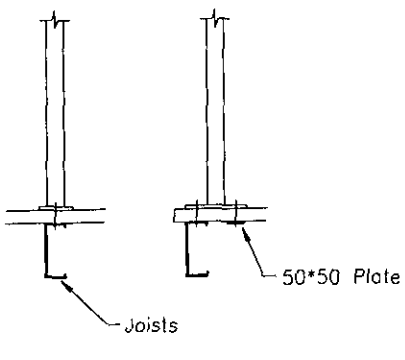


Rail Calculation.

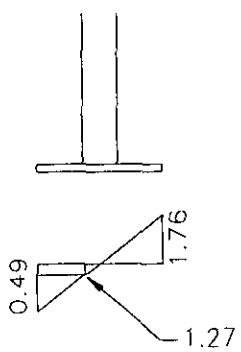
Rail 35 Dia/2mm thick
Ixx = 1.515 CM*4
Zxx = 1.618 CM*3
Mc = 0.44 KNm
M = .36 *1.6 *1.5*2/8
= .162 KNm<0.44 OK.
Ixx Req'd = 1.543 CM*4
As tubes are continuous i.e. 3m long satisfactory.

PM = (0.74 * 1.6) * 1.5 = 1.78KN
M = 1.78 * 1.1 = 1.95 KNm

TRY 50*50*2.5 RHS
Mc = (8.38 * 1000) * 275 / 1E6 = 2.305 KNm> 1.95 KNm



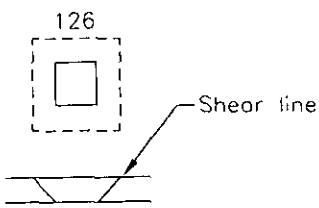
Justify Baseplates
TRY 180*100*10 Plate
f = (1.95 * 1E6) / (100*180*2/6) = 1.76 N/mm2



Unfactored Force = 4.57 KN (bolt)
f = 4.57 * 10.3/18456 = 0.25 N/mm2
0.25 N/mm2 < 0.5 Nmm2 therefore OK

Provide 50*50*8mm Plate
Where no secondary joists are present.

M nmm = (0.49 * 65/2 * 44) + (1.27 * 65 * 32) = 3342.3 Nmm
Thickness Plate = $\sqrt{13.342 * 10-3 * 10.6 * 6/270}$ = 8.62mm
Therefore Provide
180*100*10 Plate.



Check bolts (F) = 0.95 * 10.6/130 * 10-3 = 7.31 KN

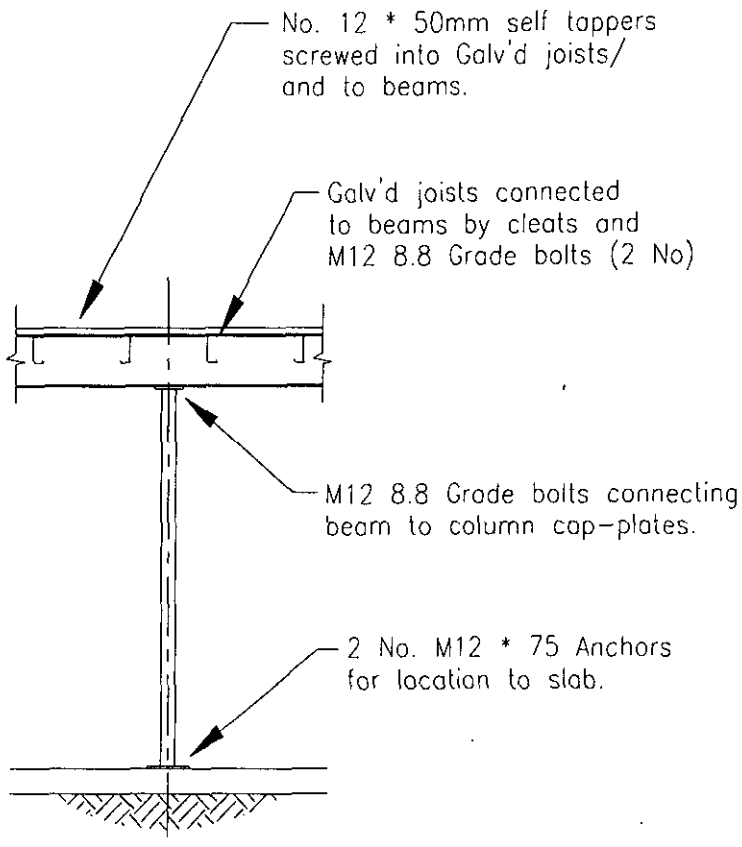
Factor to find tensile area.

