SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/1433

LOCATION:
Archaeology Building University Of Reading Whiteknights, Reading.

APPLICANT:
University Of Reading C/O Crispin Wride Architectural Design Studio

PROPOSAL:
Proposed erection of building for teaching and research use (C2)

EARLIEST DATE FOR DECISION: **11/06/2000**

APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Lynette Baker**

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University of Reading
C/O Crispin Wride Architectural Design Studio
Gibb House
London Road
Reading
Berkshire
RG6 1BL

Application Number: F/2000/1433

Parish: **EARLEY**

Location: **Archaeology Building, University of Reading, Whiteknights, Reading.**

Proposal: **Proposed erection of building for teaching and research use (C2)**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

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

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

Condition
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
8. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

Condition
9. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

Condition
10. details to ensure disabled accessibility is provided throughout the development and the external areas hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Condition
11. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
9. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
10. To ensure accessibility to the building is available to all.

Reason
11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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 LD5.
Loddon Area Local Plan Policies PWE17, LT5, LT6, LT9 and LBE8.
Deposit Draft Wokingham District Local Plan Policies WOS3, WEM5, WEM6, WT6, WT7, WEM5 and WBE10.

Informative
2. This permission relates to the application as amended with revised plans, drawing numbers J20035/2002-P rev A, 2003-P rev A, 2004-P rev A, 4001-P rev A and 4002-P rev A submitted to the Local Planning Authority on 21 February 2001 showing the revised design of the buildings elevations, roof and dimensions and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 20/06/2001

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1433.	NL
BUILDING CONTROL NUMBER.	BR 2001/2027 Central.	
APPLICANT/AGENT	Boyes Rees	
ADDRESS OF SITE	University of Reading Whiteknights EARLY	
DESCRIPTION OF PROPOSED WORK	new archaeology block	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2556/L(90)01	
ELEVATIONS	2556/L(99)05 (99)06.	J20035/4001-P. 4002-P
FLOOR PLANS	(99)01A (99)02A (99)03	2002-P 2003-P 2004-P.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	Subject to Legal Agreement	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	3/8/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Conditions monitoring Sheet.

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University of Reading
C/O Crispin Wride Architectural Design Studio
Gibb House
London Road
Reading
Berkshire
RG6 1BL

Application Number: F/2000/1433

Parish:	**EARLEY**
Location:	**Archaeology Building, University of Reading, Whiteknights, Reading.**
Proposal:	**Proposed erection of building for teaching and research use (C2)**

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* **Condition**
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved. Discharged 12th Oct 2001.

Condition
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Condition
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Loddon Area Local Plan Policies PWE17, LT5, LT6, LT9 and LBE8.
Deposit Draft Wokingham District Local Plan Policies WOS3, WEM5, WEM6, WT6, WT7, WEM5 and WBE10.

Informative
2. This permission relates to the application as amended with revised plans, drawing numbers J20035/2002-P rev A, 2003-P rev A, 2004-P rev A, 4001-P rev A and 4002-P rev A submitted to the Local Planning Authority on 21 February 2001 showing the revised design of the buildings elevations, roof and dimensions and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 20/06/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 12 October 2001
My ref: NL/F/2000/1433
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 Ron Hoare
Boyes Rees Architects
Palace House
Stow Hill
St. Woolos
Newport
NP20 4EA

Dear Mr Hoare,

PROPOSED MATERIALS FOR THE ERECTION OF THE NEW ARCHAEOLOGY BUILDING, AT THE UNIVERSITY OF READING, WHITEKNIGHTS, READING. APPLICATION NUMBER F/2000/1433.

Thank you for your Fax of the 19 September 20001 regarding the above stated development.

I write to confirm that the proposed materials:-

Windows: RAL 7024 Graphite Grey.
Soffite: Metallic Silver
Gutters: Black UPVC
Rooflights: Metallic Silver
External Spiral Stair: RAL 7024 Graphite Grey.
Handrail/balustrades RAL 7024 Graphite Grey.
Bricks to external steps, flank walls and risers: Dark Blue Engineering Bricks.
Roofing material: CA Profiles Mill Finished Aluminium Standing Seam Roofing.

Are approved as the materials that shall be used in the construction of the approved structure. These details satisfy the requirements of condition 02 of application F/2000/1433.

I hope this information is of assistance to you.

Yours sincerely,

MIKE EVANS.
Principal Planning Officer.

PLANNING SERVICES 48381
- 4 OCT 2001

MANSELL

FACSIMILE HEADER

To: Mr Stuart Rogers **Date:** 04 October 2001
Company: University of Reading – Estates Department
Fax No: 0118 9318~~276~~ 975 3499
From: Neil Anderson
cc: Nicola Lake – Wokingham D.C - 0118 9746484
Ron Hoare – Boyes Rees Architechts – 01633 251455
Re: NEA/ZT213/3.5/10083jk

RE: ZT213 ARCHAEOLOGY BUILDING – READING UNIVERSITY

Dear ~~Mr Rogers~~ Stuart,

We have spoken with Nicola Lake at W.D.C this morning and she has confirmed acceptance of the Mill finished Aluminium roof finish on this project. She has however expressed her concern on the use of this not only on this project but on future developments within the campus.

We will now proceed with ordering of the material.

Regards

Neil Anderson
Contracts Manager

S:\Major Works\ZT213 Reading Archeology Building\3.5 Client correspondence\NEA-10083-fax to S Rogers - University of Reading.doc

MANSELL Construction Services Limited, Crossbow House, 40 Liverpool Road, Slough, Berkshire, SL1 4QZ
Tel: 01753 511651 Fax: 01753 692053

Registered Office: Roman House, Grant Road, Croydon, CR9 6BU Registered in England No. 1197246
A subsidiary of MANSELL plc

NL

47778

NL

BOYES REES ARCHITECTS

ARCHITECTS · TOWN PLANNERS · PROJECT MANAGERS · BUILDING SURVEYORS · INTERIOR DESIGNERS
PALACE HOUSE · STOW HILL · ST WOOLOS · NEWPORT · NP20 4EA
Tel: 01633 252441 · Fax: 01633 251455 · E-Mail: archs@BoyesRees.co.uk

Our Ref: GL/GE/

14 September 2001

19 Sept 2001.
12.00 - spoke to Mr Loo and explained - detail why the polished surface of the material was unacceptable. to so

Wokingham District Council
Planning Department
Shute End
P O Box 157
Wokingham
RG40 1WR

For the Attention of Ms Nicola Lake

Dear Sirs,

RE: READING UNIVERSITY – ARCHEAOLOGY BUILDING

Further to your conversation with Mr Ron Hoare of our office when you expressed your concern over potential glare from the proposed mill finished aluminium roof covering for the above building, we have carried out further investigation and detailed discussion with the University of Reading. There are a number of points which you may like to consider prior to your decision on the proposed roof material.

Firstly, the proposed Archaeology building is not really visible from the public realm, and then only from the Pepper Lane entrance to the campus, therefore, any glare from the roof could only affect the University building given the orientation of the building.

Secondly, the original and the approved application (F2000 1433) had included reference to an aluminium standing seam roof, natural finish.

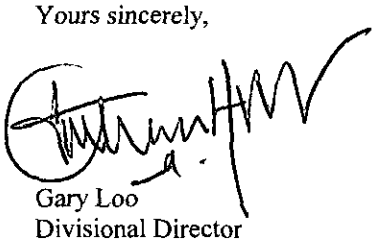
Given the above we would kindly request you to reconsider the proposed mill finish aluminium roof covering material. We are very keen to get this resolved as soon as possible to avoid any programme delay on site.

EXECUTIVE DIRECTORS: J. Boyes BSc (Hons), BARCH, RIBA, MaPS, FFB (Chairman & Managing) · G. Rees AIAS, FFB (Secretary)
DIVISIONAL DIRECTORS: P. Wong BSc (Hons), BARCH, RIBA · G. Loo BSc(Hons), BARCH, RIBA · G. David BSc (Hons), BARCH, RIBA
ASSOCIATES: L. Bailey MBIAT

Boyes Rees Architects Ltd. Reg. Office: Palace House, Stow Hill, St. Woolos, Newport NP20 4EA Reg. No. 295 1683

Your early attention to the above matter would be greatly appreciated. If you do have any queries please do not hesitate to contact the undersigned.

