07720 280060.

APPLICATION NO:
F/2001/5482

LOCATION:
Luckley Oakfield School Luckley Road, Wokingham.

APPLICANT:
Luckley Oakfield School C/O Van Heyningen And Haward Architects

PROPOSAL:
Proposed erection of two storey library building with classrooms for school use.

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

CASE OFFICER: **Emy Circuit**

SV 7:1 02

596

09

Application No: F/2001/5482 EXC

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Luckley Oakfield School
C/O Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
London
NW5 1AL

All detail submitted and approved
29/8/02

Application Number: F/2001/5482

Parish: **WOKINGHAM**

Location: **Luckley Oakfield School, Luckley Road, Wokingham.**

Proposal: **Proposed erection of two storey library building with classrooms for school use.**

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.

OK 29/8/02

Condition
3. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

further info requested 2/5 ok 29/8/02

Condition

discharged 16/5.

5. 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

6. 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

discharged 13/5 but ~~[illegible]~~ drawings for minor amend ✓ done. still required.

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

Condition

discharged 13/5

8. Prior to commencement of the development hereby approved, details of the design and materials of the fire escape shall be submitted to and approved in writing by the Local Planning Authority. The fire escape shall be constructed in accordance with the approved details and retained thereafter.

Condition

additional info requested 2/5

discharged 20/5

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition

discharged 2/5

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition

discharged 16/5

11. Prior to implementation of this permission, details of access for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. Access for construction traffic shall be in accordance with the approved details.

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 safeguard visual amenities.

Reason
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

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

Reason
8. In order to safeguard the setting of the listed building.

Reason
9. In the interests of highway safety and convenience.

Reason
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
11. In the interests of the amenity of neighbouring properties and to ensure protection of any trees that may be close to the temporary access.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS10, WBE1, WLL7, WHE11 and WT7.

Informative
3. This consent is granted on the basis that the school will continue to work with the Local Planning Authority to develop their Safer Routes to School strategy and produce and implement a Green Travel Plan.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

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.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 29 August 2002
My ref: EXC/F/2001/5482
Your ref: 75

James Gallie
Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
LONDON
NW5 1AL

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

Dear Mr Gallie

DETAILS TO COMPLY WITH CONDITION 9 OF PLANNING PERMISSION F/2001/5482, LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

Thank you for your letter of 23 July and the accompanying material samples and drawings, which were submitted in relation to conditions 2 and 4 of the above planning permission. I am pleased to inform you that the following details are considered acceptable:

Condition 2 - materials in accordance with the schedule and samples submitted with your letter of 23 July 2002.

Condition 4 - finished floor level of +10.000, compared to +10.840 for Earnest Newton House, as shown on drawing No 284/033 Rev C.

If you have any queries regarding this matter, please contact me on (0118) 974 6479.

Yours sincerely

EC

Emy Circuit
Senior Planning Officer, Development Control

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

Tel 020 7482 4454 Fax 020 7284 0632
e-mail: vhh@vhh.co.uk website: www.vhh.co.uk

Emy Circuit
Environmental services Department
Planning Services
P.O. Box 157
Shute End, Wokingham, Berkshire
RG40 1WR

Our ref: 31 Job 284 23 July 2002

Dear Emy

Re: Luckley-Oakfield Library
Sample materials / slab heights. **Ref F/2001/5482**

This letter accompanies a box which contains all the external wall materials intended for use on the above project. Each sample has been clearly labelled so it should be self explanatory. Elevation drawings 284/033 and 284/034 have been marked-up and included as a key, and a photograph taken from the site of the building looking north towards the adjacent school buildings. These samples are submitted in response to **Condition 2** of the above application.

In response to **Condition 4**, please also refer to drawings 284/033 and 034 which include the slab heights of the building and the surrounding school buildings as requested in your letter dated 2 May '02 for comparison.

It is our understanding that all other conditions have been addressed and discharged.

We look forward to hearing from you.

Yours sincerely

James Gallie

cc
M Browning, Luckley-Oakfield School

enc.
284/033 C (A3)
284/034 C (A3)
Sample external wall materials.

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

Associates:
John Bell BA (Hons) B Arch
Dana Haqjoo BA (Hons) B Arch (Hons) Dip PPM
James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Company Secretary:
David Meneice

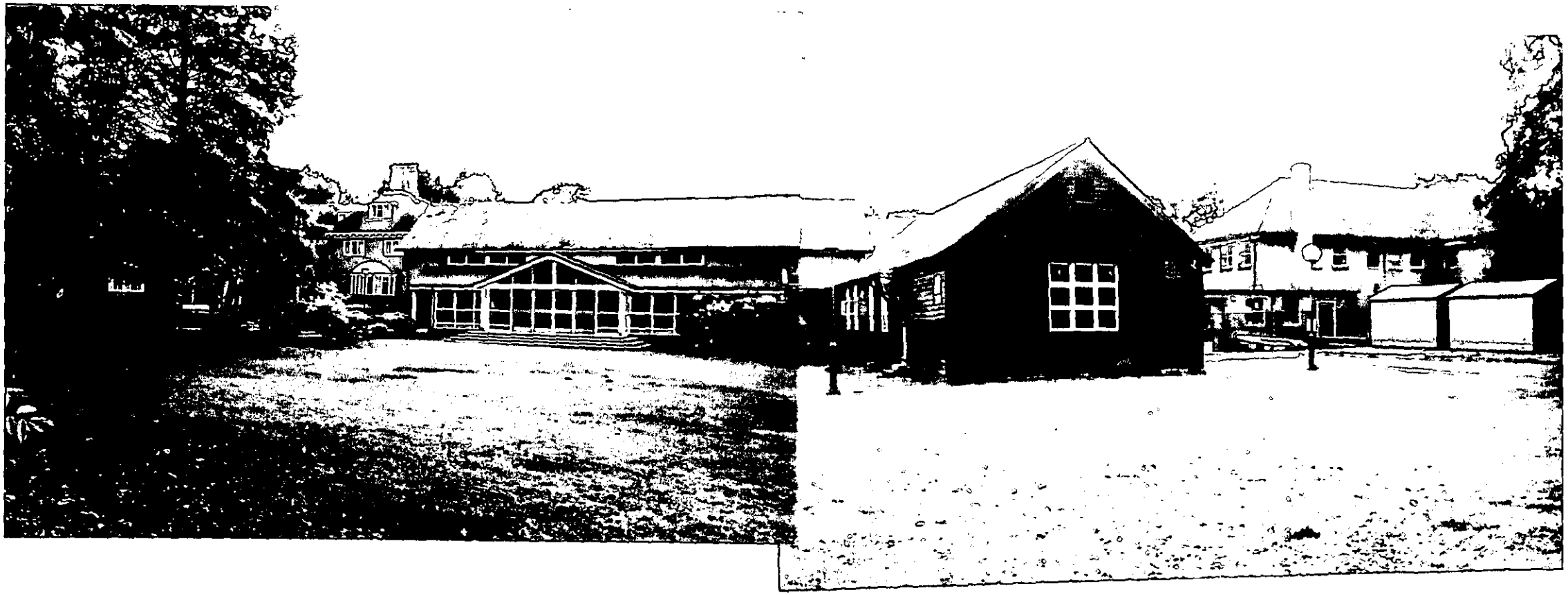
van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

FOR PLANNING
Samples Schedule
Revision -

284 Schedule of External Finishes Samples
23/07/02

van Heyningen & Haward Architects
Burghley Yard
106 Burghley Road
London, NW5 1AL
T: 020 7482 4454
F: 020 7284 0632
e: vhh@vhh.co.uk

Paving:	Marshalls 'Saxon' buff paving slabs 450x 450mm NBS Q25
Cladding:	European whitewood stained RAL 7030 NBS H21
Windows: **Rainwater goods**	Dark grey powder coated aluminium NBS L10
Roof tiles	Marley dark grey concete slates NBS H65.



LUCKLEY-OAKFIELD SCHOOL

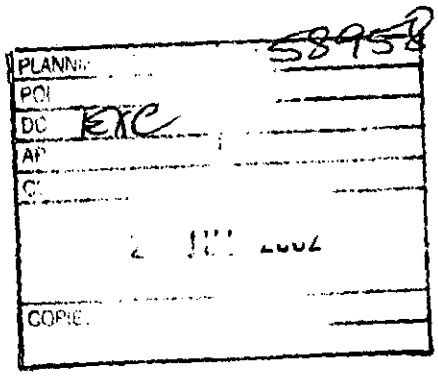
SITE OF NEW LIBRARY BUILDING.

LOOKING TOWARDS SCHOOL.

Luckley-Oakfield School Library

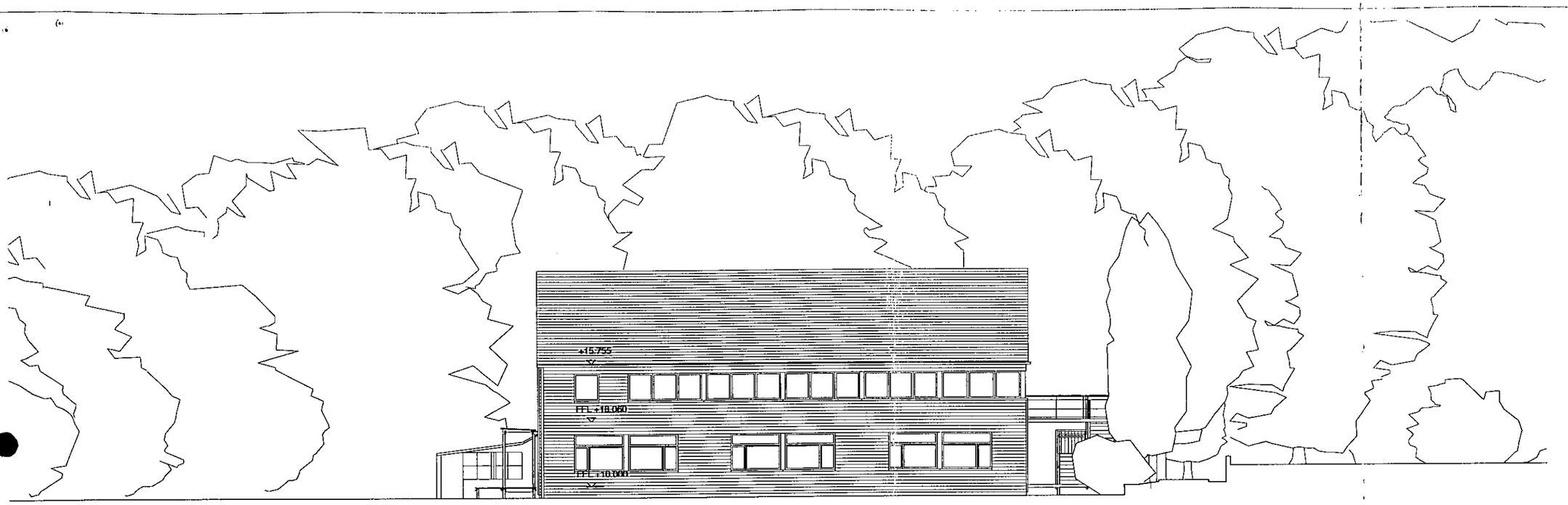
External Finishes Samples

Ref: F/2001/5482



Attn: Ms Circuit

van Heyningen & Haward Architects
Burghley Yard
106 Burghley Road
London, NW5 1AL
T: 020 7482 4454
F: 020 7284 0632
e: vhh@vhh.co.uk

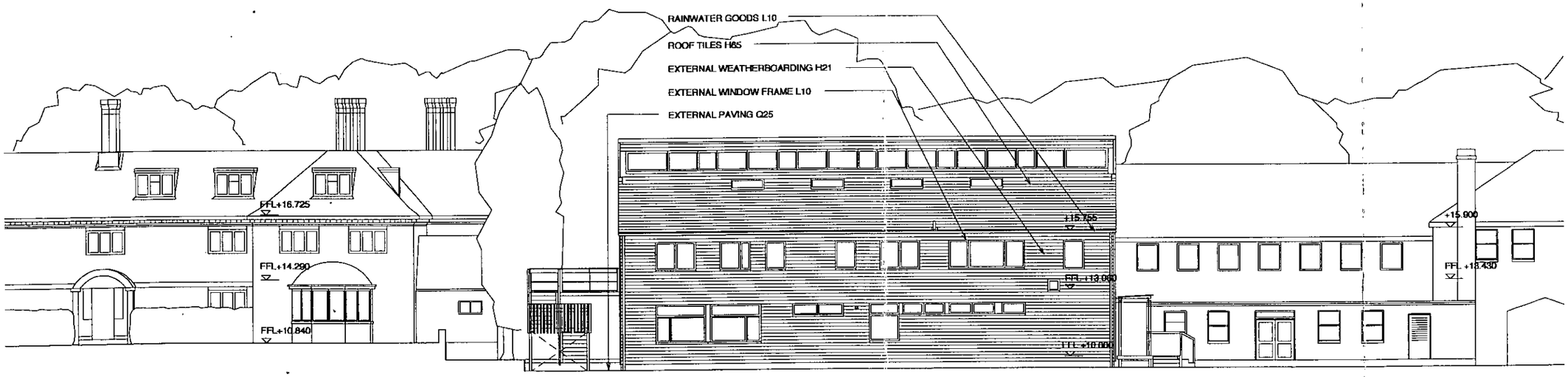


MAINTENANCE SHED BEHIND

PROPOSED BUILDING

UPPER LAWN

NORTH WEST ELEVATION



EARNEST NEWTON HOUSE

PROPOSED BUILDING

SCHOOL BUILDINGS BEHIND

SOUTH EAST ELEVATION

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

REVISIONS:

Date	Revision	
06.11.01	A	REVISED ELEVATIONS
12.12.01	B	REVISED ELEVATIONS
09.05.02	C	REVISED ESCAPE STAIR + ROOFLIGHTS

Materials:
WALLS: REBATED SHIPLAP HORIZONTAL TIMBER BOARDING
WINDOWS AND DOORS: ALUMINIUM FACED TIMBER
ROOF: TILES
RAINWATER GOODS: ALUMINIUM

PLANNING

von Heyningen and Haward Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0632
E-mail: vhh@vhh.co.uk

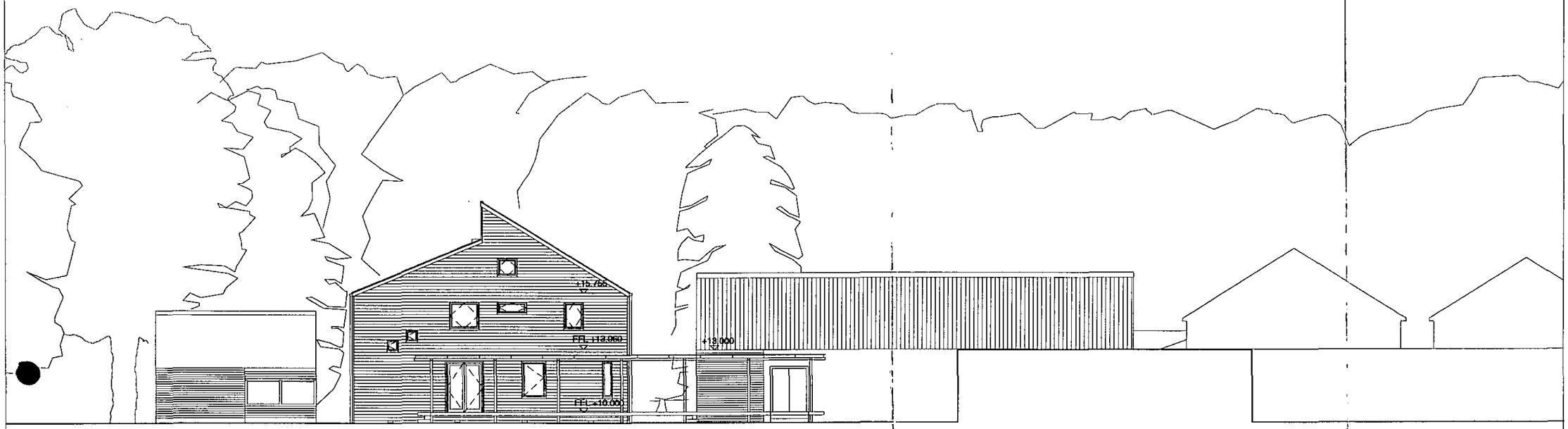
Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:
ELEVATIONS

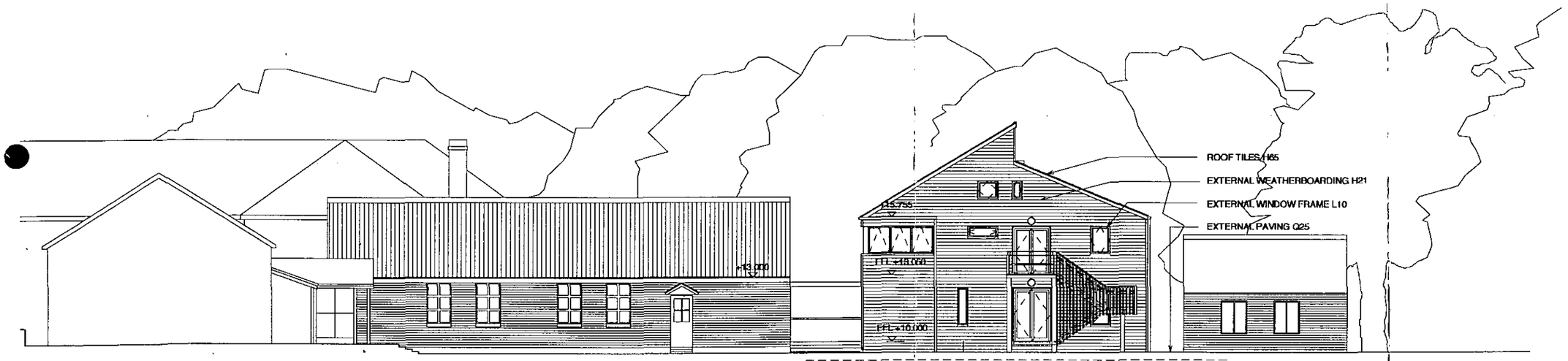
Scale: 1:100	Date: 05.11.01	Drawn by: JG
CAD Design File:	Plot File:	
Drawing no: 284/033		Rev: C

Never scale dimensions from this drawing. Use written dimensions only. Report any discrepancies. Please ask if in any doubt. Always use latest revision of drawing.



EDGE OF WOODS | MAINTENANCE SHED | ENTRANCE TO PROPOSED BUILDING | COVERED WALKWAY CONNECTING NEW BUILDING WITH WOODLANDS | 'WOODLANDS'

NORTH EAST ELEVATION



SCHOOL HALL | WOODLANDS | PROPOSED BUILDING | MAINTENANCE SHED | EDGE OF WOODS

SOUTH WEST ELEVATION

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

NORTH

REVISIONS:

Date	Revision	
30.11.01	A	REVISED ELEVATIONS
12.12.01	B	REVISED ELEVATIONS
23.07.02	C	REVISED ELEVATIONS

Note:
All information in this drawing is provisional and subject to amendment up to the completion of the second stage tender.

FOR INFORMATION

van Heyningen and Haward Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0532
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:
ELEVATIONS

Scale: 1:100	Date: 05.11.01	Drawn by: JG
CAD Design File:	Plot File:	
Drawing no: 284/034		Rev: C

Never scale drawings from this drawing. Use written dimensions only. Report any discrepancies. Please ask if in any doubt. Always use latest revision of drawing.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 7 May, 2002
My ref. BC/DC/2001/5482

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

The Governors Luckley Oakfield School
c/o Van Heyningen & Haward Architects
Burghley Yard
106 Burghley Road
LONDON
NW6 1AL

Dear Sirs

PLANNING PERMISSION 2001/5482
SITE: LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/5482 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

EMY CIRCUIT
Senior Planning Officer

Date: 16 May 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Details of wheel washing facilities to comply with condition 09 (supplementary to details supplied on 25 February). Letter dated 10 May 2002.

Comments are required by 26/05/2002.

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

Details satisfy highway authority.

AK 17/5/02

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 20 May 2002
My ref: EXC/F/2001/5482
Your ref: 75

James Gallie
Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
LONDON
NW5 1AL

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

Dear Mr Gallie

DETAILS TO COMPLY WITH CONDITION 9 OF PLANNING PERMISSION F/2001/5482, LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

I write regarding the above condition and can confirm that the following details are considered acceptable:

Condition 9 - details to prevent deposit of mud and other debris on the Highway, as set out in your letters of 10 May and 25 February 2002.

If you have any queries regarding this matter, please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 16 May 2002
My ref: EXC/F/2001/5482
Your ref: 75

James Gallie
Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
LONDON
NW5 1AL

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

Dear Mr Gallie

TREE PROTECTION MEASURES TO COMPLY WITH CONDITION 5 AND CONSTRUCTION ACCESS DETAILS TO COMPLY WITH CONDITION 11 OF PLANNING PERMISSION F/2001/5482, LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

I write regarding the above conditions and can confirm that the following details are considered acceptable:

Condition 5 - details as set out in your letter of 17 April 2002 and indicated on drawing No284/L/01 Rev C

Condition 11 - Surfacing details as set out in your letter dated 17 April 2002, together with the route shown on drawing No284/L/01 Rev C

If you have any queries regarding this matter, please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 16th May 2002

Location: Luckley oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Application Number: F/2001/5482

In response to your consultation dated 26th April 2002 for the above application, the arboricultural comments are as follows:

Drawing no. 284/L/01 rev. c is acceptable and condition 5 concerning tree protection can be discharged.

Neil Etherington
Senior Arboriculturist

Emy Circuit
From: Emy Circuit
Sent: 15 May 2002 11:16
To: 'James'
Subject: RE: Luckley-Oakfield ref. EXC/F/2001/5482

WOKINGHAM UNITARY
Aiming for Excellence

James,

I wrote to you yesterday confirming that the rooflights would be acceptable as a minor amendment, so this letter should be with you soon. With regard to the other conditions, I will contact you again once I receive consultation responses from the Arboricultural Officer.

Emy Circuit

-----Original Message-----
From: **James [SMTP:james@vhh.co.uk]**
Sent: 15 May 2002 11:08
To: Emy.Circuit@wokingham.gov.uk
Subject: Luckley-Oakfield ref. EXC/F/2001/5482

Dear Emy,

Thankyou for your letter recieved today regarding the above project and conditions 7 and 8. Scale drawings of the south elevation in question were issued to you on 10 May. If you have received these drawings we hope they are sufficient for you to consider the rooflights as a minor amendment.

We await your response to the other conditions except conditions 2 and 4 for which information will be forwarded as soon as possible.

Many thanks

James Gallie
--

---

van Heyningen and Haward
Burghley Yard
106 Burghley Road
London NW5 1AL tel 020 7482 4454
fax 020 7284 0632
www.vhh.co.uk

Please note that all electronically transferred drawing file information from van Heyningen and Haward Architects is 'For information only' and does not constitute a formal drawing issue. The information within this e-mail, and any attachment, is confidential. If you have received it in error, please return to sender.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 14 May 2002
My ref: EXC/F/2001/5482
Your ref: 75

James Gallie
Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
LONDON
NW5 1AL

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

Dear Mr Gallie

PROPOSED MINOR AMENDMENT TO PLANNING PERMISSION F/2001/5482 – ERECTION OF LIBRARY AND CLASSROOM BUILDING, LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

Thank you for your letter of 10 May 2002, together with the accompanying drawing No. 284/033 Rev C, which were received on 13 May. Having consulted the Council's Conservation Architect, I am pleased to confirm that the proposed changes to the fenestration in the south-east elevation are considered acceptable as a minor amendment to the approved plans.

If you have any queries regarding this matter, please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

Date: 16 May 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Details of wheel washing facilities to comply with condition 09 (supplementary to details supplied on 25 February). Letter dated 10 May 2002.

Comments are required by 26/05/2002.

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

(RING ONE)

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

App No. F/2001/5482 (Planaps) / (Ludhouse) Date Rec. 13/5/02

Location: Luckley Oakfield School, Luckley Road

Parish Wokingham

Applicant: Luckley Oakfield School.

Description of attached plans details of wheel washing facilities to comply with condition 9 (supplimentary to details submitted on 25 February)

Drawing No's: letter dated 10 May 2002

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

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

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EHC

Consultations Sent by Admin. on 16.05 BS

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2001/5482 (Planaps) / (Ludhouse) Date Rec. 13/5/02

Location: Luckley Oakfield School, Luckley Road

Parish Wokingham

Applicant: Luckley Oakfield School.

Description of attached plans details of wheel washing facilities to comply with condition 4 (supplementary to details submitted on 25 February)

Drawing No's: letter dated 10 May 2002

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

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

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

NEIGHBOURS: _____

_____ Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER ELC

Consultations Sent by Admin. on 16.05 BS

Yellow - Part One Copy
Green - Officer's Copy

284 Drawing Issue Sheet

van Heyningen & Haward Architects
Burghley Yard, 106 Burghley Road London NW5 1AL
Tel: 020-7482-4454 Fax.No: 020-7284-0632

File in vH/H Issue
Copied to
Seen by
BH JvH MT LD JM
Release to File

PROJECT TITLE	284	Library, Luckley-Oakfield School

| DATE OF ISSUE | | |

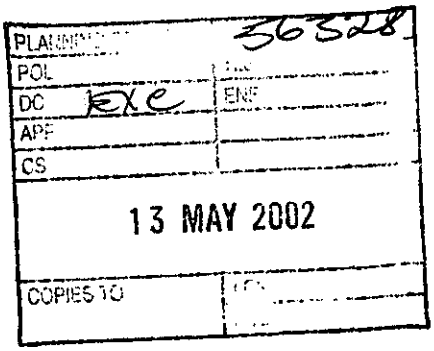
CONDITION DISCHARGE ACK
LETTER RQRD

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

Tel 020 7482 4454 Fax 020 7284 0632
e-mail: vhh@vhh.co.uk website: www.vhh.co.uk

PLANNING 36328
POL
DC EXC ENF
APP
CS
13 MAY 2002
COPIES TO



Ms E Circuit
Environmental services Department
Planning Services
P.O. Box 157
Shute End, Wokingham, Berkshire
RG40 1WR

Our ref: 100 Job 284 10 May, 2002

Dear Ms Circuit

PLANS TO MEET CONDITIONS

5482

Re: Luckley-Oakfield Library
Ref F/2001/5482

I write in response to your letters dated 2 May and 7 May regarding the above application. We accept that the development must proceed in the manner it was intended and are endeavouring to satisfy the conditions of the Planning consent as soon as possible.

It is my understanding from your letter dated 2 May that information is still required in relation to conditions 2, 4, 7 and 9.

Condition 2.
We are currently awaiting samples of the external finish materials and will submit these for approval when received.

Condition 4.
We will forward further information regarding slab heights as soon as possible.

Condition 7.
Find enclosed drawing 284/033 revision C showing the front and rear elevations including the rooflights. Bear in mind that the rooflights will not be visible from the school or adjacent properties and that this side of the building faces into the woods to the south.

cont..

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

Associates:
John Bell BA (Hons) B Arch
Dana Haqjoo BA (Hons) B Arch (Hons) Dip PPM
James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Office Manager:
David Meneice

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

Condition 9.
It is not anticipated that there will be any problem with mud or debris on the road from the site as the access track and site area is laid with dry crushed aggregate. Vehicle tyres are also to be washed down if neccessary using a standpipe and hose at the carpark end of the track.

We look forward to hearing from you.

Yours sincerely

James Gallie

cc Malcolm Browning, Luckley-Oakfield

enc. As issue sheet (attached)

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 13 May 2002
My ref: EXC/F/2001/5482
Your ref: 75

James Gallie
Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
LONDON
NW5 1AL

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

Dear Mr Gallie

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5482 – ERECTION OF LIBRARY AND CLASSROOM BUILDING, LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

Further to my letter of 2 May, I have now received comments from the Conservation Officer regarding the details submitted in relation to conditions 7 and 8 and I can inform you that the joinery details received on 19 April 2002 (condition 7) and the details of the fire escape received on 29 April (condition 8) are considered acceptable.

However, if you wish the insertion of rooflights to be considered as a minor amendment to the planning permission, please provide scale copies of the reduced drawings submitted with your letter of 4 April.

If you would like any queries regarding this matter, please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

cc: Malcolm Browning, Luckley Oakfield School

Date: 03 May 2002 07 MAY 2002

To: Harold Sanders – Conservation & Urban Design

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Details of fire escape to comply with condition 08. Drawing nos: 284/L/01 C, 284/L/08 E, 284/L/11 E, 284/A/18.

Comments are required by 13/05/2002.

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

I DON'T UNDERSTAND THE PHILOSOPHY BEHIND THIS DESIGN BUT BELIEVE THE INFORMATION COMPLIES WITH THE CONDITION (08)

Harold Sanders

07 05.02.

Date: 26 April 2002 26 APR 2002

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Details of slab level to comply with condition 04, landscaping & tree protection (revised) to comply with condition 05, sill details to comply with condition 07. Drawing nos: 284/L/06, 284/L/06A, 284/D/004, 284/D/004.3.

Comments are required by 06/05/2002.

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

- I CONSIDER THE CONDITION(7) HAS BEEN COMPLIED WITH AND NOTE SPECIFICATION + DETAILS.
- IT WAS THE VARIATION IN OPENNINGS AND DIVISIONS (IE. MULLIONS + TRANSOMES) WHICH WAS IN QUESTION.

THE GENERAL DESIGN PRINCIPLES HAVE PREVIOUSLY BEEN ACCEPTED. I CONSIDER THE CONDITIONS CAN BE DISCHARGED

Harold Sanders

09.05.02.

Date: 03 May 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Details of fire escape to comply with condition 08. Drawing nos: 284/L/01 C, 284/L/08 E, 284/L/11 E, 284/A/18.

Comments are required by 13/05/2002.

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

(RING ONE)

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

App No. F/2001/5482 (Planaps) / (Ludhouse) Date Rec. 29/4/02

Location: Luckley Oakfield School, Luckley Road

Parish Wokingham

Applicant: Luckley Oakfield School

Description of attached plans Details of fire escape to comply with condition 8

284/L/11 E

Drawing No's: 284/L/01 C, 284/L/08 E, 284/A/18

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

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

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXU

Consultations Sent by Admin. on _____

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2001/5482 (Planaps) / (Ludhouse) Date Rec. 29/4/02

Location: Luckley Oakfield School, Luckley Road

Parish Wokingham

Applicant: Luckley Oakfield School

Description of attached plans Details of fire escape to comply with condition 8

284/L/11 E

Drawing No's: 284/L/01 C, 284/L/08 E, 284/A/18

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		✓
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXU

Consultations Sent by Admin. on _____

Yellow - Part One Copy
Green - Officer's Copy

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

Tel 020 7482 4454 Fax 020 7284 0632
e-mail: vhh@vhh.co.uk website: www.vhh.co.uk

PLANNING SERVICES	HPT 55826
POL	TLS
DC EXC	ENF
APP	
CS	
29 APR 2002	
COPIES TO	

Ms E Circuit
Environmental services Department
Planning Services
P.O. Box 157
Shute End, Wokingham, Berkshire
RG40 1WR

PLANS TO MEET CONDITIONS 5 4 8 2

Our ref: 94 Job 284 26 April, 2002

Dear Ms Circuit

Re: Luckley-Oakfield Library
Ref F/2001/5482

Please find enclosed drawings of the proposed fire escape in response to condition number 8 of the planning approval. This follows on from discussions with the Conservation Officer, Mr Saunders.

The proposed stair design is intended to minimise the impact of the building on the upper lawn area on the side of the listed Earnest Newton house. We also wanted to avoid any harsh impact on the Cotswold stone wall which forms the existing boundary to the immediate site whilst allowing for the creation of a usable space between this wall and the foot of the escape stair.

The fire escape is largely concealed from view by the trees to the north and is simply detailed in steel but lightly clad with timber posts to form a handrail guard. This timber will be stained similar to the cladding to make the stair homogenous with the main body of the building.

