APPLICATION NO:
LB/2001/5409

LOCATION:
Woodcliffe Cottage Henley Road, Wargrave Reading.

APPLICANT:
Mr G Coupland C/O Simmonds Mills

PROPOSAL:
Proposed renewal of porch and conservatory on listed building plus new garden wall.

EARLIEST DATE FOR DECISION: **11/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/03/2002

CASE OFFICER: ~~Helen Pollock~~ R. Kelly
(Transferred 17/1)

APPROVED

S 22

DO

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr G Coupland
C/O Simmonds Mills
Green Wood Trust
Station Road
Coalbrookdale
TELFORD
TF8 7DR

Application Number: LB/2001/5409

Parish: **WARGRAVE**

Location: **Woodcliffe Cottage, Henley Road, Wargrave, Reading**

Proposal: **Proposed renewal of porch and conservatory on listed building plus new garden wall.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** 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. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. 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
4. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

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

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

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

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

Informative
1. Attention is drawn to Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that any demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the works has been given to the Royal Commission on the Historical Monuments of England, 23 Savile Row, London, W1X 1AB and they have been given reasonable access to the building for at least one month following the grant of consent, for the purpose of making a record or within that period, they have stated that they have completed their record of the building or that they do not wish to record it.

Informative
2. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 25 June 2002 showing reduced size of proposed conservatory and does not approve the proposals as originally submitted.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN4
Deposit Draft Wokingham District Local Plan Policies WHE11, WHE13

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/07/2002

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.

WORK SHEET FOR : Helen Pollock

Application Number : LB/2001/5409

Applicant : Mr G Coupland C/O Simmonds Mills.

Location : Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Proposal : Proposed renewal of porch and conservatory on listed building plus new garden wall.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/01/2002

Earliest Date for Decision : 11/02/2002

Latest Consultation Date/Site Notice Expiry Date : 11/02/2002

This application will have expired on: 11/03/2002. 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 :

Heritage: Request additional information regarding kitchen / conservatory
Landscape: No objection
Highways: No objection
Parish Council: No objection
Environment Agency: Attach informatives

Planning Issues :

Application Number: LB/2001/5409

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

Application Number LB/2001/5409
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	~~R001~~	In pursuance of Section 18 of the 1990 Planning (Listed Buildings & Conservation Areas) Act
2	C190	R190	
3	C191	R191	
4	C196	R196	

Informative for approvals

N16	N09 N02: 'plans', '25/6/02', 'reduced size of proposed conservatory'.
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WHE 11 WHE 13
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN 4
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. T E Watson
(Development Control Manager)

Date: 1/7/02

RECORD OF SITE VISIT

refer to 5404

SITE ADDRESS: Woodcliffe Cottage
Henley Road Wargrave Reading.

APPLICATION NUMBER: LB/2001/5409

OFFICER: Helen Pollock

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

Application Number: LB/2001/5409 – Woodcliffe Cottage, Henley Road, Wargrave

Appraisal:

This application is for listed building consent for the works associated with application F/2001/5404 and other works of renovation.

Impact on listed building: EN4, WHE11, WHE13

The property had been allowed to fall into a state of some disrepair. Works of repair are currently being undertaken. The proposals requiring listed building consent are the replacement porch, the erection of the pergola, the conservatory and the replacement window in the south elevation. The plans have been revised to accommodate the wishes of the conservation and heritage officer. Subject to conditions regarding the joinery to be used in the conservatory, porch and pergola there is no objection with regard to impact on the listed building.

Approve

Date: 26 June 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2001/5409

Location: Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Proposal: Proposed renewal of porch and conservatory on listed building plus new garden wall.

Applicant: Mr G Coupland C/O Simmonds Mills.

Case Officer: Richard Kelly

The new plans show the following: Reduced size of conservatory. Drawing nos: 6B, 7A, 9A, 10A.

Comments are required by 06/07/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

1970

(RING ONE)

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

App No. F/2002 (Planaps) / 5404 (Ludhouse) and LB/2002/5409 **Date Rec.** 25/6/2

Location: Woodcliffe Cottage, Henley Road, Wargrave

Parish Wargrave

Applicant: Mr. G. Coupland

Description of attached plans Revised plans ~~to comply with~~ showing reduced size of conservatory.

Drawing No's: 6B, 7A, 9A, 10A

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 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 RK

Consultations Sent by Admin. on 26.06.P5

Yellow - Part One Copy
Green - Officer's Copy

Date: 19 March 2002

To: Harold Sanders - Conservation

We have received Additional Plans & Information for the following planning application:

Application Number: LB/2001/5409

Location: Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Proposal: Proposed renewal of porch and conservatory on listed building plus new garden wall.

Applicant: Mr G Coupland C/O Simmonds Mills.

Case Officer: Helen Pollock

The new plans show the following: Structural engineers report, detailed drawings of outhouses to be demolished, and details of renovation work.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

STRUCTURAL ENGINEERS REPORT + DETAILS NOTED
PLUS EXISTING CONSERVATORY / OUT HOUSE. NEW
STRUCTURAL TIMBER ACCEPTABLE. STRUCTURAL AND
DESIGN SOLUTION CONSIDERED AN ENHANCEMENT.
DETAILS OF NEW WORKS INCLUDING PROPOSED
KITCHEN AND CONSERVATORY ROOF AND CONSTRUCTION
TO BE DETERMINED AND AGREED

Harold Sanders

04. 04. 02.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date March 27, 2002
My ref. HS/PP
Your ref. [Click here and type recipients reference]

Adele Mills
Simmonds, Mills
Greenwood Trust
Station Road
Coalbrookdale
Telford
TF8 7DR

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

Dear Madam

WOODCLIFFE COTTAGE, WARGRAVE
LISTED BUILDING APPLICATION NO. LB/2001/5409

Thank you for your letter dated 7 March, enclosing an up-date of the existing plan to include the outhouses which are scheduled to be demolished in your proposed scheme.

The details of the works to the floor in Bedroom 1, the repairs to the floor in Bedroom 2 and proposed finish to the floor in the first floor bathroom are noted and are acceptable to me.

I also acknowledge the sketch prepared by your structural engineer illustrating the proposed truss to be added to the kitchen roof and forwarded on 18 March. The existing roof has a conventional purlin construction and a Queen post truss could be more appropriate with existing, or new purlins supported at the junction with the Queen posts. I consider the scale of a new Queen post structure to be more appropriate in this relatively small room. I understand and accept the principle of a truss in this location. I have discussed the roof construction and extent of older timbers on site with Julian and agreed that any original timbers should be retained. The purlins are in question and we can determine if the present timbers can be retained now that the principle of adding the truss has been accepted.

I suggest that this is resolved on site as soon as possible after the Easter break.

The principles outlined in your sketch for the underpinning of the front corner are acceptable to me but could you please show, on the proposed elevation, the extent of the new sole plate and new brickwork to be reconstructed as part of the repair works; you may have to clarify the extent of the new works with the contractor.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Helen Pollock – Planning Case Officer

Simmonds.Mills
architect.builders
ecological design
sustainable construction

fax - pg. 1 of 2

Harold Saunders
Conservation Officer
Wokingham Council

Wednesday, 20 March 2002 16:56
Re: WOODCLIFFE COTTAGE, WARGRAVE.

Dear Harold Saunders,

Please find enclosed a copy of the plan showing the proposed position of the new truss.
This supports conventional hip rafters and ridge board.

Can you tell me what the process now is with the planning and listed building applications; our original decision date was 11.3.02.

Has this now been delayed because of the extra information required ?

I look forward to hearing from you,
Yours sincerely,

Adele Mills

cc. G.Coupland / S.Lee-Barnes

Simmonds.Mills architect.builders,
Greenwood Trust,
Station Road, Coalbrookdale,
Telford, TF8 7DR
Tel. 01952 433252 Fax. 01952 432022
e-mail: Simmondsmills@f2s.com

Date: 19 March 2002

To: Case Officer

We have received Additional Plans & Information for the following planning application:

Application Number: LB/2001/5409

Location: Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Proposal: Proposed renewal of porch and conservatory on listed building plus new garden wall.

Applicant: Mr G Coupland C/O Simmonds Mills.

Case Officer: Helen Pollock

The new plans show the following: Structural engineers report, detailed drawings of outhouses to be demolished, and details of renovation work.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. UB/2001/5409 (Planaps) / F/2001/5404 (Ludhouse) Date Rec. 11/3/02

Location: Woodcliffe Cottage

Parish Wrangrove.

Applicant: C/O Simmonds mills

Description of attached plans Additional plans + Information.

Drawing No's:

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)	(Harold)	☑
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 Helen P.

Consultations Sent by Admin. on 19.03.02

Yellow - Part One Copy
Green - Officer's Copy

fax. pg. 1 of 2.

Simmonds.Mills
architect.builders
ecological design
sustainable construction

Monday, 18 March 2002 15:21

Harold Saunders
Wokingham Council
Planning Dept.

Re: Woodcliffe Cottage, Wargrave
LB / 2001 / 5409

Dear Harold

Please find enclosed a copy of a sketch sent through to me by the structural engineer for the job, Jon Oates for the proposed new truss to the kitchen at the above property.

Please get in touch to let me know what you think of this proposal. The truss would be made of oak.

Yours sincerely,

Adele Mills

cc. G. Coupland / S.Lee-Barnes
J.Oates

Simmonds.Mills architect.builders,
Greenwood Trust,
Station Road, Coalbrookdale,
Telford, TF8 7DR
Tel. 01952 433252 Fax. 01952 432022
e-mail: Simmondsmills@f2s.com

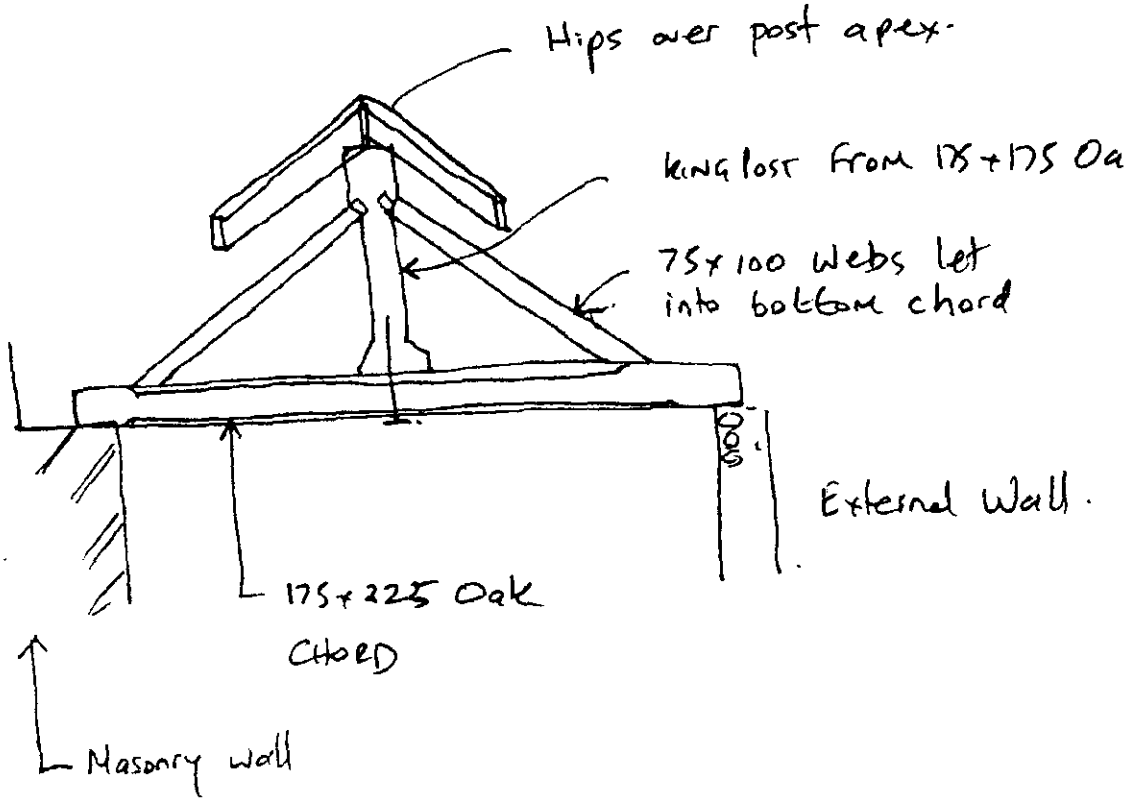
ACCEPTABLE TO ME H/S.

SKETCH DETAIL

Project Title : Woodcliffe Cottage

Project Ref : 01/1215

Date prepared : 19/02/2002



KING POST TRUSS DETAIL OVER KITCHEN

Note: 50 x 125 rafters @ 400 c/c grade C16

Truss may be assymetrical to account for ~~offset~~ bearing on brick wall.

WOODCLIFFE COTTAGE

JjO Associates, CONSULTING STRUCTURAL ENGINEERS
26d High Street, Watlington, Oxon. OX9 5PY. Tel 01491614148 Fax 01491614424
Also at Clapperentale Farm, Escot Park, Ottery St Mary, Devon. EX11 1LU. Tel/fax 01404 851381

Simmonds.Mills
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ecological design
sustainable construction

PLANNING SERVICES	HPT5407H
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Planning Dept.
Environmental Services Dept
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR.

ADDITIONAL PLAN

5409
5404

7.3.02

Dear Sir or Madam:
Re: full plans application F / 2001 / 5404
Listed building appn LB / 2001 / 5409
I refer to the above applications regarding **Woodcliffe Cottage, Wargrave.**

As requested by Harold Saunders, I enclose 2 copies of the structural engineer's report / calculations regarding proposed work at this property. Also enclosed, as requested, are more detailed drawings of the existing outhouses, to be demolished (2 copies).

I also write to inform you of items of renovation work, discussed with Harold Saunders on site, that the builder has carried out that are not noted on the application drawings. This is because they are repairs that have been decided upon as problems have come to light in the repair work currently underway.

1. bedroom 1. The proposal here is to level out the floor, leaving the existing floor as it is, whilst adding new floor finish. This is to be achieved with tapered battens, 75mm depth max. in SW corner, with new pine t & g floorboards as finish.
   This not only makes the room much more usable, but allows a neat void to be created to run pipework and cabling discreetly around the room, thus avoiding surface mounting of services to the walls.
2. bedroom 2. The existing joists to the floor of this room were rotten. They are being replaced with new oak joists, 75 x 150.
   Over the top of these will be laid hardboard as sound cushioning, and new pine t & g floorboards.
   The ceiling finish below the joists will be lath and haired lime plaster, to match existing.
3. first floor bathroom. A new floor finish of 16mm ply has been fixed here.

