APPLICATION NO:
F/2002/6078

LOCATION:
26-28 Market Place, Wokingham:

APPLICANT:
Parkman Group C/O Parkman Property Management

PROPOSAL:
Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units.

EARLIEST DATE FOR DECISION: **09/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/06/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

1176

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Parkman Group
C/O Parkman Property Management
Footscray Offices
Maidstone Road
Sidcup
Kent
DA14 5HS

Application Number: F/2002/6078

Parish: **WOKINGHAM**

Location: **26-28, Market Place, Wokingham.**

Proposal: **Proposed erection of air conditioning plant to 2nd floor offices with internal and external units.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All plant, machinery and equipment (including fans, ducting and external openings) used at the premises shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises the subject of this permission.

Condition
3. The air conditioning units shall be of a dark brown finish.

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

Reason
2. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

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

Informative

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

Berkshire Structure Plan Policy OS1.
South East Area Local Plan Policy STV1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WHE2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/11/2002

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 : Elaine Vashi

Application Number : F/2002/6078

Applicant : Parkman Group C/O Parkman Property Management.

Location : 26-28, Market Place, , Wokingham.
Proposal : Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

This application will have expired on: 03/06/2002. 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 :

CONSERVATION OFFICER: requested revisions
no objection to revised scheme

Planning Issues :

Application Number: F/2002/6078
PROP: ERECTION OF AIR COND. UNITS AT 26-28 MARKET
Appraisal : PLACE.

The application being considered proposes the erection of 54 air conditioning units on the side elevation of 28, Market Place. The building is in Shop use and is located within the Conservation Area. The original scheme submitted had 4 additional units shown, but the scheme has been revised as it was considered that so many units would be detrimental to the character of the conservation area.

IMPACT UPON THE CHARACTER OF THE AREA. The scheme for consideration is for the erection of 4 air conditioning units on the side elevation of no. 28 Market Place. The units are approximately 1.1m x 0.9m & project approximately 4.5m from the front wall. A meeting has been held on site with the Conservation Officer to clarify the situation. The C. Officer is now happy with the scheme & is satisfied that the 4 units will not have a negative impact upon the character or appearance of the surrounding conservation area.

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

Application Number F/2002/6078
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C093	R093.	
~~3~~	~~C194~~	~~R194~~	~~All external ducting shall be of a dark brown colour.~~
3		C194.	The air conditioning units shall be of a dark brown colour.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WHE2.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1
MINERALS LOCAL PLAN POLICIES:

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

Date: 28/11/02.

RECORD OF SITE VISIT

SITE ADDRESS: 26-28 Market Place Wokingham.

APPLICATION NUMBER: F/2002/6078

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 13.5.02.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

town centre location

mixture of commercial uses.

3. DESCRIPTION OF SITE/BUILDING

3st. building with flat roof rear element.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

60283

PLANNING SERVICES	HPT
PCL	TLS
DC EV	ENF
CS	

27 AUG 2002

COPIES TO	ACK:
	FILE:

PARKMAN

MRS VASHI
The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

	YOUR REF
JOC 52745/11/2	OUR REF
22 August 2002	DATE
pflynn@parkman.co.uk	DIRECT EMAIL
0208 308 8129	DIRECT TEL

Re: Installation of Air conditioning at Parkman Offices at 2nd Floor 26-28 Market Place Wokingham

Dear Ms Vashi

Following the recent conversation with the conservation architect I now submit six copies of the revised drawing 52745/P/004 Ver C which I understand will be approved.

I would be grateful to receive formal notification.

Thank you for your help and assistance.

Your sincerely

Paul Flynn

Enc.

TEL: 020 8308 0300 FAX: 020 8308 8132
FOOTSCRAY OFFICES, MAIDSTONE ROAD, SIDCUP, KENT, DA14 5HS
WEBSITE: www.parkman.co.uk

PARKMAN PROPERTY MANAGEMENT LIMITED, REGISTERED IN ENGLAND, NO. 2879186. REGISTERED OFFICE: CUNARD BUILDING, LIVERPOOL. L3 1ES

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 16 April 2002 17 APR 2002

Application Number: F/2002/6078

Proposal: Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units..

Site Address:
26-28, Market Place, , Wokingham.

Applicant:
Parkman Group C/O Parkman Property Management.

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

NO TPO
WOKINGHAM CA

I AGREE THE INTERNAL UNITS ARE NOT A PLANNING ISSUE

THE EXTERNAL UNITS AND THEIR LOCATION PRESENT PROBLEMS IN RELATION TO THE CONSERVATION AREA.

THE UNITS ARE NOT IDEAL AND NOT EASY TO SCREEN. THE PHOTOGRAPHS ARE NOT KEYED AND THE SECOND FLOOR LOCATION IS UNCLEAR TO ME

I SUGGEST WE ARRANGE A MEETING ON SITE TO CLARIFY THE DETAIL.

I CONSIDER A GROUP OF AIR CONDITIONING UNITS TO BE AN UNACCEPTABLE ADDITION UNLESS THE LOCATION IS WELL SCREENED FROM PUBLIC VIEWPOINTS.

Harold Sanders 24-05-02

Application Number : F/2002/6078	**Map No :** 75B
Case Officer : EV	**Site Area :** 0 06
Valid Date : 08 APR 2002	**Received Date: 07/03/2002**

Level : Delegated Application

Description : Proposed erection of air conditioning plant to2nd floor offices with internal and extenal units.

Location : 26-28, Market Place, , Wokingham.

Parish : WK Ward : WES

Applicant : Parkman Group C/O Parkman Propoerty Management.

Fee Required: ~~£190~~ 95 **Fee Received:** ~~£190~~ 95 (3)

Additional: ..... **or Refund:** .....£95-00 returned 19/3 ✓

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 of units on block plan	19/3	✓ 8/4
FORMS UNSIGNED	~~floor space of unit (external)~~	~~19/3~~	
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Side elevations extenal unit.	19/3	✓ 8/4
FLOOR PLANS	~~floor plan extenal unit~~	~~19/3~~	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

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

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
WOKINGHAM TOWN COUNCIL	THE TOWN HALL CHAMBE	THE TOWN HALL CHAMBERSMARKET PLACEWOKI	RG401AS
SPRING SKILLS	26-28	26-28MARKET PLACEWOKINGHAM	RG401AP
W H SMITH LTD	26-28	26-28MARKET PLACEWOKINGHAM	RG401AN
ABBEY NATIONAL PLC		28MARKET PLACEWOKINGHAM	RG401LD
		29MARKET PLACEWOKINGHAM	RG401AP
		30MARKET PLACEWOKINGHAM	RG401AP
RED LION		25MARKET PLACEWOKINGHAM	RG401AP
THE FINANCIAL TRAINING CO LTD	SWIFT HOUSE	SWIFT HOUSEMARKET PLACEWOKINGHAM	RG401AP
YE OLDE ROSE INN			RG401AP
THE FINANCIAL TRAINING CO LTD		25MARKET PLACEWOKINGHAM	RG401AP
TREDRAY & CO	THE TOWN HALL CHAMBE	THE TOWN HALL CHAMBERSMARKET PLACEWOKI	RG401AS
PROFESSIONAL IT	26-28	26-28MARKET PLACEWOKINGHAM	RG401AP
	26-28	26-28MARKET PLACEWOKINGHAM	RG401AP
LAND AT	YE OLD ROSE INNE & 29		

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

Tel: (0118) 974 6451

Date: 16 April 2002

My ref: F/2002/6078

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

Dear Councillor

Application Number: F/2002/6078
26-28, Market Place, , Wokingham.
Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2002/6078**
26-28, Market Place, , Wokingham.
Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

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

Tel: (0118) 974 6451

Date: 16 April 2002

My ref: F/2002/6078

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/6078
26-28, Market Place, , Wokingham.
Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6078**
26-28, Market Place, , Wokingham.
Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

Received by Wokingham District Council

Application No: F/2002/6078

Proposal:
Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units.