We hope you consider the above favourably and look forward to hearing from you

Yours sincerely

James Gallie

cc Malcolm Browning, Luckley-Oakfield

enc. As issue sheet (attached)

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

Associates:
John Bell BA (Hons) B Arch
Dana Haqjoo BA (Hons) B Arch (Hons) Dip PPM
James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Office Manager:
David Menelce

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

284 Drawing Issue Sheet L

van Heyningen & Haward Architects
Burghley Yard, 106 Burghley Road London NW5 1AL
Tel: 020-7482-4454 Fax.No: 020-7284-0632

File in vHH Issue
Copied to
Seen by
BH JvH NT LD JM
Release to File

PROJECT TITLE	284	Library, Luckley-Oakfield School

| DATE OF ISSUE | | |

284 Drawing Issue Sheet A

van Heyningen & Haward Architects
Burghley Yard, 106 Burghley Road London NW5 1AL
Tel: 020-7482-4454 Fax.No: 020-7284-0632

File in vHH Issue
Copied to
Seen by
BH JvH MT LD JM
Release to File

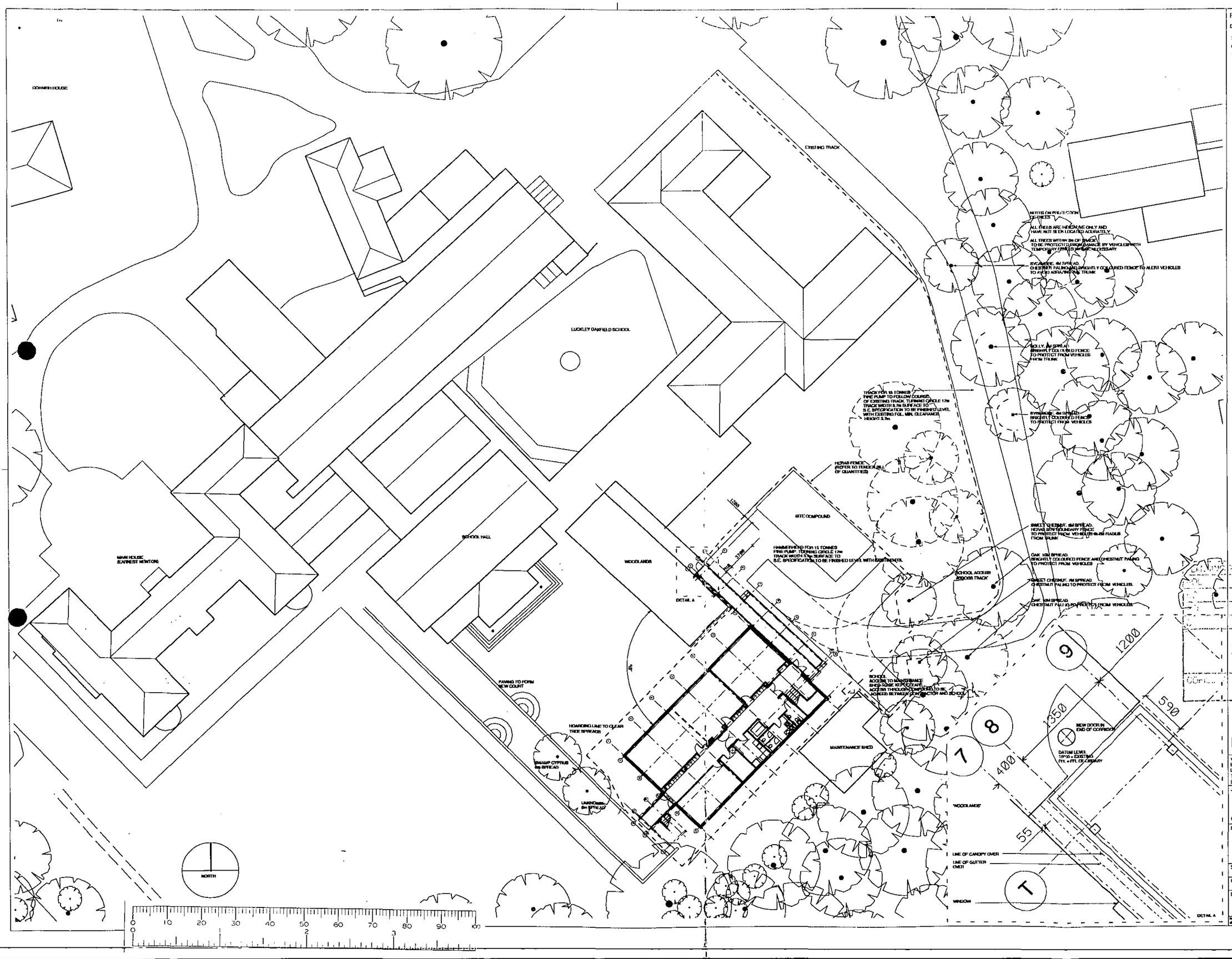
PROJECT TITLE	284	Library, Luckley-Oakfield School
DATE OF ISSUE	DAY	01 22 12 22 26
	MONTH	00 00 00 00 00 00 00 00 33 33 34 44 44
	YEAR	00 00 00 00 00 00 00 00 22 22 22 22 22

DISTRIBUTION:	(X= Issue Sheet only, E= Disc/e mail, N= Neg., F= fax at A4, M= tabled at meeting)							
Client: Luckley-Oakfield			1		1			1
QS:			A3 1	A3 1	1	1	1	1
Structural Engineer			A3 1	A3 1	1		1	1
Services Engineer								1
Local Authority Planners								1
Building Control								
Tendering Contractors (4)								
Supplier								
Acoustic Consultant								
Main Contractor			2	2			2	

ISSUE PURPOSE	I=Info only P=Planning BR=Bdg Regs. B=Billing T=Tender Issue C=Contract Issue								
			B	C	B	C	B	B	T	P

DRAWING TITLE	DWG	Scale	Sheets being issued & revision							
Canopy/walkway setting out	284/A/02	1-20						x		
Escape stair setting out - plans	284/A/03	1-20						X		
Main stair setting out	284/A/04	1-20		A				B		
Library stair setting out	284/A/06	1-20						X		
Sanitary Provision Ground Floor	284/A/07	1-50								
Toilet and Store Elevations	284/A/08	1-50								
Sections CC, DD	284/A/16	1-20	x	A	B	B			C	
Sections EE, FF	284/A/17	1-20	x	A	B	B			C	
Escape stair setting out - sections	284/A/18	20-Jan						X		X
Door types	284/A/19	1-20					x		A	

PLANS TO MEET CONDITIONS
5402



REVISIONS:

Date	Revision
25.02.02	A TREE PROTECTION INFORMATION ADDED
09.04.02	B ACCESS TRACK AND HAMMERHEAD AMENDED
18.04.02	C NOTES ON TREE PROTECTION

PLANS TO MEET CONDITIONS

5482

29 APR 2002

FOR PLANNING

van Heyningen and Haward Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0632
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

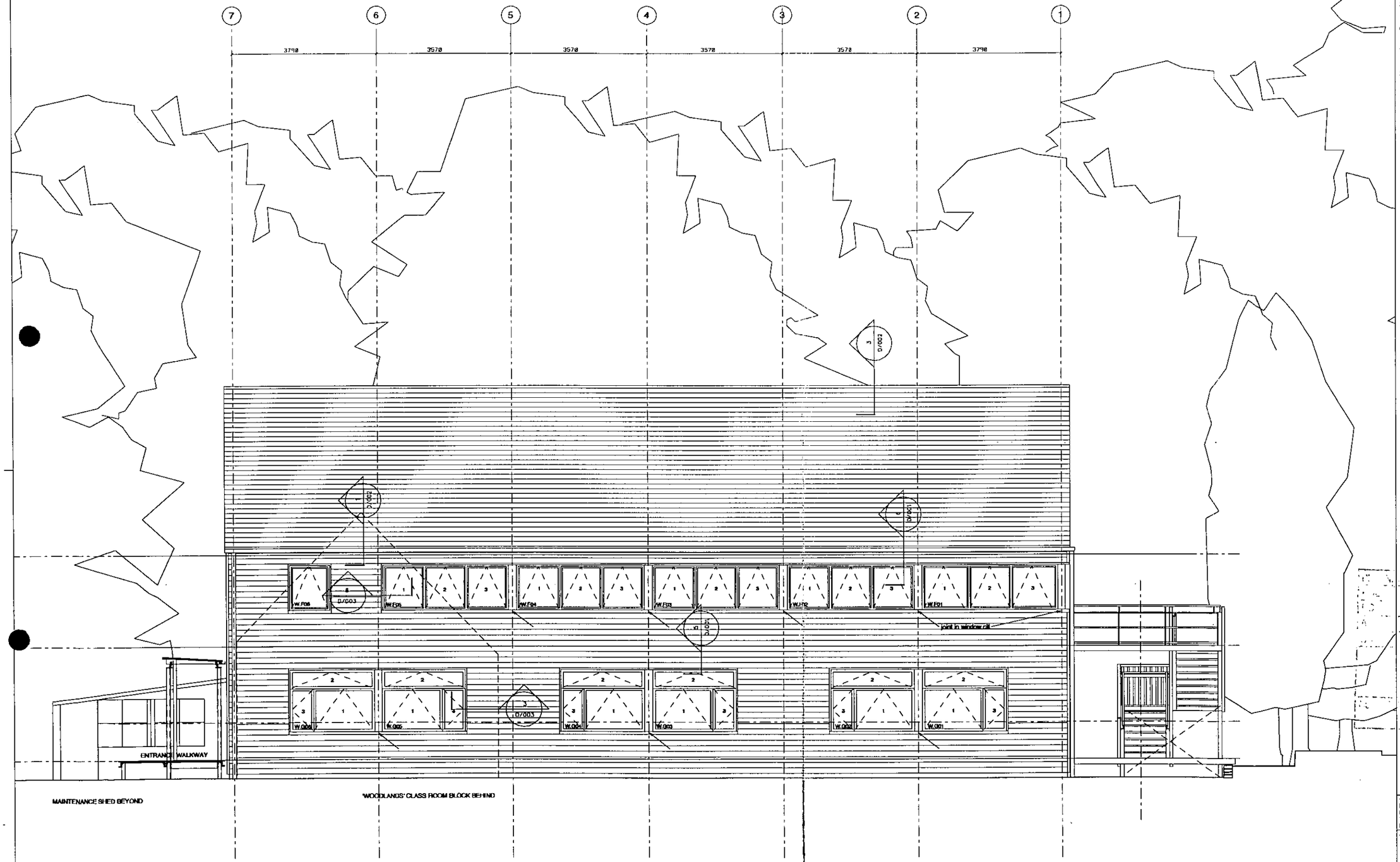
Client:

Drawing Title:
SITE PLAN / SETTING OUT

Scale:	Date:	Drawn by:
1:200	11:12:01	JG
CAD Design File:	Plot File:	

Drawing no:	Rev:
284/L/01	C

Never scale dimensions from this drawing. Use written dimensions only. Report any discrepancies. Please ask if in any doubt. Always use latest revision of drawing.



REVISIONS:

Date	Revision	A1 Number
15/03/02	A FOR BLOCKWORK INFORMATION ONLY	A102
28/03/02	B FOR ROOF PACKAGE ONLY	A103
09/04/02	C For billing of external envelope only	
12/04/02	D FOR TENDER OF EXTERNAL ENVELOPE CLADDING	
25/04/02	E Escape stair and canopy revised FOR TENDER OF JOINERY, DOORS, WINDOW SILLS, EXTERNAL DOORS, WINDOWS & DRYLINING	

PLANS TO MEET CONDITIONS

5482

29 APR 2002

ACK:
FILE:

GENERAL NOTE:
FFL = TOP OF SCREED/ PC STAIR

van Heyningen and Haward Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0632
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD
LIBRARY

Client:

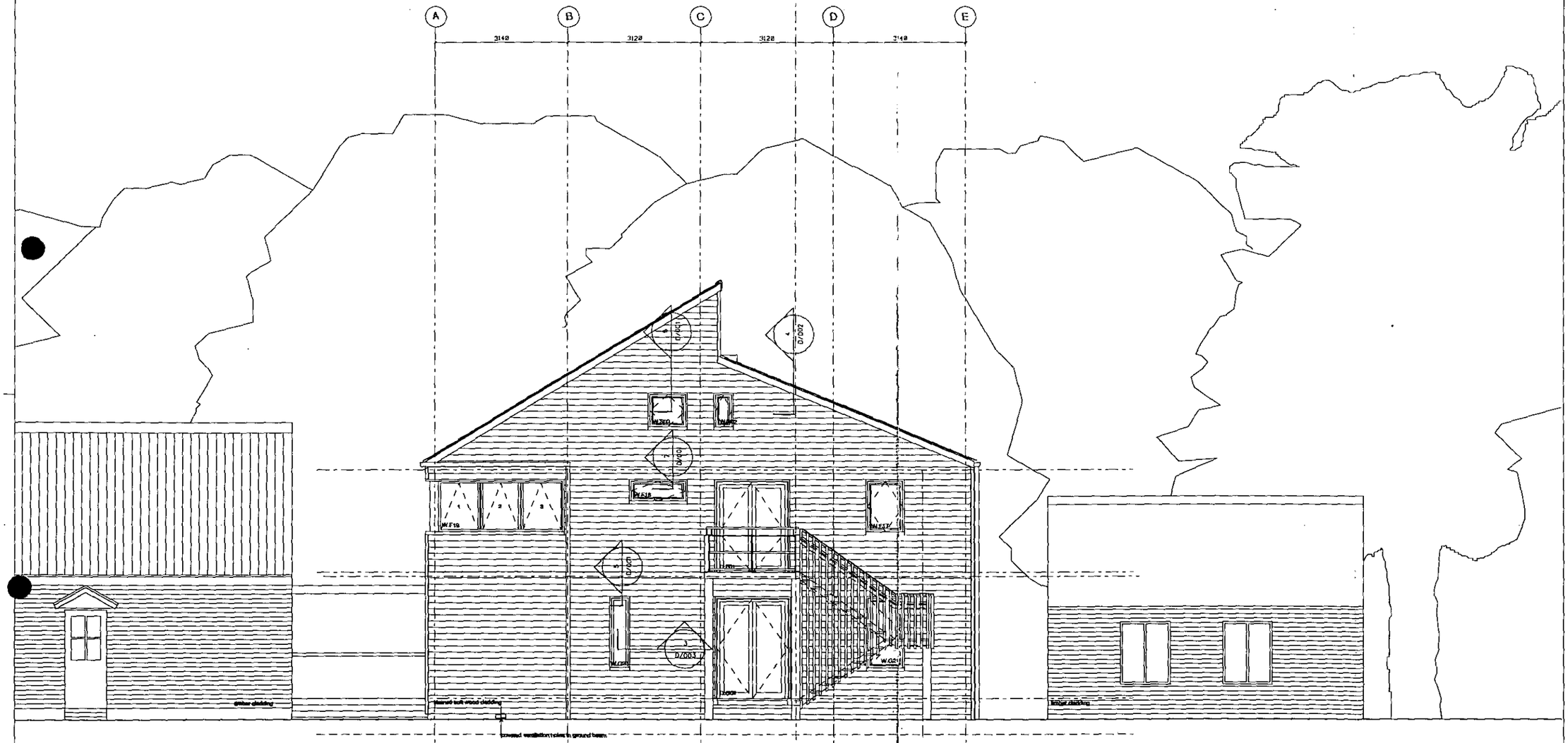
Drawing Title:
NORTH ELEVATION
(FACING COLLEGE HALL)

Scale: 1:100	Date: 20.01.02	Drawn by: CM
CAD Design File:	Plot File:	
Drawing no: 284/L/08		Rev: E

Never scale dimensions from this drawing. Use written dimensions only. Report any discrepancies. Please ask if in any doubt. Always use latest revision of drawing.

REVISIONS:

Date	Revision	Al Number
15/03/02	A) FOR BLOCKWORK INFORMATION ONLY	A02
28/03/02	B) FOR ROOF PACKAGE ONLY	A03
09/04/02	C) For billing of external envelope	
12/04/02	D) FOR TENDER OF EXTERNAL ENVELOPE CLADDING	
25/04/02	E) Escape stair revised, D.F01 height amended FOR TENDER OF JOINERY, DOORS, WINDOW SILLS, EXTERNAL DOORS, WINDOWS & DRYLINING	

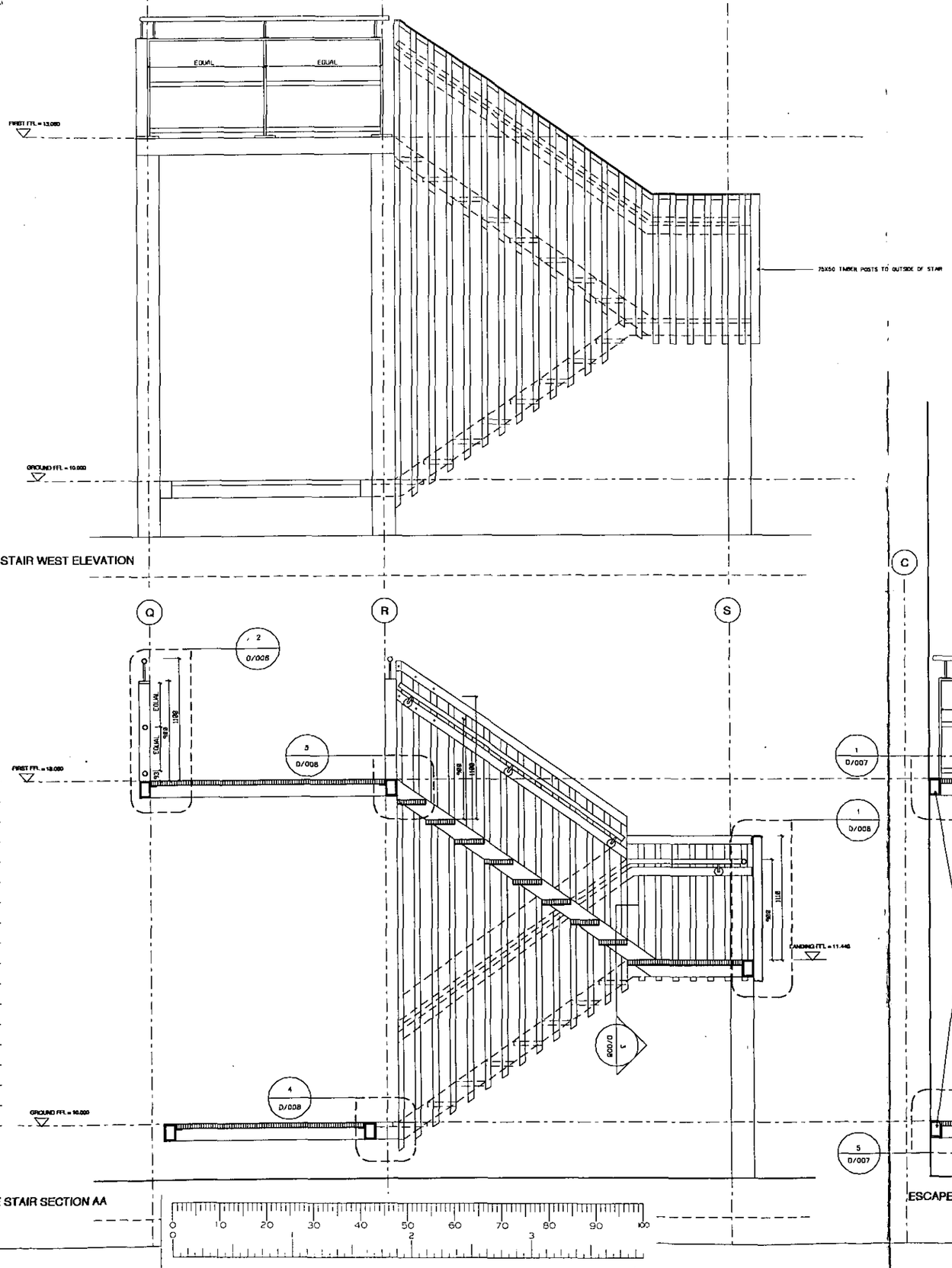

A
B
C
D
E
3140
3128
3128
3140
D/001
D/002
D/003
WINDOW
WINDOW
WINDOW

REVISIONS:

Date	Revision	Al Number
24/04/02	-1 FOR BILLING OF ESCAPE STAIR	

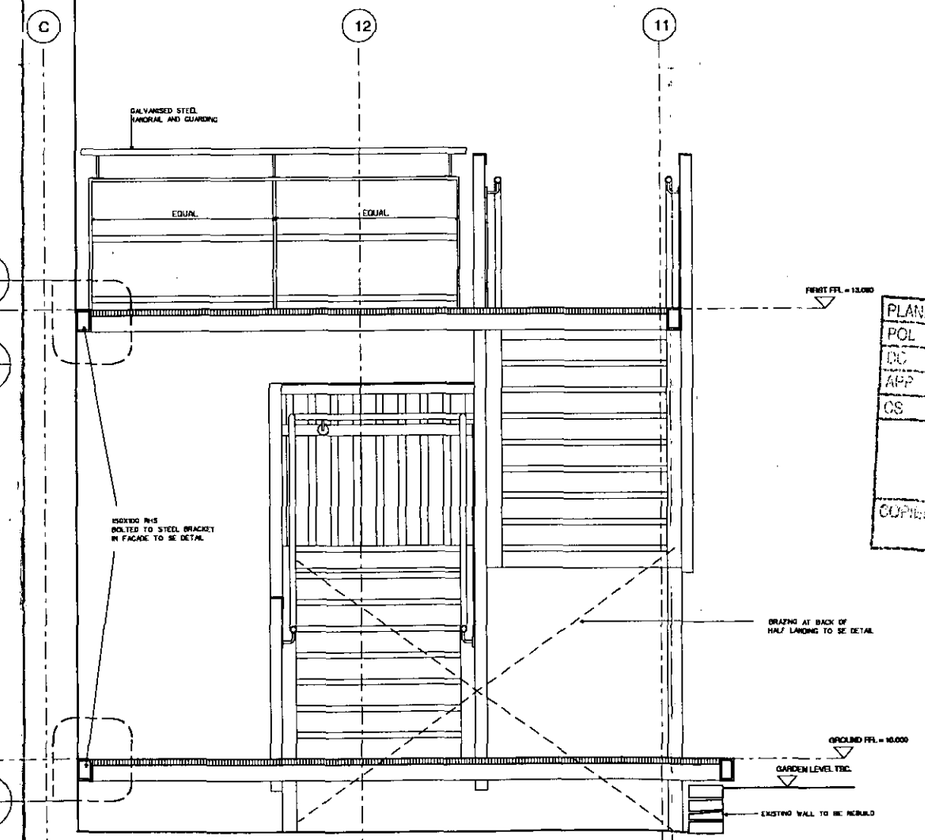
PLANS TO MEET CONDITIONS

5482



ESCAPE STAIR WEST ELEVATION

ESCAPE STAIR SECTION AA



ESCAPE STAIR SECTION BB

PLANNING SERVICES	HPT
POL	
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CS	

29 APR 2002

COPIES TO

FOR PLANNING

von Heyningen and Haward Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0832
E-mail: vhhlvhh.co.uk

Job:
LUCKLEY-OAKFIELD LIBRARY

Client:

Drawing Title:
EXTERNAL ESCAPE STAIR ELEVATIONS AND SECTIONS

Scale:	Date:	Drawn by:
1:20	22.03.02	CM
CAD Design File:	Plot File:	

Drawing no:
284/A/18

Rev:

Notes: Figured dimensions from this drawing. Use written dimensions only. Report any discrepancies. Please ask if in any doubt. Always use latest revision of drawing.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 2 May 2002
My ref: EXC/F/2001/5482
Your ref: 75

James Gallie
Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
LONDON
NW5 1AL

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

Dear Mr Gallie

PROPOSED MINOR AMENDMENTS AND SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5482 – ERECTION OF LIBRARY AND CLASSROOM BUILDING, LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

I write in response to your letters of 25 February and 4 April concerning the above, and apologise for the delay in doing so.

With regard to the lighting of the upper corridor, carvel and gallery areas, we recall our previous discussions and note that rooflights have been reintroduced in your Building Regulations submission. It may be possible to treat this change as a minor amendment to the above consent but further details will be required to enable us to determine whether the proposed alterations to the approved scheme are acceptable.

We note and accept the random design, size and form of the windows in the end elevations. However, the inconsistency of the windows on the south east elevation, with top hung, side hung and central hung frames would now be added to with yet another form in the roof.

If rooflights are to be accepted then we consider it essential that there is a consistency of size, proportion and detail within all windows and opening lights on this elevation, including those at clearstory level. I suggest that this issue is addressed in the details submitted to comply with condition 7. Revised copies of the approved drawings would also be required, showing the additional windows.

With regard to the details to comply with conditions:

Condition 2 - I note that samples are to be submitted shortly.

Condition 4 - Slab level – further information is required before this condition can be discharged. In addition to the finished floor level of the proposed building, please provided details of several points around the site, including the slab levels of nearby buildings, for comparison.

Condition 5 - The tree protection measures indicated in your letter of 25 February and on drawing No 284//01 Rev A are not acceptable. Where the track would come within 6 metres of the retained trees details of how it will be 'made-up' will be required. I understand you have had subsequent discussions with the Arboricultural Officer and I now await his comments on the revised details, received on 19 April.

Condition 7 - I am awaiting comments from the Conservation Officer regarding the joinery details submitted but please note also the comments above.

Condition 8 - Details of the fire escape were received on 29 April and I have consulted the Conservation Officer on them.

Condition 9 – The purpose of this condition is to prevent deposit of mud and other debris on the road. Extract 290 from the tender document deals with waste rather than deposit of mud and other debris on the road. Please provide details of measures that will be implemented to prevent this e.g. wheel washing facilities.

Condition 10 – The site parking provision indicated on your drawing 284/L/01 is considered acceptable.

Condition 11 – The access for construction traffic is acceptable to the Highway Authority but there concerns with regard to adjacent trees, as described in relation to condition 5.

I will contact you again when I have received further comments from the relevant officers. In the meantime, if you have any queries, please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

cc: Malcolm Browning, Luckley Oakfield School

Date: 26 April 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Details of slab level to comply with condition 04, landscaping & tree protection (revised) to comply with condition 05, sill details to comply with condition 07. Drawing nos: 284/L/06, 284/L/06A, 284/D/004, 284/D/004.3.

Comments are required by 06/05/2002.

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

(RING ONE)

1970

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

App No. F/2001/5482 (Planaps) / (Ludhouse) Date Rec. 19 Apr 2002

Location: Luckley Oakfield School, Luckley Road.

Parish Wokingham

Applicant: Luckley Oakfield School

Description of attached plans details of slab level to comply with condition 4, landscaping & tree protection (revised) to comply with condition 5, sill details to comply with condition 7,

Drawing No's: 284/L/01, 284/L/06A, 284/D/004, 284/D/004.3

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	_____	✓
2.	NK (Env. Design)	_____	✓
3.	XA (Highways)	_____	
4.	NF (Building Control)	_____	
5.	BC/DC Liaison	_____	

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 26.4.PS

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. T/2001/5482 (Planaps) / (Ludhouse) Date Rec. 19 April 2002

Location: Luckley Oakfield School, Luckley Road.

Parish Wokingham

Applicant: Luckley Oakfield School

Description of attached plans ~~details of slab level to comply with condition 4,~~ (Revised) ~~landscaping & tree protection to comply with condition 5, still details to comply with condition 7,~~

Drawing No's: 284/L/01, 284/L/06A, ~~284/D/03~~, 284/D/04.3

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ✓

_____ 2. NK (Env. Design) _____ ✓

_____ 3. XA (Highways) _____

_____ 4. NF (Building Control) _____

5. BC/DC Liaison _____

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

NEIGHBOURS: _____

_____ Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 26.6.PS

Yellow - Part One Copy
Green - Officer's Copy

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

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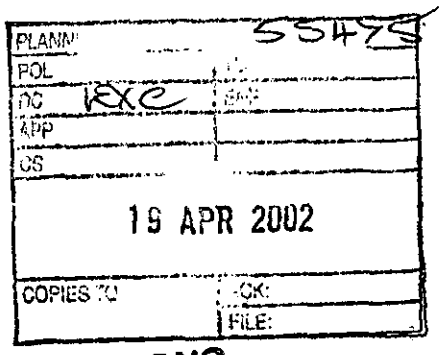

Ms E Circuit
Environmental services Department
Planning Services
P.O. Box 157
Shute End, Wokingham, Berkshire
RG40 1WR

PLANS TO MEET CONDITIONS

5482

Our ref: 86 Job 284 17 April, 2002

Dear Ms Circuit

Re: Luckley-Oakfield Library
Ref F/2001/5482

Further to our conversation earlier today I write to address the conditions of Planning Approval as outlined in the Notification of Approval received 08 March '02.

Condition 1. agreed.

Condition 2 . We are currently awaiting samples of the external timber cladding which is to be stained rebated shiplap timber similar to the neighbouring 'Woodlands' classroom building although not as dark. We will forward samples of the cladding, roof tiles, window and rainwater goods finish as soon as possible..

Condition 3. Ducting for all such services is being provided. Existing overhead connections across the site are re-routed underground.

Condition 4. Please find attached reduced copy of drawing 284/L/06 A as sent for Building Regulations approval. This has been marked with the proposed slab levels.

Condition 5. I have spoken to the tree Officer Mr Etherington about this issue and taken share his concerns that the access track runs very close to some trees on the site. Following my letter dated 25.02.02 we have made some corrections to the location of existing trees and therefore the line of the access track to ensure that trees are properly identified and protected. Please find attached drawing 284/L/01 rev. C showing measures for the protection of existing trees.

We have done everything in our powers to ensure that no trees are damaged as part of these proposals. As I explained to Mr Etherington, the existing track has been upgraded for fire vehicles using a water permeable geotextile and loose gravel to enable the roots to breathe and receive water. We have also asked the contractor to take all reasonable measures, using highly visible fencing and chestnut paling, to protect all trees from vehicle abrasions. The Contractor is bound by the Contract Documents to protect trees as outlined in the letter dated 25.02.02

Aside from returfing to make good spoil around the building there is to be a line of paving along the north edge of the building using plain concrete paving slabs bedded in sand.

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

Associates:
John Bell BA (Hons) B Arch
Dana Haqjoo BA (Hons) B Arch (Hons) Dip PPM
James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Office Manager:
David Meneice

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

Condition 6. agreed

Condition 7. I have spoken to Mr Sanders about this condition and note his concerns about the apparent variety of window styles on the south facing elevation. Please find attached detail section 284/D/001.4 showing the section through the window sill. This will be the same regardless of whether the window is top hung or side hung due to the simple and efficient section profile of this window.

The windows and rooflights proposed are faced in dark grey powder coated aluminium with similar powder coated aluminium sills and rainwater goods.

As explained in my letter to you dated 4 April, the rooflights should not alter the amenity of the neighbouring properties or the grade 2 listed school house. The rooflights proposed are standard Velux units (see enclosed image). Please find attached detail section 284/D/004.3 showing the sill of the rooflight which as you can see is not dissimilar to the profile of the windows.

Condition 8. Details of the proposed external fire escape will follow shortly.

Condition 9. This was addressed in my letter to you dated 25 Feb '02. The contractor is bound to dispose of waste regularly and at a tip approved by a waste regulation authority and in accordance with the relevant regulations.

Condition 10. This was also addressed in my letter to you dated 25 Feb '02. The Contractor is bound to accommodate all site operatives on site and segregate the area with Heras type fencing. All vehicles enter and exit the site using the main school entrance which is clearly signposted.

Condition 11. This was addressed in my fax to you dated 25 Feb '02, although I must draw your attention to Condition 5 (above) and drawing 284/L/01 C (enclosed) which shows the actual route of the access track and existing trees.

We hope you can consider the above favourably and without delay. Please call if you require any further information. Otherwise we look forward to hearing your response.

Yours sincerely



James Gallie

cc Malcolm Browning, Luckley-Oakfield School
Martin Wareham, Collier and Catley

enc. Site plan 284/L/01 c — Section 284/L/06 A (reduced)
Detail 284/D/004.3 — Detail 284/D/001.4
Velux window (image) — Velfac window (4 images)

284 Drawing Issue Sheet L

van Heyningen & Haward Architects
Burghley Yard, 106 Burghley Road London NW5 1AL
Tel: 020-7482-4454 Fax.No: 020-7284-0632

File in vHH Issue
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PROJECT TITLE	284	Library, Luckley-Oakfield School
DATE OF ISSUE	DAY	20 12 20 12 20 11 11 / 94 55 58 85 58 91 28
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DISTRIBUTION: (X= Issue Sheet only, E= Disc/e mail, N= Neg., F= fax at A4, M= tabled at meeting)

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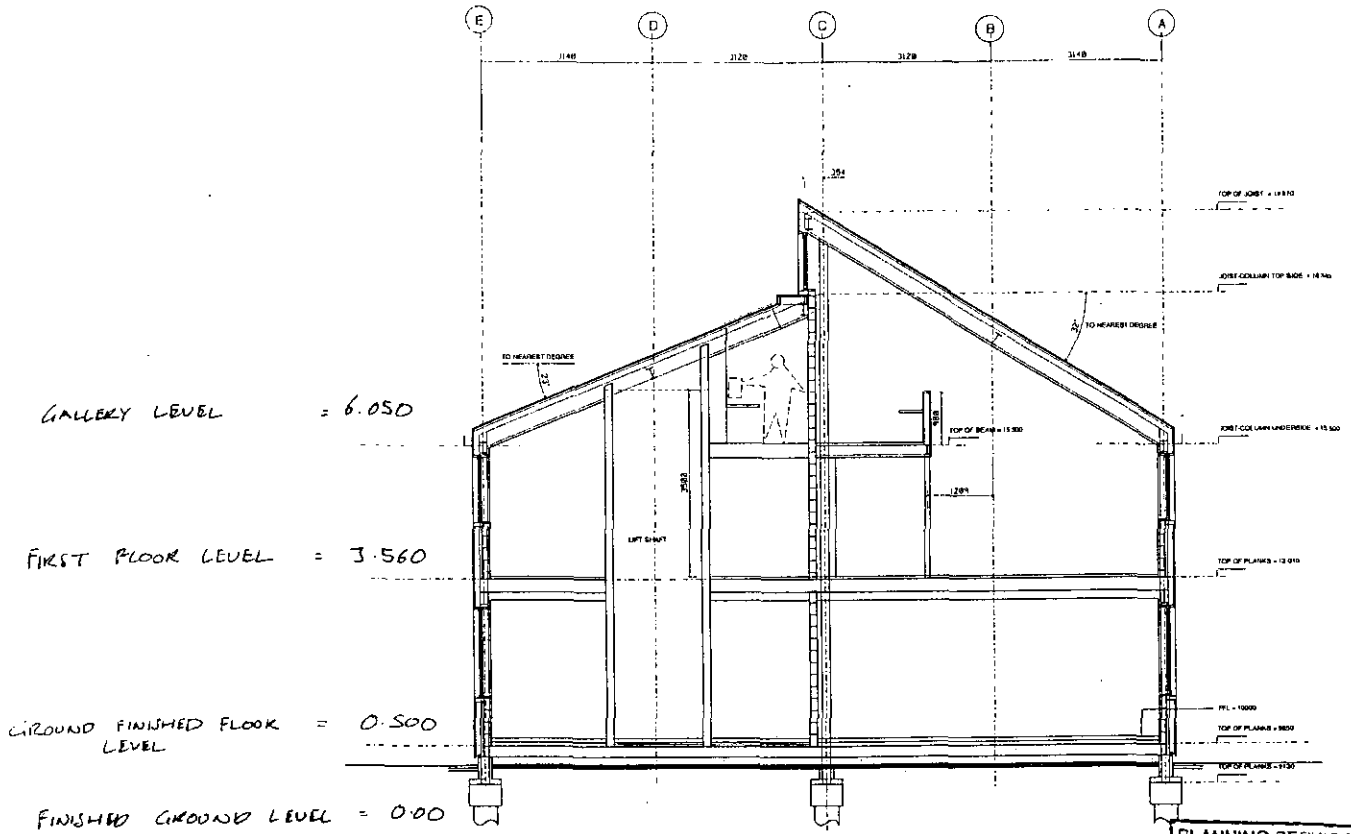
PLANS TO MEET CONDITIONS

5482



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19 APR 2002

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REVISIONS

Date	Revision
14/02/02	All steel levels amended, steel around roof light omitted

BUILDING REGS

von Heyningen and Howard Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0832
E-mail: vhhavhn.co.uk

Job: LUCKLEY-OAKFIELD LIBRARY

Client:

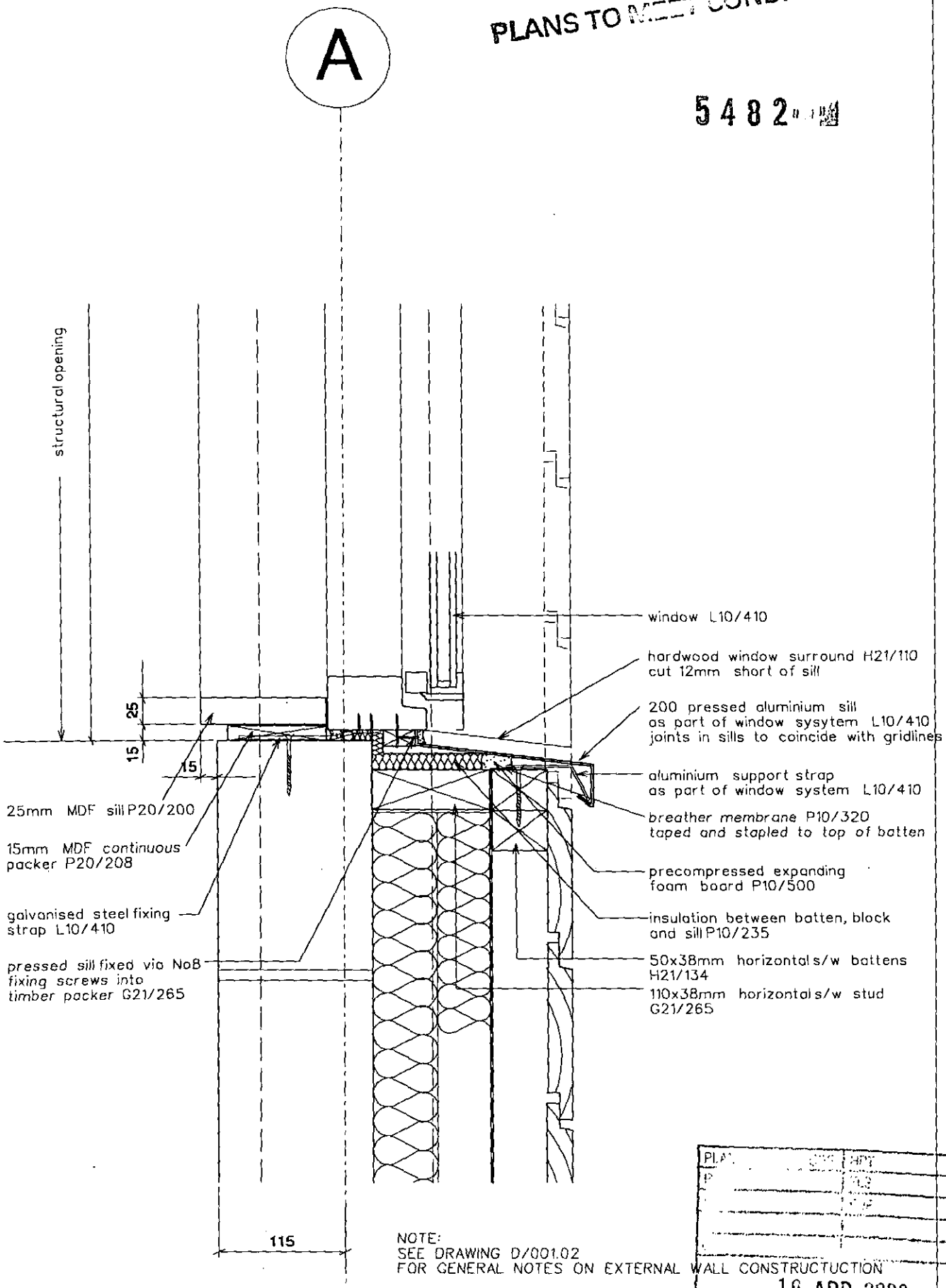
Drawing Title: SECTION AA

Scale: 1:50	Date: 20.01.02	Drawn by: JG
CAD Design File	Plot File:	
Drawing no: 284/L/06		Rev: A

Do not scale dimensions from this drawing. Use written dimensions only. Report any discrepancies. Please ask if in any doubt. Always use latest revision of drawing.