We trust this is in order,
Yours Faithfully,

Adele Mills
For Simmonds.Mills
cc. Harold Saunders

Simmonds.Mills architect.builders,
Greenwood Trust,
Station Road, Coalbrookdale,
Telford, TF8 7DR
Tel. 01952 433252 Fax. 01952 432022
e-mail: Simmondsmills@f2s.com

Our Ref : SP/2002/005178-1/1
Your Ref : F/2001/5404

ENVIRONMENT AGENCY

Date : 05 February 2002

PLANNING SERVICES	HPT 52912
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	FILE:

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

Dear Sir/Madam

SINGLE STOREY EXTENSION TO DWELLING TO FORM REPLACEMENT CONSERVATORY PLUS PORCH REPLACEMENT
WOODCLIFF COTTAGE, HENLEY ROAD, WARGRAVE

Thank you for your letter dated 17 January 2001, received on 18 January 2001. Please quote the following reference in any correspondence: SU77NE/24/25.

The Environment Agency has no objection to this application.

ADVICE TO APPLICANT

Environment Protection:

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

FROM: Helen Pollock

DATE: 18 January 2002

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2001/5409

Proposal: Proposed renewal of porch and conservatory on listed building plus new garden wall..

Site Address: Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Applicant: Mr G Coupland C/O Simmonds Mills.

Your observations are required in respect of this application **by 11/02/2002**

PLANNING SERVICES	HPT
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The Parish Council has no objection to these proposals.

SIGNED: A Hodgson

DATE: 5/02/02

pp Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 18 January 2002

Application Number: LB/2001/5409

Re: Garden Wall
Proposal: Proposed renewal of porch and conservatory on listed building plus new garden wall.

Parish: WARGRAVE PARISH

Site Address:
Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Applicant:
Mr G Coupland C/O Simmonds Mills.

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).

Signed: _____ **Print name:** ADAM 24/01/02

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 23 January 2002

Location:	Woodcliffe Cottage, Henley Road, Wargrave
Proposal:	Proposed renewal of porch and conservatory on listed building plus new garden wall.
Application Number:	LB/2001/5409

In response to your consultation dated 18 January 2002 for the above application, the landscape comments are as follows:

Although the site is located within the ASLI with Henley Road also being designated as a Green Route, the proposals will not have detrimental impact on the character of the surrounding landscape. The proposed retaining wall will be a more dominant feature from the road however this will be seen in conjunction with the house and the existing hedge (which I presume is to be retained) and will screen views of the wall until the viewer is level with it. I therefore have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 18 January 2002 21 JAN 2002

Application Number: LB/2001/5409

Proposal: Proposed renewal of porch and conservatory on listed building plus new garden wall..

Site Address:
Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Applicant:
Mr G Coupland C/O Simmonds Mills.

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

ADDITIONAL INFORMATION CLARIFIES THE EXISTING SITUATION AND DOES NOT ALTER MY LISTED BUILDING COMMENTS OR PLANNING RESULT

Harold Sanders

27 03.02.

JjO Associates

CONSULTING STRUCTURAL ENGINEERS

ADDITIONAL PLAN

5409
5404

Adele Mills
Simmonds.Mills
Greenwood Trust
Station Road
Coalbrookdale
Telford TF8 7DR

18 January 2002

Dear Adele,

RE: Woodcliffe Cottage

Work is now progressing at the above and I made a site visit last week to further examine the areas of concern. In terms of the remedial work the following was agreed with Julian and then later, in principle, by the Planning/Conservation Officer.

Front Frame

Significant settlement had occurred to the front right hand corner, causing visual distortion. A trial hole at the side of the building revealed no foundation but the underside of the flint/stone resting on top soil. The corner of the timber frame was hanging from the return sides and not bearing on the wall.

REPAIRS AGREED IN PRINCIPLE ON SITE

To rectify the situation the wall and frame will remain and only the side wall, back as far as the porch will be underpinned, simply to provide a firmer base than exists. The return sole plate (which is not continuous) will be replaced.

At the junction with the front post, two galvanised straps will be inserted within the brick infill which will be reinstated. Only local repointing of the flint will be required and packing up to the sole plate.

The enclosed sketch indicates this.

QM S ISO 9001 REGISTERED FIRM

The Flour House 26 D High Street Watlington Oxfordshire OX49 5PY
Telephone 01491 614 148 Fax 01491 614 424
E-mail: info@jjoassociates.com Website: http://www.jjoassociates.com

J Cates BEng AMIStructE PP Newton B.Eng. E.Carmichael CEng MIStructE

JjO Associates

CONSULTING STRUCTURAL ENGINEERS

ADDITIONAL PLAN

Internal Frames

There were several cases where the primary members had parted company. In general it was agreed that at corner junctions, steel restraint straps should be incorporated to tie the joints. These would all be obscured.

✓ Where severe deflection had occurred to the dividing wall between the bathroom and utility, the lintel beam at ground floor should be replaced. To do this effectively would No mean rebuilding the masonry above (in a loose and unstable condition at present).
NOW STUD.

First floor support in Living area

✓ The living area appears to comprise two separate structures. The first floors to each are supported off primary central beams. The beams meet at a central post. Here the support offered is extremely fragile and it is difficult to determine how this part of the building has actually maintained stability for so long.

✓ The post and nearby stud wall are to be replaced with a beam designed to carry both existing primary beams. The new beam will be supported off posts bearing on new foundation pads. A fabricated steel hanger will pick up the two beams.

Calculations for the beam are enclosed.

Rear Roof

SUGGEST QUEEN POST — BETTER SCALE. ✓ A new king post truss with new structural hips will support new rafters. The truss will bear into the side of the existing masonry wall on one side and be built into the wall on the other.

Sizes of timbers have been indicated on the enclosed sketch. Calculations for this are also enclosed.

ISO 9001 REGISTERED FIRM

The Flour House 25 D High Street Watlington Oxfordshire OX49 5PY
Telephone 01491 614 148 Fax: 01491 614 424
E-mail: info@jjoassociates.com Website: http://www.jjoassociates.com

J Cates IEng AMIStructE P Newton B.Eng. S.Carmichael CEng MIStructE

JjO Associates

CONSULTING STRUCTURAL ENGINEERS

As other matters come to light, we will keep you informed accordingly. In the meantime please telephone if you need any further clarification.

Kind regards

Yours sincerely,

JON J OATES

The Flour House 25 D High Street Watlington Oxfordshire OX49 [illegible]
Telephone: 01491 614 148 Fax: 01491 614 424
E-mail: info@jjoassociates.com Website: http://www.jjoassociates.com

JJ Oates Eng AMIStructE PR Newton B.Eng E Carmichael CEng MIStructE

ADDITIONAL PLAN
5409
5404

STRUCTURAL CALCULATIONS

Client : *Mr G Coupland*

Project: *Woodcliffe Cottage*

Job Reference : 01/1215

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CONSULTING STRUCTURAL ENGINEERS

The Flour House
26D High Street
Watlington
Oxon. OX9 5PY
Tel/fax : 01491 614148/614424
E-Mail : info@jjoassociates.com
www.jjoassociates.com

Prepared 21/01/02

STRUCTURAL CALCULATIONS

Project Title : Woodcliffe Cottage

Project Ref : 01/1215 Date prepared : 18/01/2002

Client: Mr G Coupland Checked by : jjo

DESIGN REFERENCES

All designs carried out in accordance with the following documents as appropriate:

The Building Regulations:-

B S 6399 : 1984	Design loading for buildings
B.S 8004 : 1986	Foundations
B.S 5628 : Part 1 : 1992	Structural Use of Unreinforced Masonry
B.S 5950 : Part 1 : 1985	Structural Use of Steel
B.S 5268 : Part 2 :1996	Structural Use of Timber
B.S 8110 : Part 1 : 1985	Structural Use of Concrete

Other relevant documents as may be specified.

These calculations should not be taken by any party to represent an investigation into the whole structure. They are not intended as construction documents and any findings herein should be transferred to the construction drawings except where specific sketch sheets have been allocated and referenced otherwise.

The calculations have been prepared for and remain the sole property of the Client. They must not be reproduced, defaced or passed onto any third party or used for any other purpose than originally intended.

The design and associated details prepared by JJO assume a competent Contractor will be entrusted with the work. No responsibility can be accepted for errors resulting from incorrect interpretation ; JJO should be consulted in the event of any miss-understanding prior to construction.

LOADING

Roof Loads Summary

Dead loads

Concrete tiles	= 0.80	kN/m2
Felt and battens	= 0.12	kN/m2
Insulation	= 0.050	kN/m2
Timber structure	= 0.13	kN/m2
Sub-total on slope (Roof slope = 45 o)	**= 1.10**	**kN/m2**
Sub-total on plan	**= 1.56**	**kN/m2**
Ceiling	= 0.15	kN/m2
Total dead load	**= 1.71**	**kN/m2**

Imposed loads

super	= 0.30	kN/m2

First Floor

Dead loads

Timber floor boards	= 0.12	kN/m²
Timber floor joists	= 0.13	kN/m²
Insulation	= 0.050	kN/m²
Ceiling	= 0.12	kN/m²
Total dead load	**= 0.42**	**kN/m²**

Imposed loads

super	= 1.50	kN/m²

NEW BEAM SUPPORTING PRIMARY FLOOR BEAMS

Calculations for timber beams/lintels are in accordance with BS5268:Pt 2:1996

Number of parallel pieces making up beam/lintel = 1
Section size of each timber - 140 wide x 275 deep
Timber type - Sawn Hardwood as Appendix E Table 102 of BS5268:1991

Span of beam/lintel = 3.7 m
Span type - Simple

End bearing - left hand end X = 0 mm, Y = 50 mm
- right hand end X = 0 mm, Y = 50 mm

End notches - left hand end - none specified
- right hand end - none specified

Strength class from Table 7 (service classes 1 & 2) - D35

Service class - 2 (Covered and heated or unheated)

Maximum design moment = 11.81 kNm
Design shear force at left hand support = 6.39 kN
Design shear force at right hand support = 6.39 kN

Load Description	**Type**	**A**	**B**	**C**	**Gk**	**Qk**
Reaction from floor	POINT	1.85			2.77	10.0

Moment (1.0Gk+1.0Qk) kNm

P1	P2	P3	P4	P5	P6	P8	P9	P10	P11	P12
0	0	0	0	0	0	0	0	0	0	0
0	2	5	7	9	12	9	7	5	2	0

Max 11.8 at 1.8 from left

Shear (1.0Gk+1.0Qk) kN

P1	P2	P3	P4	P5	P6	P8	P9	P10	P11	P12
6	6	6	6	6	6	0	0	0	0	0
0	0	0	0	0	-6	-6	-6	-6	-6	-6

Min -6.4 at 1.9 from left

Deflection (1.0Gk+1.0Qk) mm

P1	P2	P3	P4	P5	P6	P8	P9	P10	P11	P12
0	0	0	0	0	0	0	0	0	0	0
0	3	5	7	9	9	9	7	5	3	0

Max 9.4 at 1.8 from left

Grade stresses

Bending parallel to grain	= 11 N/mm^2
Shear parallel to grain	= 1.7 N/mm^2
Compression perpendicular to grain (wane prohibited at bearing areas)	= 3.4 N/mm^2

Modification factors

For service class 2	- *moment*	K2M	= 1
	- shear	K2V	= 1
	- bearing	K2B	= 1
	- *Youngs mod*	K2E	= 1
	- Shear mod	K2E	= 1
For load duration	- long	K3	= 1
For end bearing	- *left end*	K4l	= 1
	- right end	K4r	= 1
For no end notch	- left end	K5l	= 1
For no end notch	- *right end*	K5r	= 1
For depth between 72 and 300mm		K7	= $(300/h)^{0.11}$ = 1.01
For non-load sharing system		K8	= 1
For 1 *pieces of hardwood*		K9	= 1

Bending Design

The allowable bending stress is

$$\sigma bpall = \sigma bp*K2M*K3*K7*K8 = 11.11 \text{ N/mm}^2$$

The required section modulus is

$$zreqd = M*10^6/\sigma bpall = 1063006 \text{ mm}^3$$

The section modulus of the beam/lintel chosen is 1765000 mm^3.

Shear Design

Left hand support

The allowable shear stress is

$$\sigma cpaall = \sigma cpa*K2V*K3*K5l*K8 = 1.7 \text{ N/mm}^2$$

The required cross sectional area is

$$Alreqd = 3*Rl*10^3/(2*\sigma cpaall) = 5638 \text{ mm}^2$$

The cross sectional area of the beam/lintel chosen is

$$Alprov = Ntim*b*h = 38500\ mm^2$$

Right hand support

The allowable shear stress is

$$\sigma cpaall = \sigma cpa*K2V*K3*K5r*K8 = 1.7\ N/mm^2$$

The required cross sectional area is

$$Arreqd = 3*Rr*10^3/(2*\sigma cpaall) = 5638\ mm^2$$

The cross sectional area of the beam/lintel chosen is

$$Arprov = Ntim*b*h = 38500\ mm^2$$

Bearing Design

Left hand support

The allowable bearing stress is

$$\sigma cpeall = \sigma cpe*K2B*K3*K4l*K8 = 3.4\ N/mm^2$$

The required bearing area is

$$Ablreqd = Rl*10^3/\sigma cpeall = 1879\ mm^2$$

The bearing area of the beam/lintel chosen is

$$Ablprov = Ntim*b*Yl = 7000\ mm^2$$

Right hand support

The allowable bearing stress is

$$\sigma cpeall = \sigma cpe*K2B*K3*K4r*K8 = 3.4\ N/mm^2$$

The required bearing area is

$$Abrreqd = Rr*10^3/\sigma cpeall = 1879\ mm^2$$

The bearing area of the beam/lintel chosen is

$$Abrprov = Ntim*b*Yr = 7000\ mm^2$$

Deflection check

The deflection calculated includes for shear deflection and is based on the following, modified by factors K2 and K9 where appropriate

- Young's modulus - E = 6500 N/mm2
- Shear modulus - G = 406 N/mm2
- Shape factor - F = 1.2 (for rectangular sections)

and section properties of

- Area - A = 385 cm2
- Mom. of inertia - I = 24263 cm4

The maximum calculated deflection is 9.4 mm.

