(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Queens Moat Houses UK Ltd
C/O Knight Frank (Peter Luder)
20 Hanover Square
London
W1S 1HZ

Application Number: F/2001/3168

Parish:	**EARLEY**
Location:	**Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.**
Proposal:	**Proposed change of use of nightclub and offices to 26 hotel bedrooms.**

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. No part of any building hereby permitted a change of use shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. No spoil or materials shall be deposited or stored within 8 metres of the watercourse or on that part of the site lying within the area of land liable to flood, as shown on plans held by the Environment Agency.

Condition
7. There shall be no raising of the existing ground level on the site.

Condition
8. No development shall take place within the area indicated until the applicant has secured the implementation of a program of architectural work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
7. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
8. To safeguard any potential archaeological interest on the site.

Informative
1. You are advised that any steps, raised patios or ramps constructed within or around the site should be designed to be permeable to flood water.

Informative
2. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Informative
3. 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 C6, R7, EN4 and EN3.
Loddon Area Local Plan Policies LTV2, LC1, LR18, LBE18, LPS2, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WCC1, WR1, WR26, WCC2, WOS3, WBE1, WHE12, WHE13, WIC16, WT6 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 22/08/2001

Notice checked by: _____

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.

Rosie Rogers

From: Lynne Howard
Sent: 04 December 2006 10:05
To: Rosie Rogers
Subject: RE: Reading Moat House Hotel, Mill Lane, Sindlesham - Condition

No I haven't seen this yet.
Lynne

-----Original Message-----
From: Rosie Rogers
Sent: 04 December 2006 09:27
To: Lynne Howard
Subject: FW: Reading Moat House Hotel, Mill Lane, Sindlesham - Condition

Lynne,

Can you help? Have you received a revised landscaping scheme?

Rosie

-----Original Message-----
From: Catherine Brimble
Sent: 04 December 2006 09:32
To: Rosie Rogers
Subject: FW: Reading Moat House Hotel, Mill Lane, Sindlesham - Condition

Rosie

I believe that Lynne has been dealing with this.

Thanks

Catherine

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 30 November 2006 17:15
To: Catherine.Brimble@wokingham.gov.uk
Subject: Re: Reading Moat House Hotel, Mill Lane, Sindlesham - Condition

Rosie

We have met with your landscape officer and are currently preparing the landscape drawing for submission, we apologise for the delay and appreciate your patience.

Regards

Lance

Lance,

Upon checking my file it would appear that I have still not cleared the landscaping condition. Can you advise whether a revised landscaping scheme has been submitted direct to Catherine Brimble.

Regards

Rosie Rogers

Planning Support Assistant

Development Control

Civic Offices

Shute End

Wokingham

Tel: 0118 974 6229

Fax: 0118 974 6484

Email: rosie.rogers@wokingham.gov.uk <mailto:rosie.rogers@wokingham.gov.uk>

www.wokingham.gov.uk <http://www.wokingham.gov.uk>

Useful Links
Did you know you can submit your planning application On-Line? Go to <http://www.planningportal.gov.uk/> http://www.planningportal.gov.uk/ for 8 simple steps (you do not have to submit your plans online, just the forms will be sufficient to reap the benefits).

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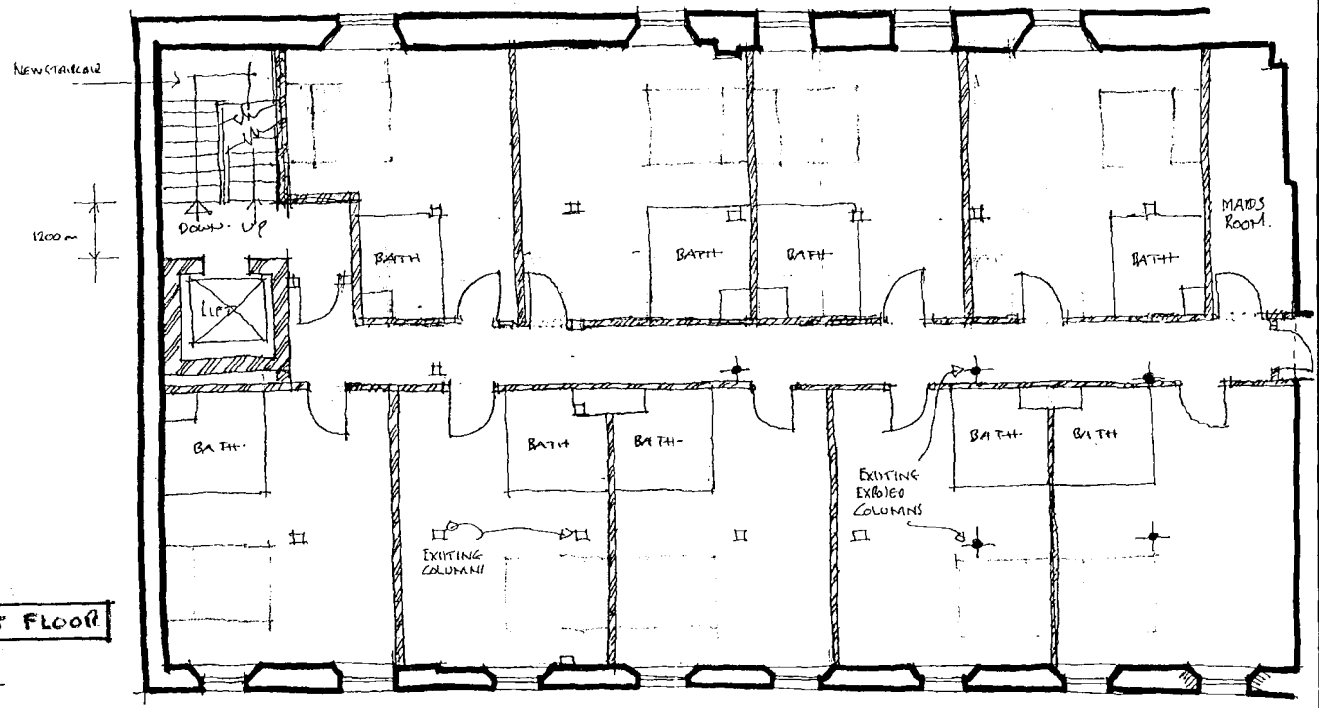
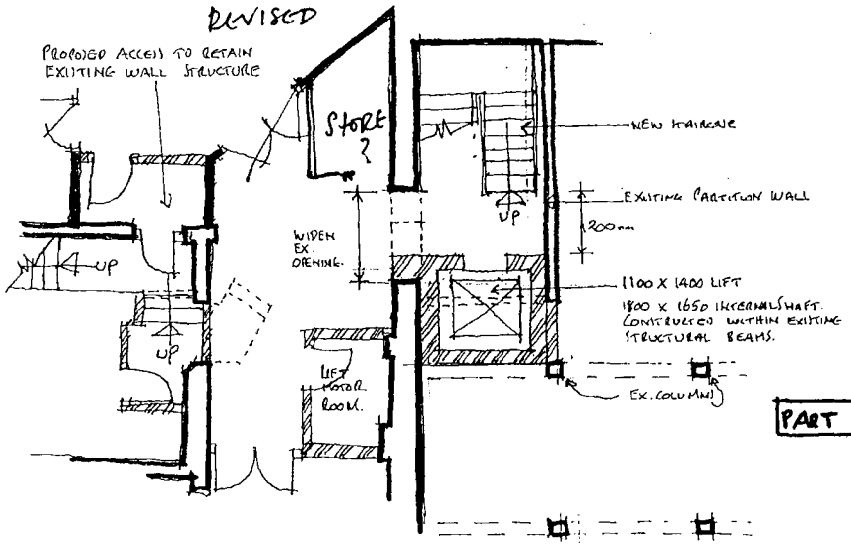
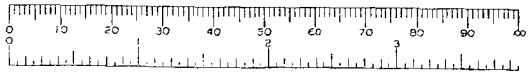


PART FIRST FLOOR

9 ROOMS.



PART GROUND FLOOR



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IF IN DOUBT PLEASE ASK

REVISIONS

REV	DATE	DESCRIPTION

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT

READING MOAT HOUSE

CLIENT

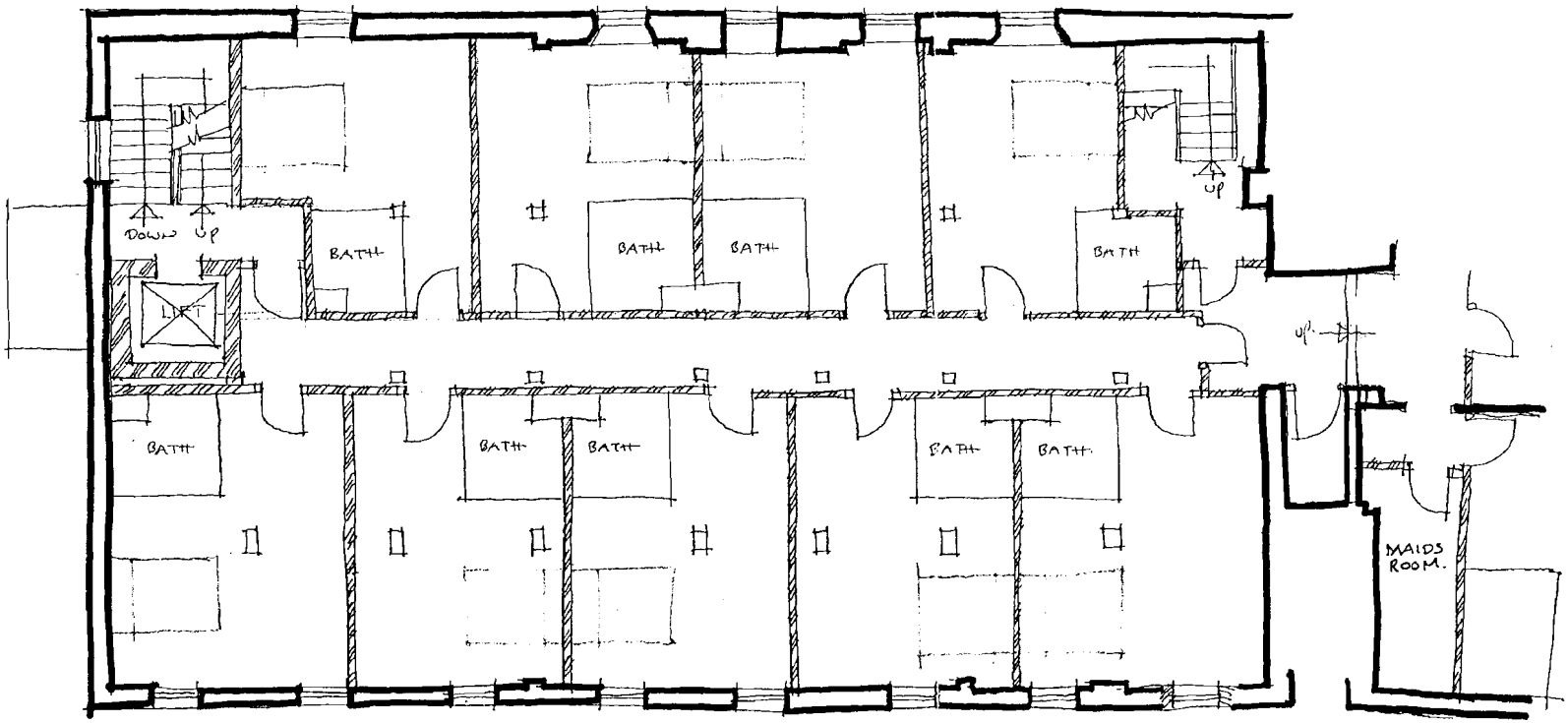
QUEEN MOAT HOUSES

TITLE

PART GROUND AND FIRST FLOOR LAYOUT REVISIONS.

DATE	DRAWN	SCALE
2.2.2001	RDW	1:100

DRAWING NUMBER	REVISION
REV. SK1.	A



PART SECOND FLOOR

11 ROOMS

0 10 20 30 40 50 60 70 80 90 100
0 2 3

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REVISIONS

REV	DATE	DESCRIPTION

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT

READING MOAT HOUSE

CLIENT

QUEENS MOAT HOUSES

TITLE

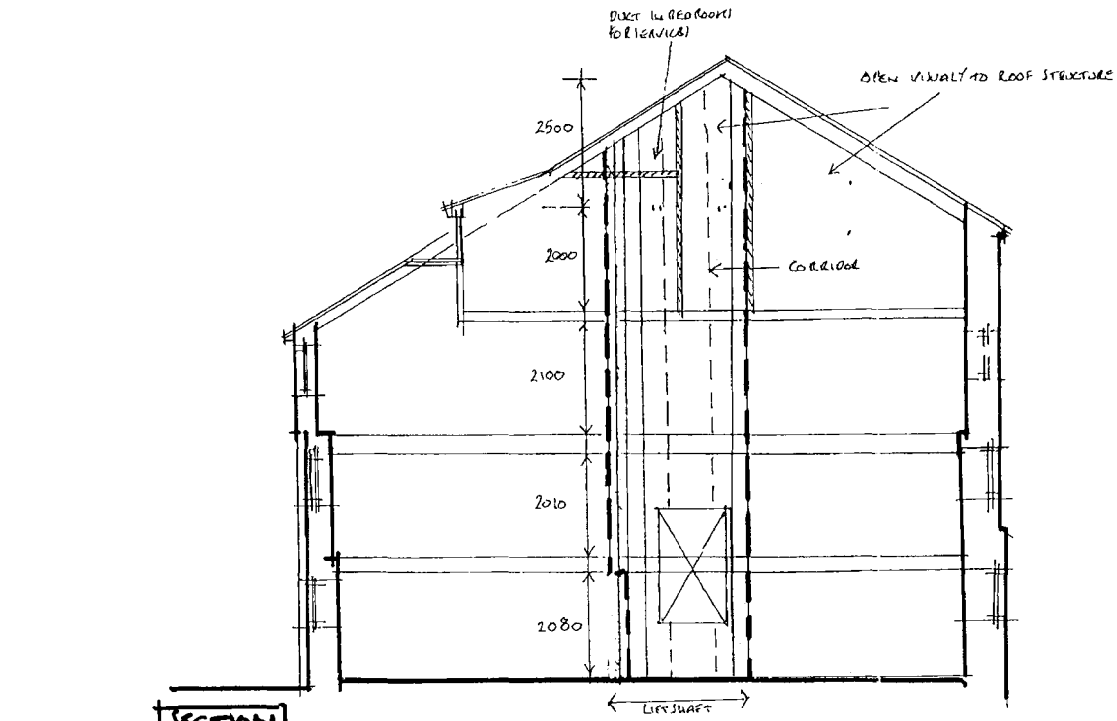
PART SECOND FLOOR LAYOUT REVISIONS

DATE	DRAWN	SCALE
2.2.2001	RJW	1:100

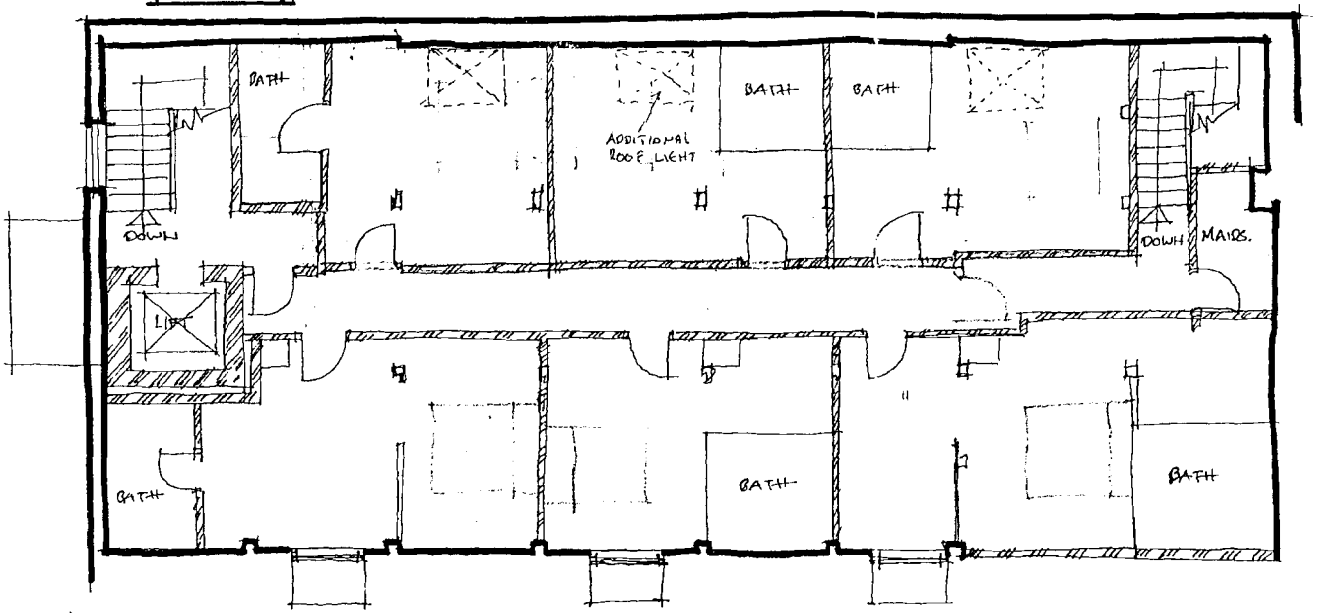
DRAWING NUMBER

Rev. sk2.

REVISION

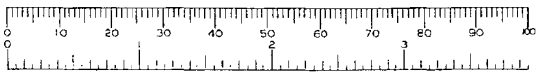


SECTION



THIRD FLOOR

6 ROOMS



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REVISIONS

REV	DATE	DESCRIPTION

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT

READING MOAT HOUSE

CLIENT

QUEEN MOAT HOUSES

TITLE

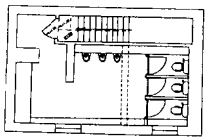
THIRD FLOOR LAYOUT REVISIONS AND SECTION

DATE	DRAWN	SCALE
2.2.2001	RJW	1:100

DRAWING NUMBER

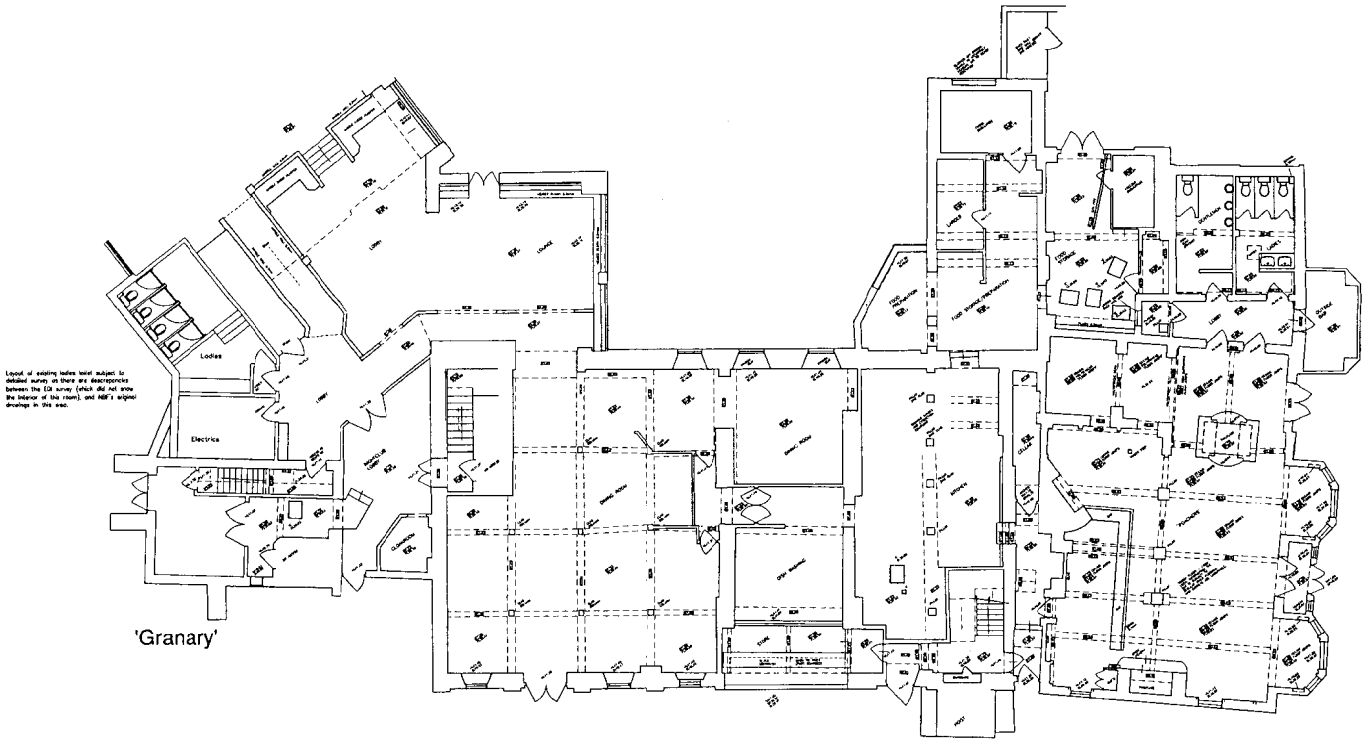
REV. SK3.

REVISION



First Floor of 'Granary'

Not part of EDI Survey. Taken from NBF drawings and site inspection.



Layout of existing ladies toilet subject to detailed survey as there are descrepancies between the EDI survey (which did not show the interior of this room), and NBF's original drawings in this area.

'Granary'

Ground Floor as Existing

NOTES

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SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.

REVISIONS

REV	DATE	BY	DESCRIPTION
A	28.9.00	EAL	Granary details added.
B	1.11.00	EAL	Elec intake & restaurant toilets added.

12.JAN.2001 3168

APPROVED

THE OLD MILL, CASTLE STREET
GREAT ESSEX CM3 8JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

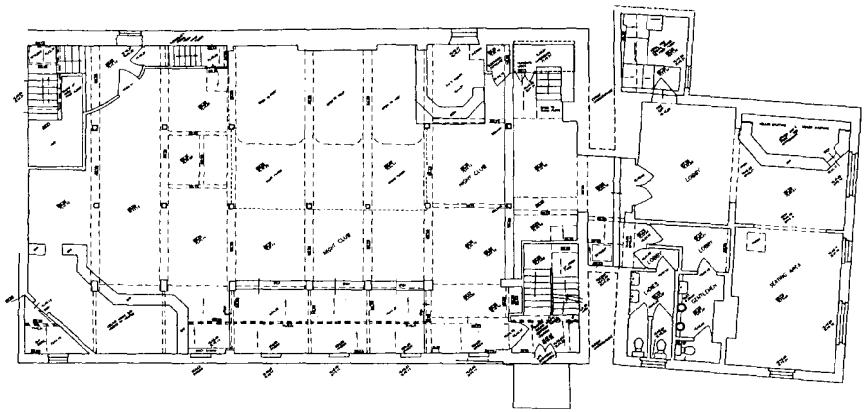
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

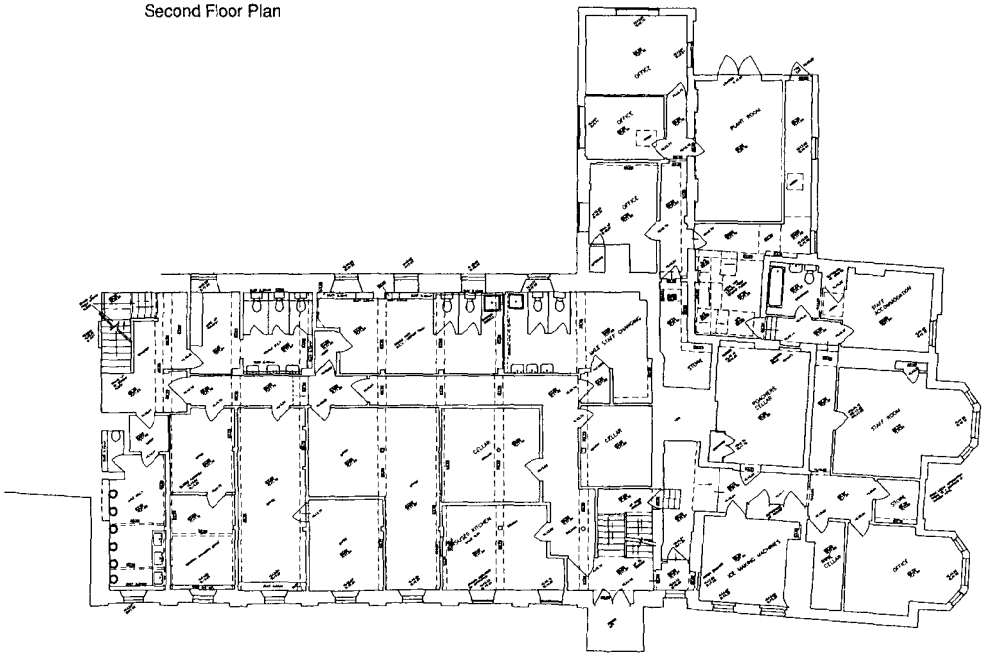
TITLE
Survey of Existing
Ground Floor Plan

DATE	DRAWN	SCALE
Mch 00	EDI/EAL	1:100

DRAWING NUMBER	REVISION
1259/01	B



Second Floor Plan



First Floor Plan

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REVISIONS

REV	DATE	BY	DESCRIPTION

12 JAN 2001 3168

3 THE OLD MILL CASTLE STREET
DUNMOW ESSEX CM6 1QY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

APPROVED

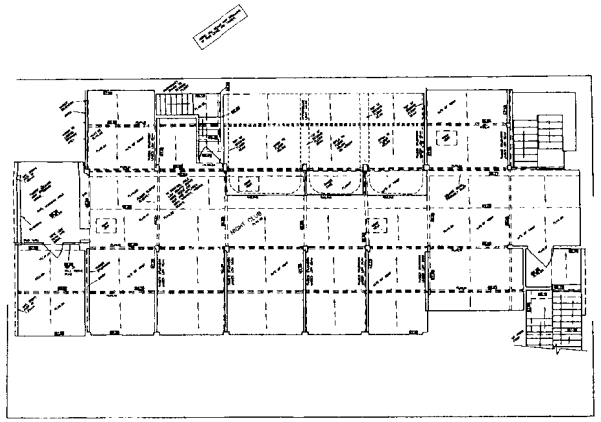
CLIENT
Queens Moat House

TITLE
Survey of Existing
First and Second
Floor Plans

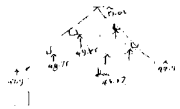
DATE	DRAWN	SCALE
ch 00	EDI/EAL	1:100

DRAWING NUMBER
1259/2

REVISION



Third Floor Plan



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REVISIONS

REV	DATE	BY	DESCRIPTION

12 JAN 2001 3168

THE OLD MILL CASTLE STREET ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364861

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

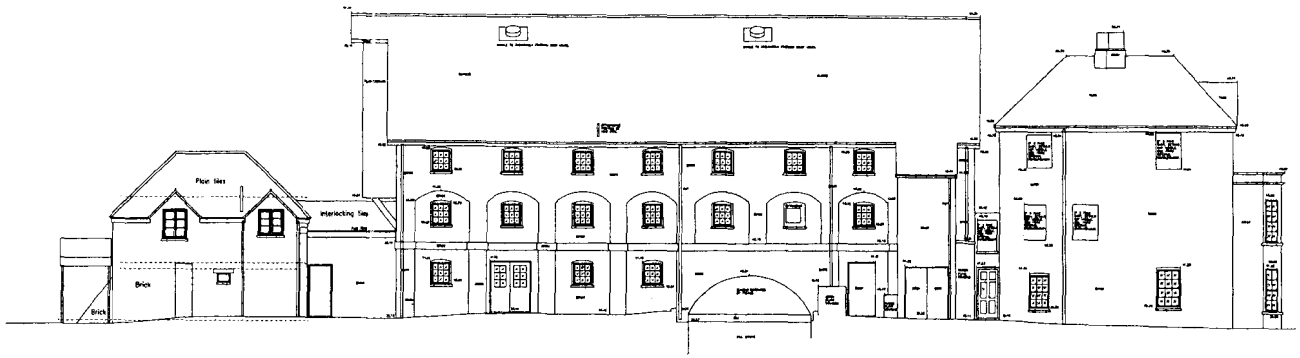
APPROVED

CLIENT
Queens Moat House

TITLE
Survey of Existing
Third Floor Plan

DATE	DRAWN	SCALE
ch 00	EDI/EAL	1:100

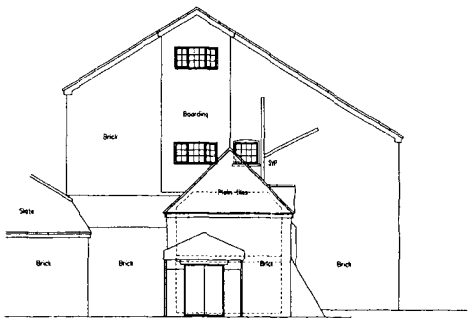
DRAWING NUMBER	REVISION
1259/3	



FRONT ELEVATION – SOUTH

Elevation of Granary not provided by EDI and is largely based on photographs. All subject to confirmation.

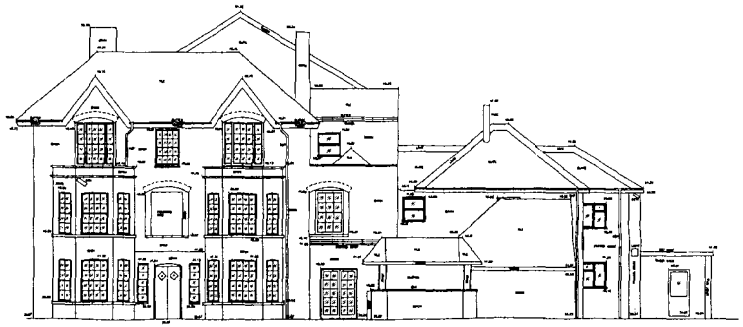
DATUM LINE – 35.0m AOD.



SIDE (NIGHTCLUB ENTRANCE) ELEVATION – WEST

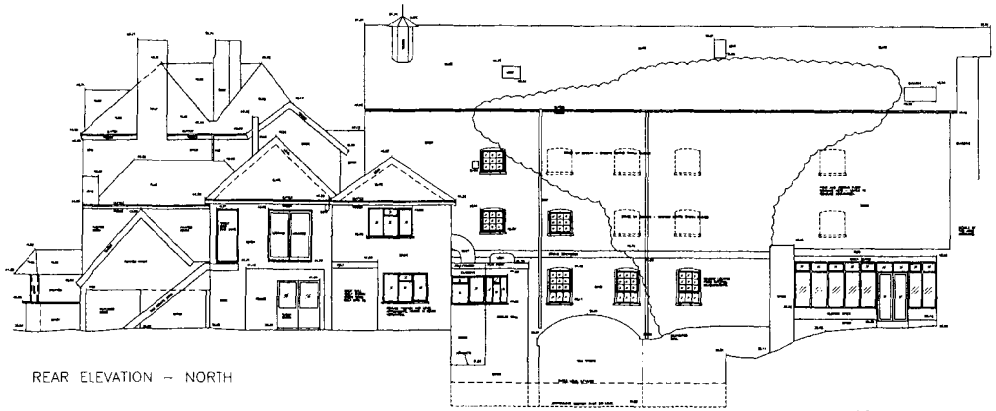
This elevation not provided by EDI and is largely based on photographs.
Roof areas behind Granary not visible. All subject to confirmation.

DATUM LINE – 35.0m AOD.



SIDE (MAIN ENTRANCE) ELEVATION – EAST

DATUM LINE – 35.0m AOD.



REAR ELEVATION – NORTH

DATUM LINE – 35.0m AOD.

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SURVEY DRAWING BY EDI

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EDI NOTE:
MUCH OF THE ELEVATION ARE COVERED BY DENSE VIRGINIA CREEPER AND WISTERIA AND DETAILS ARE THEREFORE NOT AS ACCURATE AS WOULD NORMALLY BE THE CASE. SOME DETAIL IS TAKEN FROM INTERNAL MEASUREMENTS AND SOME IS ASSUMED REPETITION.

REVISIONS

REV	DATE	BY	DESCRIPTION
A	2.11.00	EAL	Granary elevations & RWP's added. Roof corrected.
B	15.11.00	EAL	Position of existing window openings indicated.