PLANS TO MEET CONDITIONS

5482



NOTE:
SEE DRAWING D/001.02
FOR GENERAL NOTES ON EXTERNAL WALL CONSTRUCTUCTION

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284/D/001.4

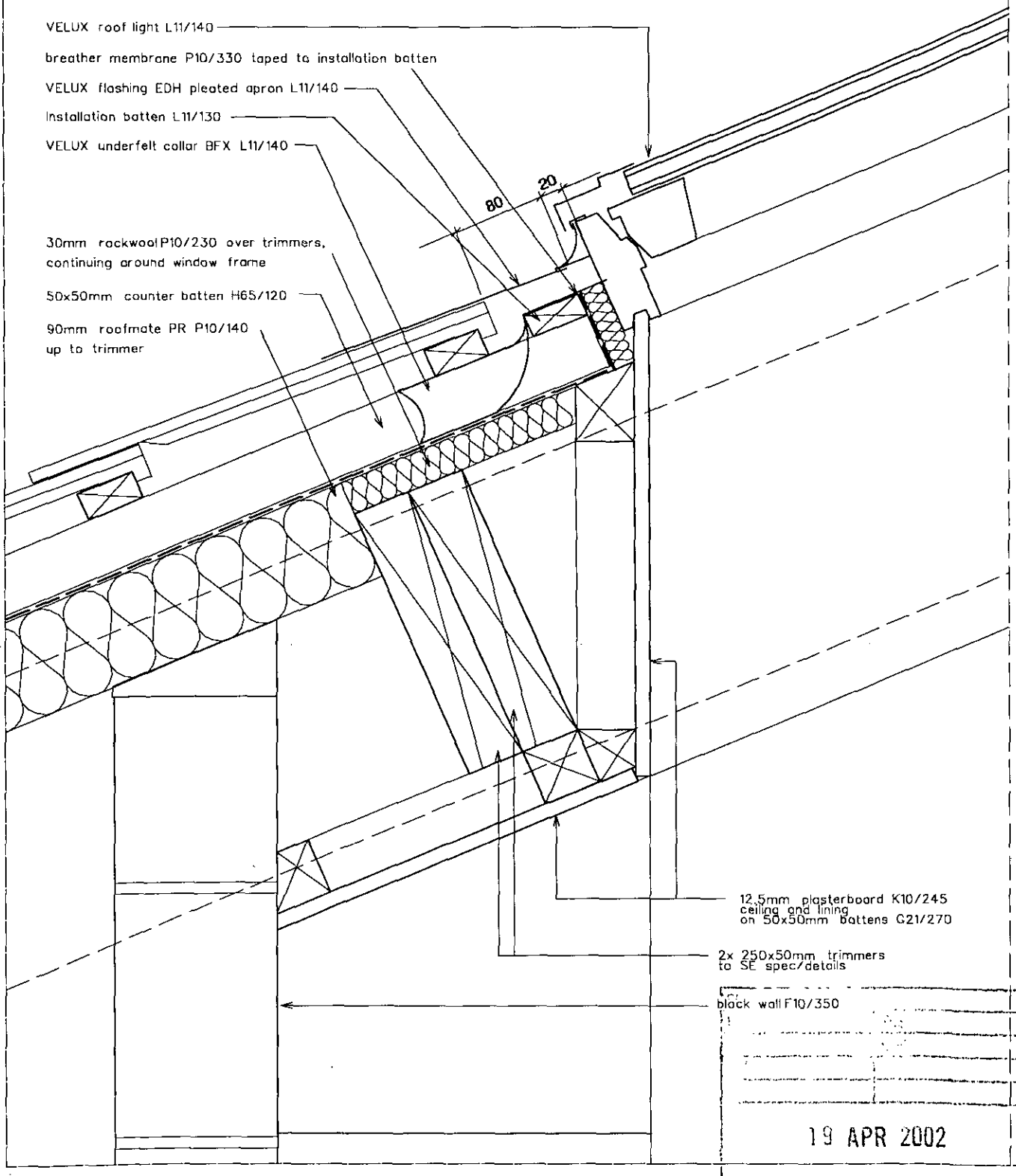
SECTION AT WINDOW SILL

SCALE 1:5

PLANS TO MEET CONDITIONS

NOTE:
SEE DRAWING D/002.07
FOR GENERAL INFORMATION ON ROOF BUILD UP

5482



19 APR 2002

284/D/004.3

ROOF LIGHT SILL

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r CENTURY GENERATION VELUX ROOF WINDOW

PLANS TO MEET CONDITIONS

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portions, greater
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VELUX roof
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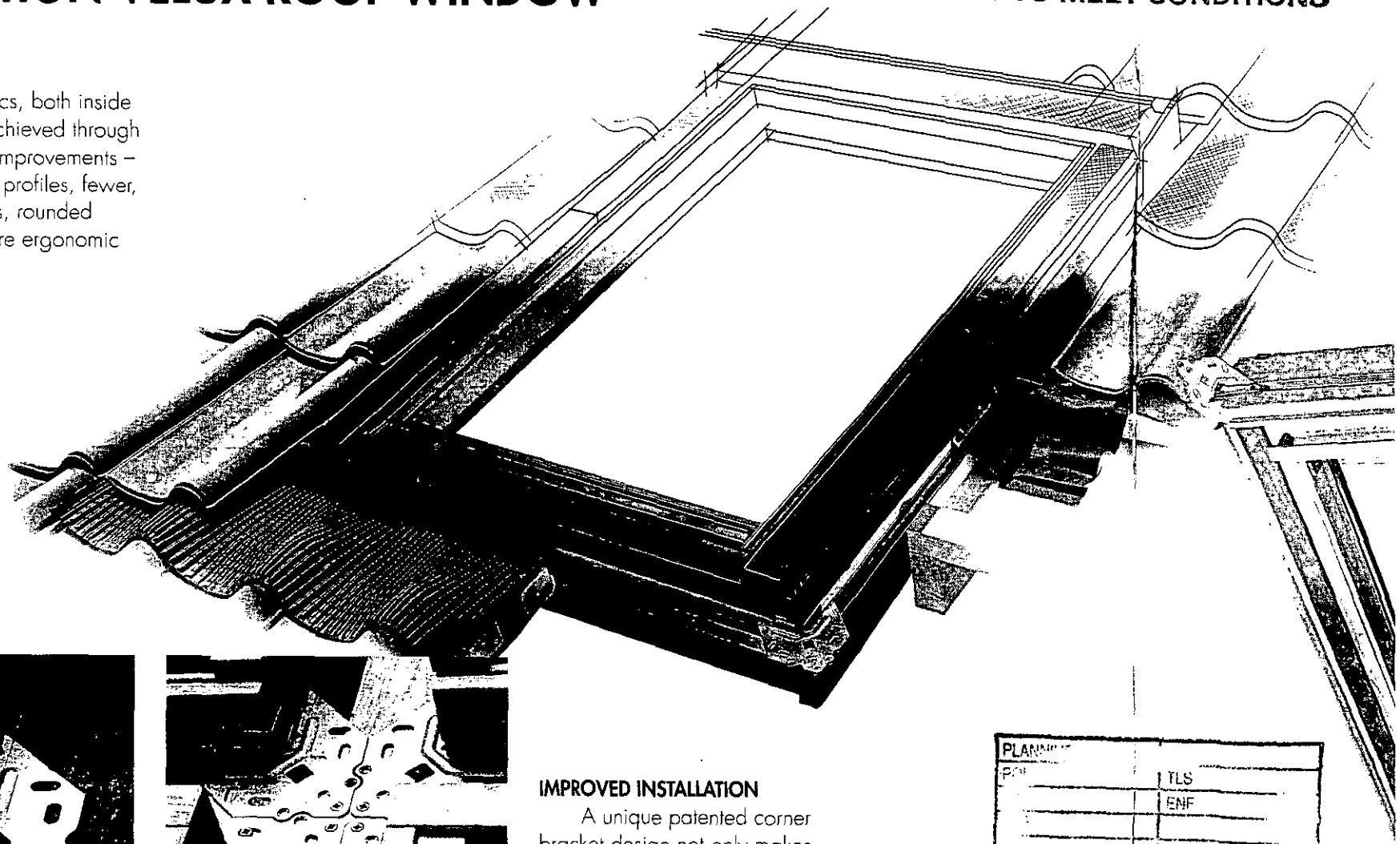
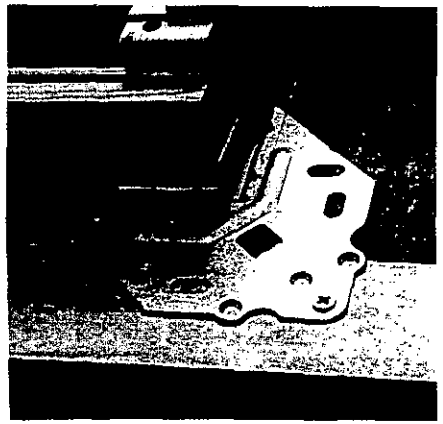
EVOLUTION IN DESIGN

Improved aesthetics, both inside and out, have been achieved through a package of design improvements – smoother exterior sash profiles, fewer, less visible screw holes, rounded corner ends and a more ergonomic interior design.





IMPROVED INSTALLATION

A unique patented corner bracket design not only makes installation easier and quicker than ever before, it also allows the windows to sit 27mm deeper into the roof to create a more streamlined and harmonious visual effect.

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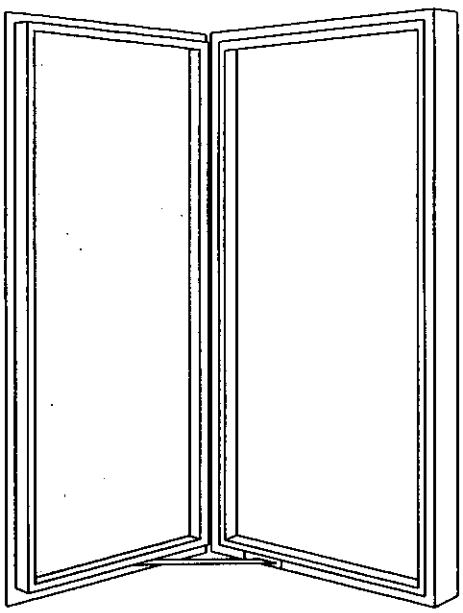
PLANS TO MEET CONDITIONS
5482

VELFAC®

Type 201 - SIDEHUNG OPENING LIGHT

Page: 3.01.0
Date: 05.95



Application

The sidehung opening light can be used in all building types.

The windows can be divided by mullions, transoms or glazing bars, which can complement the overall building design.

The sidehung opening light can be coupled with all other VELFAC inward opening units.

Function

The sash can open up to 90°.

Ironmongery: The complete VELFAC range of ironmongery is available.

Materials

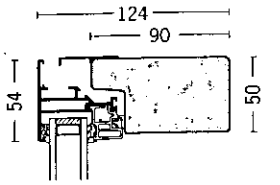
Wood:
50x90 mm VACUMAT-treated pine, surface treated with water-based acrylic paint containing anti-mould fungicide. Thickness of final paint layer, when dry, is 60-80 µm.

Aluminium:
54 mm wide T-shaped aluminium extrusion alloy AlMgSiO,5.

Surface treatment:
polyester powder-coating to a thickness of 60-120 µm, or anodised to a thickness of 20 µm.

The lower section of the sash incorporates concealed drainage holes.

Fittings:
The sash is hung on 2-5 hinges and is restrained by an adjustable friction stay in natural anodised aluminium.



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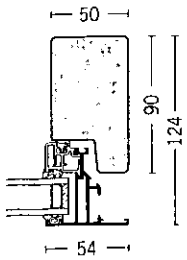

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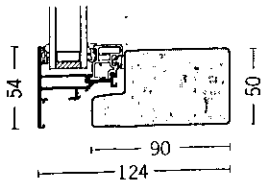

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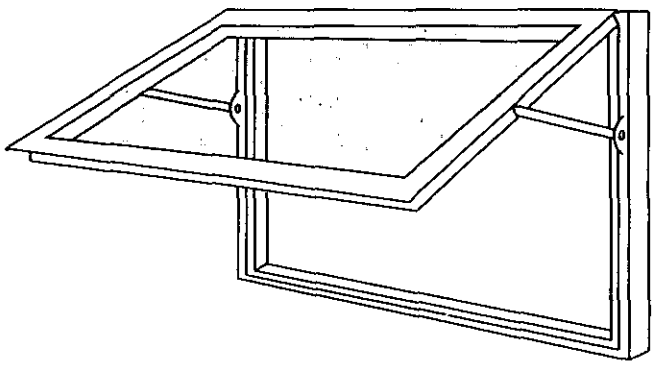
PLANS TO MEET CONDITIONS

5482

VELFAC®

Type 208 - TOPHUNG OPENING LIGHT

Page: 3.01.2
Date: 05.95



Application

The tophung opening light is used as a supplement to the tophung projecting opening light, and where a low frame height demands an escape opening.

Function

The sash opens outwards to give a gap of 50 - 60 cm depending on frame height.

When fully opened, the sashes are automatically held in position.

Ironmongery: The complete VELFAC range of ironmongery is available.

Materials

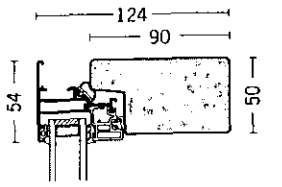
Wood:
50x90 mm VACUMAT-treated pine, surface treated with water-based acrylic paint containing anti-mould fungicide. Thickness of final paint layer, when dry, is 60-80 µm.

Aluminium:
54 mm wide T-shaped aluminium extrusion alloy AlMgSi0,5.

Surface treatment: polyester powder-coating to a thickness of 60-120 µm, or anodised to a thickness of 20 µm.

The lower section of the sash incorporates concealed drainage holes.

Fittings:
The sash is attached to the frame by two hinges positioned at the top corners, and is held in position by two friction brakes made of anodised aluminium.



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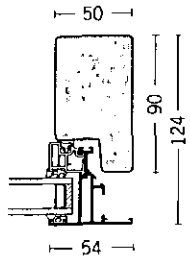

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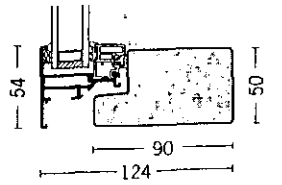

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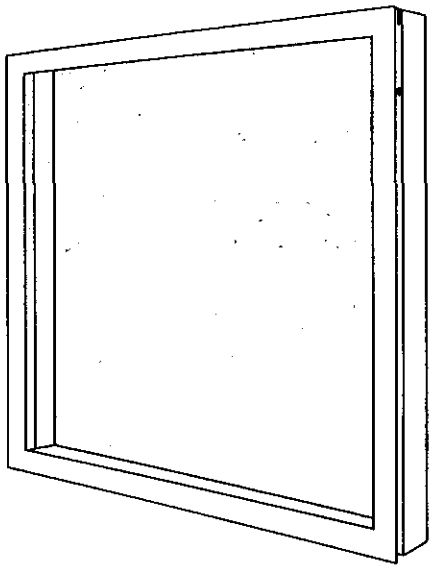
PLANS TO MEET CONDITIONS
5482

VELFAC

Type 210 - FIXED LIGHT

Page: 3.01.3
Date: 05.95



Application

The fixed light can be used in both spandrel and vision areas with both internal and external secret fixings.

The fixed light appears identical to other opening lights in System 200, thus creating a facade with no distinguishable difference between opening and fixed lights.

Function

Although the sash is fixed, it can easily be converted into an opening light by VELFAC's customer service department.

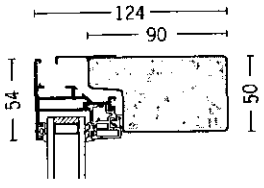
Materials

Wood:
50x90 mm VACUMAT-treated pine, surface treated with water-based acrylic paint containing anti-mould fungicide. Thickness of final paint layer, when dry, is 60-80 µm.

Aluminium:
54 mm wide T-shaped aluminium extrusion alloy AlMgSiO,5.

Surface treatment:
polyester powder-coating to a thickness of 60-120 µm, or anodised to a thickness of 20 µm.

The lower section of the sash incorporates concealed drainage holes.



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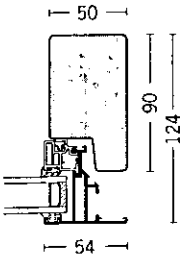

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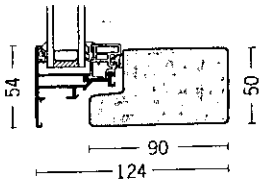

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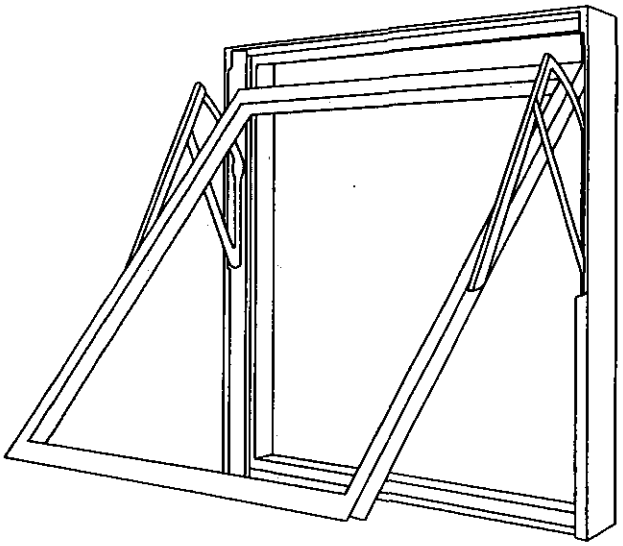
Type 219 - REVERSIBLE OPENING LIGHT

Page: 3.01.5
Date: 05.95



Application

The reversible opening light is particularly suitable for multi-storey complexes where window cleaning must be performed internally.

It can be combined with fixed sashes (type 219F) within the same frame, using mullions or transoms depending on the application.

Function

The sash can turn 180° to allow internal cleaning, however a child-lock limits initial opening to a 10 cm gap. Once released, the sash can be turned around to the cleaning position, where the child-lock automatically re-engages.

The sash can be held open by using a 10 cm ventilation lock.

Ironmongery: The complete VELFAC range of ironmongery is available.

Materials

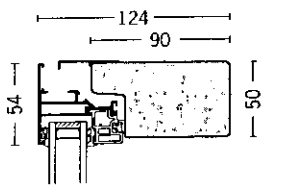
Wood:
50 x 90 mm VACUMAT-treated pine, surface treated with water-based acrylic paint containing anti-mould fungicide. Thickness of final paint layer, when dry, is 60-120 µm.

Aluminium:
54 mm wide T-shaped aluminium extrusion alloy AlMgSi0,5.

Surface treatment:
polyester powder-coating to a thickness of 60-120 µm, or anodised to a thickness of 20 µm.

The lower section of the sash incorporates concealed drainage holes.

Fittings:
The Spilka hinge is electrogalvanised yellow cromated steel or optional polyester powder-coated in the same colour as the sash.



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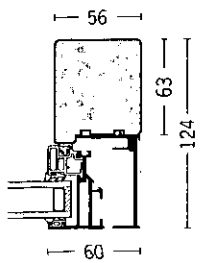

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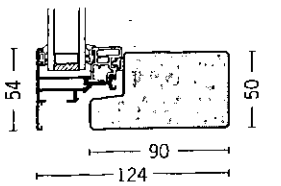

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Ms E Circuit
Environmental services Department
Planning Services
P.O. Box 157
Shute End, Wokingham, Berkshire
RG40 1WR

Our ref: 75 Job 284 4 April, 2002

Dear Ms Circuit

Re: Luckley-Oakfield Library
Ref CD/FP2002/2811(5482)

• We write further to your letter of 25 March 2002 regarding the rooflights shown on second floor plan 284/L/04 and following our conversation with Mrs Dodsworth in your office yesterday .

As you may be aware from our earlier discussions with yourself and Mr Sanders, the rooflights were still being discussed by ourselves and the School whilst we were preparing the Planning Application. Given the restricted programme for the project, and in order to avoid inconsistencies in the drawings, we decided that these should be omitted from the Application so it could be submitted as early as possible. However, it has since been decided that the rooflights are of significant benefit to the users of the library (they provide natural light and ventilation to the carrel study spaces), and we would like to include them within the works.

As you can see from the attached drawings excerpts (elevation 284/L/10 and Planning site plan 284/030) the rooflights are on the rear roof slope. Due to this location facing the woodland around the site, and the shallow pitch of the roof, we do not believe the rooflights will be visible from the surrounding properties, or from within the school. Their inclusion will not alter either the amenity of neighbouring properties or the setting of the Earnest Newton House (grade 2 listed). The briefing to the Development Control Subcommitee on 20.2.02 (items B and C) is in agreement with this.

We would be grateful if you can consider the matter under delegated powers so that it may be resolved as efficiently as possible. We look forward to hearing from you at your earliest convenience.

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

Associates:
John Bell BA (Hons) B Arch
Dana Haqjoo BA (Hons) B Arch (Hons) Dip PPM
James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Office Manager:
David Meneice

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

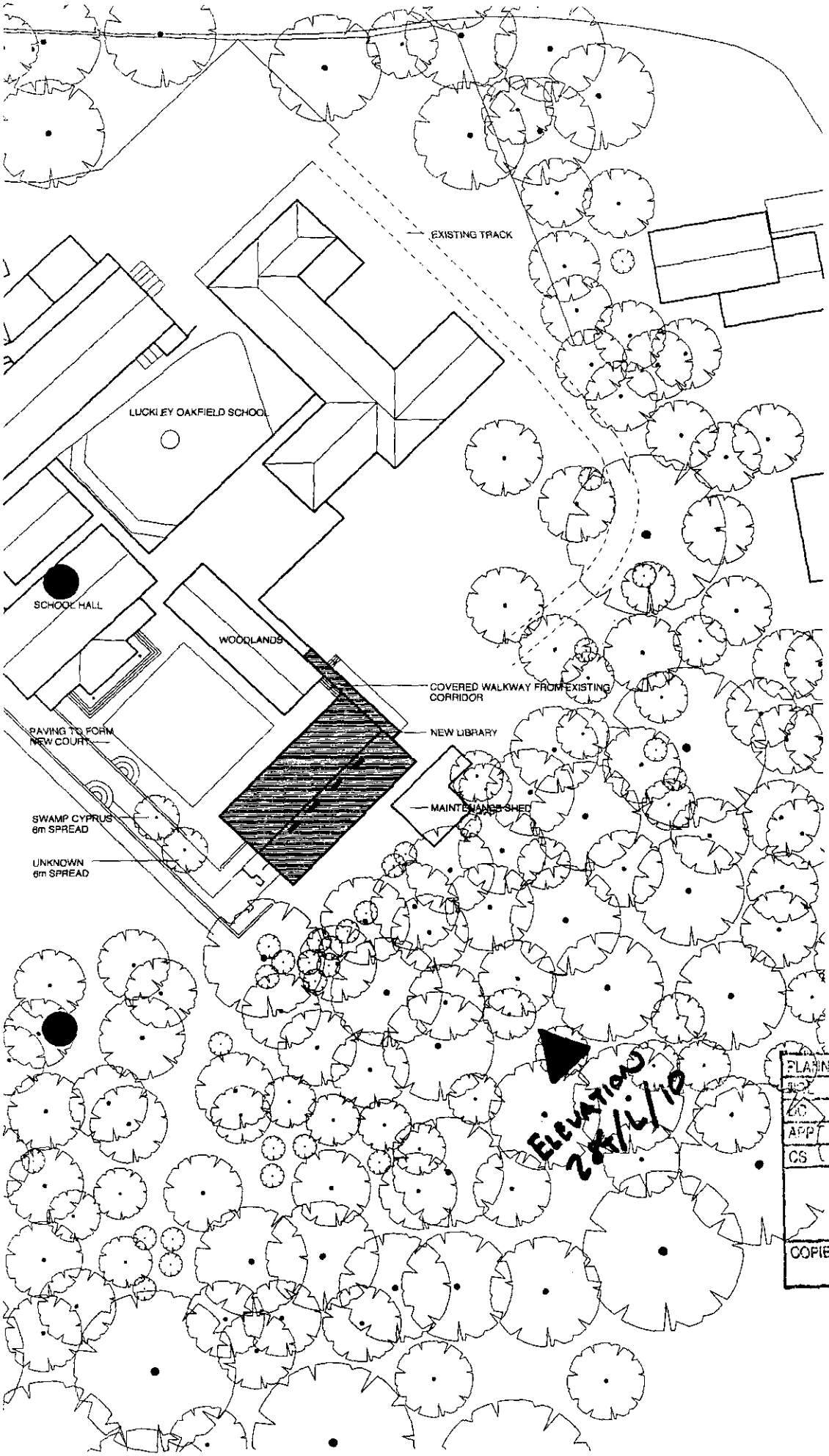
• We would like to meet you in order to show the various materials samples required (Condition 2) within the next fortnight for your approval . We would be grateful if you can tell when you would be available so we can arrange a date/time. We will endeavour to respond to the other conditions shortly.

Yours sincerely

James Gallie

cc Malcolm Browning, Luckley Oakfield School

enc. Excerpts from:
elevation 284/L/10
Site plan 284/030 rev A
Section 284/06 rev A



ELEVATIONS 28/6/10

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Tel: 020 7482 4454, Fax: 020 7284
E-mail: vhh@vhh.co.uk

Job:

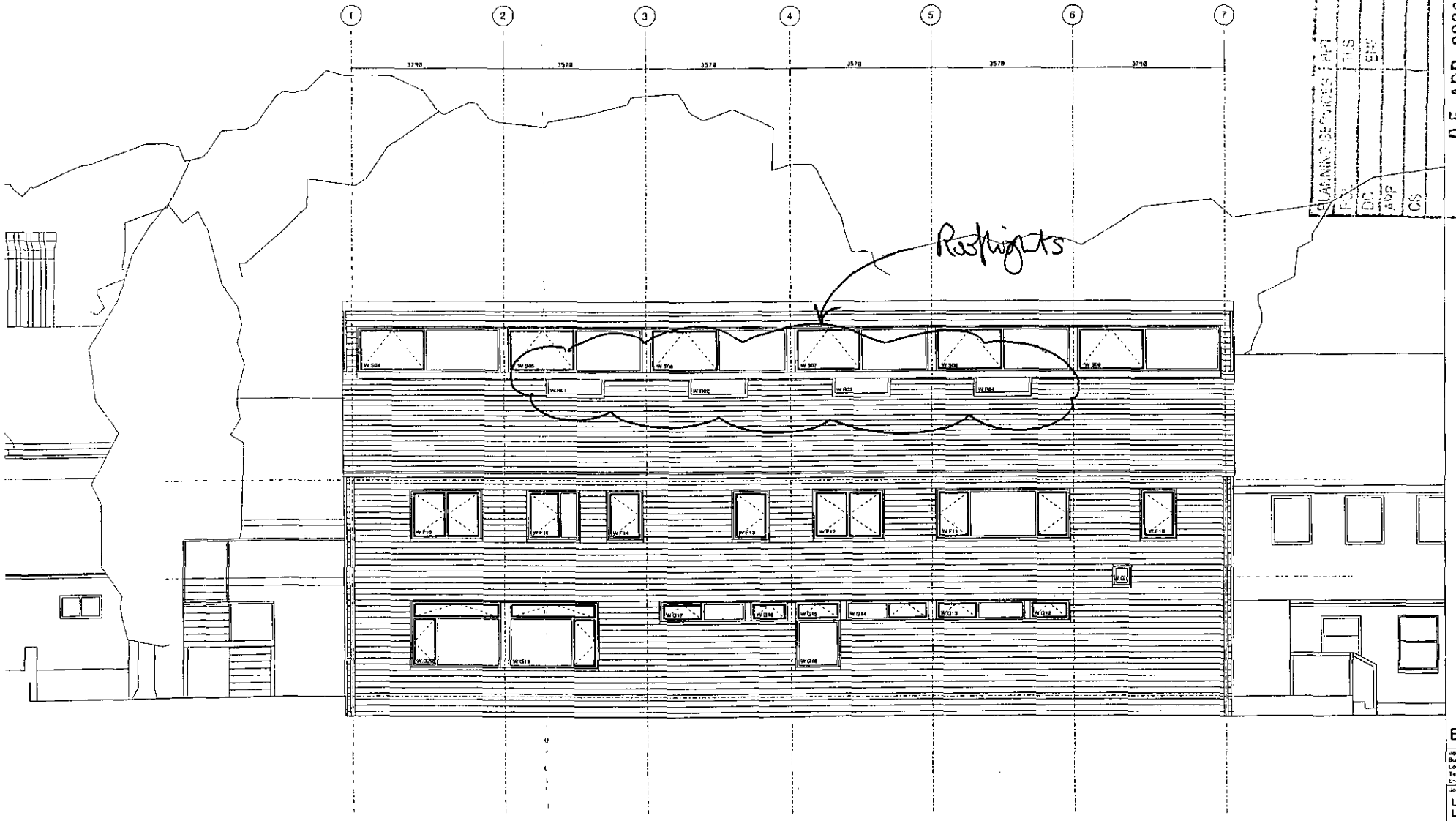
LUCKLEY OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:

EXISTING AND PROPO

284/030 A (PART)



REVISIONS

Date Revision

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E-mail: vhh@vhh.co.uk

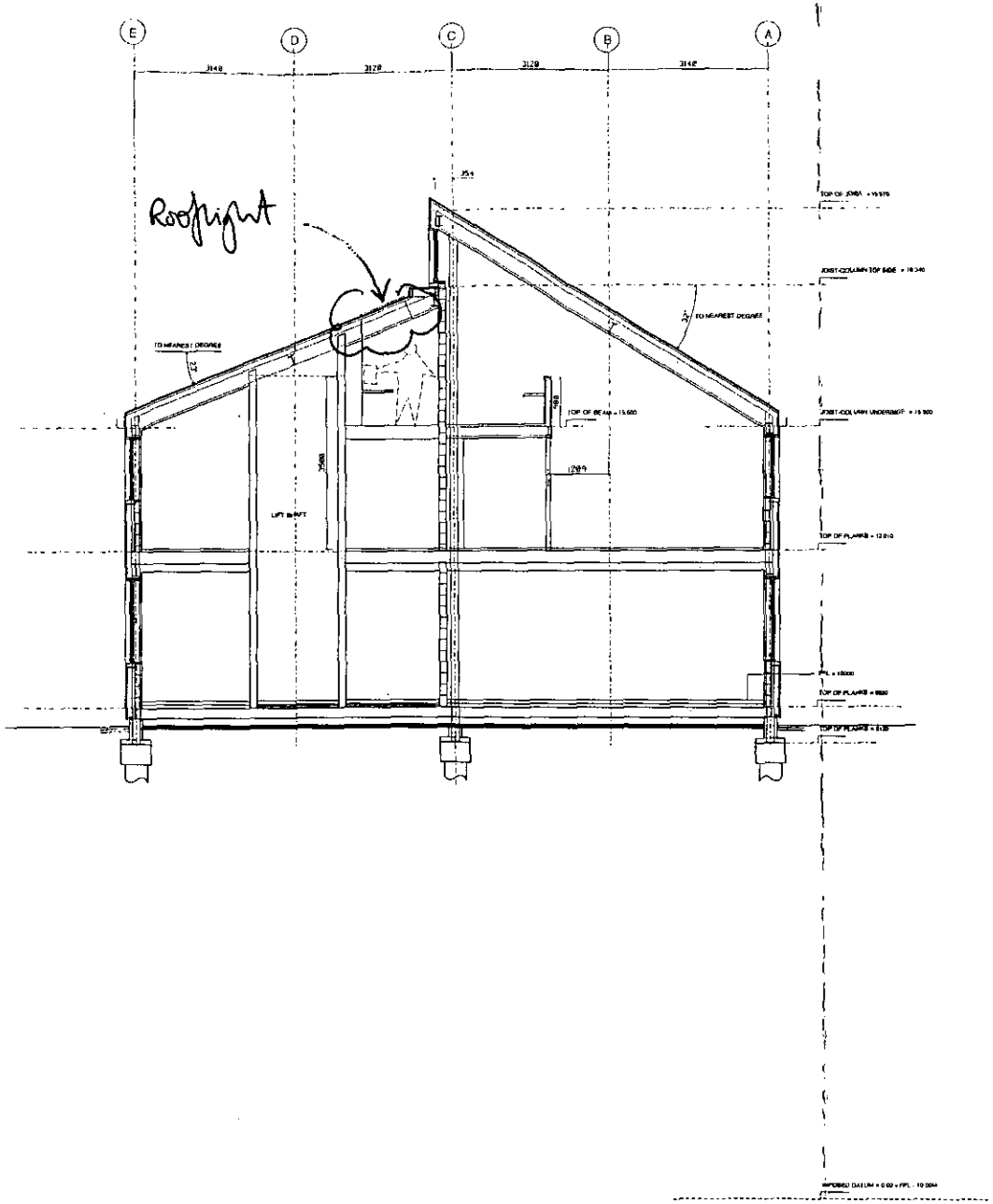
Job:
LUCKLEY-OAKFIELD LIBRARY

Client:

Drawing Title:
SOUTH ELEVATION (WOOD SIDE)

Scale: 1:50	Date: 20.01.02	Drawn by: CM
CAD Design File:	Plot File:	
Drawing no: 284/L/10		Rev:

Never make dimensions from this drawing. Use written dimensions only. Report all discrepancies. Please ask if in any doubt. Always use latest revision of drawing.