The allowable deflection in accordance with clause 2.10.7 is 11.1 mm (0.003*Span).

The section PASSES all the checks.

PROVIDE MINIMUM 140 x 275 Oak Beam to be supported off 140 Sq. OAK POSTS

NEW HIP TO REAR KITCHEN AREA

Calculations for timber beams/lintels are in accordance with BS5268:Pt 2:1996

Number of parallel pieces making up beam/lintel = 1
Section size of each timber - 47 wide x 225 deep
Timber type - Sawn Softwood as Table NA.2 of BS EN 336

Span of beam/lintel = 3.2 m
Span type - Simple

End bearing - left hand end X = 0 mm, Y = 50 mm
- right hand end X = 0 mm, Y = 50 mm

End notches - left hand end - none specified
- right hand end - none specified

Strength class from Table 7 (service classes 1 & 2) - C24

Service class - 2 (Covered and heated or unheated)

Maximum design moment = 2.57 kNm
Design shear force at left hand support = 3.22 kN
Design shear force at right hand support = 3.22 kN

Load Description	Type	A	B	C	Gk	Qk
Hip load	UDL	0	3.2		1.71	0.3

Moment (1.0Gk+1.0Qk) kNm

P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11
0	0	0	0	0	0	0	0	0	0	0
0	1	2	2	2	3	2	2	2	1	0

Max 2.6 at 1.6 from left

Shear (1.0Gk+1.0Qk) kN

P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11
3	3	2	1	1	0	0	0	0	0	0
0	0	0	0	0	0	-1	-1	-2	-3	-3

Deflection (1.0Gk+1.0Qk) mm

P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11
0	0	0	0	0	0	0	0	0	0	0
0	3	6	7	9	9	9	7	5	3	0

Max 9.2 at 1.6 from left

Grade stresses

Bending parallel to grain	= 7.5 N/mm^2
Shear parallel to grain	= 0.7 N/mm^2
Compression perpendicular to grain (wane prohibited at bearing areas)	= 2.4 N/mm^2

Modification factors

For service class 2	- moment	K2M	= 1
	- shear	K2V	= 1
	- bearing	K2B	= 1
	- Youngs mod	K2E	= 1
	- Shear mod	K2E	= 1
For load duration	- medium	K3	= 1.25
For end bearing	- left end	K4l	= 1
	- right end	K4r	= 1
For no end notch	- left end	K5l	= 1
For no end notch	- right end	K5r	= 1
For depth between 72 and 300mm		K7	= $(300/h)^{0.11}$ = 1.03
For non-load sharing system		K8	= 1
For 1 pieces of softwood		K9	= 1

Bending Design

The allowable bending stress is

$$\sigma bpall = \sigma bp*K2M*K3*K7*K8 = 9.66 \text{ N/mm}^2$$

The required section modulus is

$$zreqd = M*10^6/\sigma bpall = 266046 \text{ mm}^3$$

The section modulus of the beam/lintel chosen is 397000 mm^3.

Shear Design

Left hand support

The allowable shear stress is

$$\sigma cpaall = \sigma cpa*K2V*K3*K5l*K8 = 0.88 \text{ N/mm}^2$$

The required cross sectional area is

$$Alreqd = 3*Rl*10^3/(2*\sigma cpaall) = 5489 \text{ mm}^2$$

The cross sectional area of the beam/lintel chosen is

$$Alprov = Ntim*b*h = 10575 \text{ mm}^2$$

Right hand support

The allowable shear stress is

$$\sigma cpaall = \sigma cpa*K2V*K3*K5r*K8 = 0.88 \text{ N/mm}^2$$

The required cross sectional area is

$$Arreqd = 3*Rr*10^3/(2*\sigma cpaall) = 5489 \text{ mm}^2$$

The cross sectional area of the beam/lintel chosen is

$$Arprov = Ntim*b*h = 10575 \text{ mm}^2$$

Bearing Design

Left hand support

The allowable bearing stress is

$$\sigma cpeall = \sigma cpe*K2B*K3*K4l*K8 = 3 \text{ N/mm}^2$$

The required bearing area is

$$Ablreqd = Rl*10^3/\sigma cpeall = 1073 \text{ mm}^2$$

The bearing area of the beam/lintel chosen is

$$Ablprov = Ntim*b*Yl = 2350 \text{ mm}^2$$

Right hand support

The allowable bearing stress is

$$\sigma cpeall = \sigma cpe*K2B*K3*K4r*K8 = 3\ N/mm^2$$

The required bearing area is

$$Abrreqd = Rr*10^3/\sigma cpeall = 1073\ mm^2$$

The bearing area of the beam/lintel chosen is

$$Abrprov = Ntim*b*Yr = 2350\ mm^2$$

Deflection check

The deflection calculated includes for shear deflection and is based on the following, modified by factors K2 and K9 where appropriate

- Young's modulus - E = 7200 N/mm2
- Shear modulus - G = 450 N/mm2
- Shape factor - F = 1.2 (for rectangular sections)

and section properties of

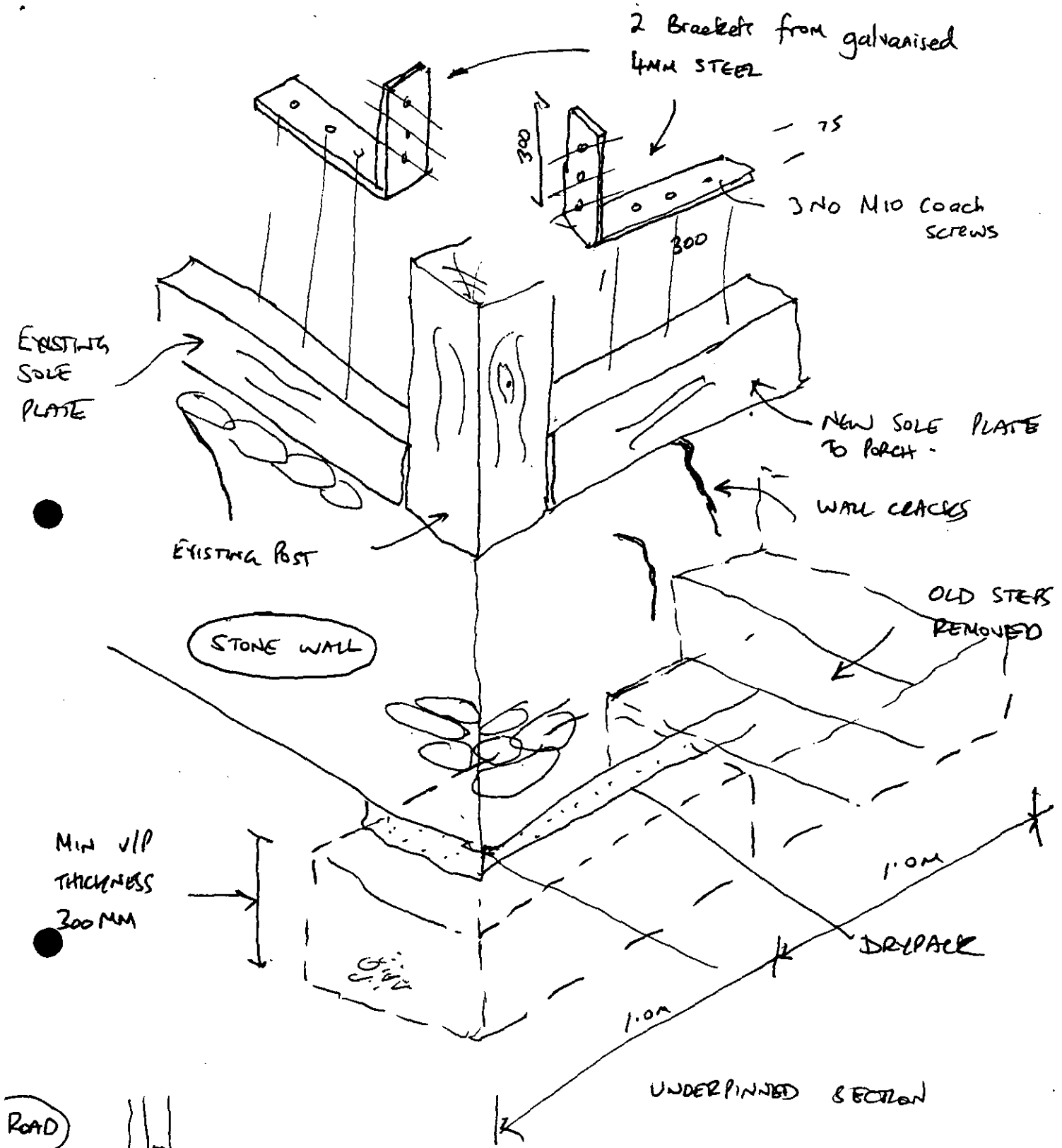
- Area - A = 106 cm2
- Mom. of inertia - I = 4461 cm4

The maximum calculated deflection is 9.2 mm.

The allowable deflection in accordance with clause 2.10.7 is 9.6 mm (0.003*Span).

The section PASSES all the checks.

USE 47 x 225 C24 Hip Rafter



WOODCLIFFE COTTAGE

FRONT CORNER REMEDIAL WORKS.

ADDITIONAL PLAN

5409

5404

**********FILE COPY**********

Tel: 0118 974 6480

Date: **29 January 2002**

My ref: LB/2001/5409

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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

Dear Councillor

Application Number: LB/2001/5409
Woodcliffe Cottage, Henley Road, Wargrave, Reading.
Proposed renewal of porch and conservatory on listed building plus new garden wall.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **LB/2001/5409**
Woodcliffe Cottage, Henley Road, Wargrave, Reading.
Proposed renewal of porch and conservatory on listed building plus new garden wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **29 January 2002**

My ref: LB/2001/5409

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

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

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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **LB/2001/5409**
Woodcliffe Cottage, Henley Road, Wargrave, Reading.
Proposed renewal of porch and conservatory on listed building plus new garden wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2001/5409
CASE OFFICER: Helen Pollock

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: LB/2001/5409

Proposal:
Proposed renewal of porch and conservatory on listed building plus new garden wall.

Location:
Woodcliffe Cottage, Henley Road, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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 LB/2001/5409 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2002. 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

18 January 2002

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: 2001/5409

Proposal:
Proposed renewal of porch and conservatory on listed building plus new garden wall.

Location:
Woodcliffe Cottage Henley Road Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 08/02/2002 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **01/03/2002**. 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.

Date: 08/02/2002

LB

Application Number : ~~NEW~~/2001/5409	**Map No : 17**
Case Officer : HP	**Site Area : 0.16**
Valid Date : 14 JAN 2002	**Received Date: 06/12/2001**

Level : Delegated Application

Description : Proposed renewal of porch and conservatory on listed building. + new garden wall.

Location : Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Parish : WA **Ward : WAR**

Applicant : Mr G Coupland C/O Simmonds Mills.

Fee Required: £0 **Fee Received: £0** – Not required.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Show position	12/12	✓ 14/1
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Side elevations porch. + ~~Front~~ both Sides conservatory	12/12	✓
FLOOR PLANS	Porch is 3.3m wide on floor plan, only 2m on elevation.	12/12	✓
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Wargrave

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No L.B. in Cons. Area

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape ✓ Area of Special Landscape Importance

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓ re garden wall ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone + proximity to flood zone ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society ✓
The Georgian Group ✓
Ancient Monuments Society ✓
Council for British Arch ✓
RCHME ✓

re demolition of existing structures ✓

NRPB (Telecommunications)
Sport England
~~Society for Proct' of Ancient Bldgs~~ ✓
English Heritage ✓

NEIGHBOURS

..... ✓
S/N + see map
.....
+ site inside red line ✓
.....
.....
.....
.....
.....

No pre-apps.

OTHERS

.....
(Green Belt)
.....
.....
.....
.....
.....

14. JAN. 2002 5409

14 JAN 2002

Simmonds.Mills
architect.builders
ecological design
sustainable construction

Friday, 11 January 2002 13:53

Wokingham District Council

Ref no. 2001 / 5409: LISTED BUILDING CONSENT APPLICATION

Re: Woodcliffe Cottage, Henley Road, Wargrave,Wargrave,Reading

Dear Sir / Madam

Following your letter of 12 dec. 01, please find enclosed our revised listed building consent application for work at the above property. We enclose five copies of revised drawings as follows:

Site plan 1.2500, block plan 1.500, drg.s 1,2,3,4,5,6b,7a,8a,9a,10a & 11a.

We also enclose a schedule of the proposed work, as discussed with Harold Saunders.

Yours sincerely,

Adele Mills
for Simmonds.Mills

Simmonds.Mills architect.builders,
Greenwood Trust,
Station Road, Coalbrookdale,
Telford, TF8 7DR
Tel. 01952 433252 Fax. 01952 432022
e-mail: Simmondsmills@f2s.com

14 JAN 2002 5409

Tel. (0118) 974 6429 or 6433

Date: 12 December 2001

Your Ref:

My Ref: NEW/2001/5409

Mr G Coupland
C/O Simmonds Mills
Green Wood Trust
Station Road
Coalbrookdale, Telford
TF8 7DR

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

Dear Sir/Madam

Reference Number: 2001/5409

Site Address: Woodcliffe Cottage, Henley Road, Wargrave, Reading.

Proposal: Proposed renewal of porch and conservatory on listed building plus new garden wall.

I return your application, as it is invalid and cannot be determined for the following reason(s);

1. Please show the position of all new works clearly on the block plan.

2 Please provide 5 copies of the side elevations of the porch and both sides of the proposed conservatory.

2 Please check measurements of porch as per full application.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1871/A

WOKINGHAM DISTRICT COUNCIL 14 JAN 2002 Application No. 0459

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	MR. G. COUPLAND, HUCKENDEN FARM, WHEELER END, HIGH WYCOMBE, HP14 3ND. 01494 881190
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	SIMMONDS MILLS architects GREEN WOOD TRUST STATION ROAD COALBROOKDALE, TELFORD TF8 7DR 01952-433252
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	WARGRAVE nr. HENLEY
	(b) What type of building, e.g. barn, dwelling, does the Application relate to:	BUILDING TYPE	DWELLING
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	VACANT DOMESTIC
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	GRADE 2
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		1, 2, 3, 4, 5, 6a, 7a 8a 9a 10a +11a
5.	Applicants interest in land? e.g. owner, lessee, potential purchaser		OWNER
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.		RENOVATION OF THE PROPERTY, RENEW PORCH & OTHER OUTBUILDING
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		ALL TO MATCH EXISTING; WHITE PAINTED BRICKWORK & TRADITIONAL OAK FRAMING.