12 JAN 2001 5168

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

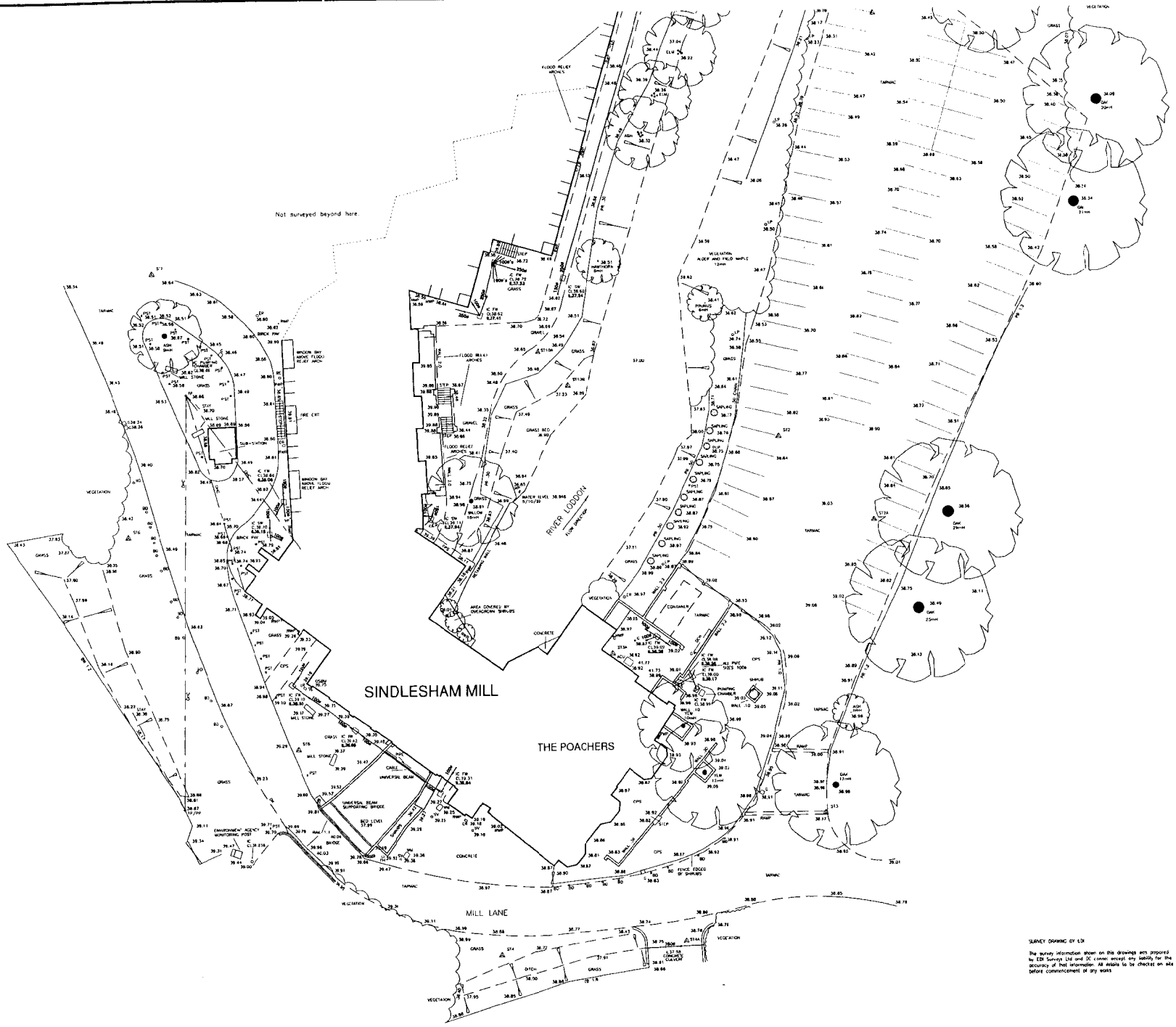
APPROVED

CLIENT
Queens Moat House

TITLE
Survey of Existing Elevations

DATE	DRAWN	SCALE
Mch 00	EDI/EAL	1:100

DRAWING NUMBER	REVISION
1259/04	B



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REVISIONS

REV	DATE	BY	DESCRIPTION

12 JAN 2001 3168

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX, CM5 9AY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364831

DESIGN COALITION

PROJECT
Sindlesham Mill,
Reading

APPROVED

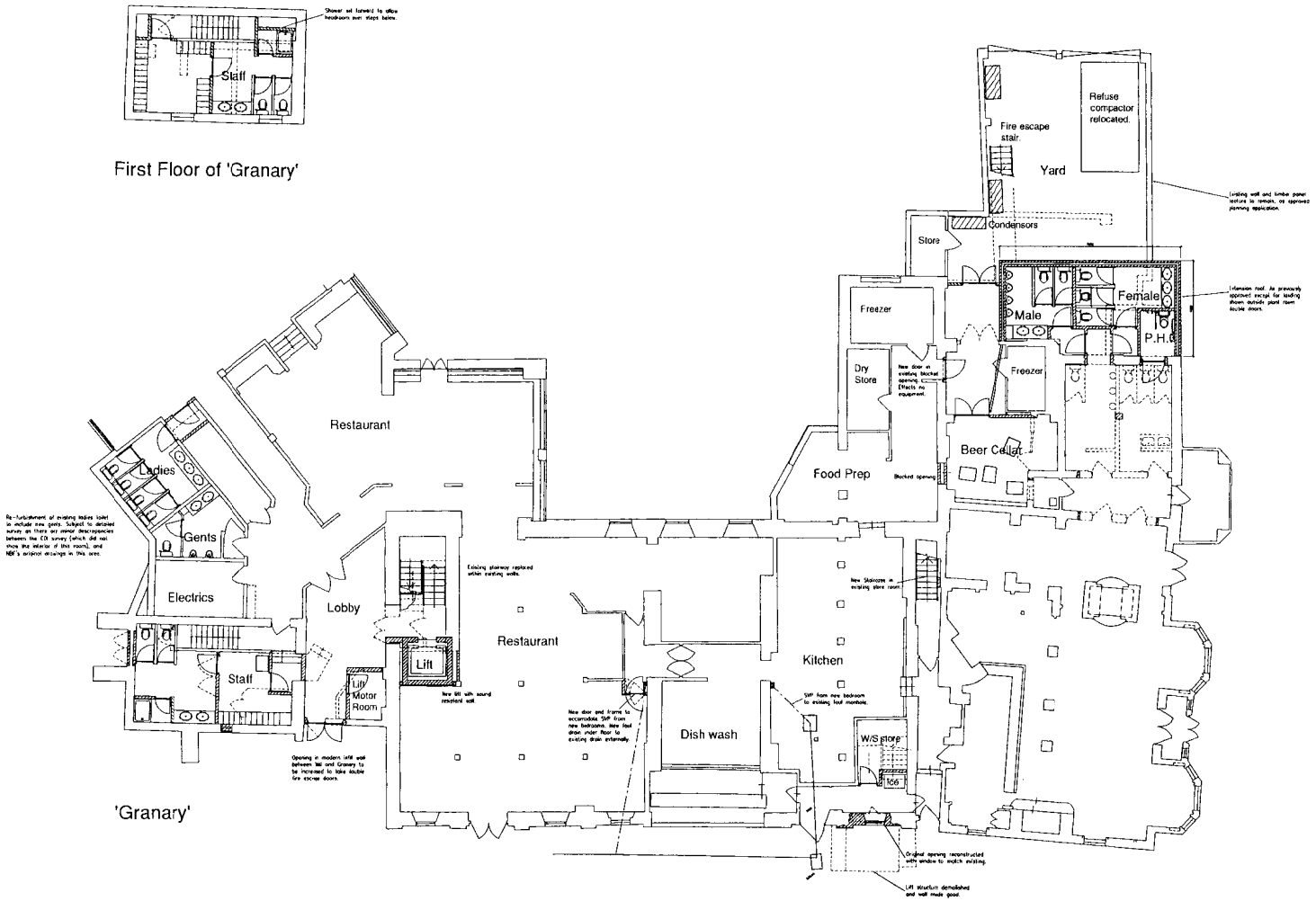
CLIENT
Queens Moat Houses PLC
Romford

TITLE
Site Plan
As Existing

DATE	DRAWN	SCALE
Sept 00	EAL	1:200

DRAWING NUMBER
1259/10

REVISION



SURVEY DRAWING BY EDI

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REVISED PLAN
3168 1
3169 1

07 JUN 2001

COPIES TO: PAE

APPROVED

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	1.11.00	EAL	Tel floor staff room re-arranged to keep windows.
B	14.5.01	EAL	Lift enclosure, staff access and condensers amended.

THE OLD MILL CASTLE STREET
ONGAR ESSEX CM5 0JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364201

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

TITLE
Proposed Layout
Ground Floor Plan

DATE	DRAWN	SCALE
Sept 00	EAL	1:100

DRAWING NUMBER 1259/11 | REVISION B

SURVEY DRAWING BY EDI

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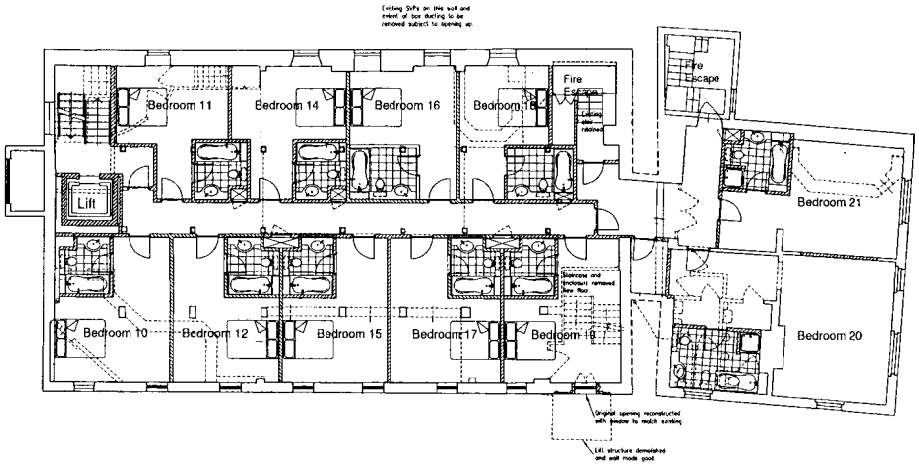
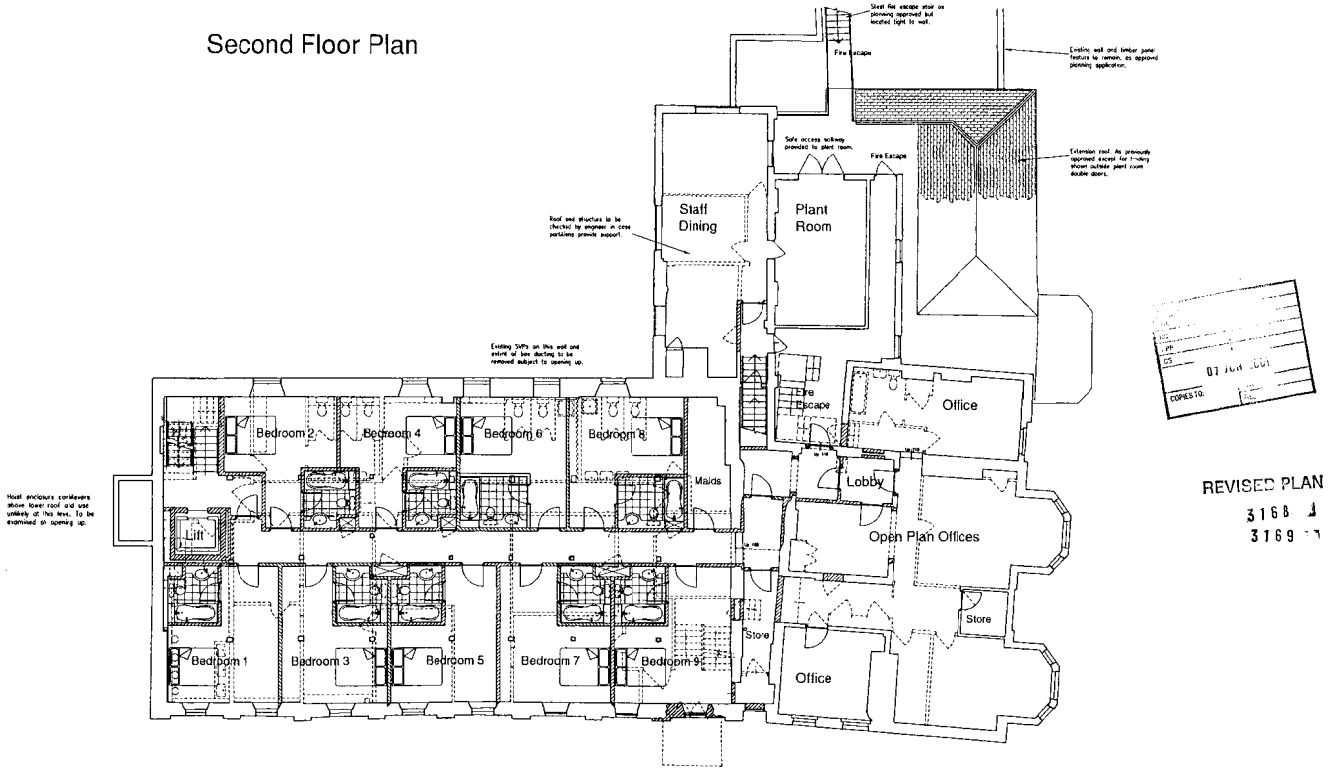


Second Floor Plan



First Floor Plan

REVISED PLAN
3168
3169

NOTES

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REVISIONS

REVISION	BY	DESCRIPTION
A	30.10.00	EAL	Showers added to bathrooms in 1, 6, 7, 12 to 14.
B	14.5.01	EAL	Bedroom layouts completely revised.

THE OLD MILL CASTLE STREET
DUNMOW ESSEX CM6 1HY
TELEPHONE (01277) 363170
FACSIMILE (01277) 364801

DESIGN COALITION

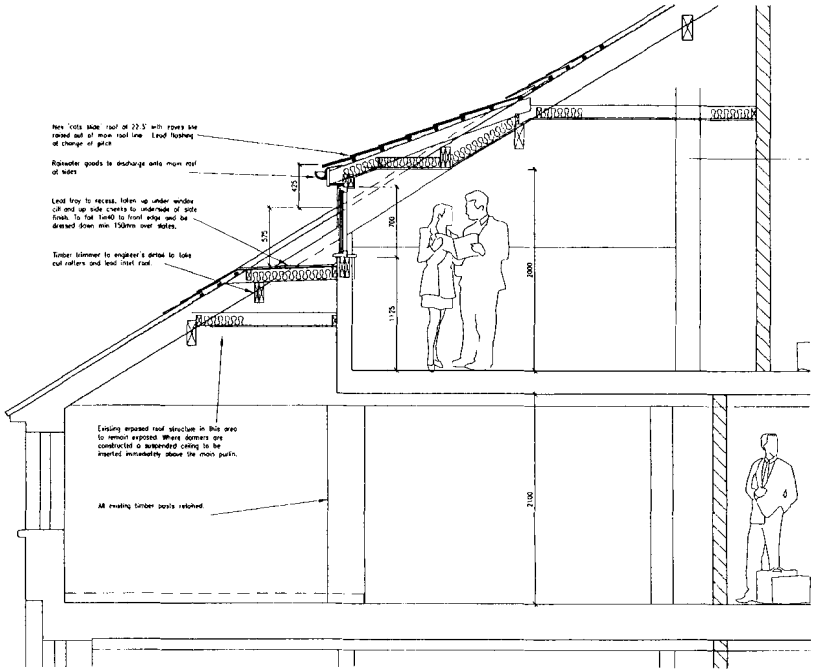
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

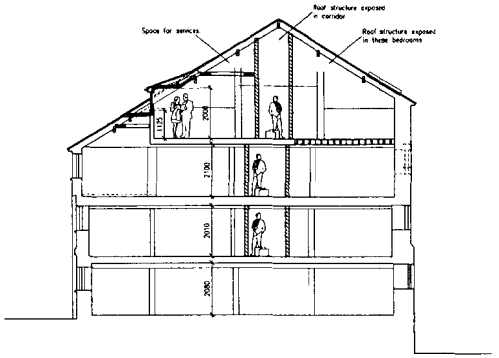
TITLE
Proposed Layout
First and Second
Floor Plans

DATE	DRAWN	SCALE
Sept 00	EAL	1:100

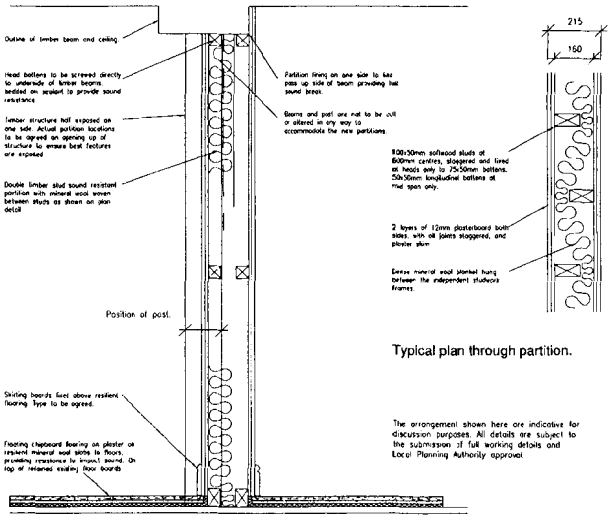
DRAWING NUMBER 1259/12 | REVISION (B)



Section - Proposed Dormer Window



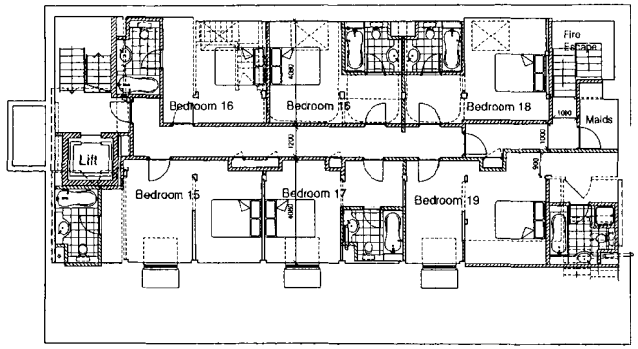
Section A-A



Detail of Typical New Sound Resistant Partition.

Typical plan through partition.

The arrangement shown here are indicative for discussion purposes. All details are subject to the submission of full working details and Local Planning Authority approval



Third Floor Plan

REVISED PLAN

3168
3169

NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK

REVISIONS

REV	DATE	BY	DESCRIPTION
A	31.10.00	EAL	Showers added to bathrooms in 19. Dormer section added.
B	14.11.00	EAL	Title amended.
C	15.5.01	EAL	LR and Bedroom arrangments amended.

THE OLD MILL, CASTLE STREET
DUNMOW, ESSEX CM6 1BY
TELEPHONE (01371) 873570
FACSIMILE (01371) 874801

DESIGN COALITION

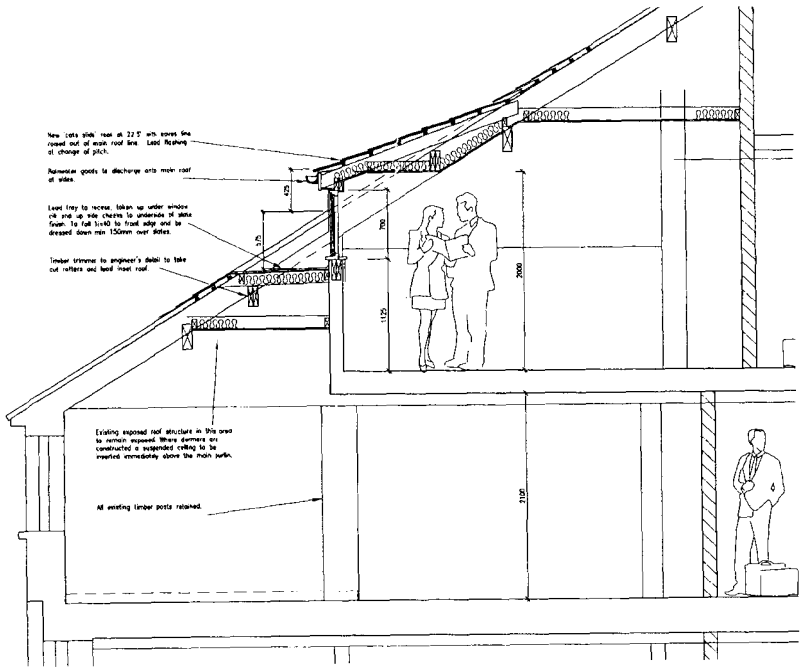
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

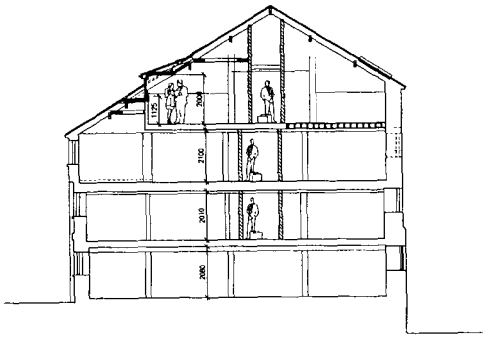
TITLE
Proposed Layout
Third Floor Plan
and Sections

DATE	DRAWN	SCALE
Mch 00	EAL	1:100 1:25

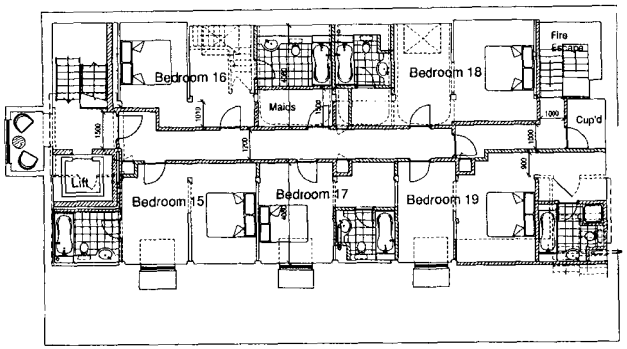
DRAWING NUMBER	REVISION
1259/13	C



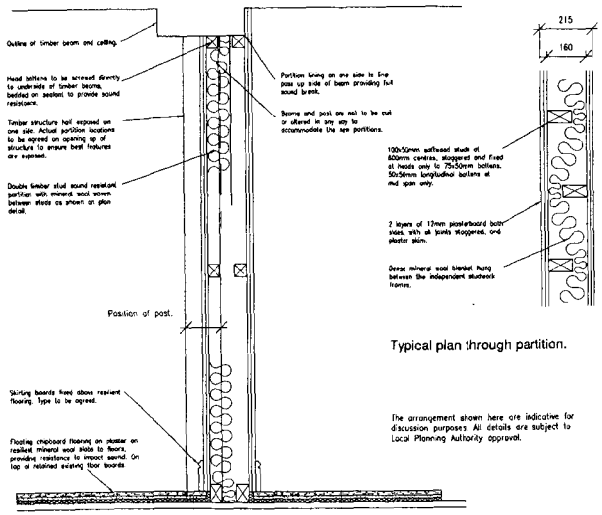
Section - Proposed Dormer Window



Section A-A



Third Floor Plan



Typical plan through partition.

Detail of Typical New Sound Resistant Partition.

The arrangement shown here are indicative for discussion purposes. All details are subject to Local Planning Authority approval.

NOTES

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	31.10.00	EAL	Showers added to bathrooms in 19. Dormer section added.
B	14.11.00	EAL	Title amended.

12 JAN 2001 3168

THE OLD MILL, CASTLE STREET
OMGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

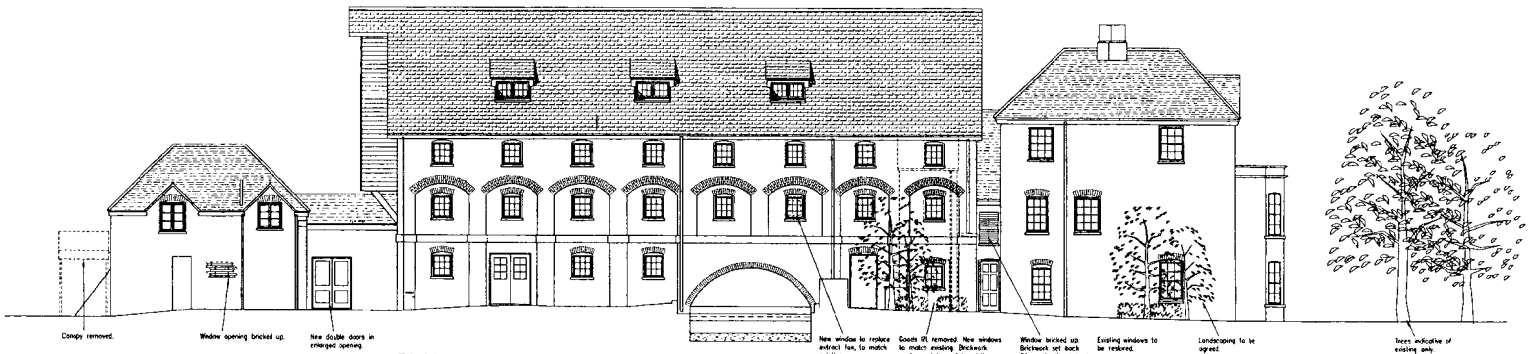
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

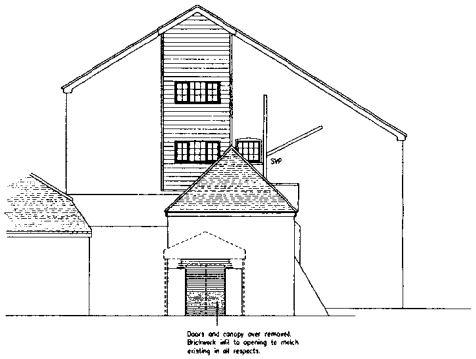
TITLE
Proposed Layout
Third Floor Plan
and Sections
SUPERSEDED

DATE	DRAWN	SCALE
Mch 00	EAL	1:100 1:25

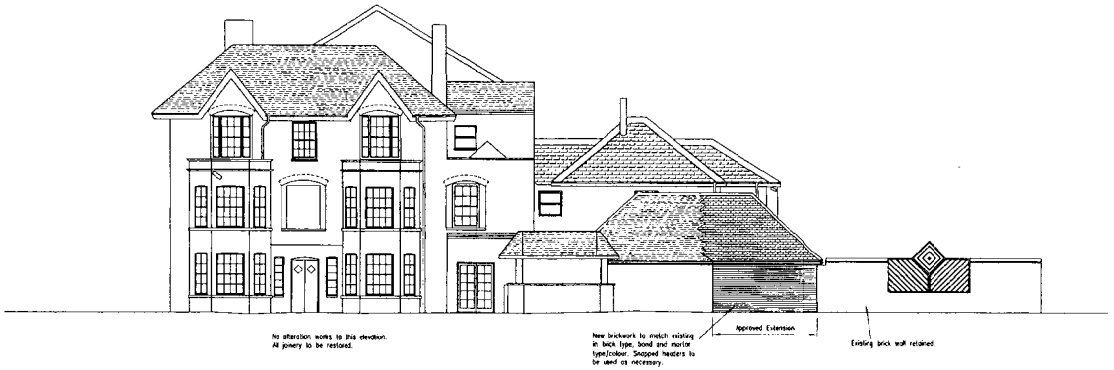
DRAWING NUMBER	REVISION
1259/13	B



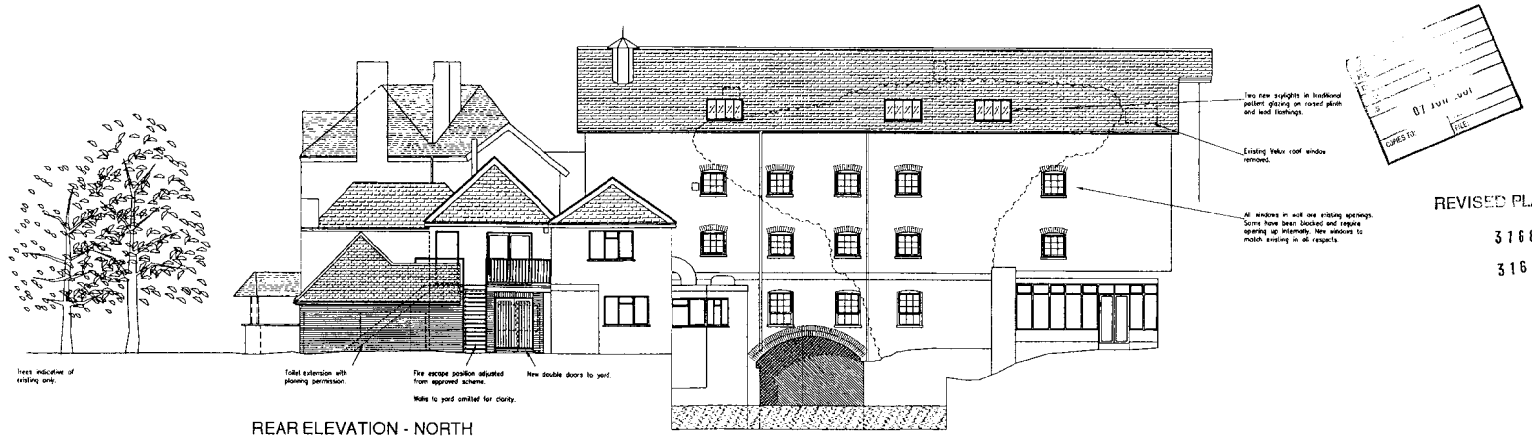
FRONT ELEVATION - SOUTH



SIDE (NIGHTCLUB ENTRANCE) ELEVATION - WEST



SIDE (MAIN ENTRANCE) ELEVATION - EAST



REAR ELEVATION - NORTH

REVISED PLAN

3168

3169

NOTES

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Note:
This drawing has been prepared to show the building without the retention of the climbing vegetation. Certain presumptions regarding the existing brickwork have been made, which may prove incorrect when the climbers have been removed. All details are therefore subject to confirmation on exposure of the walls.

REVISIONS

REV	DATE	BY	DESCRIPTION
A	1.11.00	EAL	Granary elevations added.
B	15.11.00	EAL	Notes re new brickwork and repairs added.
C	15.5.01	EAL	Roof window added on North Elevation. Others moved

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364861

APPROVED

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

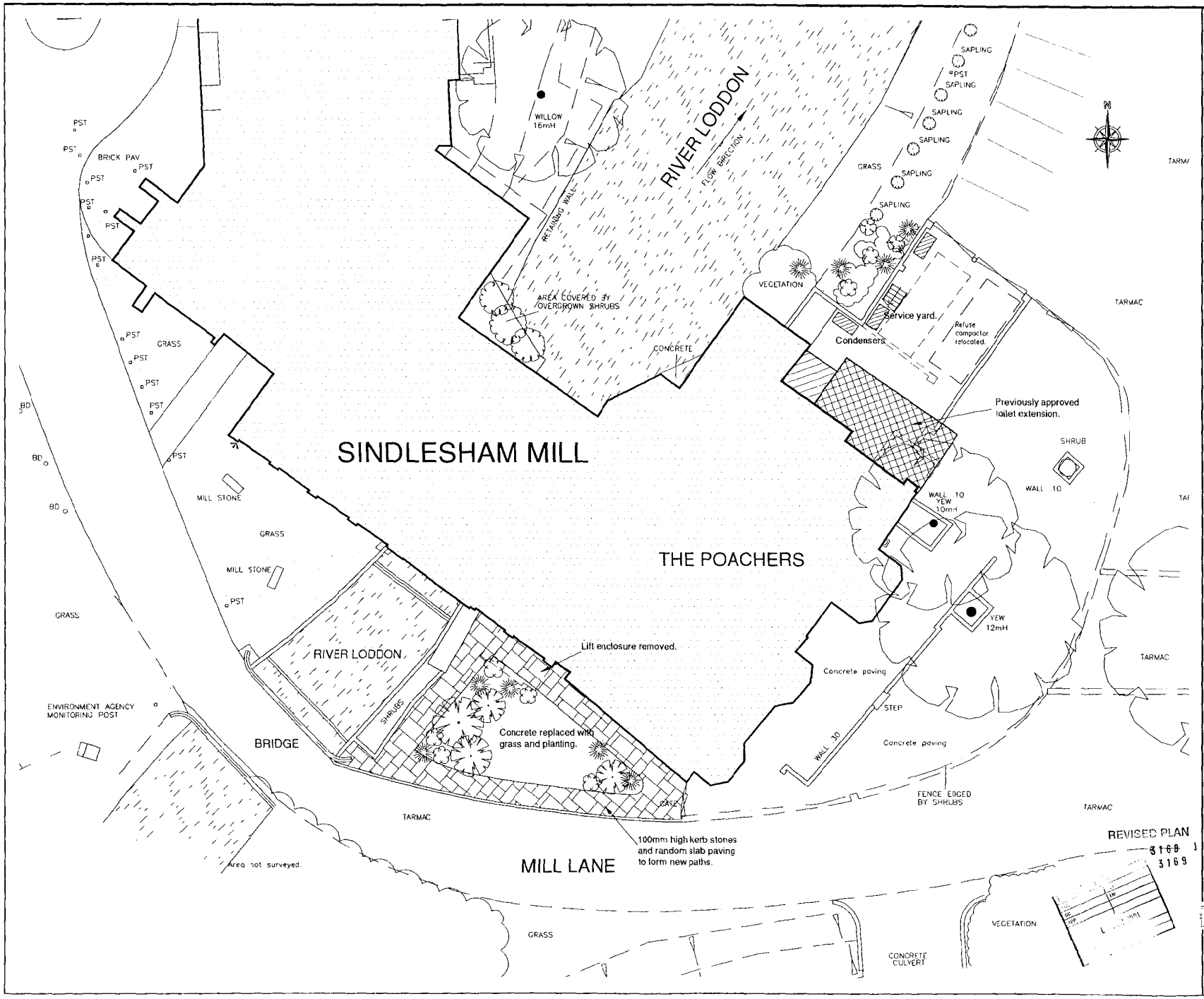
TITLE
Proposed Elevations

DATE	DRAWN	SCALE
Sept 00	EAL	1:100

DRAWING NUMBER
1259/14

REVISION
C

CA 11/10/01



NOTES

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IF IN DOUBT PLEASE ASK

REVISIONS

REV	DATE	BY	DESCRIPTION
A	15.5.01	EAL	Condensers moved into yard

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 3[illegible]
FACSIMILE (01277) [illegible]

APPROVED

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

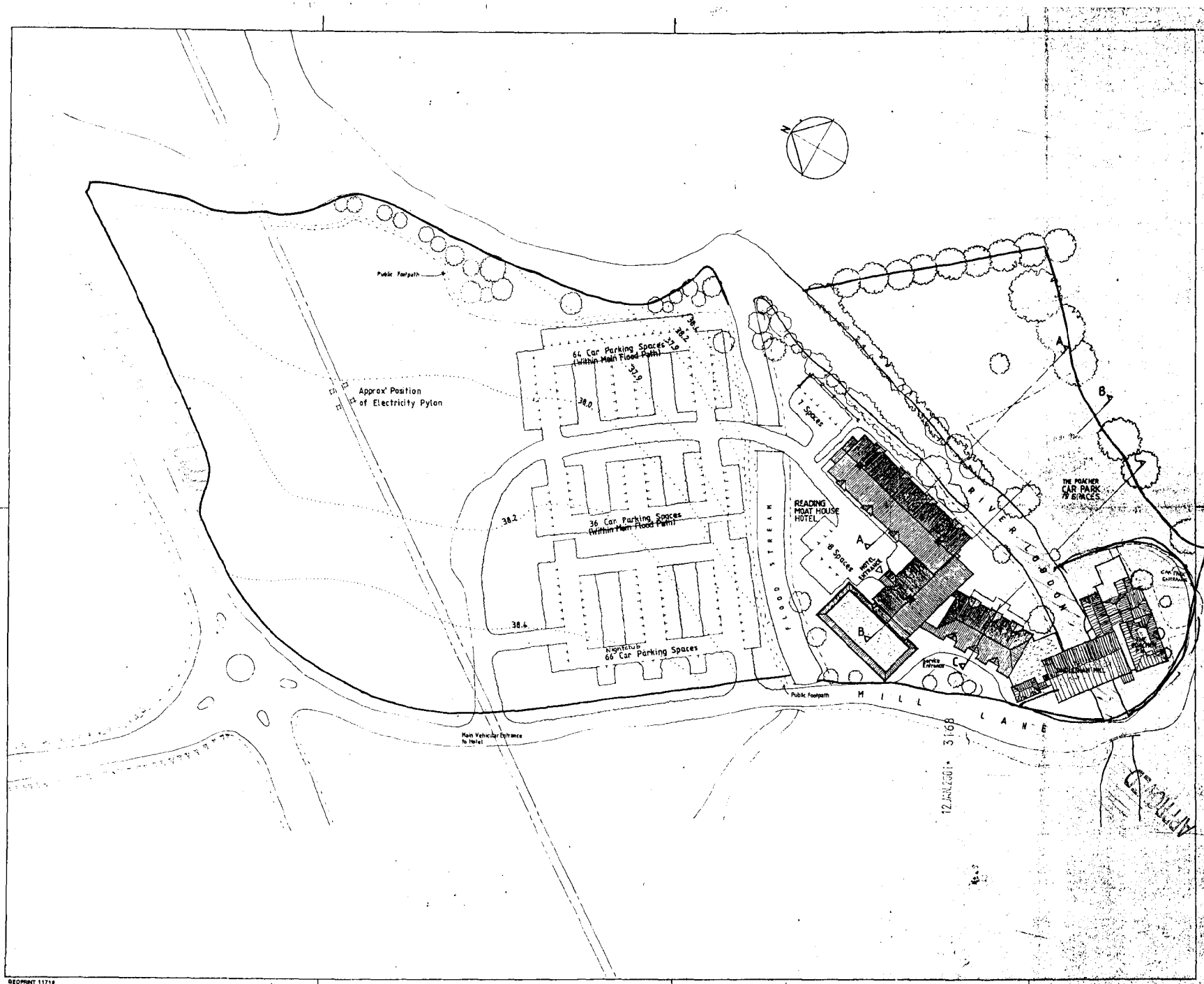
CLIENT
Queens Moat Houses PLC
Romford

TITLE
Site Plan
Proposed Layout

DATE	DRAWN	SCALE
Oct 00	EAL	1:100

DRAWING NUMBER	REVISION
1259/15	A

11/10/02



NOTES

DESCRIPTION	DATE	REV
SECTION LINES ADDED AS ON DWG. 1690/A/04	17/11/99	A

NBF
PARTNERSHIP
ARCHITECTS & SURVEYORS

CLIENT
QUEENS MOAT HOUSES
U.K. Ltd.