Location:
26-28, Market Place, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6078 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/05/2002. 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.

**Trevor Watson
Development Control Manager**

16 April 2002

Tel. (0118) 974 6429 or 6433

Date: 19 March 2002

Your Ref:

My Ref: F/2002/6078

Parkman Group
C/O Parkman Propoerty Management
Footscray Offices
Maidstone Road
Sidcup
Kent
DA14 5HS

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: 2002/6078

Site Address: 26-28, Market Place, , Wokingham.

Proposal: Proposed erection of air conditioning plant to 2nd floor offices with internal and extenal units.

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

Please show the position of the external units unit on the block plan.

6 copies of side elevations of external air conditioning units.

The fee should only be £95.00 as no new floor space is being made.

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

08.APR.2002 6078

PARKMAN

08 APR 2002

CAROL HURST
The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

	YOUR REF
JCC 52745/11/1	OUR REF
3rd April 2002	DATE
pflynn@parkman.co.uk	DIRECT EMAIL
0208 308 8129	DIRECT TEL

Re: Installation of Air conditioning at Parkman Offices at 2nd Floor 26-28 Market Place Wokingham

Dear Ms Hurst

Thank you for your letter of 19th March 2002.

Please find enclosed the resubmitted application together with six copies of the side elevations on Drawing 52745/A/04 VER A and the position of the external units shown on the block plan all as requested.

Thank you for your help and assistance.

Your sincerely

Paul Flynn

Paul Flynn

ENC APPLICATION
CHEQUE FOR £95.00

TEL: 020 8308 0300 FAX: 020 8308 8132
FOOTSCRAY OFFICES, MAIDSTONE ROAD, SIDCUP, KENT, DA14 5HS
WEBSITE: www.parkman.co.uk

PARKMAN PROPERTY MANAGEMENT LIMITED, REGISTERED IN ENGLAND, NO. 2879186. REGISTERED OFFICE: CUNARD BUILDING, LIVERPOOL. L3 1ES

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

GS.AR.2082* 6078

1.	APPLICANT'S NAME	PARKMAN GROUP PLC
	ADDRESS	CUNARD BUILDINGS
		LIVERPOOL
	POST CODE	L3 1ES PHONE 0151 242 7777
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PARKMAN PROPERTY MANAGEMENT
	ADDRESS	FOOTSCRAY OFFICES, MAIDSTONE RD, SIDCUP
		KENT
	POST CODE	DA14 5HS PHONE ~~0208308 8132~~ 0208308 8800. PAUL FLYNN.
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	26-28 MARKET PLACE
		WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF AIR CONDITIONING PLANT TO 2ND FLOOR
		THE 2ND FLOOR RETAINS EXISTING PURPOSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.7×10^{-5} HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	52745/A/01 VERA AIR CONDITIONING TO 2ND FL
		52745/A/02 VERA BLOCK PLAN
		52745/A/03 VERA LOCATION PLAN
		52745/A/004 VERA SIDE ELEVATION

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? N/A.

Tick the boxes(x)

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

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

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

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

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

1769b

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

TWO SHOP UNITS ON GROUND FLOOR WITH BASEMENTS/SHOPS OF OFFICES ON FIRST & SECOND FLOORS
THIS APPLICATION APPLIES TO THE SECOND FL OFFICES

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

EXTERNAL PLANT CONSISTS OF NINE OUTDOOR UNITS FOR AIR CONDITIONING AS DESCRIBED ON DRAWING 52745/A/01 REV B

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A

To existing system YES/NO

If no, please give details

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

DELIVERY OF PLANT MADE TO REAR OF PROPERTY FROM RLK

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

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

£190-00

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

SIGNED Paul Flynn ON BEHALF OF PARKSMAN PROPERTY MNG DATE 6/3/02

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES	N/A			
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	515			
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	N/A	N/A	N/A	N/A
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	515			

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	N/A
Proposed	N/A	N/A

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

ERECTION OF AIR CONDITIONING PLANT CONSISTING OF INTERNAL & EXTERNAL UNITS WITH POWER & REFRIGERATION PIPEWORK.

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

PARAGON GROUP

NO

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

Existing Staff	Transferred Staff	New Staff	Total
32	N/A	N/A	32

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

N/A

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

08.APR.2002*

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/~~The applicant has~~* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR A PHILLIP HORNE THALES PROPERTIES LTD RICHMOND CT 309 FLEET RD FLEET HAMPSHIRE GU51 3NY	C/O MR CYMERMAN MARKUS KUNG & CO CITY HOUSE MONKS WAY LONDON NW11 0AE	1/3/02

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) N/A

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
N/A		

Signed . . . Paul Flynn

On behalf of . . . PARKMAN PROPERTY MANAGEMENT

Date . . . 6/3/02

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

① ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ~~LISTED BUILDING~~ ORD. SHEET No. 75B

BUILDER R/46/72 QUEENSMERE REDEV. 18/9/72 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02889	WOKINGHAM SQUASH RACKETS CLUB	STORE AT REAR	4.9.75	N/A REF
03465	" " "	Pass Enter Bottle store + Additions	30 10 75	N/A C/A
03481	ABBEY NATIONAL BUILDING SOC	GROUND FLOOR SHOP TO BUILDING SOC	30.10.75	W/DR
04235	LYFF BUILDING LTD	DEMOLISH + RE-DEVELOP	15 4 76	N/A REF
04785	" " " LBC	Ext at rear from shops with offices over	8.7.76	N/A C/A
04786	" " "	" " "	8.7.76	N/A C/A
05241	" " "	BASEMENT UNDER REAR EXT.	26.8.76	N/A C/A
BR6124	" " "	" "	12.4.77	APP N/A
08008	CREST ESTATES LTD.	NO 26 PART RECONSTRUCTION NO 28 NEW BUILDING - SHOPS + OFFICES.	13.4.78	N/A C/A
08009	"	LISTED BUILDING CONSENT	~~13.4.78~~	N/A ~~C/A~~

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 9172	CREST ESTATES LTD.	3/STOREY SHOPS OFFICES + RE-CONSTR PART NO 26	18.9.78	REF N/A
BR 9806	"	"	28.12.78	REF N/A
BR10141	"	"	~~13.3.79~~ 3.3.80	~~REF~~ APP N/A
BR11892	W.H. SMITH + SON	NEWS RECEIVING BUILDING AT REAR	14.9.79	APP N/A
BR12029	"	RETAIL OUTLET	22.10.79	REF N/A
11734	"	BLDG FOR PAPER SORTING	25.10.79	N/A C/A
11735	"	RETAIL OUTLET	25.10.79	N/A C/A
11736	"	3 SIGNS	25.10.79	N/A C/A
12426	"	Window Red Rear ALLEYWAY LBC	14.2.80	N/A CA
12427	"	" " "	14.2.80	N/A CA
BR12805	"	NEWS RECEIVING BLDG	31.1.80	APP N/A
~~[illegible]~~		~~[illegible]~~	~~11.2.82~~	~~N/A~~ ~~C/A~~