Yours sincerely,



Gary Loo
Divisional Director
BOYES REES ARCHITECTS

cc: Mr Stuart Rogers - University of Reading
Mr Neil Anderson - Mansell

01633251455

NL H7928

19 SEP 2001
FILE

BOYES REES ARCHITECTS

PALACE HOUSE STOW HILL ST WOOLOS NEWPORT NP20 4EA
Tel: 01633 252441 Fax: 01633 251455
E Mail: archs@BoyesRees.co.uk

FAX TRANSMISSION

To: WOKINGHAM DISTRICT COUNCIL PLANNING DEPT.
For the attention of: NICOLA LAKE
Fax number: 01189 746484
From R. HOARE
Date: 19/09/01 Job number 2556 Number of pages to follow

ARCHAEOLOGY BUILDING, UNIVERSITY OF READING

EXTERNAL FINISHES

We list below for your approval , the proposed colours for the remaining external materials . Some of these colours are dependant on the Metallic Silver being accepted for the roof. We understand Neil Anderson of Mansells will be inviting you to visit a recently constructed building that has a Silver colour roof.

Windows/External doors - RAL 7024 Graphite Grey
Soffite - Metallic Silver
Gutter/ RWP's - Black UPVC
Rooflights - Metallic silver
External Spiral stair - RAL 7024 Graphite Grey
Handrails/balustrades to external steps - RAL 7024 Graphite Grey.
Bricks to external steps flank walls and risers - Dark blue engineering brick.

Spoke to Mr Hoare - try answer Friday -

Regards
Ron Hoare
Boyes Rees Architects

Copy N. Anderson - Mansells
01753 692053

S. Rogers - U of R.
01189 753499

PLANNING SERVICES	RPT 46765
POL	TLS
DC NL	ENF
APP	
CS	
15 AUG 2001	
COPIES TO:	ACK:
	FILE:

BOYES REES ARCHITECTS

PALACE HOUSE STOW HILL ST WOOLOS NEWPORT NP20 4EA
Tel: 01633 252441 Fax: 01633 251455
E Mail: archs@BoyesRees.co.uk

FAX TRANSMISSION

To: MANSELL CONSTRUCTION
For the attention of: NEIL ANDERSON
Fax number: 01753 511651
From R. HOARE
Date: 15 /08/01 Job number 2556 Number of pages to follow -

ARCHAEOLOGY BUILDING, UNIVERSITY OF READING
EXTERNAL MATERIALS

Neil,

I confirm the conversation I had with Nicola Lake of the Planning Dept. yesterday. The specified facing brick for the building is satisfactory. The samples for the roof and vertical cladding is to be submitted to the Planning offices for their consideration.

Regards
Ron Hoare
Boyes Rees Architects

copy - WOKINGHAM D.C. - PLANNING DEP
FAO. NICOLA LAKE
01189 746484

1.) Windows section is o.k.
2.) cladding will be o.k.
3.) However the roofing Material is very unacceptable and we would not approve it

01633251455

NL 47322

TO: NL

- 3 SEP 2001

ACK:

FILE:

COPIES TO:

BOYES REES ARCHITECTS

PALACE HOUSE STOW HILL ST WOOLOS NEWPORT NP20 4EA
Tel: 01633 252441 Fax: 01633 251455
E Mail: archs@BoyesRees.co.uk

FAX TRANSMISSION

To: MANSELLS
For the attention of: NEIL ANDERSON
Fax number: 01753 692053
From R. HOARE
Date: 31 /08/01 Job number 2556 Number of pages to follow -

ARCHAEOLOGY BUILDING, UNIVERSITY OF READING
EXTERNAL FINISHES

We received today a telephone call from Nicola Lake of Wokingham Planning Dept.

1. The proposed Mill finish roof material is not approved, an alternative dull finish is to be submitted.

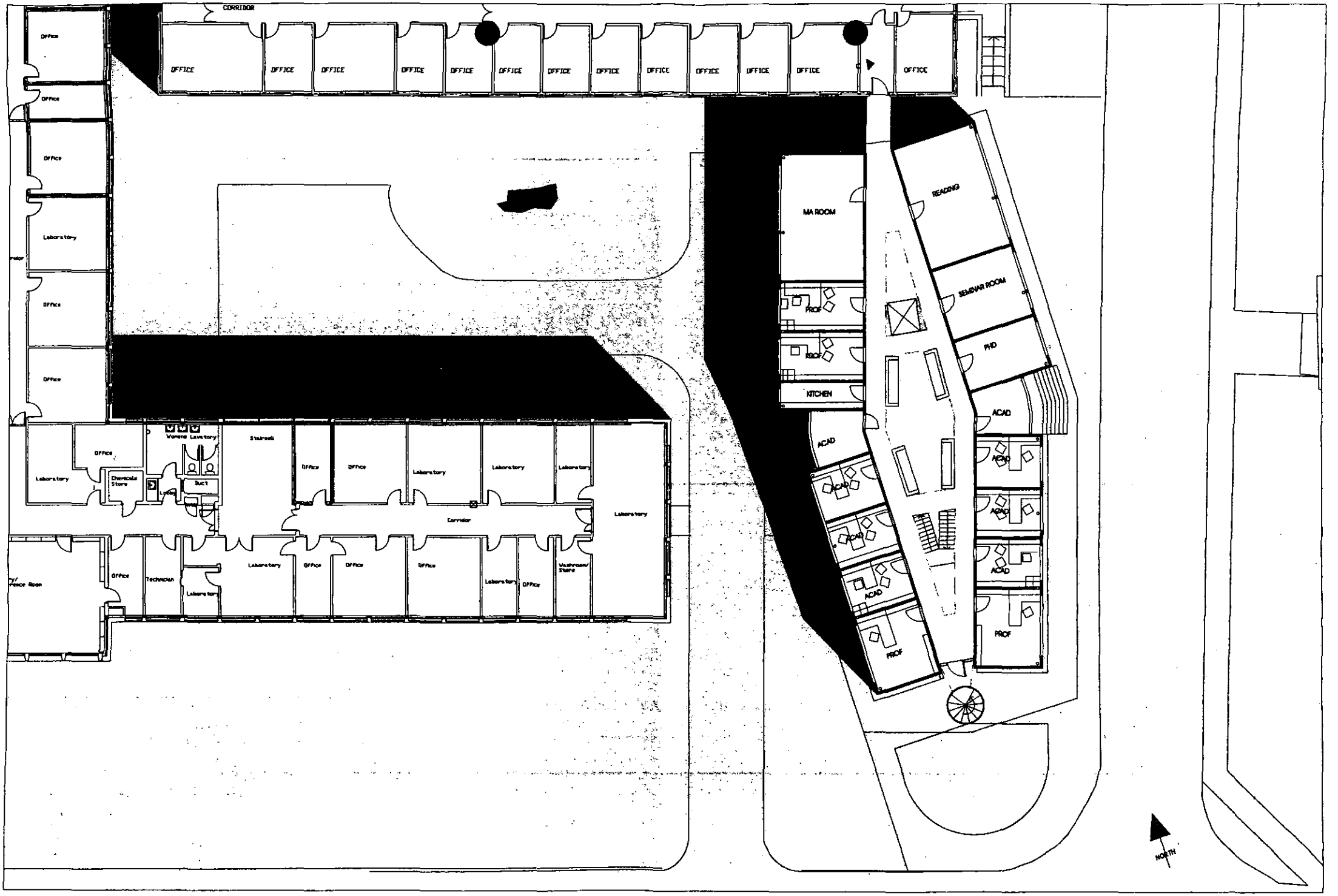
2. The samples submitted for Windows and Cladding panels are approved.

3. The list of other finishes, gutters/rwp's, guardrails etc. as listed in our fax. to you 25.07.01 has not been received by the Planning Dept. Please forward as soon as possible.

N. Lake is now on leave but she will put a note in the file regarding approval of windows and cladding. The Dept is concerned that the roof sample was just left on a desk by an unknown person, in an area which has restricted access. Please ensure any further submissions are properly submitted.