JOB
READING MOAT HOUSE,
SINDLESHAM, nr. READING

DRAWING TITLE
SITE PLAN
AS EXISTING

DATE DEC 1995 DRAWN AP
SCALE 1:500

JOB No	DRAWING No.	REVISION
1690/A	03	B

REGPRINT 11718

DESIGN COALITION

THE OLD MILL CASTLE STREET ONGAR ESSEX CM5 9JY
TELEPHONE 01277 368004 FACSIMILE 01277 368012
E-MAIL: lance@designcoalition.demon.co.uk

FAX MESSAGE

TO:	**Harold Sanders – Listed Building Officer Wokingham District Council**		**Fax No.: 0118 974 6770**
Copies to:			
FROM:	**Lance Davies**		**Fax No.: 01277 368012**
DATE:	**27/10/2006**	**File No.: 1259**	**Pages: inc. 2**

RE: Best Western Reading Moat House, Mill Lane, Sindlesham

Please find attached part floor plan confirming the proposal to remove the yard wall as indicated and formation of a ramp to accommodate the change in level between Finished Floor Level and yard.

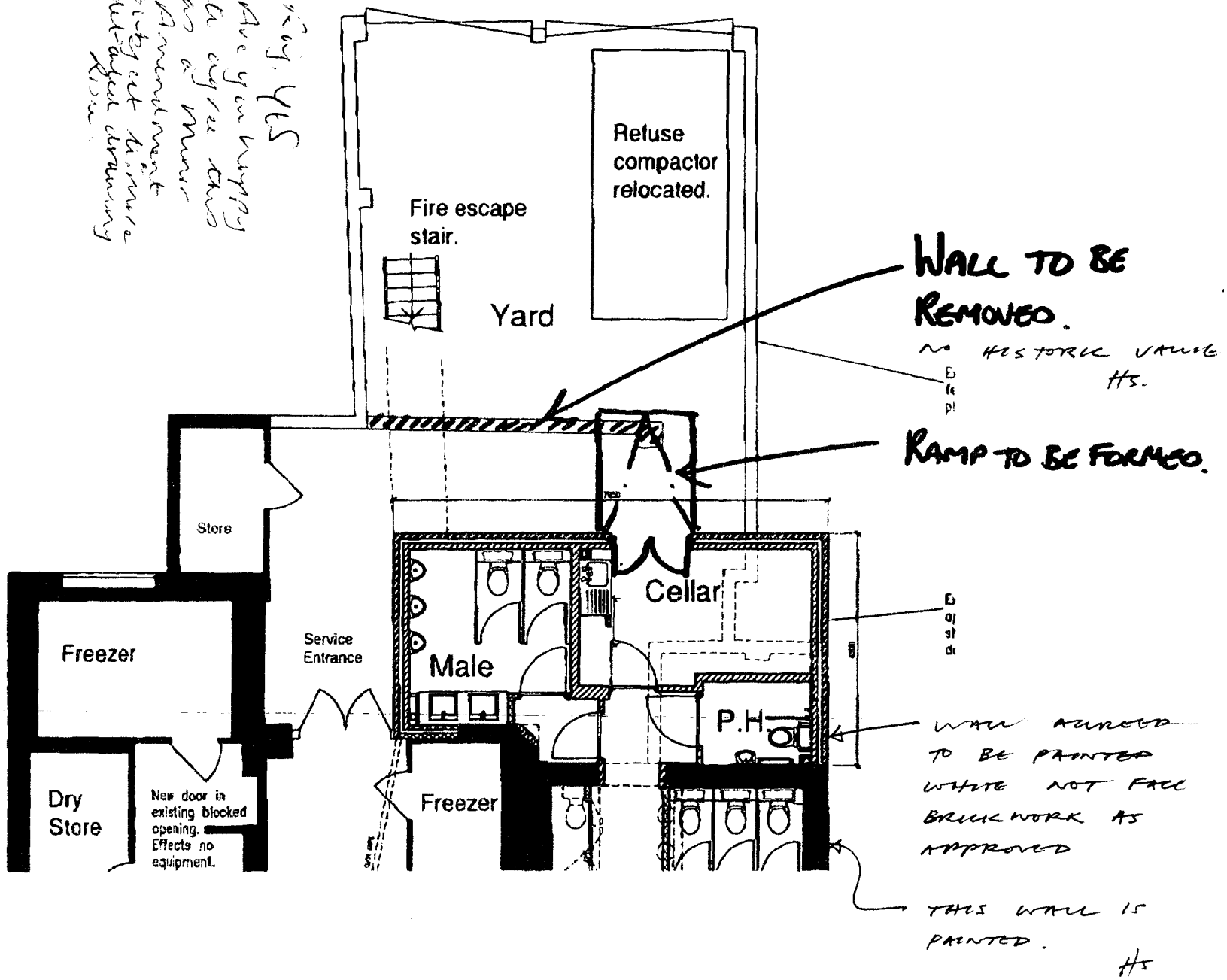
Regards

Lance

Rosie.

I agree another minor amendment

HS. 31/10/06



10/06 18:35 NO.739 002

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Queens Moat Houses UK Ltd
C/O Knight Frank
20 Hanover Square
London
W1S 1HZ

Application Number: LB/2001/3169

Parish:	**EARLEY**
Location:	**Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.**
Proposal:	**Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.**

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 and internal 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. Detailed drawings and samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, windows, rooflights and flashing, dormer windows, doors, frames and linings 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
4. Full detailed drawings and specifications of all new partition walls 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. A full schedule of details of the lift construction, including its means of adjoining existing structures 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
6. Full details of the new staircase design, including its materials, construction and its method of adjoining the existing structure, 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
7. Structural details of the roof and floor to the staff dining area, the replacement floor construction over staircase identified for removal, works to sealed windows, the removal of the wall adjoining the beer cellar and details of the void adjacent to the maids room 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.

Reason
1. In pursuance of Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Reason
2. To ensure that the 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.

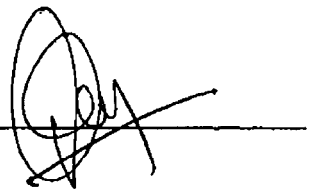
Reason
6. In order to safeguard the special architectural or historic interest of the building.

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

Informative
1. 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 Policy EN4.
Loddon Area Local Plan Policy LBE18.
Deposit Draft Wokingham District Local Plan Policies WBE1, WHE12 and WHE13.

Anna Cronin
Head of Planning & Transportation
Date: 22/08/2001

Notice checked by: 

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.

[redacted]

APPLICATION NO:
LB/2001/3169

LOCATION:
Reading Moat House Hotel Mill Lane, Sindlesham Wokingham.

APPLICANT:
Queens Moat Houses UK Ltd C/O Knight Frank

PROPOSAL:
Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.

EARLIEST DATE FOR DECISION: **10/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/03/2001

CASE OFFICER: **Nicola Lake**

APPROVED

[redacted]

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Queens Moat Houses UK Ltd
C/O Knight Frank
20 Hanover Square
London
W1S 1HZ

Application Number: LB/2001/3169

Parish: **EARLEY**

Location: **Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.**

Proposal: **Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.**

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

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

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Deposit Draft Wokingham District Local Plan Policies WBE1, WHE12 and WHE13.

Anna Cronin
Head of Planning & Transportation
Date: 22/08/2001

Notice checked by: _____

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.

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

12 JAN 2001 * 3168

1.	APPLICANT'S NAME	QUEEN'S MOAT HOUSES UK LTD
	ADDRESS	9-17 EASTERN ROAD
		ROMFORD, ESSEX
	POST CODE	RM1 3NG PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KNIGHT FRANK
	ADDRESS	20 HANOVER SQUARE
		LONDON CONTACT: PETER LUDER
	POST CODE	W1S 1HZ PHONE 020 7861 1301
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	READING MOAT HOUSE, SINDLESHAM MILL, MILL LANE, EARLEY, BERKS, RG11 5DF
4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose this site and any buildings will be used.		ALTERATIONS TO SINDLESHAM MILL, GRANARY & THE POACHER PH TO FORM 19 ADDITIONAL HOTEL BEDROOMS IN PLACE OF NIGHTCLUB & HOTEL OFFICES
5. Give the area in hectares or part of a hectare	AREA OF SITE	3.684 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE SEPARATE SCHEDULE

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

CHANGE OF USE	X	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	X	

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
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?

N/A

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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.

NIGHTCLUB AND OFFICES ANCILLARY TO HOTEL; HOTEL OCCUPIES REMAINDER OF SITE

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.

BRICKWORK TO MATCH EXISTING
MULTIPANED WINDOWS TO MATCH EXISTING
DORMERS: SLATE ROOFS TO MATCH EXISTING WITH LEAD CHEEKS AND TRAYS
ROOFLIGHTS: WITH TRADITIONAL GLAZING BARS

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.

NO CHANGE TO EXISTING HEDGEROWS AND POST AND RAIL FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NO CHANGE TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: N/A

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

NO CHANGE TO EXISTING TWO CAR PARKS ACCESSED FROM MILL LANE
PEDESTRIAN ENTRANCE TO NIGHTCLUB TO BE REMOVED. ALL PEDESTRAIN ACCESS WOULD BE VIA EXISTING HOTEL ENTRANCE.

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

YES - VIA EXISTING ARRANGEMENTS

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	/	* N/A	/	*	/	*
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.

£190
TO COVER FLOORSPACE IN REVISED TOILET EXTENSION AND CHANGE OF USE OF FLOORSPACE

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 Knight Frank ON BEHALF OF QUEEN'S MOAT HOUSES UK LTD DATE 10.01.01

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'.

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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS	4700			725
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify NIGHTCLUB ANCILLARY-TO-HOTEL	737	737		
OTHER	Please Specify				
	TOTAL	5437			* 725

* NOTE: DEMOLISHED HOIST: 12 sq m *

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: 19 ADDITIONAL DOUBLE ROOMS

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	260	SERVICE YARD
Proposed	260	SERVICE YARD

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.

CONVERSION OF ACCOMMODATION TO ADDITIONAL HOTEL BEDROOMS

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

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
NO	NET CHANGE		

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.

NO

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"

Knight Frank

> "9. ... a modest 19th century building in the functional tradition. Largely covered in creeper and spanning the Mill stream, together with the adjoining bridge, it forms a delightful centre of interest for the whole group, with particularly attractive views from the north east and south west. Externally, it has been sensitively restored, retaining much of its original character and, by reason of the lower link block to the main hotel building to the north, from most viewpoints it still reads as a significant landmark in its own right. The wooded riverside, modest public house and the lower parts of the hotel, some distance to the north, at present form an appropriate setting for the listed building".

7.4 The proposed external works for which planning permission and, where necessary, listed building consent are sought, can be said to have the following beneficial impact on the setting of the listed Mill and bridge:

i) removal of the beer hoist, adjoining plant enclosures, extractor fan and roof vents from the front elevation of the Mill with reinstatement of brickwork and windows to match the existing will complete the sensitive restoration of the important view of the Mill from Mill Lane. Where the Inspector considered that the Mill retained "much of its original character" this proposal will be able to replace those current conspicuous and unsympathetic alterations with elements that fully reinstate the original functional character, as viewed from the lane and further afield. This will improve the setting by removing the obvious visual links to the incongruous nightclub use, and by enhancing the functional rural character of the building;

ii) the removal of the nightclub entrance, sign and canopy from the unlisted but attractive granary will also enhance the setting of the Mill from Mil Lane for the same reason of taking away elements relating to an incongruous use, and restoring an uncluttered functional rural character;

iii) the landscaping of the triangle of concrete between the Mill, Mill Lane and the bridge will directly enhance the setting of two listed structures. This will be implemented in a suitable manner to be agreed with the Local Authority thereby ensuring that this significant view of Mill and bridge is enhanced;

iv) the construction of the toilet extension to the rear of The Poacher PH has already been found to be an acceptable alteration to the group of buildings forming the context of the listed Mill as their centrepiece, which the Inspector saw as the setting for the Mill.

7.5 Turning to the impact on the character of the Mill, we would contend that those external works noted above which improve its setting, also enhance the external character of the Mill. This accords with WDLP Policy WHE10 *Retention and Restoration of Listed Buildings* which allows partial demolition of a listed building where it would enhance or not harm the building.

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Queens Moat Houses UK Ltd
C/O Knight Frank (Peter Luder)
20 Hanover Square
London
W1S 1HZ

Application Number: F/2001/3168

Parish:	**EARLEY**
Location:	**Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.**
Proposal:	**Proposed change of use of nightclub and offices to 26 hotel bedrooms.**

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. No part of any building hereby permitted a change of use shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. No spoil or materials shall be deposited or stored within 8 metres of the watercourse or on that part of the site lying within the area of land liable to flood, as shown on plans held by the Environment Agency.

Condition
7. There shall be no raising of the existing ground level on the site.

Condition
8. No development shall take place within the area indicated until the applicant has secured the implementation of a program of architectural work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
7. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
8. To safeguard any potential archaeological interest on the site.

Informative
1. You are advised that any steps, raised patios or ramps constructed within or around the site should be designed to be permeable to flood water.

Informative
2. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

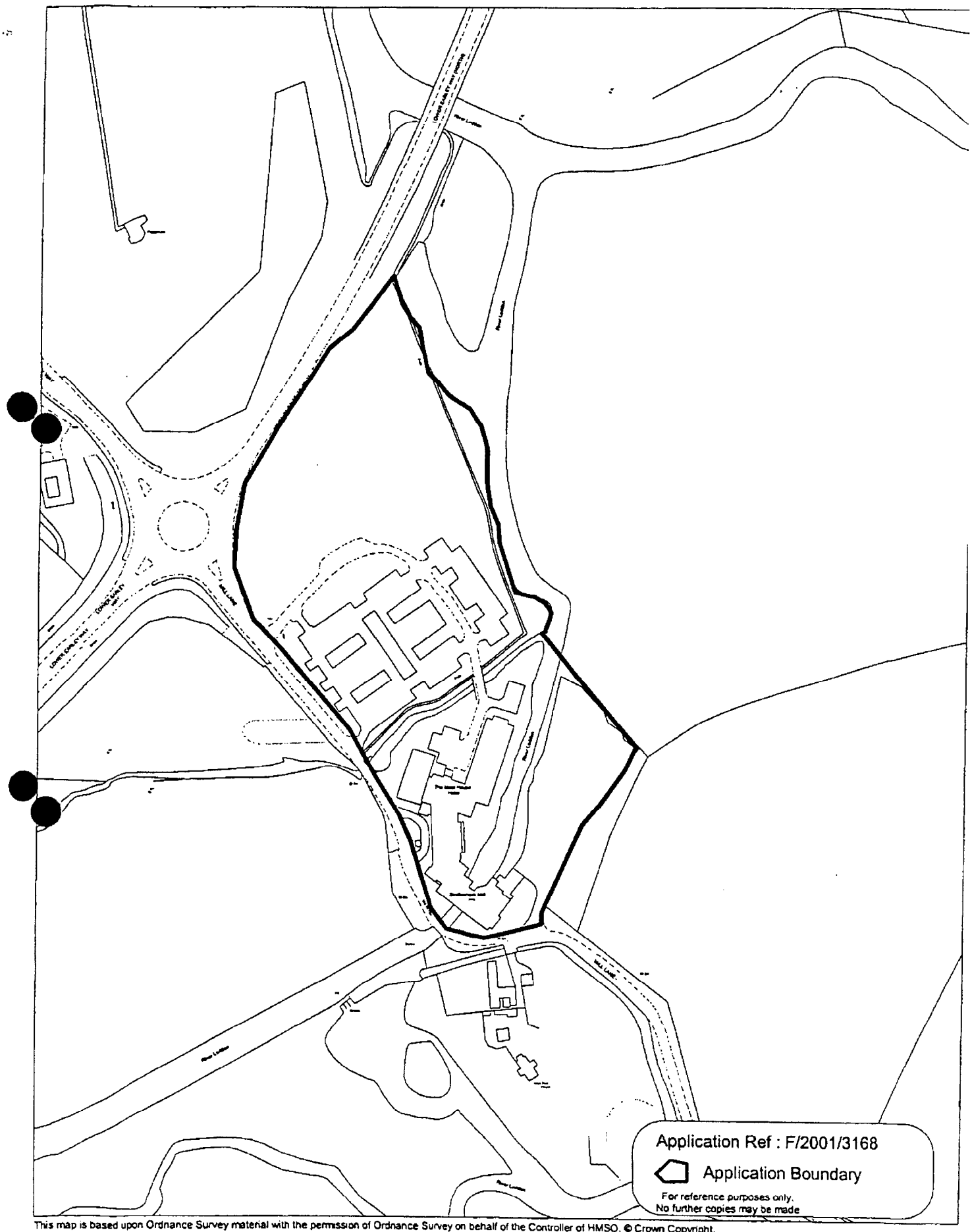
Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C6, R7, EN4 and EN3.
Loddon Area Local Plan Policies LTV2, LC1, LR18, LBE18, LPS2, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WCC1, WR1, WR26, WCC2, WOS3, WBE1, WHE12, WHE13, WIC16, WT6 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 22/08/2001

Notice checked by: _____

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.



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Development Control Section, Environmental Services, Wokingham District Council.

22 August 2001

Scale: 1 : 2500

N
W E
S

Application No	Received	Earley
F/2001/3168	12.01.01	
LB/2001/3169		

Applicant: **Queens Moat Houses UK Ltd.**
Location : **Reading Moat House Hotel, Mill lane, Sindlesham.**
Proposal : **Proposed Change of Use of Nightclub and Hotel Offices to 26 Additional Hotel Bedrooms.**

1. Planning History – The site is located within a Green Gap/Wedge area. It is also identified as being within land that is liable to flooding and has a River Wildlife Heritage site running through it. The site was originally occupied by the Shindlesham Mill, the original structure of which still remains on the site and dates back to the mid 19 century. The building currently has a grade II Listed Building status. A number of applications since 1966 sought new alternative uses for the site. However in 1971 permission was granted for a change of use to a restaurant and country club. This use was expanded with a number of extensions and in 1983 permission was granted for a change of use to a hotel with 140 bedrooms. A number of revised applications were made before the eventual change of use was implemented in 1988. A further proposed new build extension to the hotel (96/63702/F & 96/63731/LA) was refused planning permission and upheld on appeal in 1997.

2. Proposal – The proposed development is for the change of use of the existing nightclub and hotel offices to an additional 26 hotel bedrooms. This would be achieved through the conversion of the existing original mill structure and would involve only limited external alterations.

3. Consultations -
   - ***Earley Town Council:*** No objection.
   - ***Environmental Health:*** No objection.
   - ***The Georgian Group:*** No comment as outside the period the group is interested in.
   - ***Ecologist:*** No objection.
   - ***Landscaping:*** No objection.
   - ***Highways:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Policy:*** There is a potential benefit from the loss of the associated urbanising impact of the nightclub. The proposed development contributes to meeting an acknowledged need for further hotel accommodation and seems to address the previous structural and appearance concerns.
   - ***Conservation architect:*** No objection subject to conditions.
   - ***Building Control:*** 'No comment.'
   - ***The Society for the Protection of Ancient Buildings:*** 'No comment.'

4. Appraisal – Main issues:

   A. Principle of Development. (C6 and R7 of the BSP; LTV2, LC1 and LR18 of the LALP; WCC1, WR1, WR26, WCC2 and WOS3 of the WDLP)

B. Impact upon the Character, Appearance and Setting of the Listed Building. (EN4 of the BSP; LBE18 of the LALP; WBE1, WHE12 and WHE13 of the WDLP)
C. Impact upon Land Liable to Flooding. (EN3 of the BSP; LPS2 of the LALP; WIC16 of the WDLP)
D. Impact upon Highway Safety. (LT5 and LT6 of the LALP; WT6 and WT7 of the WDLP.)

A. Principle of Development.

The proposed development is for the conversion of the existing nightclub and hotel office accommodation to 26 additional hotel bedrooms. The building is located within the Identified Green Gap/Wedge or Separation of Settlements. The development plan policy WCC2 of the Wokingham District Local Plan states that development which affects or detracts from the open or countryside appearance or character of these areas will not be permitted. Policy WR26 also states that for proposals for hotel development outside the identified settlements particular attention will be given to ensuring that the development: a) Is sympathetic to, and does not detract from, the rural character of the area, the scale and character of the existing buildings and the character and their setting, and b) Is not visually intrusive.

It is considered that the proposed change of use of the existing building to hotel accommodation would represent a potential reduction in the urbanisation of the site, caused by the general noise and disturbance of the nightclub use. This would help to retain the countryside appearance and character of the surrounding rural area. The proposed development involves the re-use of an existing building, with only limited alterations to the elevation. As such, the proposed change of use would be in accordance with the requirements of the policies of the District's development plans.

B. Impact upon the Character, Appearance and Setting of the Listed Building.

The listed building dates back to the mid 19th century. Although the structure underwent changes during the 20th Century, much of the internal structure and principle frontage and rear elevation still remains. This includes the repetitive sash windows and large segmental arches over the millstream.

The proposed insertion of a lift and the creation of the hotel bedroom accommodation to this part of the building has been located to minimise the extent of intervention to the historic structure, while also removing much of the 1970's works. Therefore subject to the imposition of suitable conditions to require and control additional details regarding the specific nature and construction details of some of the new features, the proposed development would have no significant detrimental impact upon the historic character, appearance or setting of the listed building.

C. Impact upon Land Liable to Flooding.

The existing buildings are located within the Environment Agency's indicative plans of the flood plain. However, the proposal would not result in an increase in the amount of built development within the flood area. As such, there would be no reduction in the flood plain's storage capacity or in an increase the impingement of the flow of the flood waters. The Environment Agency has also considered whether the proposed change of use would result in an

increase in the number of people at risk of flooding. They have stated that it is their view that the proposed development would be inline with the recent guidance within the revised PPG25 'Development and Flood Risk' and would not result in an increase in the number of people who would be at risk from flooding.

D. Impact upon Highway Safety.
The highways officer considers that the existing parking arrangements and accesses to the site, would not require any further alteration to comply with the district's parking standards. As such he is satisfied that the proposed development would have no significant detrimental impact upon the highway safety of the surrounding road network.

5. **Conclusion** – The proposed development would not result in an unacceptable urbanising impact upon the open character of the surrounding rural area, or have a detrimental impact upon the historic character, appearance or setting of the listed building or harm the highway safety of the road network. As such the proposed development would be in accordance with the policies of the District's development plans.

6. **Recommendation Application F/2001/3168.** – To GRANT planning permission subject to the following conditions:

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

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.

3. No part of any building hereby permitted a change of use shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. No spoil or materials shall be deposited or stored within 8 metres of the watercourse or on that part of the site lying within the area of land liable to flood, as show on plans held by the Environment Agency.

7. There shall be no raising of the existing ground level on the site.

8. No development shall take place within the area indicated until the applicant has secured the implementation of a program of architectural work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reasons.

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

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

3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

4. In the interests of visual amenity.

5. In the interests of visual amenity.

6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

7. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

8. To safeguard any potential archaeological interest on the site.

Informatives.

1. You are advised that any steps, raised patios or ramps constructed within or around the site should be designed to be permeable to flood water.

2. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Recommendation Application LA/2001/3169. – To GRANT Listed Building Consent subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external and internal 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.

3. Detailed drawings and samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, windows, rooflights and flashing, dormer windows, doors, frames and linings 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.

4. Full detailed drawings and specifications of all new partition walls 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.

5. A full schedule of details of the lift construction, including its means of adjoining existing structures 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.

6. Full details of the new staircase design, including its materials, construction and its method of adjoining the existing structure, 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.

7. Structural details of the roof and floor to the staff dining area, the replacement floor construction over staircase identified for removal, works to sealed windows, the removal of the wall adjoining the beer cellar and details of the void adjacent to the maids room 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.

Reasons.

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

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

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

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

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

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

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

Nicola Lake.

Tel: (0118) 974 6229 (Direct Line)
Email: rosie.rogers@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 15 March 2007
My ref: RR/2007
Your ref:
File ref: F/2001/3168

WOKINGHAM BOROUGH COUNCIL

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Mr L Davies
Design Coalition
The Old Mill
Castle Street
Ongar
Essex CM5 9JY

Dear Mr Davies,

READING MOAT HOUSE, MILL LANE, SINDLESHAM – F/2001/3168 – CONDITION 2 – EXTERNAL MATERIALS

I refer to your letter dated 11 July 2006 enclosing details of the proposed bollard submitted pursuant to condition 2 of the above approval. Please accept my apologies for the oversight in replying.

I confirm that the proposed bollard ref 106 as shown on the details attached to your letter of 11 July 2006 is considered acceptable.

Yours sincerely,

Rajan Patel
Development Control Team Leader – Southern Parishes

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368000 FACSIMILE (01277) 368010
E-MAIL NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN
COALITION

PLANNING
93613
DC: RR. ADMIN:
12 JUL 2006
ENF: APP:
COPIES: ACK:

1259/LT110706ld

Wokingham District Council
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

For the attn of Rosie Rogers

11th July 2006

Dear Rosie

RE: READING MOAT HOUSE
MILL LANE, SINDLESHAM
YOUR REF: F/2001/3168

With regard to the above approval please find attached details of the proposed bollard ref 106 submitted for discharge of condition.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

Lance Davies
For and on behalf of Design Coalition

Direct Line: 01277 368004 **Fax: 01277 368012**

Enc.

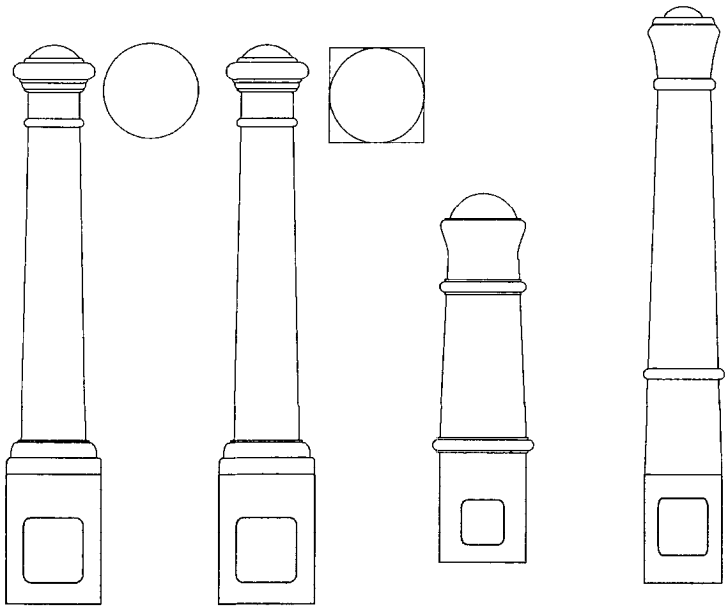
NO I HAVE NOT SEEN THEM BUT BOLLARD REF. 106 IS ACCEPTABLE TO ME.
HS 16. JAN. 07

READING MOAT HOUSE
MILL LANE
SINDLESHAM.

Bollards

CS Street Furniture

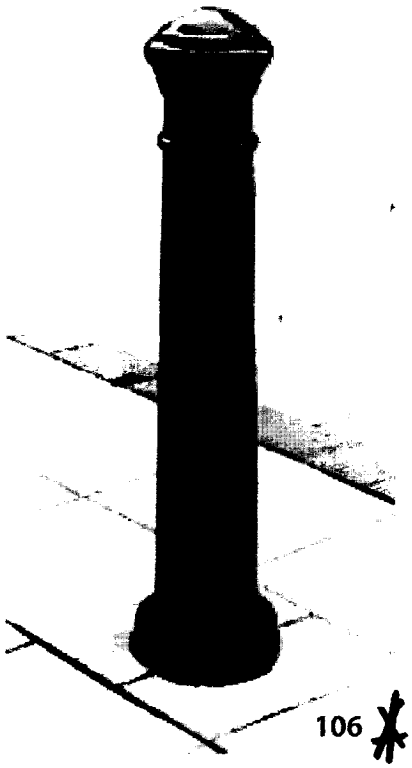
CAST BOLLARDS



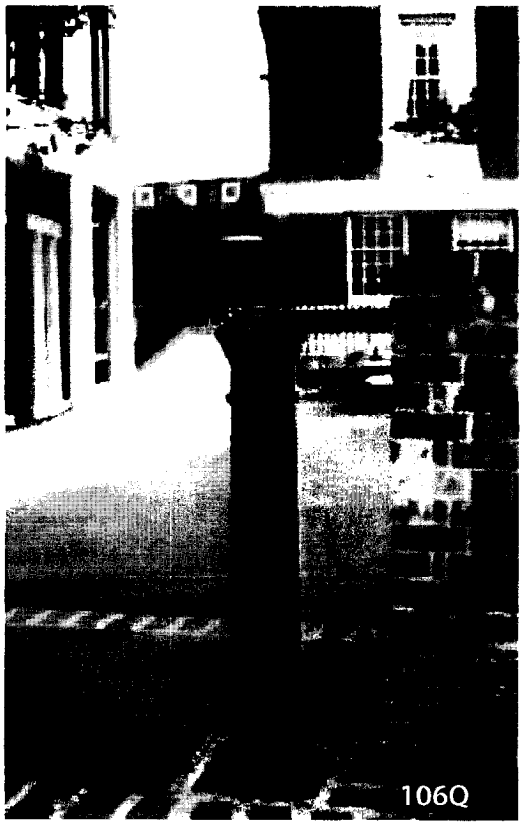
106 * 106Q 118 135

The 106 is one of our best selling bollards and is available from stock. To help fit angular paving styles we have created a square based version 106Q, made to special order.

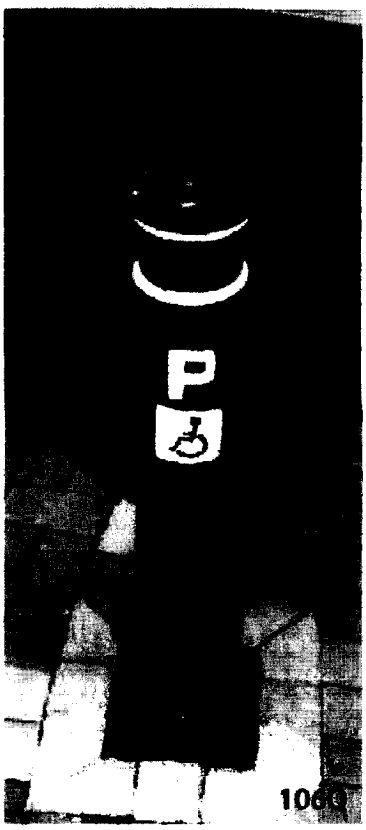
All products are available primer painted or fully painted in 2-pack epoxy acrylic, factory applied by airless spray. The full RAL or BS4800 colour range is available. Highlighting in a contrasting colour can be provided on most products.