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3)

ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12621	W.H. SMITH & SON	BLDG FOR SORTING PAPERS	10. 4. 80	N/A R.
12029	" " "	Proposed retail outlet	31. 3. 80	app N/A
BR 12975	ABBEY LIFE ASSURANCE CO. LTD.	INTERNAL ALTERATIONS ETC	2.4.80	APP N/A
BR 13172	Abbey Nat Bld Soc. unit 2	New shop fillings etc	18. 4 80	app N/A
13041	" " " "	as above metal fascia letters,	WITHDRAWN	
13042	" " " " LBC	as above	5. 6. 80	N/A CA
13040	" " "	as above,	5 6 80	N/A CA
BR 16351	W H Smiths & Son	Store for news papers &	9.3.81	REF N/A
15021	"	bicycle shed.	19. 3 81	N/A CA
15155	ABBEY NAT. BUILDING SOCIETY	PROJECTING SIGN - UNIT 2	9. 4 81	N/A CA
BR 16789	W.H SMITH & SON LTD	BICYCLE STAND/SHED	13.5.81	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4)

ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15904	W.H SMITH & SONS	BLDG FOR NEWSPAPER & SORTING	30.7.81	N/A CA
16911	SAVACENTRE LTD	NEW & REVISED DOORS	11.2.82	N/A CA
17398	ABBEY NATIONAL	GROUND FLOOR OFFICE COOLING CONDENSER	7.5.82	N/A CA
18415	W.H.SMITH & LTD	ALTS TO SHOP FRONT	15.11.82	N/A CA
18433	"	W.H.SMITH SIGN ONTO CANOPY	18.11.82	N/A CA
BR 20534	"	ALTS TO SHOP FRONT & CONCRETE FLOOR BEAMS.	5.5.83	REF N/A
BR 20534	"	"	17.5.83	App. N/A
21110	OPCE (UK) LTD	ILL. FASCIA SIGN	5.4.84	N/A CA
22507,8 PP	"	REPL. FRONT DOOR	15.11.84	N/A CA
AA 2468	NIXDORF COMPUTER LTD.	1ST FLOOR INT. PARTNS & AIR COND.	3.6.87	REF
31441/2R CA	ABBEY NAT	CASH DISPENSER / ILL. SIGN & PANEL	29.8.88	CA R
31741	PRUDENTIAL PROP. SERVICES	"	13.4.89	CA

DATE OF COMPLETION

MINISTRY DECISION W.H. SMITH INT. RETAIL ALTS 6.6.90 APP

SPECIAL ORDERS " 2 ILL. SIGNS 1.8.90 CA

DRAINAGE 35955 " DOORS & SHOP FR. 29.8.90 REF.

091074 32128 ABBEY NATIONAL SIGNS 15.12.88 CA

(5) ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER ~~31741 PRUDENTIAL ILL. SHOW PANEL 13.4.89 C/A~~

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~36307~~	~~W.H. SMITH~~	~~DEM. REAR BOUNDARY WALL~~	~~21.5.91~~	~~SEE STATE C/A~~
~~36307~~		~~MODS TO LT. SHOP FRONT~~	~~29.8.90~~	~~REL~~
BRA 9307	"	DEM/ALTS. OF FIRE DAMAGED BUILDING	4.9.90	APP
36308	"	S/ST. " "	17.10.90	C/A
FP/93/1376	BALDWINS IND. LTD.	PARTITIONS	26.5.93	REL
FP96/5929	FIRST NAT. FINANCE CORP.	INT. RETURB.	16.12.96	C/APP
SL97/0519	CLC Contractors Ltd.	Sc. for Ext. Repairs & redec.	16.10.97	APP.
F/2000/0817	Abbey National	Int. Alterat. + Auto. doors	30.05.00	C/A
A/2000/2570	"	Withdrawn.	04.04.01	
A/2001/3690	"	Erect ext. ill projecting sign	23.05.01	APP