Regards
Ron Hoare
Boyes Rees Architects

Copy - Stuart Rogers - Reading Univ.
0118 975 3499
R. Crilley 01189 867418
N.Lake - Wokingham D.C.
01189 746484



NOTES

REVISED PLAN
1433

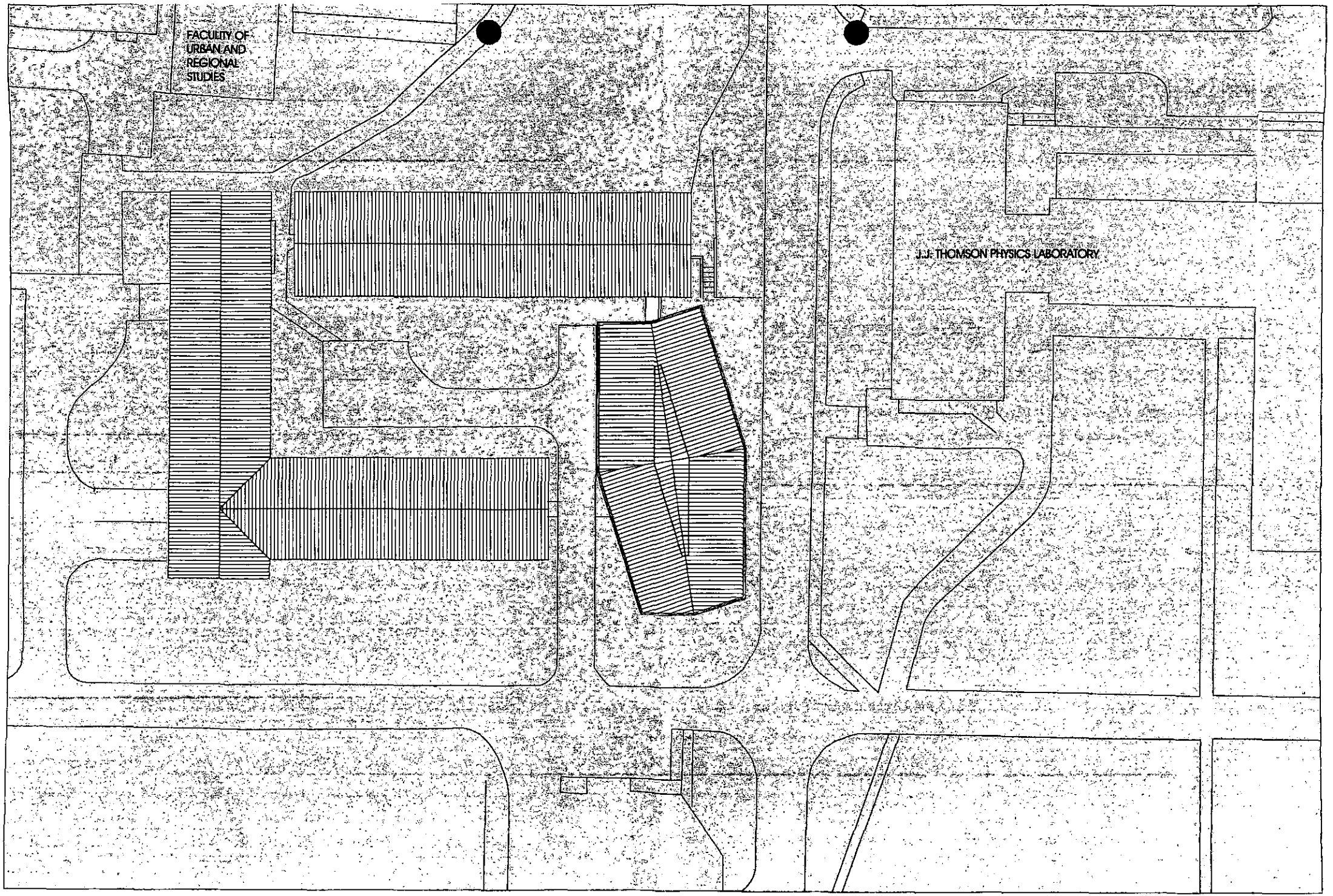
PRELIMINARY

A	04.09	ROOFING REVISED

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

PROJECT
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20038 / 004	A
1/100 AT A1 - 1/200 AT A3	06-00



NOTES

REVISED PLAN

1433

PRELIMINARY

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

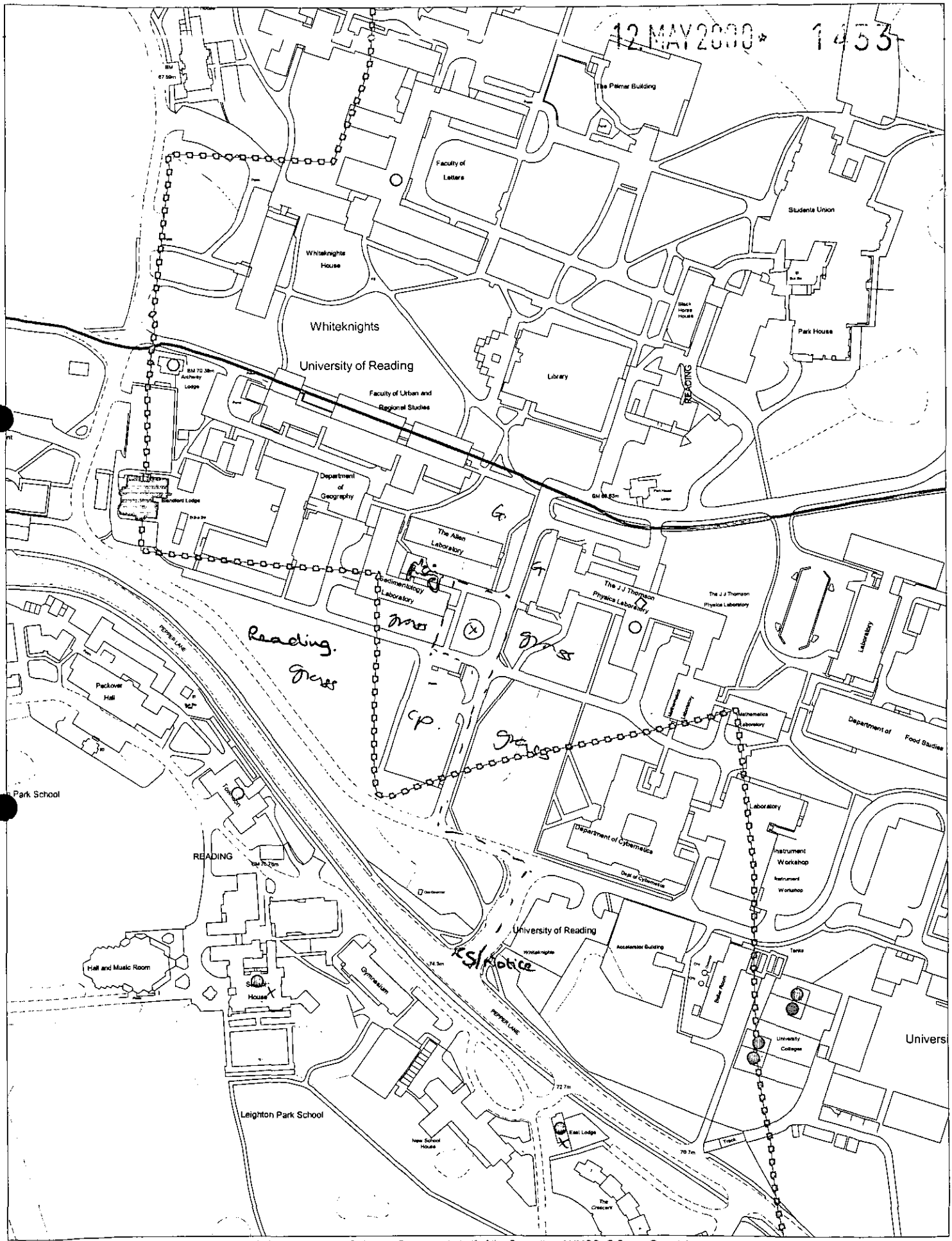
PROJECT
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

DRAWING NO. J20036 / 005

REVISION

SCALE 1/200 AT A1 - 1/400 AT A3

DATE 04-00



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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 2500

N W E S

Application No. **Received** **Earley**
F/2000/1433 **12 May 2000**

Applicant: **University of Reading**
Location : **Archaeology Building**
Proposal : **Proposed erection of building for teaching and research use (C2)**

1. **Planning History** - This site lies in the centre of the Whiteknights Campus and is accessed off Pepper Lane. The site lies immediately adjacent to one of the main vehicular access routes through the campus, and is currently an opened grassed area. To the north lies The Allen Laboratory, to the west the Sedimentology Laboratory, and across the access road, the JJ Thompson Physics Laboratory. Open areas of grass and car parking lie to the south and provide an open aspect upon entering the campus.

   There is no relevant history on this particular site.

2. **Proposal** - is for the erection of a new academic building for the teaching and research of archaeology. This would provide 838m² floorspace over two floors, and be contemporary in design. Its siting and orientation (north - south) would result in the introduction of a courtyard of parking and open space, when taken in conjunction with existing buildings. No additional parking is proposed, but existing parking arrangements would remain unaffected.

   The building is to be linked to existing laboratories to the north by an internal corridor to allow for freedom of movement. It has been specifically located in order to make best use of resources. A central atrium will allow for additional meeting and exhibition space. Seventeen members of staff are to be transferred from various outbuildings elsewhere on campus into this one building. The applicants have advised that they are aiming to have this prestige building completed by summer of next year, should permission be granted. The scheme as it stands provides the minimal accommodation required, plus all the servicing features.