106 *



106Q



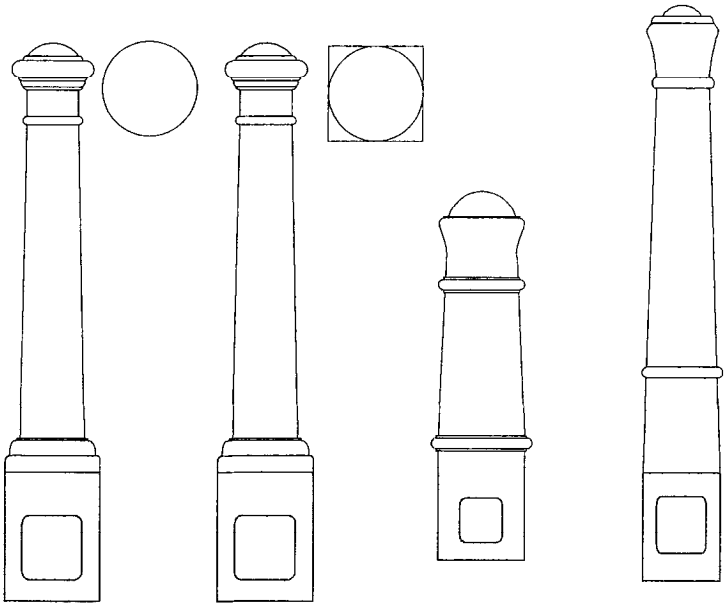
106Q

READING MOAT HOUSE
MILL LANE
SINDLESHAM

Bollards

Street Furniture

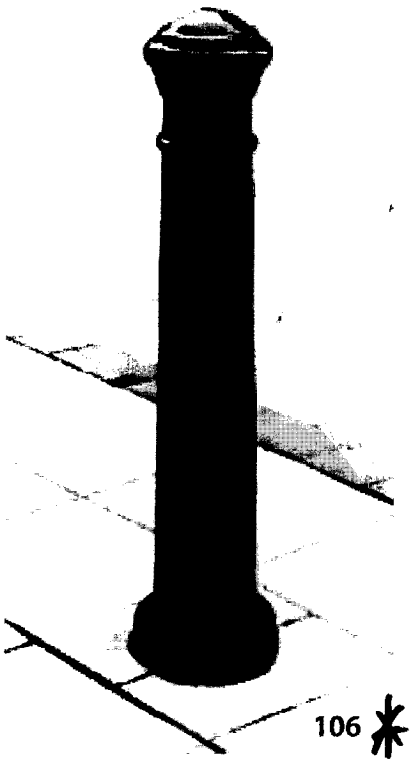
CAST BOLLARDS



106 * 106Q 118 135

The 106 is one of our best selling bollards and is available from stock. To help fit angular paving styles we have created a square based version 106Q, made to special order.

All products are available primer painted or fully painted in 2-pack epoxy acrylic, factory applied by airless spray. The full RAL or BS4800 colour range is available. Highlighting in a contrasting colour can be provided on most products.



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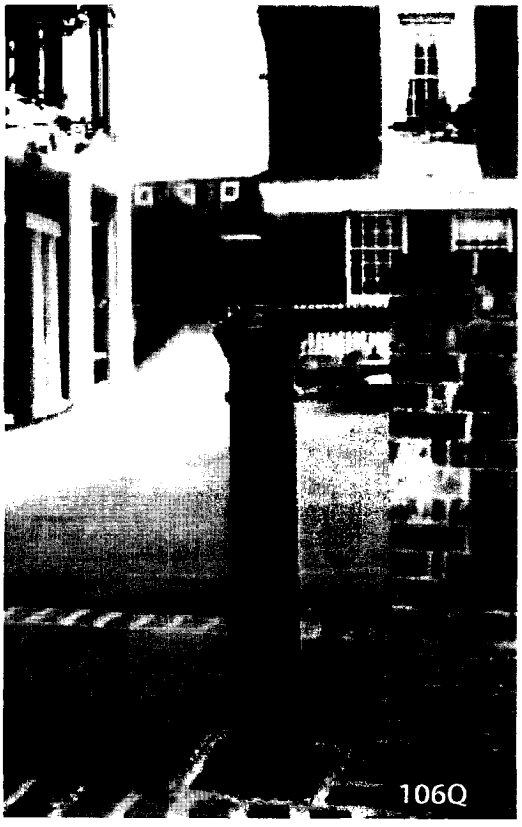

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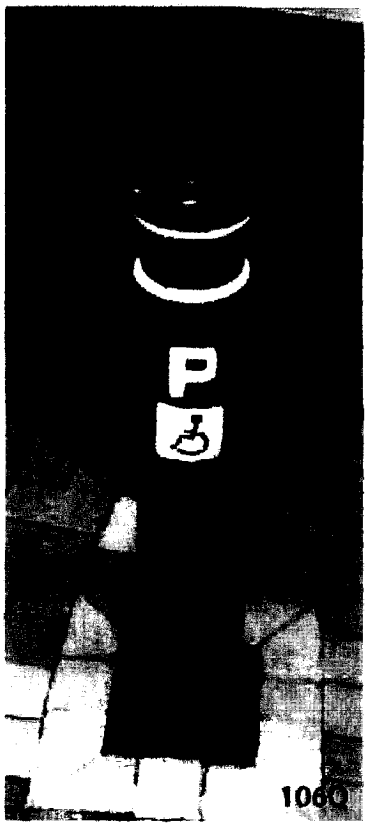

106Q

Tel: (0118) 974 6229 (Direct Line)
Email: rosie.rogers @wokingham.gov.uk
Fax: (0118) 974 6484
Date: 12 January 2007
My ref: RR/2007/05
Your ref:
File ref: LB/2001/3169

Mr Lance Davies
Design Coalition
The Old Mill
Castle Street
Ongar
Essex CM5 9JY

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Dear Mr Davies,

READING MOAT HOUSE HOTEL, MILL LANE, SINDLESHAM –LB/2001/3169 – CONDITION 3

I refer to the details of Velux Conservation roof lights submitted by e-mail on 20 November 2006 in respect of Condition 3 of LB/2001/3169 and apologise for the delay in replying.

I confirm that GVA Conservation Rooflight 460x610 with EDN flashings for minimum upstand are considered acceptable for use on the Mill building.

Yours sincerely,

Rajan Patel

Development Control Team Leader – Northern Parishes

Rosie Rogers

From: Harold Sanders
Sent: 30 November 2006 13:44
To: Rosie Rogers
Subject: RE: FW: Reading Moat House, Mill Lane, Sindlesham

Dear All
GVA Conservation Rooflight 460x610 with EDN flashings for minimum upstand acceptable to me Harold Sanders

-----Original Message-----
From: Rosie Rogers
Sent: 28 November 2006 09:06
To: Harold Sanders
Subject: FW: FW: Reading Moat House, Mill Lane, Sindlesham

Harold,

Please see below.

Rosie

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 28 November 2006 08:58
To: rosie.rogers@wokingham.gov.uk
Subject: Re: FW: Reading Moat House, Mill Lane, Sindlesham

Rosie

They are type GVA rooflights

Regards

Lance
==========

Lance,

Can you let me have the answers to Harold's questions before formal approval is given.

Thanks
Rosie Rogers

-----Original Message-----
From: Harold Sanders
Sent: 23 November 2006 17:34
To: Rosie Rogers
Cc: 'Lance@designcoalition.demon.co.uk'
Subject: RE: Reading Moat House, Mill Lane, Sindlesham

Rosie - General form acceptable to me
What size are they? Is it the GVA or GVT that they wish to use
Harold

-----Original Message-----
From: Rosie Rogers
Sent: 20 November 2006 13:43
To: Harold Sanders
Subject: FW: Reading Moat House, Mill Lane, Sindlesham
Importance: High

Harold,

Please see below. I will await your comments.

Rosie

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 20 November 2006 12:44
To: rosie.rogers@wokingham.gov.uk
Subject: RE: Reading Moat House, Mill Lane, Sindlesham
Importance: High

Harold/Rosie

Please find attached details of Velux Conservation roof lights for your approval, we proposed to use these on the Mill building.

Regards

Lance Davies

To: Harold.Sanders@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

DISCLAIMER
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been transmitted. Please therefore ensure that you take your own precautions for the detection and eradication of viruses.

Rosie Rogers

From: Lance@designcoalition.demon.co.uk
Sent: 20 November 2006 12:44
To: rosie.rogers@wokingham.gov.uk
Subject: RE: Reading Moat House, Mill Lane, Sindlesham

Importance: High



Velux Conservation rooflight.p...

Harold/Rosie

Please find attached details of Velux Conservation roof lights for your approval, we proposed to use these on the Mill building.

Regards

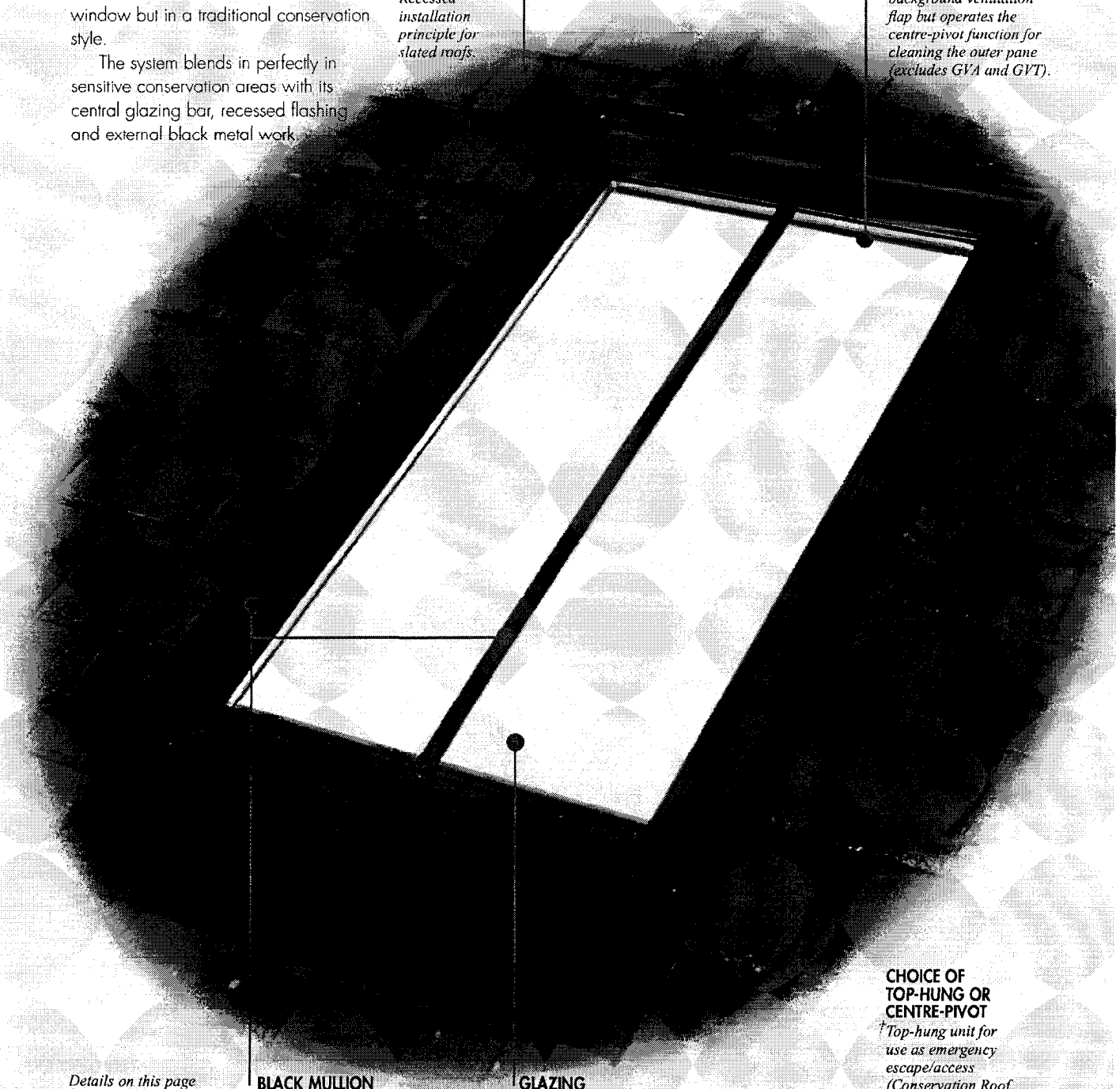
Lance Davies

To: Harold.Sanders@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

CONSERVATION ROOF WINDOWS

The VELUX Conservation Roof Window System offers all the superior technical features of a VELUX roof window but in a traditional conservation style.

The system blends in perfectly in sensitive conservation areas with its central glazing bar, recessed flashing and external black metal work.



WINDOWS SIT LOW IN THE ROOFLINE
Recessed installation principle for slated roofs.

TOP CONTROL BAR
Not only controls the background ventilation flap but operates the centre-pivot function for cleaning the outer pane (excludes GVA and GVT).

Details on this page refer to Conservation Roof Window Systems only.

BLACK MULLION AND EXTERNAL METALWORK
To reflect traditional conservation aesthetics. Interior: TOPfinish pine sash and frame.

GLAZING
PROTEC-STAR glazing as standard. All panes are AA Fire Rated (excludes GVA and GVT).

GLAZING DETAILS PAGE 15

CHOICE OF TOP-HUNG OR CENTRE-PIVOT
†Top-hung unit for use as emergency escape/access (Conservation Roof Window System only). Check with your local Building Control Department with regards to the position of the window.

VELUX

CONSERVATION – Roof Window System



VELUX Conservation Roof Windows offer all the superior technical features of a VELUX roof window but in a traditional conservation style.

The system blends in perfectly in sensitive conservation areas with its central glazing bar, recessed flashing and external black metal work.

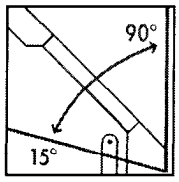
Available in two styles – centre-pivot and top-hung (emergency escape/access). Both feature an internal frame and sash of TOPfinish pine.

Both types are supplied complete with mullion and suitable flashings to achieve a harmonious visual appeal with most roofing materials.

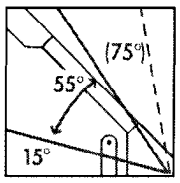
Installation pitch is dependent on flashing type used. Refer to details on page 17.

- *Internal TOPfinish pine sash and frame.*
- *PROTEC-STAR glazing standard.*
- *Centre-pivot available in 3 sizes.*
- *Top-hung escape/access available in M08 size.*
- *Rotates 180° for ease of cleaning outer pane.*
- *Package price includes mullion and suitable flashings.*
- *Electrical operation and blinds/ accessories also available.*
- *U-value = 1.5W/m²K*.*

INSTALLATION PITCH

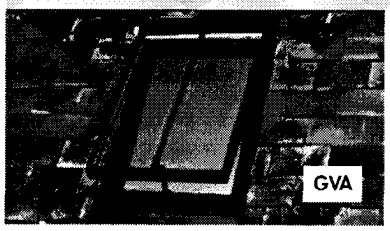


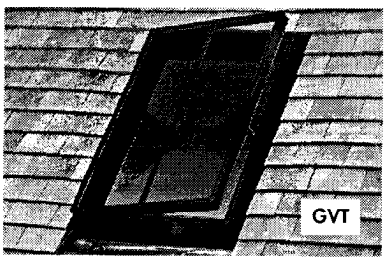
Centre-pivot Conservation Roof Window



Top-hung Escape/ Access* Conservation Roof Window.
Special springs are required between 55° and 75°. (Specify at time of order.)

CONSERVATION – Rooflights





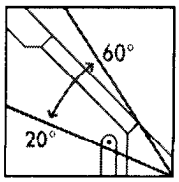
The GVA is a top-hung rooflight whilst the GVT is a side-hung version designed for emergency escape/ access applications.

Both have been designed with respect for traditional buildings and are ideal for replacing old cast iron rooflights.

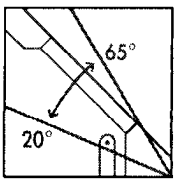
The GVA and GVT have polyurethane frames, anodized aluminium sash, external vertical glazing bar and are supplied with integral flashings to ease installation.

- *GVA/GVT Rooflights do not provide background ventilation when in the closed position.*
- *Roofing material – maximum 60mm in profile/thickness.*
- *Energy saving toughened glazing.*
- *U-values– GVA=3.3W/m²K* GVT=3.1W/m²K*.*

INSTALLATION PITCH

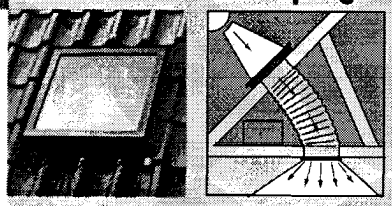


GVA Top-hung



GVT Side-hung Escape/Access*

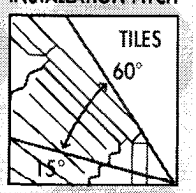
NEW SUN TUNNEL – Piping natural daylight into previously inaccessible areas!



VELUX Sun Tunnels are ideal for windowless hallways, bathrooms etc. A highly reflective flexible or rigid tunnel will channel daylight from the roof to the ceiling – flooding any area below with natural light – the perfect application where loft space conversion is not an option!

- *Exterior has roof-light appearance.*
- *Flexi or rigid tunnel – 355mm diameter x 2m long.*
- *900mm rigid extensions available.*
- *Light kit and ventilation outlet also available.*

INSTALLATION PITCH



(35°-60° for slate and plain tiles)

SIZES AND PRICES – PAGES 17/18

* U-values relate to complete window and are calculated to EN ISO 12567-2

Tel: (0118) 974 6229 (Direct Line)
Email: rosie.rogers @wokingham.gov.uk
Fax: (0118) 974 6484
Date: 30 November 2006
My ref: RR/2006
Your ref:
File ref: LB/2001/3169

Mr L Davies
Design Coalition
The Old Mill
Castle Street
Ongar
Essex CM5 9JY

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Dear Mr Davies,

RE: READING MOAT HOUSE, MILL LANE, SINDLESHAM – LB/2001/3169
CONDITION 2 – EXTERNAL AND INTERNAL MATERIALS

I refer to the letter from Gth Construction Ltd dated 16 October 2006 addressed to Mr Harold Sanders and the enclosed sample of the tongue and groove floor boarding submitted pursuant to Condition 2 of the above approval.

I confirm the submitted sample is considered acceptable.

Yours sincerely,



Rajan Patel

Principal Planning Officer – Southern Parishes

CONSTRUCTION LTD

70 Orchard Road
Hockley Heath
Solihull B94 6QJ

Telephone: 01564 784000
Facsimile: 01564 784020
email: admin@gthconstruction.com

Our ref JH/KH/C2831

16 October 2006

Ftao Mr Harold Sanders
Wokingham District Council - Planning Department
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir,

Re: Reading Moat House - Sindlesham Mill

We are currently carrying out refurbishment works at the Reading Moat House.

Lance Williams of Design Coalition has requested that we forward to you a sample of the tongue & groove floor boarding that we intend to install at the above project. The specification is as per attached but 150mm wide tongue & groove x 25mm thick vac vac treated in redwood.

We would be grateful if you would advise by return to Design Coalition whether this meets with your approval.

Should you require any additional information, please do not hesitate to contact us.

Yours faithfully

Jim Hopwood
Procurement Manager

ACCEPTABLE TO MR. Harold Sanders
17.10.06

Company Registration Number: 2667225

V A T Registration Number: 584 9494 75

NQA ISO9001 REGISTERED COMPANY UKAS 015
Certificate No. 7973

Rosie Rogers

From: Rosie Rogers
Sent: 30 November 2006 15:45
To: 'Lance@designcoalition.demon.co.uk'
Cc: Catherine Brimble
Subject: Reading Moat House Hotel, Mill Lane, Sindlesham - Condition 4 Landscaping - F/2001/3168

Lance,

Upon checking my file it would appear that I have still not cleared the landscaping condition. Can you advise whether a revised landscaping scheme has been submitted direct to Catherine Brimble.

Regards

Rosie Rogers
Planning Support Assistant
Development Control
Civic Offices
Shute End
Wokingham

Tel: 0118 974 6229
Fax: 0118 974 6484
Email: rosie.rogers@wokingham.gov.uk
www.wokingham.gov.uk

Useful Links

Did you know you can submit your planning application On-Line? Go to http://www.planningportal.gov.uk/ for 8 simple steps (you do not have to submit your plans online, just the forms will be sufficient to reap the benefits).

Rosie Rogers

From: Lance@designcoalition.demon.co.uk
Sent: 18 September 2006 11:32
To: rosie.rogers@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham F/2001/3168 and LB/20

Gents

I'm afraid the brick we submitted to you for approval is no longer available.

Trevor Lambden from Brickability will be submitting a revised brick to you this morning, we await for your approval for the amended material.

Regards

Lance

To: adrian.ellis@wokingham.gov.uk
Cc: harold.sanders@wokingham.gov.uk

Rosie Rogers

From: Adrian Ellis
Sent: 29 August 2006 09:54
To: Rosie Rogers
Subject: RE: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3168 an

Yes, and they have been approved

-----Original Message-----
From: Rosie Rogers
Sent: 24 August 2006 08:27
To: Adrian Ellis
Subject: FW: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3168 an

Adrian,

Have you seen these samples?

Rosie

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 09 August 2006 12:11
To: rosie.rogers@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3168 an

Adrian

The brick and roof tile samples will be delivered to your office today, at your earliest convenience can you please confirm you are satisfied with the materials as we need to progress orders.

Regards

Lance

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

Adrian Ellis

From: Lance@designcoalition.demon.co.uk
Sent: 16 August 2006 13:51
To: Adrian.Ellis@wokingham.gov.uk
Subject: Re-2: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3



Main contract programme.jpg (2...

Adrian

Further to our telephone conversation yesterday and today, I can confirm the following:

1. Piled foundation works and substantial drainage alterations have been completed to form the public house extension, the extension has been previously accepted by yourselves as forming part of the approval F/2001/3168 and LB/2001/3169.

2. The internal works will commence in earnest on the 21/8/06.

These works are a substantial enactment of the development and we are satisfied that works have commenced to ensure the planning approval does not expire.

I attach for your information a copy of the contractors programme for the project, a more detailed programme was issued to you on the 9th August 2006, if you require further copies please do not hesitate to contact me.

Please note that if Harold Sanders or yourself wish to visit site, as of Monday I'm afraid you will be required to wear a safety helmet, steel toe cap boots and and a high visibilty jacket.

Regards

Lance Davies
-==========

Lance,

I am writing to confirm that the brick (Charnwood - Lt. Victorian Red) and tile samples (Koramic Clay Tile) submitted with the application are acceptable. Provided these materials are used in construction of the bedrooms condition 2 of F/2001/3168 can be formally discharged.

FOR TOILETS NOT BEDROOMS.

Regards

Adrian Ellis

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 09 August 2006 12:08
To: adrian.ellis@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3168 an

Adrian

The brick and roof tile samples will be delivered to your office today, at your earliest convenience can you please confirm you are satisfied with the materials as we need to progress orders.

Regards

Lance

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

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To: Adrian.Ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

The Sindlesham Mill, Reading
Contract Summary

ID	Task Name	Duration	Start
1		0 days	Fri 28/07/06
2	Enabling Works	20 days	Fri 28/07/06
3	Main Contract Site Set Up	10 days	Mon 14/08/06
4	**Contract Start**	0 days	Mon 21/08/06
5	Lambourne Suite To Offices	15 days	Mon 21/08/06
6	Office Workstation In Reception	10 days	Mon 28/08/06
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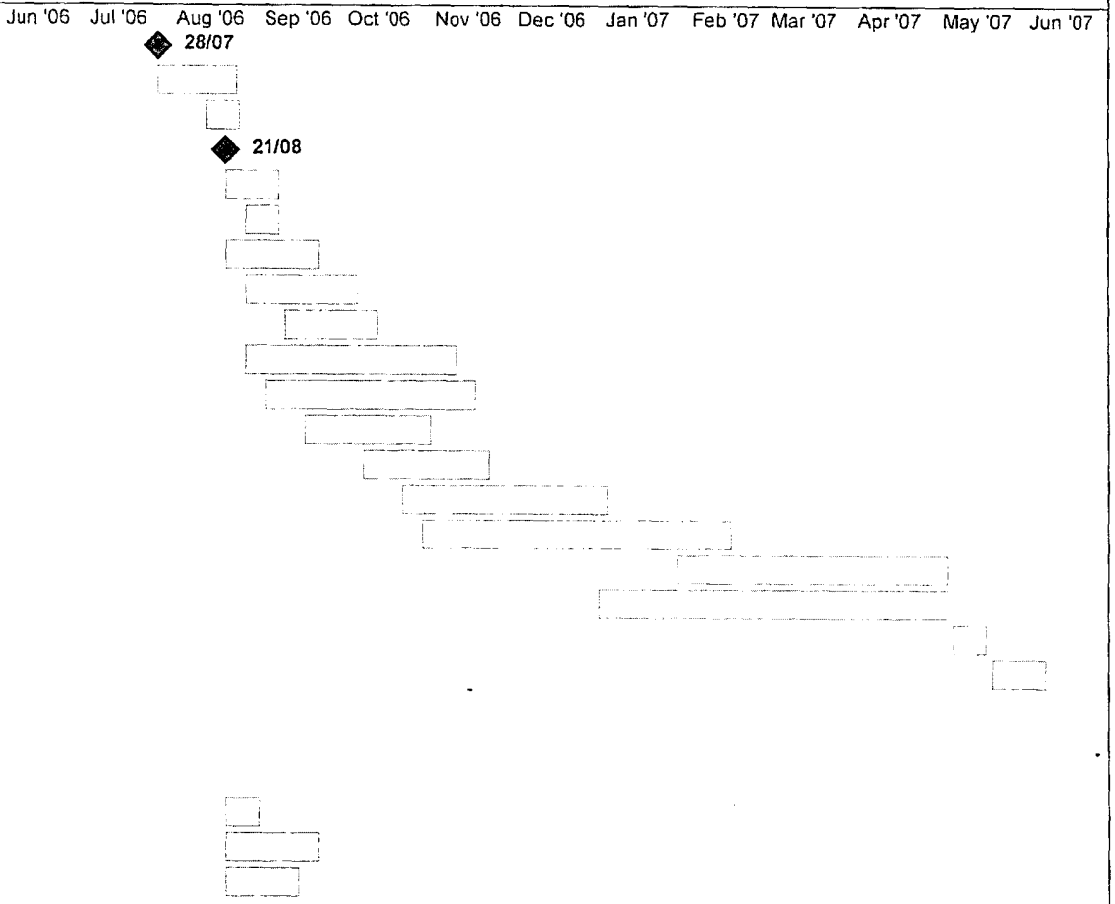
8	Public Area Toilets	30 days	Mon 28/08/06
9	Offices to 5th Floor	25 days	Mon 11/09/06
10	Poachers Pub	55 days	Mon 28/08/06
11	Mill Area - Ground Floor	55 days	Mon 04/09/06
12	Mill Area - First Floor	33 days	Mon 18/09/06
13	Mill Area - Second Floor	33 days	Mon 09/10/06
14	Mill Area - Third Floor	48 days	Mon 23/10/06
15	Bedroom Fit Out - First Floor	75 days	Mon 30/10/06
16	Bedroom Fit Out - Second Floor	70 days	Mon 29/01/07
17	Bedroom Fit Out - Third Floor	90 days	Mon 01/01/07
18	Communal Areas	10 days	Mon 07/05/07
19	Compound Removal and Site Clean	15 days	Mon 21/05/07
20			
21			
22			
23	Gas Main - Option A (Date TBA)	10 days	Mon 21/08/06
24	Plant Support Platform (Date TBA)	25 days	Mon 21/08/06
25	Lift Installation (Date TBA)	20 days	Mon 21/08/06



Project: The Sindlesham Mill, Reading
Contract Summary

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

Rosie Rogers

From: Lance@designcoalition.demon.co.uk
Sent: 16 August 2006 13:51
To: rosie.rogers@wokingham.gov.uk
Subject: Re-2: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3



Main contract programme.jpg (2...

Adrian

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Regards

Lance Davies
-==========

Lance,

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Regards

Adrian Ellis

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 09 August 2006 12:08
To: adrian.ellis@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3168 an

Adrian

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Regards

Lance

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

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been transmitted. Please therefore ensure that you take your own precautions for the detection and eradication of viruses.

To: Adrian.Ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

Rosie Rogers

From: Adrian Ellis
Sent: 15 August 2006 12:50
To: 'Lance@designcoalition.demon.co.uk'
Cc: Rosie Rogers
Subject: RE: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3168 an

Lance,

I am writing to confirm that the brick (Charnwood - Lt. Victorian Red) and tile samples (Koramic Clay Tile) submitted with the application are acceptable. Provided these materials are used in construction of the bedrooms condition 2 of F/2001/3168 can be formally discharged.

Regards

Adrian Ellis

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 09 August 2006 12:08
To: adrian.ellis@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3168 an

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with the materials as we need to progress orders.

Regards

Lance

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

SUBMISSION OF MATERIALS

WOKINGHAM DISTRICT COUNCIL
PLANNING
DC: 93909
ADMIN
09 AUG 2006
ENT: APP:
COPIES: ACK:

Please fill out the form below, and submit with your material samples

Name: TREVOR LAMBDEN
BRICKABILITY LTD

Address: WOODS YARD, WEST END LANE
WALTHAM ST LAWRENCE,
TWYFORD,
BERKS RG10 ONL

Contact No: 0870-420-1172 07974-449426.

Application Number: F/2001/3169 3168

Case Officer: NL

Site Address: Reading Moat House,
Mill Lane,
Sindlesham

Koramic Clay Tile
Charnwood Lt. Victorian Red

Samples are acceptable

Materials submitted for approval (please include brand and type):
Bricks:

Tiles: Charnwood 13mm Facings
Koramic 6½"x6½" Clay Tile.

Condition 2 of F/2001/3168 discharged via e-mail sent on 15/8/06

AME.

Other:

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368000 FACSIMILE (01277) 368010
E-MAIL NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN COALITION

Direct Dial No. 01277 368001
Direct Dial Fax: 01277 368010

PLANNING
93912
DC: AE ADMIN:
10 AUG 2006
ENF: APP:
COPIES: ACK:

Ref: 1259/LT/090806-ld

Mr Adrian Ellis
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Harold, are these acceptable?
Ade.

9th August 2006

Dear Adrian

Re: Reading Moat House, Mill Lane, Sindlesham
Your ref. F/2001/3168

Please find enclosed the full construction programme issued by GTH Construction, the main contractor for the project.

Further to my e-mail of 4th August 2006, can you confirm your acknowledgement of enactment of the development.

If you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely

Lance Davies
For and on behalf of Design Coalition Company Limited

CONTRACT [illegible]
PRINC [illegible] 31.07.06

Enc.