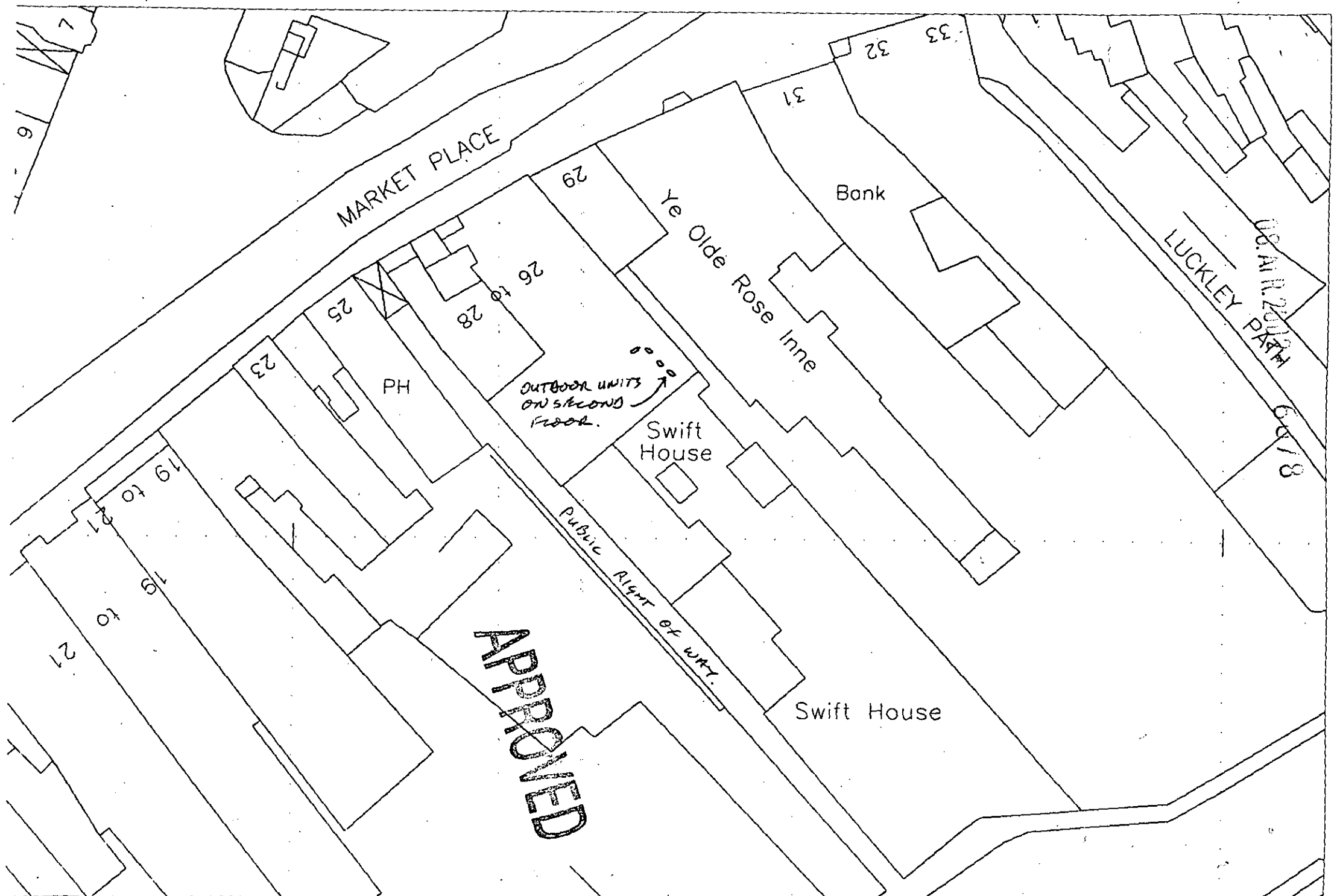
DATE OF COMPLETION

MINISTRY DECISION

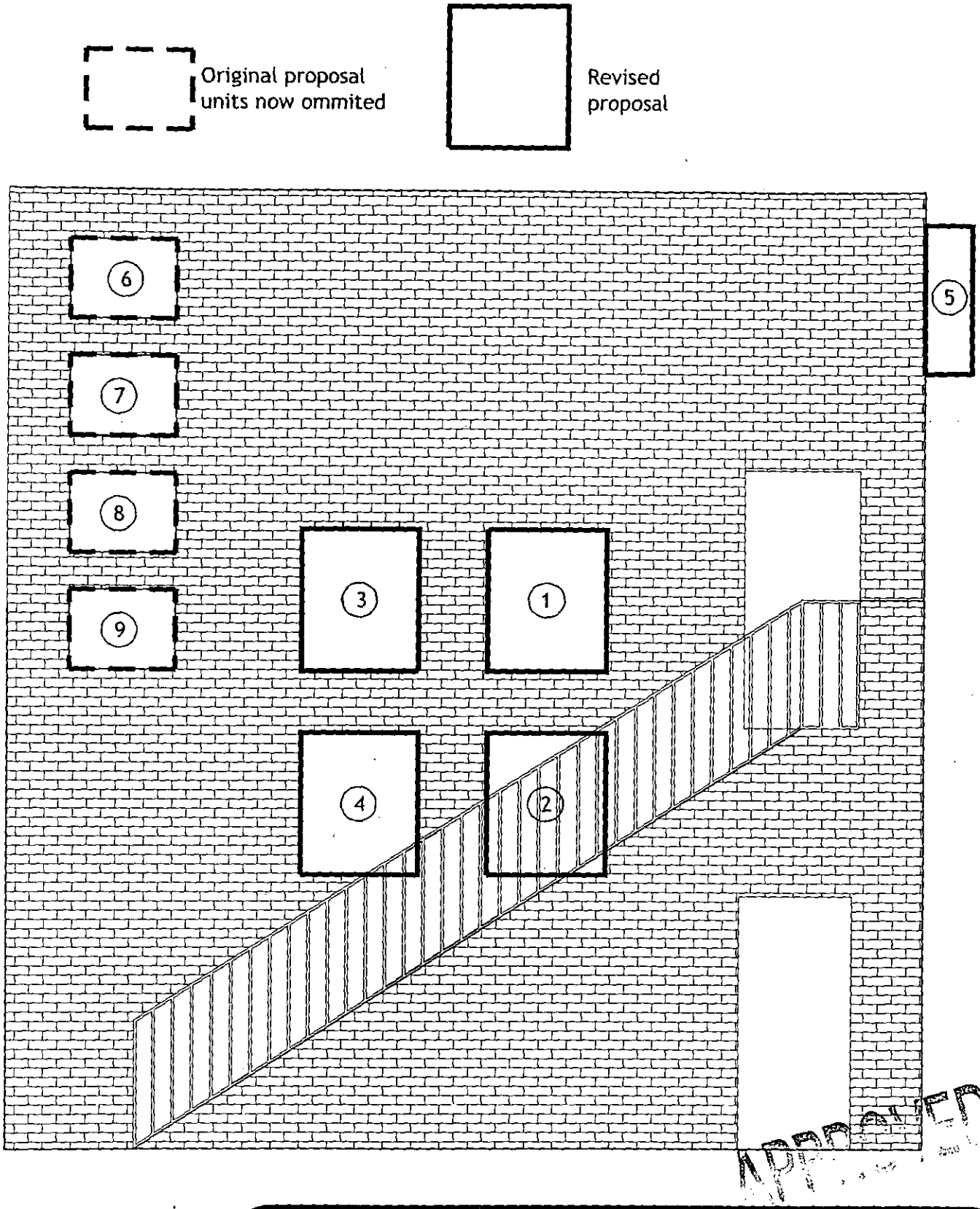
SPECIAL ORDERS D.D. Eng - Ms. Lambie - Replace signs - 3/3/99

DRAINAGE

091074



26 - 28 MARKET PLACE, WOKINGHAM, AIR CONDITIONING TO 2nd FLR. BLOCK PLAN 52745/A/02 VER. A SCALE 1:500



	P.GRAY 08/02	P.FLYNN 08/02	K.BARKER 08/02
C	Originated by and date	Checked by and date	Approved by and date
Version			

PARKMAN

BSI REGISTERED FS 15024 — UKAS QUALITY MANAGEMENT 003

Client	PARKMAN
Project	26-28 MARKET PLACE WOKINGHAM
Drawing Title	REVISED LAYOUT FOR PLANNING
Purpose	PLANNING
Draft / Issue	Issue ●
Scale	N.T.S
Issuing Office	SIDCUP
Telephone	020 8308 0300
Drawing number	52745/P/004
Version	C

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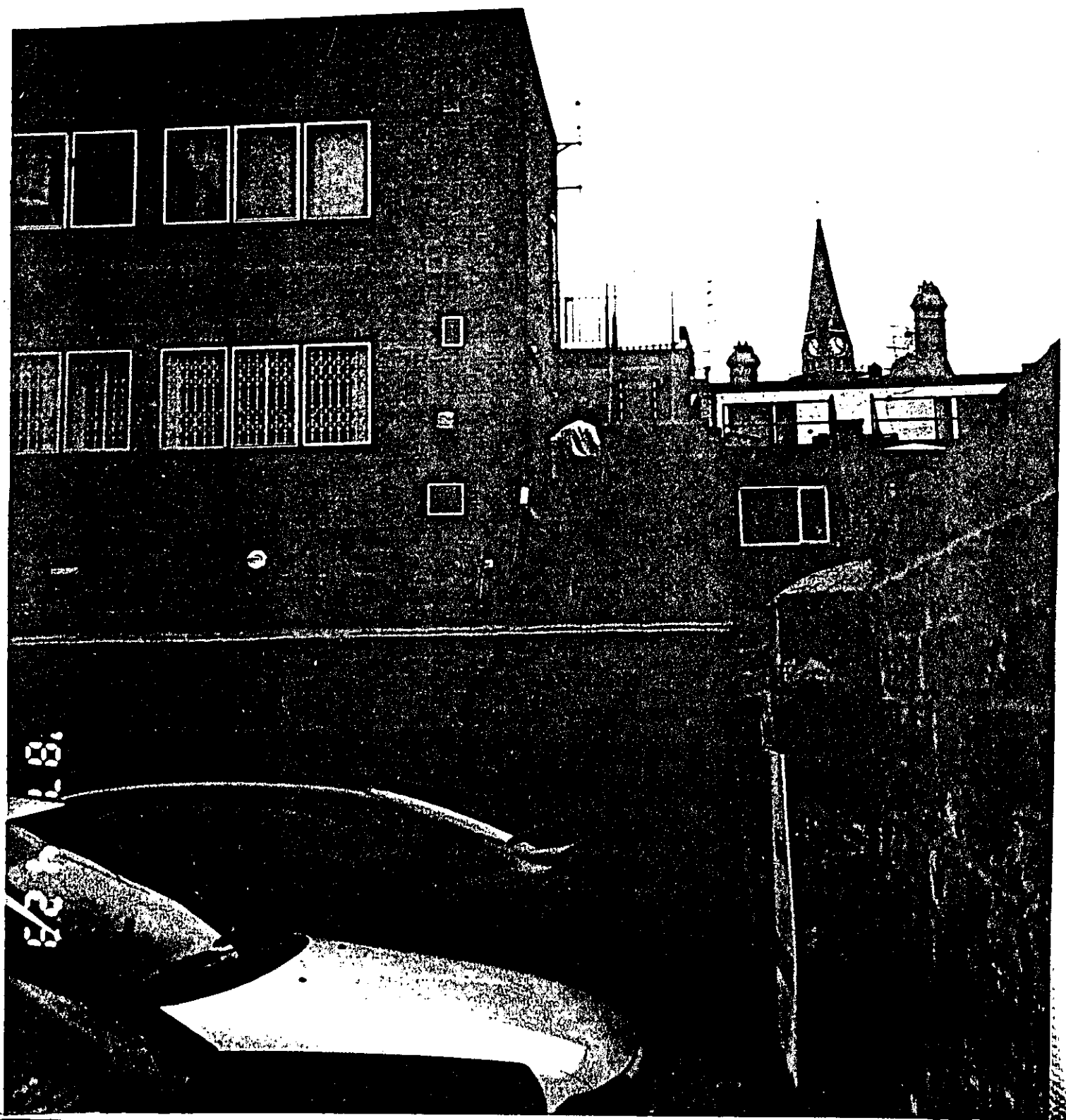