3. **Consultations** -
   - ***Earley Town Council*** - Object on basis of problems of student parking. See attached sheets.
   - ***Reading Borough Council*** – No objection subject to being tied to the Green Travel Plan by legal agreement and conditions relating to tree protection and disabled access.
   - ***Education*** - No response to date
   - ***Highways*** - No objections, subject to a legal agreement to tie it to the Green Travel Plan **Cycle racks??**
   - ***Trees and Landscape*** - Unacceptable. Revised application shows a slightly shorter and narrower building. Still represents overdevelopment of the site. Would result in the loss of an open area of grass and would infill one entire section of the space, forward of the adjacent building line.
   - ***Consultations*** - No correspondence received.

4. **Appraisal** - The main issues are:

A. Principle of Development (Policy PWE17 of the Loddon Area Local Plan, Policies WOS3, WEM5 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified).
B. Impact on parking provision/Green Travel Plan (Policy LD5 of the Berkshire Structure Plan, Policies LT5, LT6 and LT9 of the Loddon Area Local Plan, Policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
C. Impact upon open space and landscaping (Policies PWE17 and LBE8 of the Loddon Area Local Plan, Policies WEM5 and WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified).
D. Issues raised by Earley Town Council.

A. Principle of Development

The proposal is for a new building devoted to research on Archaeology for the University of Reading. It will result in the relocation of the Archaeology Department from various other sections of the campus. THIS WILL BE EXPANDED UPON ONCE A LETTER IS RECEIVED FROM THE UNI. Policy WEM5 directs new development on the campus to certain locations, and the new building falls within one of these broad areas. Developments should not encroach upon the open areas of the campus (see section C below), have no adverse impact upon historic landscapes, listed buildings, wildlife corridor and heritage sites, or upon residential amenity. Issues regarding parking provision are dealt with in Section B below.

None of the sensitive areas referred to above (with the exception of open spaces) would be adversely affected by the proposal and the development is sufficiently distant from residential properties to have no impact.

The principle of development is accepted in so far as the scheme impacts upon the areas referred to in the preceding paragraph. Whilst the development would result in the loss of some open areas within the 'built envelope' of the campus, it is not considered that the degree of enclosure would be such that a refusal could be substantiated on this basis. Perspective sketches submitted clearly indicate that when viewed from Pepper Lane (the only public viewpoint) the proposal would not be unduly intrusive. A more detailed assessment is made in section C below.

As such, the proposal complies with all the criteria of Policy WEM5 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact on parking provision (Green Travel Plan)

An additional 838m² of floorspace would be provided, but no additional parking provision is proposed. Existing parking located immediately to the north of the sedimentology Laboratory will remain unaffected, although access arrangements will be altered.

The Councils current parking standards require the provision of one parking space per 3 students, one per member of staff (or full time equivalent) and one per 3 members of non-teaching staff. However, the University of Reading has introduced a Green Travel Plan across the whole of the campus. This puts limits on the levels of staff and student parking spaces and encourages

the use of alternative forms of transport. As such, subject to the application entering into a S106 agreement to implement the Green Travel Plan, there are no objections to the failure to provide any additional parking spaces. It is proposed to add a condition to ensure the provision of additional cycle stands for both staff and students. On the basis of the above, the development accords with policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft as modified.

C. Impact upon open space and landscaping

As mentioned in Section A, development proposals should not encroach upon open areas of the campus, in accordance with policy WEM5. Whilst this most obviously applies to the large open areas of the playing fields, 'The Wilderness' and the central area around 'The Lake', it is also considered to apply to smaller open areas across the campus. However, it needs to be borne in mind that the application site falls within the Employment Area of the University. Upon entering the campus from Pepper Lane, it is evident that the open grassed areas and car parks on either side of the access road provide a sense of spaciousness. This is maintained to a large degree by the set back of the Allen Laboratories from this road and JJ Thomson Physics by some 9 metres. This allows a green linear open space to be provided right into the centre of the campus to the library.

The application site, currently an open grassed and landscaped area, plays an important role in the overall impact of these linked spaces. The proposal would result in the introduction of a two storey building occupying approximately 75% of this existing open space. The building would, at its closest point, be set back the building 3 metres from the access road.

Notwithstanding the above, the proposed building would be seen in the context of the backdrop of other University buildings when viewed from the public vantage points on Pepper Lane. Whilst the scheme will inevitably result in the loss of a section of open space, a view of the main library would be maintained from Pepper Lane. When seen in its overall context it is not considered that the proposal would have a detrimental impact upon the views and open spaces within this section of the University Campus.

The proposed location would result in a narrower landscape strip than exists at present. However, conditions are proposed to ensure that adequate landscaping is undertaken, on a level with planting throughout the University. On this basis, it is considered the development would, in the long term, become an integral part of the Campus.

As such, the proposal complies with criterion a) of policy WEM5 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Issues raised by Earley Town Council

Earley Town Council are concerned at the impact of student parking outside the boundaries of the Whiteknights Campus. They point to additional parking restrictions in Pepper Lane which have had to be put in to ensure through traffic can successfully negotiate the road. The Town Council are requesting

that the University enter into a legal agreement to introduce a student exclusion zone of at least one mile.

The University has a Green Travel Plan for the campus which seeks to encourage alternative forms of transport. Charging for on site parking should assist in persuading staff and students to use other facilities. It is not deemed reasonable to request that the University enter into an agreement regarding a student parking exclusion zone in connection with any one specific application. It is understood that the Green Travel Plan is subject to annual review and this would be entirely legitimate as an area for the University to investigate at this stage.

5. **Conclusion** - It is accepted that there is a need for these additional facilities for the University, particularly in the light of the fragmented nature of the department at present. The siting of this building is such that, with adequate landscaping, the proposal would not have an adverse impact upon the open areas of the campus and the linked green spaces into the centre of the site.

6. **Recommendation** – GRANT planning permission, subject to a S 106 agreement to link this proposal to the Green Travel Plan and the following conditions:-

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

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

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

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

9. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

10. Details to ensure disabled accessibility is provided throughout the development and the external areas hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
4. To prevent queuing and parking off site, in the interests of highway safety and convenience.
5. In the interests of highway safety and convenience.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. In order to ensure that the approved landscaping is satisfactorily maintained.
9. In order to ensure bicycle parking facilities are provided and encourage use sustainable modes of travel.
10. To ensure accessibility to the building is available to all.