The Sindlesham Mill, Reading
Contract Summary

ID	Task Name	Duration	Start
1		0 days	Fri 28/07/06
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21			
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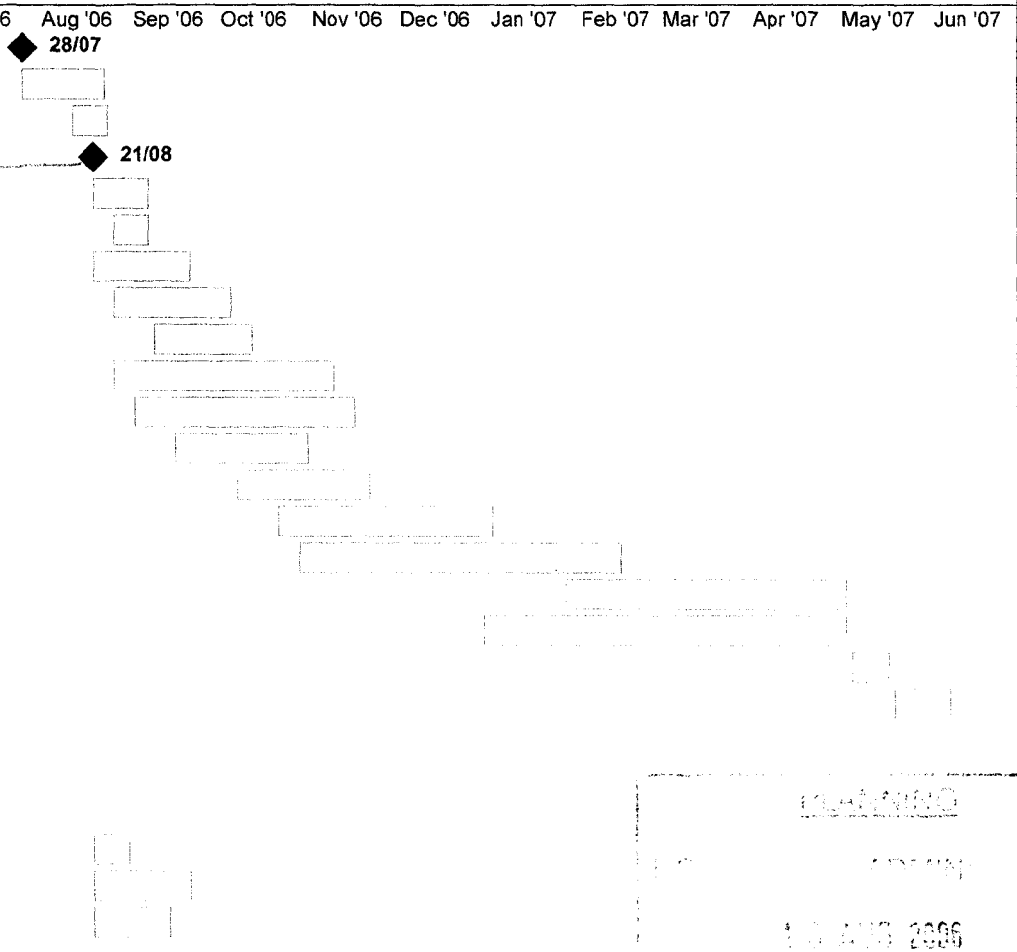


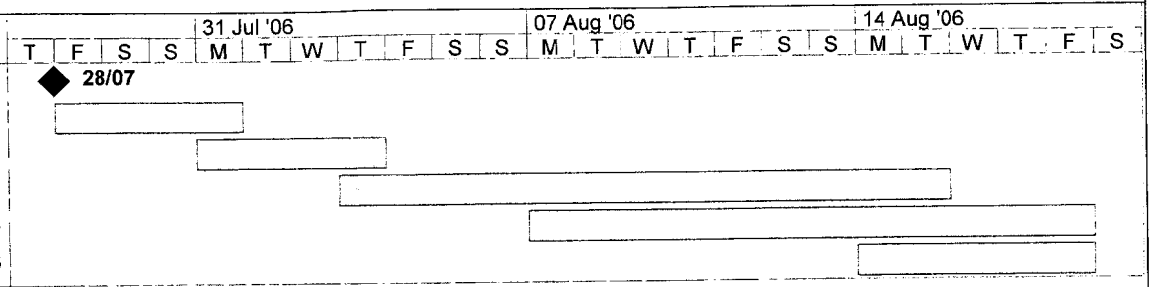
Project: The Sindlesham Mill, Reading
Contract Summary

Date: Mon 17 July 2006

Task		Rolled Up Task		External Tasks	
Progress		Rolled Up Milestone		Project Summary	
Milestone		Rolled Up Progress		Group By Summary	
Summary		Split		Deadline	

The Sindlesham Mill, Reading
Poachers Pub - Enabling Works

ID	Task Name	Duration	Start
1	**Start**	0 days	Fri 28/07/06
2	Site Set Up and Demolitions	2 days	Fri 28/07/06
3	Piling	4 days	Mon 31/07/06
4	Foundations	9 days	Thu 03/08/06
5	Drainage	10 days	Mon 07/08/06
6	Full Site Set Up	5 days	Mon 14/08/06

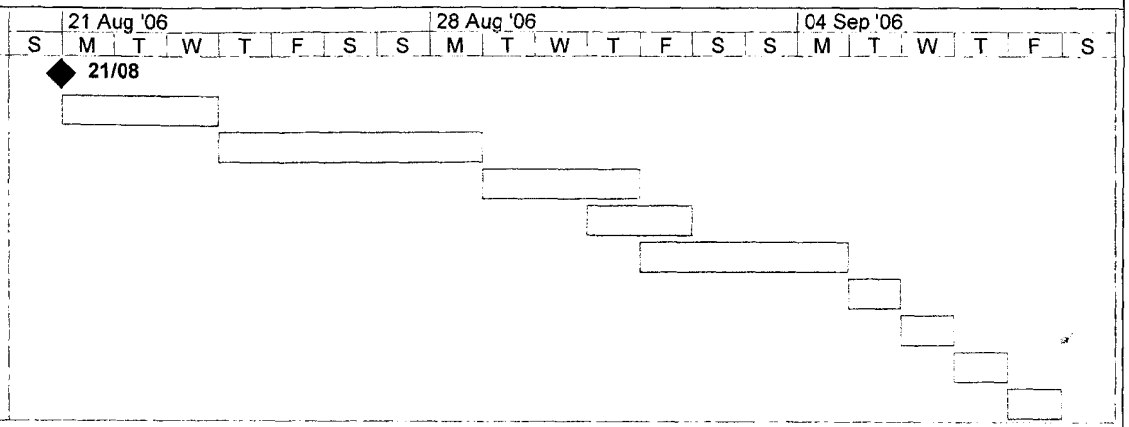


Project: The Sindlesham Mill, Reading
Poachesr Pub - Enabling Works
Date: Mon 17 July 2006

Task	Rolled Up Task	External Tasks	
Progress	Rolled Up Milestone	Project Summary	
Milestone	Rolled Up Progress	Group By Summary	
Summary	Split	Deadline	

The Sindlesham Mill, Reading
Lambourne Suite To Offices

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 21/08/06
2	Demolition and Alterations	3 days	Mon 21/08/06
3	Electrical Works 1st Fix Incl Data	3 days	Thu 24/08/06
4	Electrical Works 2nd Fix Incl Data	3 days	Tue 29/08/06
5	Carpentry 2nd Fix	2 days	Thu 31/08/06
6	Decorations	2 days	Fri 01/09/06
7	Flooring	1 day	Tue 05/09/06
8	Fixtures and Fittings	1 day	Wed 06/09/06
9	Snagging and Testing	1 day	Thu 07/09/06
10	Clean and Handover	1 day	Fri 08/09/06



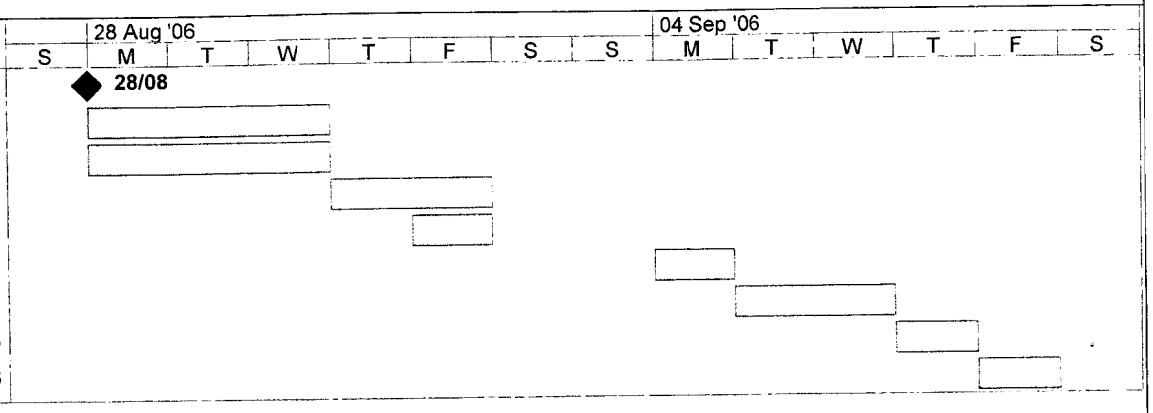
Project: The Sindlesham Mill, Reading
Lambourne Suite To Offices

Date: Mon 17 July 2006

Task		Rolled Up Task		External Tasks	
Progress		Rolled Up Milestone		Project Summary	
Milestone		Rolled Up Progress		Group By Summary	
Summary		Split		Deadline	

The Sindlesham Mill, Reading
Office Workstation In Reception

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 28/08/06
2	Electrical Works 1st Fix Incl Data	3 days	Mon 28/08/06
3	Mechanical Works 1st Fix Incl Data	3 days	Mon 28/08/06
4	Electrical Works 2nd Fix Incl Data	2 days	Thu 31/08/06
5	Mechanical Works 2nd Fix Incl Data	1 day	Fri 01/09/06
6	Shelving	1 day	Mon 04/09/06
7	Decorations	2 days	Tue 05/09/06
8	Snagging and Testing	1 day	Thu 07/09/06
9	Clean and Handover	1 day	Fri 08/09/06



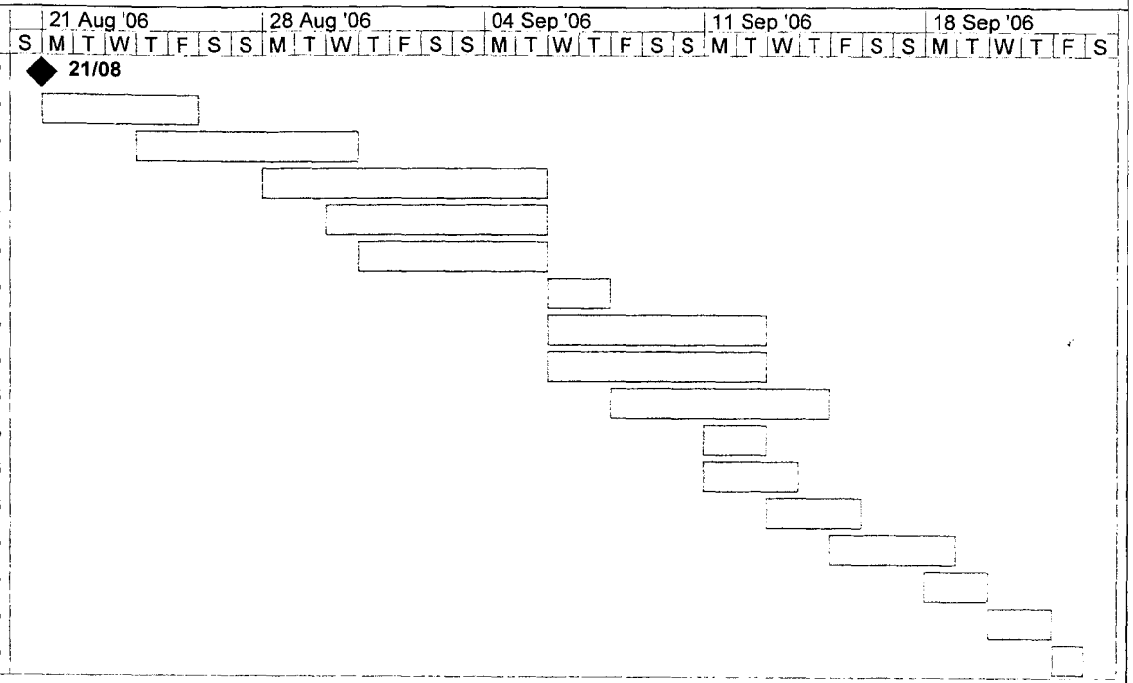
Project: The Sindlesham Mill, Reading
Office Workstation In Reception

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

The Sindlesham Mill, Reading
Granary Conversion To Staff Facilities

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 21/08/06
2	Demolition and Alterations	5 days	Mon 21/08/06
3	Partitioning and Ceiling	5 days	Thu 24/08/06
4	Electrical Works 1st Fix Incl Data	7 days	Mon 28/08/06
5	Mechanical and Plumbing Works 1st Fix	5 days	Wed 30/08/06
6	Plastering	4 days	Thu 31/08/06
7	Electrical Works 2nd Fix	2 days	Wed 06/09/06
8	Mechanical and Plumbing Works 2nd Fix	5 days	Wed 06/09/06
9	Cubicles and Vanity Units	5 days	Wed 06/09/06
10	Wall Tiling	5 days	Fri 08/09/06
11	Doors	2 days	Mon 11/09/06
12	Carpentry Second Fix	3 days	Mon 11/09/06
13	Decorations	3 days	Wed 13/09/06
14	Flooring	2 days	Fri 15/09/06
15	Fixtures and Fittings	2 days	Mon 18/09/06
16	Snagging and Testing	2 days	Wed 20/09/06
17	Clean and Handover	1 day	Fri 22/09/06



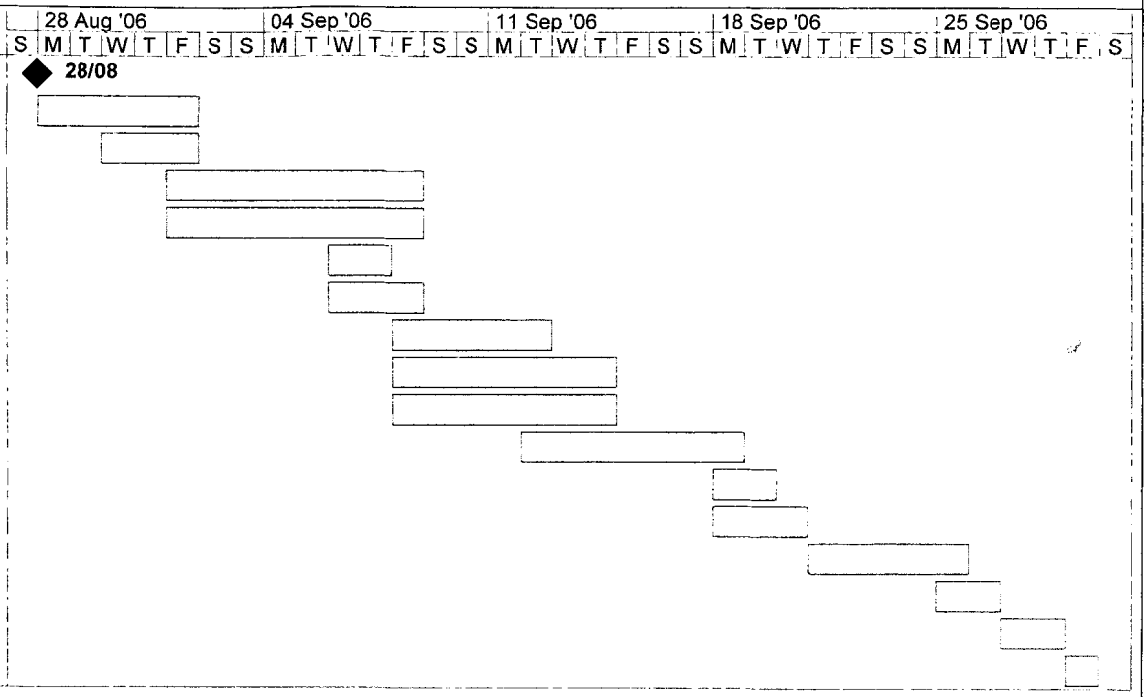
Project: The Sindlesham Mill, Reading
Granary Conversion To Staff Facilities

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

The Sindlesham Mill, Reading
Public Area Toilets

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 28/08/06
2	Demolition **and** Alterations	5 days	Mon 28/08/06
3	Blockwork	3 days	Wed 30/08/06
4	Electrical **Works** 1st Fix	6 days	Fri 01/09/06
5	**Mechanical and** Plumbing Works 1st Fix	6 days	Fri 01/09/06
6	Plasterboard **Ceiling**	2 days	Wed 06/09/06
7	Plastering	3 days	Wed 06/09/06
8	Electrical **Works** 2nd Fix	3 days	Fri 08/09/06
9	**Mechanical and** Plumbing Works 2nd Fix	5 days	Fri 08/09/06
10	Cubicles **and Vanity** Units	5 days	Fri 08/09/06
11	Wall and **Floor** Tiling	5 days	Tue 12/09/06
12	Doors	2 days	Mon 18/09/06
13	Carpentry **Second** Fix	3 days	Mon 18/09/06
14	Decorations	3 days	Thu 21/09/06
15	Fixtures **and Fittings**	2 days	Mon 25/09/06
16	Snagging **and Testing**	2 days	Wed 27/09/06
17	Clean and **Handover**	1 day	Fri 29/09/06



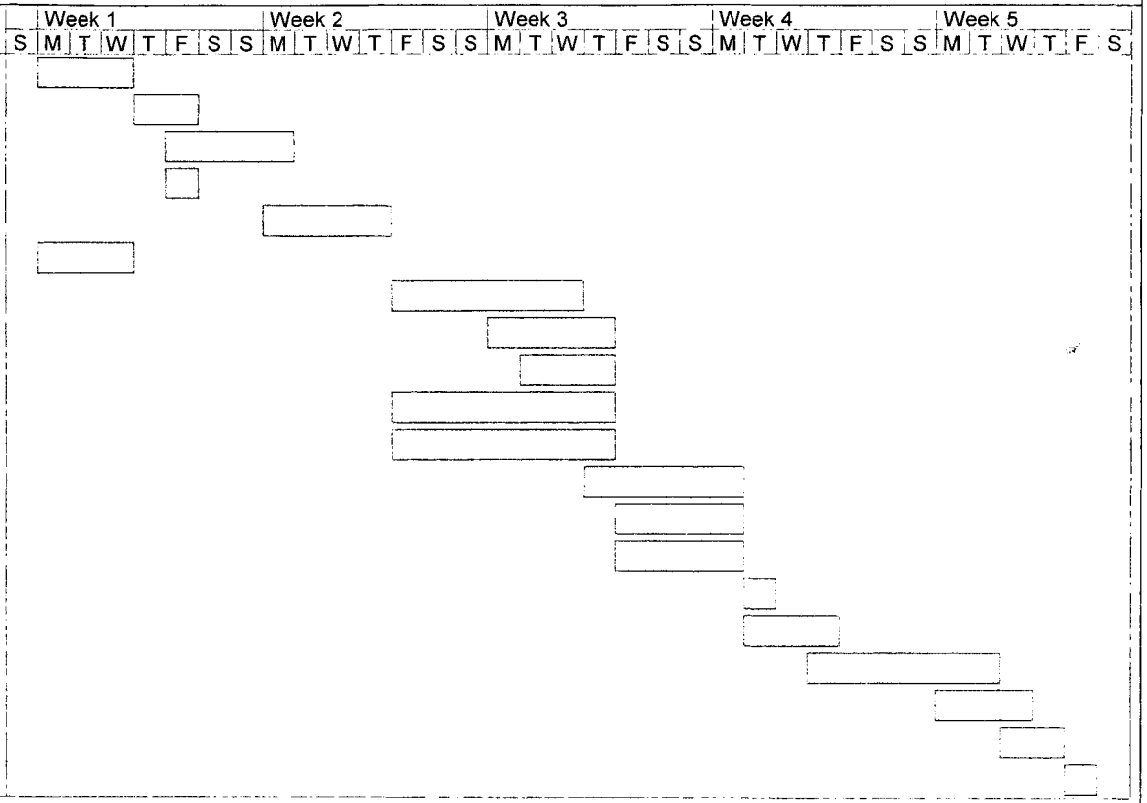
Project: The Sindlesham Mill, Reading
Public Area Toilets

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

The Sindlesham Mill, Reading
Offices To 5th Floor

ID	Task Name	Duration	Start
1	Demolitions and Alterations	3 days	Mon 21/08/06
2	Remove Roof Tiles	2 days	Thu 24/08/06
3	Studwork and Structural Timber	2 days	Fri 25/08/06
4	Steel Staircase	1 day	Fri 25/08/06
5	Replace Roof and Install Rooflights	4 days	Mon 28/08/06
6	Alter Hoist	3 days	Mon 21/08/06
7	Acoustic Flooring	4 days	Fri 01/09/06
8	Stud and Plasterboard walls	4 days	Mon 04/09/06
9	Plasterboard Ceiling	3 days	Tue 05/09/06
10	Electrical Works 1st Fix	5 days	Fri 01/09/06
11	Mechanical Works 1st Fix	5 days	Fri 01/09/06
12	Plastering	3 days	Thu 07/09/06
13	Electrical Works 2nd Fix	2 days	Fri 08/09/06
14	Mechanical Works 2nd Fix	2 days	Fri 08/09/06
15	Doors	1 day?	Tue 12/09/06
16	Carpentry 2nd Fix	3 days	Tue 12/09/06
17	Decorations	4 days	Thu 14/09/06
18	Fixtures and Fittings	3 days	Mon 18/09/06
19	Snagging and Testing	2 days	Wed 20/09/06
20	Clean and Handover	1 day	Fri 22/09/06



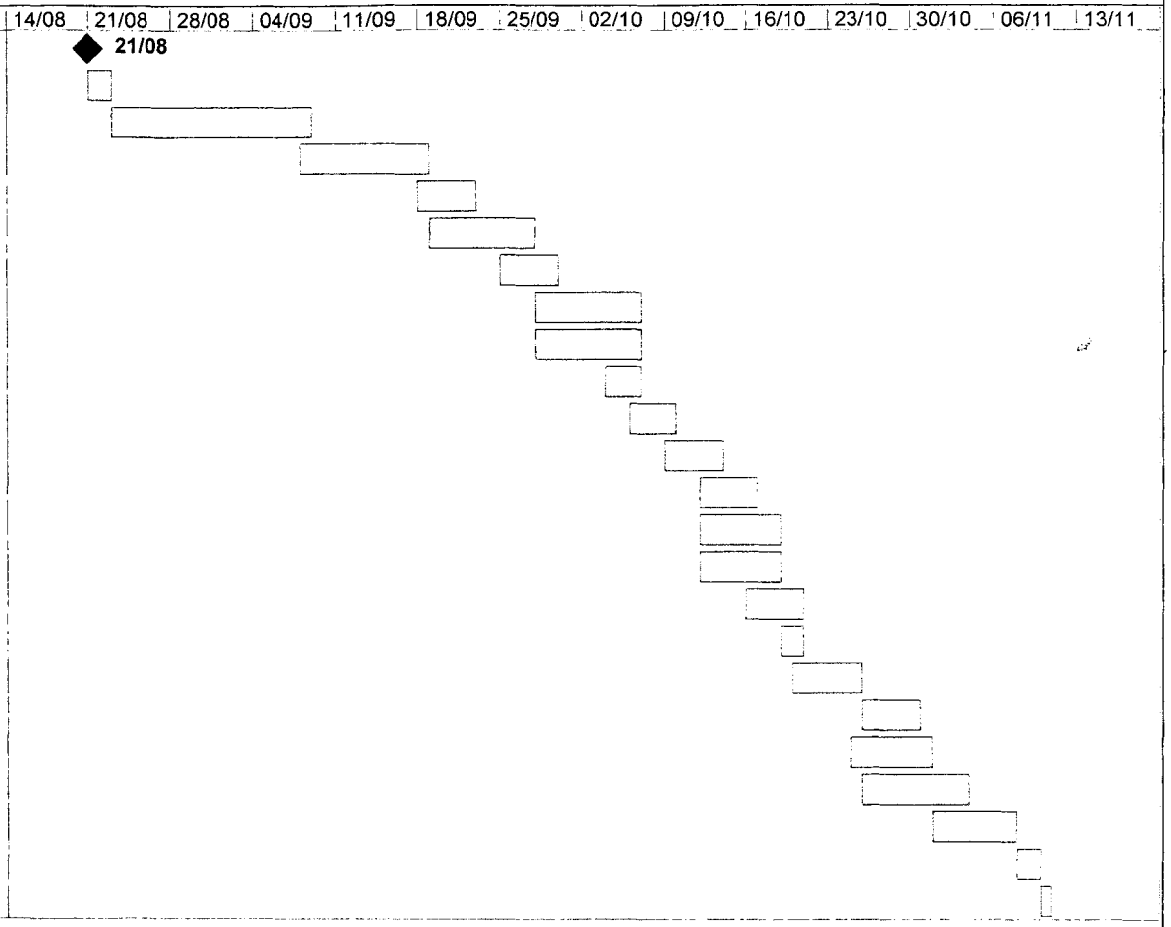
Project: The Sindlesham Mill, Reading Offices To 5th Floor

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

The Sindlesham Mill, Reading
Poachers Pub

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 21/08/06
2	Beam and Block Floor Slab	2 days	Mon 21/08/06
3	Brickwork and Blockwork	13 days	Wed 23/08/06
4	Roofing Works	7 days	Fri 08/09/06
5	Demolitions and Alterations	5 days	Mon 18/09/06
6	Structural Alterations	7 days	Tue 19/09/06
7	Internal Partitioning	5 days	Mon 25/09/06
8	Electrical Works 1st Fix	7 days	Thu 28/09/06
9	Mechanical and Plumbing Works 1st Fix	7 days	Thu 28/09/06
10	Screeding and Grano Flooring	3 days	Wed 04/10/06
11	Plasterboard Ceilings	2 days	Fri 06/10/06
12	Plastering	5 days	Mon 09/10/06
13	Electrical Works 2nd Fix	3 days	Thu 12/10/06
14	Mechanical and Plumbing Works 1st Fix	5 days	Thu 12/10/06
15	Cubicles and Vanity Units	5 days	Thu 12/10/06
16	Wall Tiling	5 days	Mon 16/10/06
17	Corridor Cupboards	2 days	Thu 19/10/06
18	Floor Tiling	4 days	Fri 20/10/06
19	Doors	3 days	Thu 26/10/06
20	Carpentry 2nd Fix	5 days	Wed 25/10/06
21	Decorations	7 days	Thu 26/10/06
22	Fixtures and Fittings	5 days	Wed 01/11/06
23	Snagging and Testing	2 days	Wed 08/11/06
24	Clean and Handover	1 day	Fri 10/11/06



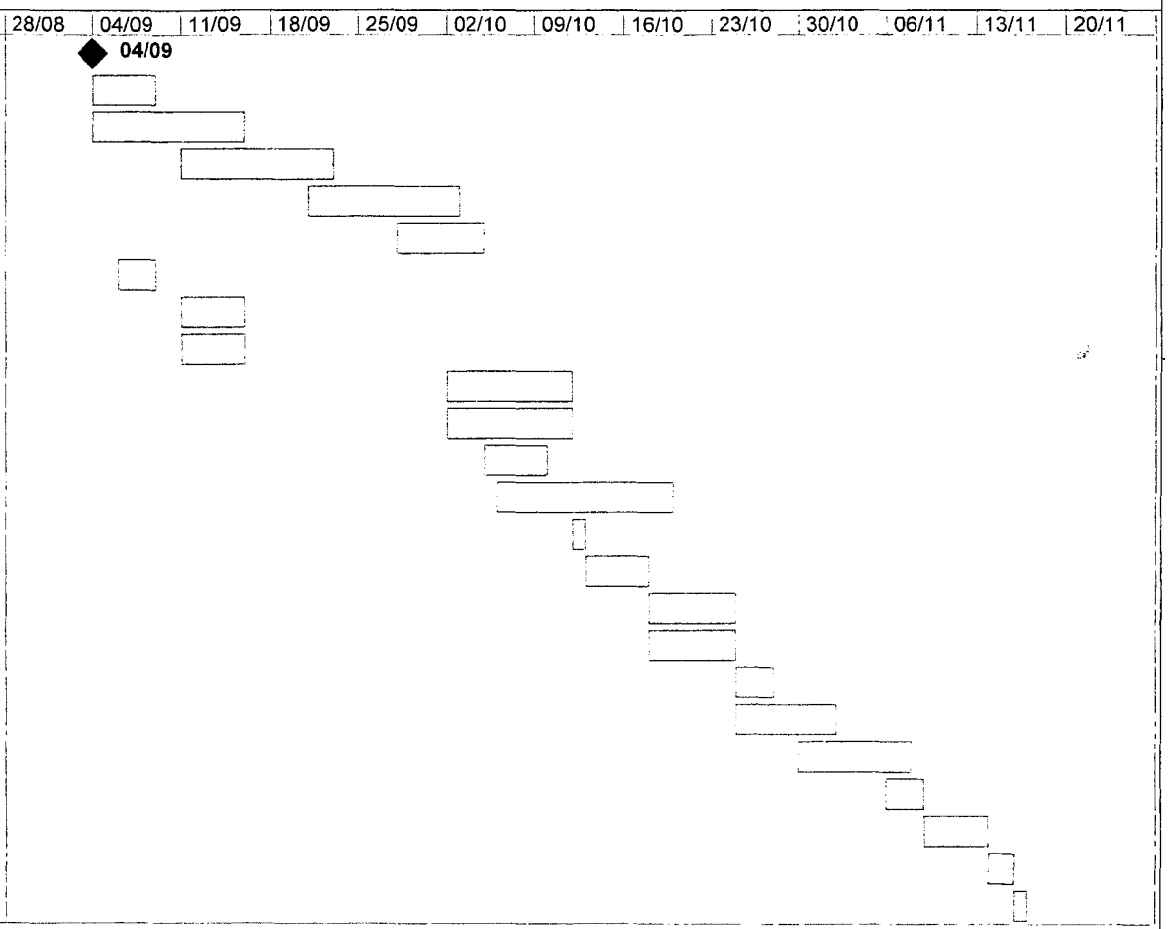
Project: The Sindlesham Mill, Reading
Poachers Pub

Date: Mon 17 July 2006

Task		Rolled Up Task		External Tasks	
Progress		Rolled Up Milestone		Project Summary	
Milestone		Rolled Up Progress		Group By Summary	
Summary		Split		Deadline	

The Sindlesham Mill, Reading
Main Mill Area - Ground Floor

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 04/09/06
2	Demolitions and Alterations	5 days	Mon 04/09/06
3	Drainage Works	10 days	Mon 04/09/06
4	Form Lift Pit	10 days	Mon 11/09/06
5	Blockwork to Lift Shaft	8 days	Thu 21/09/06
6	Stud Walling	5 days	Thu 28/09/06
7	Remove Goods Hoist	3 days	Wed 06/09/06
8	Make Good External Wall	5 days	Mon 11/09/06
9	Install Windows	5 days	Mon 11/09/06
10	Electrical Works 1st Fix	8 days	Mon 02/10/06
11	Mechanical and Plumbing Works 1st Fix	8 days	Mon 02/10/06
12	Carpentry 1st Fix	3 days	Thu 05/10/06
13	Plastering	10 days	Fri 06/10/06
14	Ceiling to W.S. Store	1 day	Thu 12/10/06
15	Timber Staircase	3 days	Fri 13/10/06
16	Electrical Works 2nd Fix	5 days	Wed 18/10/06
17	Mechanical and Plumbing Works 1st Fix	5 days	Wed 18/10/06
18	Doors and Frames	3 days	Wed 25/10/06
19	Carpentry 2nd Fix	6 days	Wed 25/10/06
20	Decorations	7 days	Mon 30/10/06
21	Flooring Altro	3 days	Mon 06/11/06
22	Fixtures and Fittings	3 days	Thu 09/11/06
23	Snagging and Testing	2 days	Tue 14/11/06
24	Clean and Handover	1 day	Thu 16/11/06



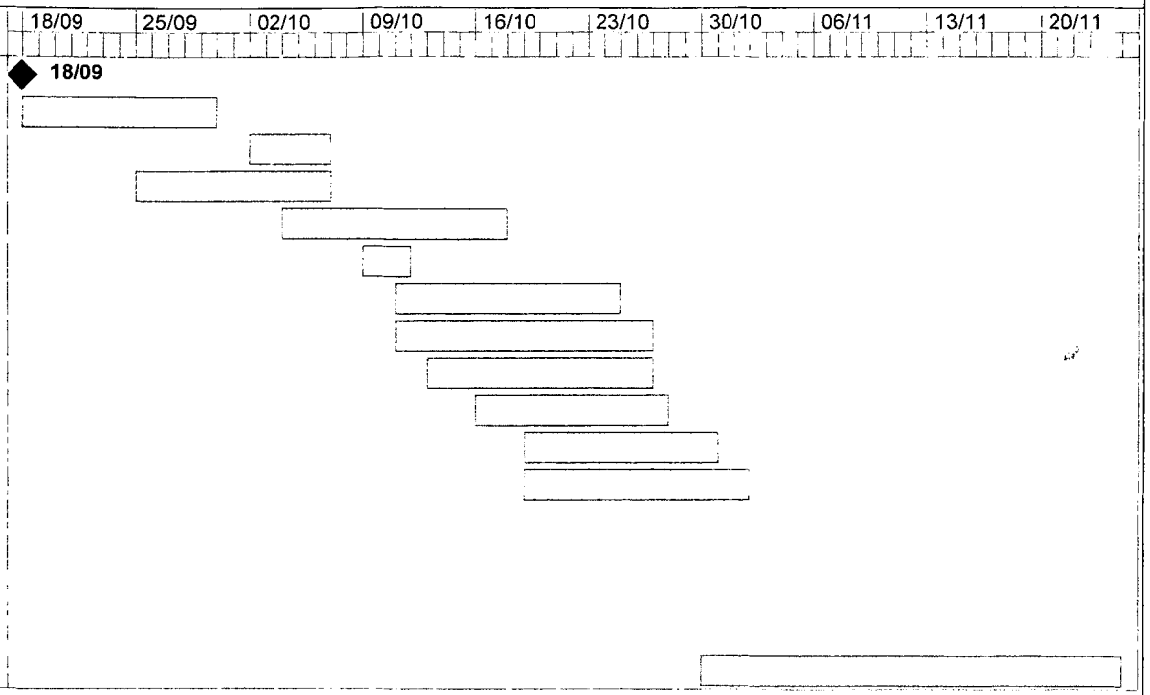
Project: The Sindlesham Mill, Reading
Main Mill Area - Ground Floor

Date: Mon 17 July 2006

Task		Rolled Up Task		External Tasks	
Progress		Rolled Up Milestone		Project Summary	
Milestone		Rolled Up Progress		Group By Summary	
Summary		Split		Deadline	

The Sindlesham Mill, Reading
Main Mill Area - First Floor

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 18/09/06
2	Demolition and Alterations	10 days	Mon 18/09/06
3	Sand blast Beams and Seal	5 days	Mon 02/10/06
4	Blockwork to Lift Shaft	10 days	Mon 25/09/06
5	Timber Flooring	10 days	Wed 04/10/06
6	Timber Stairs	3 days	Mon 09/10/06
7	Stud Partitioning	10 days	Wed 11/10/06
8	Electrical Works 1st Fix	12 days	Wed 11/10/06
9	Mechanical and Plumbing Works 1st Fix	10 days	Fri 13/10/06
10	Plasterboard to Walls and Ceilings	10 days	Mon 16/10/06
11	Carpentry 1st Fix	8 days	Thu 19/10/06
12	Plastering	10 days	Thu 19/10/06
13			
14			
15			
16			
17	Bedroom Fit Out - Bedroom 8	20 days	Mon 30/10/06



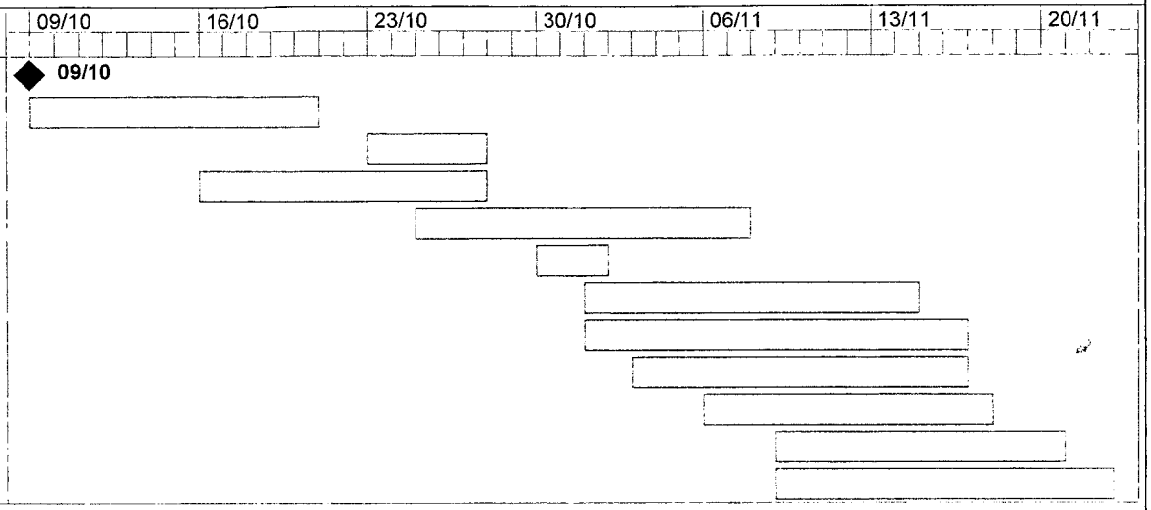
Project: The Sindlesham Mill, Reading
Main Mill Area - First Floor

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

The Sindlesham Mill, Reading
Main Mill Area - Second Floor

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 09/10/06
2	Demolition and Alterations	10 days	Mon 09/10/06
3	Sand blast Beams and Seal	5 days	Mon 23/10/06
4	Blockwork to Lift Shaft	10 days	Mon 16/10/06
5	Timber Flooring	10 days	Wed 25/10/06
6	Timber Stairs	3 days	Mon 30/10/06
7	Stud Partitioning	10 days	Wed 01/11/06
8	Electrical Works 1st Fix	12 days	Wed 01/11/06
9	Mechanical and Plumbing Works 1st Fix	10 days	Fri 03/11/06
10	Plasterboard to Walls and Ceilings	10 days	Mon 06/11/06
11	Carpentry 1st Fix	8 days	Thu 09/11/06
12	Plastering	10 days	Thu 09/11/06