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

Listed Building Consent	☑
Relaxation of Condition	☐

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

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

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

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

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a)	What is the cubic content of the building as originally listed?	416 m^3
(b)	What is the cubic content of the part to be removed?	47 m^3
(c)	What was the date (approx.) of the erection of the section to be removed?	1950's

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. NOT KNOWN

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

Signed ..... on behalf of MR. G. COUPLAND.

Date 4.12.01

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

DATE PROTECTION ACT 1984

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

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

Signed ..... Advertising

*On behalf of ..... 27.11.01 MR. G. COUPLAND

Date .....

† See note (a) in Certificate A

(b) Insert description of steps taken

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

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

* Delete where inappropriate

ADDRESS WOODCLYFFE COTTAGE. WARGRAVE ROAD. PARISH WARGRAVE.

PLOT No.

BUILDER

ORD. SHEET No. 7879. (17)

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
836/55	Trustees of The Wooddyffe Home.	Outline - Res Dev	14 11 55	N/A Ref
PD/423/58	Mr O. C. Hayes.	Garage	14 10 58	App N/A
O/50/64	Mr T Horne	Outline - Dwelling house + garage on part of garden	20 2 64	N/A Ref
PD/426/68	Miss E M West	Alt to kitchen to provide bathroom	3 10 68	App N/A
PD 542/68	" "	Covered Way	31 10 68	App N/A
36766 LBC	"	RENOV. COTTAGE AND (RETRO)	9.1.91	CA

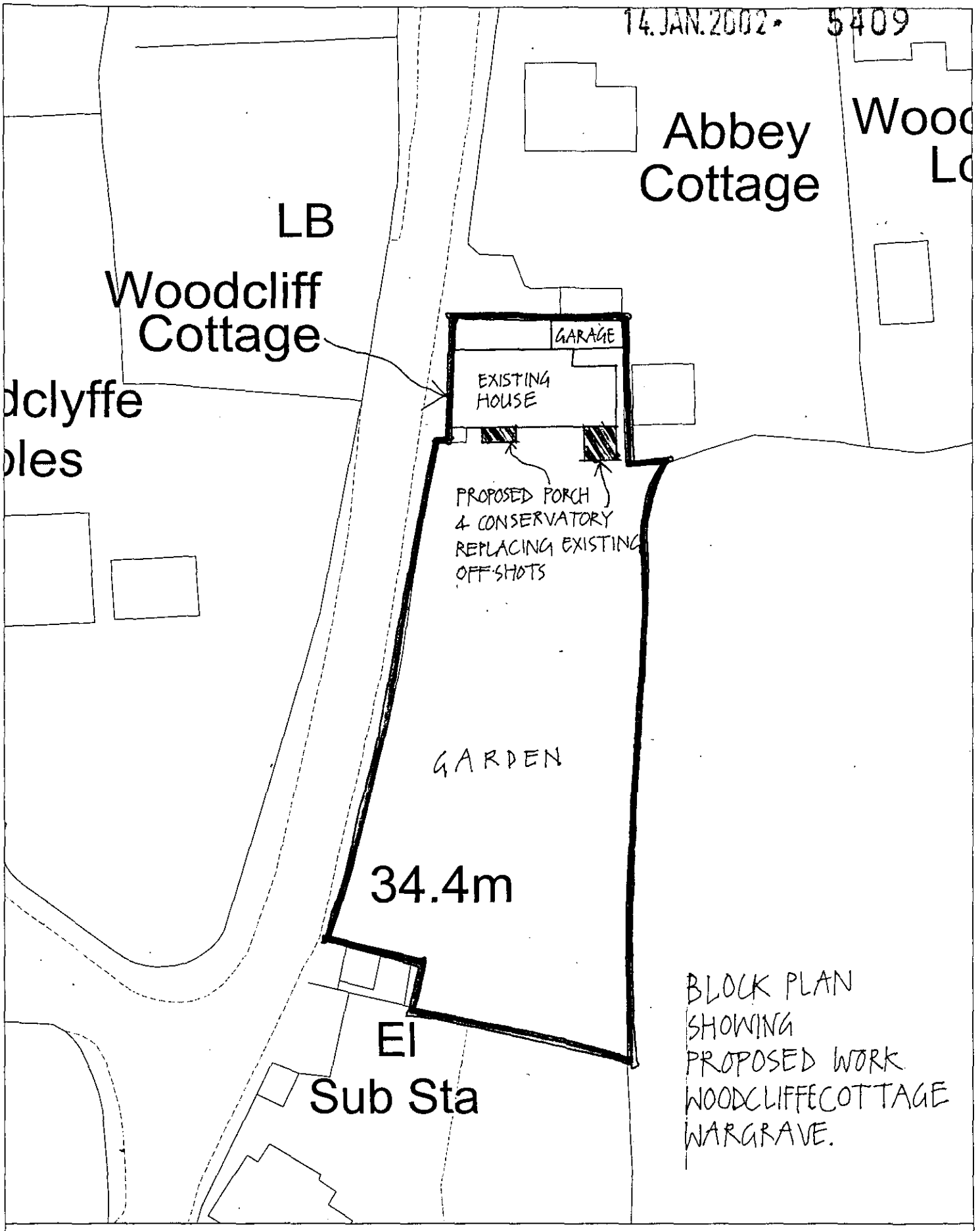
DATE OF COMPLETION

MINISTRY DECISION O/50/64. Appeal dismissed Dec 1964.

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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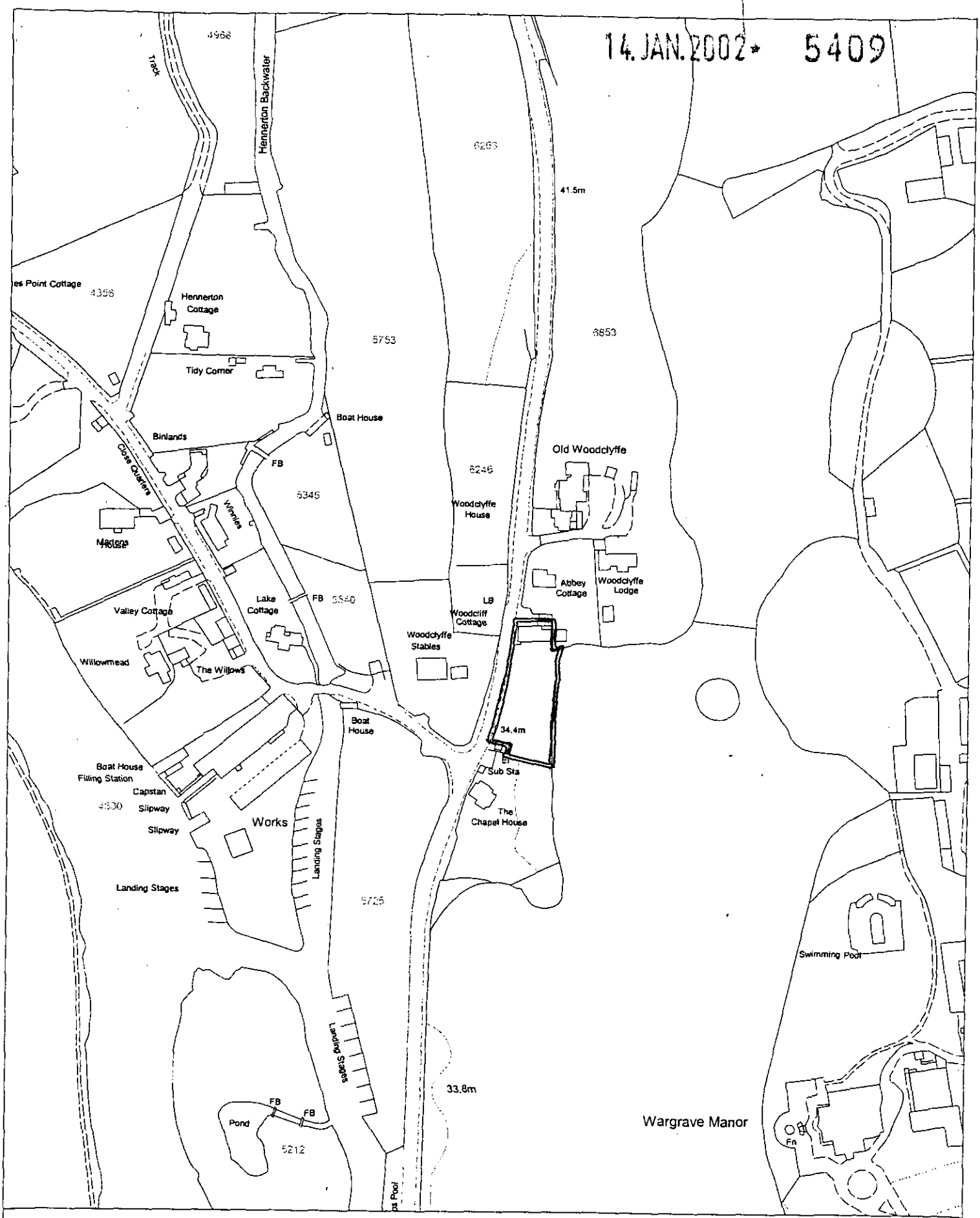
Date: 22 November 2001

N W E S

14.JAN.2002 5409



Site Plan, Scale: 1 to 2500

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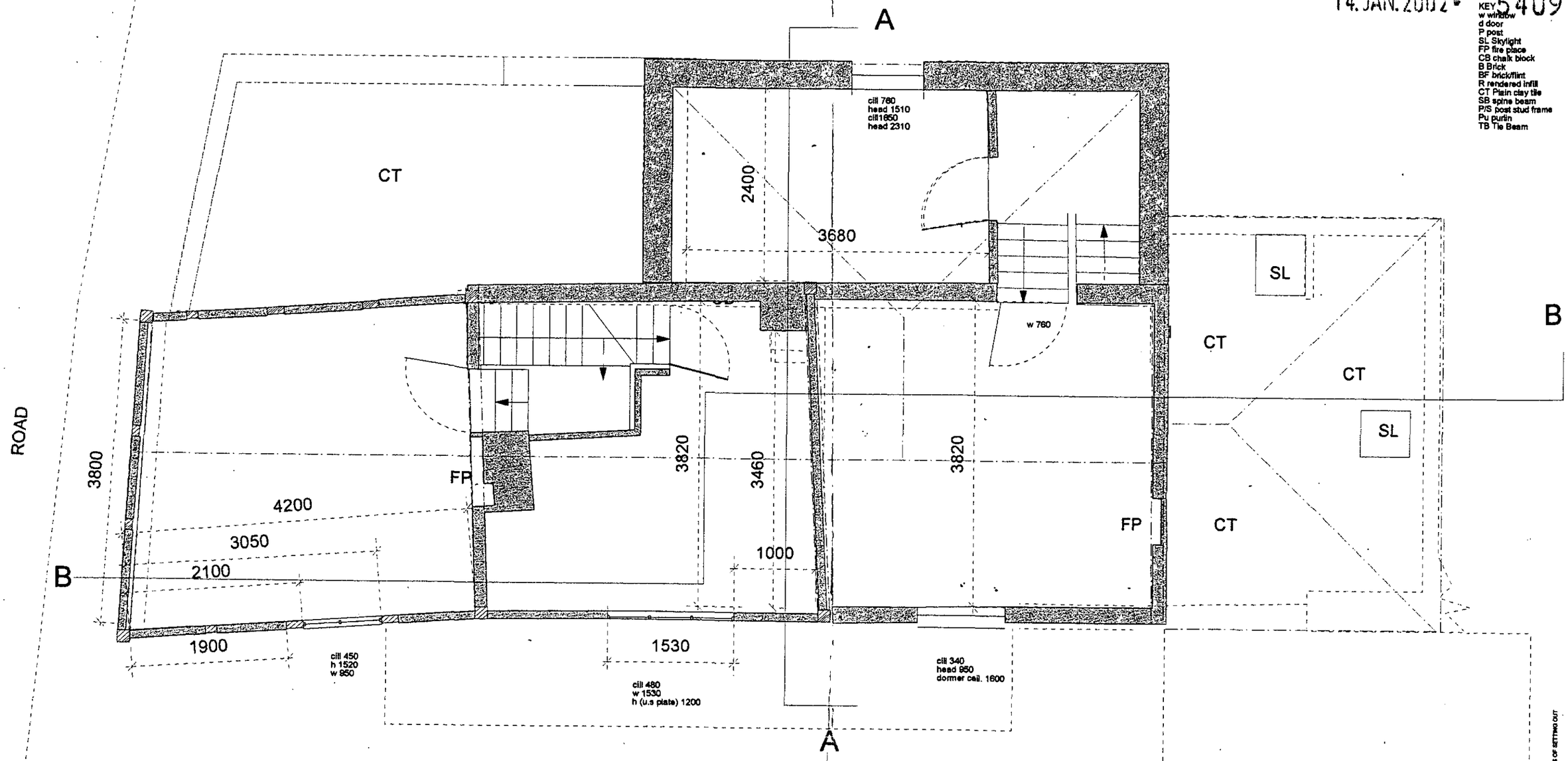
Date: 22 November 2001

N
W E
S

14.JAN.2002 5409

NOTES:

KEY
w window
d door
P post
SL Skylight
FP fire place
CB chalk block
B Brick
BF brick/flint
R rendered infill
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam



first floor plan - with ground as greyed background

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT
ALWAYS READ DRAWINGS IN CONJUNCTION WITH ENGINEERING OR OTHER DESIGN SUB-CONTRACTORS' DRAWINGS AND SPECIFICATIONS
PLEASE INFORM THE OFFICE OF ANY CHANGES BE DESIGN OR CONSTRUCTION REQUESTED ON SITE BY THE CLIENT, CONTRACTOR OR BUILDING CONTROL OFFICER BEFORE THIS WORK IS CARRIED OUT.

first floors existing - ground floor outlined in grey

DRAWING TITLE

DRAWING NO. 2

SCALE 1.50

SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 15/11/01

14.JAN.2002 5409

NOTES:

KEY
w window
d door
P post
SL Skylight
FP fire place
CB chalk block
B Brick
BF brick/flint
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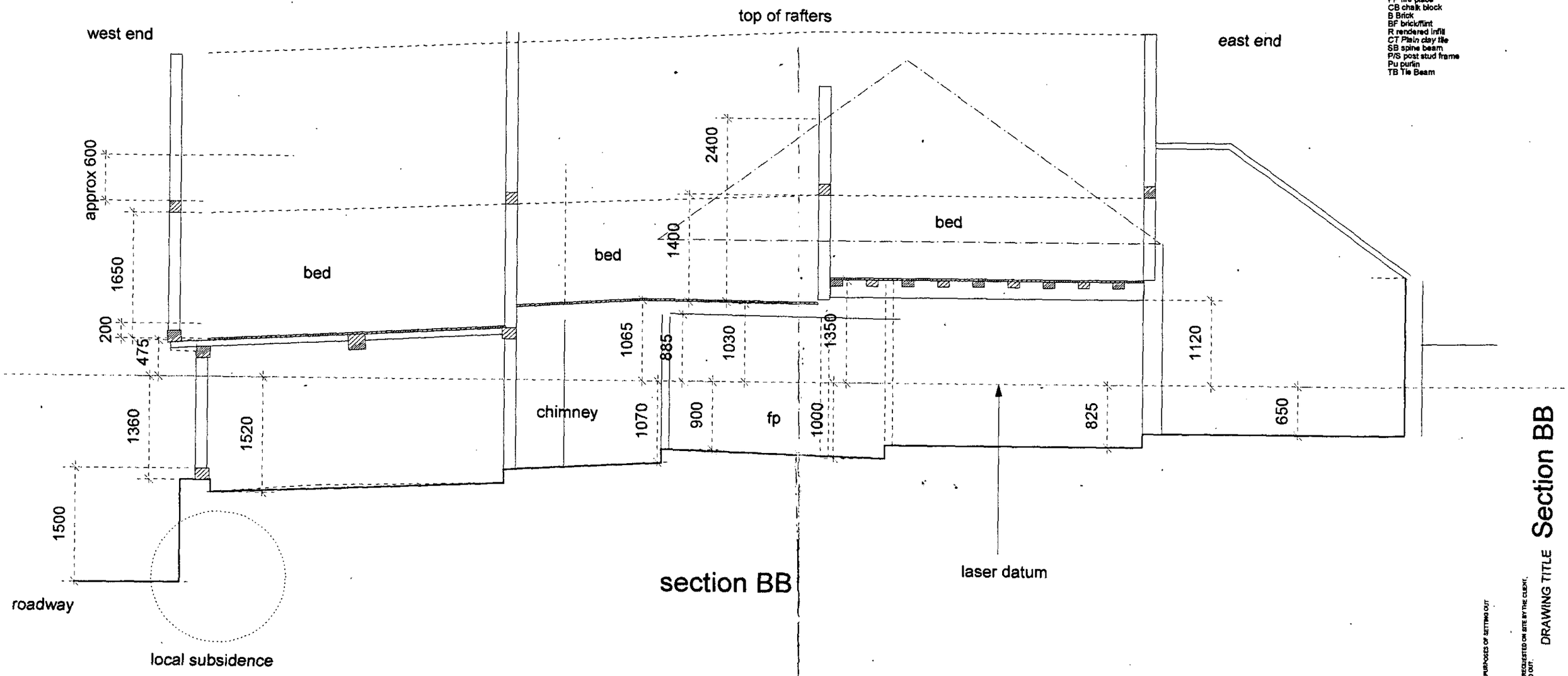
CT Plain clay tile
SB spine beam
P/S post stud frame
Pu purlin
TB Tie Beam



section BB

Section BB

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT

ALWAYS READ DRAWINGS IN CONJUNCTION WITH ENGINEERING OR OTHER DESIGN SUB-CONTRACTORS' DRAWINGS AND SPECIFICATIONS

PLEASE INFORM THIS OFFICE OF ANY CHANGES IN DESIGN OR CONSTRUCTION REQUESTED ON SITE BY THE CLIENT, CONTRACTOR OR BUILDING CONTROL OFFICER BEFORE THIS WORK IS CARRIED OUT.

SCALE 1.50 DRAWING NO. 3 DRAWING TITLE

SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

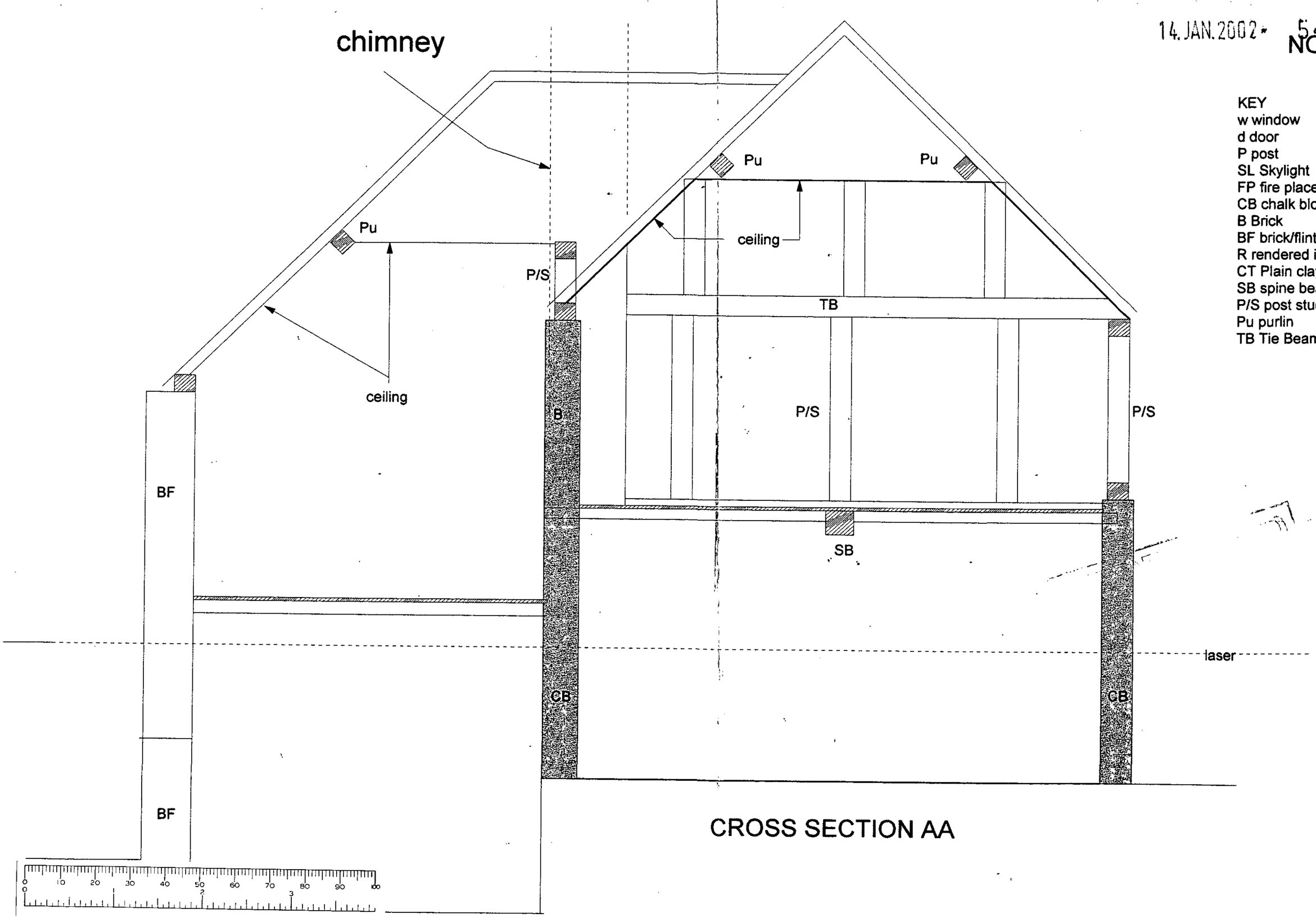
PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 14.11.01

14.JAN.2002 5409



CROSS SECTION AA

NOTES:

KEY
w window
d door
P post
SL Skylight
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CB chalk block
B Brick
BF brick/flint
R rendered infill
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UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT

ALWAYS READ DRAWINGS IN CONJUNCTION WITH ENGINEERING OR OTHER DESIGN SUB-CONTRACTORS' DRAWINGS AND SPECIFICATIONS

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SCALE 1.25 DRAWING NO. 4 DRAWING TITLE Section AA

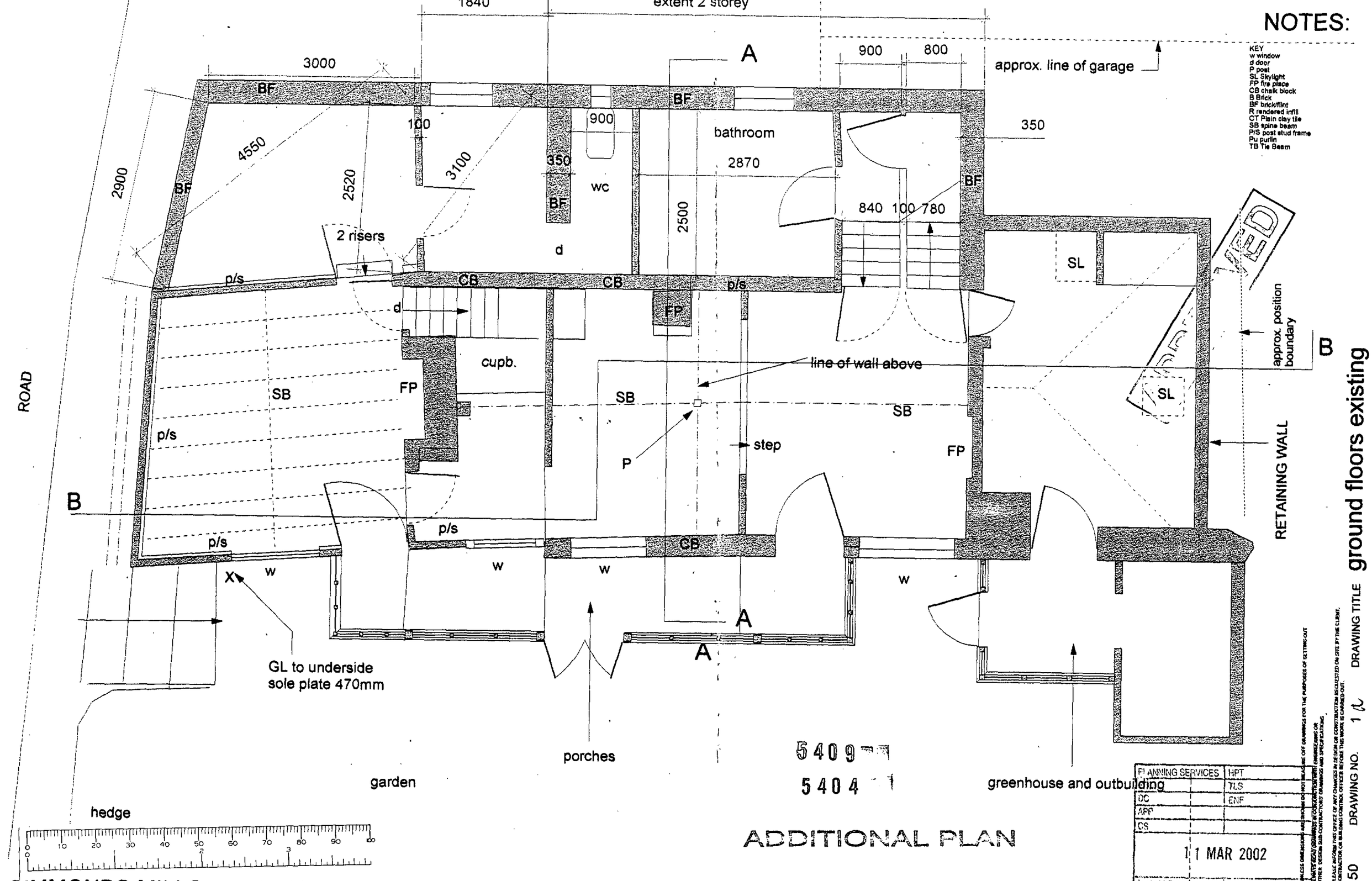
SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 11/11/01



NOTES:

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5409
5404

ADDITIONAL PLAN

PLANNING SERVICES	HPT
	TLS
DC	ENF
APP	
CS	
11 MAR 2002	
COPIES TO	

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SCALE 1.50 DRAWING NO. 1 a DRAWING TITLE ground floors existing