284/L/10

REVISIONS

Date	Revision
14/02/02	As sketches amended, stereo and roof light omitted

BUILDING REGS

van Heyningen and Howard Architects
Burgley Yard, 106 Burgley Road
London, NW5 1AL
Tel 020 7482 4454, Fax 020 7281 0632
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD LIBRARY

Client:

Drawing Title:
SECTION AA

Scale: 1:50	Date: 20.01.02	Drawn by: JC
CAD Design File	Plot File	
Drawing no. 284/L/06		Rev: A

Note: scale dimensions from this drawing are not written dimensions only. Report discrepancies. Report ten (10) or any doubt, always use latest revision of drawing.

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 10th April 2002

Location: Luckley oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Application Number: F/2001/5482

In response to your consultation dated 6th March 2002 for the above application, the arboricultural comments are as follows:

Wherever possible the protective fences should be moved further from the trees so that the distances comply with Table 1 of British Standard 5837:1991 'Trees in relation to construction'. I attach some information which you may wish to pass to the applicant.

Neil Etherington

Neil Etherington
Senior Arboriculturist

(1) Yes - tree protection measures are unacceptable as they stand.

(2). Details of how the track will be 'made up' in the vicinity of retained trees (within 6m) would be useful.

for plan see Officer file

07 MAR 2002

Date: 06 March 2002

To: Harold Sanders, Conservation & Urban Design

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Landscaping details (condition 05); precautions to prevent deposit of mud on road (condition 09); site parking (condition 10) and site access (condition 11). Fax & Letter dated 25/02/02, drawing no 284/L/01A and reduced drawing 284/L/01A plus extracts from tender document.

Comments are required by 16/03/2002.

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

1. LANDSCAPE DETAILS — CONDITION 5 — REFER TO LANDSCAPE ARCHITECT AND TREE OFFICER.
2. MUD ON ROAD — CONDITION 9. — CLAUSE 290 DOES NOT APPEAR TO COVER CLEANING OF VEHICLE WHEELS ETC.
3. SITE ACCESS — CONDITION 10(7) NOTED AS. CLAUSE 200 SITE PARKING — REFERENCE DRAWING — ARE VEHICLES PARKED IN COMPOUND? HOW MANY VEHICLES? THIS CONTRACT WILL REQUIRE MANY PARKING SPACES FOR WORKERS. TEMPORARY HUTS AND OFFICES + TURNING ?? MORE DETAILS PLEASE.
4. WHAT IS CONSTRUCTION AND FINISH OF TRACK TO SERVE MAINTENANCE STORE AND FIRE ACCESS? SOFT PREFERRED

Harold Sanders. 15.03.02.

GARY — I CONSIDER THE TRACK THROUGH THE GRASS AREA SHOULD EVENTUALLY BE 'SORT'
I SUGGEST GRASS-REINFORCED OR GRAVELLED WITH INFORMAL EDGE AND ALIGNMENT.

HS

Date: 06 March 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Landscaping details (condition 05); precautions to prevent deposit of mud on road (condition 09); site parking (condition 10) and site access (condition 11). Fax & Letter dated 25/02/02, drawing no 284/L/01A and reduced drawing 284/L/01A plus extracts from tender document.

Comments are required by 16/03/2002.

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

Details satisfy the Highway Authority.

AC 7/3/02.

Amy.

details of wheel washing facilities ie: jet wash are required.

cheers

adam.

2.103/02

Education and Cultural Services Memorandum

WOKINGHAM UNITARY
Aiming for Excellence

To:	**Emy Circuit**	**From:**	Tim Green
Re:	**F/2001/5482** **Luckley Oakfield School,** **Wokingham**	**Date:**	22/3/02

Emy

Please find below confirmation of contributions required in respect to the above application, as discussed at SAI on 4th February 2002. Apologies for the delay in getting these comments to you.

2 storey library building to be constructed with floor area of 740m2.

No contributions to be sought in respect of this application. Leisure Services only concern would be the possible reduction in open space, although this appears to be not the case. The proposal is also for the enhancement of educational facilities, therefore contributions are not considered appropriate for this particular application.

The SAI panel agreed with this.

Tim

Tel. 0118 974 6443 (Direct Line)

Date. 25 March, 2002

My ref. CD/FP2002/2811(5482)

Van Heyninghen and Haward Architects
Burghley Yard
106 Burghley Road
LONDON
NW5 1AL

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

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

ERECT NEW TWO STOREY LIBRARY AND CLASSROOM BLOCK AT LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM

Thank you for your Building Regulations Application Number FP2002/2811 received on 4 March.

I note that there are discrepancies between this application and the approved Planning Application Number F/2001/5482:

- Rooflights shown on second floor plan 284/L/04

Would you please submit a revised floor plan for Building Control showing the rooflights deleted. Also would you confirm to me in writing that these rooflights will not be built. A letter to the Planning Department from James Gallie on 15 January confirms the rooflights are not intended, but are shown on these subsequent Building Control plans.

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

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

Yours faithfully

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

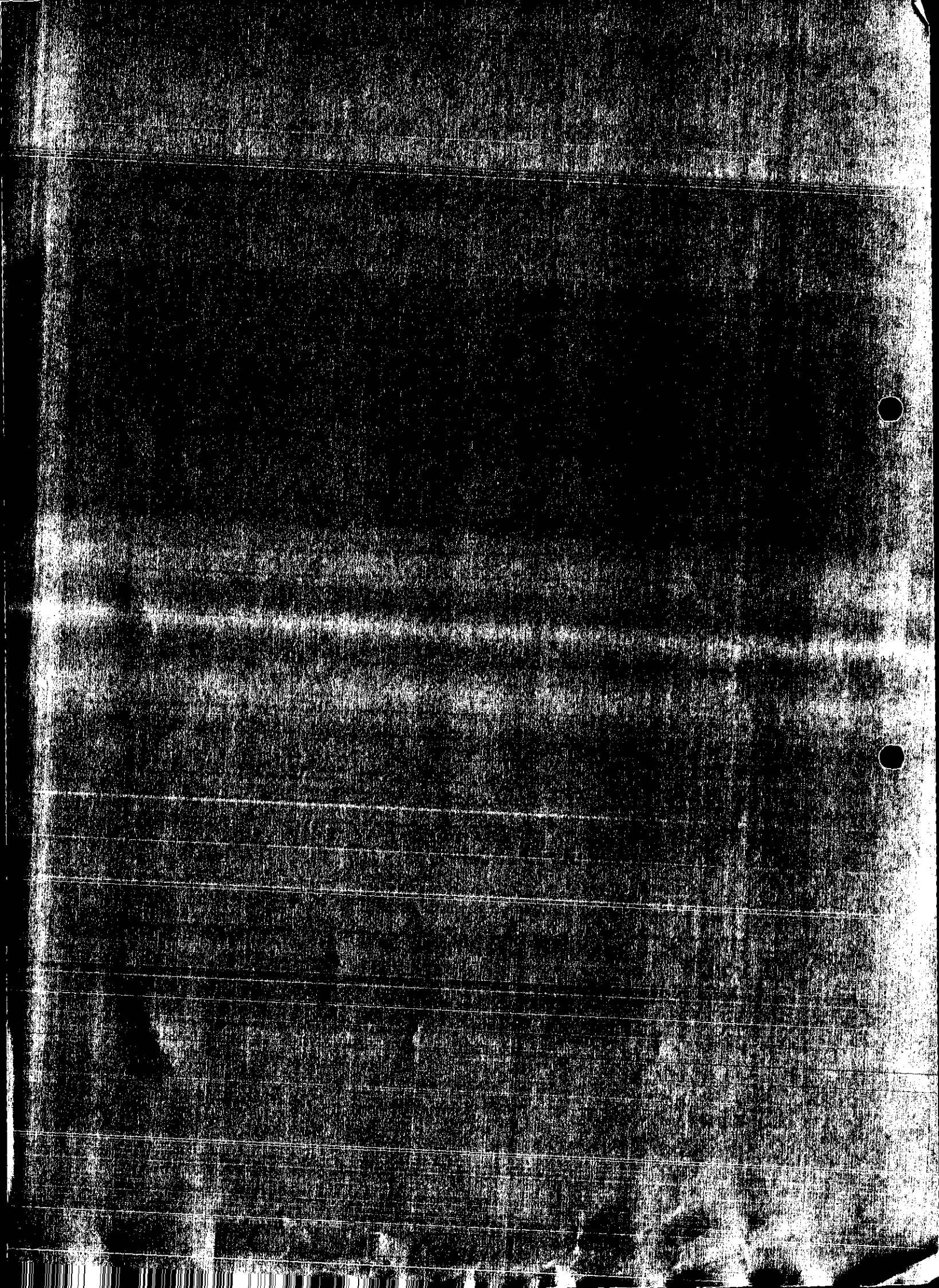
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5482	EXC
BUILDING CONTROL NUMBER	BR 2002/2811	South
APPLICANT/AGENT	Van Heyningen + Haward Architects	
ADDRESS OF SITE	Luckley-Oakfield School Luckley Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	new 2 storey library and classroom block for school use	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	284/L/01A	284/030/A
ELEVATIONS	284/L/11 + 10 + 09 + 08	284/034 C 284/033 A
FLOOR PLANS	284/L/02B 284/032A	284/031 A 284/L/03 284/L/04.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? BC Seen Emy	one small additional window S/W elevation roflights shown on floorplans.	
DATE	25/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	25/3/02.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Date: 06 March 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Landscaping details (condition 05); precautions to prevent deposit of mud on road (condition 09); site parking (condition 10) and site access (condition 11). Fax & Letter dated 25/02/02, drawing no 284/L/01A and reduced drawing 284/L/01A plus extracts from tender document.

Comments are required by 16/03/2002.

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

1970

(RING ONE)

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

App No. F/2001/5482 (Planaps) / (Ludhouse) Date Rec. 25 + 26 February 2002

Location: Luckley Oakfield School, Luckley Road

Parish Wokingham

Applicant: Luckley Oakfield School

Description of attached plans Landscaping details ~~to comply with~~ (condition 5), precautions to prevent deposit of debris on road (condition 9), site parking (condition 10) and site access (condition 11).

Drawing No's: Tax & letter dated 25/02/02, Drawing No 284/L/01 A ~~[illegible]~~, extracts ~~[illegible]~~ from tender document, reduced drawing 284/L/01 A + annotation.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		✓
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: - those who commented please.

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Exc

Consultations Sent by Admin. on 06.03.PS

Yellow - Part One Copy
Green - Officer's Copy

5482

284 Drawing Issue Sheet L

van Heyningen & Haward Architects
Burghley Yard, 106 Burghley Road London NW5 1AL
Tel: 020-7482-4454 Fax.No: 020-7284-0632

File in vHH Issue
Copied to
Seen by
BH JvH MT LD JM
Release to File

PROJECT TITLE	284	Library, Luckley-Oakfield School					
DATE OF ISSUE	DAY		2	0	0	1	2
			9	4	4	5	5
	MONTH		0	0	0	0	0
			1	2	2	2	2
	YEAR		0	0	0	0	0
			2	2	2	2	2
DISTRIBUTION:	(X= Issue Sheet only, E= Disc/e mail, N= Neg., F= fax at A4, M= tabled at meeting)						
Client: Luckley-Oakfield						1	2
QS:			1			1	
Structural Engineer			1	E	E	1	
Services Engineer			1	E	E	1	
Local Authority Planners							2
Building Control							
Supplier							
Acoustic Consultant			1				
Main Contractor						3	1
ISSUE PURPOSE	I=Info only P=Planning BR=Bdg Regs. B=Billing T=Tender Issue C=Contract Issue						
			I			C	I
DRAWING TITLE	DWG	Scale	Sheets being issued & revision				
Site Plan / Setting Out	284/L/01					•	A
Ground Floor Plan	284/L/02	1:50	•	•	A		
First Floor Plan	284/L/03	1:50	•	•			
Section AA	284/L/06	1:50		•			

PLANNING SERVICES
POL
DC
APP
CS

26 FEB 2002

EXPIRES TO
ACK:
FILE:

van Heyningen and Ha 020 7284 0632

Burghley Yard, 106 Burghley Road
London NW5 1AL Tel 020-7482 4454 Fax 020-7284 0632
e-mail: vhh@vhh.co.uk

Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dipl (Hons) RIBA SADG

Job No	File
284	Planning
Copied to	
Seen by	Action by
BH	
JvH	
Release to File	

FAX FAX FAX FAX FAX FAX FAX FAX FAX FAX FAX FAX

DATE: 25 February, 2002

TO: Emy Circuit, Wokingham District Council 0118 974 6484

COPIED TO: Malcolm Browning. Luckley-Oakfield School 0118 977 0305

FROM: James Gallie

JOB TITLE: Luckley-Oakfield Library

NO. OF PAGES (inc. this one) Hard Copy To Follow: **No**

53557

EXC

25 FEB 2002

COPIES TO ACK: FILE:

Dear Ms Circuit Ref. F/2001/5482

Planning Approval
Condition 11

Please find attached reduced drawing 284/L/01 rev. A. and extract from the Tender documents note 200.

The drawing shows the access track which is intended for use by the Contractor. The track follows the line of the existing track and will be widened to 3.7m (from about 3m currently). It is to be made permanent to enable access for Fire vehicles in the future. Vehicles may turn in the hammerhead shown at the end of the track.

No trees are to be removed. A full-scale copy of this drawing is in the post with details of how trees are to be protected and with further information relating to conditions 5, 9 and 10.

Please call if you have any queries. Otherwise we look forward to written confirmation of your acceptance of the proposals as soon as possible.

Regards

James Gallie

5482

PLANS TO MEET CONDITIONS

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

Tel 020 7482 4454 Fax 020 7284 0632
e-mail: vhh@vhh.co.uk website: www.vhh.co.uk

53574
EXE
26 FEB 2002
COPIES TO
ACK:
FILE:
5482

Ms E Circuit
Wokingham District Council
Environmental Services
P.O. Box 157
Shute End,
Wokingham
Berkshire

PLANS TO MEET CONDITIONS

Our ref: 54 Job 284 25 February, 2002

Dear Ms Circuit

Re: Luckley-Oakfield Library
Further information in response to Draft Conditions Ref: F/2001/5482

Further to our conversation earlier about the above scheme please find enclosed further information intended to satisfy draft conditions 5, 9 and 10 as outlined in the Comittee Report dated 20 Feb 2002.

Condition 5 Retained Trees. Find enclosed drawing 284/L/01 rev. A. This shows locations and species of all trees which are to be retained and measures to protect them from site traffic. Also see notes 440A and 445A and 325A extracted from the Tender Documents outlining how the Contractor is to protect all trees. Certain trees along the track are located nearer to the track than this note allows as indicated on the drawing

Condition 9 Waste deposits. See note 290 extracted from the tender documents.

Condition 10 Site accomodation and access. See note 200 extracted from the tender documents.

We hope this satisfies the above conditions. Please call if you have any queries or require further information.

Yours sincerely

James Gallie

cc Malcolm Browning, Bursar Luckley-Oakfield School.
Daniel Lewis, Collier and Catley

enc. 284/L/01 rev A
Extracts from the Tender Documents

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

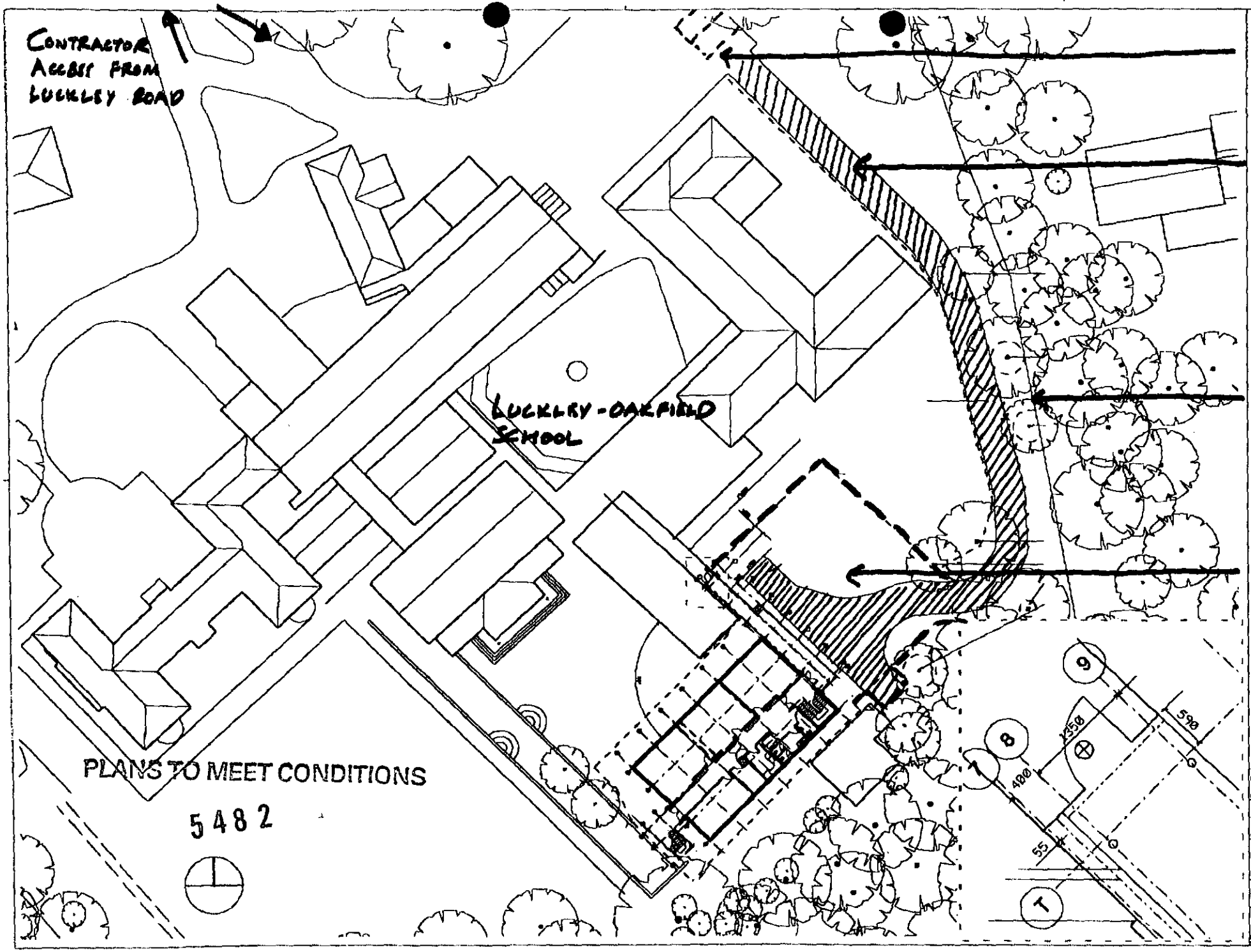
Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

Associates:
John Bell BA (Hons) B Arch
Dana Haqjoo BA (Hons) B Arch (Hons) Dip PPM
James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Office Manager:
David Menelce

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004



25-FEB-2002 19:21 FROM UHH 020 7284 0632 TO 01189746484 P.02

PLANS TO MEET CONDITIONS

A12 THE SITE/EXISTING BUILDINGS

110A THE SITE:
Luckley-Oakfield School
Luckley Road
Wokingham
Berkshire
RG40 3EU

Site areas, compounds etc. are shown on Site Plan drawing no. VHH/284/030

120 EXISTING BUILDINGS ON/ADJACENT TO THE SITE:
The site is part of the Luckley-Oakfield School complex which will remain operational during the course of the works. The Library and Classroom building is to be constructed in the lower lawn area at the rear of the existing School Hall and adjacent to Woodlands Classroom buildings.

To the rear of the site is a timber storage shed and woodland.

The Contractor should note that the timber storage shed will be in constant use for the duration of the works and he is to provide for keeping access clear and free from obstructions and segrated from the works and access areas by means of Heras type fencing or similar, with gates, to provide clear, safe and unobstructed access for School users at all times. Access routes are to be agreed with the CA and the School's Maintenance Manager.

Luckley road at the front of the School complex serves residential properties.

140A EXISTING MAINS/SERVICES:
No information is available regarding the location or depths of existing services. The Contractor is to exercise care during excavation and any alteration works. Any service routes discovered during the works are to be reported to the CA and recorded.

171 SITE INVESTIGATION: A report is included in the tender documents.

185A A HEALTH AND SAFETY FILE for the site/building is not available for inspection.

200 ACCESS TO THE SITE: – PLANNING CONDITION 10
Access to and exit from the site will be restricted to the existing School entrance in Luckley Road. The Contractor is to note that this entrance will be shared with and in constant use by the School students, staff and parents, private visitors' vehicles, fire fighting, delivery and refuse vehicles. It must be kept clear and free from obstructions, and segregated as necessary by means of Heras type fencing or similar to provide clear, safe and uninterupted access at all times.

CONT. ..

PLANNING
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26 FEB 2002
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... CONTINUED FROM OVERLEAF

The Contractor should note that the School users' vehicles enter the School complex via the main entrance and leave via the School's one way system.

The Contractor's access and exit is via the main entrance only and he is not to use the one way system as an exit. The Contractor must therefore take all necessary precautions, post all warning signs, restrict deliveries to agreed times etc. so as to avoid collision with incoming persons or vehicles when vehicles connected with the works leave the School complex

The Contractor's access to the School complex will be restricted to:
- the area affording direct access from the shared School entrance to the entrance to the Contractor's compound and working area
- the compound and working areas are shown on Site Plan drawing no. ~~VHH/284/030~~ 284/L/01
- areas of external works, drainage and service mains outside of the working area shown on drawing no. VHH/284/030.

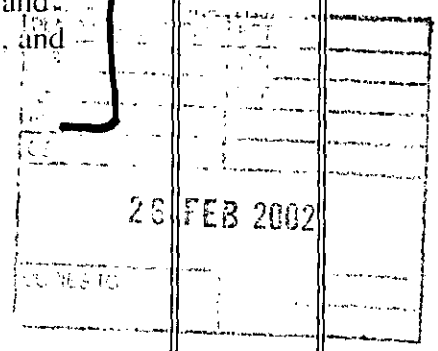
This additional access will be restricted in duration and extent to minimise disruption of School activities and the works are to be planned accordingly.

The Contractor is to form a secure enclosure to his compound, storage and working areas.

Vehicles, equipment and materials must not be left unattended in areas of the School outside of the Contractor's compound, storage and working areas. Vehicle manouvres must be safely planned.

The Contractor is to provide for all temporary tracks on and about the site as necessary for the execution of the works. The track from the existing car park to th site is to be made permanent and suitable for fire vehicles to the satisfaction of the Fire Officer and the CA. The Contractor is to make good all surfaces disturbed to the satsisfaction of the CA and pay all charges in connection.

Vehicular access times are not permitted to the site during School arrival and departure times and during deliveries. Students, staff and visitors will be arriving and leaving the School between 8.00 a.m. and 5.30 p.m. and School deliveries will also occur during these times. No site deliveries will be permitted between 8.15 a.m. and 9.00 a.m., the lunch period between 12..30 p.m. and 2.00 p.m., and 3.45 p.m. and 4.30 p.m.



260 FIRE PREVENTION: Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council.

263 FIRE PREVENTION: Smoking will not be permitted on the site except in designate areas which must be carefully controlled, equipped with fire fighting equipment and receptacles for the safe disposal of smokers materials and inspected to guard against risk of fire.

265 BURNING ON SITE: of materials arising from the work will not be permitted.

270 WATER: Prevent damage from storm and surface water. (Items for keeping the site and excavations free of water are given elsewhere).

280 MOISTURE: Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly. Control the drying out and humidity of the Works and the application of heat to prevent:

- Blistering and failure of adhesion.
- Damage due to trapped moisture.
- Excessive movement.

285 INFECTED TIMBER: Where instructed to remove timber affected by fungal/insect attack from the building, do so in a way which will minimise the risk of infecting other parts of the building.

290 WASTE: - PLANNING CONDITION 9

- Remove rubbish, debris, surplus material and spoil regularly and keep the site and Works clean and tidy.
- Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in.
- Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority.
- Remove all surplus hazardous materials and their containers regularly for disposal off site in a safe and competent manner, as approved by a Waste Regulation Authority and in accordance with relevant regulations.
- Retain waste transfer documentation on site.

300 ELECTROMAGNETIC INTERFERENCE:
Take all necessary precautions to avoid excessive electromagnetic disturbance to apparatus outside the site

3 2002
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310 LASER EQUIPMENT:

- Install, use and store construction laser equipment in accordance with BS EN 60825 - 1 and the manufacturers's instuctions.
- Use either Class 1 or Class 2 laser equipment ensuring that the laser beam is not set at eye level and is terminated at the end of its useful path.
- The use of Class 3A or 3B laser equipment will not be permitted without approval by the CA and subject to the submission of a method statement on its safe use.

320 MILLENNIUM COMPLIANCE: Certify that equipment containing computer chips complies with PD 2000-1: 'A Definition of Year 2000 conformity requirements' published by BSI.

PROTECT THE FOLLOWING:

410 WORK IN ALL SECTIONS: Adequately protect all types of work and all parts of the Works, including work carried out by others, throughout the Contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risks provide special protection to ensure that damage does not occur.

420 EXISTING SERVICES:

- Notify all service authorities and/or adjacent owners of the proposed works not less than one week before commencing site operations.
- Before starting work check and mark positions of existing mains/services. Where positions are not shown on drawings obtain relevant details from service authorities or other owners.
- Observe service authority's recommendations for work adjacent to existing services.
- Adequately protect, and prevent damage to all services. Do not interfere with their operation without consent of the service authorities or other owners.
- Identify below ground services with signboards, giving type and depth, and overhead services with headroom markers.
- If any damage to services results from the execution of the Works, notify immediately CA and appropriate service authority. Make arrangements for the work to be made good without delay to the satisfaction of the service authority or other owner as appropriate. Any measures taken by the CA to deal with an emergency will not affect the extent of the Contractor's liability.
- Replace marker tapes or protective covers disturbed during site operations to the service authority's recommendations.

430 ROADS AND FOOTPATHS: Adequately maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. Bear any costs arising.

2 FEB

435 EXISTING TOPSOIL/SUBSOIL: Protect existing topsoil and subsoil from overcompaction in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works. Agree extent of reinstatement with the CA and bear any costs arising.

440A RETAINED TREES/HEDGES/SHRUBS/GRASSED AREAS:

- Adequately protect and preserve, except those which are to be removed, planting within the protected area as described in Clause A36;325A, unless agreed otherwise with the CA.
- Replace to approval or treat as instructed any species or areas damaged or removed without approval.
- Branches, trunks, limbs, etc. of trees are not to be damaged in any way by cranes or machinery. Any damage that does occur must be immediately reported to the CA and the Contractor will be liable for the costs of any tree surgery that is found to be necessary due to damage caused by him. If serious damage is caused the Contractor will be responsible for paying for a report by an approved Arboriculturalist or Landscape Architect.
- Mature trees and shrubs which, due to the Contractor's negligence, are uprooted, destroyed, or in the opinion of the CA, damaged beyond reasonable chance of survival in their original shape, must be replaced with those of a similar type and age at the Contractor's expense.

PLANNING CONDITION 5

445A TREES TO BE RETAINED: Unless agreed otherwise by the CA: Provide temporary fencing as Clause A36:325A to create an exclusion zone. Do not make temporary fixings of any kind of tree.

- Do not store toxics substances (diesel, petroleum spirit, oil, herbicides, cement or any other substances that could affect a tree) or allow these substances to be stored in a location where spillage could enter the protected area. Any such spillage is to be reported to the CA immediately.
- Do not damage by fire
- Do not damage the bark
- Do not damage or cut of branches
- Do not sever roots 25 mm in diameter
- Do not dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within the branch spread.
- Do not change level of ground within an area 3 m beyond the branch spread without the prior written approval of the CA.
- Allow for double handling, confined working and the like occassioned by the retention and preservation of trees

450 EXISTING FEATURES: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features which are to remain in position during the execution of the Works

2002

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A36 FACILITIES/TEMPORARY WORK/SERVICES

110 LOCATIONS: Inform CA of the intended siting of all spoil heaps, temporary works and services.

120 MAINTAIN, alter, adapt and move temporary works and services as necessary. Remove when no longer required and make good.

210 ROOM FOR MEETINGS: Provide suitable temporary accommodation for site meetings, adequately heated and lit, with table and chairs for 12 people. The room may be part of the Contractor's own site offices.

261A SANITARY ACCOMMODATION: Provide and maintain in a clean condition sanitary accommodation for the Employer's representatives, either separate or shared with the Contractor's supervisory staff.

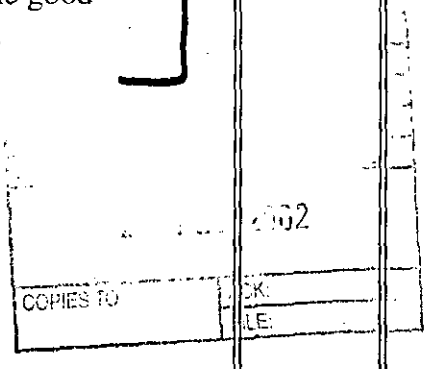
Separate sanitary accommodation shall be provided for female visitors on site.

281 EXISTING ACCOMMODATION: The existing School buildings and car parking areas may not be used as temporary accommodation.

320 TEMPORARY FENCE(S):
Refer to Site Plan drawing no. VHH/284/030, showing Contractor's working area and compound.

325A TEMPORARY FENCING TO EXISTING TREES/VEGETATION:
Before starting work, erect temporary protective fencing in locations shown on Site Plan drawing reference VHH/284/030 to protect trees/vegetation on the approach to and around the Contractor's compound and working area.

- The fencing is to provide suitable protection to prevent damage
- Any damage caused by the Contractor's inability to provide suitable protection must be made good at his own expense.
- Locate fencing at the outer limit of the branch spread or a distance equal to half the height of the tree, whichever is the greater.
- Alter and adapt fencing from time to time and maintain its integrity for the duration of the works.
- Remove fencing on the completion of the works and make good disturbed area.



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Luckley Oakfield School
C/O Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
London
NW5 1AL

Application Number: F/2001/5482

Parish: **WOKINGHAM**

Location: **Luckley Oakfield School, Luckley Road, Wokingham.**

Proposal: **Proposed erection of two storey library building with classrooms for school use.**

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. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. 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
6. 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
7. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
8. Prior to commencement of the development hereby approved, details of the design and materials of the fire escape shall be submitted to and approved in writing by the Local Planning Authority. The fire escape shall be constructed in accordance with the approved details and retained thereafter.

Condition
9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
10. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
11. Prior to implementation of this permission, details of access for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. Access for construction traffic shall be in accordance with the approved details.

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 safeguard visual amenities.

Reason
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

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

Reason
8. In order to safeguard the setting of the listed building.

Reason
9. In the interests of highway safety and convenience.

Reason
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
11. In the interests of the amenity of neighbouring properties and to ensure protection of any trees that may be close to the temporary access.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS10, WBE1, WLL7, WHE11 and WT7.

Informative
3. This consent is granted on the basis that the school will continue to work with the Local Planning Authority to develop their Safer Routes to School strategy and produce and implement a Green Travel Plan.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

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.

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

M E M O R A N D U M

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/cma 6524
TO:	**Emy Circuit** **Development Control**	**DATE:**	28 February, 2002

LAND AT ~~SANDFORD FARM~~ Huckley Oakpeed School.

Attached is a copy of a Section 106 Agreement duly completed by the Owner.

I also confirm that I have received a cheque in the sum of £8,000. I should be grateful if you would please issue the planning consent, as soon as possible.

I have arranged to hold the £8,000 until planning consent is issued. I should be grateful if you could please send me an email when the planning consent is issued, together with a date. I can then pay in the £8,000.

Please let me know if you need any further information.