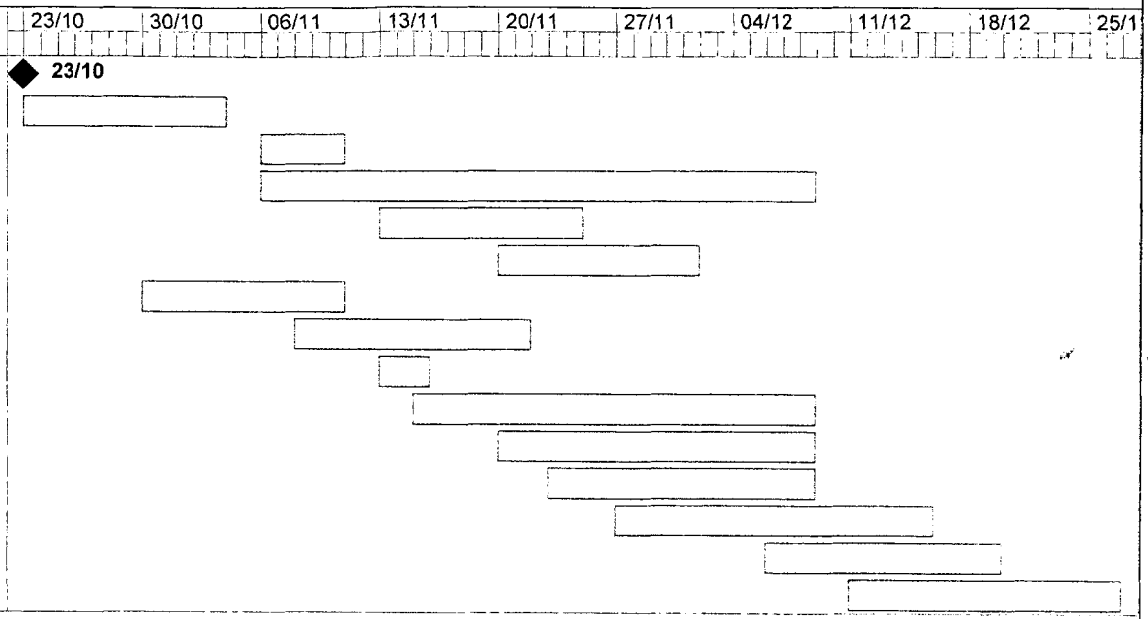
Project: The Sindlesham Mill, Reading
Main Mill Area - Second Floor

Date: Mon 17 July 2006

Task		Rolled Up Task		External Tasks	
Progress		Rolled Up Milestone		Project Summary	
Milestone		Rolled Up Progress		Group By Summary	
Summary		Split		Deadline	

The Sindlesham Mill, Reading
Main Mill Area - Third Floor

ID	Task Name	Duration	Start
1	**Start**	0 days	Mon 23/10/06
2	Demolition and Alterations	10 days	Mon 23/10/06
3	Sand blast Beams and Seal	5 days	Mon 06/11/06
4	Roofing Works	25 days	Mon 06/11/06
5	Construction of Dormers	10 days	Mon 13/11/06
6	Windows and Velux Rooflights	10 days	Mon 20/11/06
7	Blockwork to Lift Shaft	10 days	Mon 30/10/06
8	Timber Flooring	10 days	Wed 08/11/06
9	Timber Stairs	3 days	Mon 13/11/06
10	Stud Partitioning	18 days	Wed 15/11/06
11	Electrical Works 1st Fix	15 days	Mon 20/11/06
12	Mechanical and Plumbing Works 1st Fix	12 days	Thu 23/11/06
13	Plasterboard to Walls and Ceilings	15 days	Mon 27/11/06
14	Carpentry 1st Fix	10 days	Wed 06/12/06
15	Plastering	12 days	Mon 11/12/06



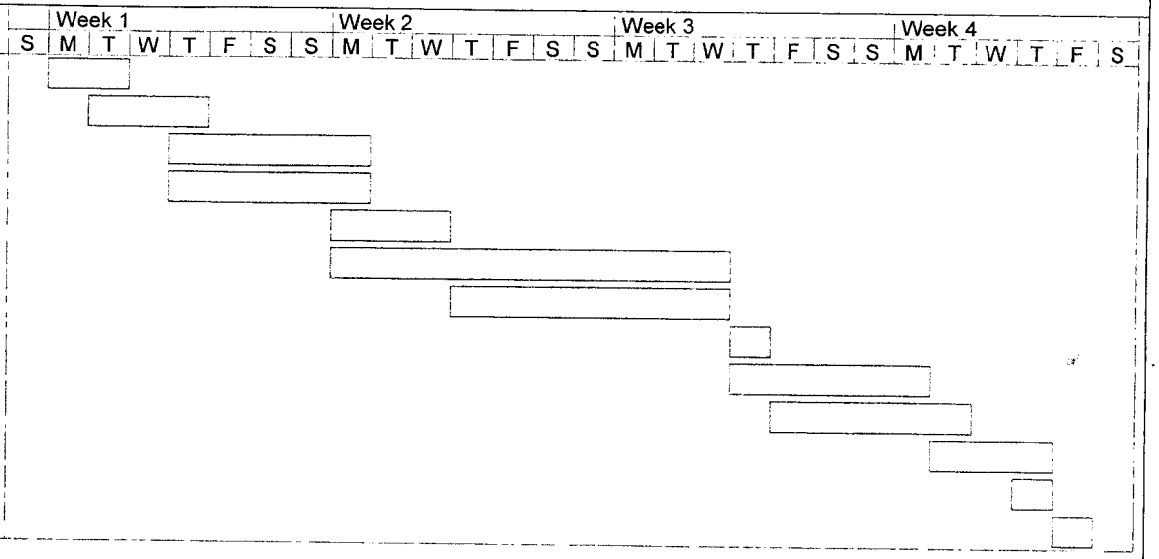
Project: The Sindlesham Mill, Reading
Main Mill Area - Third Floor

Date: Mon 17 July 2006

Task		Rolled Up Task		External Tasks	
Progress		Rolled Up Milestone		Project Summary	
Milestone		Rolled Up Progress		Group By Summary	
Summary		Split		Deadline	

The Sindlesham Mill, Reading
Main Mill Area - Typical Bedroom Fit Out

ID	Task Name	Duration	Start
1	Carpentry 1st Fix	2 days	Mon 21/08/06
2	Plastering	3 days	Tue 22/08/06
3	Electrical Works 2nd Fix	3 days	Thu 24/08/06
4	Mechanical Works 2nd Fix	3 days	Thu 24/08/06
5	Vanity Units and Worktops	3 days	Mon 28/08/06
6	Plumbing 2nd Fix	8 days	Mon 28/08/06
7	Wall and Floor Tiling	5 days	Thu 31/08/06
8	Doors	1 day	Thu 07/09/06
9	Carpentry 2nd Fix	3 days	Thu 07/09/06
10	Decorations	3 days	Fri 08/09/06
11	Fixtures and Fittings	3 days	Tue 12/09/06
12	Snagging and Testing	1 day	Thu 14/09/06
13	Clean and Handover	1 day	Fri 15/09/06



Project: The Sindlesham Mill, Reading
Main Mill Area - Typical Bedroom Fit Ou

Date: Mon 17 July 2006

Task
Progress
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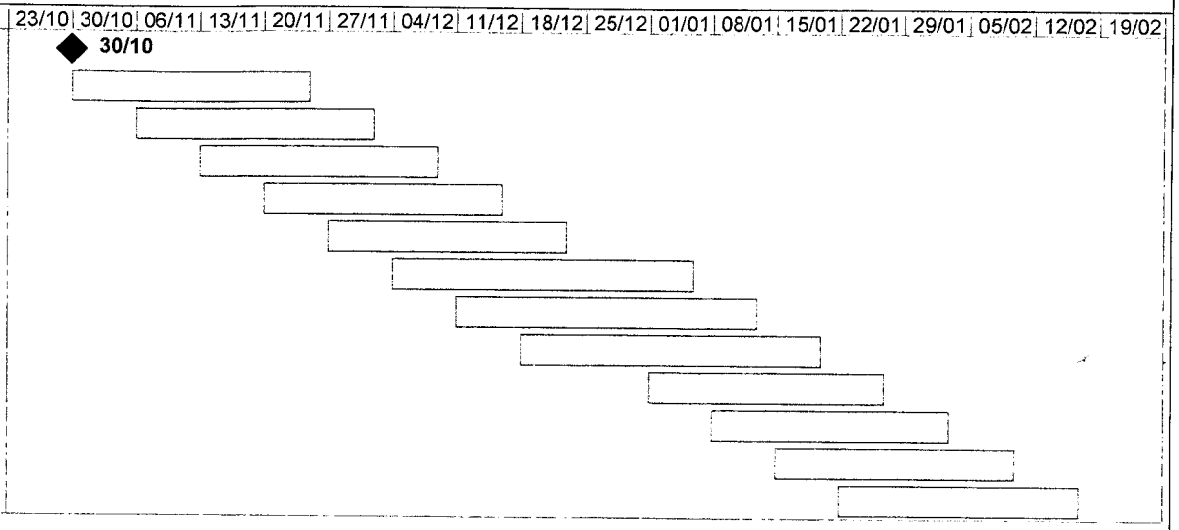
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

The Sindlesham Mill, Reading
Main Mill Area - Bedroom First Floor Works

ID	Task Name	Duration	Start
1	**Bedroom First Floor Works**	0 days	Mon 30/10/06
2	Bedroom 8	20 days	Mon 30/10/06
3	Bedroom 9	20 days	Mon 06/11/06
4	Bedroom 7	20 days	Mon 13/11/06
5	Bedroom 6	20 days	Mon 20/11/06
6	Bedroom 5	20 days	Mon 27/11/06
7	Bedroom 4	20 days	Mon 04/12/06
8	Bedroom 3	20 days	Mon 11/12/06
9	Bedroom 2	20 days	Mon 18/12/06
10	Bedroom 1	20 days	Mon 01/01/07
11	Bedroom 28	20 days	Mon 08/01/07
12	Bedroom 29	20 days	Mon 15/01/07
13	Bedroom 30	20 days	Mon 22/01/07



Project: The Sindlesham Mill, Reading
Main Mill Area - Bedroom First Floor

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

The Sindlesham Mill, Reading
Main Mill Area - Bedroom Second Floor Works

ID	Task Name	Duration	Start
1	**Bedroom Second Floor Works**	0 days	Mon 29/01/07
2	Bedroom 10	20 days	Mon 29/01/07
3	Bedroom 11	20 days	Mon 05/02/07
4	Bedroom 12	20 days	Mon 12/02/07
5	Bedroom 14	20 days	Mon 19/02/07
6	Bedroom 15	20 days	Mon 26/02/07
7	Bedroom 16	20 days	Mon 05/03/07
8	Bedroom 17	20 days	Mon 12/03/07
9	Bedroom 18	20 days	Mon 19/03/07
10	Bedroom 19	20 days	Mon 26/03/07
11	Bedroom 20	20 days	Mon 02/04/07
12	Bedroom 21	20 days	Mon 09/04/07



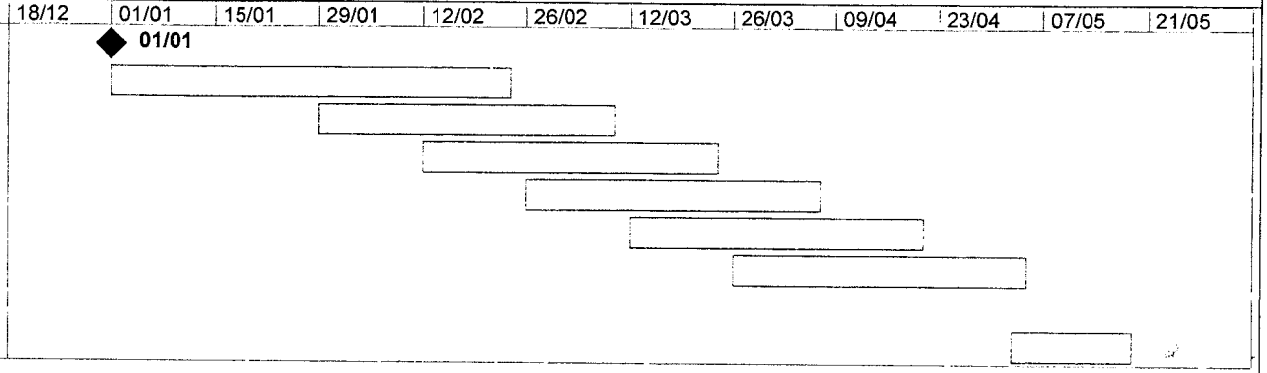
Project: The Sindlesham Mill, Reading
Main Mill Area - Bedroom Second Fl

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

The Sindlesham Mill, Reading
Main Mill Area - Bedroom Third Floor Works

ID	Task Name	Duration	Start
1	**Bedroom Third Floor Works**	0 days	Mon 01/01/07
2	Bedroom 22	40 days	Mon 01/01/07
3	Bedroom 23	30 days	Mon 29/01/07
4	Bedroom 24	30 days	Mon 12/02/07
5	Bedroom 25	30 days	Mon 26/02/07
6	Bedroom 26	30 days	Mon 12/03/07
7	Bedroom 27	30 days	Mon 26/03/07
8			
9	Communal Area	12 days	Thu 03/05/07



Project: The Sindlesham Mill, Reading
Main Mill Area - Bedroom Third Floor

Date: Mon 17 July 2006

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress
Split
External Tasks
Project Summary
Group By Summary
Deadline

Rosie Rogers

From: Lance@designcoalition.demon.co.uk
Sent: 09 August 2006 12:11
To: rosie.rogers@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham Your ref F/2001/3168 an

Adrian

The brick and roof tile samples will be delivered to your office today, at your earliest convenience can you please confirm you are satisfied with the materials as we need to progress orders.

Regards

Lance

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

Rosie Rogers

From: Lance@designcoalition.demon.co.uk
Sent: 04 August 2006 09:59
To: rosie.rogers@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham F/2001/3168 and LB/20

Adrian

In respect of the above Planning and Listed Building approvals, we can confirm that works have now commenced on the Public House extension
works in respect of the formation of foundations. These works have been witnessed by Geoff Broome of Building Control.

The works to the Mill area will commence on 21/8/06.

Our landscape architect will contact Catherine Brimbal to resolve the landscaping proposals to the Councils satisfaction.

We have received brick and roof tile samples unfortunately they were not satisfactory for presentation to yourselves and we have therefore
requested more suitable samples from the Main Contractor, these will be issued at the beginning of next week for your approval.

'e would appreciate your confirmation of the enactment of this development for these approvals.

Regards

Lance Davies
tel 01277 368004

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

Rosie Rogers

From: Harold Sanders
Sent: 02 August 2006 13:40
To: 'Lance@designcoalition.demon.co.uk'
Cc: Rosie Rogers
Subject: RE: Reading Moat House, Mill Lane, Sindlesham F/2001/3168 and LB/20

Lance
confirmation of agreement;all ivy can be removed.
We can then all inspect the walls behind and agree the extent of the necessary repairs to brickwork. Harold Sanders Conservation Architect WDC

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 02 August 2006 13:06
To: harold.sanders@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham F/2001/3168 and LB/20

Harold

Further to our telephone conversation today, we confirm that you are satisfied that
ll of the ivy can be removed from the Mill and Poachers
public house building.

Regards

Lance Davies
tel 01277 368004

To: harold.sanders@wokingham.gov.uk
Cc: adrian.ellis@wokingham.gov.uk
rosie.rogers@wokingham.gov.uk

Adrian Ellis

From: Rosie Rogers
Sent: 20 July 2006 08:00
To: 'Lance@designcoalition.demon.co.uk'
Cc: Adrian Ellis
Subject: RE: Reading Moat House, Mill Lane, Sindlesham

Lance,

I write to advise that Adrian has spoken with our Development Control Manager, Mark Cupit and confirm that he is of the view that the single storey rear extension to The Poacher public house to form toilets does form part of the planning approval F/2001/3168.

I trust this clarifies the matter and look forward to receiving samples of external materials as soon as possible.

Regards
Rosie Rogers

-----Original Message-----
From: Lance@designcoalition.demon.co.uk [mailto:Lance@designcoalition.demon.co.uk]
Sent: 19 July 2006 14:44
To: rosie.rogers@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham
Importance: High

Adrian

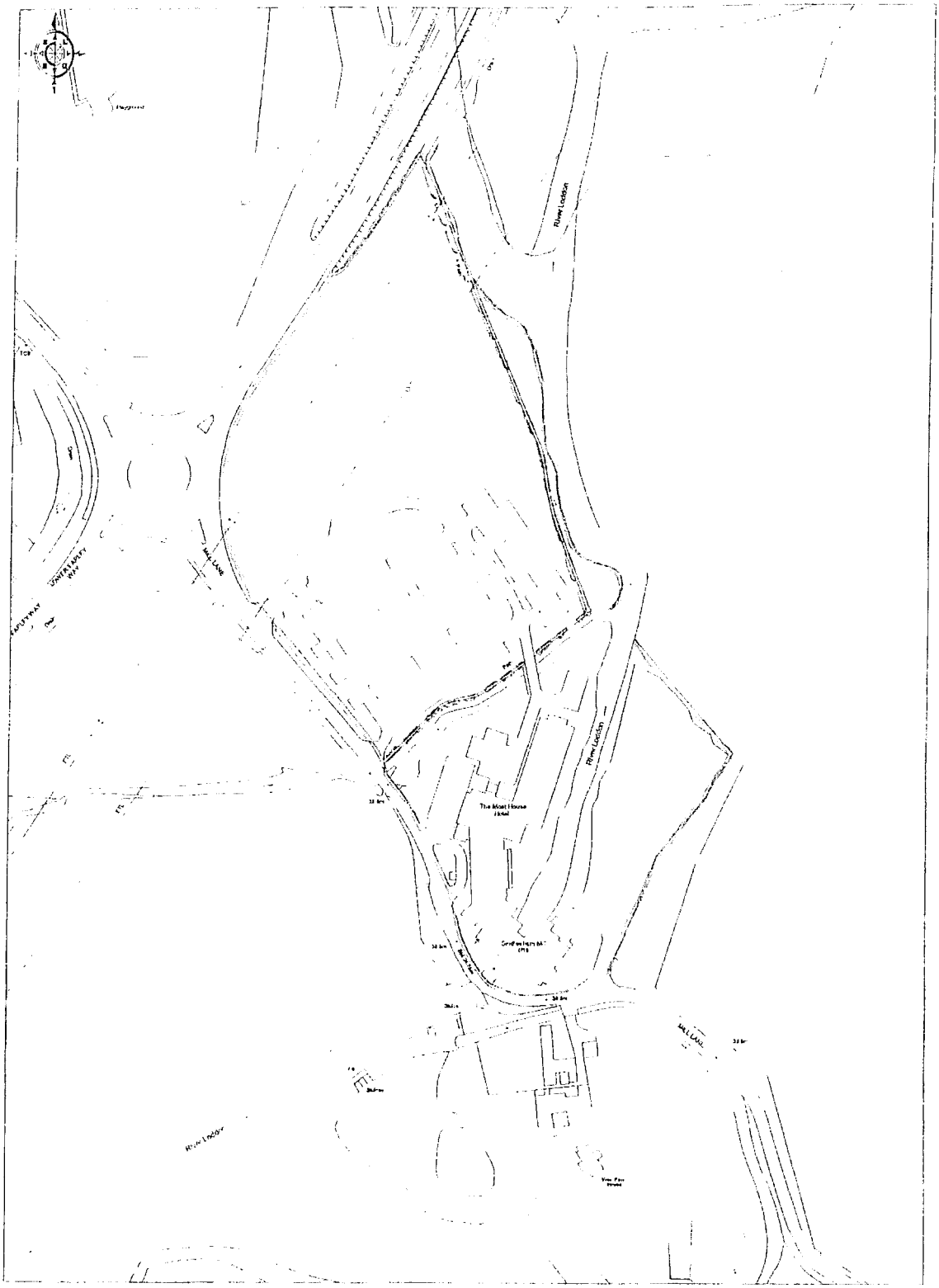
Further to my telephone conversation this morning with Rosie Rogers, can you please confirm as a matter of urgency whether the Public House
extension forms part of Planning approval F/2001/3168.

Regards

Lance Davies

tel 01277 368004

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk



RIGHT OF WAY.

DESIGN COALITION

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368004
FACSIMILE (01277) 368012
EMAIL NAME@DESIGNCOALITION.DEMON.CO.UK

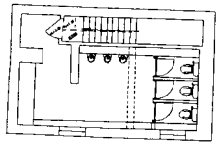
Site
Reading Moat House
Mill Lane
Sindlesham

Client
QMH UK LIMITED
Queens Court
9-17 Eastern Avenue
Romford, Essex RM1 3NG

Title	Checked	Drawn By	Scale	Date
Site Location Plan		LD	1:2500	March 06
	Arch./Des.	Dwg No		Rev.
		1259/317		

Existing toilets including disabled toilet located approx 5 metres away on this floor level.

Outline of Restaurant Link with main Hotel shown dashed, Not surveyed.
Floor is level from ramp shown, right through to disabled toilet and entrance beyond.



Not part of EDI Survey. Taken from NBF drawings and site inspection.

Layout of existing ladies toilet subject to detailed survey as there are descrepancies between the EDI survey (which did not show the interior of this room), and NBF's original drawings in this area.



NOTES

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IF IN DOUBT PLEASE ASK.

SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.

REVISIONS

REV	DATE	BY	DESCRIPTION
A	28.9.00	EA	Crematory details added.
B	1.11.00	EA	Elec. intake & restaurant toilets added.
C	12.3.03	EA	Restaurant plan updated. Outline of existing restaurant and hotel (not surveyed) indicated and notes re location of disabled toilet added.

THE OLD MILL CASTLE STREET
ENDAR, ESSEX CM9 6JY
TELEPHONE (01277) 388000
FACSIMILE (01277) 388010
EMAIL NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN COALITION

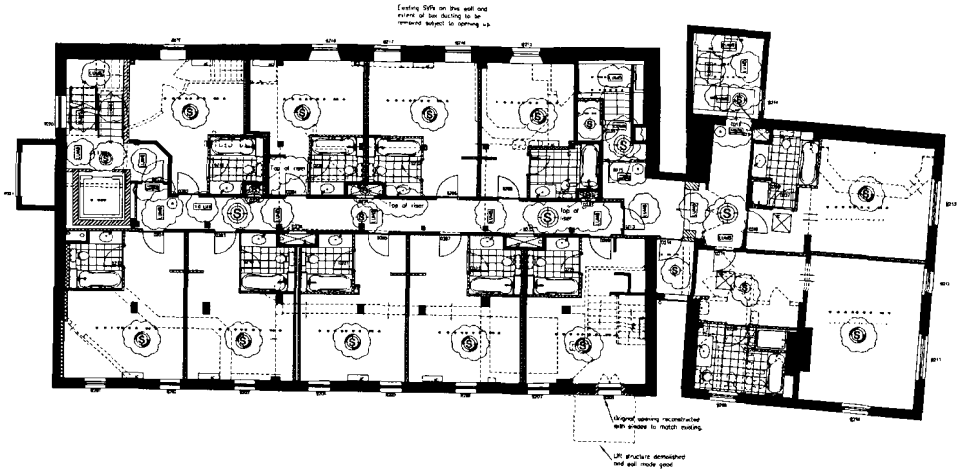
PROJECT

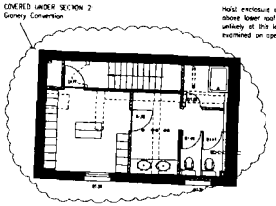
CLIENT

TITLE

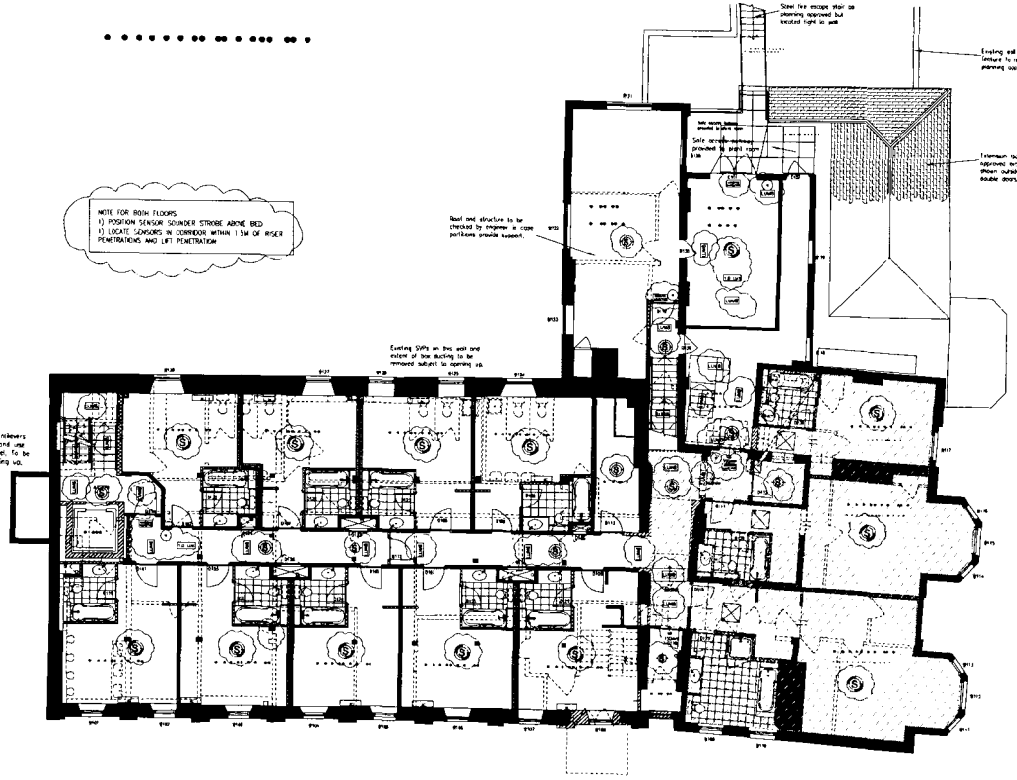
DATE	DRAWN	SCALE

DRAWING NUMBER | REVISION





Hoist enclosure cantilevers above lower roof and use unlikely at this level, to be maintained on opening up.



NOTE FOR ROOM FLOORS
1) POSITION SENSOR SOUNDER STROBE ABOVE BED
2) LOCATE SENSORS IN CORRIDOR WITHIN 1.5M OF RISER PENETRATIONS AND LIFT PENETRATION

HEAT SENSOR
HEAT SENSOR SOUNDER
FIRE ALARM SOUNDER
FIRE EXTINGUISHER
FIRE EXIT SIGN (LUX PAD)
FIRE BUTTON
EMERGENCY LIGHT
(Xenz Pyrey) LUM6/NF or similar approved matching less than 0.7% uh. Allow for illumination at bayns in mandatory points of emergency
SMOKE SENSOR SOUNDER
SMOKE SENSOR
SENSOR SOUNDER STROBE

Fire/Emergency lighting by 'Consil' or similar approved. Fire boxes recommended by 'Consil' for notice on entrance doors.

SURVEY DRAWING BY EDI

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	30.10.00	EAL	Showers added to bathrooms in 1, 6, 7, 12 to 14
B	14.5.01	EAL	Bedroom layouts completely revised
C	28.3.06	LD	Floor plans amended to current layout
D	19.07.06	GM	Alterations to smoke detector types as Gents Quotation 19.05.06

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368000
FACSIMILE (01277) 368010
E M A I L NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN COALITION

PROJECT

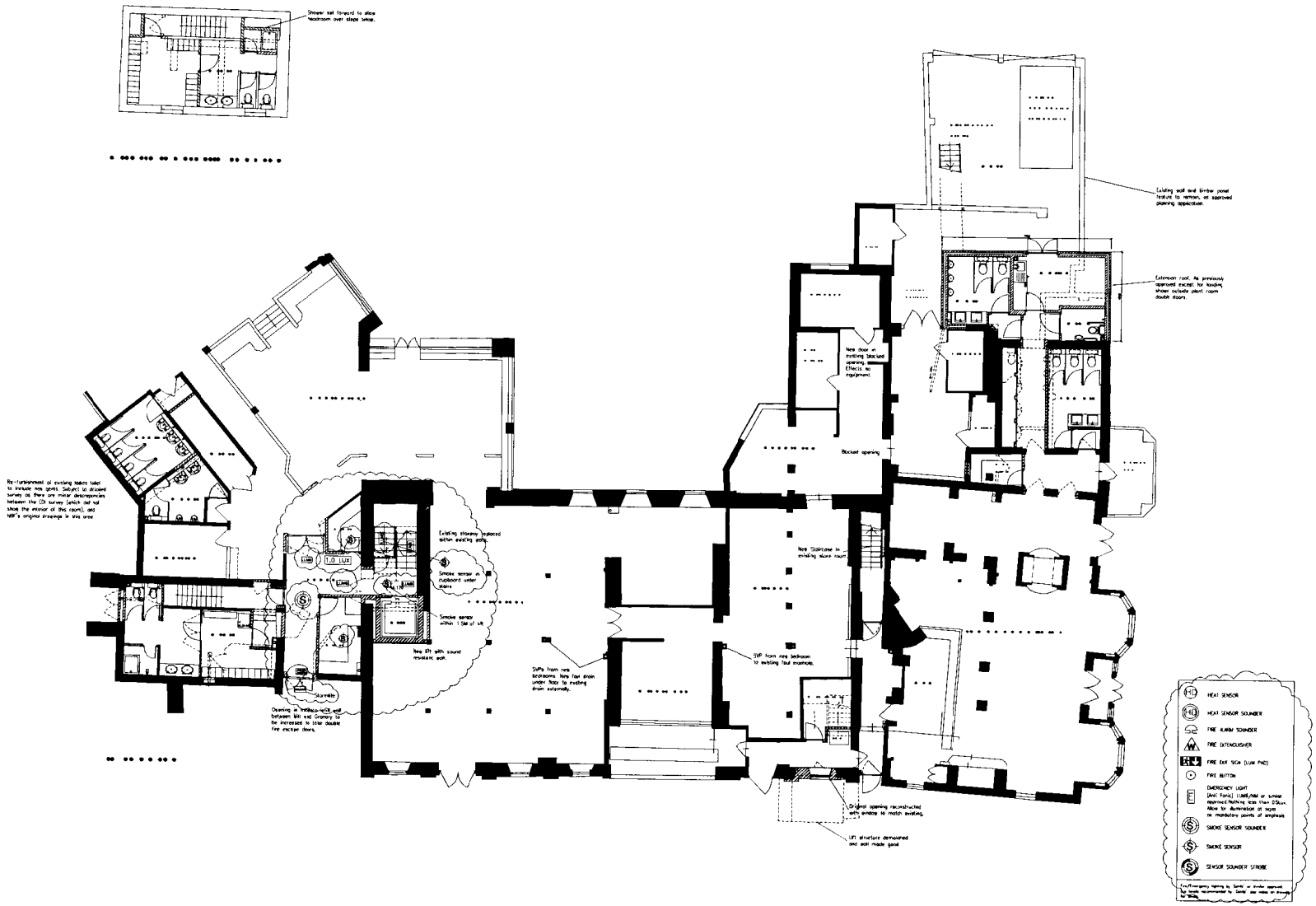
CLIENT

TITLE

DATE	DRAWN	SCALE

DRAWING NUMBER

REVISION



SURVEY DRAWING BY EDI

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	7.11.00	EA	1st floor staff room re-arranged to keep windows.
B	14.5.01	EA	Lift enclosure, staff access and condensors amended
C	5.9.02	EA	Window added. Existing partitions corrected.
D	14.3.06	LD	Amendments as revision clouds
E	19.07.06	EM	Alterations to smoke detector types as Gents Quotation 19.05.06

THE OLD MILL, CASTLE STREET
DUNMOW, ESSEX, CM6 1JF
TELEPHONE (01371) 878000
FACSIMILE (01371) 878010
E-MAIL NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN COALITION

PROJECT

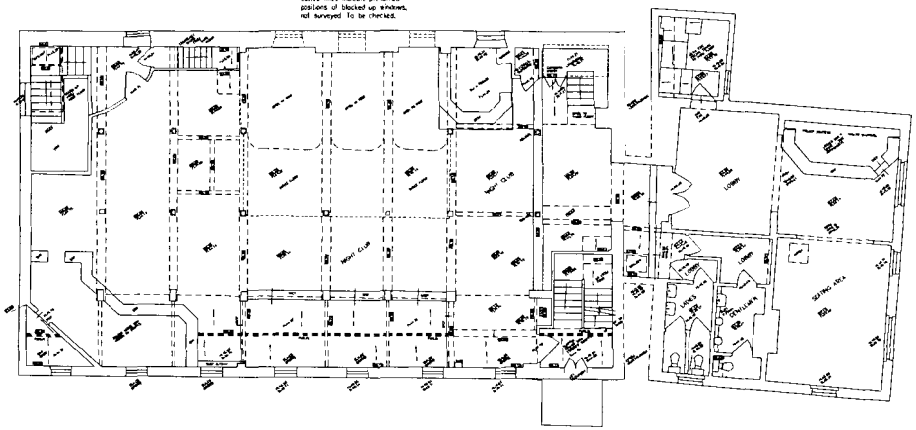
CLIENT

TITLE

DATE	DRAWN	SCALE

DRAWING NUMBER	REVISION

Dotted lines indicate presumed positions of blocked up windows, not surveyed. To be checked.





SURVEY DRAWING BY ED

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works

NOTES

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Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

REVISIONS

REV	DATE	BY	DESCRIPTION

THE OLD MILL CASTLE STREET
DUNMOW ESSEX CM6 1QY
TELEPHONE (01277) 364000
FACSIMILE (01277) 388810
EMAIL NAME@DESIGNCOALITION.DESIGN.CO.UK

DESIGN COALITION

PROJECT

CLIENT

TITLE

DATE	DRAWN	SCALE

DRAWING NUMBER | REVISION

Adrian Ellis

From: Lance@designcoalition.demon.co.uk
Sent: 14 July 2006 15:23
To: adrian.ellis@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham

Importance: High

Reading
istruction programm

Adrian

In receipt of your letter and our subsequent converstion with Rosie Rogers we respond to matters raised as follows:

1. The single storey extension to the Bar to Form Toilets was not commenced under the approvals referenced 98/67370/LA and 98/67369/F, we can however confirm that these works will be carried out under the current Planning and Listed Building approval. The proposal for this extension was fully detailed on the drawings submitted under approvals F/2001/3168 and LB/2001/3169 with no objections, therefore the consent gained for the extension under these approvals precludes those gained previously.

