Elaine Vashi

From: John Mullaney
Sent: 01 August 2002 11:02
To: Elaine Vashi
Subject: 42 Station Road, F/2001/5542

I am satisfied that the details sent in to comply with conditions 2,3& 4 are satisfactory.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Date: 16 July 2002

To: Case Officer

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

Application Number: F/2001/5542

Location: 42, Station Road, Wokingham.

Proposal: Proposed change of use from A1 (Shop) to A3 (Hot Food Takaway)

Applicant: Amjid Mahmood.

Case Officer: Elaine Vashi

The new plans show the following: Details to comply with conditions 02, 03 & 04 relating to soundproofing and transmission of fumes/odours; plant machinery and equipment, ventilation and filtration. Drawing nos: 1252-1; 1252-2; 1252-3; 1252-4.

Comments are required by 26/07/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App No. SS42 (Planaps) / (Ludhouse) Date Rec. 12/6/02.

Location: 42, STATION ROAD, WOKINGHAM

Parish WOKINGHAM.

Applicant:

Description of attached plans PLANS TO SHOW DETAILS TO COMPLY WITH COND. 02, 03 & 04 WHICH RELATE TO SOUNDPROOFING & TRANSMISSION OF FUMES/SMELLS; PLANT MACH. & EQUIPMENT AND VENTILATION & FILTRATION.

Drawing No's: 1252-1; 1252-2; 1252-3; 1252-4;

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: ENV. HEALTH.

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 10days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER E.V.

Consultations Sent by Admin. on 16.07.02

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. 5542 (Planaps) / (Ludhouse) Date Rec. 12/6/02.

Location: 42, STATION ROAD, WOKINGHAM

Parish WOKINGHAM.

Applicant:

Description of attached plans PLANS TO SHOW DETAILS TO COMPLY WITH COND. 02, 03 & 04 WHICH RELATE TO SOUNDPROOFING & TRANSMISSION OF FUMES/SMELLS; PLANT MACH. & EQUIPMENT AND VENTILATION & FILTRATION.

Drawing No's: 1252-1; 1252-2; 1252-3; 1252-4;

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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 E.V.

Consultations Sent by Admin. on 16.07.02

Yellow - Part One Copy
Green - Officer's Copy

ACTION

ROBERT W. MARRIOTT dip. arch. hons (PNL). RIBA. Chartered Architect.

21, Ingrebourne Court,
Chingford Avenue,
Chingford, E4. 6RL.

tel.-fax 020-8524-6536
mob. 0793-0857575

Your ref.
My ref. 1252/RWM

PLANS TO MEET CONDITIONS

5542

10th June 2002.

CONDITIONS ON CHARGE AOR

EV

12 JUN 2002

COPIES TO: ACK: FILE:

BA 57441

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

ACTION

CONSULT E.H

Dear Sirs

ref: Approved Application No. F/2001/5542.
Change of Use from A1 to A3 @ 42, Station Road, Wokingham.

With reference to the above approval I enclose two sets of my drawings and specification notes showing the details for the fitting out of the above property and would request that these be considered in respect of conditions nos. 2, 3 & 4 of the above consent.

Please note that a separate application has been made in respect of condition no. 7.

Yours faithfully.

cc. Mr. P. Kiboi

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

Tel. **(0118) 974 6451** (Direct Line)
Fax. (0118) 974 6484
Email. Elaine Vashi@wokingham.gov.uk
Date June 12, 2002
My ref.
Your ref. 1252/RJM

WOKINGHAM UNITARY
Aiming for Excellence

Amjid Mahmood
C/O Robert Marriott
21 Ingrebourne Court
Chingford Avenue
Chingford
E4 6RL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed change of use from A1 (Shop) to A3 (Hot Food Takaway)

Address of Site: 42, Station Road, , Wokingham.

Application No: F/2001/5542

I refer to your recent submission seeking approval of details as required by conditions attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

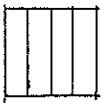
**********FILE COPY**********

Development Control Officer

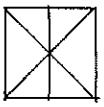
PLANS TO MEET CONDITIONS

Legend:

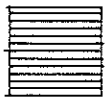
5542 "1



FULLY RECESSED COMPACT FLUORESCENT 4 LAMP/20W MODULAR LIGHT FITTING WITH CLEAR PRISMATIC DIFFUSER 600mm² BY C.P. SUPPLIES.