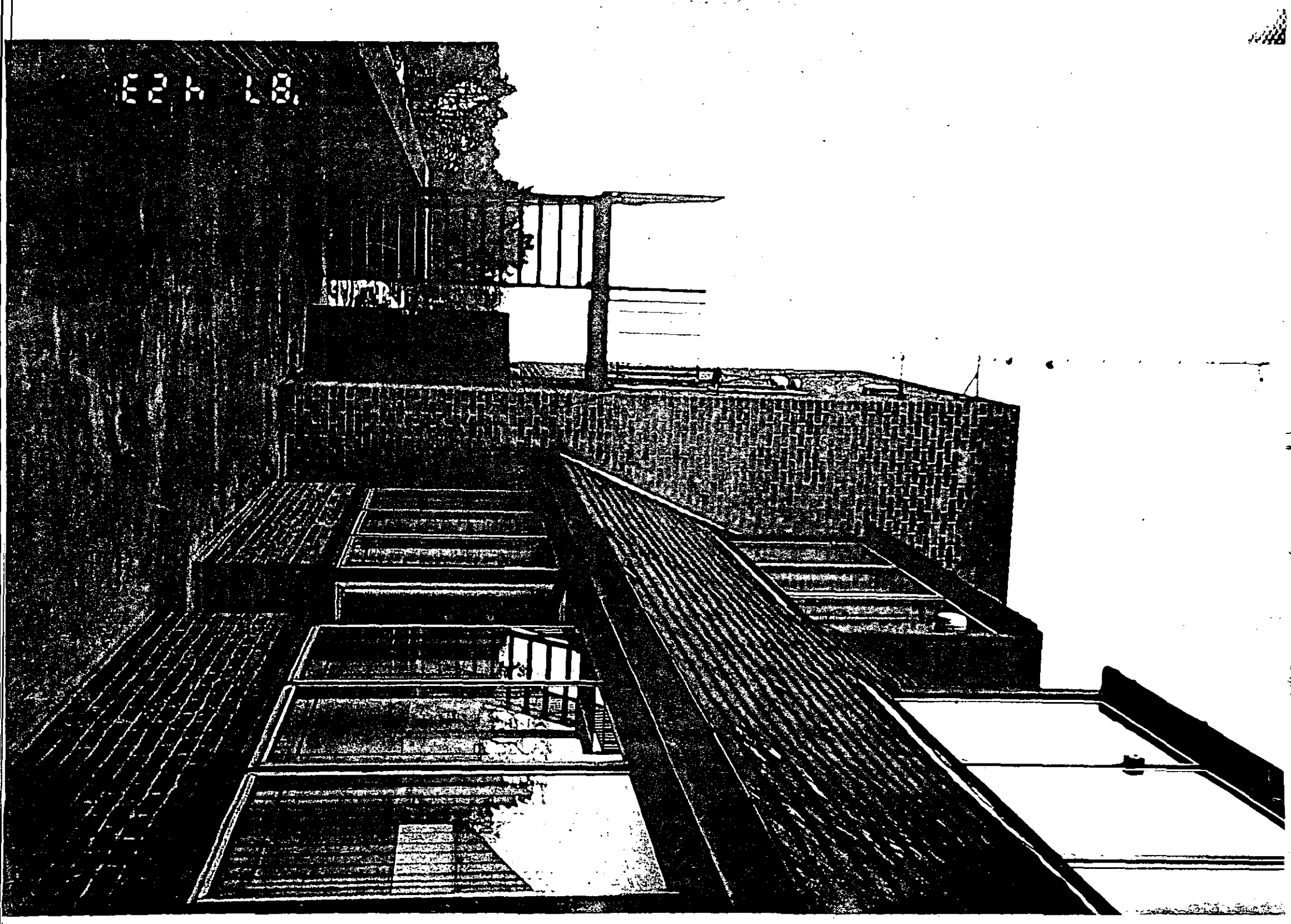
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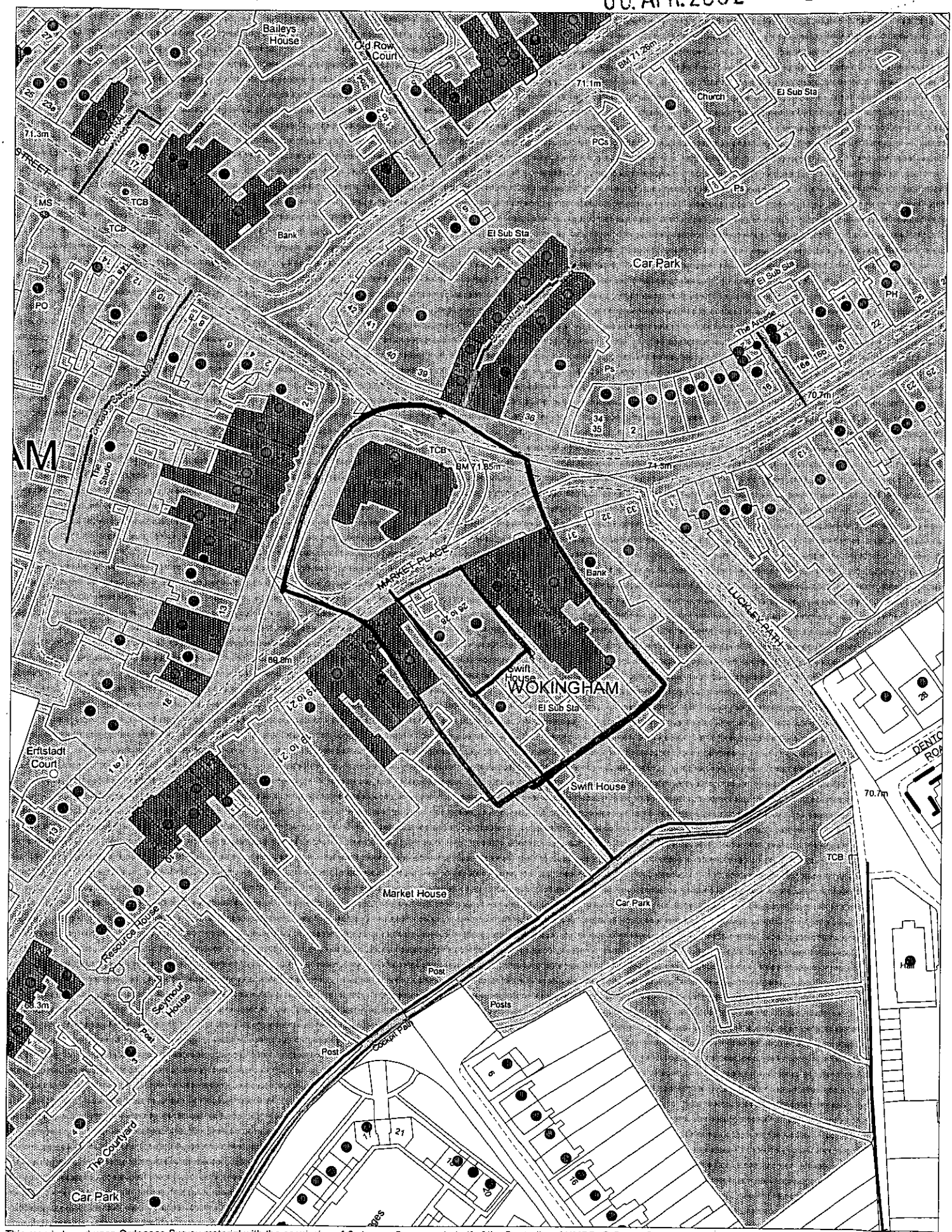