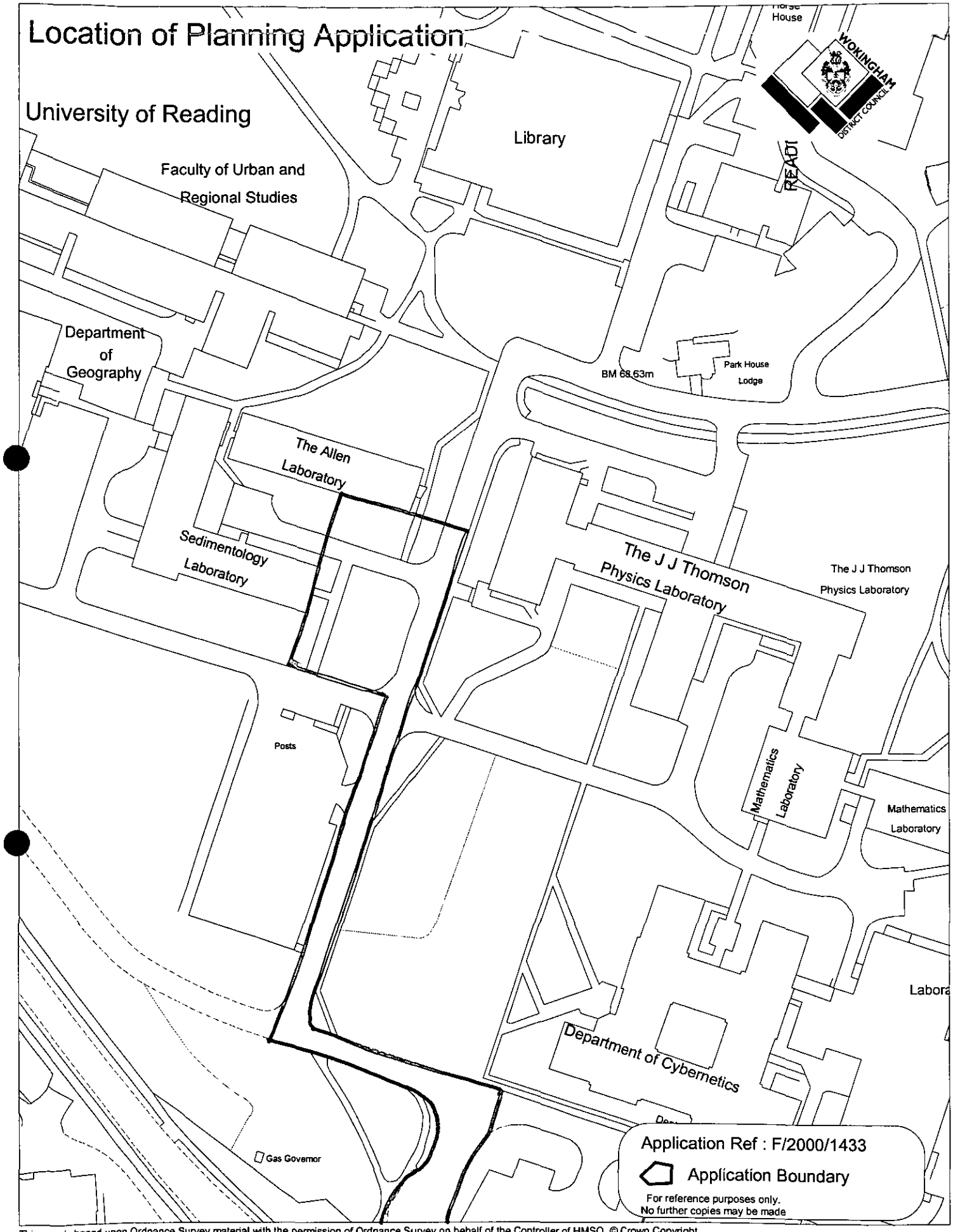
Informative

You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policy LD5
Loddon Area Local Plan policies PWE17, LT5, LT6, LT9, LBE8
Deposit Draft Wokingham District Local Plan policies WOS3, WEM5, WEM6, WT6, WT7, WEM5, WBE10.

Heather Morgan

Location of Planning Application

University of Reading



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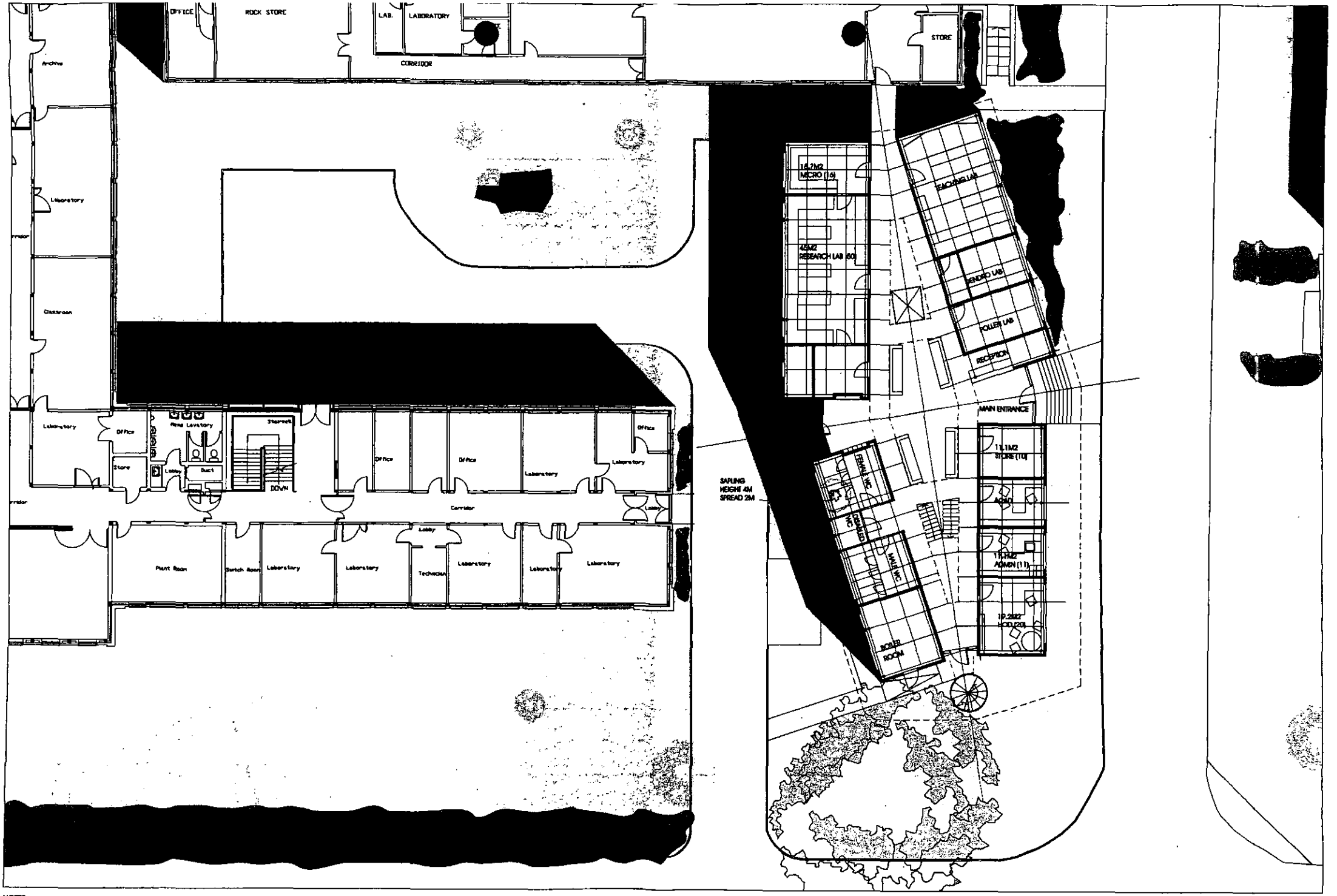
Development Control Section, Environmental Services, Wokingham District Council.

18 October 2000

Scale: 1 : 1250

N W E S



NOTES

TREES TO BE REMOVED

TREES TO BE RETAINED

REVISED PLAN

1422

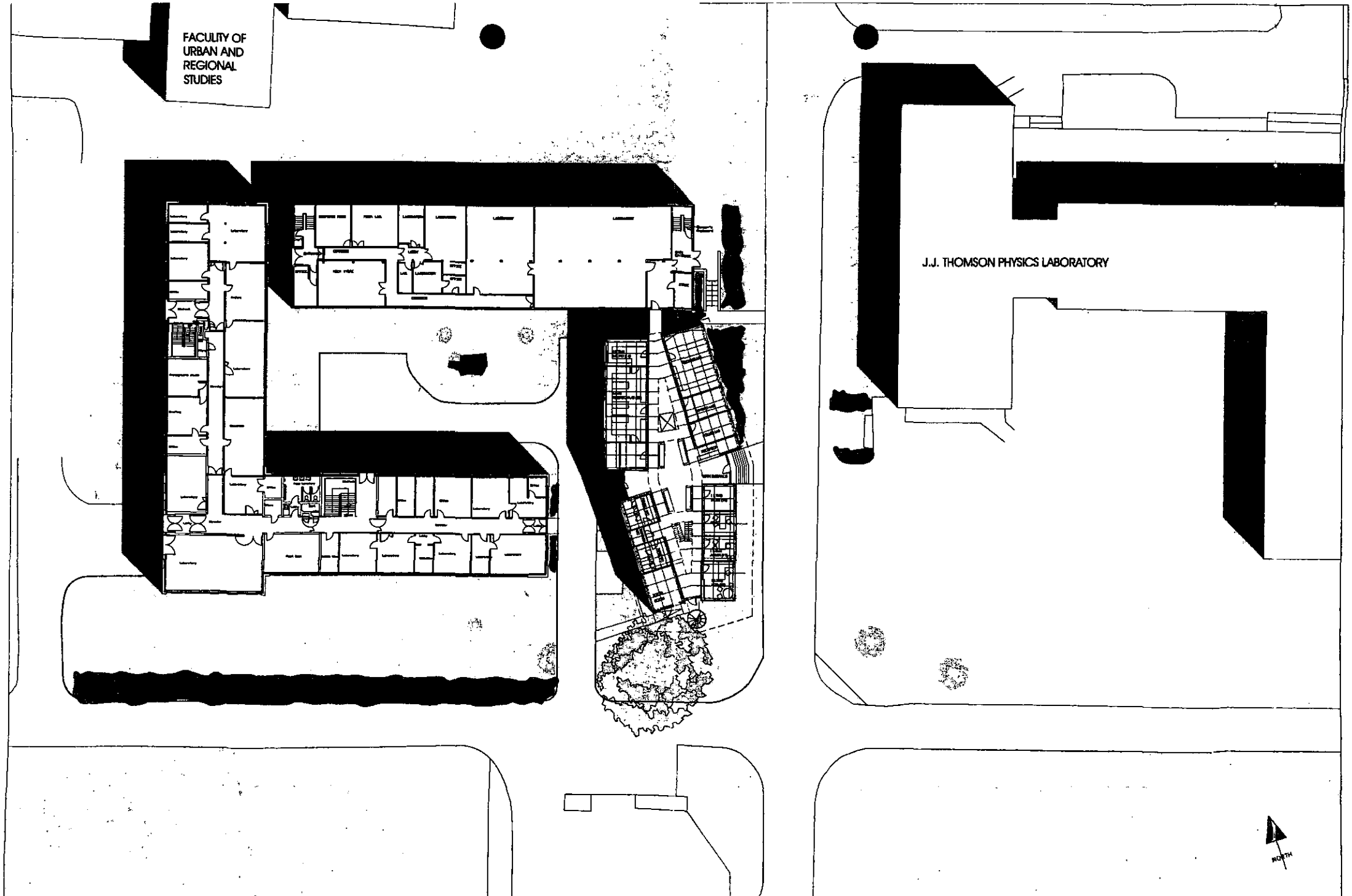
PRELIMINARY

A	SAB	FOOTPRINT REVISED	

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

PROJECT
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20035 / 003	A
1/100 AT A1 - 1/200 AT A3	06-00