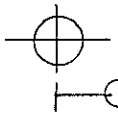
FULLY RECESSED MODULAR FITTING WITH PRISMATIC DIFFUSERS TPA RATED ON AN EXPOSED GRID. REF FLR/66/I 54 BY LUX LIGHTING (tel. 0121 236 7595)



FRESH AIR SUPPLY 600 mm²

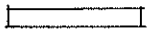


12V/50W DICHROIC DOWNLIGHT WITH CHROME BEZEL 50VA TRANSFORMER AND 38° DICHROIC LAMP REF L4004/WWT BY LUX LIGHTING



STANDARD CEILING LIGHTING POINT

WALL LIGHT POINT



SURFACE MOUNTED 1200mm FLUORESCENT TWIN TUBE FITTING WITH DIFFUSER



INTERNALLY ILLUMINATED FLOOR & CEILING MOUNTED MENU BOARD WITH 5 AMP SUPPLY FED BY MEANS OF FUSED SPUR.



6KW OVERHEAD DOOR HEATER IN PLASTER BOARD WITH SKIMMED FINISH AND DECORATED WITH TWO COATS SATIN OFF WHITE BS. 10. B. 15



BULKHEAD LIGHT FITTING OXFORD MAINTAINED BASIC (REF MM 8105 FROM MICRO MARK) FOR SELF MAINTAINED EMERGENCY OPERATION TO BS 5266.



FIRE EXIT SIGNAGE TO LOCAL AUTHORITY AND FIRE BRIGADE REQUIREMENTS.



BREAK GLASS CALL POINT



SMOKE DETECTOR



FIRE BLANKET



5KG DRY POWDER EXTINGUISHER



9 LITRE WATER EXTINGUISHER.



ELECTRICAL SUPPLY/LIGHTING FOR OVERHEAD MENU BOARD



ELECTRICAL SUPPLY FOR EXTERNAL SIGNAGE



INDICATES ½HR FIRE RESISTANT DOOR COMPLETE WITH INTUMESCENT AND SMOKE SEAL STRIPS SET INTO FRAME 'FIRE DOOR KEEP SHUT' OR 'FIRE DOOR KEEP LOCKED SHUT' SIGNS TO BE FIXED TO DOOR



AIR CONDITIONING CASSETTE.



MECHANICAL EXTRACTION FAN



HEAT DETECTOR

JUN 2002

Specification Notes

SUSPENDED CEILINGS.

CUSTOMER AREA :
600mm² ACOUSTIC TILES REF : DUNE TEGULAR WHITE FACED BY ARMSTRONG ON A 24mm TRULOK WHITE FINISHED EXPOSED GRID

COOKING AREA :
600mm² WHITE METAL PAN TILE TYPE TEGULAR BY ARMSTRONG ON A 24 mm TRULOK WHITE FINISHED EXPOSED GRID .

OFFICE / STORES / TOILETS ETC :
WHITE FACED PLASTIC, SILVER BACKED PLASTERBOARD TILE 600 mm² BY ARMSTRONG ON A SUITABLE EXPOSED WHITE METAL GRID

SOUND INSULATION :
WHERE SOUND INSULATION IS REQUIRED A 100mm ROCKWOOL SOUND INSULATION QUILT IS TO BE LAID OVER THE CEILING TILES .

STRUCTURAL CEILINGS :

ALL EXISTING TIMBER JOIST AND LATHE AND PLASTER OR PLASTERBOARD CEILINGS ARE TO BE UNDERLINED WITH 12.5mm GYPROC PLASTERBOARD WITH SCRIM AND SET FINISH TO GIVE 1 HOUR FIRE SEPARATION ,

CANOPY AND EXTRACT DUCTING :

STAINLESS STEEL CANOPY WITH MINIMUM 150mm OVERHANG BEYOND COOKING EQUIPMENT COMPLETE WITH REMOVEABLE GREASE FILTERS AND 2NO GREASEPROOF FLUORESCENT LIGHT FITTINGS. CANOPY TO BE DESIGNED TO COMPLY WITH C.I.B.S.E. GUIDE B TABLES B.2.3 AND B.2.11 TO GIVE A MINIMUM OF 30 AIR CHANGES PER HOUR WITH A VELOCITY OF 0.2 – 0.5 METRES PER SECOND ACROSS THE CANOPY FACE. EXTRACT DUCTING FROM THE CANOPY IS TO BE CONNECTED TO A SYSTEM OF PRE FILTERS AND CARBON / DEODORISING FILTERS. THE FAN MOTOR IS TO MEET THE SOUND EMISSION LEVELS SET IN THE PARAMETERS OF BS 4142.
THE INTERNAL AND EXTERNAL DUCTING IS TO BE FIXED TO THE EXISTING STRUCTURE BY MEANS OF ANTI-VIABRATION MOUNTINGS AND COUPLINGS.
THE EXTERNAL DUCTING IS TO TERMINATE A MINIMUM OF 1.000m ABOVE THE HEAD OF THE NEAREST WINDOW WITH A HIGH VELOCITY LOW LOSS COWL.

