APPLICATION NO:
C/2000/1260

LOCATION:
9 High Street, Twyford Reading.

APPLICANT:
Century Galleries Simon Eve Associates

PROPOSAL:
Details to comply with condition 8 (V111) of consent 99/69731/F for the approval of noise attenuation measures.

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10/01/00	
Officer: NL	Application No. C/69731/09

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(P.) Details to comply with condition 09 of consent 99/69731/F for the approval of noise attenuation measures

Location: 9 High Street

Parish: Twyford Ward: Twyford & Ruscombe ~20/1

Applicant: Century Galleries

Fee Received..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

SUPERSEDED

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
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 .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

.....

.....

.....

.....

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.....

.....

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
OXON RG9 2AH
tel 01491 411308 fax 01491 410129

PLANN... MIC...
POL
DC
APP
CS
16 JA
COPIES TO:
ACK:
FILE:

Nichola Lake
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

APPROVAL OF CONDITIONS APPLICATION

7 January 2000
Our ref: AGF.99.243
Your ref: 99/69731

Dear Miss lake

Ref: Change of use to A3 restaurant / bar A1 /B1 mixed shop/ workshop use and two residential flats at Former Post Office 9 High Street Twyford Berks RG10 9AB

Further to our meeting I enclose the list of conditions discussed

07 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. **See enclosed catalogues. Sample of Cornice to follow.** - Both to follow

11 Adequate precautions shall be taken during construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. **All site vehicles leaving the site will have tyres broom -brushed as necessary to remove any mud as necessary.**

18 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 and agreed in writing by the Local Planning Authority. **See enclose site plan**

I hope these prove satisfactory and enable you to discharge the conditions. Should you have any queries, please do not hesitate to contact me.

09. Development shall not begin until a scheme for the noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be complete before any permitted premises are occupied. **Although not discussed I enclose a copy of the drawings which show the level of sound proofing between units as passed by building control**

ENCLOSED

Yours faithfully

Andrew French

cc M Shemilt, N Doven, N Kelly, S Eve, File

WORK SHEET FOR : Nicola Lake

Application Number : C/2000/1260

Applicant : Century Galleries Simon Eve Associates.

Location : 9, High Street, Twyford, Reading.
Proposal : Details to comply with condition 8 (V111) of consent 99/69731/F for the approval of noise attenuation measures.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :

Planning Issues :

Application Number: C/2000/1260

Appraisal :

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

Application Number C/2000/1260
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 9 High Street Twyford Reading.

APPLICATION NUMBER: C/2000/1260

OFFICER: Nicola Lake

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

Nicola Lake

From: Joanne Ellis
Sent: 28 July 2000 08:35
To: Nicola Lake
Subject: RE:

C/2000/1260

thats fine

-----Original Message-----
From: Nicola Lake
Sent: 28 July 2000 08:01
To: Joanne Ellis
Subject:

Hi Jo,

Here is the letter i'm thinking of sending Mr Eve about condition 8 of the Post Office, Twyford. Can you let me know if this is ok by you.

<< File: 9 high street con8.doc >>
Thanks

Nicky.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 31 July 2000
My ref: NL/C/2000/1260
Your ref:

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

Mr Simon Eve
Simon Eve Associates
Century Galleries House
Thames Side
Henley-on-Thames
Oxon
RG9 2LJ

Dear Mr Eve,

DETAILS TO SATISFY THE REQUIREMENTS OF CONDITION 08 OF APPLICATION 99/69731/F FOR NOISE ATTENUATION MEASURES, AT THE OLD POST OFFICE, 9 HIGH STREET, TWYFORD.

I write regarding the above stated condition details.

The submitted details to date do largely satisfy the requirements of condition 8, for the provision of noise attenuation measures for the development. However, I am unable to discharge this condition, until the future occupier of the A3 unit is known, and any potential noise nuisances have been dealt with in writing to the satisfaction of the Local Planning Authority, prior to the occupation of the A3 unit. However, this does not prevent the occupation of the first and second floor accommodation or the A1/B1 unit ground floor unit.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 28 July 2000
My ref: NL/C/2000/1260
Your ref:

Surrendad

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

Mr Simon Eve
Simon Eve Associates
Century Galleries House
Thames Side
Henley-on-Thames
Oxon
RG9 2LJ

Dear Mr Eve,

DETAILS TO SATISFY THE REQUIREMENTS OF CONDITION 08 OF APPLICATION 99/69731/F FOR NOISE ATTENUATION MEASURES, AT THE OLD POST OFFICE, 9 HIGH STREET, TWYFORD.