NOTES

REVISED PLAN

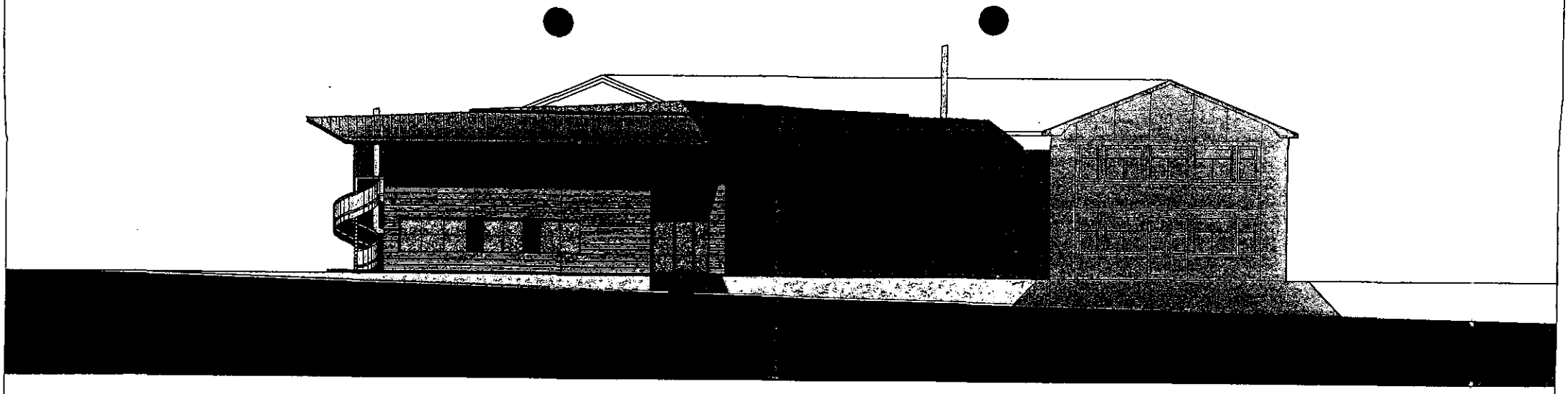
PRELIMINARY

A	04.08	PLANNING SUBMISSION

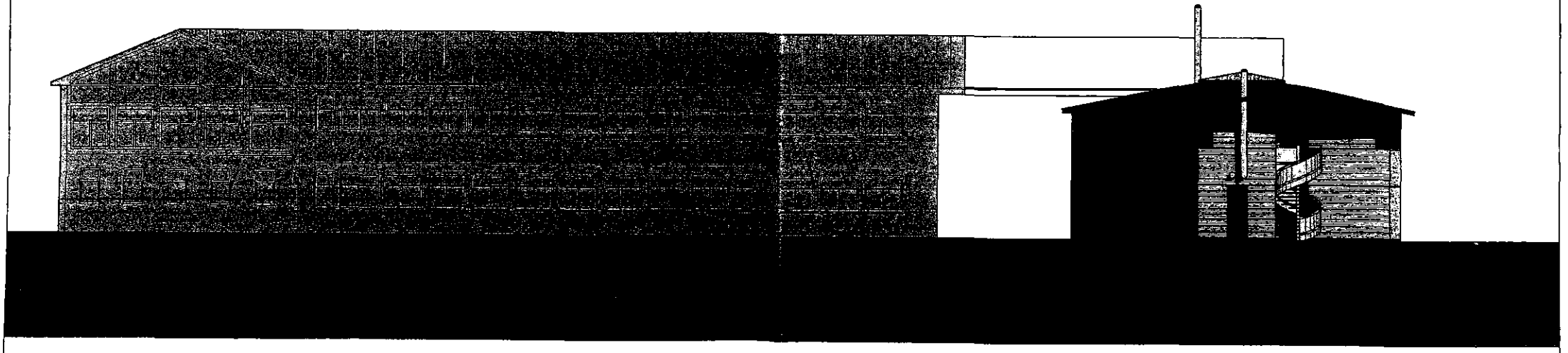
CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20035 / 002	A
1/200 AT A1 - 1/400 AT A3	06-00



① EAST - ELEVATION



② SOUTH - ELEVATION

NOTES

1433 | REVISED PLAN

PRELIMINARY

REV	DATE	DRAWN	CHKD	APVD	DESCRIPTION
A	6.6.00				FOOTPRINT REVISED
	05.04.00				PLANNING SUBMISSION

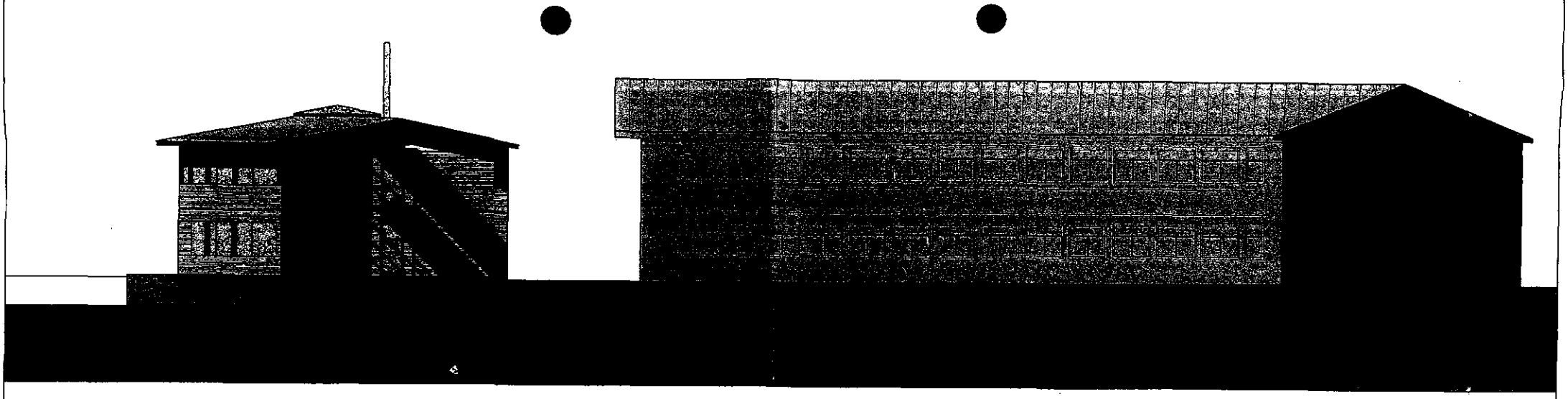
CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