VENTILATION

INTERNAL W.C'S TO BE MECHANICALLY VENTILATED TO GIVE A MINIMUM EXTRACTION RATE OF 15 LITRES PER SECOND COUPLED TO THE LIGHT SWITCH WITH A 15 min OVER RUN .
ALL OTHER WINDOWLESS OCCUPIABLE ROOMS TO BE MECHANICALLY VENTILATED TO GIVE A FRESH AIR INTAKE RATE OF 16 LITRES PER SECOND PER PERSON IN A SMOKE TYPE ENVIRONMENT.

FIRE PROTECTION INSTALLATIONS :

EMERGENCY LIGHTING INSTALLATION
TO COMPLY WITH B.S. 5266 'EMERGENCY LIGHTING' PART 1 : 1999 .

SMOKE DETECTION SYSTEM
TO BE INSTALLED AND CONNECTED TO AUDIBLE FIRE ALARM SYSTEM TO COMPLY WITH FIRE PRECAUTIONS (WORKPLACE) REGULATIONS 1997.

FIRE ESCAPE SIGNAGE
TO BE FITTED TO COMPLY WITH LOCAL AUTHORITY AND FIRE BRIGADE REQUIREMENTS AND BS 5499 PART 1.

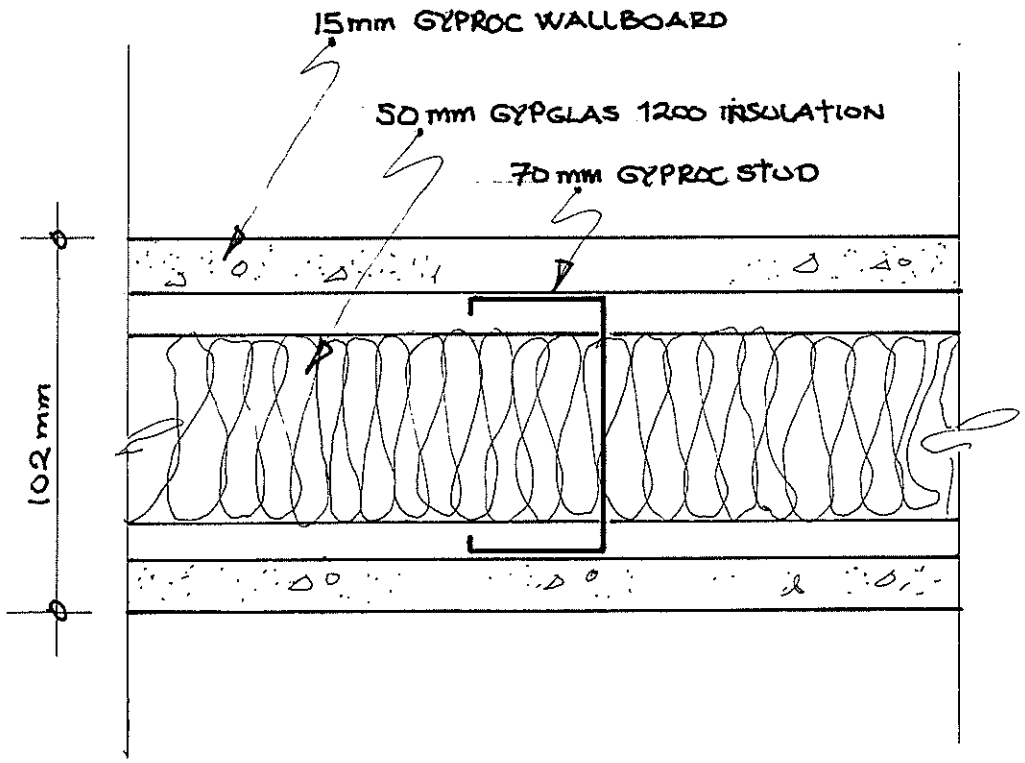
PLUMBING

ALL ABOVE GROUND DRAINAGE IS TO COMPLY WITH BS:5572 .
ALL WASTES FROM FITTINGS TO HAVE 75mm DEEP SEAL TRAPS.