I write regarding the above stated condition details.

The submitted details to date do largely satisfy the requirements of condition 8, for the provision of noise attenuation measures for the development. However, I am unable to discharge this condition, until the future occupier of the ~~A2~~ A3 unit is known, and any potential noise nuisances have been dealt with in writing to the satisfaction of the Local Planning Authority, prior to the occupation of the ~~A2~~ unit. However, this does not prevent the occupation of the first and second floor accommodation or the A1/B1 unit ground floor unit.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 31704
POL | TLS
DC NL | ENF
APP |
CS |
12 JUL 2000
COPIES TO: | ACK:
TYPE:

From: Joanne Ellis, Environmental Health

My Ref: IPE/post6

To: Nicola Lake, Planning

Your Ref: 99/69731/F

Date: 11 July 2000

DETAILS TO COMPLY WITH CONDITION VIII OF CONSENT 99/69731/F
POST OFFICE 9 HIGH STREET TWYFORD

I have reviewed the information provided in reference to the proposed secondary glazing and acoustic ventilators at the above property. These noise attenuation measures are suitable to protect the dwellings from road traffic noise and hence completion of these works will make the flats suitable for occupation.

However, condition (viii) can not be discharged until the nature of the A3 use is known and the relevant insulation measures have been agreed and implemented, but this should not prohibit the occupation of the flats or A1/B1 use.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Joanne Ellis

01491410273

TO: NICOLA LAKE

URGENT

CENTURY GALLERIES

Thames Side
HENLEY-on-THAMES
Oxon RG9 2LJ
Tel: (01491) 575499
Fax: (01491) 410273

27/06/00

Contemporary pictures, ceramics & sculpture, framing, fine art restoration & picture rental

Dear Nicola, Old Post Office - Twyford

The ACOUSTIC AIR BRICKS have been installed in the flats, DETAILS OF THE DOUBLE GLAZING HAVE been sent, the old fuel tank has been DE-COMMISSIONED & we are sending you the certificate, I have agreed PARKING LAYOUT (with Tom Callaghan, Head of Highways)

Please, please formally discharge the conditions so that we can crack on & sell the flats & occupy the workshop.

Yours sincerely

Michael Shemilt

POL	TLS
DC	ENF
APP	
CS	3/31
27 JUN 2000	
COPIES TO:	ACK:
	FILE:

Reply rqd.

P.S. The Planning Appeal was determined last March.

- Spoke to Mr Shemilt on the telephone 29/6/2000 about application - explained that were needed a copy of the de-commission certificate on the tank, and that Jo Ellis is looking at the window details

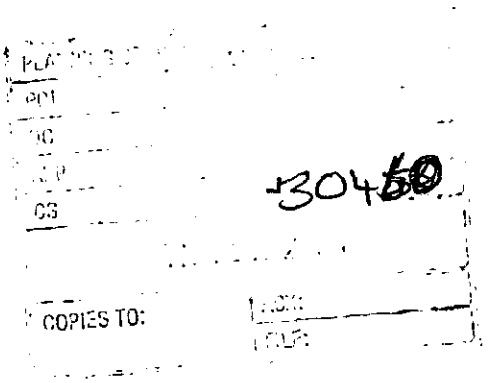
Simon Eve Associates

Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com

Ms Nicola Lake
Area Planning Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR



E1306/SCE

99/69731

8 June, 2000

Dear Ms Lake,

THE FORMER POST OFFICE, 9 HIGH STREET, TWYFORD

I refer to our letter of 6th April. Condition (viii) of the Inspector's decision requires submission of a scheme for noise attenuation measures.

We have discussed the matter with Joanne Ellis, the Environmental Health Officer and largely agreed the scheme submitted. She has requested additional measures to improve sound insulation through the windows for which the applicant intends to install secondary glazing. She has also requested information about the ventilation of the flats.

We enclose a copy of material received from Willan Building Services Ltd. The applicants intend to install a "Fresh 80dB vent" to shut out external noise together with a "Fresh dB cowl" as an external grill on the wall of the first floor flat.

The second floor flat will ventilate direct into the roof space.

To date we have still not succeeded in identifying a tenant for the restaurant. We have given Ms Ellis an undertaking that any incoming tenant for the restaurant will consult the Environmental Health Officer about their scheme before installing ventilation apparatus or completing fitting out works to the retail shell.