GLB

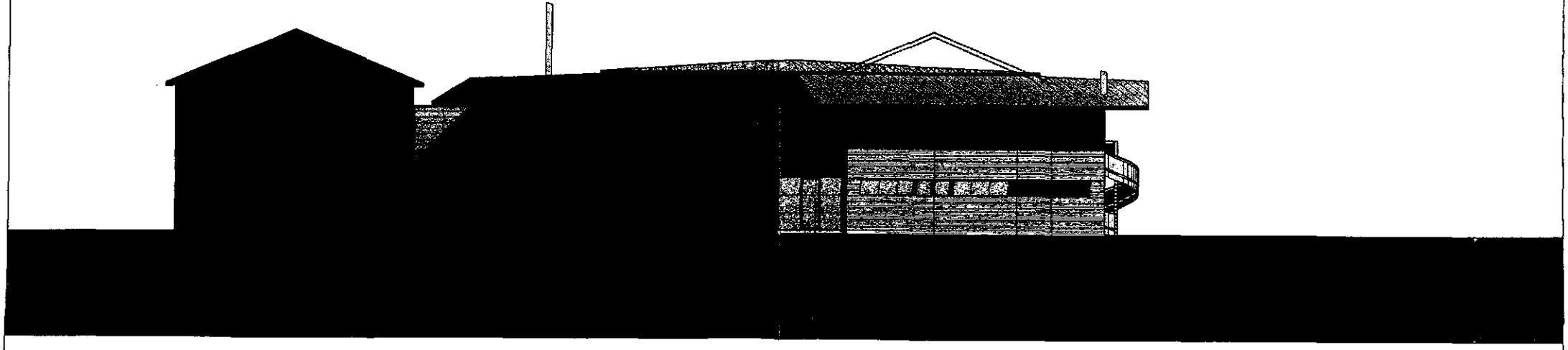
PROJECT
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

DRAWING TITLE
EAST & SOUTH ELEVATIONS

DRAWING NO. /220035 / 007	REVISION A
SCALE 1/100 AT A1 - 1/200 AT A3	DATE 06-00



① NORTH - ELEVATION



② WEST - ELEVATION

NOTES

1433 REVISED PLAN

PRELIMINARY

DN.	DATE	CHKD.	APPD.	DESCRIPTION
A	6.4.03			FOOTPRINT REDUCED
	25.4.03			PLANNING SUBMISSION

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

GIBB

PROJECT
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

DRAWING TITLE
NORTH & WEST ELEVATIONS

DRAWING NO. J20035 / 003
REVISION A
SCALE 1/100 AT A1 - 1/200 AT A3
DATE 04-00

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 MARCH 2001 FROM 7.00 PM TO 10.40 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39:- Mr AJ Ross and Mr GM Storry,

PART I

RESOLVED: That the order of business detailed on the agenda be varied.

272. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 28 February 2001 were confirmed as a correct record and signed by the Chairman;

Minute 256

Amend resolution as follows;

That Application No: 2000/2079 be refused on the grounds of its impact on neighbouring properties, its height and massing and the fact that it would create a hard edge to the rural area.

Minute 266

Addition of;

Mr. GA Cockroft, a local Member attended the meeting and spoke against the application.

273. APOLOGIES

An Apology for absence was submitted from Mr. BJS Patman,

274. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

289. APPLICATION NO: 2000/1433, PROPOSED ERECTION OF BUILDING FOR TEACHING AND RESEARCH USE

(C2), ARCHAEOLOGY BUILDING UNIVERSITY OF READING, FOR UNIVERSITY OF READING

The Committee considered a report about this application set out on Agenda pages 2939 to 2954.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 to include this proposal within the applicants Green Travel Plan;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2000/1433 be approved subject to the conditions set out on Agenda pages 2942 to 2944.

Application No. **Received** **Earley**
F/2000/1433 **12 May 2000**

Applicant: **University of Reading**
Location : **Archaeology Building**
Proposal : **Proposed erection of building for teaching and research use (C2)**

1. **Planning History** - This site lies within the Whiteknights Campus, of the University of Reading and is accessed off Pepper Lane. The site lies immediately adjacent to one of the main vehicular access routes through the campus, and is currently an open grassed area. To the north lies The Allen Laboratory, to the west the Sedimentology Laboratory, and across the access road, the JJ Thompson Physics Laboratory. Open areas of grass and car parking lie to the south and provide an open aspect upon entering the campus.

   There is no relevant history on this particular site.

2. **Proposal** – The proposed development is for the erection of a new academic building for the teaching and research of archaeology. This would provide 890m² floorspace over two floors, and be contemporary in design. Its siting and orientation (north - south) of the building would create a courtyard area for parking and open space, when considered together with the existing structures within the area. No additional parking is proposed, but existing parking arrangements would remain unaffected.

   The original plans for the proposed structure have been revised to slightly reduce the overall size of the structure and to bring the proposed development inline with budgetary constraints. However the overall appearance of the structure is still very similar to the original development. The proposed structure would still be linked to the existing laboratories in the north, by an internal corridor and lift. This would allow for greater freedom of movement and access. A central atrium would help to create an additional meeting and exhibition area. The proposed building would house 17 existing members of staff, who would transferred from various other buildings elsewhere on campus.

3. **Consultations** -
   - ***Earley Town Council*** - Object on basis of problems of student parking. See attached sheets.
   - ***Reading Borough Council*** – No objection subject to being tied to the Green Travel Plan by legal agreement and conditions relating to tree protection and disabled access.
   - ***Education*** - No response to date
   - ***Highways*** - No objections, subject to a legal agreement to tie the development to the University's Travel Plan.
   - ***Trees and Landscape*** - Unacceptable. Revised application shows a slightly shorter and narrower building. Still represents overdevelopment of the site. Would result in the loss of an open area of grass and would infill one entire section of the space, forward of the adjacent building line.
   - ***Consultations*** - No correspondence received.

4. **Appraisal** - The main issues are:

   A. Principle of Development (Policy PWE17 of the Loddon Area Local Plan, Policies WOS3, WEM5 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified).
   B. Impact on parking provision/Green Travel Plan (Policy LD5 of the Berkshire Structure Plan, Policies LT5, LT6 and LT9 of the Loddon Area Local Plan, Policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
   C. Impact upon open space and landscaping (Policies PWE17 and LBE8 of the Loddon Area Local Plan, Policies WEM5 and WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified).
   D. Issues raised by Earley Town Council.

A. Principle of Development

The proposal is for a new building devoted to the research of Archaeology for the University of Reading. It would result in the relocation of the Archaeology Department from various other sections of the campus, into one building. Policy WEM5 directs new development on the campus to certain locations, and the new building would fall within one of these broad areas. The policy states that developments should not encroach upon the open areas of the campus (see section C below), have no adverse impact upon historic landscapes, listed buildings, wildlife corridor and heritage sites, or upon residential amenity. Issues regarding the proposals' parking provision are dealt with in section B below.

None of the sensitive areas referred to above (with the exception of open spaces) would be adversely affected by the proposal and the development is a sufficiently distant from the nearest residential properties to have no detrimental impact.

Whilst the development would result in the loss of some open areas within the 'built envelope' of the campus, it is not considered that the degree of enclosure would be such that a refusal could be substantiated on this basis. The submitted perspective sketches clearly indicate that when viewed from the south and Pepper Lane (the only public viewpoint), the proposal would not form an unduly intrusive feature. A more detailed assessment is made in section C below.

Therefore, it is considered the proposed development would have no significant detrimental impact upon the character or appearance of the surrounding area. As such, the proposal complies with all the requirements of policy WEM5 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact on parking provision.

The proposed development would create 890m² of additional floorscape, but does not provided any additional parking spaces. Existing parking is located immediately to the north of the Sedimentology Laboratory would remain unaffected. However access arrangements would be altered.

The Council's current parking standards require the provision of one parking space per additional 3 students, one per additional member of staff (or full

time equivalent) and one per 3 members of non-teaching staff. However, the University of Reading has introduced a voluntary Green Travel Plan across the whole of the campus. This puts limits on the levels of staff and student parking spaces and encourages the use of alternative forms of transport. The highways officer is satisfied that subject to the applicants entering into a S106 agreement to implement the Green Travel Plan, there are no highway objections to the failure to provide any additional parking spaces. It is also suggested that a condition be imposed, to ensure the provision of additional cycle stands for both staff and students. Subject to the imposition of the suggested conditions and the signing of a S106 agreement the proposed development would be in accordance with policies of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact upon open space and landscaping

As stated above, the proposed development should not encroach upon open areas of the campus, in accordance with policy WEM5. Whilst this most obviously applies to the large open areas of the playing fields, 'The Wilderness' and the central area around 'The Lake', it is also considered to apply to smaller open areas across the campus. However, it should also be considered that the application site falls within the Employment Area of the University. Upon entering the campus from Pepper Lane entrance, it is evident that the open grassed areas and car parks on either side of the access road provide a sense of spaciousness. This sense of openness is maintained within the developed area by the set back of the Allen Laboratories and JJ Thomson Physics building from the road, by some 9 metres. This allows the continuation of a green linear open space to be provided right into the centre of the campus to the library.

The application site is currently an open grassed and landscaped area. As such it plays an important role in the overall impact of these linked spaces. The proposal would result in the introduction of a two storey building occupying approximately 75% of this existing open space. The building would, at its closest point, be set 3 metres back from the access road.