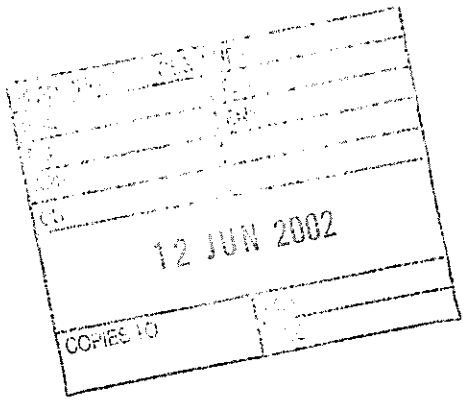
INTERNAL PARTITIONS .

TO BE CONSTRUCTED WITH 70mm GYPROC METAL STUDS AT 600mm CENTRES HORIZONTALLY AND METAL HEAD & SOLE PLATES . FACED BOTH SIDES WITH TWO LAYERS 12.5mm GYPROC PLASTERBOARD FIXED BREAKING JOINT AND WITH SCRIM & SET FINISH . VOID TO BE FILLED WITH 50mm GYPGLAS 1200 INSULATION.

Internal Wall Details

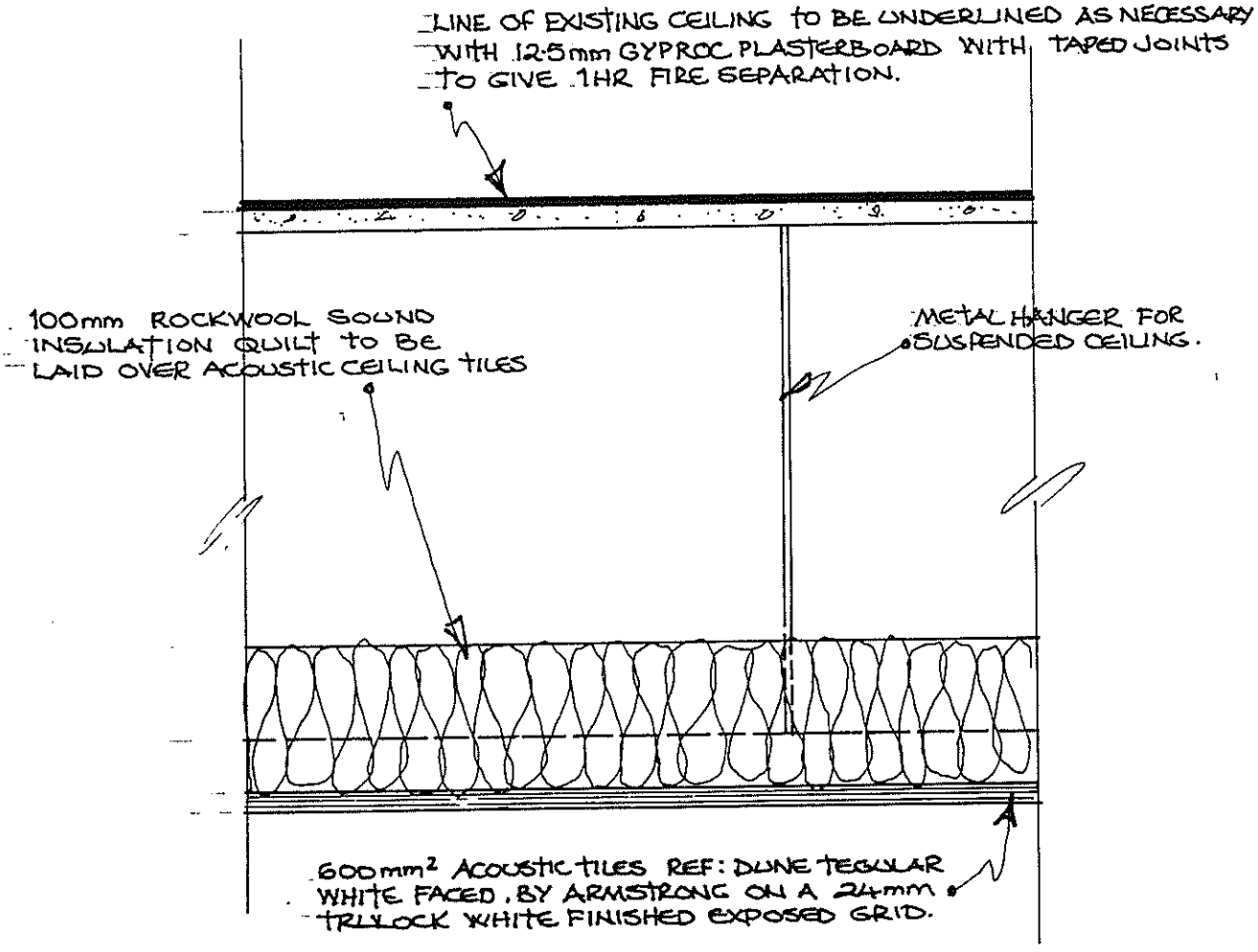


PLAN



Detail Sheet RWM-29 SCALE 1:2

Suspended Ceiling Detail



Drawing no. RWM-30 SCALE 1:5

ROBERT W. MARRIOTT dip.arch. RIBA CHARTERED ARCHITECT.

☎ 0118 974 6379 (Direct Line)
Friday, 12 July 2002

WOKINGHAM UNITARY
Aiming for Excellence

Robert Marriott
21 Ingrebourne Court
Chingford Avenue
London
E4 6RL

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Mr Marriott,

Planning Application No: F/2002/6844

Address: 42 Station Road, Wokingham.

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

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

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

When a building is altered there is no obligation (under the building regulations) to improve access and facilities for disabled people. However, the level of provision after alteration should not be any worse.

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

1. To consider the design of the principal entrance to include a level access threshold into the premises. The DDA (1995) will require service providers to make reasonable adjustments to overcome a physical feature after October, 2004. It may be prudent to consider these requirements during any proposed significant development work. A level threshold may be more easily achieved by locating the entrance where the height difference between the pavement and the threshold is least.
2. To ensure that the entrance contains a leaf which provides a minimum clear opening width of not less than 800mm.
3. To consider the use of colour and tonal contrast of floor, wall, door and door furniture to improve visibility for all users.
4. To ensure that the force required to open door is not excessive (20-30 Newton's recommended).

5. To ensure that any large areas of glazing are suitably marked to reduce hazard for visual impaired visitors.

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

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

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

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

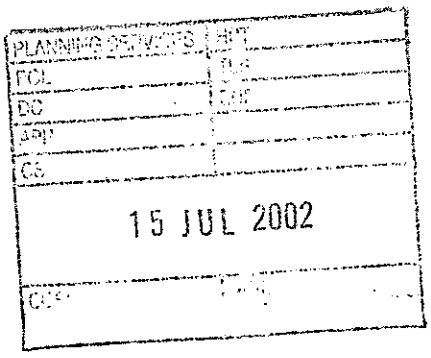
Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