Accordingly we trust this information is sufficient to enable your Council to discharge condition (viii).

Yours sincerely

Simon Eve

WILLAN

Willan Building Services Ltd.
2 Brooklands Road
Sale, Cheshire, M33 3SS England

Tel 0161 962 7113

FAO MR DEVEN	FAX 01252 655 533	Date 25.5.00
Company:		From PAUL S.

- [4] Page(s) including this sheet
- [ ] Please call only if fax is incomplete
- [ ] Please call/fax to confirm receipt
- [ ] Please respond by return fax

Please reply to fax number:

FAX

Thank you for your request for technical information. If you would like further technical information on any of the following products simply tick the relevant box, complete your address in the box below and fax this sheet back to us on 0161 905 2085. We will then return the relevant information by post.

NATURAL VENTILATION

- [ ] Natural ventilation of domestic buildings
- [ ] Natural ventilation of non-domestic buildings
- [ ] Acoustically treated ventilation systems
- [ ] Ventilation & solar louvres
- [ ] Continuous rooflights for non domestic buildings

ROOFING

- [ ] General roof ventilation products
- [ ] "Almost invisible" roof ventilators
- [ ] Vapour permeable roof underlays
- [ ] Modular rooflights

Name:
Address:

WALL VENTILATOR

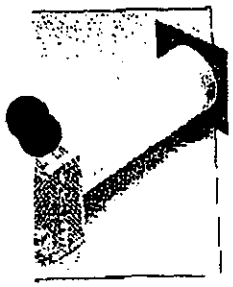
THE FRESH RANGE

- The Passivent Fresh range comprise high-quality non-mechanical ventilators for through-wall installation in domestic and small commercial applications.
- The ventilators can be used to meet the requirements of Building Regulations Approved Document F1 for secure, controllable, draught-free and weather protected background ventilation.
- There is a range of models to provide added benefits such as noise reduction, condensation control, filtering, and energy saving.
- All ventilators consist of an internal controller, adjustable wall sleeve and external grille with rain deflector.
- The range also includes combustion air vents, and mechanical extract ventilators for bathrooms.

This brochure summarises the range: for more information please contact Willan Building Services.

A ventilator for every requirement...

COMBAT CONDENSATION



Fresh 99H is designed specifically to combat condensation problems in existing buildings, and has a proven success record. Ventilation rate responds automatically to room humidity. Not dependent on occupier operation, and can be made tamper-proof. Easy to install, requires no power supply, has no running costs, and needs no maintenance.

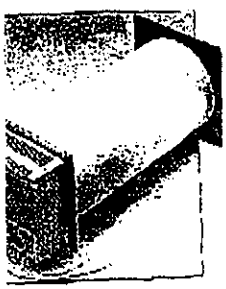
Wall sleeve 99mm outside diameter; adjustable for wall thickness up to 360mm (or more to special order).

Free air opening 6000mm².

Sound reduction 21dB across 300mm wall thickness.

BBA BRITISH BOARD OF AGREMENT CERTIFICATE No. 96/3273

COMBAT CONDENSATION AND NOISE

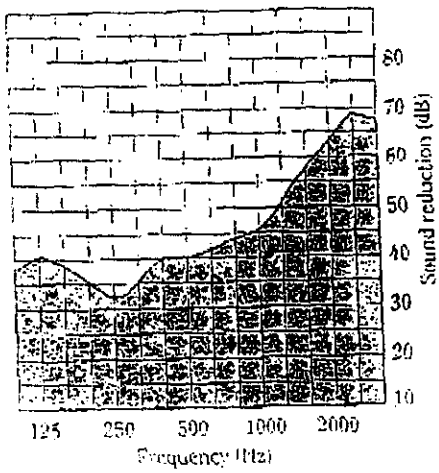


Fresh 99dBH is similar to Fresh 99H, but with additional sound insulating wall sleeve.

Wall sleeve 143mm outside diameter, can be cut to suit any wall thickness up to 300mm (or more to special order).

Free air opening 6000mm².

Sound insulation for 300mm wall thickness up to 45dB. Meets requirements of Noise Insulation Regulations 1975 when fitted with Fresh dB Cowl (see overleaf). Test reports on sound insulation available on request.