BS 4190 States: M16 has T.area of 157mm2
M16 area = 201mm2 Therefore factor = .781
Safe load on bolt = 45 8 50.26 * .781 * 10-2 = 17.67 KN
Therefore use M8 grade 8.8 bolts.

TITLE:

SHEET No:

Contract:

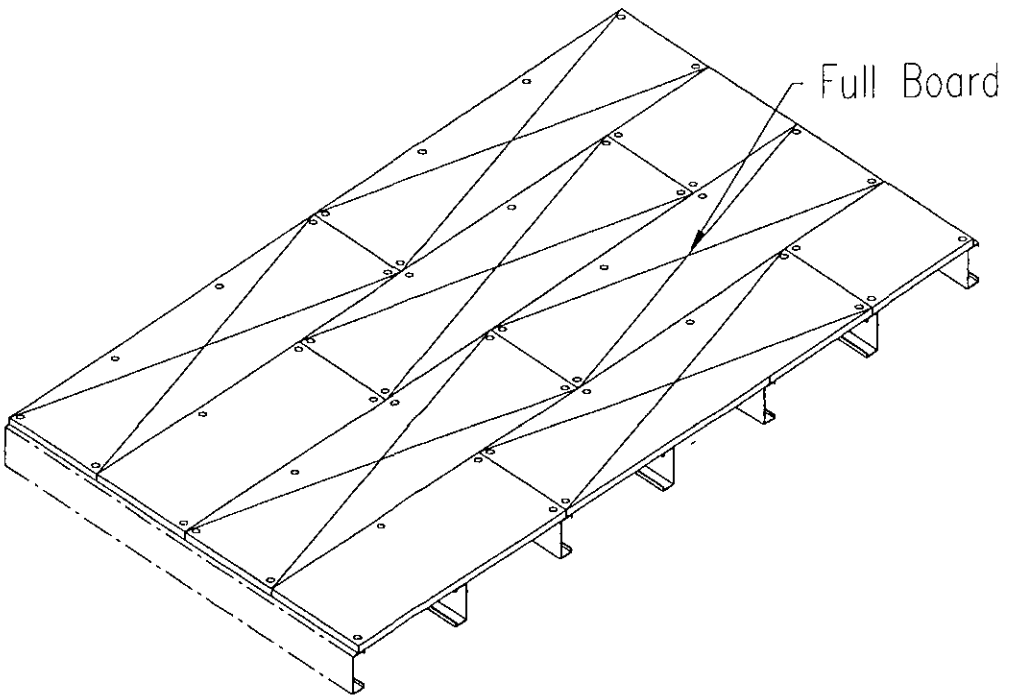


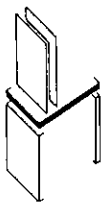
TYPICAL SECTION THROUGH INSET CONSTRUCTION FLOOR

	TITLE:	SHEET No:
		Contract:

Decking fixing details

P5 38mm decking 2440x600mm
with Galv'd joist @ 610c/c
7 no off screws per panel
No 12x50mm techscrews





TITLE:

SHEET No:

Contract:

A heavy duty wood particle board specifically manufactured in the UK for the Mezzanine floor industry.

TECHNICAL DETAILS

Thickness: 38mm

Board Sizes: 2100x600
2400x600 T&G Long
2440x600 Edges

Load Table in KN/m2 UDI, multi-span, as shown below:

407mm	488mm	525mm	610mm	700mm	814mm	1000mm
25.50	23.75	22.50	17.00	14.00	8.00	4.59

The following is physical data for 'C' type chipboard:

Cross tensile stress in N/mm2	0.5
Bending Strength N/mm2	22
Bending-E-module N/mm2 at 8% M/C	3,500
Increase in thickness after 1 hour soaking	5%
Moisture content ex factory	6-9%
Thickness tolerance for finished boards	+/-0.3mm
Length tolerance for standard board (full press size)	+/-5mm
Width tolerance for standard board (full press)	+/-5mm
Perpendicularity relative to 1000mm length side	2mm

All calculations are based on S.E.M.A guidelines No.3
All physical properties are determined in accordance with BS5669 (1989) for wood particle board.