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

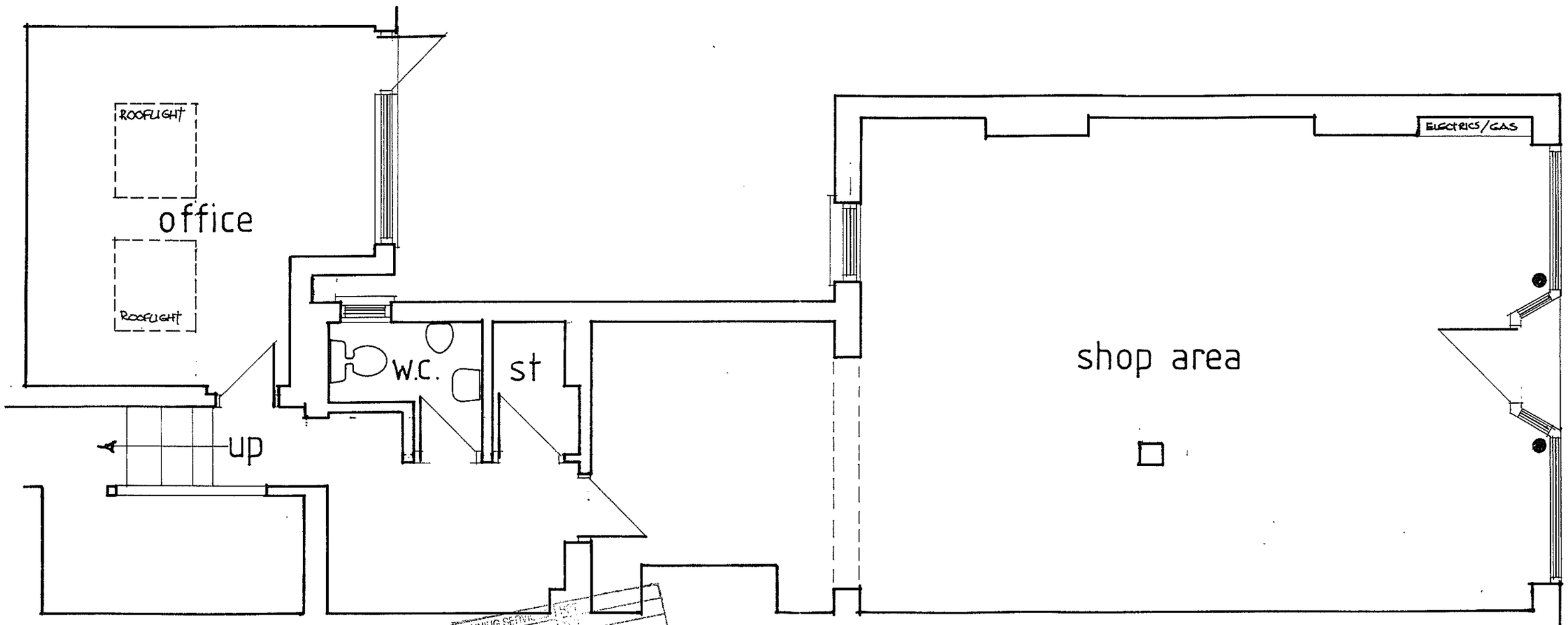
Yours sincerely,

Henry Knight
Access Officer

CC: Elaine Vashi - WDC Planning Dept.