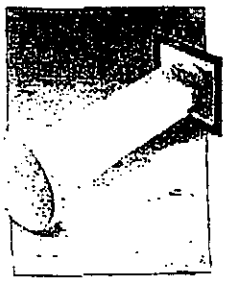


BBA BRITISH BOARD OF AGREMENT CERTIFICATE No. 96/3273

Sound reduction for 300mm wall

Fresh 99dBH
R_w 45dB

MEET BUILDING REGULATIONS



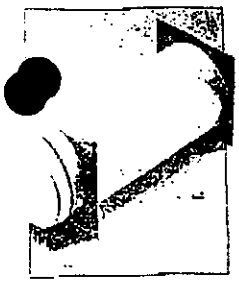
Fresh 80, Fresh 100 provide background ventilation to meet Building Regulations Approved Document F1. User-operated by pull cord, with pre-set trickle ventilation when closed. Ideal for newbuild or refurbishment.

Wall sleeve outside diameter Fresh 80: 86mm, Fresh 100: 99mm.

For wall thickness up to 360mm (or more to special order).

Free air opening Fresh 80: 4000mm².
Fresh 100: 6000mm².
Use two Fresh 80 for habitable rooms, one Fresh 80 for kitchens, bathrooms etc.
Alternatively use Fresh 100 throughout to provide average 6000mm² per room.

SHUT OUT EXTERNAL NOISE

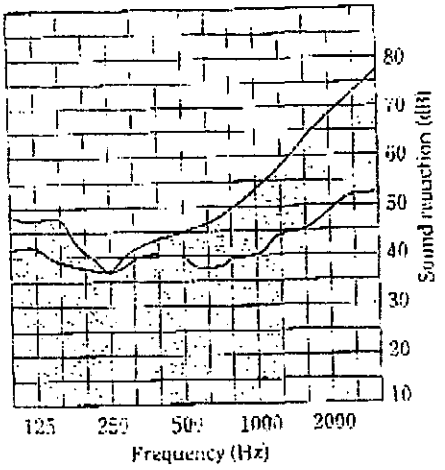


Fresh 80dB, Fresh 100dB are similar to Fresh 80/Fresh 100, but with additional sound insulating wall sleeve.

Wall sleeve 143mm outside diameter, can be cut to suit any wall thickness up to 300mm (or more to special order).

Free air opening Fresh 80dB: 4000mm².
Fresh 100dB: 6000mm².

Sound insulation for 300mm wall thickness up to 50dB (Fresh 80dB), 42dB (Fresh 100dB). Fresh 80dB meets requirements of Noise Insulation Regulations 1975. Test reports on sound insulation available on request.

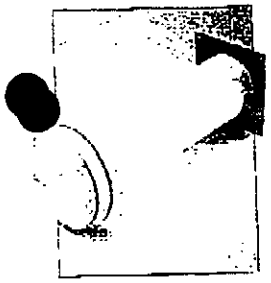


Sound reduction for 300mm wall

Fresh 80dB
R_W 50dB

Fresh 100dB
R_W 42dB

REDUCE HEAT LOSS



Fresh 80 Thermo, Fresh 100 Thermo are similar to Fresh 80/100, but with thermostatic control which adjusts the air flow according to the air temperature. The ventilator starts to close at 10°C, fully closed at -5°C. Requires no power supply.

Wall sleeve outside diameter Fresh 80 Thermo: 86mm, Fresh 100 Thermo: 99mm. Adjustable for wall thickness up to 360mm (or more to special order).

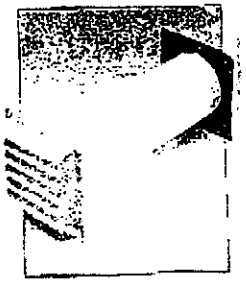
Free air opening Fresh 80 Thermo: 4000mm², Fresh 100 Thermo: 6000mm².

PROVIDE COMBUSTION AIR

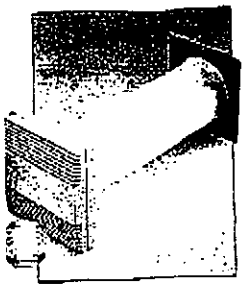
Fresh 16 provides a permanent supply of combustion air for rooms containing open-flued fuel-burning appliances, to meet gas safety regulations and Building Regulations Approved Document J1. Suitable for appliance outputs up to: gas 19kW (64 000 Btu/h), oil or solid fuel 15kW (51 000 Btu/h).

Wall sleeve 99mm outside diameter, adjustable for wall thickness 150 to 310mm (or more to special order).

Free air opening 5750mm².