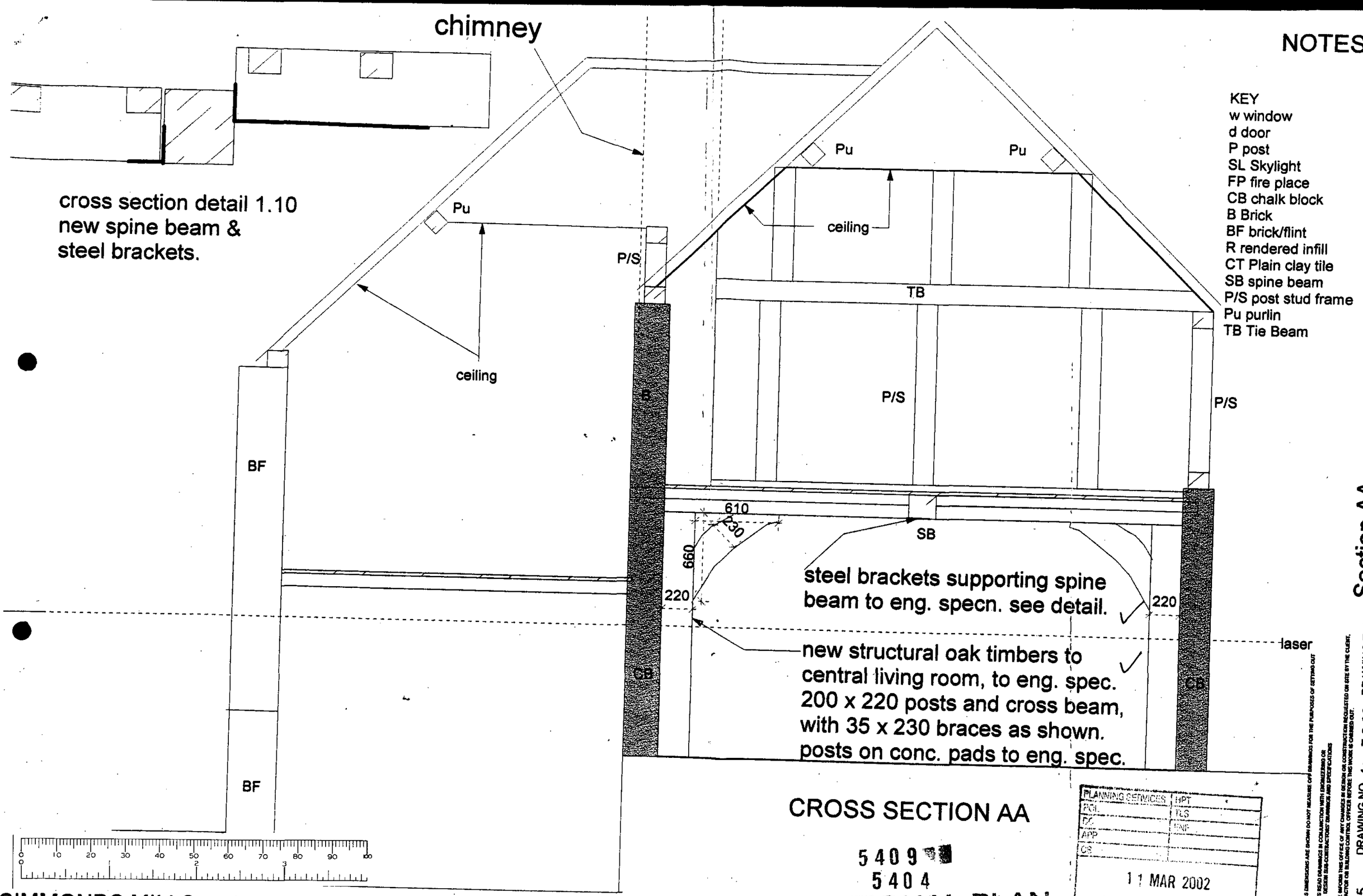
SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

PROJECT TITLE: Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 15/11/01



cross section detail 1.10
new spine beam &
steel brackets.

NOTES:

KEY
w window
d door
P post
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CROSS SECTION AA

5409
5404

ADDITIONAL PLAN

PLANNING SERVICES | HPT
POL | TLS
DC | SNF
APP |
CS |
11 MAR 2002

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT
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DRAWING TITLE Section AA

DRAWING NO. 4a - 7.3.02

SCALE 1.25

Date 11/11/01

SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

PROPOSED

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

NOTES:

KEY
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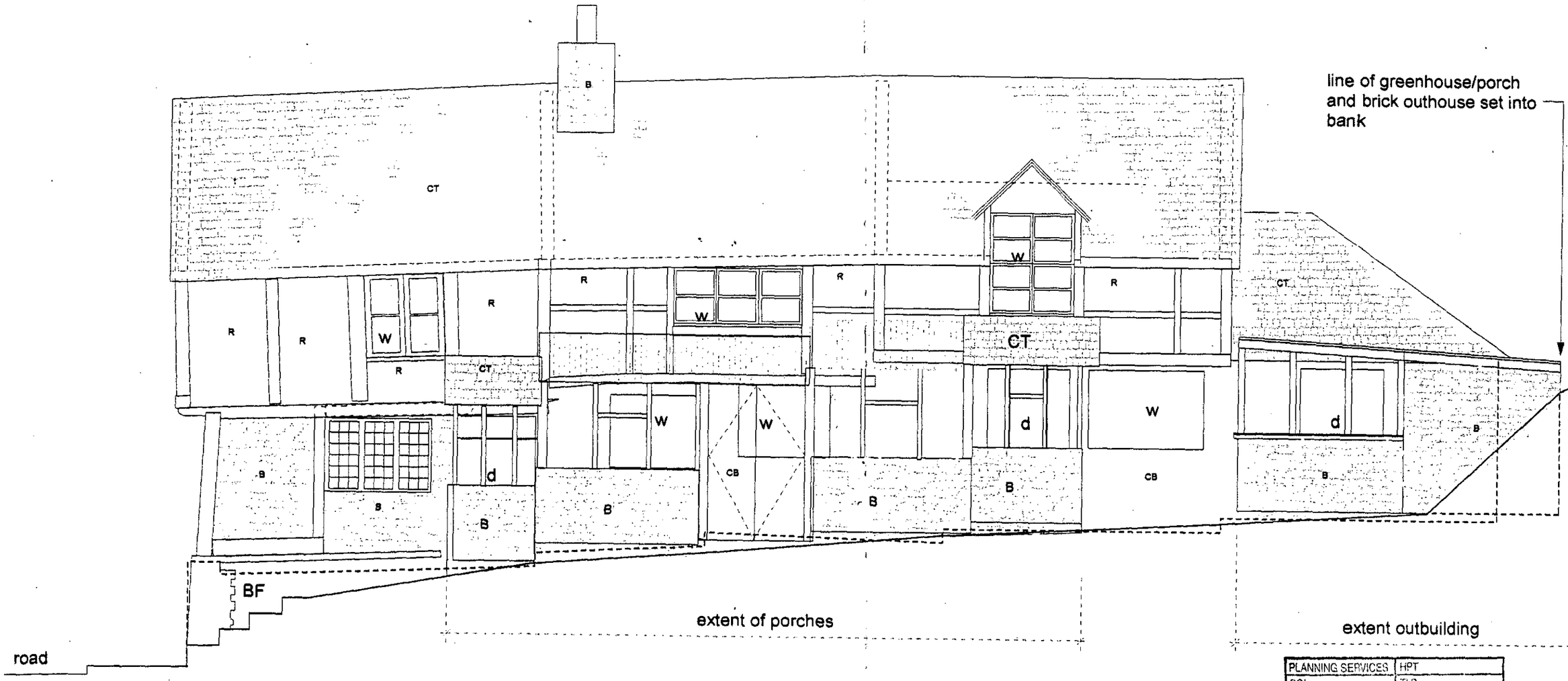
APPROVED



south elevation - as existing

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 MAR 2002	
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ADDITIONAL PLAN

5409 5404

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT
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DRAWING NO. 5a - 7.3.02 DRAWING TITLE south elevation - as existing

SCALE 1.50

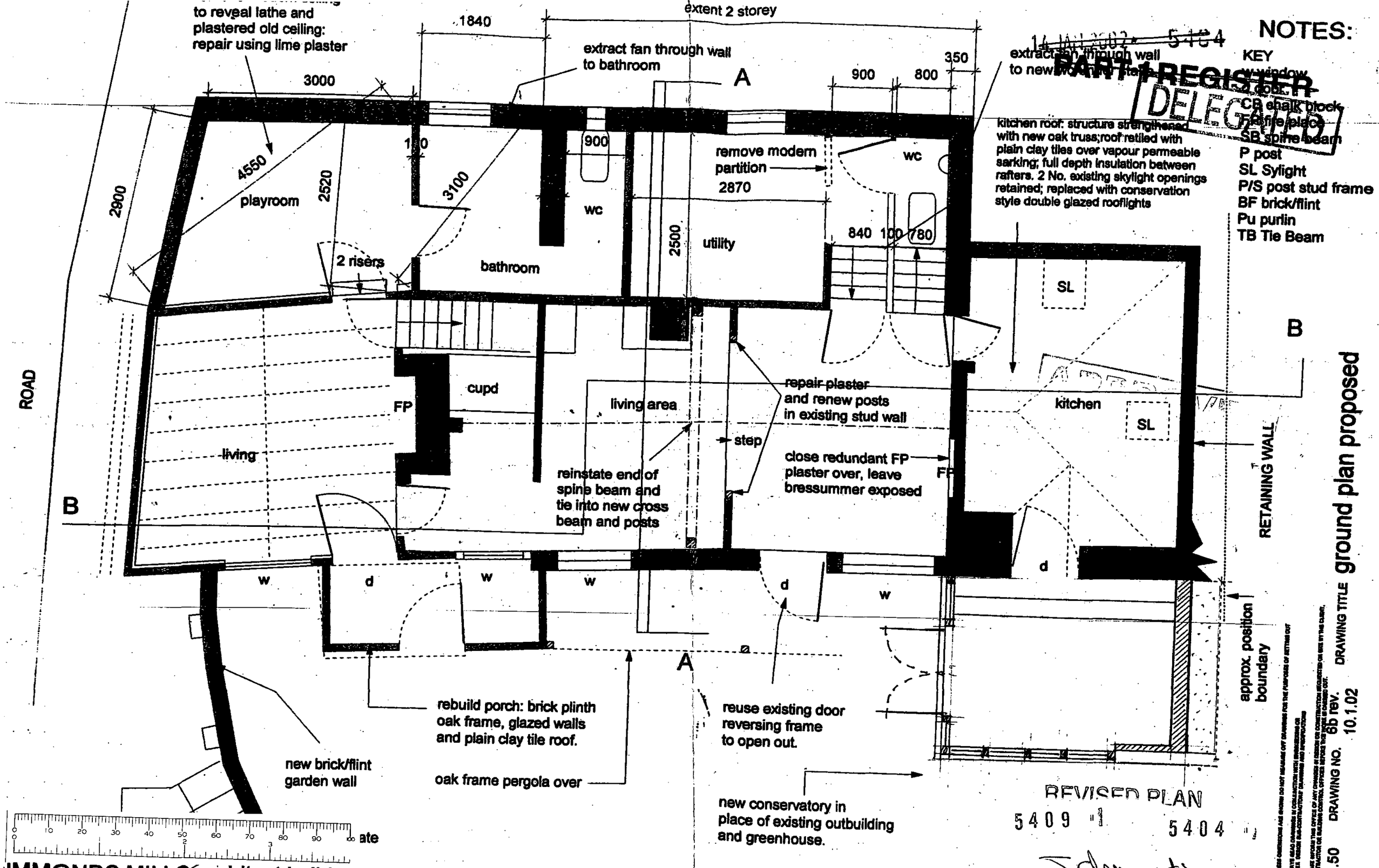
Date 115/11/01

SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3



14 JAN 2002 5404
PART 1 REGISTER
DELEGATED

IMMONDS.MILLS architect.builders
el: 01952 433252 Fax: 432022
mail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

east end

Date 15/11/01

SCALE 1.50

DRAWING NO. 6b rev. 10.1.02

DRAWING TITLE ground plan proposed

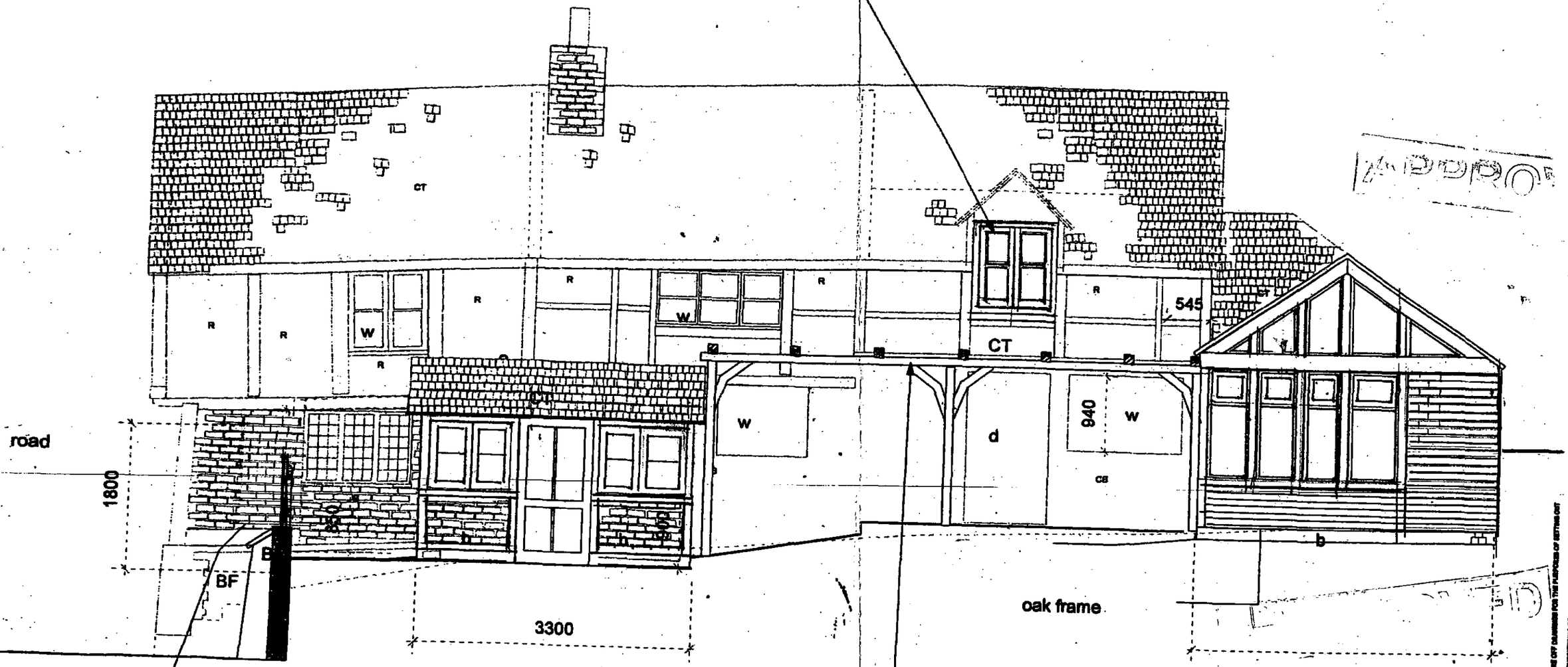
14 JAN 2002 5404 NOTES:

PART 1 REGISTER

DELEGATED

existing windows retained. Existing steel window in dormer replaced with timber window

glazed roof to west - tiled with rooflights to east



new brick/flint garden wall with brick piers to road side. Exg. steps removed and new steps built alongside new wall up to garden. New garden gate.

rebuilt section of porch over doorway with glazed front and plain clay tile roof

lime render to chalk block walls

oak framed pergola to support vine

oak frame

new conservatory set down into ground: south elevation glazed

ADOPTED

REVISED PLAN
5409 "/5404"

south elevation as proposed

DRAWING TITLE

7a-rev 10.1.02

DRAWING NO.