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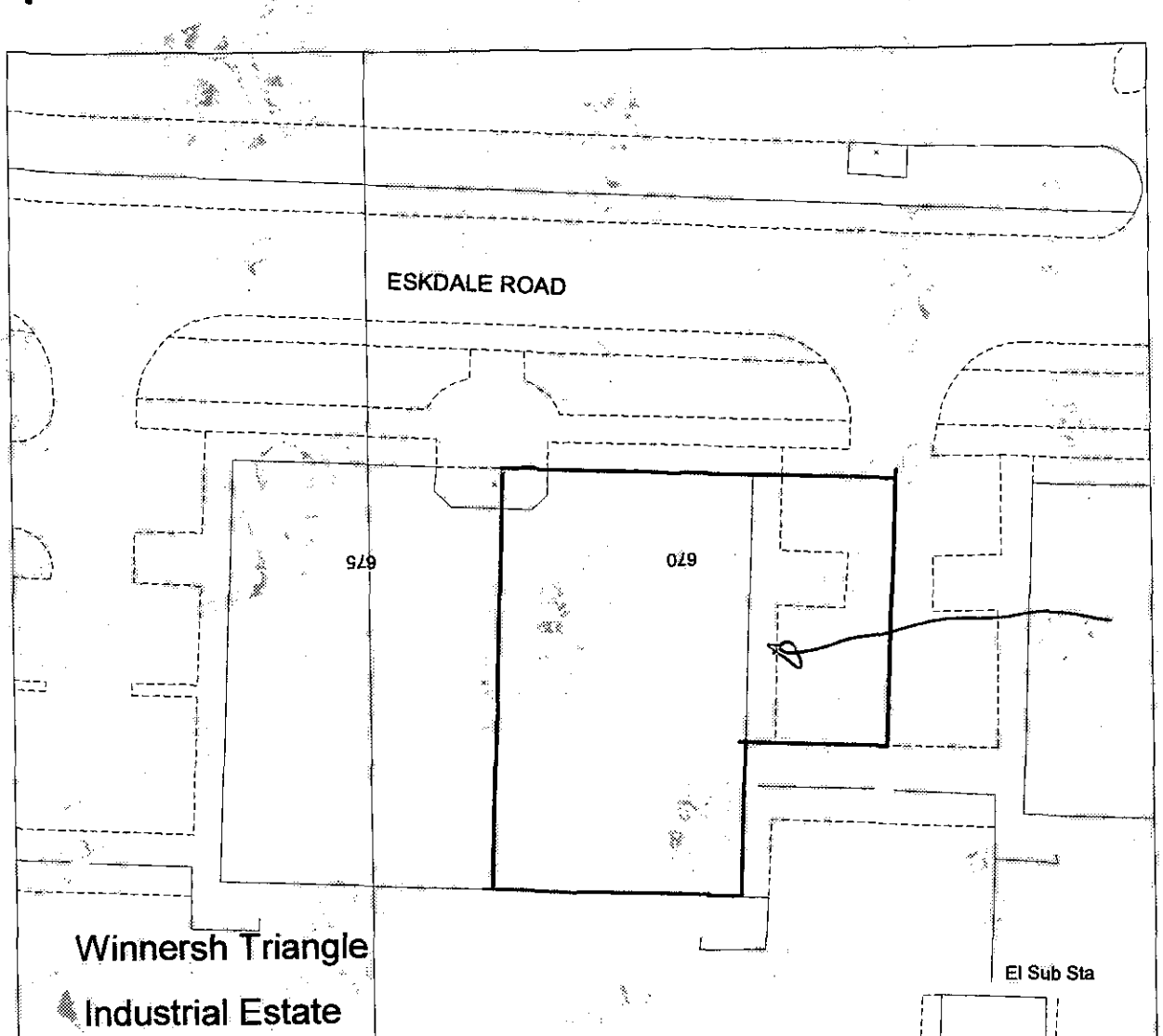
Siteplan

06.AR.2006 1:1500 Scale



WINDOWS TO THIS ELEVATION

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10 0 10 20 30

Metres

UNIT 670 ESKDALE ROAD
WINNERSH
WOKINGHAM
RG41 5TS

Centre coordinates : 477714mE 171631mN

National Grid sheet reference at centre of this Siteplan: SU7771NE.