Colin

Colin Lawley

DATED 2002

THE WOKINGHAM DISTRICT COUNCIL

AND

LUCKLEY OAKFIELD SCHOOL TRUST LIMITED

AGREEMENT

creating a planning obligation pursuant to
S106 Town and Country Planning Act 1990
relating to land at Luckley Road
Wokingham

Clarks Solicitors
Great Western House
Station Road
READING RG1 1SX
SMD/JRA/10408

This AGREEMENT is made by this Deed dated day of 2002

BETWEEN

(1) The WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham ("the Council")

AND

(2) LUCKLEY OAKFIELD SCHOOL TRUST LIMITED of Luckley Oakfield School Luckley Road Wokingham RG40 3EU ("the Owner")

WHEREAS:

(1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the district of Wokingham

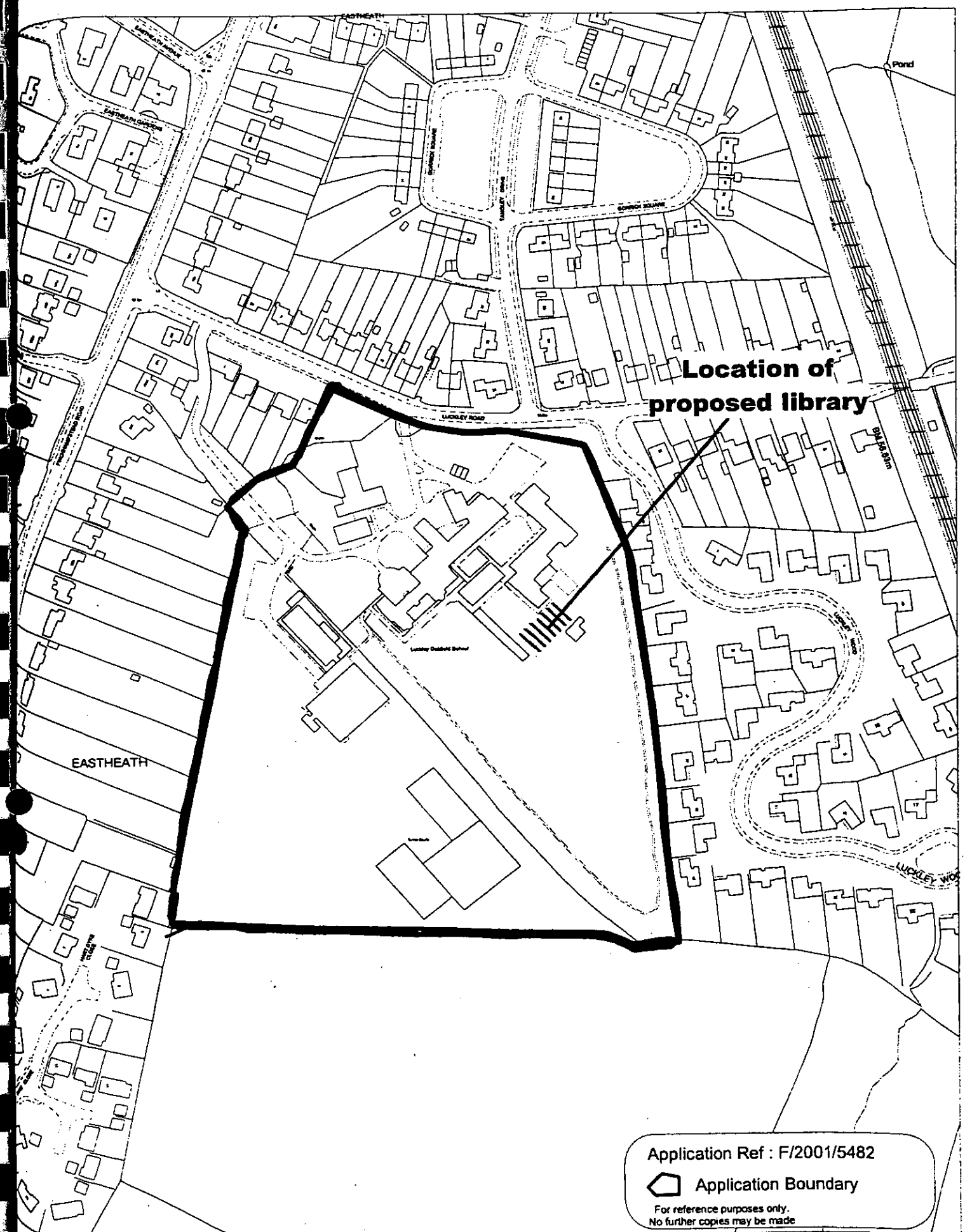
(2) The Council is the local highway authority for the purposes of the Highways Act 1980 for the district of Wokingham

(3) The Owner is the freehold owner of the land at Luckley Road Wokingham shown edged red on the plan attached to this Undertaking ("the Land")

(4) The Owner has applied to the Council for planning permission to erect a two storey library building with classrooms in the manner and for the uses set out in the application registered with the Council under number F/2001/5482 received on 4 December 2001 ("the Application")

(5) The Council resolved on 20 February 2002 that subject to the Owner agreeing pursuant to Section 106 of the Town and Country Planning Act 1990 ("the Act") to make the financial contribution referred to in this Deed planning permission should be granted for the subject matter of the Application

(6) The Owner is entering into this Deed for the purposes of ensuring that the Council can secure the appropriate transportation contribution in relation to the development proposed in the Application to take place



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 2500

N W E

(7) This Undertaking is entered pursuant to the provisions of Section 106 of the Act

NOW THIS DEEDS WITNESSES:

Statutory Authority

1. This Deed is made pursuant to the provisions of Section 106 of the Act and creates a planning obligation for the purpose of the said Section 106 which is intended to bind the Land and which is to be enforceable by the Council as the local planning authority

Agreement

2. The Owner hereby covenants and agrees with the Council to pay to the Council on the date hereof the contribution of £8,000 ("the Contribution") towards the Council's costs of constructing a pedestrian crossing in Finchampstead Road Wokingham in the vicinity of the Land

Conditions of Agreement

3. It is agreed and declared that this Deed is made subject to the following terms: -

3.1 if planning permission pursuant to the Application is not granted by the Council within two weeks of the date hereof the Council shall forthwith return the Contribution to the Owner

3.2 if the Contribution (or part thereof) is not applied by the Council towards the cost of constructing a pedestrian crossing as aforesaid within five years of payment the Council shall return the Contribution (or the relevant part thereof) to the Owner with interest at the base rate of Lloyds TSB Bank Plc from the date of payment to the date of repayment

IN WITNESS WHEREOF the Owner and the Council have executed this Deed as their Deed the day and year first before written

THE COMMON SEAL of WOKINGHANM)
DISTRICT COUNCIL was hereunto affixed in)
the presence of:-)

EXECUTED AS A DEED on behalf)
of LUCKLEY OAKFIELD SCHOOL)
TRUST LIMITED in the presence of:-)

Witness Signature .....

Name in capitals MALCOLM BROWNING

Address 95 FINCHAMPSTEAD ROAD

WOKINGHAM BERKSHIRE RG41 2PL

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5482	Peter J Bird 4 Luckley Wood WOKINGHAM. RG41 2EW
F/2001/5482	Mr R J Simpson 45 Luckley Wood WOKINGHAM. RG41 2EW
F/2001/5482	Alan P Tanner 16 Luckley Road WOKINGHAM. RG41 2EL
F/2001/5482	John Bedford 41 Luckley Wood WOKINGHAM. RG41 2EW
Committee letters sent 14/02/02 Application Approved	Letters sent 07.03.02

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174.(Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

197. APPLICATION NO: 2001/5482, ERECTION OF TWO STOREY LIBRARY BUILDING WITH CLASSROOMS FOR SCHOOL USE, LUCKELY OAKFIELD SCHOOL LUCKLEY ROAD WOKINGHAM, FOR: LUCKELY OAKFIELD SCHOOL

The Committee considered a report about this application set out on Agenda pages 2420 to 2432.

Mr. Browning representing the applicant attended the meeting and spoke in support of the proposal.

During the debate on the proposal, Members commented that the school should be encouraged to submit a School Travel Plan.

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure a financial contribution of £8,000 towards a pedestrian crossing across the Finchampstead Road in the vicinity of the school;

2) That Application No: 2001/5482 be approved subject to the conditions set out on Agenda pages 2424 to 2426 with addition of the following informative;

Informative 3

The applicant should prepare and submit for approval a 'School Travel Plan', which shall include measures to minimize the need to travel to and from the site by private car. The approved 'School Travel Plan' shall be implemented and maintained thereafter.

Development Control Ref No:	Received	Parish
F/2001/5482	04.12.01	Wokingham

Applicant: Luckley Oakfield School

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Erection of two-storey library building with classrooms for school use.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: HEAD OF PLANNING AND TRANSPORTATION AND EMY CIRCUIT

SUMMARY:

Planning History –

Luckley Oakfield School is a private boarding school, located within the Identified Settlement of Wokingham. The original building is grade II listed but there are also a large number of more recent buildings and extensions on the site. The areas to the north, east and west are predominantly residential, while the southern boundary of the site is contiguous with the settlement boundary and the area beyond this is countryside, designated as a Green Gap/Wedge.

Proposal –

The proposal is for the erection of a building to provide a school library and additional classrooms. The main accommodation would comprise of four classrooms on the ground-floor with the library on the first-floor and ancillary space in a gallery. This would facilitate rationalisation and improvements to existing facilities and no increase in pupil or staff numbers is anticipated. The building would have a footprint of 22 metres by 12.8 metres and a ridge height of 10.2 metres.

The proposal is before the Development Control Committee because the floor area would be greater than 500m^2 (740m^2 are proposed).

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

Background Papers

Held by: Planning Reception
Division: Environmental Services
Dept: Development Control

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Consultations –

- ***Highway Officer*** – the applicant has confirmed that no increase in pupil numbers is proposed so there is no objection, subject to conditions
- ***Tree and Landscape Officer*** – the library would have little impact on the wider landscape and there should not be an adverse impact on any trees, therefore, no objection, subject to conditions
- ***Conservation Officer*** – no objection subject to conditions.
- ***Environmental Health Officer*** – no objection subject to conditions
- ***Wokingham Town Council*** – "no objection"
- ***Local Residents*** – four letters of objection have been received from residents of Luckley Road and Luckley Wood:
  - there is an existing congestion problem due to coaches and cars delivering and collecting day pupils
  - if provision of new classrooms leads to an increase in pupil numbers congestion would increase in Luckley Road and at the junction with Finchampstead Road
  - expansion of the school must include improved access and turning for coaches within the school grounds
  - can pupil numbers be limited by condition?
  - extension is too near to residential area / too high and will cause overshadowing and loss of privacy
  - there is a high water table and this could affect properties in Luckley Wood
  - other matters that are not planning issues should be considered – vehicles leaving engines running, parents turning in Luckley Wood and Driveways,
  - number of small scale applications
  - concerned that trees will be felled
  - previously, construction commenced prior the grant of planning permission
  - how will construction traffic access the site?.

Appraisal – the main issues are:

A. The principle of development (Policies of the Berkshire Structure Plan, of the STV1 South East Area Local Plan and WOS2 of the Wokingham District Local Plan (Deposit Draft))
B. The impact on the character of the surrounding area including the settlement boundary (Policies of the Berkshire Structure Plan EN1 , SBE1 and SBE2 of the South East Area Local Plan and WOS3, WBE1, WLL7of the Wokingham District Local Plan (Deposit Draft))
C. The impact on the setting of the listed building (Policies of the Berkshire Structure Plan and WOS10 and WHE11 of the Wokingham District Local Plan (Deposit Draft))
D. The impact on the residential amenity of nearby dwellings (Policies of the Berkshire Structure Plan, SBE2 and SBE5 of the South East Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft))
E. Highway Issues (Policies of the Berkshire Structure Plan, ST3 of the South East Area Local Plan and of the Wokingham District Local Plan (Deposit Draft))
F. Flooding (policies EN3 of the Berkshire Structure Plan, SPS2, SPS3 and SPS4 of the South East Area Local Plan and WIC16 and WIC17 of the Wokingham District Local Plan (Deposit Draft))
G. Comments made by local residents

A. <u>The principle of development</u>

The proposal is for extensions to an existing school, located within the Identified Settlement and is acceptable in principle.

B. <u>The impact on the character of the surrounding area, including the settlement boundary</u>

The proposed building would be located to the south-east of the existing buildings on the site. Although development would extend further towards the settlement boundary the building would be about 70 metres from the southern boundary of the site and existing woodland would screen views from outside the site. Therefore, the impact on the character of the surrounding area and the settlement boundary would be acceptable.

C. <u>The Impact on the setting of the listed building</u>

Due to the siting of the proposed building it would have a significant impact on the setting of the listed building and in particular the upper lawn. The scale and siting in relation to the listed building are considered acceptable and would enable formation of a second formal lawn area, which would enhance the setting of the listed building. The design of the building is modern but reflects the proportions of the listed building and others on the site. There is some concern regarding the position of the fire escape but it is concluded that this need not have an unduly detrimental impact on the setting of the listed building, providing the detailed design is appropriate and it is proposed that details should be submitted for approval.

D. The impact on the residential amenity of nearby dwellings

The corner of the proposed building would be 34 metres from the boundary with the nearest dwellings, 43 and 44 Luckley Wood. This distance is sufficient to prevent any adverse impact on the residential amenity of occupants, particularly as existing vegetation provides substantial screening.

E. Highway Issues

Although no increase in pupil numbers is proposed, the development would increase the capacity of the school and the school has agreed to make a contribution of £8,000 towards a pedestrian crossing across Finchampstead Road, in the vicinity of the school.

F. Flooding

Neighbours have commented on the high water table but the site is not in an area identified by the Environment Agency as liable to flooding.

F. Comments made by local residents

The applicant has confirmed that no increase in pupil numbers is proposed. Therefore, the proposal would not result in any increase in existing congestion. Nor would it be reasonable to seek to limit the number of pupils attending the school on the basis of an application that would not result in an increase in pupil numbers. With regard to disturbance and damage to trees that may be caused by construction vehicles, conditions requiring submission of details of access and parking for construction vehicles are proposed. The impact on neighbouring properties has been assessed in D above. All applications must be determined on their own merit and the Council cannot anticipate whether other applications may be submitted in future.

Conclusion

The siting, scale and form of the proposed building are considered acceptable in relation to the setting of the listed building and the character of the area and would not have an unacceptable adverse impact on neighbouring dwellings. Although no increase in pupil numbers is anticipated at this stage, the potential capacity of the school would be increased and, therefore, the school has agreed to a financial contribution of £8,000 towards a pedestrian crossing across Finchampstead Road, in the vicinity of the school.

Recommendation – grant planning permission subject to a S106 agreement for a financial contribution of £8,000 towards a pedestrian crossing across Finchampstead Road, in the vicinity of the school:

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. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. 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.

6. 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.

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

8. Prior to commencement of the development hereby approved, details of the design and materials of the fire escape shall be submitted to and approved in writing by the Local Planning Authority. The fire escape shall be constructed in accordance with the approved details and retained thereafter.

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

11. Prior to implementation of this permission, details of access for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The approved provision should be maintained and used at all times.

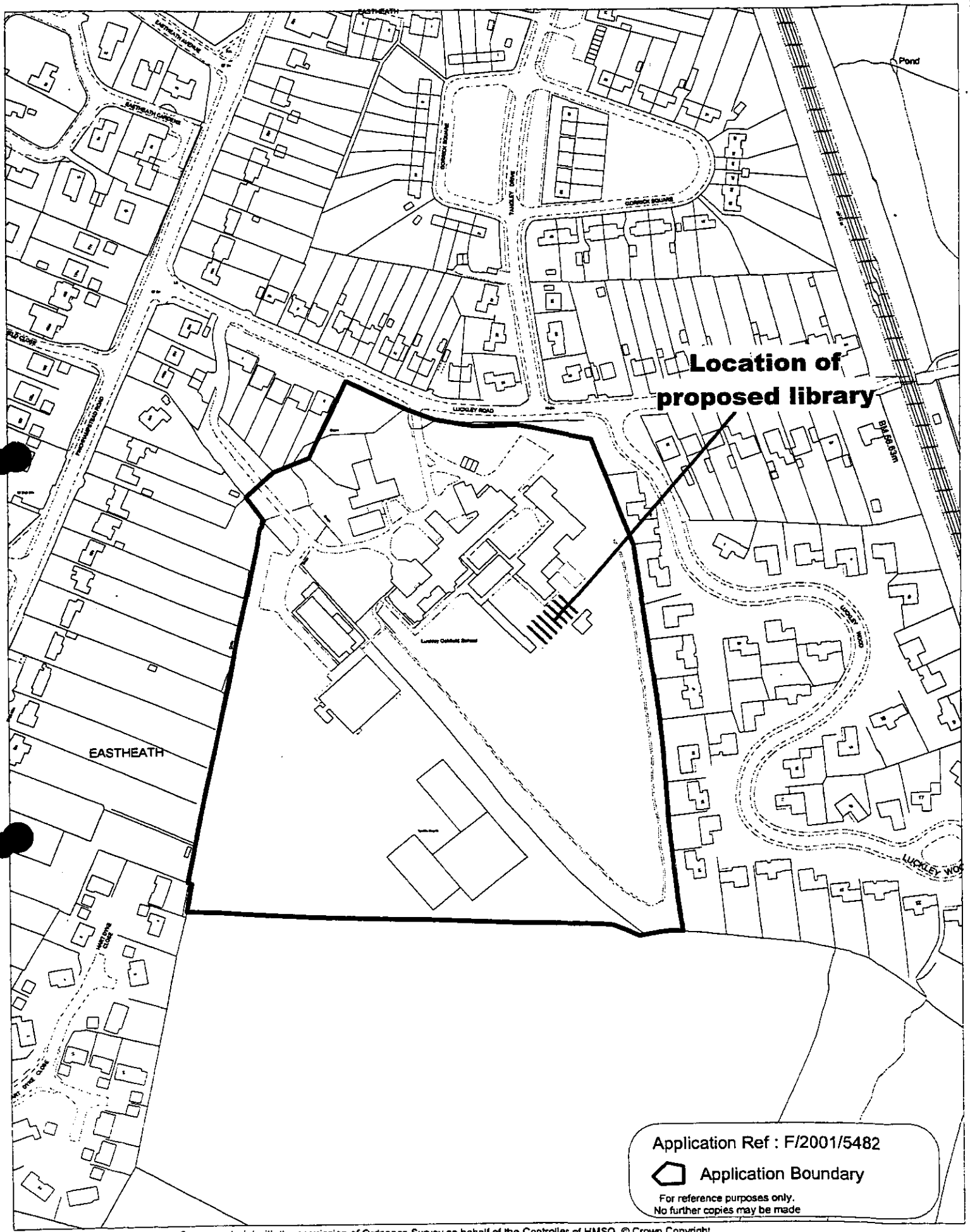
Reasons

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 safeguard visual amenities.
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
5. In the interests of visual amenity.
6. In the interests of visual amenity.
7. In order to safeguard the special architectural or historic interest of the building.
8. In order to safeguard the setting of the listed building.
9. In the interests of highway safety and convenience.
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.
11. In the interests of the amenity of neighbouring properties and to ensure protection of any trees that may be close to the temporary access.

Informatives

1. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies STV1, SBE1, SBE2, SBE5 and ST3.
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS10, WBE1, WLL7, WHE11 and WT7.



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Development Control Section, Environmental Services, Wokingham District Council.

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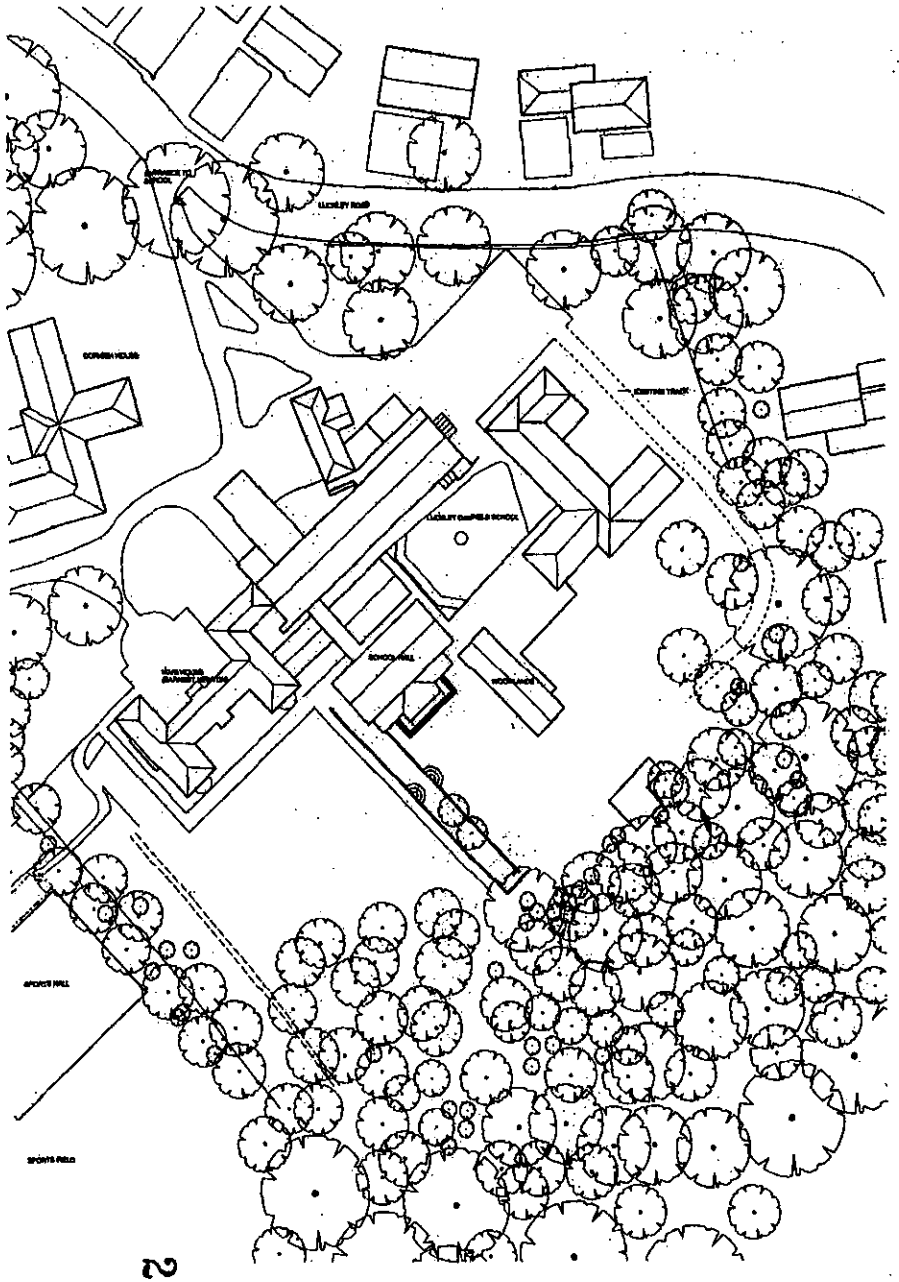
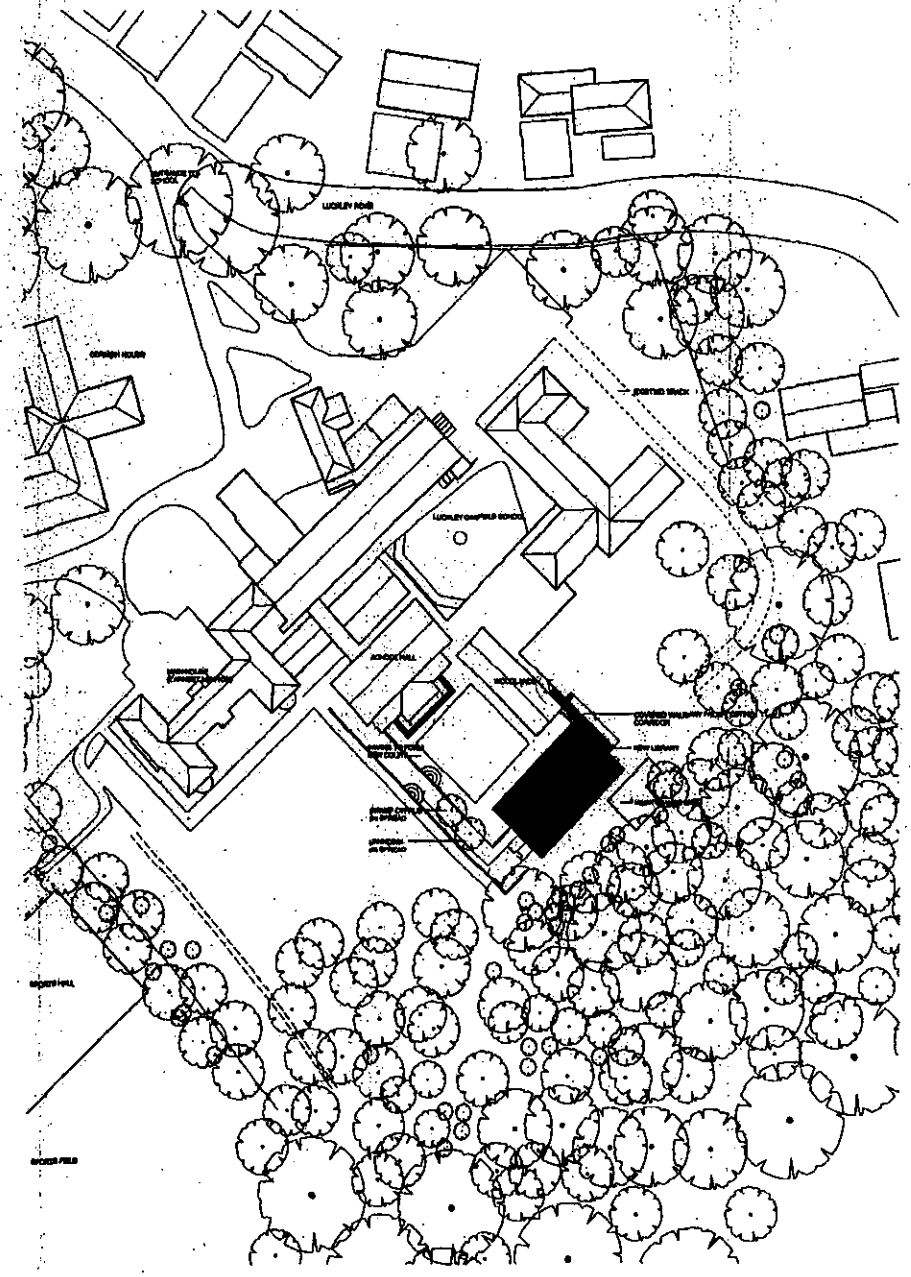


SITE PLAN EXISTING



SITE PLAN PROPOSED

NORTH

2428

REVISIONS:

Date Revision

PLANNING

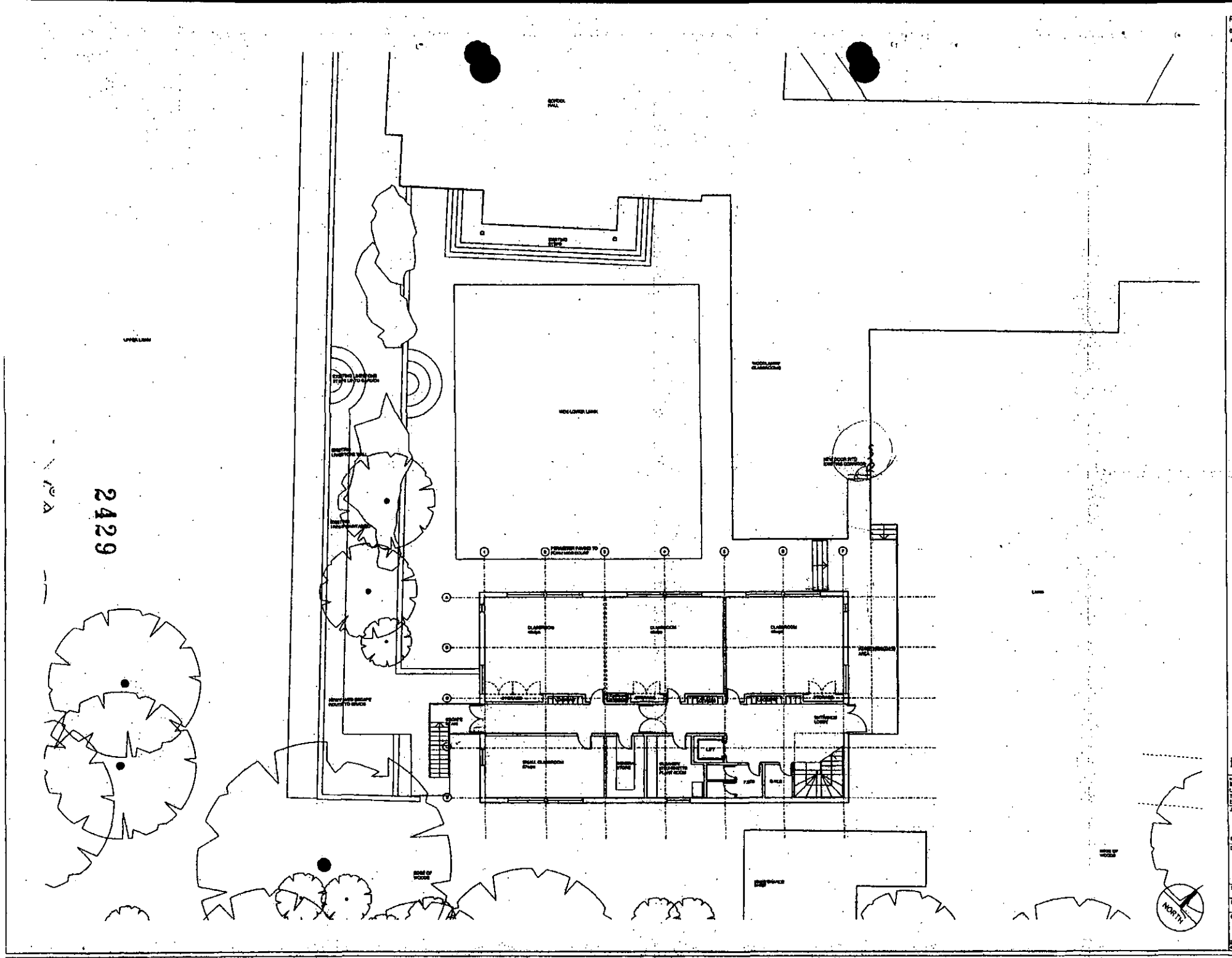
van Heyningen and Haward Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0933
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:
EXISTING AND PROPOSED SITE PLANS

Scale:	Date:	Drawn by:
1:500	05.11.01	JG
CAD Design File:	Plot File:	
Drawing no: 284/030		Rev: A



2429

REVISIONS

Date	Revision
[illegible]	A REVISED PLAN

PLANNING

van Heyningen and Howard Architects
Burghley Yard, 108 Burghley Road
London, NW5 1AL
Tel 020 7482 4484, Fax 020 7284 0832
E-mail: [illegible]

Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:
GROUND FLOOR PLAN

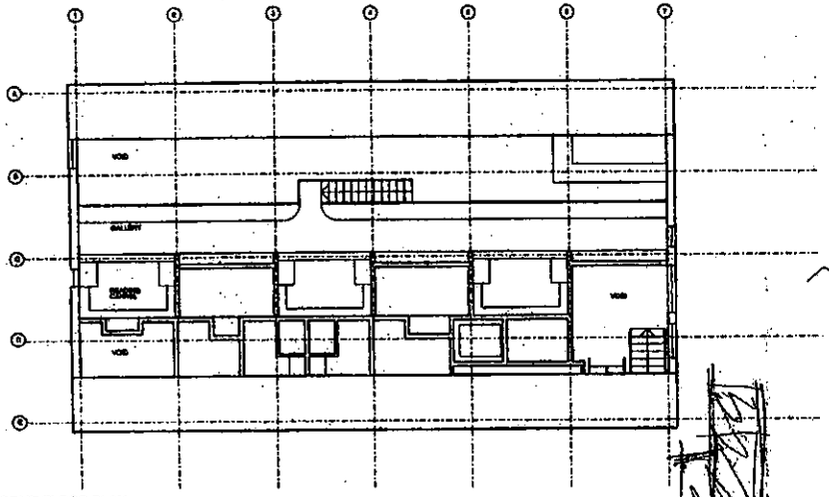
Scale:	Date:	Drawn by:
1:100	05.11.01	
CAD Design File:	Plot File:	
Drawing no: 284/031		Rev: A

[illegible]

REVISIONS:

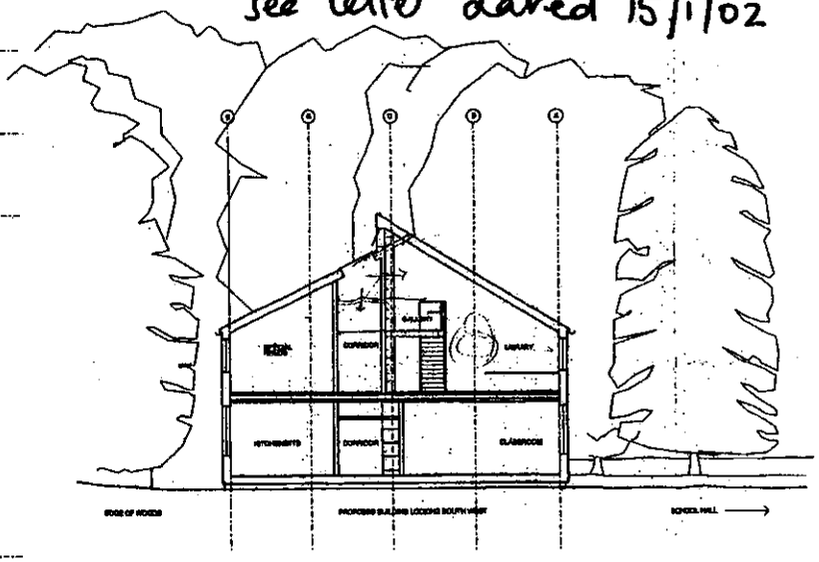
Date | Revision

05.11.01 A AMENDED PLANS AND SECTION

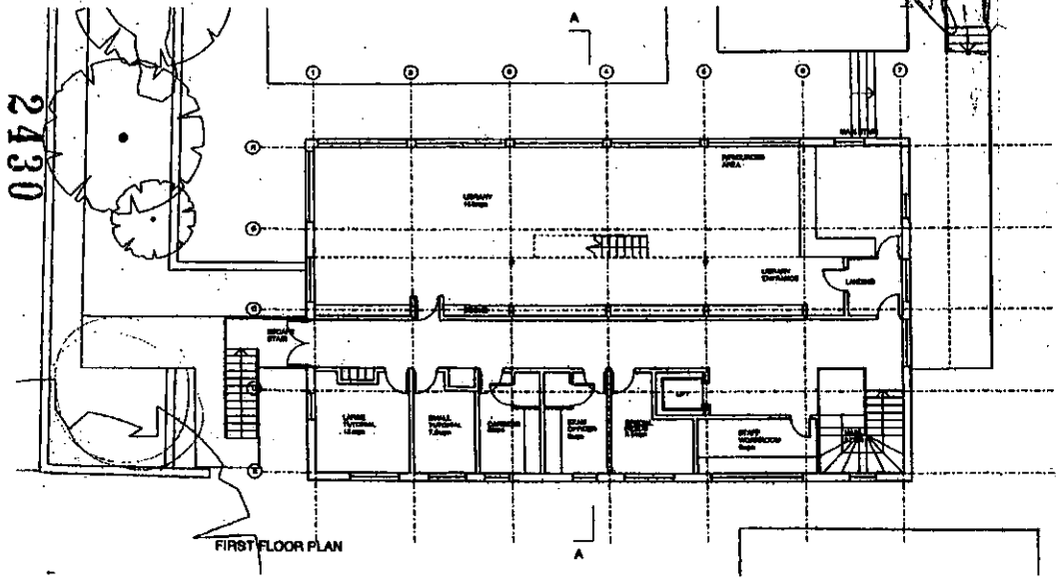


SECOND FLOOR PLAN

Rooflights superseded
see letter dated 15/1/02



SECTION AA



FIRST FLOOR PLAN

04.[illegible] 5

PLANNING

Ian Harrington and Howard Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4484, Fax 020 7284 0833
E-mail: ihh@ihh.co.uk

Job:

LUCKLEY-OAKFIELD SCHOOL LIBRARY

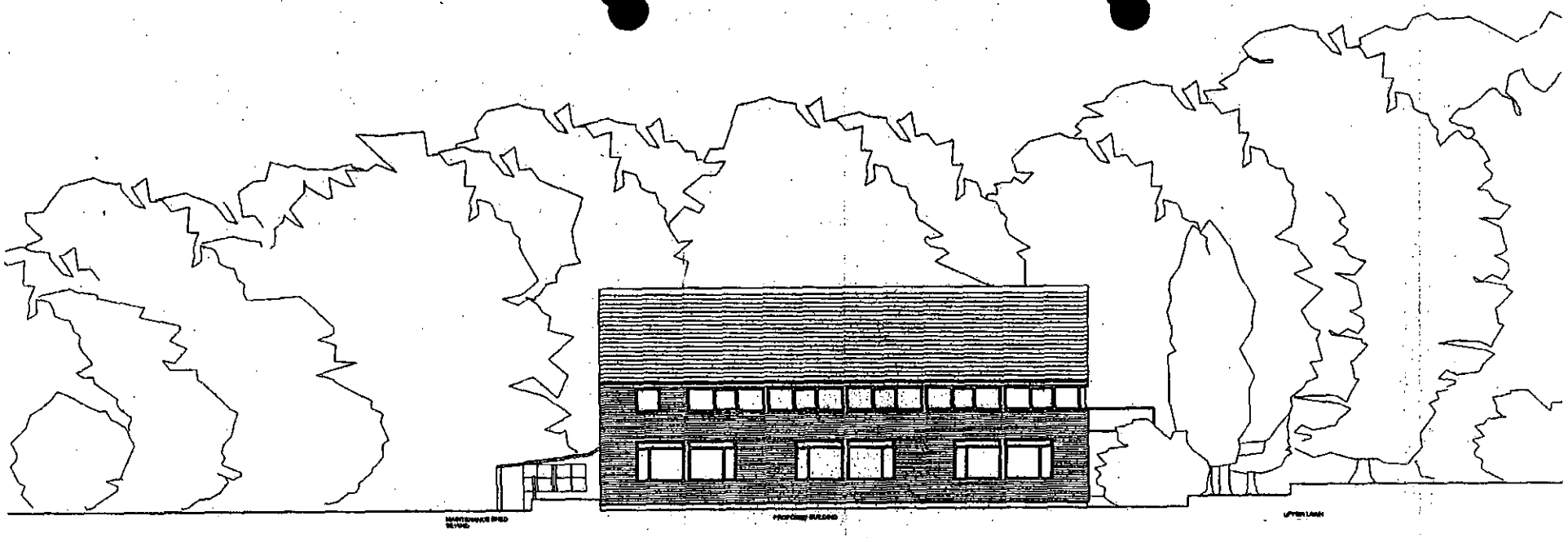
Client:

Drawing Title:

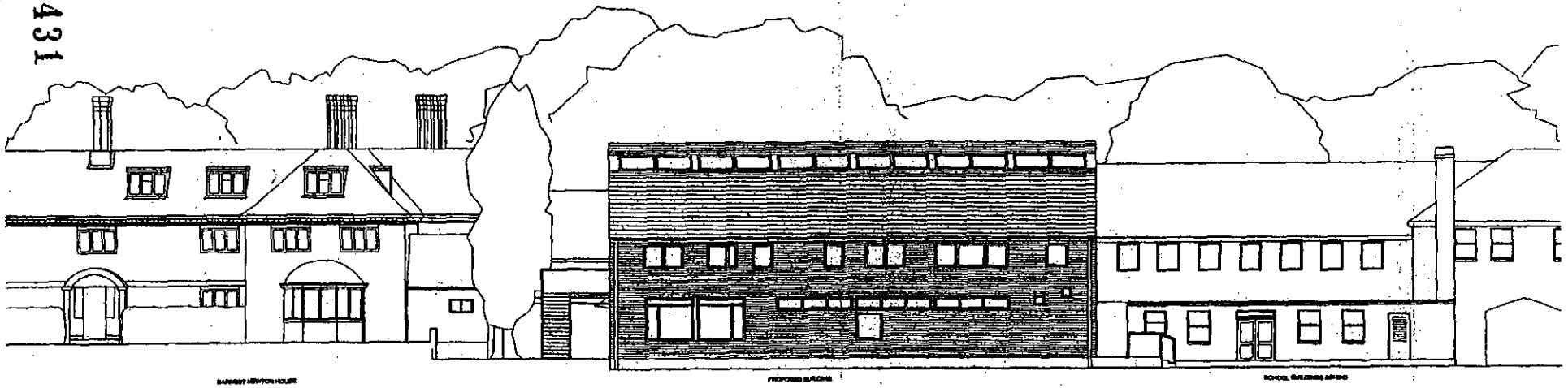
FIRST AND SECOND FLOOR PLANS & SECTION AA

Scale: 1:100	Date: 05.11.01	Drawn by: JG
CAD Design File:	Plot File:	
Drawing no: 284/032		Rev: A

NORTH



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

2431

REVISIONS:

Date Revision

30.11.01 A REVISED ELEVATIONS

MATERIALS:
WALLS: PAINTED SHIPLAP
HORIZONTAL TIMBER BOARDING
WINDOWS AND DOORS: UNPAINTED HARDWOOD
ROOF: TILES
RAINWATER GOODS: METAL

PLANNING

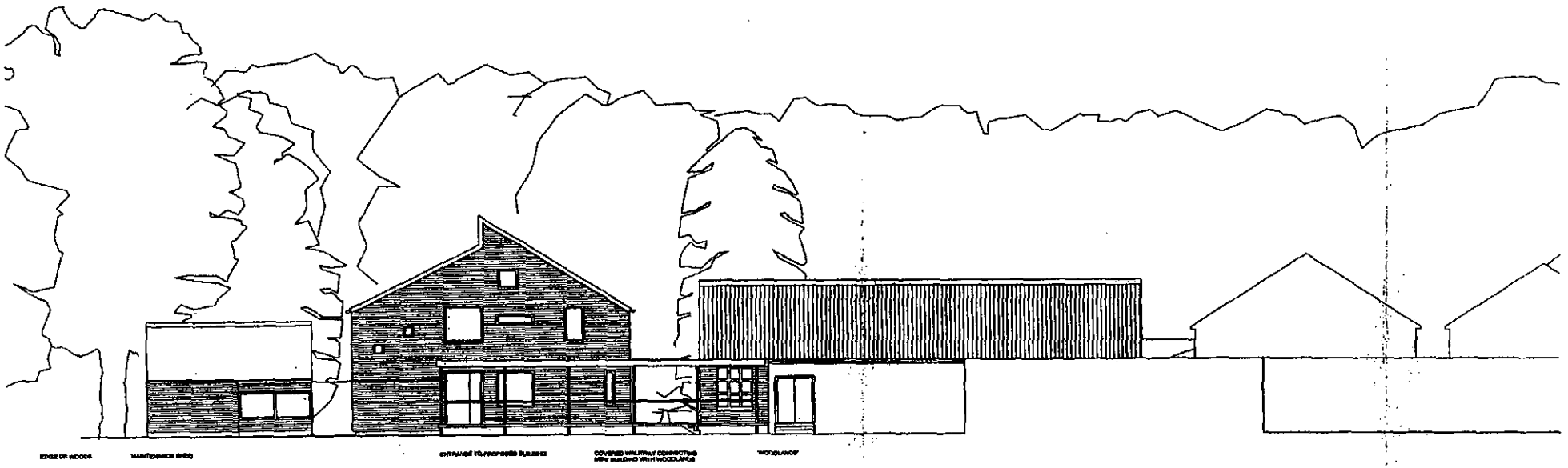
van Heyningen and Haward Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel 020 7482 4484, Fax 020 7284 0632
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

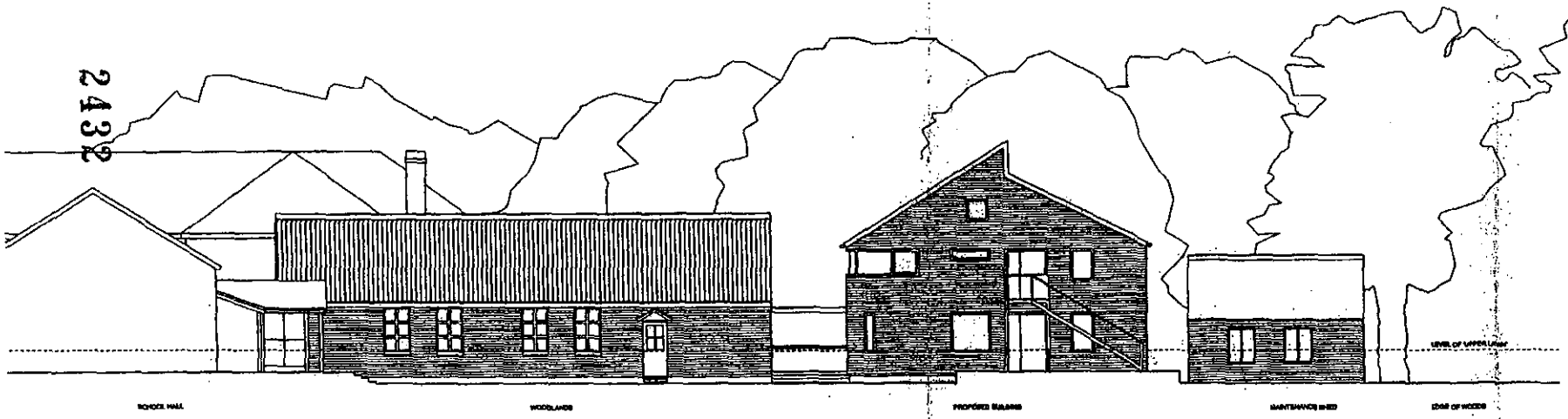
Client:

Drawing Title:
ELEVATIONS

Scale: 1:100	Date: 05.11.01	Drawn by: J
CAD Design File:	Plot File:	
Drawing no: 284/033		Rev: A



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

2432

REVISIONS:

Date	Revision
05.11.01	A REVISED ELEVATIONS
12.12.01	B REVISED ELEVATIONS FOR STAGE 1 TENDER
15.01.01	C REVISED ELEVATIONS FOR PLANNING

REVISED PLAN

5482

MATERIALS
WALLS: RESTATED BARLAP
HORIZONTAL TIMBER BOARDING
WINDOWS AND DOORS: UNPAINTED HARDWOOD
ROOF: TILES
RAINWATER GOODS: METAL

PLANNING

van Heyningen and Howard Architects
Burgeley Yard, 108 Burgeley Road
London, N15 1AL
Tel: 020 7482 4454, Fax: 020 7254 0632
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:
ELEVATIONS

Scale: 1:100	Date: 05.11.01	Drawn by: JK
CAD Design File:	Plot File:	
Drawing no: 284/034		Rev: C

PLANNING SERVICES	HPT
PDL	TLS
DC	BRP
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK
	FILE

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5482

Applicant : Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Location : Luckley Oakfield School, Luckley Road, , Wokingham.

Proposal : Proposed erection of two storey library building with classrooms for school use.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 29/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/5482

Appraisal :

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

Application Number F/2001/5482
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	(5 yrs)
02	C012	R012	(materials)
03	C050	R050	(underground services).
04	C100	R100	(slab levels).
05	C150	R150	(landscaping)
06	C151	R151	
07	C191	R191	(joinery).
08.			Prior to commencement of the development hereby approved, details of the design and materials of the fire escape shall be submitted to and approved in writing by the LPA. The fire escape shall be constructed in accordance with the approved details and retained thereafter.
		R →	In order to safeguard the setting of the listed building
09	C130	R130	(mud)
10	C129	R129	(site parking)
11			Prior to implementation of this permission details of access for construction traffic shall be submitted to and approved in writing by the LPA. Access for construction traffic shall be in accordance with the approved details.
		R →	In the interests of the amenity of neighbouring properties and to ensure protection of any trees that may be close to the temporary access

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1 | SBE1 | SBE2 | SBE5 | ~~SBE~~ ST3
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2 | WOS3 | WOS10 | WBE1 | WLL7 | WHE11 | WT7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1 |
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Luckley Oakfield School Luckley Road Wokingham.

APPLICATION NUMBER: F/2001/5482

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**Emy Circuit** **Development Control**	☎	**6479**
TO :	**Colin Lawley** **Legal**	**DATE :**	**21 February 2002**

Proposed erection of library building with classrooms at Luckley Oakfield School, Luckley Road, Wokingham – F/2001/5482

The above application was approved by the Development control Committee at their meeting on 20 February 2002, subject conditions and a S106 agreement to secure a financial contribution of £8,000 towards a pedestrian crossing across Finchampstead Road, in the vicinity of the school . Therefore, may I request that the necessary agreement is prepared.

Enclosed are:

- a draft decision notice
- a copy of the application form
- a copy of the s.66 certificate
- a site location plan

Please can you prepare the necessary agreement. If you require any further information please contact Emy Circuit on extension 6479.

M L Thorp,
Principal Development Control Officer

DEVELOPMENT CONTROL COMMITTEE – 20 FEBRUARY 2002.

MEMBER'S UPDATE.

CHURCH FARM & CATTLE BREEDING STATION, CHURCH LANE, SHINFIELD

Applications RM/2001/5187 & F/2001/5188

Additional Comments

Shinfield Parish Council (on revised plans):
"Whilst we note that the provision of bin stores at the fronts of houses has not proved popular, this is not the same as saying that in all cases the bin stores have not been used. We therefore welcome the provision of privately gated rear paths but recommend the retention of the bin stores at the fronts of terraces for those families who prefer to use them.
The proposed Bus Loop appears to be an overly complicated and costly provision, especially as it would appear to exclude other large vehicles from using the turning arrangement. There will be numerous large removal vehicles entering the estate as well as large emergency and service vehicles, which could benefit from the provision of this loop. Gating it would be costly and limit its value."

LAND ADJACENT TO HARTMAN HOUSE, DANEHILL, CUTBUSH LANE.

Application O/2001/4949. Pages 2367-2376.

A further informative is recommended to clarify what is being determined.

2. Siting in not agreed as part of this application and is a reserved matter. The siting as shown on drawing AH/S/656 is for illustrative reasons only and has not been approved.

LAND ADJOINING SAFEWAY CAR PARK, WOOSEHILL COURT, WOKINGHAM.

Application F/2001/5535. Pages 2390-2401.

Public consultation on the proposal, prior to submission of the planning application

During August and early September 2001, a public consultation exercise was conducted, by the Council's Property Services Section, regarding development of a doctors surgery on the application site, and this was reported to Cabinet on 8 October 2001. The consultation paper was sent to approximately 750 households on the area, asking whether they supported the idea of developing the land for a new health centre. 142 residents responded, 136 (95.8%) of whom supported the proposal, while 6 (4.2%) were opposed to the use of the land for a health centre.

Inspector's report on part two of the Wokingham District Local Plan

The inspector's comments are a material consideration in determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements would be developed first.

Comment: The proposal lies within a category A settlement and, hence, would comply with this principle.

Policy WOS3: The changes proposed would not affect the assessment of this proposal.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues. It is also recommended that issues of safety and security, which are currently contained in Policy WBE5, are incorporated in this policy.

Comment: It is considered that the proposal would comply with the Inspector's recommendations.

Policy WBE5: The Inspector considers that this is an important issue but has suggested that "incorporation of features that maximise the safety and security of people living in or using the development" should be a criteria of policy WBE1 and that Policy WBE5 should be deleted.

Comment: The recommendation does not alter the principles of designing for safety and security and it is considered that the proposal would comply with this requirement.

Policy WBE10: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that appropriate landscaping should be required and the proposal would comply with the Inspector's recommendations.

Policy WBE11: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that the impact on existing trees should be taken into consideration and that trees that are to be retained should be protected during construction. The proposal would comply with the Inspector's recommendations.

Proposal WIC6: The Inspector suggests that the proposal should be re-assessed and, unless there is clear evidence of need and that the proposal would progress during the lifetime of the plan, it should be deleted.

Comment: The application under consideration demonstrates that there is a need and the proposal is likely to progress within the lifetime of the plans.

Policy WT7: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that the road safety implications should be examined and the proposal would comply with the recommendation.

Policy WIC10: The Inspector has not commented on this policy.

Policy WIC16: The Inspector has suggested amendments to the wording of the policy but these would not alter the principle involved or the assessment of the proposal.

Additional informative:

4. The trees adjacent to Smiths Walk are protected by a group tree preservation order 12/1973 and removal or work to the protected trees would require the written consent of the Council's Arboricultural Officer.

LAND AT PURSERS FARM, BASINGSTOKE ROAD, SHINFIELD
Application F/2001/5440

Additional Consultations

22 signature petition:

"We the undersigned wish to object in the strongest terms to the proposed development at Pursers Farm, application Number F/2001/5440.

Since the original planning application was approved the developer has been given the opportunity to purchase additional land in an attempt to increase the density of the housing, their latest proposal is to build a communal car park at the rear for 16 cars. In addition the original garage block, parking and amenities are to be scrapped to have three houses built.

The design/layout is totally unacceptable due the location of the access road, communal car park and positioning of the additional dwellings.

The layout is bad for pollution (noise, light, air), security (crime against property, cars and people) and loss of amenities (light) for 'The Beeches' and 'The Grove'. This intensification of the development will 'unreasonably damage' the quality of life of existing residents and the prospective residents of the flats."

3 additional letters of objection received from Sevenoaks Drive in response to additional plans:

- Reiterate previously expressed objections about disturbance and intrusion from noise, car lights, burglary risk and effect on outlook and privacy.
- Change in road to make it slope down to the car park will do little to prevent light pollution from car lights.
- Layout and height of properties are likely to be poor for acoustics and sound reflection.
- Concerns about surface water drainage.

Shinfield Parish Council (on revised plans).
"We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11,15, 17 and 18 Sevenoaks Drive.
2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbated the tendency for flooding of properties in Sevenoaks Drive.
3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site."

LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD. WOKINGHAM
Application F/2001/5482, Pages 2420-2432

Inspector's report on part two of the Wokingham District Local Plan

The inspector's comments are a material consideration in determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements would be developed first.

Comment: The proposal lies within a category A settlement and, hence, would comply with this principle.

Policy WOS3: The changes proposed would not affect the assessment of this proposal.

Policy WOS10: The Inspector has not commented on this policy.

Policy WLL7: No amendments to this policy are recommended.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues, especially in transport terms.

Comment: It is considered that the proposal would comply with the Inspector's recommendations.

Policy WHE11: The Inspector recommends replacement of this policy but the revised policy wording would not alter the principle that the setting of the listed building is a consideration.

Comment: This would not alter the assessment of this proposal.

Policy WIC16: The Inspector has suggested amendments to the wording of the policy but these would not alter the principle involved or the assessment of the proposal.

Policy WIC17: No amendments to this policy are proposed.

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD
Applications F/2001/4984 and LB/2001/5494

Corrections to report

1. Application number should be F/2001/4984 not F/2000/2807
2. Title should be:
   "External alterations, including single storey front and side extensions, bin store and landscaping.

(Application F/200/2807, is in abeyance. The Committee had resolved to undertake a site visit but this has not yet been programmed).

VICTORIA, HEATH RIDE, FINCHAMPSTEAD
Application F/2002/5683

Correction to report

Page 2466 of the agenda. The title to the minutes should be MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE OF 9th JANUARY.

Additional Consultations

Letter of objection received from Little Oaks. Re-iterates previous objections:

- Height, width and massing would be obtrusive and out of keeping in the street scene.
- Proposed dwelling should be built on the existing building line (i.e. no nearer to Little Oaks than the existing bungalow).
- Would result in loss of light to side dining room window. This may contravene law under the Prescription Act 1832.
- Overlooking from windows in proposed front, side and rear elevations resulting in loss of privacy.
- Unacceptable noise from driveway alongside Little Oaks.
- 'Existing garage' shown is misleading as this was erected in May of last year. Asks that if permission is granted a condition is attached preventing it from being moved from its current position.
- Considers that had incorrect drawings not been put in front of the Committee (on 14 November 2001) the application would have been recommended for refusal.

1 other letter of objection received:– points covered above.

Additional Condition No. 13 (to cover bats)

Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been

implemented in accordance with the approved details, and written approval to recommence demolition has been given by the Local Planning Authority.
Reason: To comply with the requirements of the Wildlife and Countryside Act 1996.

15 NEW ROAD, TWYFORD
Application F/2001/5110, Pages 2479-2485.

Correction to report
Paragraph 1 on page 2479 - The previously refused, outline application for the erection of a detached dwelling (O/2001/4105) included details of siting and the means of access. The reserved matters were design, external appearance and landscaping.

The reason for refusal of the outline application was: *"It has not been demonstrated that an additional dwelling can be erected on this site without giving rise to a cramped appearance on the street scene and a layout of dwelling could be achieved that would meet contemporary standards."*

Additional condition

Prior to commencement of the development hereby approved, details of the proposed car port at 15 New Road shall be submitted to and approved in writing by the Local Planning Authority and the car port shall be constructed in accordance with the approved details.

WOODLEY CE PRIMARY SCHOOL, HURRICANE WAY, WOODLEY.
Application F/2001/5201, Pages 2527 – 2534.

Further letter of objection

A further letter of objection has been received from a local resident who is concerned that building works have commenced.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 14 February 2002
My ref: EXC/F/2001/5482

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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

Dear Councillor Green

PROPOSED ERECTION LIBRARY BUILDIGN WITH CLASSROOMS, LUCKELY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM – F/2001/5482

With regard to the above planning application, I write to inform you that the following planning contributions have been agreed:

- £8,000 towards a pedestrian crossing across Finchampstead Road, in the vicinity of the school

The application is due to be considered by the Development Control Committee at their meeting on 20 February 2002. In the meantime, if you would like to discuss the matter, I can be contacted on 0118 974 6479.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

File: Luckley
Oakfield SAI Member
notification.doc

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 14 February 2002
My ref: EXC/F/2001/5482

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

Dear Councillor Wyatt

PROPOSED ERECTION LIBRARY BUILDIGN WITH CLASSROOMS, LUCKELY OAKFIELD SCHOOL, LUCKLEY ROAD, WOKINGHAM – F/2001/5482

With regard to the above planning application, I write to inform you that the following planning contributions have been agreed:

- £8,000 towards a pedestrian crossing across Finchampstead Road, in the vicinity of the school

The application is due to be considered by the Development Control Committee at their meeting on 20 February 2002. In the meantime, if you would like to discuss the matter, I can be contacted on 0118 974 6479.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

File: Luckley
Oakfield SAI Member
notification.doc

Malcolm F Browning
ACIB MIMgt MIITT MRIPHH
BURSAR

PLANNING SERVICES | HPT 53062
PO | TLS
DC RXC | ENF
13 FEB 2002
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FILE:

13 February 2002

LUCKLEY-OAKFIELD SCHOOL

LUCKLEY ROAD WOKINGHAM
BERKSHIRE RG40 3EU
0118 978 4175 (SCHOOL)
0118 974 3201 (BURSAR'S DIRECT LINE)
FAX 0118 977 0305

Mike Thorp
Development Control Department
Wokingham District Council
POBox 157
Shute End
Wokingham
RG40 1WR

Dear Mr Thorp

Application Number: F/2001/5482
Proposed erection of two storey library building with classrooms for school use.

At the request of Mr Steve McMillan I write to confirm our previous statements that the proposed development does not increase the capacity of the school .

1. The strategic planning of the Governors and Trustees regarding pupil numbers and pupil capacity have not changed.

2. The Governors are committed to raising educational delivery standards through the provision of resources, be that staffing, buildings or equipment, which in turn contributes to the success of Wokingham as an Education Authority in the national league tables. (Luckley-Oakfield was the top girls school in Wokingham contributing to the 4th place of Wokingham nationally in 2001)

3. The Governors and managers of the school remain committed to working with the authorities, residents, parents and pupils to further environmental and safe aspects of travelling and access to school.

Over the past few years intake in year 7 has averaged 55 with a capacity at about 60. Over 5 years of Key Stages 3 and 4 this means a capacity of 300 girls and our present numbers are 269. The sixth form has 36 students in the lower sixth and we might expect 70 to 75 for the AS and A2 course against capacity of about 80. The capacity figures are based upon the present level of infrastructure which would not allow us to change tack and move to a four form entry and numbers of some 600 in the school. I hope this additional information shows more clearly that **the school can not increase capacity**.

Curriculum delivery has changed considerably, not least in the last few years with the impact of AS levels, key skills and ICT to name but a few. These demands have necessitated strategic and operational change and this proposed development is key in delivering this change. The benefits of a modern integrated library are immeasurable over small disparate collections of books

and information across a school site. The fragmented teaching of a core faculty subject in cramped unsuitable rooms which preclude modern teaching methods will be resolved with the proposed development providing a modern integrated class activity suite.

In my letter to Ms Circuit dated 7 February I made mention of the steps already taken to help environmental and traffic issues within Wokingham. The daily buses accommodate some 55% of day pupils and therefore reduce car usage by some 260 journeys a day, other pupils make use of the train services. Whilst I understand our school is at the bottom of the local authority priority list for the safer routes scheme I hope that the forthcoming meeting with Tom Gradon of Parkman may elevate our position. I also understand that in the last few days a shelved scheme has come to light which will include the requests from the school over a number of years for some kind of pedestrian crossing just south of Luckley Road in the Finchampstead Road. Whilst the proposed development does not increase traffic levels **I confirm that the Governors of the school would be delighted to provide the pump priming funding of £8000. (eight thousand pounds) towards the scheme for the junction of Evendons Lane and Finchampstead Road to also incorporate a Toucan crossing on the Finchampstead Road between Winkfield Close and St Helier Close which will provide substantial benefit to the local community**. I believe this funding will enable this scheme to be completed within the next year rather that the possible 2004/05 or later time frame.

I look forward to receiving confirmation that with this additional information the proposed planning application will remain on the 20 February listing.

Yours sincerely



Malcolm F Browning
Clerk to the Governors
Company Secretary

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 20 February 2002

Location:	Land adjoining Safeway Carpark, Woosehill Court, Wokingham
Proposal:	Proposed erection of two storey health centre with associated parking.
Application Number:	F/2001/5535

In response to your consultation dated 13 February 2001 for the above application, the landscape comments are as follows:

The revised site layout, drawing no. 0255-1 rev.H shows a reduction in width of the access road to 4.8m. This now gives between 4 – 5m clearance for the trees which is just about acceptable provided that protective fencing, in accordance with BS 5837, is erected at least 4.5m from the centre of the trees before work starts on site. The applicant will need to submit details for approval showing the location of the fencing.

The plan shows tree T17 to be removed. The applicant will need to apply in writing to the Arboricultural Officer for permission to remove the tree as it is protected by the TPO.

The application will also need to include information on the proposed boundary treatments of the site, i.e. use of fencing, type etc and the landscape proposals, details of which will need to be submitted.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 14 February 2002

Your Ref:

My Ref: **Emy Circuit - F/2001/5482**

Luckley Oakfield School
C/O Van Heyningen And Haward Architects
Burghley Yard
106 Burghley Road
London
NW5 1AL

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

Dear Sir/Madam

Application Number: F/2001/5482

Site Address: Luckley Oakfield School, Luckley Road, , Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/02/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Address
F/2001/5482	Peter J Bird 4 Luckley Wood WOKINGHAM. RG41 2EW
F/2001/5482	Mr R J Simpson 45 Luckley Wood WOKINGHAM. RG41 2EW
F/2001/5482	Alan P Tanner 16 Luckley Road WOKINGHAM. RG41 2EL
F/2001/5482	John Bedford 41 Luckley Wood WOKINGHAM. RG41 2EW

Committee letters sent 14/02/02

WOKINGHAM UNITARY
Aiming for Excellence

CLIENT	Wokingham District Council
CLIENT ORDER NO.	0045
ADVERTISEMENT TITLE	The School Cottage Ruscombe Reading

VOUCHER

INSERTION DATE		
25.1.2002	21 x 6 col display READING CHRONICLE Section:...PUBLIC NOTICE	£1984.50 +VAT

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATIONS

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

AND/OR

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

Application No: 2001/5429

Proposal: Proposed installation of velux windows in garage roof to form study/hobbies room in roof space plus external staircase.

Location: The School Cottage, Ruscombe Lane, Ruscombe, Reading.

This application is being advertised in the Reading Chronicle newspaper on the 25/01/2002 for the following reason;

SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING

Case Officer: Phillip Taylor

Application No: 2001/5482

Proposal: Proposed erection of two storey library building with classrooms for school use.

Location: Luckley Oakfield School, Luckley Road, Wokingham.

This application is being advertised in the Reading Chronicle newspaper on the 25/01/2002 for the following reason;

PROPOSAL IS A MAJOR DEVELOPMENT

Case Officer: Emy Circuit

Application No: 2001/5494

Proposal: Proposed partial demolition and repair to listed building.

Location: The Barn, Whites Farm, Swallowfield Road, Arborfield, Reading.

This application is being advertised in the Reading Chronicle newspaper on the 25/01/2002 for the following reason;

SITE IS A LISTED BUILDING

Case Officer: Elaine Vashi

Application No: 2001/5577

Proposal: Proposed enclosure of air conditioning units to rear of building.

Location: 9 High Street, Twyford, Reading.

This application is being advertised in the Reading Chronicle newspaper on the 25/01/2002 for the following reason;

SITE IS IN A CONSERVATION AREA

Case Officer: Heidi Lynch

Application No: 2002/5603

Proposal: Outline application for the proposed erection of 12 dwellings.

Location: Land Adjoining 15 Lincoln Gardens, Twyford, Reading.

This application is being advertised in the Reading Chronicle newspaper on the 25/01/2002 for the following reason;

PROPOSAL IS A MAJOR DEVELOPMENT

Case Officer: Edward Oteng

Application No: 2002/5609

Proposal: Proposed demolition of existing sun room attached to listed building and erection of replacement sun room.

Location: The Elms, Lambwood Hill, Grazeley, Reading.

This application is being advertised in the Reading Chronicle newspaper on the 25/01/2002 for the following reason;

SITE IS A LISTED BUILDING

Case Officer: Helen Pollock

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

PLANNING DEPARTMENT
Shute End, Wokingham. Tel: 0118 974 6428
8.30am - 5.00pm Monday - Thursday, 8.30am - 4.00pm Friday.

WOODLEY LIBRARY - Closed all day Wednesday
Headley Road, Woodley
9.30am-7.00pm Monday, Thursday & Friday
9.30am-5.00pm Tuesday, 9.30am - 1.00pm Saturday

Comments should be sent in writing **QUOTING THE APPLICATION NUMBER** to the named Case Officer, PO BOX 157, Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **15 February 2002**. Written comments submitted will become available for public inspection.

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

Malcolm F Browning
ACIB MIMgt MIITT MRIPHH
BURSAR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08.02.02.	
COPIES TO:	ACK:
	FILE:

7 February 2002

LUCKLEY-OAKFIELD SCHOOL

LUCKLEY ROAD WOKINGHAM
BERKSHIRE RG40 3EU
0118 978 4175 (SCHOOL)
0118 974 3201 (BURSAR'S DIRECT LINE)
FAX 0118 977 0305

Emmy Circuit
Development Control Officer
Planning Services
Wokingham District Council
POBox 157
Shute End
Wokingham
RG40 1WR

Dear Ms Circuit

Application Number: F/2001/5482
Proposed erection of two storey library building with classrooms for school use.

At the time of the Molly Millar's consultation process last year I met a representative of Parkman and chatted about aspects of access and traffic around my school. I raised the possibility of a traffic light controlled crossing possible just south of Luckley Road on the Finchampstead Road (A321) in addition to the then proposed crossing integrated within the cycle route scheme. I understood that with some 55% of day pupils journeying to school by coach we were well advanced with travel planning but that unfortunately, Luckley was very low on the priority list for safer routes to school.

I have again spoken with Tom Gradon of Parkman to ascertain how we might move forward as a school and he has agreed to meet with me immediately after the half term school holiday, so that we can see if there is further need of a travel plan and whether the school might be elevated in the priority list for the safer routes scheme.

The presently proposed development does not increase the capacity of the school in any way as you are already aware, but the Governors and managers of the school remain committed to working with the authorities, residents, parents and pupils to further environmental and safe aspects of travelling and access to school.

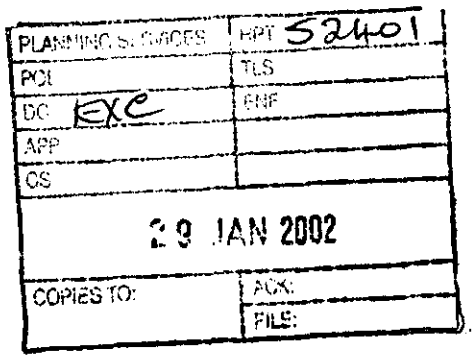
Yours sincerely

Malcolm F Browning
Clerk to the Governors
Company Secretary

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

Tel 020 7482 4454 Fax 020 7284 0632
e-mail: vhh@vhh.co.uk website: www.vhh.co.uk



Ms E Circuit
Wokingham District Council
Environmental Services
P.O. Box 157
Shute End,
Wokingham
Berkshire

Our ref: 45 Job 284 28 January, 2002

Dear Ms Circuit

Re: Luckley-Oakfield Library
School Numbers

In answer to your query regarding pupil numbers at the school, we confirm that there is no intention to increase pupil numbers. The building is needed in response to internal reorganisation as outlined in the application cover letter dated November 15th.

Yours sincerely

James Gallie

cc Malcolm Browning, Bursar Luckley-Oakfield School.

enc.

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

Associates:
John Bell BA (Hons) B Arch
Dana Haqjoo BA (Hons) B Arch (Hons) Dip PPM
James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Office Manager:
David Meneice

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

Date: 21 January 2002 R'CVD 22/01/02

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

The new plans show the following: Retained window in existing building (north-east elevation). Drawing no: 284/034 C.

Comments are required by 31/01/2002.

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

THE AGENTS HAVE CHOSEN TO IGNORE PREVIOUS COMMENTS WITH SPECIFIC REFERENCE TO THE VISUAL IMPACT OF A FIRE ESCAPE ON THE END OF THE PROPOSED BUILDING, ON THE SETTING OF THE LISTED BUILDING.

I CONSIDER THIS ASPECT TO BE UNACCEPTABLE AND AN ALTERNATIVE FORM OR LOCATION SHOULD BE SOUGHT.

Harold Sanders

23.01.02.

Date: 21 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5482

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Applicant: Luckley Oakfield School C/O Van Heyningen And Haward Architects.

Case Officer: Emy Circuit

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

(RING ONE)

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

App No. F/2001/5482 (Planaps) / (Ludhouse) Date Rec. 18/1/02

Location: Luckley Oakfield School, Luckley Road.

Parish Wokingham

Applicant:

Description of attached plans showing retained window in existing building (North-east elevation)

Drawing No's: 284/034 C

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS: 4, ~~Kings~~ & 45 Luckley Wood, 116 Luckley Road

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y/(N) From

New Site Notice Y/(N)

New Description

CASE OFFICER Exc.

Consultations Sent by Admin. on 21.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

Tel 020 7482 4454 Fax 020 7284 0632
e-mail: vhh@vhh.co.uk website: www.vhh.co.uk

PLANNING 51980
POL
DC EXE ENF
APP
CS
16 JAN 2002
COPIES TO

REVISED PLAN
5482

Ms E Circuit
Wokingham District Council
Environmental Services
P.O. Box 157
Shute End,
Wokingham
Berkshire

Our ref: 42 Job 284 15 January, 2002

Dear Ms Circuit

Re: Luckley-Oakfield Library
Planning Application

Further to our conversation yesterday afternoon about the above application please find enclosed six copies of drawing 284/034 revision C. All other application drawings that you have already remain correct.