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Development Control Section, Environmental Services, Wokingham District Council.
14 March 2002 Scale: 1 : 1250

N W E S

COMPACT CASSETTE TYPE

Compact design for easy installation and maintenance.

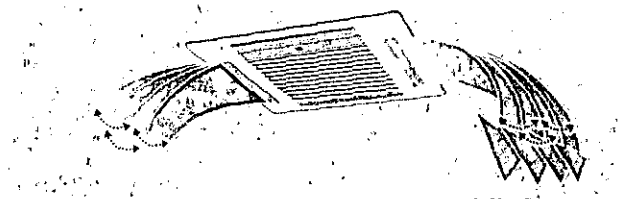




Wall-Fixed/Handy Type



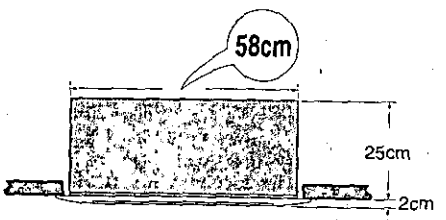
Auto air flow direction and auto swing



4-STEP SWING　　4-STEP SWING

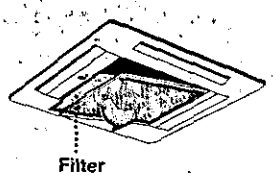
Compact design

This compact air conditioner can be fit to ceiling tiles (600×600mm). (For AUS 18/18R)