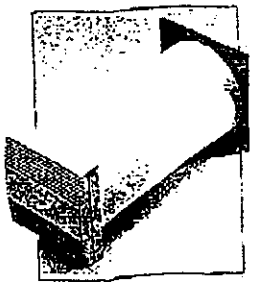
EXTRACT FOR BATHROOMS



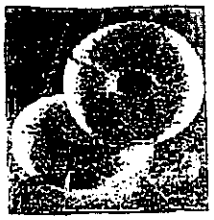
Fresh 2002, Fresh 2002dB mechanical extract units can be used to meet Building Regulations Approved Document F1 requirements for extract ventilation of bathrooms and sanitary accommodation. Units have automatic humidity sensitive control with 15 minutes over-run timer. timer.

Fresh 2002 has 99mm diameter wall sleeve. Fresh 2002dB has 143mm diameter sleeve.

Air flow 55m³/h or 80m³/h according to humidity; also can be manually selected.



FILTER OUT POLLEN

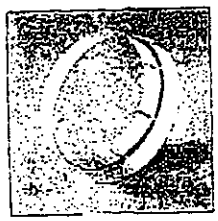


Fresh Pollen Filter can be supplie fitted to Fresh 80 and Fresh 100.
Filter class EU3.

Fresh Environmental Filter with : n extremely high separation capacity Especially recommended for peopl with allergies and asthma.
Filter class EU7.

DEFLECT DRAUGHTS

Fresh Draught Deflector for Fresh 80 and 60dB: clips to the internal controller to direct air flow upwards, and reduces the risk of draughts. For properties in particularly exposed locations, or above three storeys.



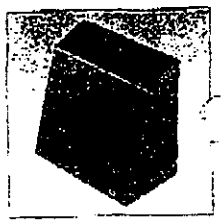
REGULATE WIND



Fresh Wind Regulator for exposed locations fits into the wall sleeve of Fresh 7(and Fresh 99H. Regulates air supply in strong winds, and closes completely in st rms (prevents wind entry at rates abov 30m³/h).

BOOST ACOUSTIC PERFORMANCE

Fresh dB Cowl is designed for very noisy locations; fits over Fresh 80dB or Fresh 99dBH external grille to increase overall sound reduction to over 50dB.



PROVEN SUCCESS



Fresh wall ventilators have been installed many Housing Association properties including rest Peel time Housing Association

Fresh wall ventilators have been successfully installed in many applications including both private and public sector housing. Details of successful case histories with reactions of users, housing managers etc are available on request.

OTHER PRODUCTS

Passivent whole house natural ventilation systems, using the passive stack ventilation principle, are also available from Willan.

WILLAN

WILLAN BUILDING SERVICES LTD
2 Broadlands Road, Sale, Cheshire M33 3SS
Telephone: 0161-962 7113 Fax: 0161-969 5346

Willan Building Services Ltd maintains a policy of continuous development and reserves the right to amend product specifications without notice.

Printed by Ted Huntington Marketing Design

25 05 '00 07:22 FAX 0161 905 2085 WILLAN B S 001
20/05/00 05:50 PG: 4

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
OXON RG9 2AH
tel 01491 411308 fax 01491 410129

PLANNING SERVICES	HPT
POL	[illegible]
DC NL	[illegible]
APP	
CS	
16 JUN 2000	
COPIES TO:	[illegible]
	FILE:

Miss Nichola Lake
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

13 June 2000
Our ref: AGF.99.243
Your ref: 99/69731

Dear Miss Lake

Ref: Change of use to A3 restaurant / bar Al /Bl mixed shop/ workshop use and two residential flats at Former Post Office 9 High Street Twyford Berks RG10 9AB

I enclose details regarding secondary double glazing and acoustic vents as requested by Joanne Ellis in Environmental Health. I assume you will send her copies.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

AGF

Andrew French

cc N Kelly

Secondary Double Glazing at Twyford Post Office: **Windows to flats**

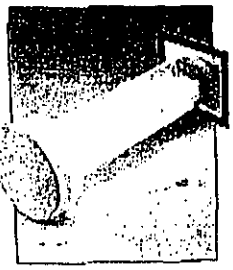
Specification

- Two or three pane horizontal sliding units as a single unit to each opening or mullion.
- The units are manufactured from aluminium in 6063 T6 alloy to BS 1474. The finishing is a Hipca White (Interson 9910) semi gloss polyester powder paint to BS 6496, Glazing is allowed as 6mm clear float glass to comply with BS 6262 codes of practice. Should cill heights fall below 800mm from floor level, then safety glass must be used to comply with BS 6206.