Supplied by : Dome, Guildford
Serial Number : 3327

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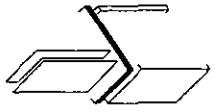


MS Joist Details

. C - Sections - Physical Properties

C Section Mezzanine Floor Beams are manufactured from pre-hot dipped galvanised steel to BS EN 10147 grade S350 GD+Z coating G275 (including both sides), having a minimum yeild strength of 350 Nlmm2. This specification was formerly known as Z35 pre-hot dippedgalvanised steel to BS 2989, coating weight of 275g/m2.Properties are for a single 'C' Section.

SECTION REFERENCE	cy cm	Ixx cm4	Iyy cm4	Zxx cm3	Zxc cm3	Zyy cm3	Rxx cm	Ryy cm	PO Nlmm2
127.M.16	2.013	116.09	23.12	18.28	17.60	5.39	5.16	2.30	336.5
127.M.18	2.013	129.76	25.73	20.43	20.10	6.00	5.15	2.29	343.0
127.M.20	2.013	143.24	28.28	22.56	22.41	6.60	5.14	2.28	348.3
135.M.16	1.957	133.45	23.58	19.77	19.06	5.43	5.45	2.29	332.8
135.M.18	1.958	149.20	26.25	22.10	21.76	6.05	5.44	2.28	339.7
135.M.20	1.958	164.74	28.85	24.41	24.25	6.65	5.43	2.27	345.3
150.M.16	1.862	169.90	24.39	22.65	21.89	5.50	5.99	2.27	325.8
150.M.18	1.863	190.02	27.14	25.34	24.96	6.12	5.98	2.26	333.5
150.M.20	1.864	209.90	29.84	27.99	27.82	6.73	5.97	2.25	339.7
165.M.16	1.776	211.68	25.11	25.66	24.84	5.55	6.53	2.25	318.8
165.M.18	1.777	236.82	27.95	28.71	28.31	6.18	6.52	2.24	327.3
165.M.20	1.778	261.67	30.72	31.72	31.54	6.79	6.51	2.23	334.2
185.M.16	1.674	276.12	25.98	29.85	28.96	5.61	7.23	2.22	309.5
185.M.1 8	1.675	309.02	28.91	33.41	32.98	6.25	7.21	2.21	319.1
185.M.20	1.676	341.57	31.78	36.93	36.74	6.87	7.20	2.20	326.7
200.M.16	1.604	331.36	26.56	33.14	32.19	5.66	7.74	2.19	302.6
200.M.1 8	1.606	370.93	29.56	37.09	36.64	6.30	7.73	2.18	312.9
200.M.20	1.607	410.09	32.49	41.01	40.81	6.92	7.72	2.17	321.2
220.M.16	1.521	414.74	27.26	37.70	36.69	5.70	8.42	2.16	293.3
220.M.1 8	1.523	464.39	30.34	42.22	41.74	6.35	8.41	2.15	304.6
220.M.20	1.524	513.55	33.35	46.69	46.48	6.98	8.40	2.14	313.7
220.M.25	1.529	634.35	40.58	57.67	57.65	8.50	8.37	2.12	330.1
240.M.20	1.800	693.06	49.79	57.76	57.08	9.57	9.22	2.47	306.3
240.M.23	1.803	792.00	56.46	66.00	65.79	10.86	9.20	2.46	317.9
240.M.25	1.804	857.25	60.80	71.44	71.53	11.70	9.19	2.45	324.1
265.M.23	1.899	1049.69	71.01	79.22	78.67	12.46	10.14	2.64	309.8
265.M.25	1.900	1136.55	76.52	85.78	85.51	13.42	10.13	2.63	316.7
265.M.29	1.904	1308.19	87.22	98.73	98.68	15.31	10.11	2.61	327.6
300.M.23	2.216	1552.55	111.60	103.50	100.75	16.45	11.54	3.09	298.5
300.M.25	2.217	1681.82	120.39	112.12	110.47	17.75	11.53	3.08	306.3
300.M.29	2.221	1937.64	137.55	129.18	128.66	20.29	11.51	3.07	318.6
340.M.25	2.369	2399.06	159.41	141.12	137.43	21.45	13.02	3.36	294.4
340.M.29	2.373	2765.99	182.37	162.71	161.31	24.55	13.00	3.34	308.3
340.M.32	2.375	3038.15	199.15	178.71	178.11	26.82	12.98	3.32	3165