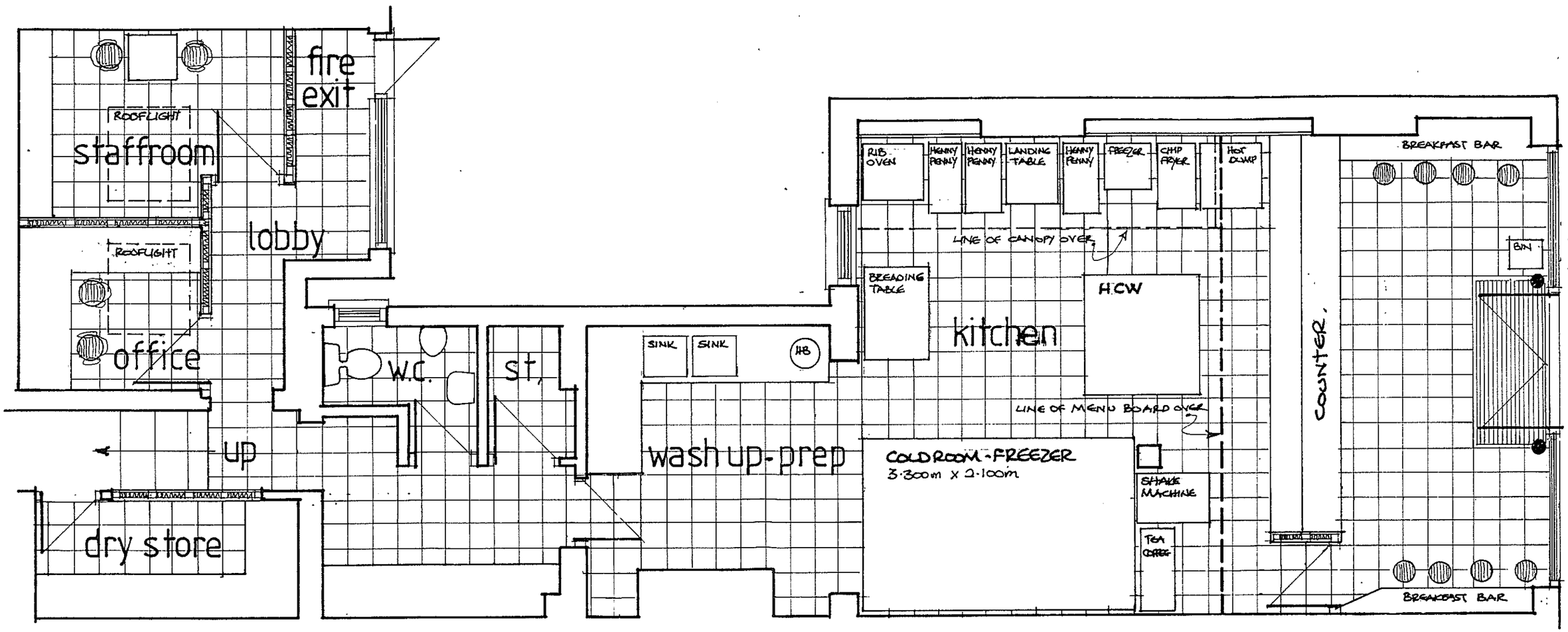


Fitting out of Takeaway Restaurant at 42, Station Road, Wokingham.



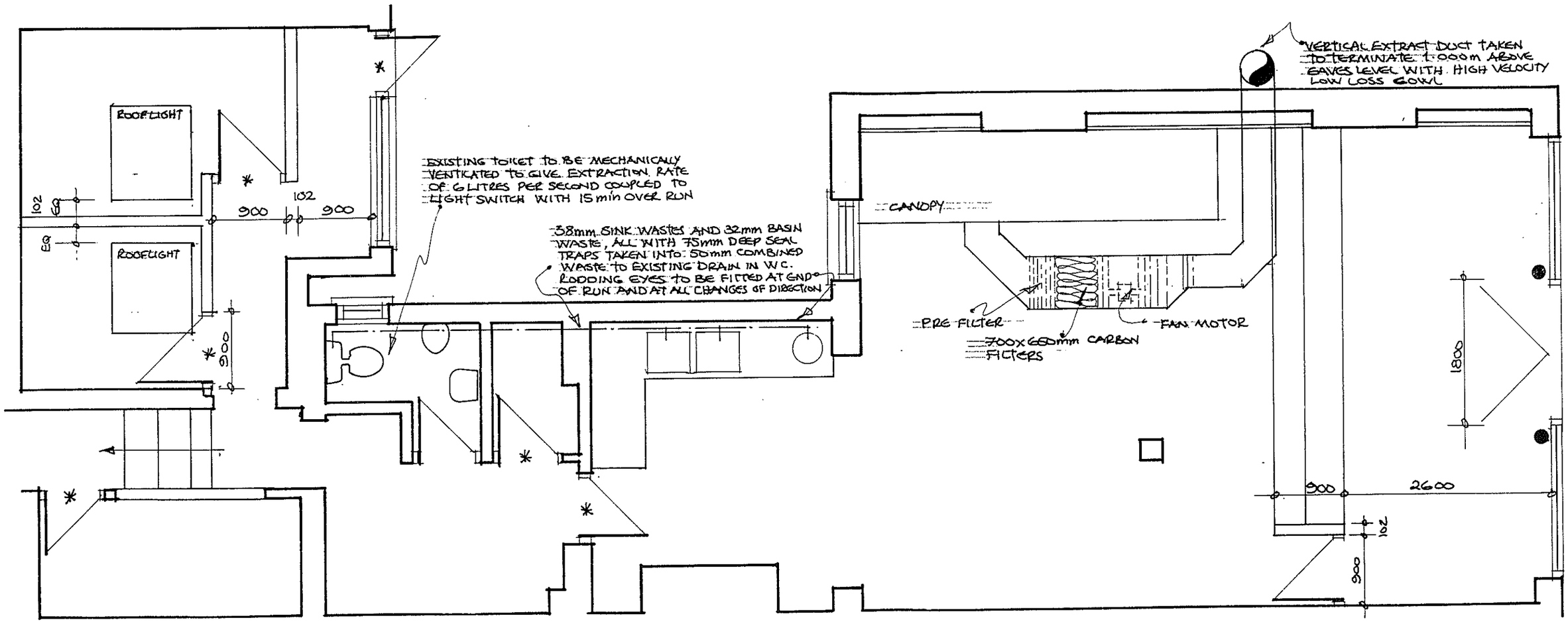
Plan as Existing

Drawing no. 1252 - 1 SCALE 1:50



Plan as Proposed

Drawing no. 1252-2 SCALE 1:50.



Ductwork, Plumbing and Partition Details

Drawing no. 1252 - 4 SCALE 1:50