Fitting

- *Fitting of the secondary glazing within existing reveals, using either standard* 33mm x 15mm twice white primed softwood timber grounds or splayed timbers to jambs as required. All fixings are within the main frame and not visible from room side. The main frame of our unit has an odd leg which covers the timber grounds and therefore no more finishing is required after installation. it is recommended installation is after completion of decorations.

MEET BUILDING REGULATIONS



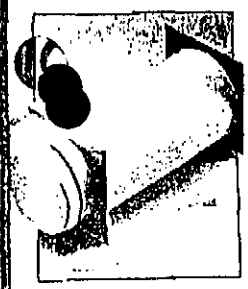
Fresh 80, Fresh 100 provide background ventilation to meet Building Regulations Approved Document F1. User-operated by pull cord, with pre-set trickle ventilation when closed. Ideal for newbuild or refurbishment.

Wall sleeve outside diameter Fresh 80: 86mm, Fresh 100: 99mm.

For wall thickness up to 360mm (or more to special order).

Free air opening Fresh 80: 4000mm², Fresh 100: 6000mm².
Use two Fresh 80 for habitable rooms, one Fresh 80 for kitchens, bathrooms etc. Alternatively use Fresh 100 throughout to provide average 6000mm² per room.

SHUT OUT EXTERNAL NOISE

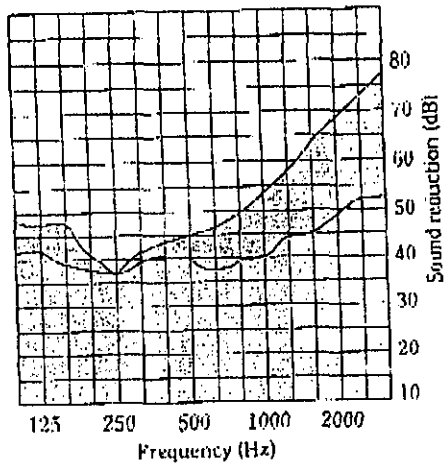


Fresh 80dB, Fresh 100dB are similar to Fresh 80/Fresh 100, but with additional sound insulating wall sleeve.

Wall sleeve 143mm outside diameter, can be cut to suit any wall thickness up to 300mm (or more to special order).

Free air opening Fresh 80dB: 4000mm², Fresh 100dB: 6000mm².

Sound insulation for 300mm wall thickness up to 50dB (Fresh 80dB), 42dB (Fresh 100dB). Fresh 80dB meets requirements of Noise Insulation Regulations 1975. Test reports on sound insulation available on request.

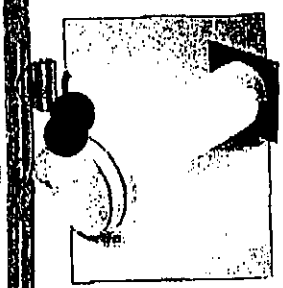


Sound reduction for 300mm wall

Fresh 80dB
R_W 50dB

Fresh 100dB
R_W 42dB

REDUCE HEAT LOSS



Fresh 80 Thermo, Fresh 100 Thermo are similar to Fresh 80/100, but with thermostatic control which adjusts the air flow according to the air temperature. The ventilator starts to close at 10°C fully closed at -5°C. Requires no power supply.

Wall sleeve outside diameter Fresh 80 Thermo: 86mm, Fresh 100 Thermo: 99mm. Adjustable for wall thickness up to 360mm (or more to special order).

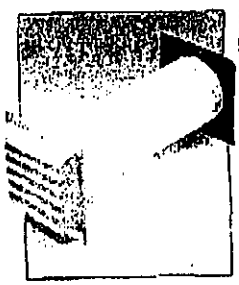
Free air opening Fresh 80 Thermo: 4000mm², Fresh 100 Thermo: 6000mm².

PROVIDE COMBUSTION AIR

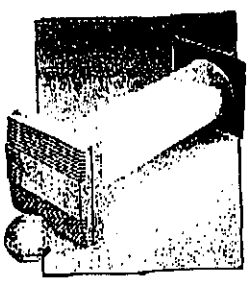
Fresh 16 provides a permanent supply of combustion air for rooms containing open-flued fuel-burning appliances, to meet gas safety regulations and Building Regulations Approved Document J1. Suitable for appliance outputs up to: gas 19kW (64 000 Btu/h), oil or solid fuel 15kW (51 000 Btu/h).