Given the timescales until the current approval expires, we therefore seek your written assurance that this matter is therefore resolved as a matter of urgency.

2.External materials will be submitted to you within 10 days for your approval, in respect of internal materials we are currently seeking our Clients approval and therefore respectfully request your patience in discharging this condition. We can assure you that no materials will be installed without prior consent of the Wokingham District Council.

3. We are still awaiting the faxed plan for landscaping revisions, can you ensure it is faxed to 01277 368012.

4. Our Client will be commencing works on site prior the 22nd August 2006 which will confirm the commencement of development, i.e. drainage alterations and formation of the foundations to the single storey extension to the Bar Toilets.

5. We attach for your records our proposed programme of works for your records.

It may be beneficial for us to convene a meeting on site to discuss any concerns you may have and also to give you a greater understanding of our commitment to complete this project to all parties satisfaction, please let me know if you wish to make arrangements.

Regards

Lance Davies

tel 01277 368004

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

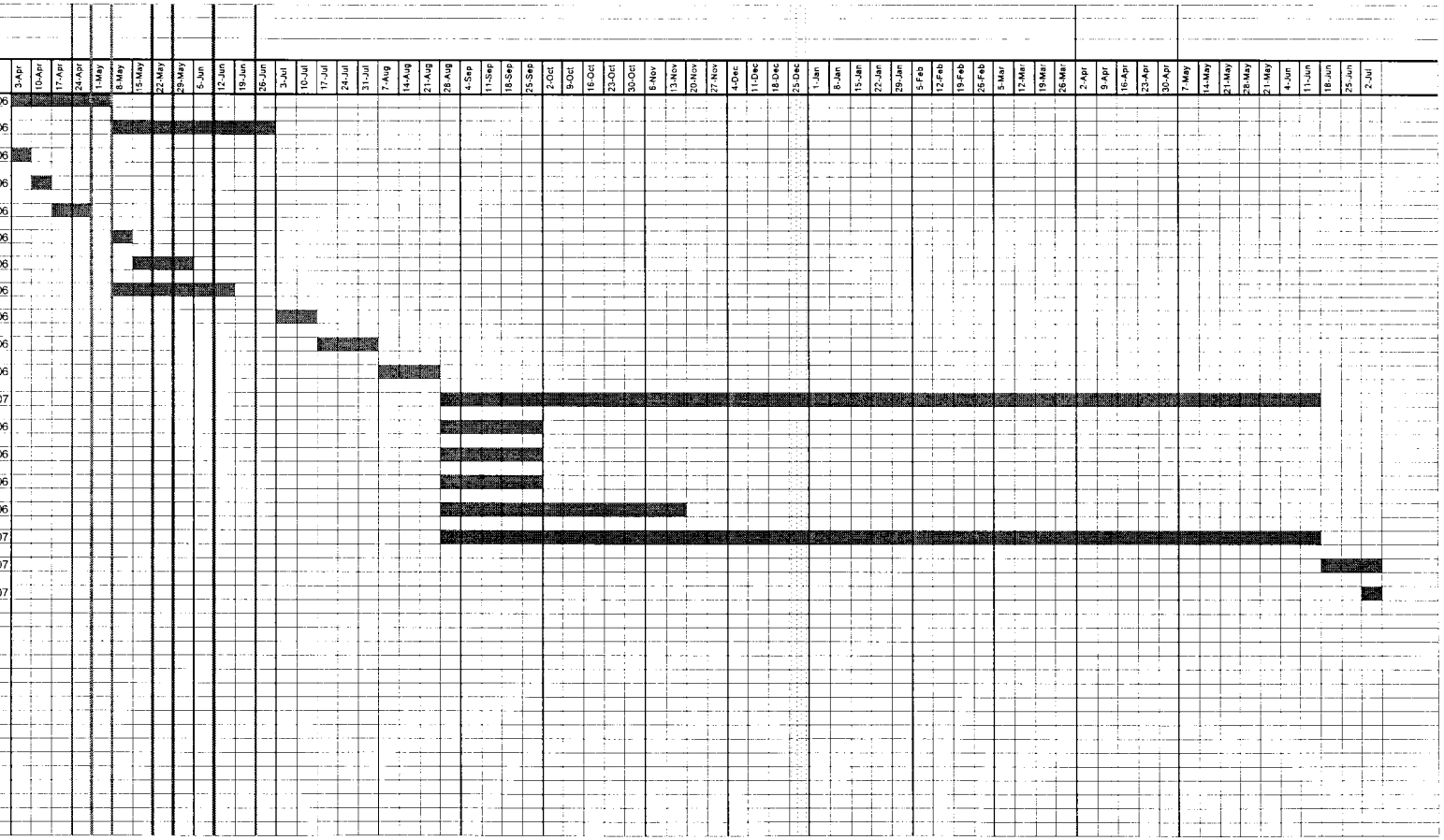
Reading Moat House, Mill Lane, Sindlesham

Item	Description	Duration	Start	Finish
1	BQ preparation	19 days	04/04/2006	05/05/2006
2	Tender submission/tender return	20 days	05/05/2006	30/06/2006
3	Type 3 Intrusive survey to 1st,2nd & 3rd floors	2 days	03/04/2006	04/04/2006
4	Asbestos survey results	5 days	05/04/2006	11/04/2006
5	HSE notification	13 days	12/04/2006	28/04/2006
6	Temporary office set up	3 days	08/05/2006	10/05/2006
7	Soft strip out of 1st,2nd & 3rd floors	15 days	11/05/2006	31/05/2006
8	Asbestos removal to 1st 2nd & 3rd floors	25 days	08/05/2006	16/06/2006
9	Tender review & report submission	10 days	03/07/2006	14/07/2006
10	Project approval by QMH	15 days	17/07/2006	04/08/2006
11	Main Contractor lead in period	10 days	07/08/2006	25/08/2006
12	**OVERALL CONSTRUCTION PROGRAMME**	211 days	28/08/2006	15/06/2007
13	Section 1 - Gym conversion to offices	25 days	28/08/2006	29/09/2006
14	Section 2 - Granary conversion to staff facilities	25 days	28/08/2006	29/09/2006
15	Section 3 - Public toilet alteration works	25 days	28/08/2006	29/09/2006
16	Section 4 - Poachers pub extension & drainage	60 days	28/08/2006	17/11/2006
17	Section 5 - Bedroom conversion works	211 days	28/08/2006	15/06/2007
18	Hotel clean & preparation	12 days	20/06/2007	05/07/2007
19	Project completion date	0 days		06/07/2007

Key

Restaurant bookings

Night club and Restaurant bookings



Rosie Rogers

From: Lance@designcoalition.demon.co.uk
Sent: 07 July 2006 10:17
To: rosie.rogers@wokingham.gov.uk
Subject: Reading Moat House, Mill Lane, Sindlesham

Rosie,

Further to our telephone conversation today I can confirm that our client QMH UK Ltd will be commencing the mill conversion works, however due to internal requirements for board approval the project will not commence until after the expiry date of the planning approval. We therefore need to enact works that will constitute a start on site sufficient to implement the works in the eyes of Wokingham District Council.

Can you please confirm what works will satisfy yourselves of commencement of development e.g. formation of a new internal opening.

We would appreciate it if you could address this matter as soon as possible given the timescale remaining.

We are aware that there are conditions to be discharged to the satisfaction of Wokingham District Council and confirm prior to those particular elements covered by conditions being commenced details will be submitted for approval.

Regards

Lance Davies

tel 01277 368004

To: adrian.ellis@wokingham.gov.uk
Cc: rosie.rogers@wokingham.gov.uk

Lance,

I have now had an opportunity to discuss this site with my Team Leader, Adrian Ellis who is Principal Planning Officer for the Southern Parishes. In order that we may fully assess whether this permission can be implemented please can you clarify/provide the following information:-

1. Please confirm if application numbers 98/67370/LA and 98/67369/F– Single Storey Extension to Bar to form Toilets (Conditional Approval granted on 28 October 1998 for Listed Building application and Conditional Approval granted on 5 November 1999 for the Full application) have been implemented.

2. Please provide samples and details of the proposed external and internal materials in accordance with Condition 2 of F/2001/3168 & Condition 2 of LB/2001/3169

3. The Landscaping drawing 1259/325 submitted on 10 July 2006 in respect of Condition 4 of F/2001/3168 is not acceptable. I am advised by our Landscape Architect that a greater area of landscaping is required as indicated on the plan to be faxed to you. Please submit a revised plan for consideration.

4. In order to successfully implement this permission before it expires on 22 August 2006, I confirm that your clients will be required to commence substantial internal works as shown on the approved plans. In addition, all pre commencement conditions should be fully complied with prior to commencing on site.

5. Please provide a detailed timetable of the works to be undertaken.

Deleted: .

Regards

Rosie Rogers
Planning Support Assistant
Development Control
Civic Offices
Shute End
Wokingham

Tel: 0118 974 6229
Fax: 0118 974 6484
Email: rosie.rogers@wokingham.gov.uk
www.wokingham.gov.uk

* * * COMMUNICATION RESULT REPORT (17. JUL. 2006 12:48) * * *

FAX HEADER:

TRANSMITTED/STORED : 17. JUL. 2006 12:47 FILE MODE	OPTION	ADDRESS	RESULT	PAGE
301 MEMORY TX		901277368012	OK	2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 17/7/06

TO: Lance Davies

FROM: Kerri Rogers WDC

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01277 368012

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Reading Meat House, Mill Lane, Sindlesham

NOTES: Re. Area to be covered by Landscaping Condition

WOKINGHAM
DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 17/7/06

TO: Laura Davies

FROM: Rosie Rogers WDC

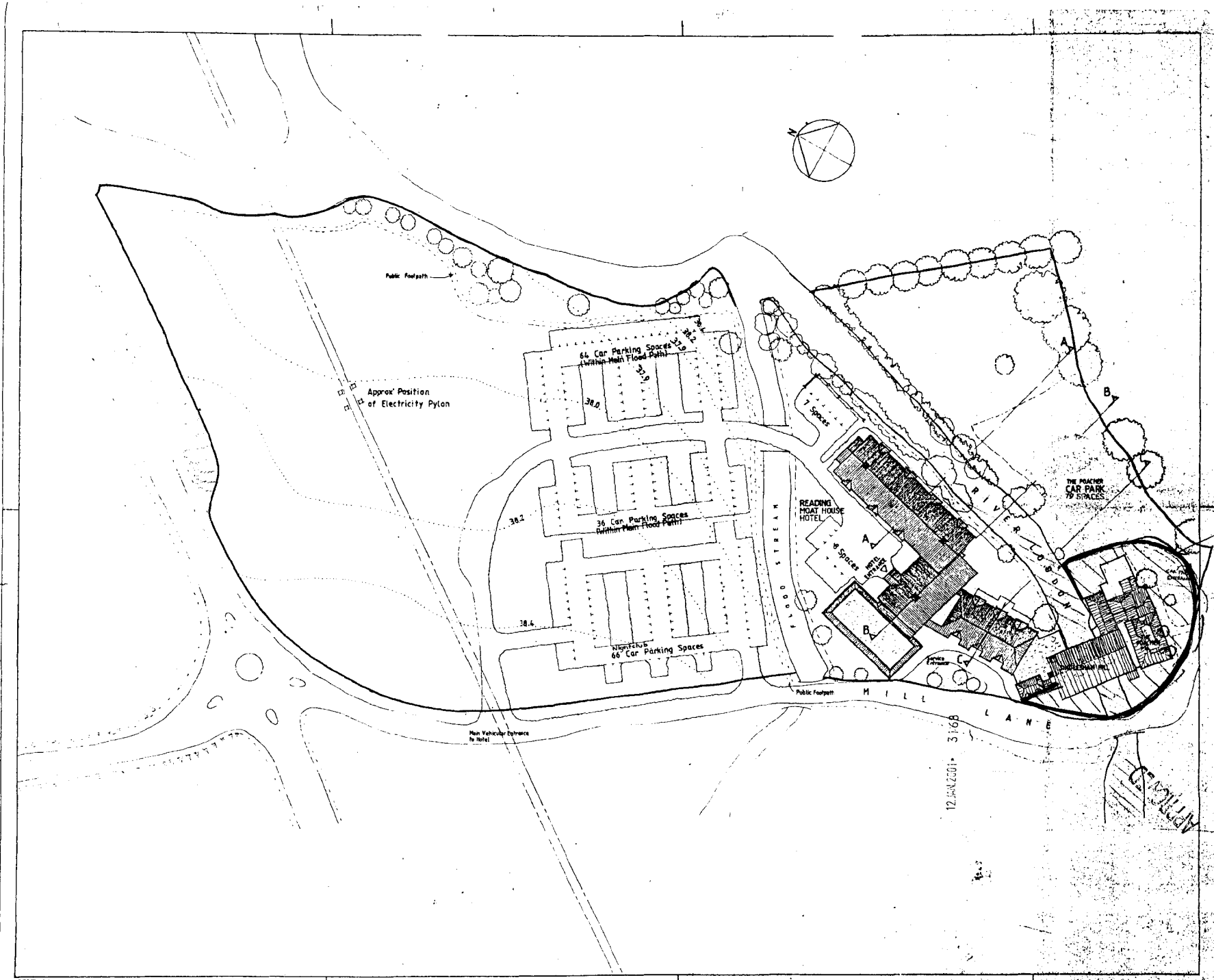
NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2.

RECIPIENT FAX NUMBER: 01277 368012

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Reading Meat House, Mill Lane, Sindlesham

NOTES: Re Area to be covered by Landscaping Condition



NOTES

Area to be covered by Landscaping Condition

DESCRIPTION	DATE	REV
SECTION LINES ADDED AS ON DWG. 1690/A/04	17/7/96	A

NBF PARTNERSHIP
ARCHITECTS & SURVEYORS

CLIENT: QUEENS MOAT HOUSES UK Ltd.

JOB: READING MOAT HOUSE, SINDLESHAM, nr. READING

DRAWING TITLE: SITE PLAN AS EXISTING

DATE: DEC. 1995 | DRAWN: AF

SCALE: 1:500

JOB No	DRAWING No.	REVISION
1690/A	03	B

GEOPRINT 11712

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368000 FACSIMILE (01277) 368010
E-MAIL LANCE NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN
COALITION

PLANNING
DC: RR 13588 ADMIN:
11 JUL 2006
ENF: APP:
COPIES: ACK:

1259/LT100706ld

Wokingham District Council
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

For the attn of Rosie Rogers

10th July 2006

Dear Rosie

RE: READING MOAT HOUSE
MILL LANE, SINDLESHAM
YOUR REF: F/2001/3168

With regard to the above approval and in respect of condition 4, please find attached our proposed landscaping drawing 1259/325 and details of the proposed bollard ref 106 submitted for discharge of condition.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

Lance Davies
For and on behalf of Design Coalition

Direct Line: 01277 368004 **Fax: 01277 368012**

Enc.

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368000 FACSIMILE (01277) 368010
E-MAIL NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN
COALITION

PLANNING
DC: RR ADMIN:
08 JUN 2006
ENF: APP:
COPIES: ACK:

1259/LT070606ld

Wokingham District Council
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

For the attn of Rosie Rogers

7th June 2006

Dear Rosie

RE: READING MOAT HOUSE
MILL LANE, SINDLESHAM
YOUR REF: F/2001/3168

With regard to the above approval and in respect of condition 8, we believe that this condition is not deemed necessary and respectfully request that this condition is discharged on this basis.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

Lance Davies
For and on behalf of Design Coalition

Direct Line: 01277 368004 **Fax: 01277 368012**

F/2001/7161

Reading Moat House Hotel.

Condition 8

- Application referred to the Council for British Archaeology.
- No record on file of any response or a request for condition 8 to be included.
- Wording of condition 8 is wrong? Should read "archaeological" instead of "architectural" work
- Applicants will need to apply for a removal of condition
- Mark says 'No'

↘ Rang and advised Lance Davies.

RR
1/6/06.

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368000 FACSIMILE (01277) 368010
E-MAIL NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN
COALITION

Direct Dial No. 01277 368001
Direct Dial Fax: 01277 368010

PLANNING
DC: ARMED
30 MAY 2006
ENF:
COPIES:

Ref: 1259/LT/260506-ld

ACCEPTABLE TO ME.
HS. 30-05-06

CONDITIONS FILE.

Mr Harold Sanders
Conservation Officer
Planning Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

26th May 2006

Dear Harold

Re: Reading Moat House, Mill Lane, Sindlesham

Further to our telephone conversation on 22nd May 2006, please accept this letter as confirmation that the floorboards to the first floor area of the Mill building are of no historical interest, and therefore you are satisfied that they can be replaced with a suitable softwood floorboard, to be approved by yourself.

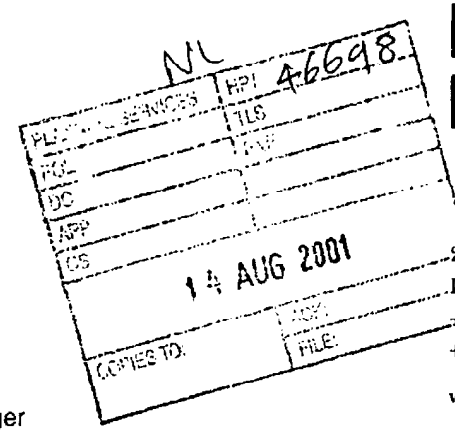
Since our telephone conversation, our client has requested that existing floorboards in good condition will be retained for re-use and the shortfall will be made up with the new softwood floorboard.

We hope this meets with your approval and if you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely

Lance Davies
For and on behalf of Design Coalition Company Limited

DESIGN COALITION COMPANY LTD DIRECTORS RJ WATSON MCSD MJ BLACKSHAW CW PRANCE JE BOHLE A BOOTH
ASSOCIATES: RE KIRBY LD DAVIES A BARBA C TAYLER
REGISTERED IN ENGLAND NUMBER 4197123 ADDRESS SUITE 3 GOLDHILL HOUSE GOLD STREET SAFFRON WALDEN ESSEX CB10 1EH



Knight Frank

20 Hanover Square
London W1S 1HZ
+44 (0) 20 7629 8171
+44 (0) 20 7493 4114 fax
www.knightfrank.com

12542PL-L

13 August 2001

J Mitchell Esq
Development Control Manager
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham, RG40

peter.luder@knightfrank.com
Tel: 0207 861 1301
Fax: 0207 861 1359

For the attention of Nicola Lake

Dear Mr Mitchell

Ref F/2001/3168 & LB/2001/3169:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham
Change of Use & Alterations to form 19 Hotel Bedrooms in place of Nightclub & Hotel Offices
Amendment to Increase Number of Additional Bedrooms to 26

Further to my letter of 4 June 2001 which amended the above application, and the telephone message from Ms Lake, I confirm that the proposal is now to form the following additional bedrooms in place of the nightclub and hotel offices:

1st floor of mill:	9 bedrooms
2nd floor of mill:	9 bedrooms
2nd floor of Poachers PH:	2 bedrooms
3rd floor of mill:	6 bedrooms
Total	**26**

I confirm that the indication that there would be only 24 additional bedrooms noted in my letter of 4 June was therefore erroneous and the figure of 26 bedrooms should be substituted.

Yours sincerely

P A Luder
Partner, Planning

REVISED PLAN

3168
3169

Knight Frank

44187

FILE 35 1121
FOL
DD NL
RPC
CS
07 JUN 2001
COPIES TO: FILE

20 Hanover Square
London W1S 1HZ
+44 (0) 20 7629 8171
+44 (0) 20 7493 4114 fax
www.knightfrank.com

12389PL-L

4 June 2001

J Mitchell Esq
Development Control Manager
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham, RG40

peter.luder@knightfrank.com
Tel: 0207 861 1301
Fax: 0207 861 1359

For the attention of Nicola Lake

Dear ~~Mr Mitchell~~ NL

Ref F/2001/3168 & LB/2001/3169:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham
Change of Use & Alterations to form 19 Hotel Bedrooms in place of Nightclub & Hotel Offices

Further to my letter of 15 March 2001 enclosing proposed sketch revisions to the above applications, and my subsequent discussions with Ms Lake, I now write to formally amend both applications to reflect the revisions discussed. Accordingly, please find enclosed 11 copies of the following plans in substitution of the previous plans indicated below, as amendments to both applications:

- Proposed layout: Ground floor plan; dwg 1259/11 Rev A replaced by Rev B
- Proposed layout: 1st and 2nd floor plans; dwg 1259/12 Rev A replaced by Rev B
- Proposed layout: 3rd floor plan and sections; dwg 1259/13 Rev B replaced by Rev C
- Proposed elevations: 1259/14 Rev B replaced by Rev C
- Site plan: Proposed layout 1259/15 initial plan replaced by Rev A.

The Changes Now Made

In accordance with the request made by your Conservation Officer , Mr Saunders, at the site visit, alterations have been made to the proposed lift shaft, the internal partition arrangement and to the 3rd floor ceiling arrangement to preserve the building's internal structure and leave more of it exposed in the conversion. The following changes have been made to the scheme.

Ground Floor

The lift shaft has been repositioned to avoid cutting through the beams forming the building's structure. As a consequence, the proposed reconstructed main stairway within the Mill has been slightly revised.

Knight Frank

Outside the building the proposed condensers have been moved to within the approved new service yard, thereby leaving the bank top area behind The Poacher public house unaltered.

First Floor

The proposed new internal subdivision has been completely reorganised to leave the building's internal structure visible. Thus, 6 of the 7 central structural columns are now exposed, freestanding, to one side of the corridor, avoiding junctions between columns and partition walls, and leaving the original structure of the building clearly visible.

In addition, the configuration of the bedrooms has been amended to leave 10 of the 14 other columns freestanding within bedrooms compared to only 5 freestanding in the previous layout. The additional 4 columns are visible against a wall whereas the previous layout resulted in 9 columns being 'buried' within partition walls.

As a result of this reorganisation to leave the building's structure visible, there are now 9 bedrooms proposed on the first floor of the Mill compared to 6 previously. These all fit within the same existing fenestration.

Second Floor

The same approach has been taken on the second floor, where the central columns have been incorporated into the central corridor. Some of these are attached to the corridor wall to the rear, but being of rectangular profile on this floor, this can be undertaken neatly. Both rows of bedrooms incorporate freestanding columns with only three partly embedded within partition walls.

This rearrangement increases the number of bedrooms from 6 to 9 within the Mill, leaving the two proposed rooms on the second floor of The Poachers PH.

Third Floorspace

The reorganisation on the third floor results in 5 columns completely freestanding as opposed to only 2 previously, with all the others partially visible, whereas previously 3 were embedded in walls.

In addition, as demonstrated via Section A-A, the roof structure to the underside of the ridge is now left exposed in the central corridor rather than being concealed by services and a dropped ceiling. The exposed roof structure remains to the rooms on the north side.

The reorganisation results in 6 bedrooms rather than 5, requiring one additional traditional style skylight on the rear (north) roof slope.

Impact of the Proposed Amendments

As discussed with Mr Saunders, these changes preserve the existing internal structure in the vicinity of the lift shaft and leave the entire structure much more apparent on all floors of the building. The need to attach new partition walls to this structure has been minimised. We contend that this reduces the impact of the proposal on the existing structure, renders future removal of these alterations easier without impact on that structure and better preserves the building's internal character.

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The one external alteration, in the form of an additional skylight, remains in keeping with the industrial heritage of the building.

The increase in the number of proposed bedrooms from 19 to 24 would not have a discernible impact on the character of the Green Gap because the additional 5 bedrooms would not generate significant extra vehicular movements. There would be sufficient existing car parking being released by closure of the nightclub to accommodate the extra 5 cars.

Development within a Flood Plain

In response to the initial application for the change of use from nightclub to hotel bedrooms, the Environment Agency (EA) advised you of its objection on the grounds that the proposal would increase the number of people at risk from flooding. I have provided you with a copy of my response to the EA challenging this view, and I note that you have been sent a copy of the subsequent reply to me from the EA dated 1 May 2001. This confirms that having reviewed the points in my letter, the EA now "*does not consider that an objection to the current proposals on flood plain grounds can be sustained*".

It is considered that the additional 5 bedrooms now proposed would not materially alter the points made in my letter which were accepted by the EA.

Location of the Condensers

The EA also objected to the original proposed location of the condensers on grounds that such development in close proximity to the River Loddon would prejudice flood defence interests and adversely affect the character and conservation value of the watercourse. Following discussion with the EA, the application has been amended to position the condensers within the approved enlarged service yard. The EA letter of 1 May confirms that this would resolve its second objection on grounds of proximity to the watercourse. Consequently, I anticipate that there is no objection from the EA to the revised application.

On the basis that these revisions address the concerns of both WDC's conservation officer and the EA, it is contended that both applications now comply with policy and warrant approval.

Yours sincerely

P A Luder
Partner, Planning

cc. A Penfold, QMH
R Watson, Design Coalition

Knight Frank

1.0 Introduction

1.1 This statement has been prepared by Knight Frank acting as agents to the applicants, Queen Moat Houses UK Ltd (QMH), in support of the applications for planning permission and associated Listed Building Consent at the Reading Moat House Hotel for internal and external alterations to the listed Sindlesham Mill, and the unlisted adjoining granary and "The Poacher" Public House in association with the formation of 19 additional hotel bedrooms in place of ancillary nightclub and hotel offices. 17 of the bedrooms would be within Sindlesham Mill and 2 within the second floor of The Poacher.

1.2 The relevant details of the site, together with the proposed internal and external works are described in Section 2. The relevant issues raised by the proposals are set out in Section 3. The following four sections assess the scheme against the issues identified, noting where relevant Government Guidance and Development Plan policies; Section 8 summarises the justification for approval of these applications.

2.0 The Application Site and the Proposals

2.1 The Reading Moat House Hotel is made up of four separate elements that are physically joined and internally connected. These comprise:

- Sindlesham Mill, a four storey Grade II listed 19th century water mill spanning the River Lodden (see photos KF/RM/5 & 6) which contains hotel restaurant and kitchens at ground floor, hotel offices and nightclub access stairs and toilets at first floor, and nightclub at second and third floors, where a void has been created to provide room for lighting and speakers over a dance floor (see photo KF/RM/8).
- A two storey 'granary' attached to the north west corner of the Mill by a modern extension. It contains the nightclub entrance with first floor toilets (photos KF/RM/3 & 4).
- "The Poacher" Public House, a three storey 19th century building attached to the south east side of the Mill, containing public house at ground floor, hotel offices, staff rooms, plant room and beer cellar at first floor, and part of the nightclub at second floor (photos KF/RM/5 & 6). There is an extant consent for a single storey rear extension to The Poacher PH to improve its toilet facilities.
- The main hotel complex built in 1986 designed in the style of a large granary or maltings comprising the reception and lounge, which form a low link to the Mill and its granary, a taller function suite and the main 4 storey wing containing 100 bedrooms (photos KF/RM/1 and 2).

2.2 There are two main car park areas, both accessed from Mill Lane which itself links to the main road network at the roundabout with Lower Earley Way. The larger car park area adjoins the main hotel

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complex and contains 183 spaces arranged in a number of landscaped areas, the highest of which was approved to serve the nightclub and restaurant. This car park area shows clear evidence of under use (photo KF/RM/2).

2.3 The smaller car park contains 77 spaces, making a total of 260 spaces at the site. This is located immediately adjoining The Poacher PH, and also shows evidence of underuse.

2.4 There is a set-down/pickup loop off Mill Lane adjoining the nightclub entrance which is also used in connection with the disabled persons' entrance to the hotel as it is level with Mill Lane (photos KF/RM/3 & 4).

2.5 A concrete forecourt between the Mill and the lane, adjoining the listed bridge over the River Loddon currently allows off-road loading and unloading to the nightclub and pub beer hoist.

2.6 A service yard accessed from The Poacher car park serves the hotel restaurant and pub kitchens. The extant consent for the toilet extension modifies this yard.

2.7 The proposal for which planning and listed building consents are sought comprises replacement of the hotel offices and the nightclub in the Mill and second floor of The Poacher with 19 additional bedrooms with en suite bathrooms, and reorganisation of the offices and staff facilities on the first floor of The Poacher.

2.8 The works associated with these changes require planning consent where they involve alteration to the exterior and require listed building consent where they relate to the exterior or interior of the Mill itself. We have identified via the abbreviations (PP) and (LBC) those elements for which we believe consent is required and is sought via these two applications, in the schedule of complete works set out below:

Removal from Exterior (PP needed for all these works)

As shown on Drawing 1259/04 Revision B, *Survey of Existing Elevations*

- The brick 3 storey beer hoist with timber plant housings either side, which is constructed conspicuously on the front (south west) elevation of the Mill facing Mill Lane (LBC);
- The louvered extraction fan for the first floor kitchen in the Mill which completely fills one of the arch topped window openings on the front elevation facing Mill Lane (LBC);
- The entrance doors, canopy and neon sign on the granary north west elevation facing Mill Lane;
- Modern flush door in modern infill between granary and Mill facing Mill Lane;
- Modern high level ground floor window with exposed concrete lintel on front elevation of granary facing Mill Lane
- 4 rectangular vents in roof of Mill, 2 on each slope (LBC);

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- 1 modern 'Velux' type roof light on the rear elevation of the Mill (LBC);
- 1 modern design tilting window within original arched opening on rear elevation of Mill (LBC)
- Removal of concrete service yard in front of the Mill (LBC).

Alterations and Additions to Exterior (PP needed for all these works)

As Shown on Drawing 1259/14 Revision B *Proposed Elevations*

- Reinstatement of front elevation of Mill facing Mill Lane, comprising three storey brick wall forming arched top recess containing two inset arch topped 9 paned windows, all to match existing brickwork and windows following demolition of beer hoist (LBC);
- Nine paned windows to match existing, to replace extraction fan on front elevation of Mill, and modern window and blocked openings on rear elevation (LBC);
- Brickwork infill to granary north west elevation to replace nightclub doors, and to granary front elevation to replace modern window and exposed lintel.
- 3 semi-recessed 'cat slide' roof dormers with timber multipaned windows to front elevation of Mill (LBC);
- 2 rooflights in traditional patent glazing with 3 vertical mullions to rear elevation of Mill (LBC);
- panelled timber double doors to replace modern flush door in modern infill between granary and Mill, facing Mill Lane;
- 1 repositioned timber multi-paned window in original timber hoist housing (LBC);
- Extension to rear of The Poacher for toilets and service yard, as per approval with minor modification to first floor flat roof;
- Formation of small condenser enclosure adjoining existing service yard wall;
- Formation of landscaped area in place of concrete service yard (LBC).

Removal from Interior

As shown on Drawing 1259/01 Revision B: *Survey of Existing Ground Floor Plan*

- Ground Floor: Nightclub entrance desk, cloakroom in granary, existing toilets in first floor of granary,
- Ground Floor: Two modern staircases in Mill (LBC).

As shown on Drawing 1259/2 *Survey of Existing First and Second Floor Plans*

- First Floor: Modern partitions forming hotel offices, nightclub/staff toilets and corridor and two modern staircases in Mill (LBC).
- First Floor: Partitions and cupboard in The Poacher.

See part 1 for all plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

Date: 17 January 2001 19 JAN 2001

Application Number: LB/2001/3169 + P/2001/3168

Proposal: Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms..

Site Address:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham. Barley

Applicant:
Queens Moat Houses UK Ltd C/O Knight Frank.

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

---

1. THE PRINCIPLES AND GENERAL DESCRIPTION OF WORKS ARE OUTLINED IN THE SUBMITTED MATERIAL. AN EXTRA COPY OF DRAWINGS + REPORT WOULD HELP TO HIGHLIGHT THE EXTENT OF THE WORKS AND FURTHER INFORMATION REQUIRED.

2. SECTIONS THROUGH THE EXISTING STRUCTURE (LISTED BUILDING) SHOULD BE PROVIDED TO CLARIFY THE EXISTING CONSTRUCTION / FIRE PROTECTION.

3. GROUND FLOOR PROPOSALS. THE REVISIONS TO THE TOILET AREA MUST BE CHECKED AGAINST APPROVED PLANS. THE REMOVAL OF ORINAL WALLS + DOORS WILL BE RESISTED. NEW STAIRCASE TO STAFF DINING TO BE CHECKED ON SITE. REMOVAL OF PARTITIONS QUESTIONABLE. NEW LIFT – IMPLICATIONS ON EXISTING STRUCTURE TO BE CLARIFIED.; ANY SIGNIFICANT CHANGES IN THE HISTORIC FABRIC WOULD BE RESISTED. STATUS OF EXISTING STAIRCASE (TO BE RE-PLACED) TO BE VERIFIED.

(5) WINDLESHAM MILL

WINNERSH 1.4.86 E

ADDRESS MILL LANE **PARISH** EARLEY

PLOT No. **ORD. SHEET No.** SU 7670

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	D
42725	MR. J. BEECROFT	SECURITY KIOSK	6.6.94	
44126	MOAT HOUSE HOTELS	ILL. HOTEL SIGNS	2.6.95	
95/60215/A	"			
44382 LBC		"	13.6.95	SIG.
~~95/60471/LA~~				1&4 C/A
44960	W/OR.			SIGNS
95/61051/F				2&3 REF
96/63702/F	"	EXT. TO HOTEL	31.7.96	REF
96/63707/F	"	TENNIS COURT, ENCLOSURE & FLOODLIGHTING	10.7.96	C/A
96/63713/LA	APPEAL "	EXT. TO HOTEL	29.7.96	REF
98/67369/F	QUEENS MOAT HOUSES UK LTD	S/S EXT. TO BAR TO FORM TOILETS	5.11.99	C/A
98/67370/LA	Queens Moat Houses U/K Ltd.	S/St to Bar to form Toilets	28.10.98	C/A.

MINISTRY DECISION 44126 - APPEAL AGAINST COND. 1. ALLOWED - 13.2.96

~~SPECIAL ORDERS~~ 96/63702/F - 96/63713/LA - APPEALS DISMISSED - 23.9.97

PD Enq - Q.M.H. - Refurbish Lounge Bar - 26/1/99 / PD Enq - Revised drawing QMH UK Ltd. 13/4/99

Telephoned Mr Luder on 24.04.01 to discuss the revisions. He was on a course for a few days but left a message for him to contact me.