1:50

SCALE

MONDS.MILLS architect.builders
952 433252 Fax: 432022
simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 15/11/01

NOTES:

14.JAN.2002 5409

KEY
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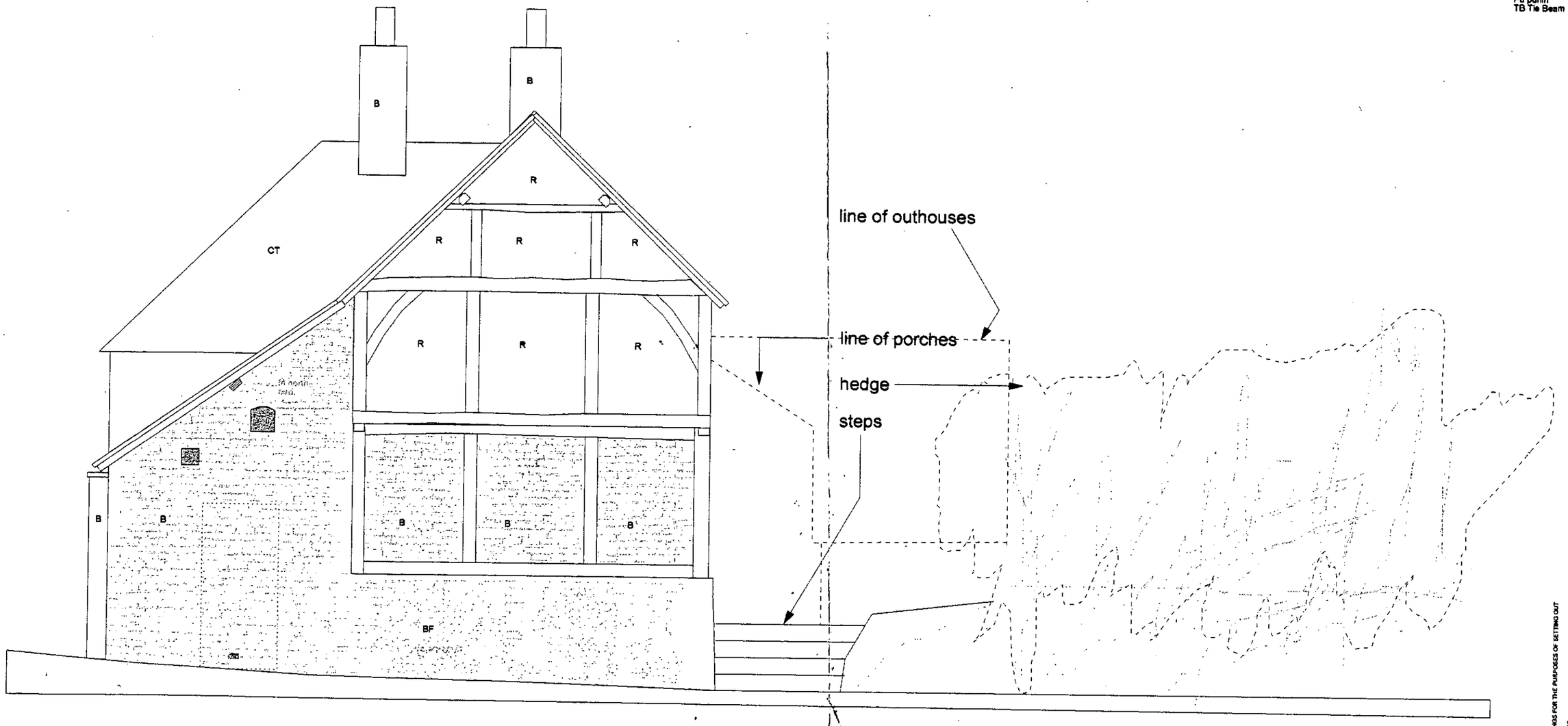

WEST ELEVATION - EXISTING

DRAWING TITLE

8a-rev

DRAWING NO.

1.50

SCALE

10 1 02

UNLESS DIMENSIONS ARE SHOWN DO NOT MEASURE OFF DRAWINGS FOR THE PURPOSES OF SETTING OUT
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SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 3.12.01

NOTES:

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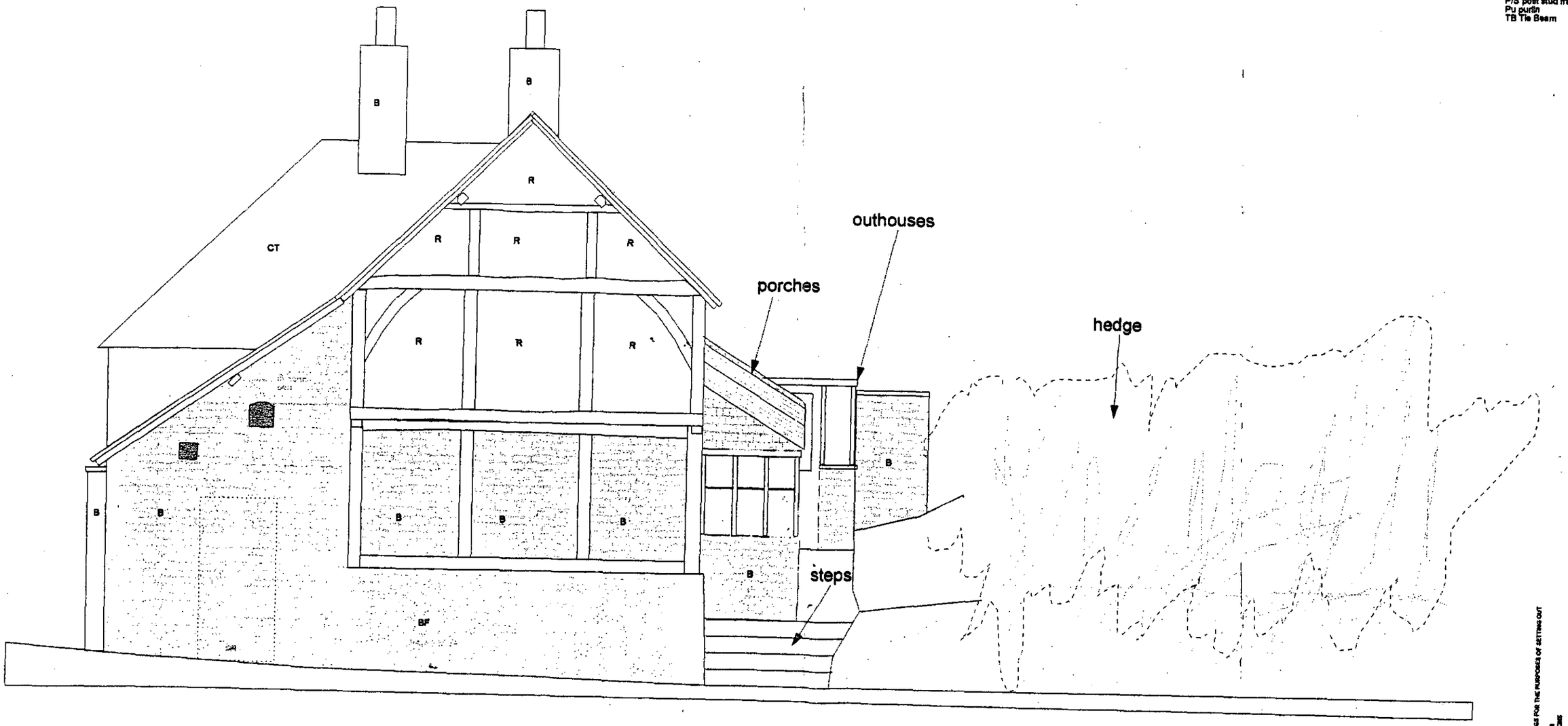
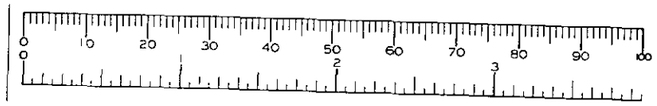




5409
5404
ADDITIONAL PLAN

PLANNING SERVICES
11 MAR 2002

SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

existing.

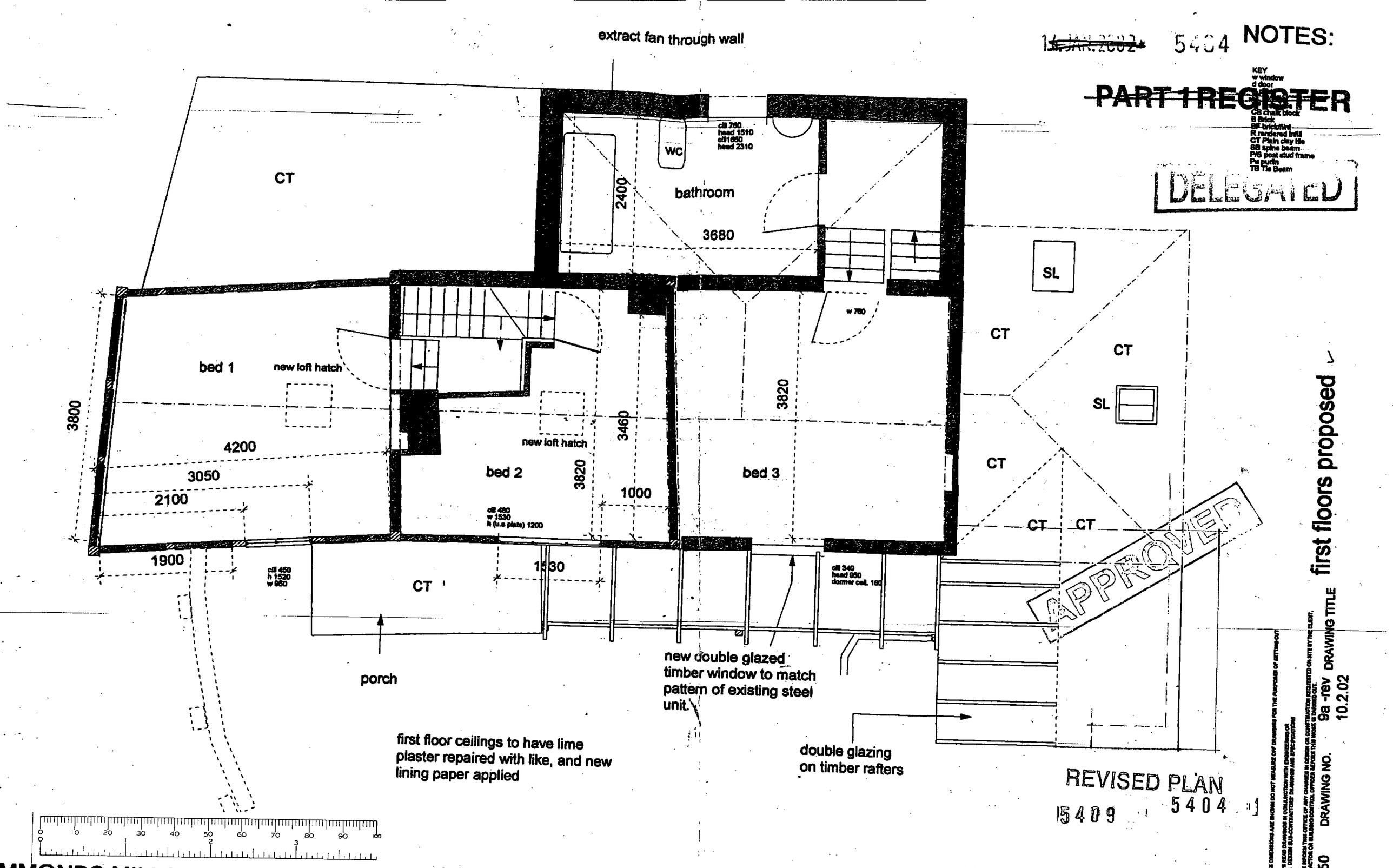
PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

Date 3.12.01

SCALE 1:50 DRAWING NO. 8b-rev 7.3.02 DRAWING TITLE WEST ELEVATION - EXISTING



MMONDS.MILLS architect.builders
01952 433252 Fax: 432022
ail: simmondsmills@f2s.com

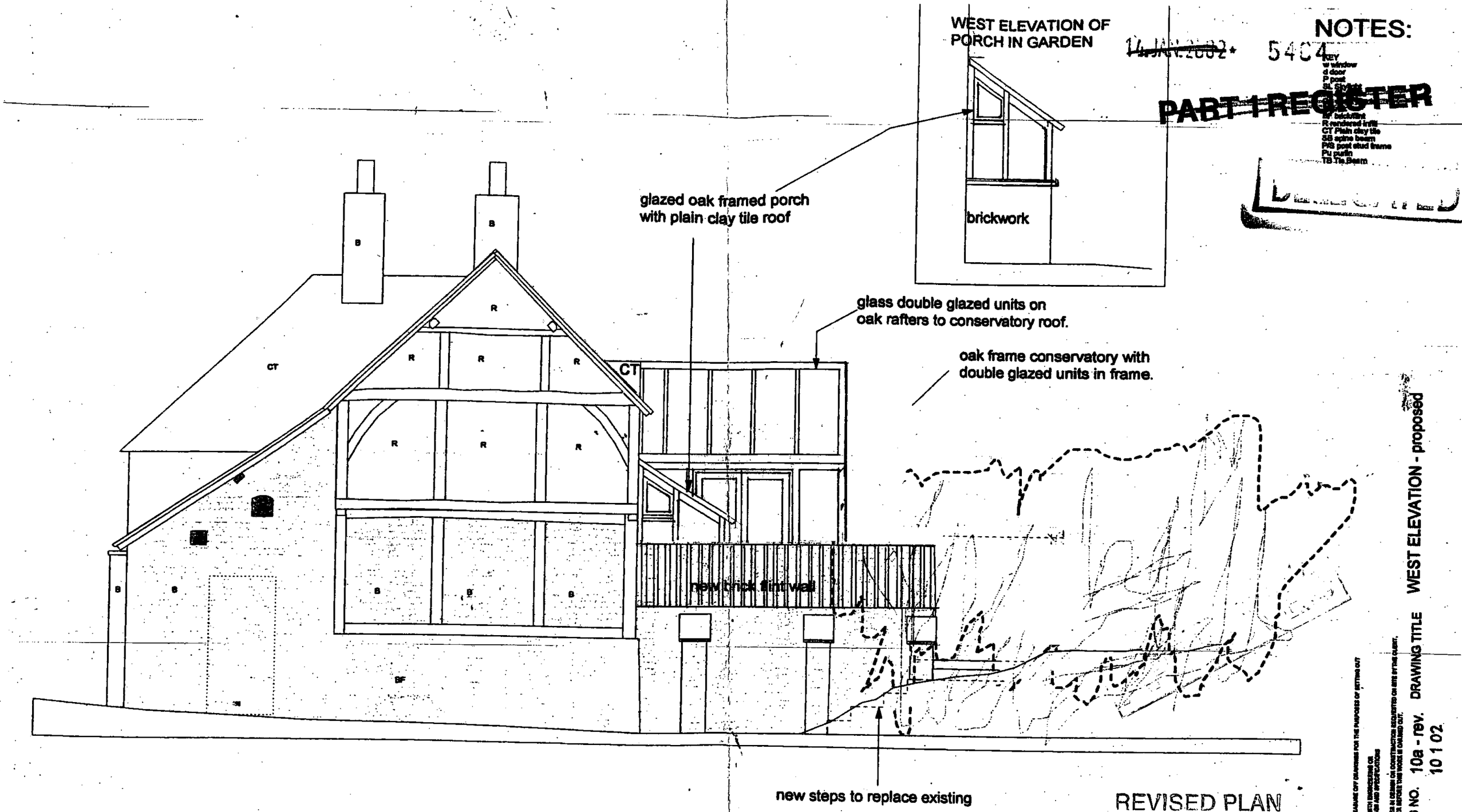
PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

DRAWING SIZE A3

J Clements

Date 15/11/01



NOTES:

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~~14 JAN 2002~~ 5404

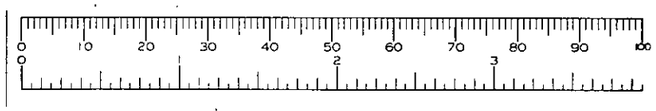
PART 1 REGISTER

REVISED PLAN

5404

5409

J Clements



MMONDS.MILLS architect.builders
: 01952 433252 Fax: 432022
nail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO.