Wall sleeve 99mm outside diameter, adjustable for wall thickness 150 to 310mm (or more to special order).

Free air opening 5750mm².



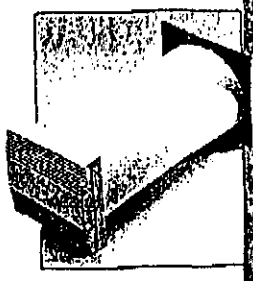
EXTRACT FOR BATHROOMS



Fresh 2002, Fresh 2002dB mechanical extract units can be used to meet Building Regulations Approved Document F1 requirements for extract ventilation of bathrooms and sanitary accommodation. Units have automatic humidity sensitive control with 15 minutes over-run timer.

Fresh 2002 has 99mm diameter wall sleeve, Fresh 2002dB has 143mm diameter sleeve.

Air flow 55m³/h or 80m³/h according to humidity: also can be manually selected.



CMW/NGG/S/24854

Please quote the above ref. in all correspondence

selectaglaze™

Selectaglaze Limited
Campfield Road, St. Albans, Hertfordshire AL1 5HT
Tel: (01727) 837271 Fax: (01727) 844053

Mr J N Kelly
1 Croft Terrace
Wallingford
Oxon
OX10 ODD

24 February 2000

Dear Sir

Re: Secondary Glazing at The Old Post Office, Twyford, Berks

We thank you for your enquiry and firstly apologise for the late response, but confirm our verbal estimate of 22nd February for your further consideration.

We understand the secondary glazing is required to five windows as detailed in your drawing and on which this estimate is based and would be subject to verification following a site visit by a member of this Company.

Our estimate allows for the fitting of the secondary glazing within existing reveals, using either standard 33mm x 15mm twice white primed softwood timber grounds or splayed timbers to jambs as required. All fixings are within the main frame and not visible from room side. The main frame of our unit has an odd leg which covers the timber grounds and therefore no more finishing is required after installation. It is recommended installation is after completion of decorations.

Our costs allow for survey and installation during normal working hours. Should out of hours working be required, this would be at extra cost.

We attach a copy of your drawing on which we have superimposed the treatments proposed for your information. We also enclose a copy of our technical brochure for your library.

Specification

We propose the use of the Selectaglaze Series 10 two or three pane horizontal sliding units as a single unit to each opening or mullion coupled to Window W1. The units are manufactured from aluminium to exclusive Selectaglaze designs from 6063 T6 alloy to BS 1474. The finishing is a Hipca White (Interpon 9910) semi gloss polyester powder paint to BS 6496. Glazing is allowed as 6mm clear float glass to comply with BS 6262 codes of practice. Should cill heights fall below 800mm from floor level, then safety glass must be used to comply with BS 6206 and an extra cost of **£12.00** per M^2 based on overall opening size should be allowed.

All Selectaglaze secondary glazing has been tested by the Sound Research Laboratories for noise attenuation and air leakage, results of which can be found in our technical brochure enclosed.

Directors: C.G.R. Childerstone (CHAIRMAN), M.M. Childerstone B.A. (Oxon) (MANAGING) K.M. Childerstone, P. Donovan (FINANCIAL), B.R. Steventon B.Ed (Hons) Lond (SALES) K.A. Mercer B.Sc (OPERATIONS)
Registered Office: 66-68 Margaret Street London W1N 8PX. Registered in England No. 879879

GGF A member of the Glass & Glazing Federation

constructionline

FROM: Nicola Lake

DATE: 27 April 2000

RECEIVED

- 4 MAY 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: C/2000/1260

Proposal: *Details to comply with condition 8 (V111) of consent 99/69731/F for the approval of noise attenuation measures..*

Site Address: *9, High Street, Twyford, Reading.*

Applicant: Century Galleries Simon Eve Associates.

Your observations are required in respect of this application **by 22/05/2000** .

NO COMMENT

SIGNED: _____ DATE: 19-5-00.

Clerk To Twyford Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health
To: Nicola Lake, Planning

My Ref: JPE/post4
Your Ref: 99/69731/F
C/2000/1303

Date: 12 May 2000

DETAILS TO COMPLY WITH CONDITION VII AND VIII OF CONSENT 99/69731/F
POST OFFICE 9 HIGH STREET TWYFORD

I have reviewed the information provided in reference to the above conditions and have the following comments: -

Condition VII – Soil Survey
As detailed in my memo dated 22nd October 1999 the decommissioning of the diesal tank by filling with concrete and capping off would be acceptable to comply with this condition. However, my understanding is that these works have not yet been carried out and the condition should not actually be discharged until the works have been satisfactorily completed.