At the end of our meeting Mr Sanders asked for the following:
1) Clarification on the rooflights in the south roof of the building.
2) A steel escape stair, possibly descending to the upper lawn area
3) Clarification on the entrance walkway and canopy structure and works to the existing 'Woodlands' building

1) **Rooflights.** Mr Sanders pointed out that rooflights on the south facing roof were indicated on the plans but were not shown on the elevations. The rooflights were actually omitted from the planning drawings 284/032 revision A and 284/033 revision A altogether. I believe Mr Sanders must have seen the superseded drawing 284/032 which indicated rooflights on the plan. As the revised drawings show, rooflights in this location are not intended.

2) **Escape Stair.** Mr Sanders had concerns about the effect of the external escape stair on the upper lawn area behind the Earnest Newton house. I presented him an alternative arrangement showing a spiral stair clad in timber, which was designed to minimise any visibility from the lawn area. He was not happy with this scheme either but suggested alternative stair designs. We have subsequently looked into these arrangements, considering all factors including the aspect from the Earnest Newton house, and believe the arrangement shown on the application drawings to be the most appropriate. This shows a steel stair as Mr Sanders himself suggested, although it descends parallel with the building rather than orthogonally to it to so as not to impact upon the existing stone wall or lawn.

3) **Entrance canopy.** Mr Sanders asked for further detail about the entrance walkway and canopy from the existing 'Woodlands' building. I explained that it was to be a post and deck structure with a lightweight metal roof, independent of the existing building. The enclosed drawing shows more detail and indicates the window in 'Woodlands' which there is no intention to remove.

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

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James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Office Manager:
David Meneice

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

We wished to take Mr Sanders' concerns and observations on board immediately. As you can see the revised drawing simply give you a bit more detail. Nothing is changed. As you know it is critical that the School begin the building work as soon as possible in order to have the library ready for the new academic year in September, in which case we would like the proposals to be presented to the committee as soon as possible.

Yours sincerely

James Gallie

cc Malcolm Browning, Bursar Luckley-Oakfield School.

enc. 284.034 C

REVISED PLAN 5482

284 Drawing Issue Sheet

van Heyningen & Haward Architects
Burghley Yard, 106 Burghley Road London NW5 1AL
Tel: 020-7482-4454 Fax.No: 020-7284-0632

File in vHH Issue
Copied to
Seen by
BH JvH MT LD JM
Release to File

PROJECT TITLE 284 Library, Luckley-Oakfield School

DATE OF ISSUE

	DAY	MONTH	YEAR
	28	00	00
	07	01	00
	09	19	00
	09	90	00
	19	00	00
	91	01	00
	28	18	00
	09	91	00
	89	11	00
	06	11	00
	22	11	00
	70	11	00
	03	11	00
	37	12	00
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	76	07	00
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	22	11	22
	22	11	22

DISTRIBUTION: (X= Issue Sheet only, E= Disc/e mail, N= Neg., F= fax at A4, M= tabled at meeting)

| | | |

☎ 0118 974 6379 (Direct Line)

Tuesday, 18 December 2001

Van Heyningen and Haward Architects
Burghley Yard
106 Burghley Road
London
NW5 1AL

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5482

Address: Luckley Oakfield School, Luckley Road, Wokingham.

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. That proposed stepped approach meets the requirements of Part M2 (para 1.24).
2. To ensure that the proposed accessible WC meets the requirements of Part M3 (para 4.16). Existing proposal shows door opening inwards. It is recommended that this is reversed and additional steps taken to reduce door swing hazard at head of stairs.
3. Any proposed refuge should provide a space of at least 900mm x 1400mm (BS5588 Part 8) clear of escape flow so that it does not have an adverse affect on means of escape.
4. That the space into which an internal door opens is unobstructed on the side next to the leading edge for at least 300mm (fire exits excepted).
5. To ensure that any windows and doors in general use which open outwards do not cause an obstruction on a path which runs along the face of a building.
6. That the proposed lift meets the requirements of Part M2 (para 2.14)

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To ensure that the force required to open doors is not excessive (20 Newtons recommended).

2. To consider the design and position of door furniture in terms of reach and grip.
3. To consider the provision of accessible signage and wayfinding information.

4. To include a pull cord alarm and externally accessible emergency lock for the accessible WC (reset controls should be accessible from the toilet seat).

5. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve the visibility for all users.

6. To consider appropriate levels of maintained luminance both internal and external (circulation and emergency egress routes) to the building.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Emy Circuit - WDC Planning Dept.

PLANNING SERVICES
POL
DC
ASP
TLS
ENF
23 JAN 2002
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FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2001/5482

Proposal: Proposed erection of two storey library building with classrooms for school use

Site Address: Luckley Oakfield School, Luckley Road, Wokingham

Applicant: Luckey Oakfield School C/O Van Heyningen & Haward Archiects

Your observations are required in respect of this application **by 04/01/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 23/01/02

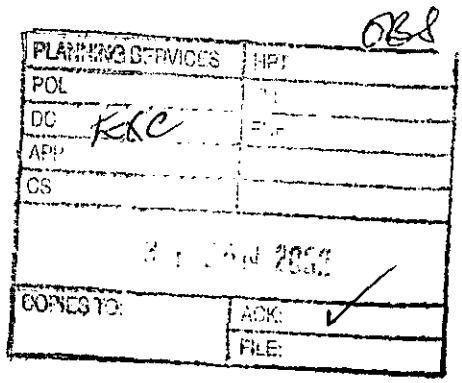
CLERK TO Wokingham Town Council

Emy Circuit

From: John Mullaney
Sent: 18 December 2001 12:30
To: Emy Circuit
Subject: Luckley Oakfield School, Luckley Road, Wokingham F/2001/5482

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing



41 LUCKLEY WOOD
WOKINGHAM RG40 2EW

WDC
Environmental Services Dept
Planning Services
PO BOX 157
Shute End
Wokingham RG40 1WR

Fao: Emy Circuit

Ref: F/2001/5482

Dear Ms Circuit

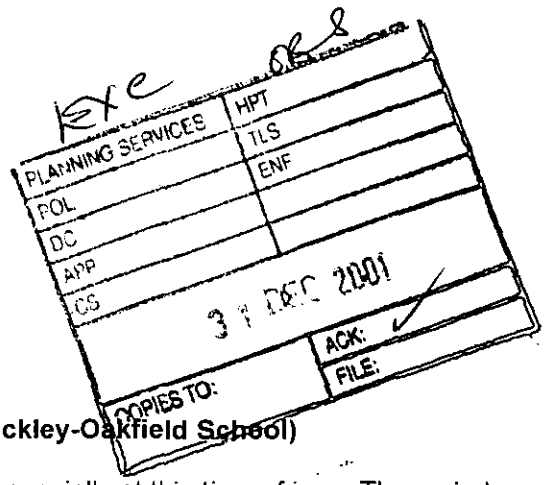
Regarding the application to carry out yet further development at Luckley Oakfield School, I wish to object most strongly and make the following comments.

1) Parking in Luckley Road, particularly coaches, cause serious difficulties to others.
2) Vehicles entering school grounds often back up into Luckley Road which can cause difficulties up as far as the Finchampstead Road.
3) Vehicles leaving the school enter Luckley Road in a most dangerous manner due to lack of visibility particularly to the right.

Yours sincerely

John Bedford

By hand.
31/12/01.
10.45AM.
HAR



45 Luckley Wood
Wokingham
Berks
RG41 2EW

31 December 2001

Environmental Services Dept
Planning Services
Wokingham District Council

Application Number F/2001/5482 (Luckley-Oakfield School)

The period for comments is too short, especially at this time of year. The period spans the Christmas and New Year period when a lot of people are on holiday.

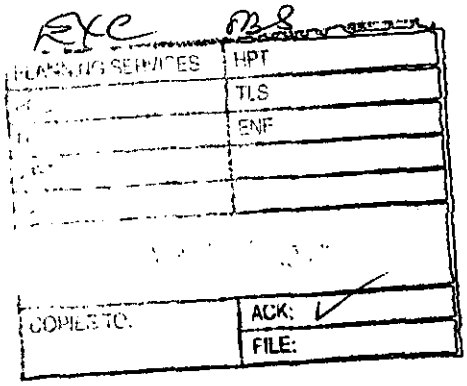
I wish to raise the following objections to the above planning application:

1. I am concerned that the School is applying for a succession of relatively small-scale developments separately - the last application (ref F2001/4282) was in July 2001. How many more applications will there be?
2. The application states that no existing trees will be felled. I find this difficult to believe, as several trees and a large amount of shrubbery were felled when the most recent extension was built – contrary to the statement in the last application. Also, construction work was started on the most recent extension **before** planning permission was actually granted! What can the council do to enforce such conditions?
3. The proposed extension is too near to an existing residential area. There are other locations within the school ground where such classrooms could be sited, either on their own, or as an extension to existing buildings.
4. The proposed extension will be too high, and too close to nearby houses. This will cause a loss of light particularly in late afternoon – at present the sun sets behind the existing school building, the extension will mean that the sun will set several hours earlier.
5. The first floor windows of the proposed extension will look out directly over the gardens of houses in Luckley Wood, with a resultant loss of privacy.
6. Despite the statement in the application that there will be no increase in pupils, I find this difficult to believe. The only way that such a large investment can be financed is if the School increases its pupil numbers to make full use of the new facilities. Can the council impose a condition whereby the School is not allowed to increase its numbers?
7. If the pupil numbers are to increase, this will have an impact on the transport arrangements. The current situation is intolerable when large coaches have to drive down Luckley Road and reverse in either Tangley Drive or Luckley Wood, with a resultant traffic blockage. The coaches currently wait for long periods in the afternoon causing visibility problems on the bend outside the School. Any approval of this application should be conditional on the School providing facilities for coaches to turn round in the grounds. There is ample room to do this at the front of the School.
8. The last application included a car park for 24 cars – permission was refused for this. However, the fact that the School considered that these spaces were necessary indicates that they have plans to increase staff (and hence pupil) numbers. Otherwise, if we are to believe what the School stated (ie no increase in pupil numbers) then the requirement for 24 parking spaces is currently being met by parking the cars on the surrounding roads – which are clearly not adequate for this purpose. I strongly believe that the traffic situation should be addressed as a condition of any permission granted for this application.
9. The application does not indicate how the construction traffic will access the site. This needs to be stated, as the only obvious access route is on the East side of the plot between the most recent extension and the boundary with numbers 42-45 Luckley Wood. This would involve the destruction of more trees and shrubbery. We have suffered from noise and dust for the past 5 months while the most recent extension has been built.

Please keep us informed of any subsequent changes to this application.

R. J. Simpson

R J Simpson (Mr)



16, LUCKLEY ROAD,
WOKINGHAM,
BERKSHIRE,
RG41 2EL.

27th. December 2001.

Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Dear Sir/Madam,

Application number: F/2001/5482
Site Address: Luckley Oakfield School, Luckley Road, Wokingham

With regard to the above planning application, I have no direct objection in principle to the building or its position within the school grounds. However, I am deeply concerned that if the provision of new classrooms leads to an increase in pupil numbers this will only increase the severe traffic congestion experienced daily by residents of Luckley Road.

I strongly feel that any expansion of the school site must include provision to ensure safe and easy access to the school for coaches, mini-buses and private vehicles, as the present arrangements cause the road frequently to be blocked by parked vehicles and vehicles attemping to access the school grounds. The crowded conditions at the school entrance at peak traffic times allows limited visibility for pupils leaving the school and presents a real danger of an accident ocurring.

I hope that the planning committee will consider these serious concerns when making their decision on this application.

Yours faithfully,

Alan P.Tanner.

EXC OBS

4 Luckley Wood
Wokingham
Berkshire
RG41 2EW
Tel. 0118 978 1922
Fax. 0118 977 4299
e-mail: haslerpub@netscapeonline.co.uk

PLANNING SERVICES	HPT
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CS	
20 DEC 2001	
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	FILE:

Wokingham District Council
For the Attention of Emy Circuit
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

18 December 2001

Dear Ms Circuit,

Proposed Development at Luckley-Oakfield School – Library and Classrooms
Reference: F/2001/5482

I have learned from neighbours, who back onto the Luckley-Oakfield School property, of an application to build a new library and classrooms. This application comes at a time when work on an earlier development nears completion. Neither the earlier, or present, application to extend the school has been officially brought to the attention of all Luckley Wood or Luckley Road residents (who are directly affected – see below) and this is regrettable. While I and others are not directly affected by the building work we will, and have been, affected by the consequences to extend the school and for this reason I strongly object to any new building application being granted. The main reasons for my concern are set out below.

1. With the obvious proliferation of day pupils attending Luckley Oakfield School there has been a corresponding increase in coach and car movements during the morning and late afternoon rush hours. These coaches and cars park along Luckley Road, sometimes for up to an hour, extending from the end of Luckley Road, pass the school entrance to a point just short of Luckley Wood. This results in a narrowing of the roadway for motorists wanting access to Luckley Wood, the far end of Luckley Road and beyond, and Tangley Drive. Because of these narrowing restrictions fire and other emergency services would be unable to obtain quick and easy access to the aforementioned streets thus creating a serious safety risk to people and properties. Quite apart from fire and medical requirements there is a hazard to the schoolchildren. These are important matters which should be addressed whether or not the building application is successful.

2. The water table in the proposed building area is high and there is a danger that this might affect the properties in Luckley Wood. Some twenty years ago a plan to build a pathway around the school perimeter had to be abandoned because of the flooding.

3. It goes without saying that additional day pupils attending the school (there does not seem to be any plan for residential pupils) will mean more cars along the Finchampstead Road. Those turning right into Luckley Road, or turning right from Luckley Road, will inevitably cause more traffic congestion at this already troublesome junction.

4. There are a number of other issues which, while not strictly planning matters, must be considered as part of the planning process. The coaches, which restrict access for motorists, frequently park with their engines running. During the summer months the diesel fumes drift into the neighbouring properties making it necessary for residents to close their windows. Not only this but the drivers commonly leave their coaches with the engines running. This, as you will know, is an offence under the Road Traffic Act and both the school and coach company have failed to respond to residents complaints. Parents collecting or dropping their girls at school use Luckley Wood as a turning point and frequently drive on to residents driveways to effect their manoeuvres. Furthermore it is not unusual for parents to use Luckley Wood as a parking area. Some pupils too are becoming a 'nuisance factor' using the landscaped entrance to Luckley Wood to smoke. While I have no objection to their habit they do tend to leave their rubbish behind and goes to show the lack of discipline which exits within the school. Considered collectively these issues are becoming more than an irritation.

In view of the serious safety issues mentioned, the Luckley-Oakfield building proposal should be rejected outright. Alternatively, the plan must incorporate adequate facilities for the parking of coaches and parents vehicles within the school's large estate so that they do not present a safety risk or annoyance to residents. Luckley Road and surrounding accesses should be kept clear at all times. Likewise, if the plans are approved, appropriate measures need to be taken to prevent the water table from becoming destabilised. The area between the new building and adjacent housing should also be suitably planted with indigenous evergreen trees/shrubs to prevent direct sighting into properties from classrooms/library.

With respect, I feel you should alert all the residents of Luckley Wood, Luckley Road, Tangley Drive and Gorrick Square of Luckley-Oakfield's planning application to allow them to properly voice their concerns. In view of the Christmas interlude the Planning Department of Wokingham District Council should also extend the period during which residents can object.

I hope you will be able to address these issues..

Yours sincerely,

Peter J Bird

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 02/01/02

Location:

Luckley Oakfield School Luckley Road Wokingham

Proposal:

Erection of two storey library building with classrooms for school use

Application Number: F/ 2001/5482

In response to your consultation for the above application, the Conservation/Design/Listed Buildings comments are as follows;

Luckley - Oakfield School is a listed building,grade II built in 1907 and included in the 1987 list of buildings of special architectural or historic interest for the District of Wokingham.

The landscaped setting of the former country house is referred to in the listing. There is no mention of the recently added new school buildings, which are extensive when considered in relation to the original building

PPG 15 suggests that modern extensions should not dominate the existing building in either scale, material or situation. Successful extensions require the application of an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail. The recent buildings appear to have been considered in isolation to the listed building or its setting.

The upper lawn area to the south – east of the listed building, still appears a significant space and an essential part of the historic setting. The form and in particular, the fire escape staircase should be reconsidered to create a more visually sensitive edge to the upper lawn.

It might help if the sensitivity of the space is considered with the case officer, on site, prior to further discussions with the agents.

Harold Sanders
Conservation Architect

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 27th December 2001

Location: Luckley Oakfield School, Luckley Road, Wokingham.

Proposal: Proposed erection of two storey library building with classrooms for school use.

Application Number: F/2001/5482

In response to your consultation dated 11th December 2001 for the above application, the arboricultural comments are as follows:

There is a large area of woodland to the south east of the proposed library. Therefore the proposed library will have little impact on the wider landscape.

The nearest tree is shown as being 6m away. The construction of the library should not adversely impact on this or any other trees, which are further away.

In view of the above I have no objection to planning permission being granted. Protective fences should be erected to protect the trees and woodland. This should be at least 6m out from the trunks of the trees (reduced to 4m where absolutely essential). No storage of materials, soil, machinery or equipment must take place within the protected areas.

Neil Etherington
Senior Arboriculturist

Emy Circuit

From: Tim Haycocks
Sent: 18 December 2001 10:24
To: Emy Circuit
Subject: Luckley Oakfield

Emy

Luckley Oakfield is not an LEA maintained school. Therefore, Helen is unable to comment. I hope this is of use to you. If you have any further questions please don't hesitate to contact us.

pp Tim Haycocks

Helen Rowlay

Happy Christmas.

Tim Haycocks
School Planning and Asset Management Team
0118 974 6159

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 11 December 2001

Application Number: F/2001/5482

Proposal: Proposed erection of two storey library building with classrooms for school use.

Parish: WOKINGHAM TOWN

Site Address:
Luckley Oakfield School, Luckley Road, , Wokingham.

Applicant:
Luckley Oakfield School C/O Van Heyningen And Haward Architects.

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

✓ below as applicable;

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

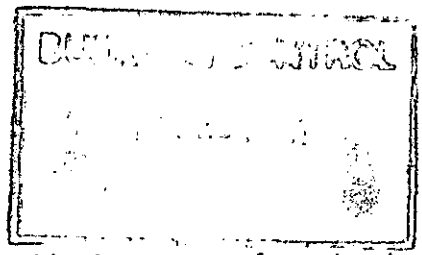
If the proposal is likely to result in an increase in the number of children then we would like to see a School travel plan implemented.

Signed: _____ **Print name:** AC 13/12/01

Access officer has all plans.

To:
Building Control

From: Emy Circuit



Date: 11 December 2001

Application Number: F/2001/5482

Proposal: Proposed erection of two storey library building with classrooms for school use..

Site Address:
Luckley Oakfield School, Luckley Road, , Wokingham.

Applicant:
Luckley Oakfield School C/O Van Heyningen And Haward Architects.

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

- A full plans building regulation application will be necessary.
- Access for the fire brigade could be an issue. Inform the applicant that it should comply with Approved Document B5 of the Building Regulations

Howard Abel

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 DEC 2001	
COPIES TO:	
	FILE:

Received by Wokingham District Council

Application No: F/2001/5482

Proposal:
Proposed erection of two storey library building with classrooms for school use.

Location:
Luckley Oakfield School, Luckley Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5482 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

11 December 2001

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~20 NOV 2001~~ 04 DEC 2001

Officer: EXC | Application No. F/2001/5482

Map No. 83 Site 5.50

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF TWO STOREY LIBRARY BUILDING WITH CLASSROOMS FOR SCHOOL USE

Location: LUCKLEY - OAKFIELD SCHOOL, LUCKLEY ROAD

Parish: WOKINGHAM Ward: Hescott 11.12.01B.

Applicant: LUCKLEY-OAKFIELD SCHOOL

Fee (3) Received 1900-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	blue line should be red.	✓ amended 28/11	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Ground floor windows (all elevs) do not correspond to floor plans.	phoned 28/11	✓ 4/12
6	Floor plans	Carol - can you look at them two please - is it just me??!!		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..within curtilage of listed Building

Date Site Notice Sent :11.12.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

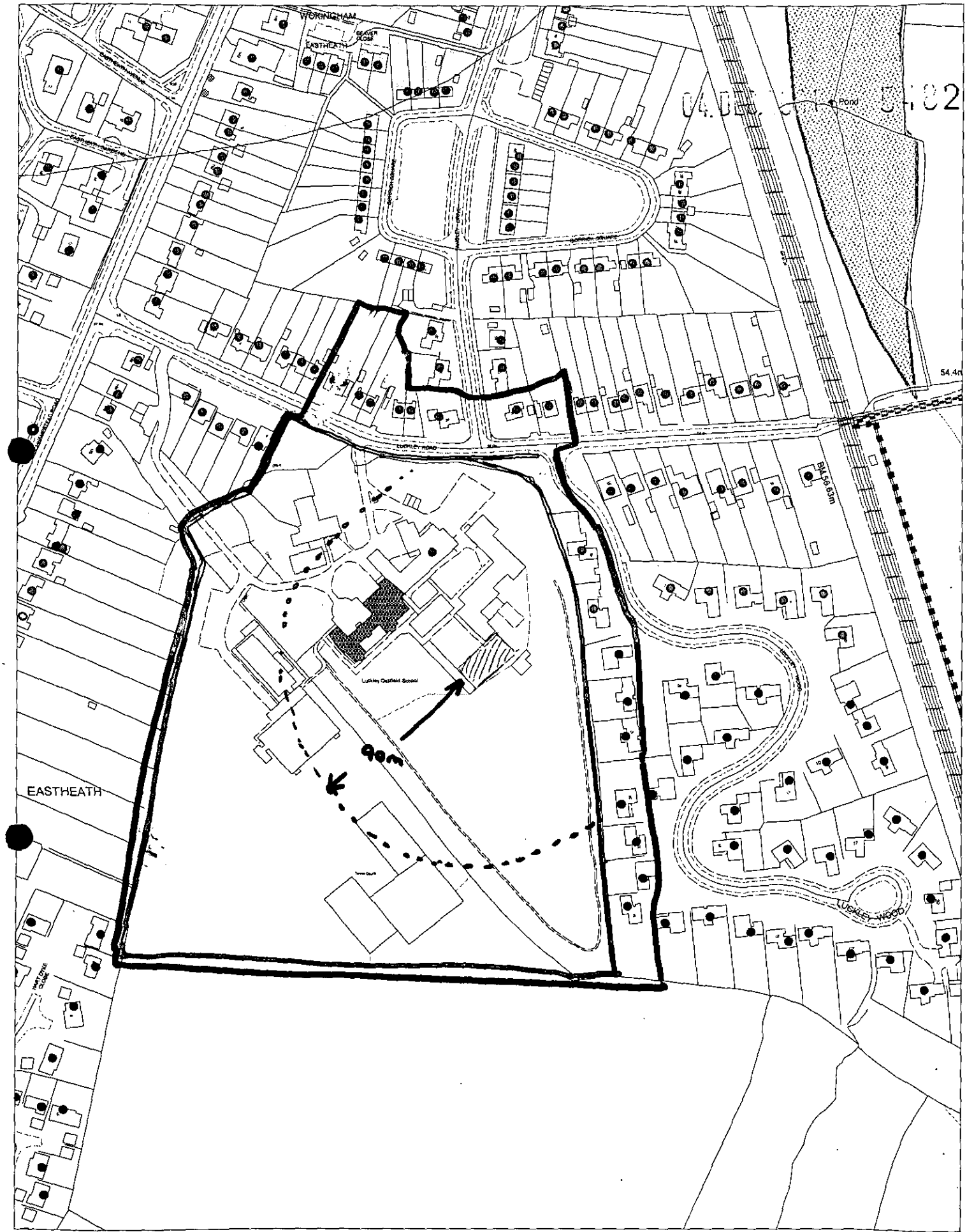
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
Pre-app attached

NEIGHBOURS:

2x S/N (both entrances to site)
t See map
t P.J. Pocock 44 Luckley Wood, Wokingham RG41 2EW
Mr & Mrs Simpson 45 Luckley Wood, Wokingham RG41 2EW



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Development Control Section, Environmental Services, Wokingham District Council.
26 November 2001 Scale: 1 : 2500

N
W E
S

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

Tel 020 7482 4454 Fax 020 7284 0632
e-mail: vhh@vhh.co.uk website: www.vhh.co.uk

04.DEC.2001 5-02

The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box 157
Council Offices
Shute End
Wokingham

Our ref: 11 Job 284 15 November, 2001

Dear Sir / Mdm

Re: Luckley-Oakfield Library
Proposed Library: Luckley-Oakfield School.

Dear Sir / Mdm,

Further to our recent meeting with Ms Circuit regarding the above proposals, we enclose on behalf of the Governors of Luckley-Oakfield School the relevant drawings, application forms and fee for £1900 to apply for planning approval to build a new two storey library building at the school.

We would like to confirm the following points with regards to the application:

1. The reason the school wishes to build a new library is entirely in response to internal reorganisation at the school. At present the library facilities are inadequate in several ways. They are too small, not suitable for their purpose and most critically split into three separate areas located in different parts of the school. Building a new library will bring all the elements - lending, reading and sixth-form / careers together under one roof. In addition, the information technology aspect, which is becoming increasingly important, can be better delivered from the new building which will be properly equipped for this purpose.

2. The location for the building is within the humanities sector at the school and is intended to relate in a sensitive manner both to the immediate buildings, the School Hall, the 'Woodlands' classroom building and the Grade 2 listed original Earnest Newton house which addresses the broad lawn and the distant wood to the south. In particular, the building is to be clad in timber to reflect the adjacent Woodlands building. The proposed new building will not interfere with this setting - in fact it will probably improve it as it will hide the present rather unsightly maintenance shed which presently spoils the view to the south-east. . It is also important to point out that the new building will not be visible from outside the school grounds

cont.

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

Associates:
John Bell BA (Hons) B Arch
Dana Haqjoo BA (Hons) B Arch (Hons) Dip PPM
James McCosh BA (Hons) AA Dip RIBA

Consultant:
Emma Adams MA Dip Arch (Cantab) RIBA

Office Manager:
David Menelce

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

The school would like the building to be ready for the academic year 2002-2003. In our meeting with Ms Circuit she could see no immediate problems with the application in which case we hope it can be considered expeditiously. If there is any further information you require please contact us and we will respond promptly.

Yours sincerely

James Gallie

cc Mr D Houghton, Chairman of Governors, Luckley-Oakfield School
Mr M Browning, The Bursar, Luckley-Oakfield School

enc. As issue sheet attached.
Planning application form and certificates
Aerial Photographs of Site
Fee cheque

van Heyningen and Haward Architects

Burghley Yard
106 Burghley Road
London NW5 1AL

Tel 020 7482 4454 Fax 020 7284 0632
e-mail: vhh@vhh.co.uk website: www.vhh.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
DS	
0 4 DEC 2001	
COPIES TO:	

Mrs Hurst
Wokingham District Council
Planning Department
P.O. Box 157
Council Offices
Shute End
Wokingham

04.DEC.2001 * 5482

Our ref: 13 Job 284 30 November, 2001

Dear Mrs Hurst

Re: Luckley-Oakfield Library
Proposed Library: Luckley-Oakfield School.

Further to your recent telephone conversations with Birkin Haward earlier this week we enclose a revised set of drawings to accompany the application dated 15th November.

The explanation of the proposals in the original cover letter still applies.

Please would you kindly substitute the old set of drawings with the enclosed in their entirety.

Yours sincerely

James Gallie

cc Mr M Browning, The Bursar, Luckley-Oakfield School

enc. As issue sheet attached.

Directors:
Joanna van Heyningen MA (Oxon) MA Dip Arch (Cantab) RIBA
Birkin Haward AA Dip (Hons) RIBA SADG

Meryl Townley BA (Hons) Dipl Arch
Chris Wilderspin BA (Hons) Dipl Arch RIBA

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David Menelce

van Heyningen and Haward Ltd
Registered Office as above
Registered in England: number 3381004

04 DEC. '01 5482

284 Drawing Issue Sheet

van Heyningen & Haward Architects
Burghley Yard, 106 Burghley Road London NW5 1AL
Tel: 020-7482-4454 Fax.No: 020-7284-0632

File in vHH Issue
Copied to
Seen by
BH JvH NT LD JM
Release to File

PROJECT TITLE	284	Library, Luckley-Oakfield School
DATE OF ISSUE	DAY	28 20 01 00 00 00 00 00 00 00 00 00 00 00
	MONTH	87 09 99 18 96 27 00 00 00 00 00 00 00 00
	YEAR	01 01 01 01 01 01 01 01 01 01 01 01 01 01

DISTRIBUTION: (X= Issue Sheet only, E= Disc/e mail, N= Neg., F= fax at A4, M= tabled at meeting)

| | | |

04.DEC.2001 5482

284 Drawing Issue Sheet

van Heyningen & Haward Architects
Burghley Yard, 106 Burghley Road London NW5 1AL
Tel: 020-7482-4454 Fax.No: 020-7284-0632

File in vHH Issue
Copied to
Seen by
BH JvH MT LD JM
Release to File

PROJECT TITLE	284	Library, Luckley-Oakfield School										
DATE OF ISSUE	DAY		2	0	2	0	1	2	0	0	0	1
			8	7	0	9	9	9	1	8	9	6
	MONTH		0	0	0	1	1	1	1	1	1	1
			8	9	9	0	0	0	1	1	1	1
	YEAR		0	0	0	0	0	0	0	0	0	0
			1	1	1	1	1	1	1	1	1	1
DISTRIBUTION:	(X= Issue Sheet only, E= Disc/e mail, N= Neg., F= fax at A4, M= tabled at meeting)											
Client: Luckley-Oakfield			1	1	1	1	1	1	1	M		1
QS:							1	1	1		M	
Structural Engineer							1	1	1		M	
Services Engineer				1			1	1	1		M	
Local Authority Planners						1						6
Building Control												
ISSUE PURPOSE	I=Info only P=Planning BR=Bdg Regs. B=Billing T=Tender Issue C=Contract Issue											
			I						I	I	I	P
DRAWING TITLE	DWG	Scale	Sheets being issued & revision									
Masterplan for Humanities Area	284.001	1:500	•	A								
Preliminary Ideas for Library	284.002	1:200	•									
internal Sketch	284.08											
Ground Floor Plan	284.09	1:100			•		A	B	B	B	B	
First Floor Plan	284.10	1:100			•		A	B	B	B	B	
Site Plan Proposed	284.11					•						
Site Plan Existing	284.12					•						
North East Elevation	284.13						•	•	A	B	B	
North West Elevation	284.14						•	A	A	A	A	
Cross Section AA	284.15	1:100					•	A	A	B	B	
South West Elevation	284.16								•	•	A	
South East Elevation	284.17								•	•	•	
Second Floor Plan	284.18							•	•	•	•	
	284.19											
Cross Section AA	284.15alt							•			•	
Second Floor Plan	284.18alt							•			•	
Cross Section BB	284.19alt							•			•	
Site Location Plan	284.20	1:1000							•		•	
Site Plan Proposed	284.21	1:500							•		•	
Site Sections	284.22	NTS							•	•	•	
Aerial View	284.23								•			
Site Plan Existing	284.24								•			
Site Location Plan	284/029	1:2500										•
Proposed and Existing Site Plans	284/030	1:500										•
Ground Floor Plan	284/031	1:100										•
Upper Plans and Section	284/032	1:100										•
Elevations	284/033	1:100										•
Elevations	284/034	1:100										•

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

04. DEC. 2001 C132

1.	APPLICANT'S NAME	LUCKLEY - OAKFIELD SCHOOL
	ADDRESS	LUCKLEY ROAD, WOKINGHAM
	POST CODE	RG40 3EU PHONE 0118 9743201
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	VAN HEYNINGEN + HAWARD ARCHITECTS
	ADDRESS	BURGHLEY YARD, 106 BURGHLEY ROAD LONDON
	POST CODE	NW5 1AL PHONE 020 7482 4454
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	LUCKLEY - OAKFIELD SCHOOL
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW 2 STOREY LIBRARY BUILDING WITH CLASSROOMS FOR SCHOOL USE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0345 ha (345 m²)
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 ATTACHED ISSUE SHEET

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

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

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

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

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

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

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.

VACANT 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.

WALLS - TIMBER BOARDING
WESTERN RED CEDAR OR SIMILAR

ROOF - TILES
WINDOWS - HARDWOOD

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 NEW SITE ENCLOSURE
BUILDING ENCLOSED BY EXISTING TREES AND SCHOOL BUILDINGS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NEW DRAIN TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

PEDESTRIAN ACCESS THROUGH SCHOOL
VEHICULAR ACCESS ALONG EXISTING TRACK

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

ACCESS AND BUILDING DESIGNED TO COMPLY WITH BUILDING REGULATIONS PART M AND ANY OTHER RELEVANT LEGISLATION

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

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

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

€ 1900

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

SIGNED [signature] ON BEHALF OF LUCKLEY-OAKFIELD SCHOOL DATE 16. 11. 2001

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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify SCHOOL	N/A	N/A	740 m²	N/A
OTHER	Please Specify				
	TOTAL			740 m²	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? NONE

	Cars	Lorries
Existing	N/A	
Proposed	N/A	

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. — N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier — LOCKLEY - OAKFIELD SCHOOL
b) Will these premises be vacated? — N/A

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
—	1	—	1

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — No
If so, state this material, the quantity and method of storage.

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

04 DEC 1981 5402

CERTIFICATE A

I certify that:

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

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

OR

~~CERTIFICATE B~~

I certify that:

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

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

+ See Note (a) to Certificate A

OR

~~CERTIFICATE C~~

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

the (c) .....

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

on (d) .....

1789/b

~~CERTIFICATE D~~

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . LOCKLEY - OAKFIELD SCHOOL . . . . .

Date . . . . 16.11.2001 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

04.DEC.2001 * 5402

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

~~CERTIFICATE B~~

I certify that:

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

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

~~CERTIFICATE C~~

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

~~CERTIFICATE D~~

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . LOCKLEY - OAKFIELD SCHOOL . . . . .

Date . . . . 16.11.2001 . . . . . .