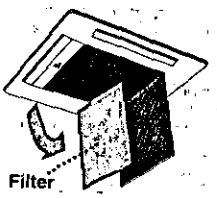
Easy maintenance

● Opening for easy maintenance



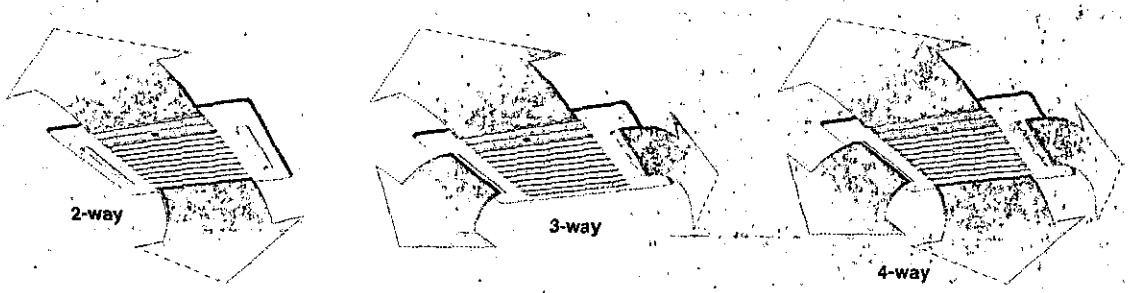
Filter

● Removable and washable



Filter

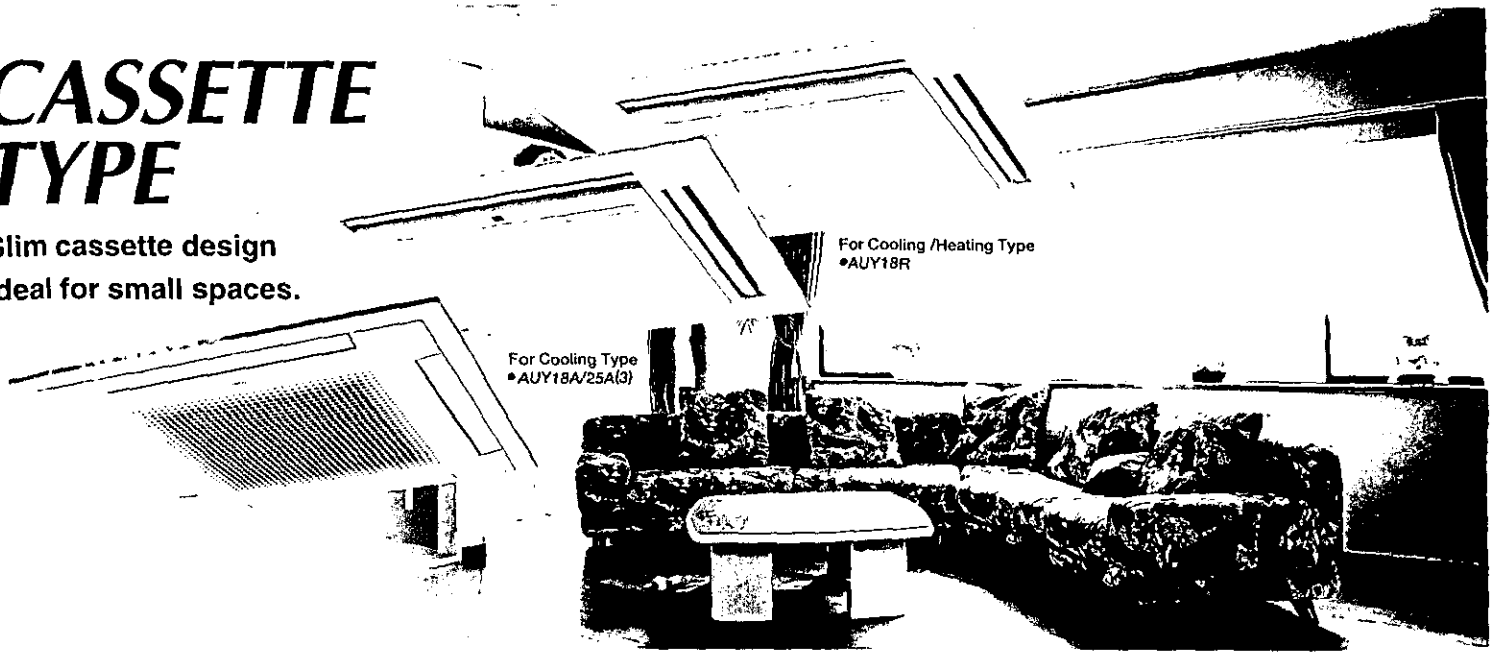
4-Way air flow system



AUY12AG	C 3.65-3.70kW/12,500-12,600BTU/h	**AUY12RG**	C 3.55-3.60kW/12,100-12,300BTU/h H 4.00-4.10kW/13,700-14,000BTU/h
AUY14AG	C 3.90-4.10kW/13,300-14,000BTU/h	**AUY14RG**	C 3.90-4.00kW/13,300-13,700BTU/h H 4.35-4.50kW/14,900-15,400BTU/h
AUY18AG	C 4.95-5.10kW/16,900-17,400BTU/h	**AUY18RG**	C 4.85-5.00kW/16,600-17,100BTU/h H 5.3-5.45kW/18,100-18,600BTU/h

CASSETTE TYPE

Slim cassette design ideal for small spaces.

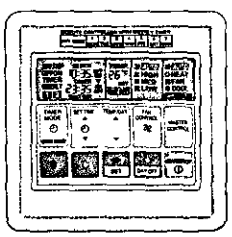


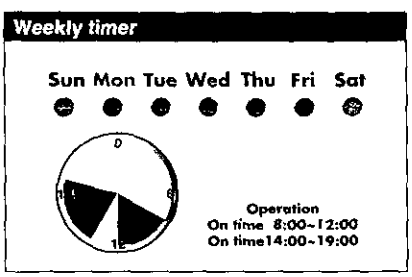
Weekly timer

■ Three kinds of timer setup (OFF/ON/WEEKLY) are possible.

■ Function of weekly timer
[Except for AUY 18A/18R/25A(3)]

Setting of different on-off time day by day.
Setting of set on-off time twice a day.
Setting of time in 5-minute steps.
Timer operation for a reserved day can be cancelled in advance by pushing the "DAY OFF" button.
Time setting can be left until the next day.





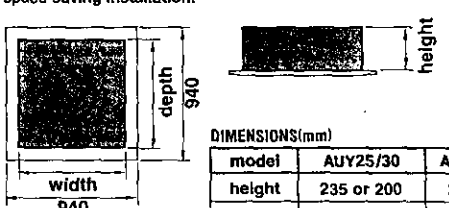

LCD Wireless Type
For AUY18A/25A(3)


Wired-Type
For AUY18R


Wired-Type
(With Weekly Timer)

Slim size & slender fit (2-way setting)

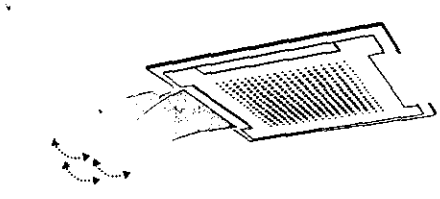
The smallest and compact body realizes space saving installation.



DIMENSIONS(mm)

model	AUY25/30	AUY36/45/54
height	235 or 200	285 or 250
width	830	830
depth	830	830

Auto air flow direction and auto swing




For AUY18A/18R/25A/
25R/25A(3)


For AUY30A/30R


For AUY36A(3)/36R(3)/
45A(3)/45R(3)/
54A(3)/54R(3)

SINGLE PHASE MODELS

AUY18A — C 5.25-5.40kW/17,900-18,400BTU/h

AUY25A New — C 7.00-7.10kW/23,900-24,200BTU/h

AUY30A New — C 8.6-8.8kW/29,400-30,000BTU/h

3-PHASE MODELS

AUY25A(3) — C 7.00-7.10kW/23,900-24,200BTU/h

AUY36A(3) New — C 10.3-10.5kW/35,200-36,000BTU/h

AUY45A(3) New — C 12.4-12.7kW/42,500-43,500BTU/h

AUY54A(3) — C 13.9-14.1kW/47,500-48,000BTU/h

SINGLE PHASE MODELS

AUY18R — C 5.10-5.20kW/17,400-17,800BTU/h
H 5.30-5.45kW/18,100-18,600BTU/h

AUY25R New — C 6.95-7.05kW/23,700-24,100BTU/h
H 7.75-8.00kW/26,500-27,300BTU/h

AUY30R New — C 8.6-8.8kW/29,400-30,000BTU/h
H 8.8-9.1kW/30,000-31,100BTU/h

3-PHASE MODELS

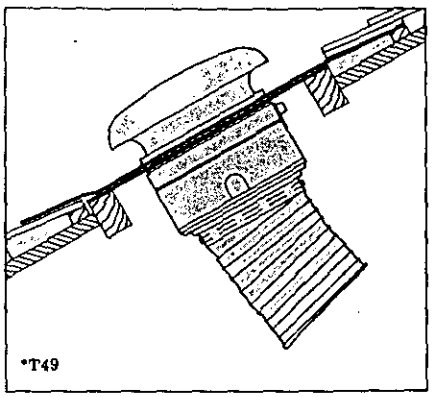
AUY36R(3) New — C 10.3-10.5kW/35,200-36,000BTU/h
H 10.5-10.7kW/36,000-36,500BTU/h

AUY45R(3) New — C 12.4-12.7kW/42,500-43,500BTU/h
H 13.4-13.7kW/46,000-47,000BTU/h

AUY54R(3) — C 13.9-14.1kW/47,500-48,000BTU/h
H 15.4-15.8kW/52,500-54,000BTU/h

08.AUR.2002* 6078

Typical example of termination through roof tile and ductwork to back of ceiling cassette.



T-Series direct mount spigot

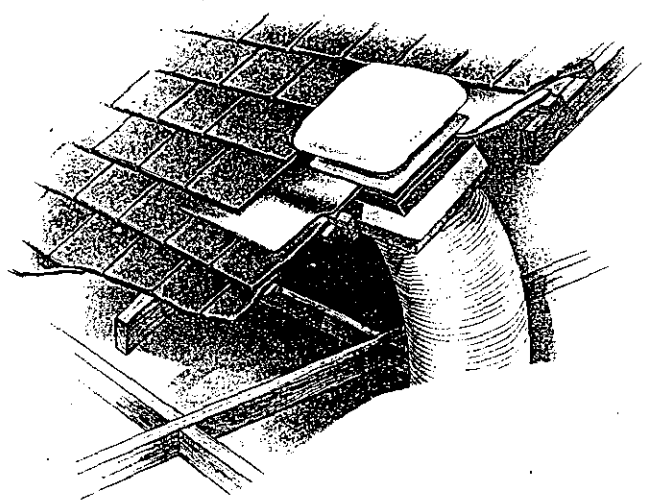
Unit size	Model	Duct Dia.
Size 7	Roof	225 mm
Size 9	Roof	300 mm