SHEET No:

Contract:

TITLE:



BANRO Joist Details

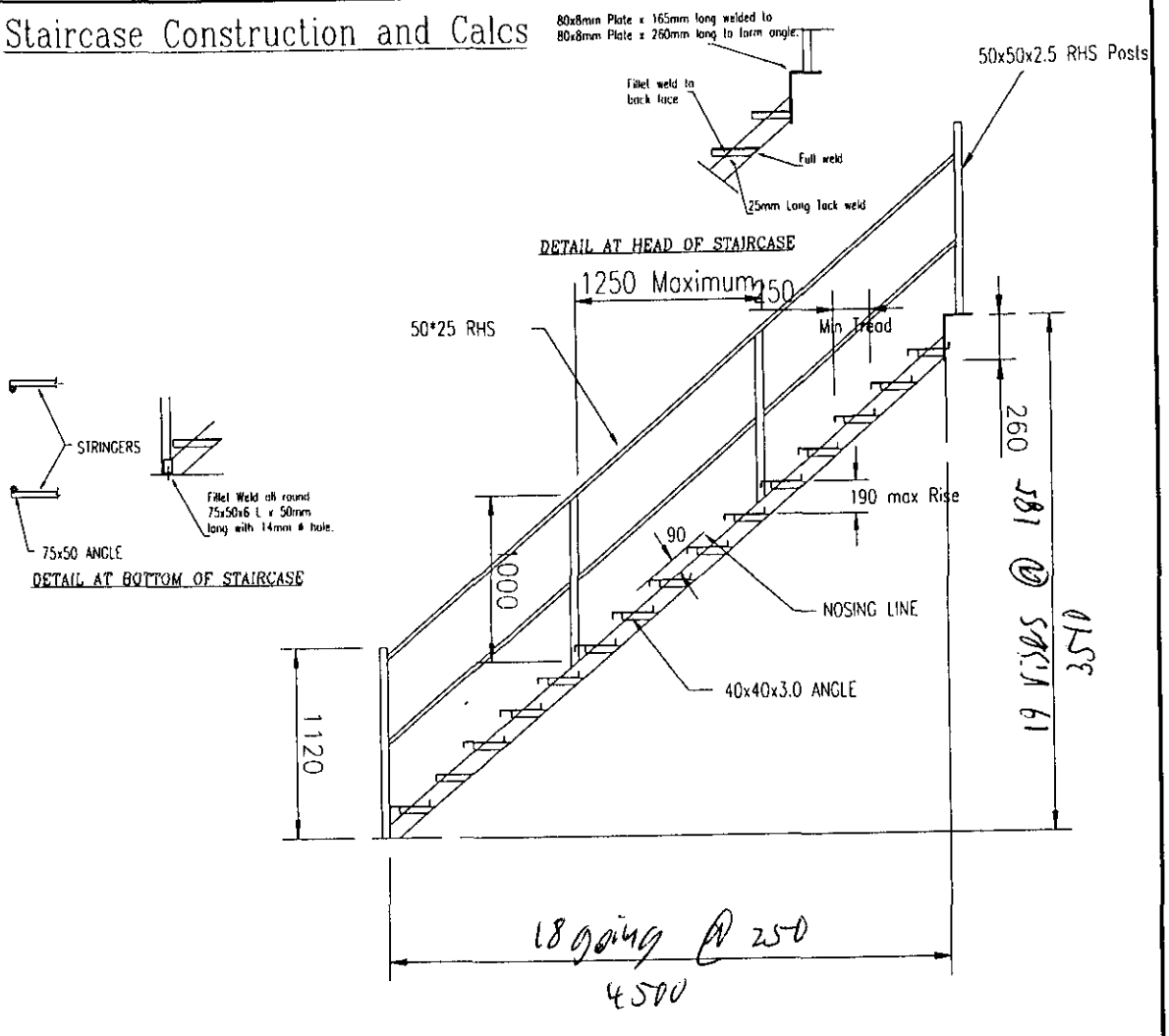
. C - Sections - Physical Properties

C Section Mezzanine Floor Beams are manufactured from pre-hot dipped galvanised steel to BS EN 10147 grade S350 GD+Z coating G275 (including both sides), having a minimum yield strength of 350 Nlmm2. This specification was formerly known as Z35 pre-hot dipped galvanised steel to BS 2989, coating weight of 275g/m2. Properties are for a single 'C' Section.

SECTION REFERENCE	Mc KN/m	Ixx cm4	Iyy cm4	Zxx cm3	Weight Kg/m
B12715	5.49	109	22	17.2	3.2
B12716	6.03	116	23	18.3	3.3
B12718	7.06	130	26	20.5	3.8
B12720	8.07	144	29	22.6	4.2
B12724	9.83	170	34	26.8	5.0
B16515	7.34	200	24	24.5	3.6
B16516	8.06	212	25	25.7	3.8
B16518	9.46	238	28	28.8	4.4
B16520	10.84	262	31	31.8	4.8
B16524	13.55	311	37	37.7	5.7
B16532	16.43	380	42	45.9	7.3
B22015	9.96	391	26	35.5	4.3
B22016	10.98	416	28	37.8	4.6
B22018	12.99	466	31	42.2	5.1
B22020	14.96	515	34	46.8	5.7
B22024	18.86	612	40	55.6	6.8
B22032	23.56	753	46	68.4	8.7
B24023	19.8	747	50	62.3	7.1
B24025	21.77	806	53	67.2	7.65