Knight Frank

20 Hanover Square
London W1S 1HZ
+44 (0) 20 7629 8171
+44 (0) 20 7493 4114 fax
www.knightfrank.com

12191PL-L

15 March 2001

J Mitchell Esq
Development Control Manager
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham, RG40

PLANNING SERVICES | HPT
POL | TLS
DC NL | EMF
CS OBS
19 MAR 2001
COPIES TO: | ACK:
FILE:

peter.luder@knightfrank.com
Tel: 0207 861 1301
Fax: 0207 861 1359

For the attention of Nicola Lake

Dear Mr Mitchell

Ref F/2001/3168 & LB/2001/3169:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham
Change of Use and Alterations to form 19 Hotel Bedrooms in place of Nightclub and Hotel Offices

Further to our site meeting on 23 February 2001 and my subsequent telephone conversation with Ms Lake, I enclose for your information a copy of my letter to the Environment Agency in response to its letter of 5 March 2001 expressing objection to the application. You will observe that I have set out a response to each of the points raised, in particular the concern over an increase in persons at the site. As can be seen, when the nightclub is in operation during the evening, and into the early morning, there are currently far more people on site than would be the case if the space was converted to hotel bedrooms.

You will also see that we believe that the proposed condensers and enclosing fence could be relocated within the enlarged service yard to the Poacher Pub which has already been approved. This would remove the EA's second objection to the application. It would also avoid change to the existing character of the riverbank setting of the listed building.

I also enclose for your consideration 2 copies at A3 size of possible amendments to the applications. These comprise:

- moving the location of the proposed lift as discussed on site to avoid intrusion into the column and beam framing of the building. A section through the building on the line of the lift shaft is also included as requested;

- repositioning internal walls to ensure columns and beams are fully exposed on all sides wherever possible, which is in virtually all cases. This not only has the merit of leaving the building's

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structure clearly evident, it also avoids the problems of possible poor implementation of detailing of walls adjoining columns and beams;

- leaving exposed the full height of the central corridor and the rear bedrooms to the pitched roof on the third floor, thereby again preserving the existing character of the roofspace. The service duct is proposed above a dropped ceiling in the front bedrooms, as discussed on site.

As a direct result of the above reorganisation of the proposed internal partitions, it has been possible to increase the number of proposed rooms to 24 within the Mill, making 26 with the two proposed in the Poacher Pub. These are still rooms of generous dimensions which with freestanding columns in many instances will continue to preserve the proportions of the Mill. The rearrangement does require one additional skylight on the rear elevation which we feel remains reasonable given the overall scale of the roof.

I would be grateful if both Ms Lake and Mr Saunders could review these proposed amendments, as agreed on site, in order to offer a view on them prior to any formal change to the application. As agreed, it would be helpful if this could be undertaken concurrently with the reconsideration by the EA of its position.

I look forward to your response.

Yours sincerely

P A Luder
Partner, Planning

cc. A Penfold, QMH
R Watson, Design Coalition

Nicola Lake

From: Andy Glencross
Sent: 06 February 2001 10:45
To: Nicola Lake
Subject: Planning Application F/2001/3168 Sindlesham Mill

Hi Nicola

There appear to be no ecological grounds to object to this planning application. However I would like to be consulted on the specifics of some of the landscaping proposed for the areas of riverbank.

If you require any further information at this stage then please do not hesitate to contact me.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

FIRST FLOOR PROPOSALS THIS APPEARS TO BE A GENERAL 'CUTTING' OF THE EXISTING PARTITIONS + STAIRCASE. THE HISTORIC VALUE OF ANY PARTITIONS WILL NEED TO BE ESTABLISHED.

OPEN PLAN OFFICES COULD BE UNACCEPTABLE.

STRUCTURAL REPROCUSSIONS OF REMOVING ANY PARTITIONS TO BE VERIFIED. REMOVAL OF PARTITIONS TO STAFF DINING ROOM COULD ALSO BE UNACCEPTABLE.

THE PRINCIPLE OF CLEARING SMALL ROOMS TO CREATE LARGE OPEN ACCOMMODATION IS A MAJOR CHANGE OF CHARACTER UNACCEPTABLE IN HISTORIC STRUCTURES.

SECOND FLOOR PROPOSALS STRUCTURAL IMPLICATIONS OF LIFT + NEW STAIRCASE TO BE ESTABLISHED.

NEW WINDOWS IN BRICKWORK —. WERE THEY GLAZED WINDOWS OR 'BLIND' WINDOWS? TO BE VERIFIED.

NEW FLOOR STRUCTURE TO BEDROOMS 9 + 11. AND REMOVAL OF STAIRCASE, TO BEDROOM 12 TO BE CLARIFIED.

THE NIGHTCLUB USE RETAINED THE MAIN SPACE; THE NEW COMPARTMENTS FOR BEDROOMS IS A RADICAL CHANGE IN CHARACTER.

FUNCTION ROOMS MAY BE MORE APPROPRIATE WITH ACCOMMODATION IN THE NEW 1960'S EXTENSION. (100 ROOMS) RE DESIGNED TO PROVIDE EXTRA BEDROOMS.

THE WINDOWS IN THE ROOF SHOULD BE REVIEWED FOLLOWING RE CONSIDERATION OF 2ND FLOOR ACCOMMODATION.

Howard Sanders CONSERVATION + DESIGN 30.01.01.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 26 January 2001

Location:	Reading Moat House Hotel, Mill Lane, Sindlesham, Earley
Proposal:	Proposed change of use of nightclub and offices to 19 hotel bedrooms.
Application Number:	F/2001/3168

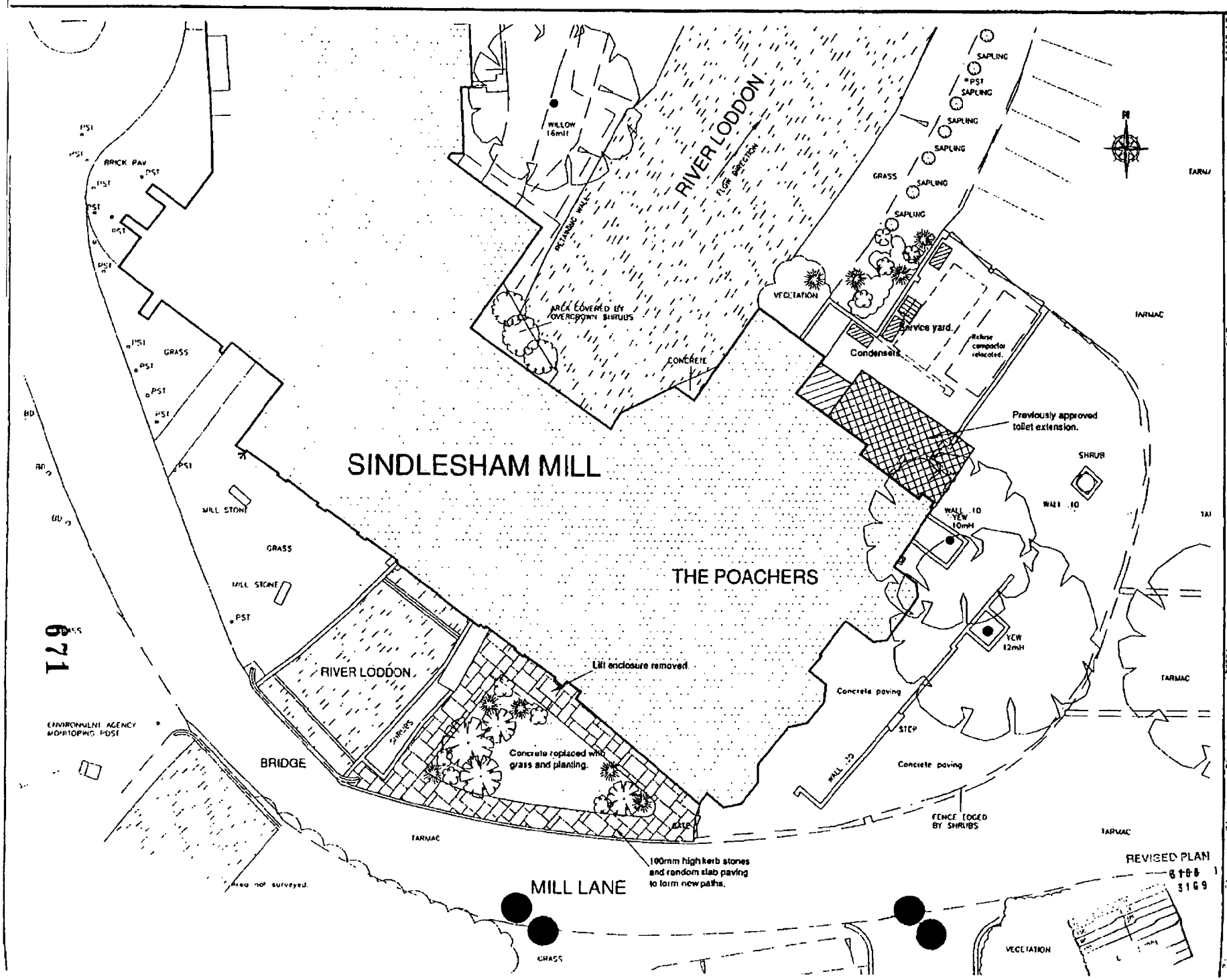
In response to your consultation dated 17 January 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals as they will have a very limited impact on the green/gap wedge designation and the wider countryside within the Loddon Valley.

The applicant will need to provide a detailed landscape plan showing the full species name, size of plant at time of planting and planting densities for planting adjacent to Mill Lane and the River Loddon. The type of materials to be used for external paving should also be provided.

Catherine Brimble

Catherine Brimble
Landscape Architect



NOTES

REVISIONS

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat Houses PLC
Romford

TITLE
Site Plan
Proposed Layout

DATE | DRAWN | SCALE

671

COUNCIL FOR BRITISH ARCHAEOLOGY

PLANNING SERVICES	HPT 39175
POL	TLS
DC NL	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK: ✓ 6/2
	FILE:

Reply rqd.

Nicola Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Our ref 2001/4/3

25 January 2001

Dear Ms Lake

Reading Moat House, Mill Lane, Windlesham, Wokingham
Application No. LB/2001/3169 E/2001/3168

Thank you for referring this application to the Council for British Archaeology.

In order for us to consider the application it would be useful to receive copies of the as existing and proposed plans.

Yours sincerely

Carole Barrowlcough
Conservation Assistant

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
email: info@britarch.ac.uk · web: http://www.britarch.ac.uk
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Registered Charity No. 287815

Patron: HRH The Prince of Wales

Knight Frank

12 JAN 2001 * 3168

Applications for:

Alterations to Mill, Granary and The Poacher Public House

to form 19 additional Hotel Bedrooms

in place of

Ancillary Nightclub and Hotel Offices

Listed Building Consent

for Internal and External alterations to Mill

associated with Formation of

17 additional Hotel Bedrooms in place of ancillary Nightclub & Hotel Offices

The Poacher Public House & Sindlesham Mill

Reading Moat House Hotel

Mill Lane, Earley

Berks

December 2000

Statement in Support of Applications

Knight Frank

20 Hanover Square

London W1S 1HZ

Knight Frank Grubb & Ellis

Global Alliance

1933

ADDRESS [illegible] PARISH EARLY.

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/6902		Inst. new queens + kitchen doors	16.05.2020	APP
LB/2000/2271	Queens moat HSE	refurbishment of restaurant	18.10.00	C/A
F/2000/2493	"	Sound atten. & gr. imp. works	7.2.01	Ref
F/2001/3168	"	change of use → night club + offices to 24 hotel bedrooms	22.8.01	C/A
LB/2001/3169	"	internal + ex. alterations to Listed building + conv. of night club + offices → hotel bedrooms	22.8.01	C/A
LB/2000/2944	"	Int. Works to hotel (retro)	10.01.01	APP
LB/2001/3736	"	Repl. timber floor in poachers bar with flagstones	6.6.02	Ref
F/2002/7051	"	Flood mitigation works inc. installation of flood barriers & car park barriers	7/10/02.	C/A
LB/2002/7079	"	Flood mitigation works to public house & car park which affect listed bldg	7/10/02	C/A
LB/2003/8675	"	New window in LB.	3.7.03	C/A
LIC/2005/5501	"	Conv of exist Licence.	9.8.05	no obj.

MINISTRY DECISION

SPECIAL ORDERS

1993/1004

(7)

ADDRESS SINDLESHAM MILL/ READING ROOM HOUSE HOTEL MILL LANE PARISH BARLEY

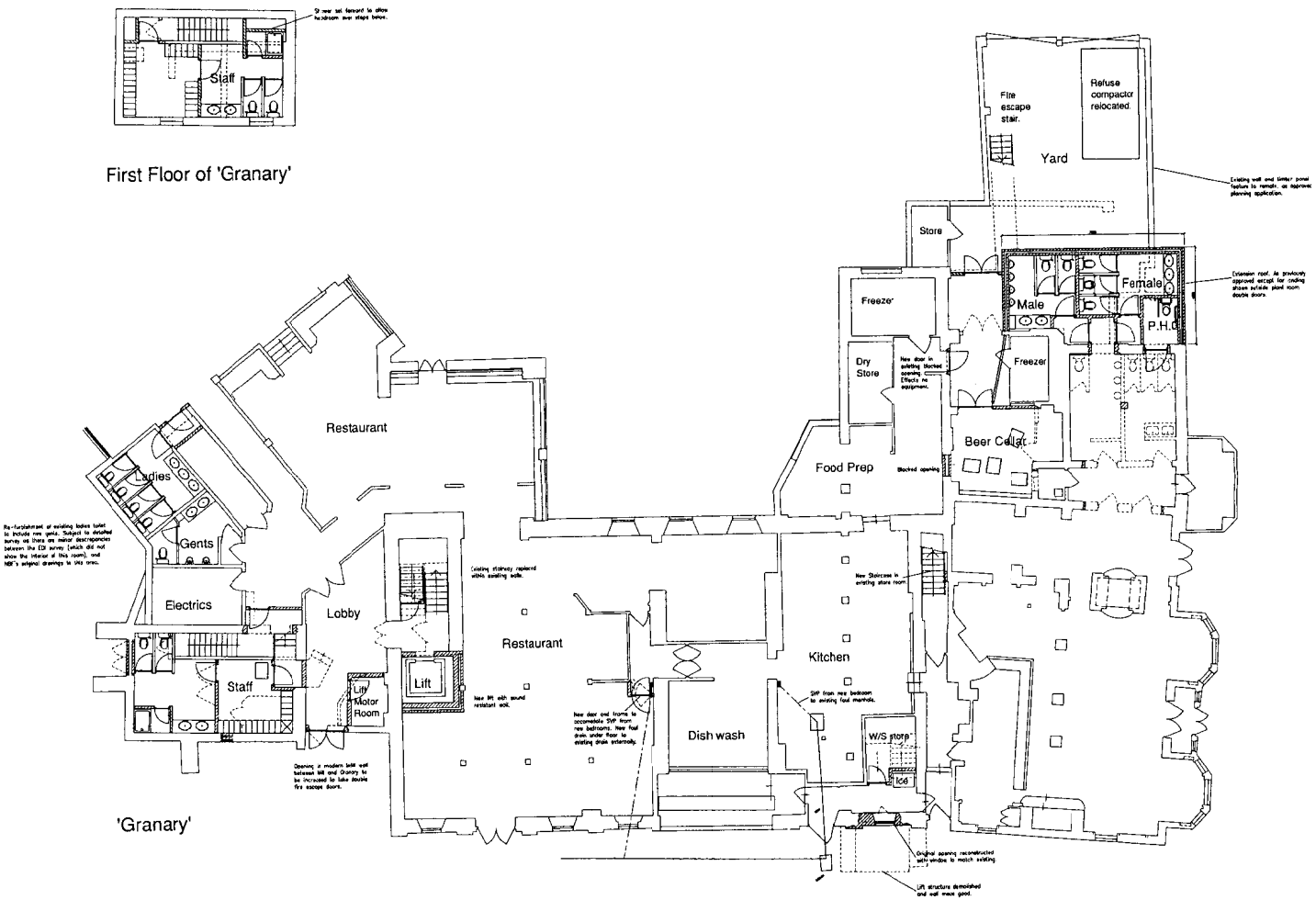
PLOT No. ORD.SHEET No.

Planning or Building No.	Applicant	Description of Development	Date	Decision
LB/2005/6154	Queens Head House UK Ltd.	Installation of external air-conditioning plant on listed bldg	23.12.05	C/A
F/2005/6153	"	External air conditioning plant for hotel	23.12.05	C/A
F/2006/7087	"	Conversion of gym area within hotel to office space	4.5.06	C/A
LB/2006/7088	"	Proposed internal alts to LB (conversion of gym to offices)	11.5.06	C/A
A/2006/7271	"	Erect non-illum & illum signs to repl existing	2.6.06	C/A
F/2006/7499	"	Conv part of roof space to office/gymnasium + formation of plant platform to rear		
LB/2006/7500	"	" "		

MINISTRY DECISION:

SPECIAL ORDERS:

Priority	Status	Comments
High	Served 4/11/2005	Trees being felled
Medium	Served 10/11/2005	Veteran Tree
High	Served 08/12/2005	Replacement of Area Order
High	Served 08/12/2005	Replacement of Area Order
High	Served 09/12/2005	Replacement of Area Order
High	Served 08/12/2005	Replacement of Area Order
High	Served 08/12/2005	Replacement of Area Order
High	Served 08/12/2005	Replacement of Area Order
High	Served 08/12/2005	Replacement of Area Order
High	Served 15/12/2005	Trees in two groups, two in neighbouring property included as shared route area.
High	Served 19/12/2006	Planning application
High	Served 21/12/2005	Planning application
High	Served 12/01/2006	Planning application
High	Served 16/01/2006	To stop inappropriate works
Medium	Served 19/01/2006	To ensure long term retention following development of land
Medium	Served 25/01/2006	Development site on adjoining land
High	Served 27/01/2006	Development site on adjoining land
High	Served 31/01/2006	Development site on adjoining land
High	Served 09/02/2006	2x Area orders covering 2 small copses, TPO will be amended when planning permission has been obtained.
High	Served 10/02/2006	Development site on adjoining land
High	Served 15/2/2006	To stop inappropriate works
High	Served 21/02/2006	Development proposals
High	Served 28/02/2006	Development proposals
High	Served 13/03/2006	To stop inappropriate works
High	Served13/03/2006	To stop inappropriate works
High	Served 3/03/2006	Part of the green routes policy.
High	Served 23/03/2006	Some other mature oaks already cut in the area.
High	Served 30/03/2006	Appeal
Medium	Served 31/03/2006	Possible development site
High	Served 7/04/2006	Development site - Planning permission granted on appeal.
High	Served 20/04/2006	Development site, developer wishes to remove debris mech
Low	Served 8/05/2006	Green Route
High	Served 27/04/2006	Development proposals
High	Served 28/04/2006	Tree to the front to be felled to accommodate development
Medium	Served 08/05/2006	Green Route
High	Served 11/05/06	Revision of Designation
High	Served 16/05/06	Development site



Ground Floor Plan

SURVEY DRAWING BY ED

The survey information shown on the drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works

NOTES

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IF IN DOUBT PLEASE ASK

REVISIONS

REV	DATE	BY	DESCRIPTION
A	1.11.00	EAL	1st floor staff room re-arranged to keep windows.

12.JAN.2001 • 3168

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363571
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

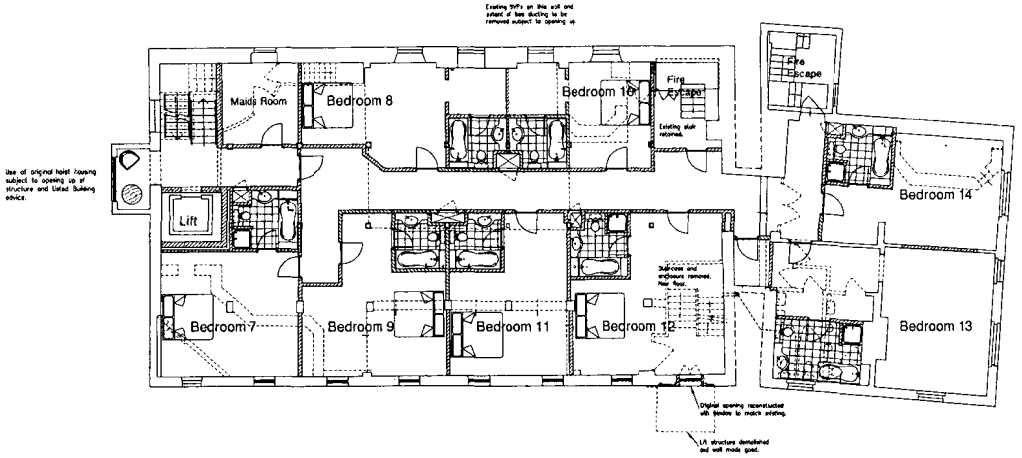
TITLE
Proposed Layout
Ground Floor Plan

DATE	DRAWN	SCALE
Sept 00	EAL	1:100

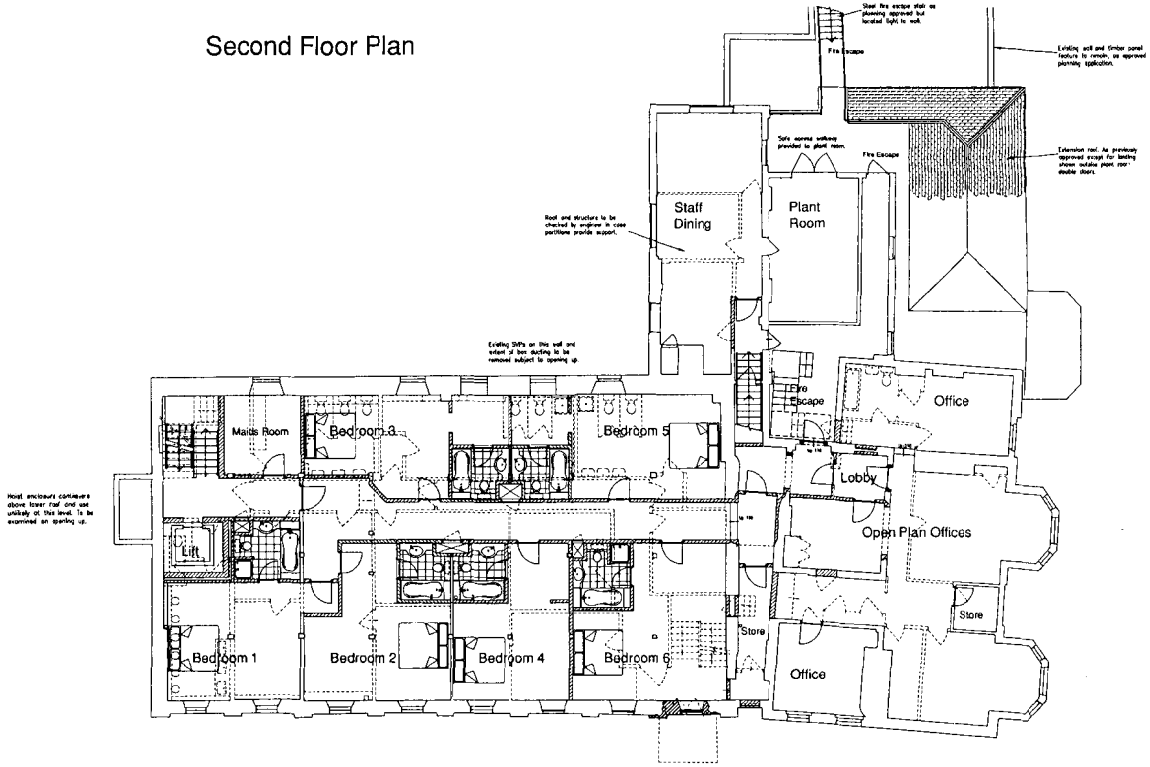
DRAWING NUMBER	REVISION
1259/11	A

SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.



Second Floor Plan



First Floor Plan

NOTES

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Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

REVISIONS

REV	DATE	BY	DESCRIPTION
A	30.10.00	EAL	Showers added to bathrooms in 1, 6, 7, 12 to 14.

12.JAN.2001 • 3168

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX, CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

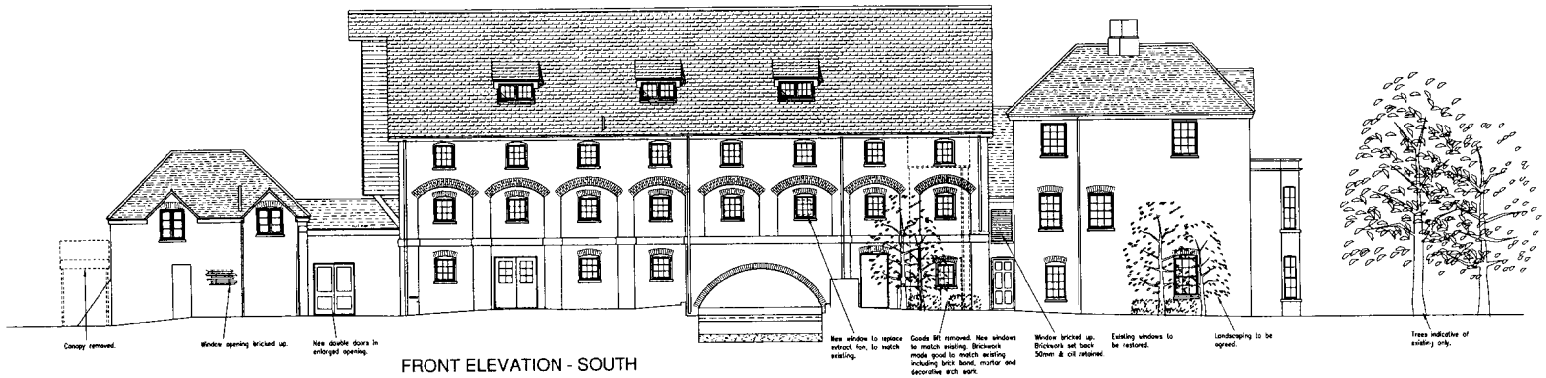
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

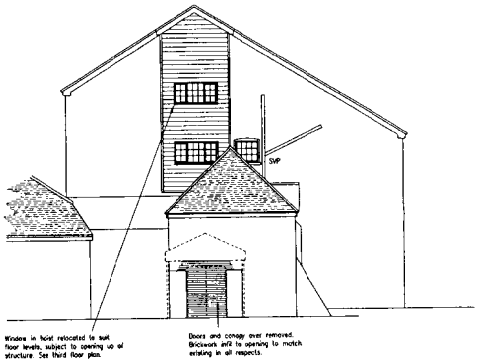
TITLE
Proposed Layout
First and Second
Floor Plans

DATE	DRAWN	SCALE
Sept 00	EAL	1:100

DRAWING NUMBER 1259/12 | REVISION A



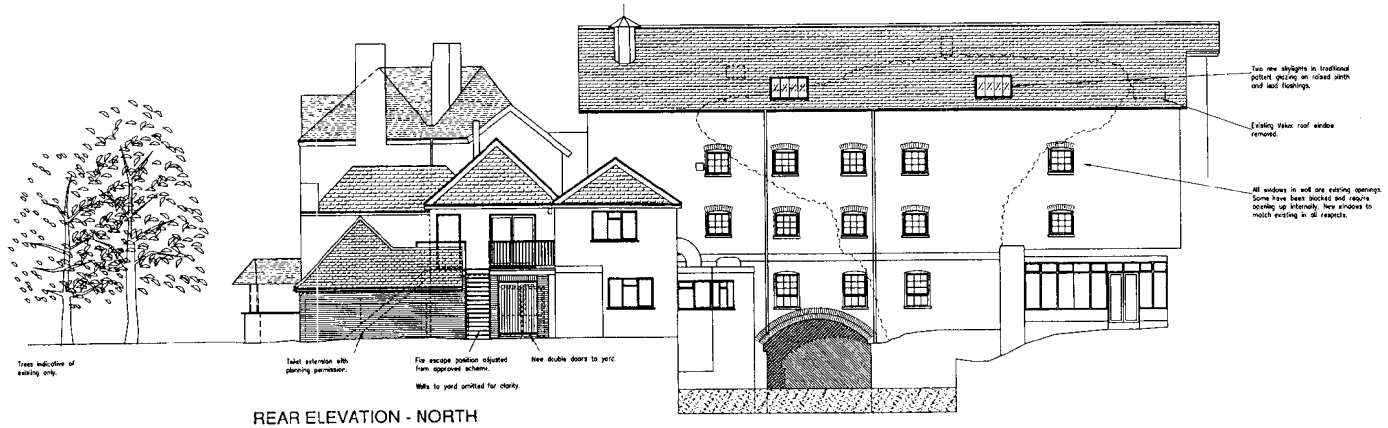
FRONT ELEVATION - SOUTH



SIDE (NIGHTCLUB ENTRANCE) ELEVATION - WEST



SIDE (MAIN ENTRANCE) ELEVATION - EAST



REAR ELEVATION - NORTH

NOTES

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Note:
This drawing has been prepared to show the building without the retention of the climbing vegetation. Certain presumptions regarding the existing brickwork have been made, which may prove incorrect when the climbers have been removed. All details are therefore subject to confirmation on exposure of the walls.

REVISIONS

REV	DATE	BY	DESCRIPTION
A	1.11.00	EAL	Granary elevations added.
B	15.11.00	EAL	Notes re new brickwork and repairs added.

12 JAN 2001 3168

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN CONSULTATION

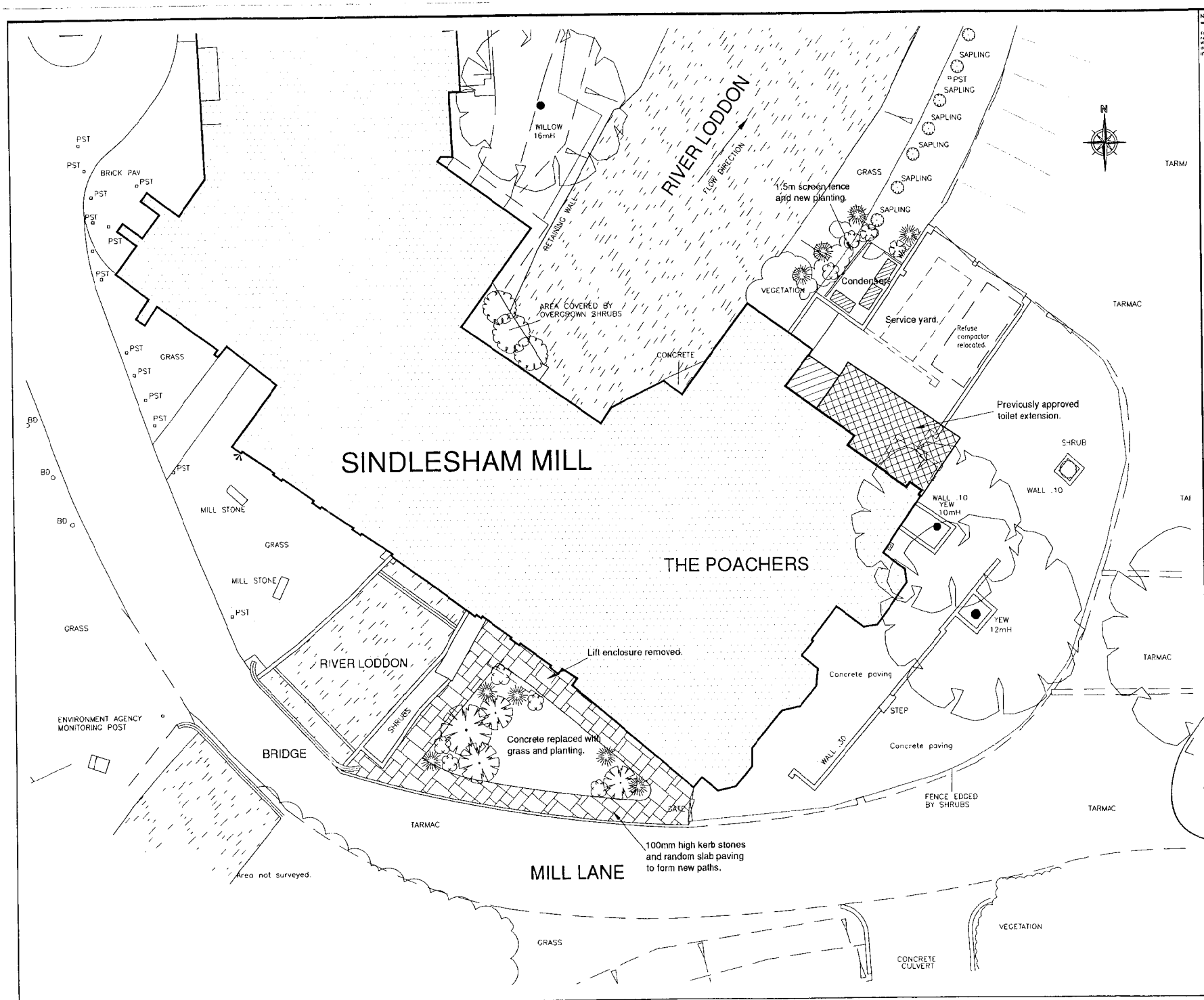
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

TITLE
Proposed Elevations

DATE	DRAWN	SCALE
Sept 00	EAL	1:100

DRAWING NUMBER 1259/14 | REVISION B



NOTES

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REVISIONS

REV	DATE	BY	DESCRIPTION

12 JAN 2001 • 3168

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat Houses PLC
Romford

TITLE
Site Plan
Proposed Layout

DATE	DRAWN	SCALE
Oct 00	EAL	1:100

DRAWING NUMBER	REVISION
1259/15	



RIGHT OF WAY.

DESIGN COALITION

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Site
Reading Moat House
Mill Lane
Sindlesham

Client
QMH UK LIMITED
Queens Court
9-17 Eastern Avenue
Romford, Essex RM1 3NG

Title	Checked	Drawn By	Scale	Date
Site Location Plan		LD	1:2500	March 06
	Arch./Dos.	Dwg No. 1259/317		Rev.