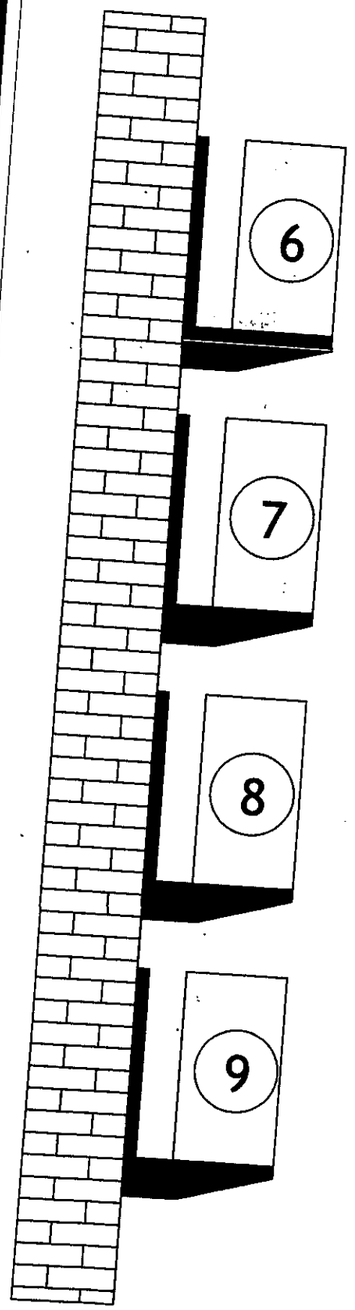
PITCHED ROOF

All T-Series roof models may be installed in fixing plates with zinc or lead weathering apron, fitted directly to a tiled or slated roof to provide a water-tight installation. A suitable sealing compound should be used between the weathering apron and the exterior unit seal.

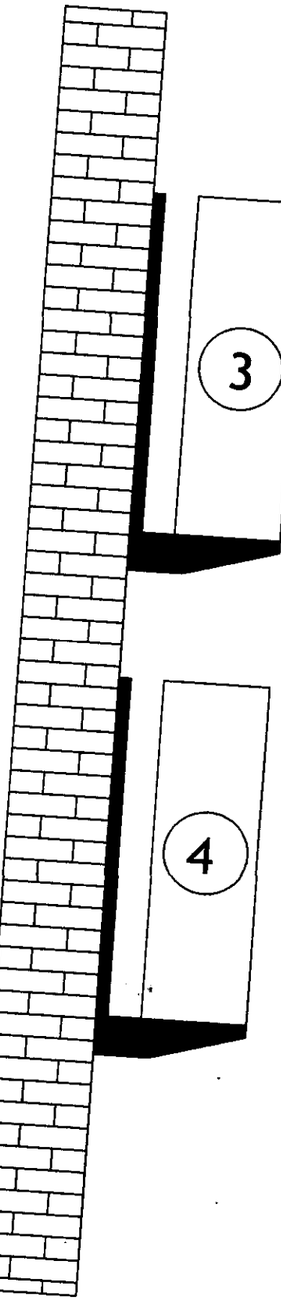
The illustration shows a T-Series roof model fitted with a direct mount spigot and flexible ducting.

Details of:
Direct mount spigot, page 147.
Flexible ducting, page 153.
Worm drive clips, page 154.





SCALE 1:20



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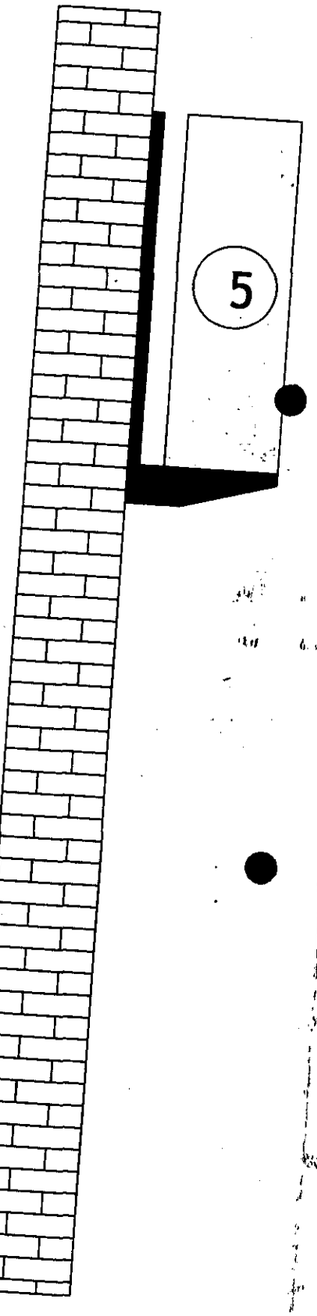

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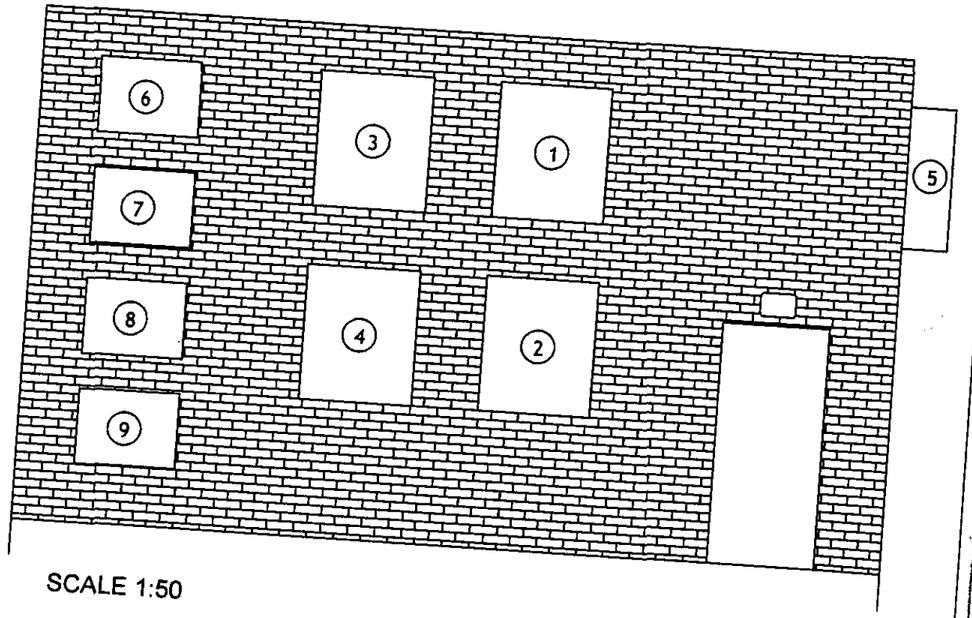

SCALE 1:50

A	PLANNING APPLICATION	P.GRAY 04/02	P.FLYNN 04/02	C.CARNE 04/02
Version	Amendment	Originated by and date	Checked by and date	Approved by and date

PARKMAN

FS 15024

Client	PARKMAN
Project	26-28 MARKET PLACE, WOKINGHAM
Drawing Title	SIDE ELEVATION SHOWING TYPE 1 BRACKET
Purpose	PLANNING APPLICATION
Draft	●
Issue	
Scale	AS SHOWN
Issuing Office	SIDCUP
Telephone	0208-308-0300
Drawing number	52745/A/004
Version	A