Condition VIII – Noise Attenuation
The proposed sound proofing of the floors between flats, detailed on the plans submitted, is acceptable. However, some further information is required regarding protecting of the flats from road traffic noise. Details of the proposed secondary glazing should be submitted and acoustic ventilators will need to be installed, specifications of these ventilators should also be submitted for approval.

There may be a need to provide additional insulation measures within unit 1 (A3 use) but this can not be determined until the nature of that use is known.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10/4/00	
Officer: NL	Application No. C/2000/1260

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(P.) Details to comply with condition (VIII) of consent 99/69731/F for the approval of noise attenuation measures

Location: 9 High Street

Parish: Twyford Ward: Twy 27/4

Applicant: Century Galleries

Fee Received ..... 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
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 .....

Date Site Notice Sent : .....:..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 27/4
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

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NEIGHBOURS:

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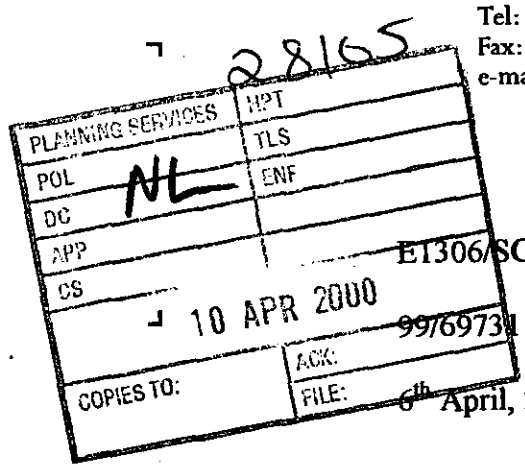
Simon Eve Associates

Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com



M Thorp Esq
Director of Planning
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

E1306/SCE/czs

99/69731

6th April, 2000

By post and by fax 0118 974 6484

Dear Mr Thorp,

TWYFORD POST OFFICE, 9 HIGH STREET, TWYFORD

I refer to our conversation about three weeks ago when we discussed the discharge of the outstanding conditions under this permission. I am referring the matter to you because Miss Lake is currently on holiday and the matter is urgent.

We now have the Inspector's decision in relation to the planning application 99/69731/F. The Inspector has scheduled his revised conditions using lower case Roman numerals. I have reproduced them below for your convenience. Please could your Council discharge the conditions as a matter of urgency to enable the contractors on site to complete the work for early occupation by Century Galleries.

Condition No	Comment
(iv)	*"Prior to the occupation of the uses hereby approved, full details of on site car and lorry parking and turning spaces and storage of waste shall be submitted to and approved in writing by the local planning authority and implemented in full as approved. These details shall also include physical measures to prevent the use of any of the rear open area for parking by visitors and/or customers. These approved facilities shall thereafter be kept available at all times for the parking and manoeuvring of vehicles and the storage of waste as appropriate."* We enclose a layout Ref E1306/H2.93. We believe we have interpreted the Inspector's recommendations correctly. Signs shall be erected discouraging unauthorised access and identifying the occupiers of parking spaces No. 1-10.
(vi)	*"No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building operations hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details."*

Continued...

(vi) cont. We enclose a copy of Andrew French's letter dated 7th January which enclosed samples and details of the proposed external materials. We understand that the relevant extracts from the catalogues are missing and you should refer back to Andrew French for further information.

(vii) *"Before the development hereby permitted commences on the site, a soil survey shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any unit hereby permitted is first occupied."*
Three soil surveys were undertaken at the Council's request and the results were provided to your Planning and Environmental Officers. The Environmental Health Officer has confirmed that provided no excavation is to be carried out (ie for new building) the localised diesel spills do not constitute a hazard for occupation. The de-commissioning of the diesel tank under the yard is in hand.

(viii) *"Development shall not begin until a scheme for noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be complete before the ground floor commercial premises hereby approved are occupied."*
The detailed scheme of works including noise insulation was submitted to and approved by your Council's Building Control Department. Copies were supplied to the Planning Officer on the 7th January and we enclose another set of drawings (Ref AGF.99.243.1,.2,.3 and .4.

Your confirmation that these conditions can be discharged will enable my clients to occupy.

Yours sincerely

Simon Eve