B27016	13.18	658	28	48.8	5.1
B27018	16.09	759	32	56.2	5.8
B27020	18.67	839	36	62.2	6.5
B27024	23.78	998	42	73.9	7.7
B27032	33.72	1310	54	97	10.2
B30518	17.48	989	32	64.8	6.26
B30520	21.21	1128	37	73.9	7
B30524	27.27	1343	43	88	8.4
B30530	43.76	2481	55	115.5	11.1
B35027	36.85	2156	62	123	10.5
B35030	41.85	2372	12	135	11.68

	TITLE:	SHEET No:
		Contract:

Staircase Construction and Calcs



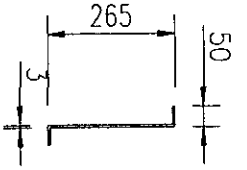
Design Load (WF) = 4.0 x 1.6 = 6.4 KN/m2
Total Plan Load = 0.9 x 3.75 x 6.4 = 21.6 KN
Maximum Bending Moment = 21.6/2 x 3.75/8 = 5.0625 KN/m

Try 100x50x4.0 RHS Py = 275 KN/mm2 Sxx = 35.7 cm3
Moment Capacity = 275 x 35.7/1000 = 9.82 KN/m

Ixx = 142 cm4

$$\text{Ixx Reqd.} = \frac{5 \times 6750 \times 3750^3 \times 10^{-4}}{384 \times 205000 \times 3750/200} = 120.58 \text{ cm4}$$

Therefore Satisfactory



Design of Treads

Load on Tread = .25 x .9 x 4.0 = .9 KN
Bending Moment = .9 x .9 / 8 = .1 KN/m
Z Reqd. = .1 x 1000 / 270 = 0.38 cm3
Z Provd. = (2(3.0x50^2)+259x3.0^2/1000)/6
= 1.22 cm3

Therefore Satisfactory

PROPOSED ELEVATIONS





EXISTING ELEVATIONS.