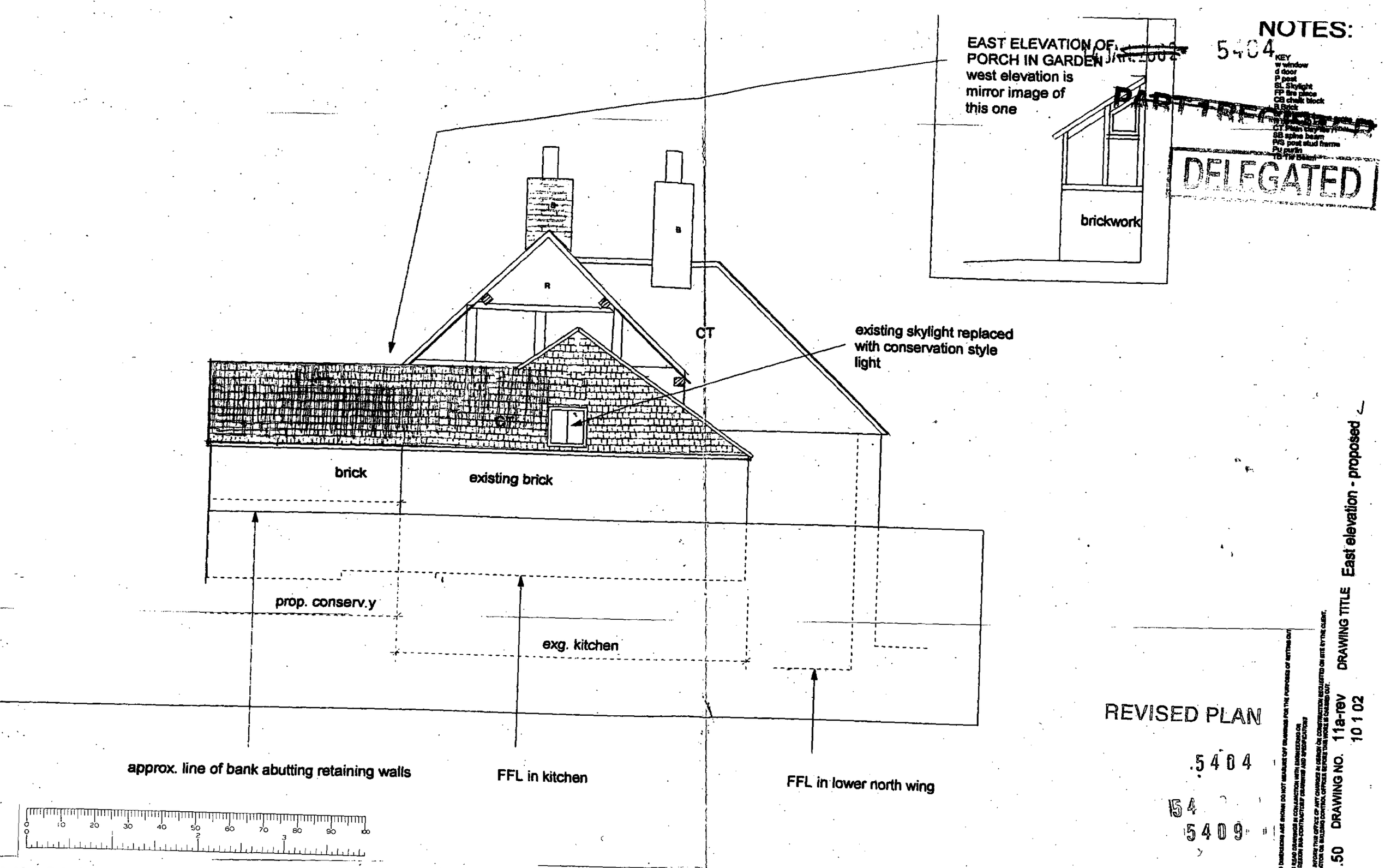
DRAWING SIZE A3

Date 3.12.01

SCALE 1.50

DRAWING NO. 10a - rev. 10 1 02

DRAWING TITLE WEST ELEVATION - proposed



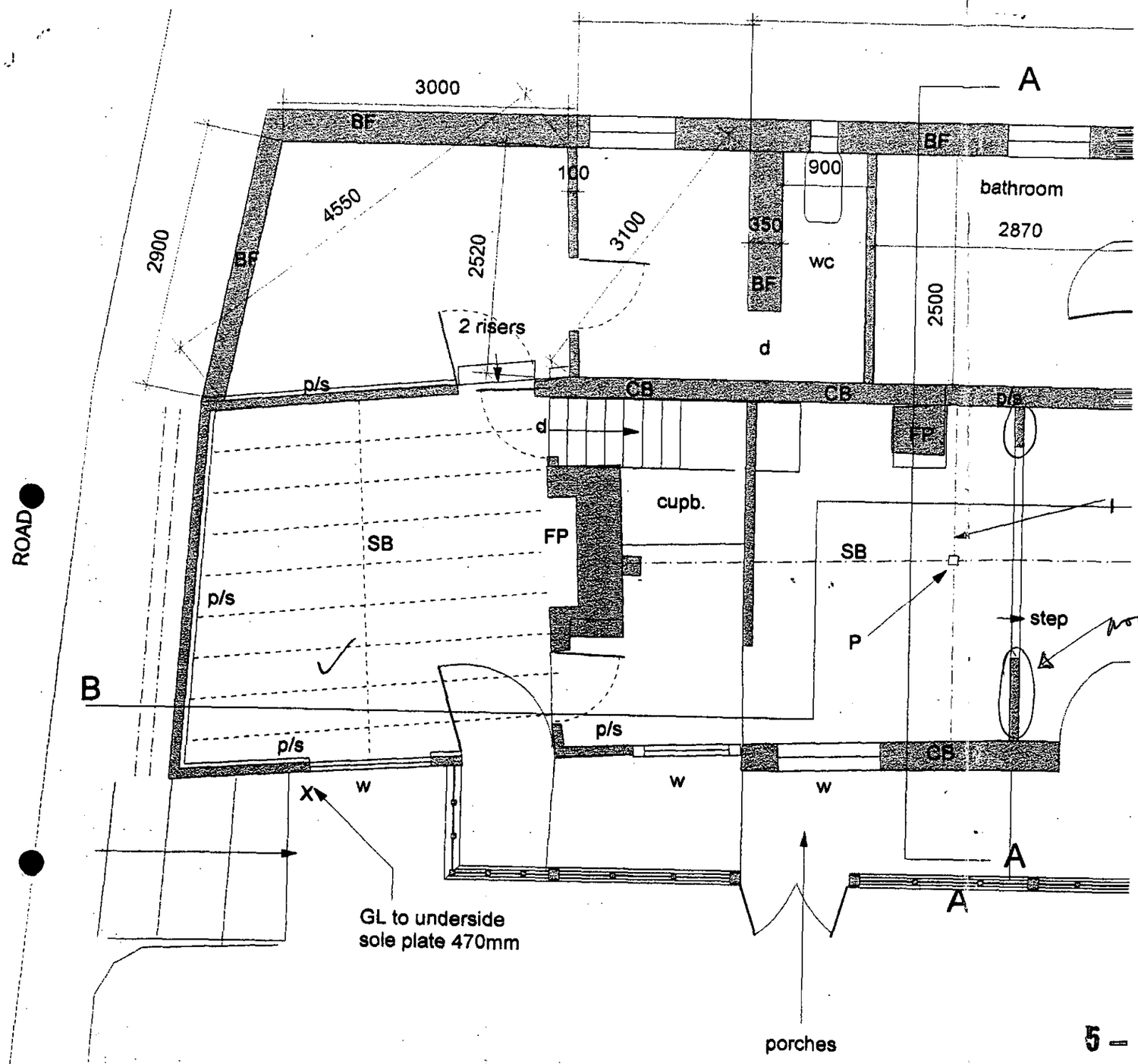
MMONDS.MILLS architect.builders
: 01952 433252 Fax: 432022
nail: simmondsmills@f2s.com

PROJECT TITLE; Woodcliffe Cottage, Wargrave

JOB NO. 302 DRAWING SIZE A3

Date 20.12.01

SCALE 1.50 DRAWING NO. 11a-rev 10 1 02 DRAWING TITLE East elevation - proposed



5 –

5

ADDT

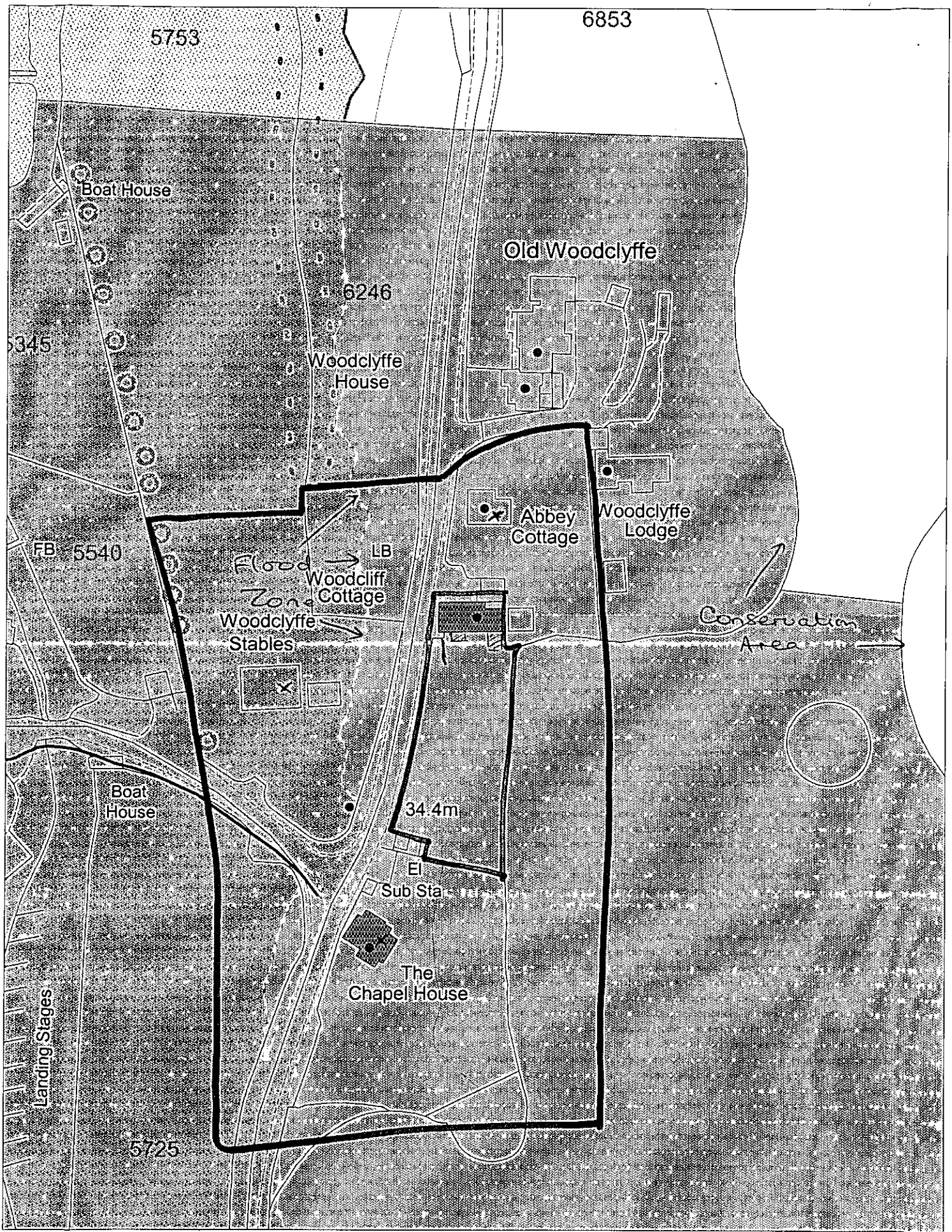
EXISTING / PROPOSED ?

SIMMONDS.MILLS architect.builders
Tel: 01952 433252 Fax: 432022
E-mail: simmondsmills@f2s.com

PROJECT TITLE: Woodcliffe Cottage, Wargrave

JOB NO.

14 JAN 2002 5409



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Development Control Section, Environmental Services, Wokingham District Council.
10 December 2001 Scale: 1 : 1250

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