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

1 ADDRESS Luckley Oakfield School — PARISH WOK/WITHIN

PLOT No. — Luckley Road — ORD. SHEET No. 83

BUILDER Listed

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/3/59	Church Society	Wooden huts & WC's	11/6/59	31/5/64 TP
S/4/59	Church Society	Add classrooms & WC's	9/7/59	31/5/64 TP
S/3/60	Luckley Schools	Assembly Hall	13/10/60	C 1A
S/1/61	Board of Governors	5/Storey extension	9/3/61	C 1A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

2) ADDRESS Luckley Oakfield School — PARISH WOK/WITHIN

PLOT No. — Luckley Road — ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/3/64	Luckley School	Timber classroom	25/6/64	18/8/66 TP
S/4/64	Luckley School	Rebuilding & additions	25/6/64	
S/5/64	Luckley School	Retention of huts		
S/6/64	Luckley School	Retention of huts		
S/7/64	Luckley School	Retention of huts	30/7/64	31/5/69 TP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

3 ADDRESS Luckley Oakfield School — PARISH Wok/within

PLOT No. Luckley Road — ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
o/9/66	Luckley School	3 hostels + 2 staff houses	28/4/66	REF
o/10/66	Luckley School	Demo lodge + new dev	28/4/66	REF
o/13/68	Luckley School	Erect 2 bungs garages + pathway	25/4/68	C/A
R/142/68	Church Society	Route driveway	28/11/68	C/A
S/14/69	Church Society	Ref. wooden hut	10/7/69	31/5/74 TP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

4 ADDRESS Luckley Oakfield School — PARISH Wok/within

PLOT No. Luckley Road — ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/15/69	Church Society	Ref huts	10/7/69	31/5/74 TP
S/16/69	Church Society	Ref huts	10/7/69	31/5/74 TP
S/19/70	Board of Governors	Roof space to dormitory		PD
O/35/70		7 det bungs + garages	22/10/70	C/A
O/47/71		Res Dev	24/11/71	Ref

DATE OF COMPLETION

MINISTRY DECISION O/47/61 Appeal allowed 29/3/73 C/A

SPECIAL ORDERS

DRAINAGE

091074

5 ADDRESS Luckley Oakfield School, Luckley Road — PARISH Wok/Within

PLOT No. — ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/3/72 8648x		5 det hses & garages	17/2/72 15/2/72	C/A
00344		Ext temp permissn. (5/14/69)	TC 5 years	
00342		do (5/15/69)	TC 5 years	
00343		do (5/16/69)	TC 5 years	
BR452		Ablution block	17/4/74	R
01014 BR974		Alts provide flats	11/7/74 26/6/74	C/A
01149	Luckley School	2 Classrooms	8/8/74	C/A
01148		Future dev of school	5/9/74	C/A
BR1464		2 Classrooms	7/10/74 App	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR. 974 cancelled by W.D.C. 7th Sept 77

DRAINAGE

091074

6 ADDRESS Luckley Oakfield School, Luckley Road — PARISH Wokingham

PLOT No. — ORD. SHEET No. 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
-04833	L.C.C. School Trust	Alterations & additions	5.7.76	N/A Revised App C/A
BR 5387	"	New School Buildings	25.10.76	RC 7.3.77 N/A
BR8889	"	Toilets, Kitchen, Bathroom	24.7.78	App N/A
-08763	"	" " "	31.8.78	N/A C/A
BR 13351	" "	New kitchens	28.4.80	App N/A
BR 13352	"	Gr. Maintenance Store	30.4.80	App N/A
-13180.	" "	Marley Garage as "	2.5.80	N/A C/A
13181.	" "	New kit store W.C.	2.5.80	N/A C/A
BR 21330	"	Alts. to form cloakroom	24.5.83	App N/A
-20124	"	Store W.C.'s	20.10.83	N/A C/A
20606 BR 21675	"	Sports Hall	15.12.83 20.1.84	N/A C/A RC N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

43253

(7) ADDRESS Luckley Oakfield School PARISH Wokingham

PLOT No. Luckley Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 21875	L.O.S TRUST	SPORTS HALL	2.4.84	APP N/A
23822	"	2/ST. 6th FORM BLDG & STAFF ACC	18.7.85	N/A C/A
BR25680	"	NEW 6th FORM BLOCK	6.1.86	REF N/A
BRA245	"	"	24.2.86	APP N/A
31851/2	"	FLOODLIT MAIN ENTRANCE SIGN/GATE/LIGHTS/BARRIER/HALL	27.10.88	C/A
BRA 6044	"	TEMP. BUILDING	26.9.88	APP
31834	"	PERM. MUSIC "	27.10.88	C/A
BRA 6515	"	MUSIC TEACHING BLDG.	9.1.89	REF
33220	"	2/ST EXT (DORMITORIES - CLASSROOMS)	11.5.89	C/A
BRA 7033	"	ANNEXE TO 6th FORM BLDG. TO FORM RES & CLASSROOMS	9.5.89	APP

4702

DATE OF COMPLETION ~~[illegible]~~

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 BRA 9673			2.11.90	APP
36159	"	CLASSROOM	2.8.90	C/A

(8) ADDRESS Luckley Oakfield School PARISH Wokingham

PLOT No. Luckley Rd ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37776	L.O.S.T.	8/ST. EXT. JOINING 2 BLDGS.	17.6.91	C/A
37777	LUCKLEY OAKF. SCHOOL TRUST	PORTACABIN FOR SPORTS EQUIP.	14.6.91	30.6.94
BRA 10430	"	"	25.6.91	APP
BRA 10409	"	INFILL FOR CLASSROOM	18.7.91	APP
39639			8.7.92	C/A
FP/92/0529	"	2 NEW CLASSROOMS/REPL. ASSOC. CORRIDORS	25.6.92	C/APP
41618	"	PERM. ENCL. WITH CHANGING FACILITIES AT SWIMMING POOL	11.10.93	C/A
97/66008/F	"	CONSERVATORY	22.8.97	C/A
DATE OF COMPLETION FP97/6747	"	Conserv - 6th F. Room	17.10.97	C/A
98/67330/F	L.O.S.	Alts & Ext. to Assembly Hall	24.7.98	C/A
98/67563/LA	"	Prop. Upgrading Int & Ext to assembly Hall	24.7.98	C/A.
DRAINAGE				
FP98/7499	"	Alts & Exts. to Ass. Hall	3.6.98	C/A

1933 (9) LUCKLEY OAKFIELD SCHOOL.

ADDRESS LUCKLEY ROAD **PARISH** WOKINGHAM

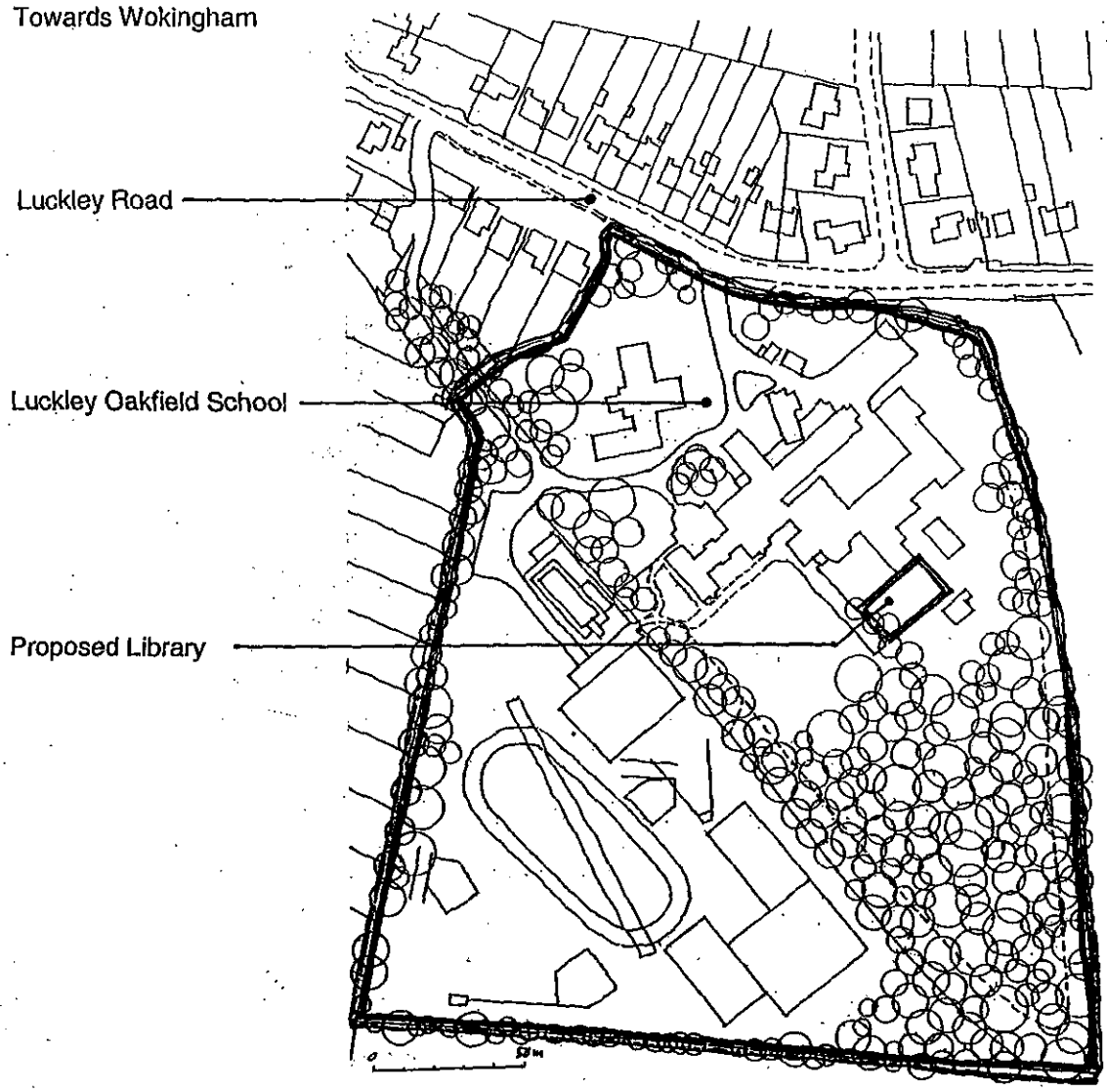
PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2001/4282		Board of Governors	2/St. ext. to Sc. block to form new classrooms.	15.8.01		C/A.

MINISTRY DECISION:

SPECIAL ORDERS:

04.DEC.2001 5482



N

Indicative

Original size: A4

van Heyningen and Haward Architects
Burghley Yard 106 Burghley Road London NW5 1AL
Tel 020 7482 4454 Fax 020 7284 0632 e-mail vhh@vhh.co.uk

JOB No: 284

DRAWING TITLE: SITE LOCATION PLAN

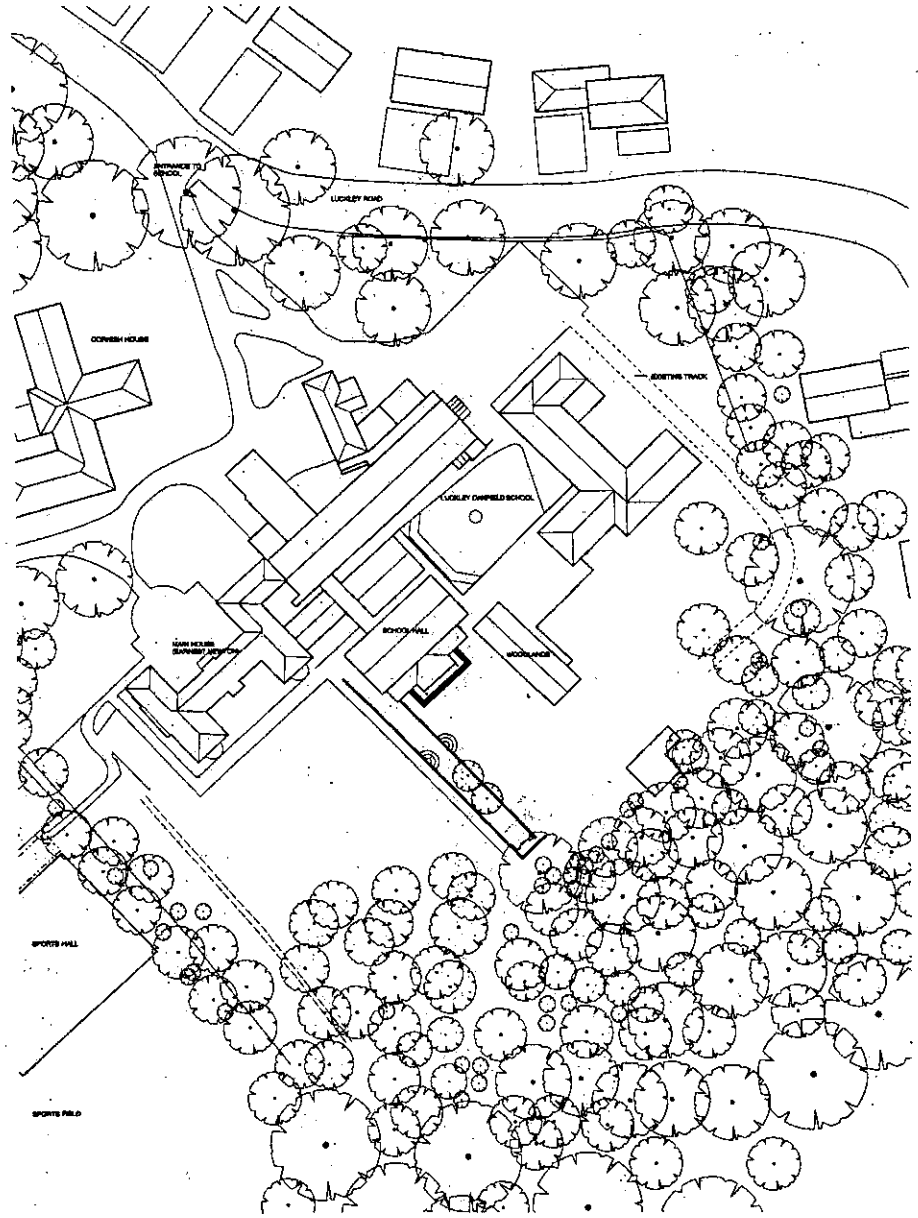
Title: LUCKLEY OAKFIELD SCHOOL LIBRARY

Scale:	Date:	Drawn:	Drawn:	DRAWING No:	REV:
1:2500	14/11/01	JG	Planning	284/029	-

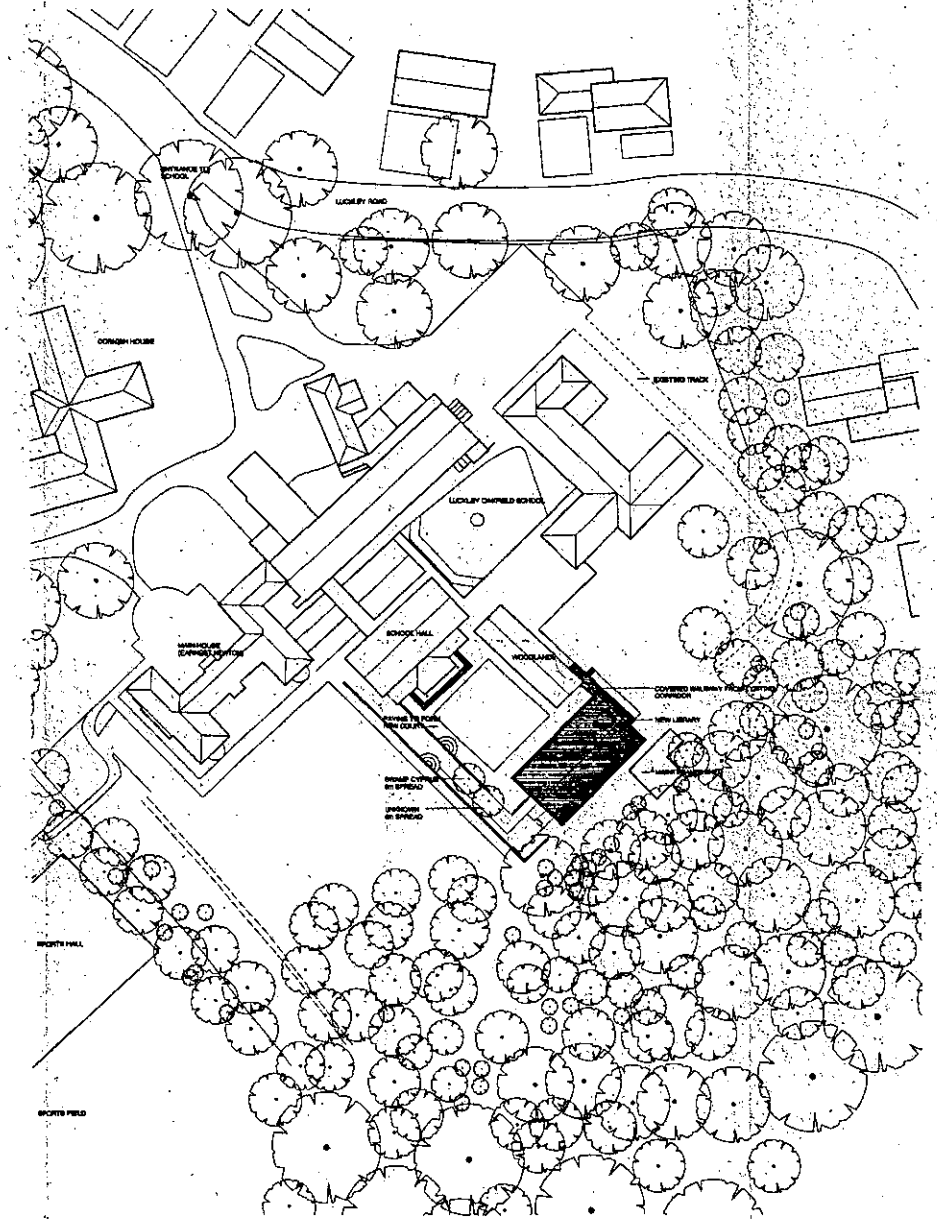


04.DEC.1981 5402





SITE PLAN EXISTING



SITE PLAN PROPOSED

NORTH

REVISIONS

Date	Revision
05.11.01	A Revised plan

04 DEC 2001 5482

PLANNING

van Heyningen and Howard Architects
Burghley Yard, 108 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0832
E-mail: vnh@vsh.co.uk

Job:
LUCKLEY OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:
EXISTING AND PROPOSED SITE PLANS

Scale: 1:500	Date: 05.11.01	Drawn by: JG
CAD Design File:	Plot File:	
Drawing No: 284/030		Rev: A

Never scale dimensions from this drawing. Use written dimensions only. Report any discrepancies. Please ask if in any doubt, design use latest revision of drawing.

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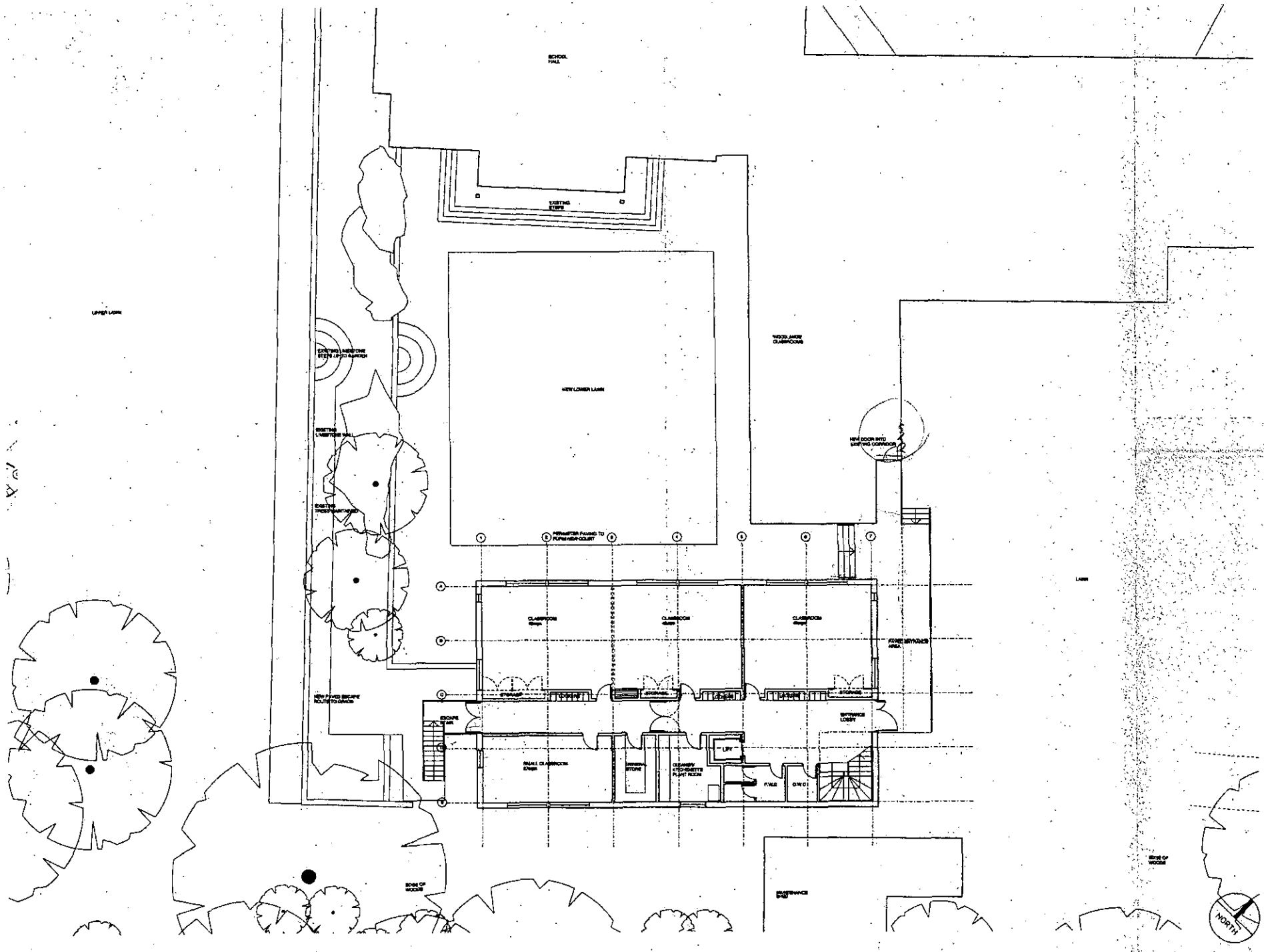


REVISIONS:

Date	Revision
05.11.01	A REVISED PLAN

PLANNING

van Heyningen and Howard - Architects
Burghley Yard, 108 Burghley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0832
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

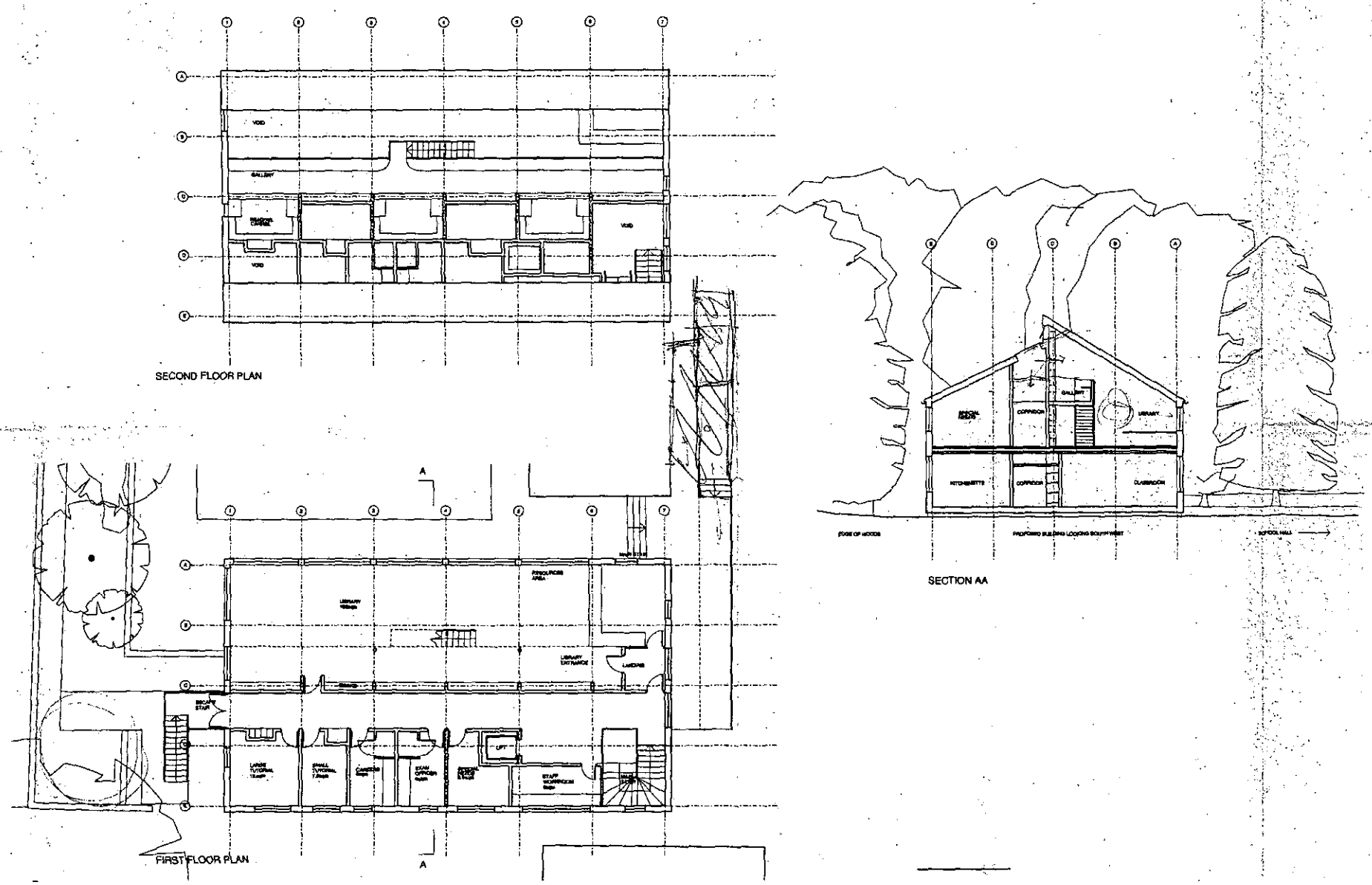
Client:

Drawing Title:
GROUND FLOOR PLAN

Scale:	Date:	Drawn by:
1:100	05.11.01	JG
CAD Design File:	Plot File:	
Drawing no: 284/031		Rev: A

Never scale dimensions from this drawing, but written dimensions only. Signed any discrepancies. Please use it in the design. Always use latest revision of drawing.

...:plt:284/31.dgn · Nov. 30, 2001 14:45:45



REVISIONS

Date	Revision
05.11.01	A AMENDED PLANS AND SECTION

5482

PLANNING

von Heyningen and Howard Architects
Burghley Yard, 106 Burghley Road
London, NW5 1AL
Tel: 020 7482 4464, Fax: 020 7284 0632
E-mail: vhh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:
FIRST AND SECOND FLOOR PLANS & SECTION AA

Scale:	Date:	Drawn by:
1:100	05.11.01	JG
CAD Design File:	Plot File:	
Drawing no: 284/032		Rev: A

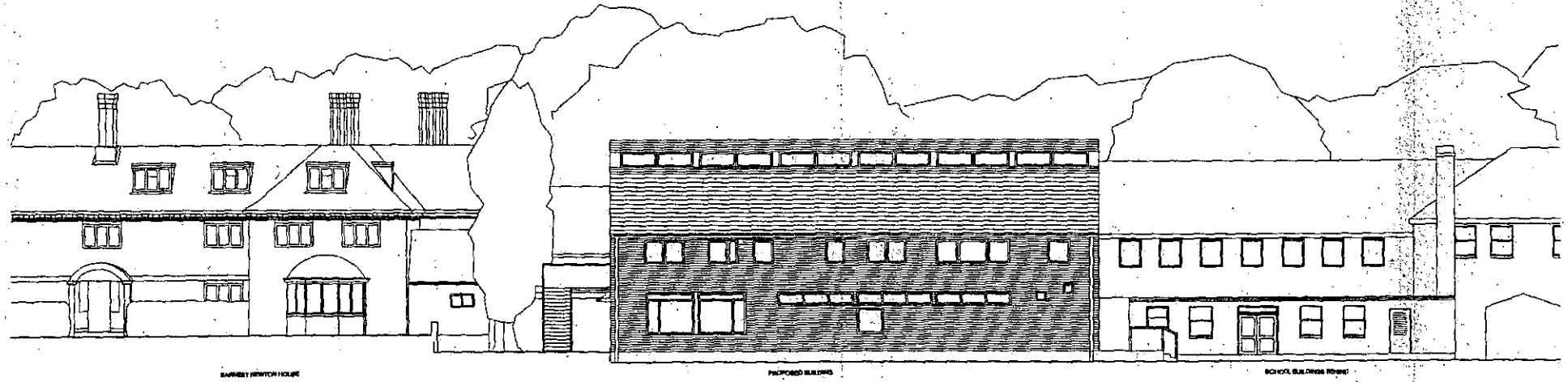
NORTH

Some sizes dimensions from this drawing may within dimensions only. Report any discrepancies. Please sign it to any doubt, should not be taken revision of drawing.

...ple/284/32.dgn Nov. 30, 2001 14:43:34



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

REVISIONS:

Date	Revision
05.11.01	A. REVISED ELEVATIONS

MATERIALS:
WALLS: RENDERED SHIPLAP
HORIZONTAL TIMBER BOARDING
WINDOWS AND DOORS: UNPAINTED HARDWOOD
ROOF: TILES
RAINWATER GOODS: METAL

PLANNING

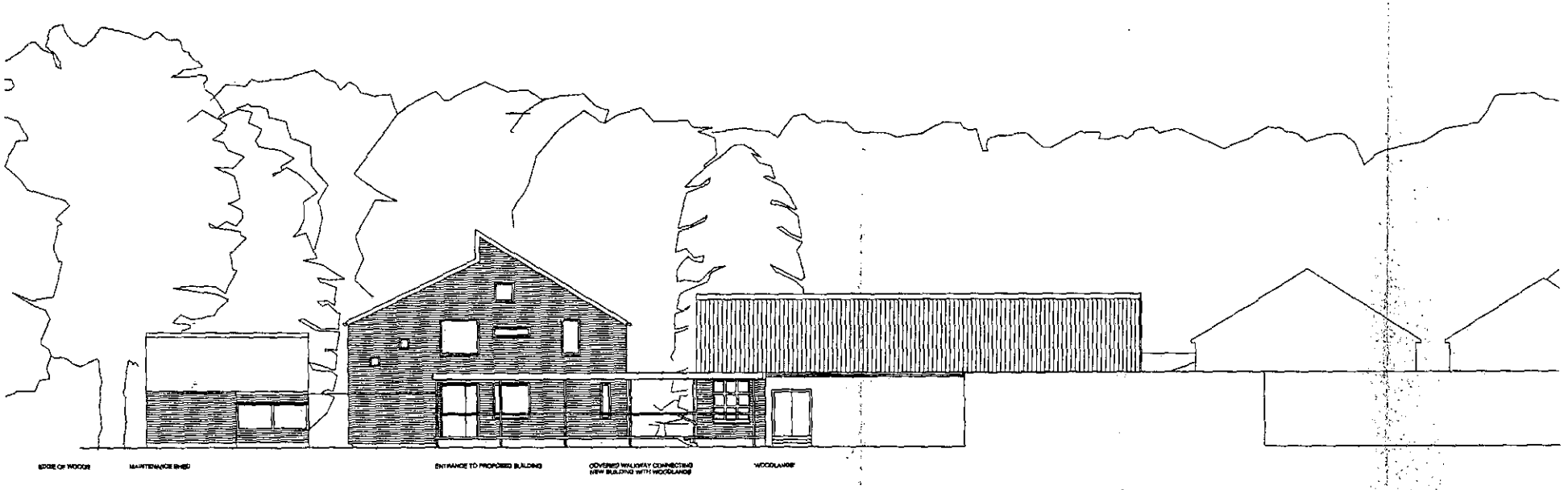
van Heyningen and Howard Architects
Burgkley Yard, 108 Burgkley Road
London, NW5 1AL
Tel: 020 7482 4454, Fax: 020 7284 0632
E-mail: vh@vhh.co.uk

Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

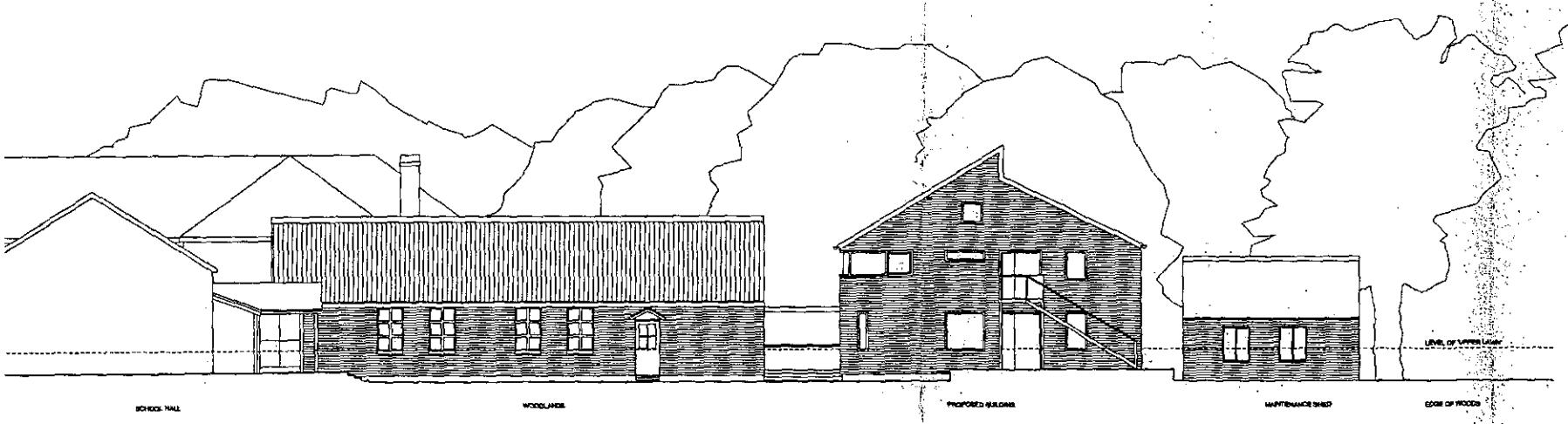
Client:

Drawing Title:
ELEVATIONS

Scale: 1:100	Date: 05.11.01	Drawn by: JG
CAD Design File:	Plot File:	
Drawing no: 284/033		Rev: A



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

PLANNING SERVICES	HPT
PCL	TLS
DC	BNP
APP	
CS	
18 JAN 2002	
COPIES TO	JCK
	HLB

REVISIONS:

Date	Revision
05.11.01	A REVISED ELEVATIONS
12.12.01	B REVISED ELEVATIONS FOR STAGE 1 TENDER
15.01.01	C REVISED ELEVATIONS FOR PLANNING

REVISED PLAN

5482

MATERIALS
WALLS: RESTATED SHIPLAP
HORIZONTAL TIMBER BOARDING
WINDOWS AND DOORS: UNPAINTED HARDWOOD
ROOF TILES
RAINWATER GOODS: METAL

PLANNING

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Job:
LUCKLEY-OAKFIELD SCHOOL LIBRARY

Client:

Drawing Title:
ELEVATIONS

Scale: 1:100	Date: 05.11.01	Drawn by: JG
CAD Design File:	Plot File:	
Drawing no: 284/034		Rev: C