The proposed building would be seen against a backdrop of other existing University buildings, when viewed from the public view point of Pepper Lane. Whilst the scheme would result in the loss of a section of open space, a view of the main library would be retained from Pepper Lane. The proposed location would result in a narrower landscape strip than exists at present. However, conditions are proposed to ensure that adequate landscaping is undertaken, in keeping with the planting throughout the University campus. On this basis and the context of existing development on the site, it is considered the development would, in the long term, become an integral part of the development on the site.

It is considered that when the proposed development is seen in its overall context, it would not have a significant detrimental impact upon the views and open spaces within this section of the University Campus. Hence it is considered that the proposal would comply with criterion a) of policy WEM5 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Issues raised by Earley Town Council
Earley Town Council are concerned at the impact of student parking outside the boundaries of the Whiteknights Campus. They point to additional parking restrictions in Pepper Lane which have had to be put in to ensure through traffic can successfully negotiate the road. The Town Council are requesting that the University enter into a legal agreement to introduce a student exclusion zone of at least one mile.

The University has a Travel Plan for the campus which seeks to encourage alternative forms of transport. Charging for on-site parking should assist in persuading staff and students to use other alternatives to the private car. It is not deemed reasonable to request that the University enter into an agreement regarding a student parking exclusion zone in connection with any one specific application. It is understood that the Travel Plan is subject to annual review and this would be entirely legitimate as an area for the University to investigate at this stage.

5. **Conclusion** - It is accepted that there is a need for these additional facilities for the University, particularly in the light of the fragmented nature of the department at present. The siting of this building is such that, with adequate landscaping, the proposal would not have an adverse impact upon the open areas of the campus and the green open links into the centre of the site.

6. **Recommendation** – GRANT planning permission, subject to a S 106 agreement to link this proposal to the University's Travel Plan and to ensure regular monitoring and review with the Local Planning Authority and the following conditions:-

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

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

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

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

9. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

10. Details to ensure disabled accessibility is provided throughout the development and the external areas hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

11. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
4. To prevent queuing and parking off site, in the interests of highway safety and convenience.
5. In the interests of highway safety and convenience.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. In order to ensure that the approved landscaping is satisfactorily maintained.
9. In order to ensure bicycle parking facilities are provided and encourage use sustainable modes of travel.
10. To ensure accessibility to the building is available to all.
11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Informative

1. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policy LD5
   Loddon Area Local Plan policies PWE17, LT5, LT6, LT9, LBE8
   Deposit Draft Wokingham District Local Plan policies WOS3, WEM5, WEM6, WT6, WT7, WEM5, WBE10.

2. This permission relates to the application as amended with revised plans, drawing number(s) J20035/2002-P revA, 2003-P revA, 2004-P revA, 4001-P revA, and 4002-P revA submitted to the Local Planing Authority on the21 Feb 2001 showing the revised desing of the buildings elevations, roof and dimensions and does not approve the proposals as originally submitted.

Nicola Lake.

PLANNING SERVICES
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TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1433 PLANNING OFFICER: Lynette Baker

PARISH: EARLEY

PROPOSAL: Revised Plans: Reduction in floor space

ADDRESS: Archaeology Buillding, University of Reading, Whiteknights Campus.

APPLICANT: University of Reading

Whilst the Town Council has no objections to these revisions, Councillors' still have an overall concern regarding parking provision.

SIGNED: _____ DATE: 20 JUL 2000

CLERK TO EARLEY TOWN COUNCIL

FROM: Lynette Baker

DATE: 18 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1433

Proposal: Proposed erection of building for teaching and research use (C2).

Site Address: Archaeology Building University Of Reading, Whiteknights, , Reading.

Applicant: University Of Reading C/O Crispin Wride Architectural Design Studio.

Your observations are required in respect of this application **by 11/06/2000** .

Members of the Town Council did not have any strong objections to any of the proposals currently under consideration for the Whiteknights Campus.

However, what remains of considerable concern is the ever-present problem of student parking outside the boundaries of the Campus. It is understood that the University is shortly to introduce a £40 per annum fee for on-site parking, and this, together with the additional traffic which is likely to be generated by the latest set of proposals put forward by the University, is almost certain to increase further the level of off-campus parking in this area.

Reading Borough Council and Wokingham District Council have already had to use their over-stretched resources to introduce additional parking restrictions in Pepper Lane to try to ensure that through traffic is able to negotiate the student-owned cars parked in the road and Whiteknights Road remains a considerable problem.

The Town Council has discussed its concerns with the University over a number of years with little progress to date, and remains of the view that the University should take on the responsibility of the problems caused by off-campus parking by students.

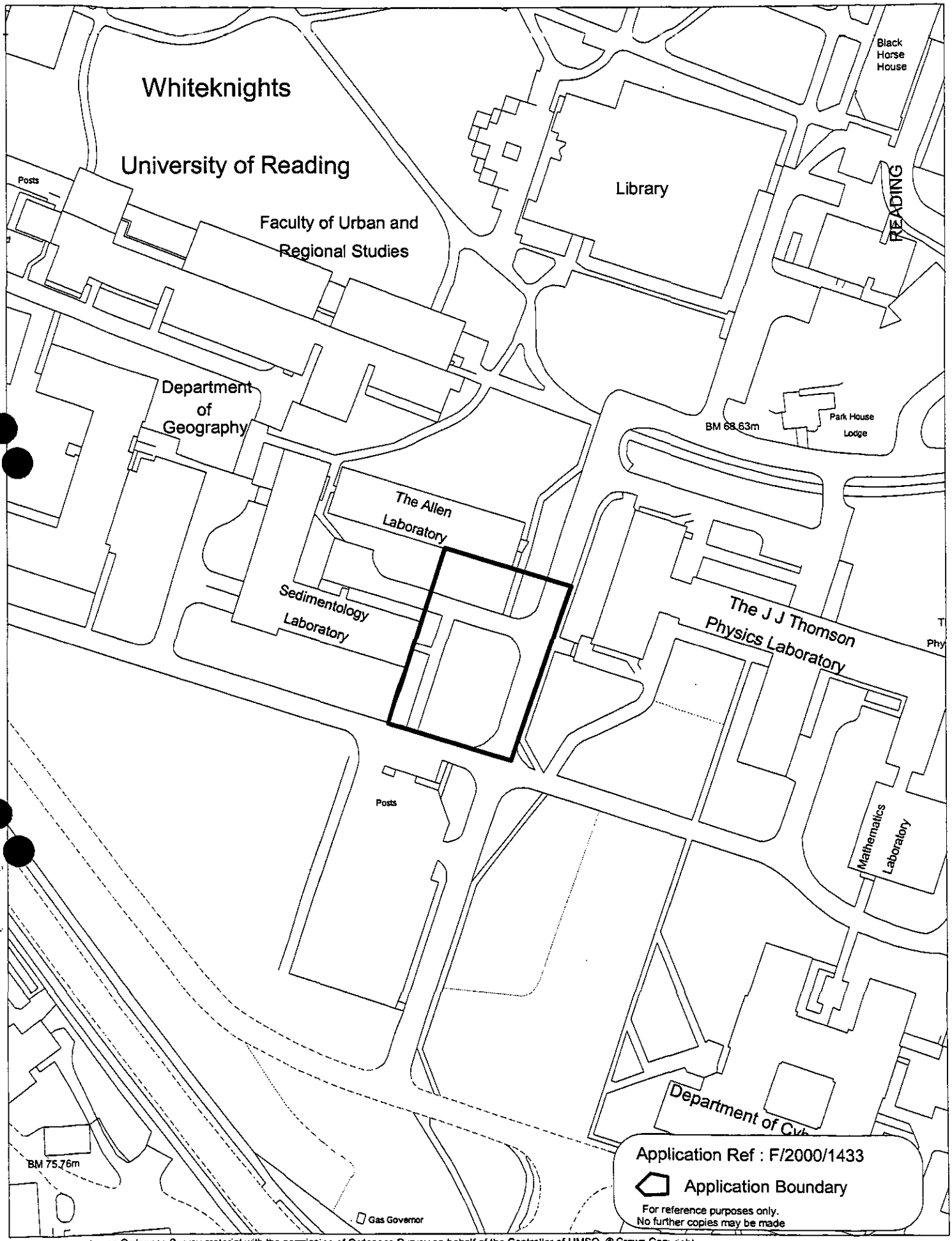
It is requested, therefore, that these latest applications should be refused unless the University is prepared to operate a student parking exclusion zone of at least 1 mile around the Whiteknights Campus, either under its own initiative, or as a result of a Section 106 agreement instigated by the Local Planning Authority during consideration of this latest set of applications.

27 JUN 2000

COPIES TO: ACK: FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.



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Development Control Section, Environmental Services, Wokingham District Council.
21 March 2001

Scale: 1 : 1250

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W E
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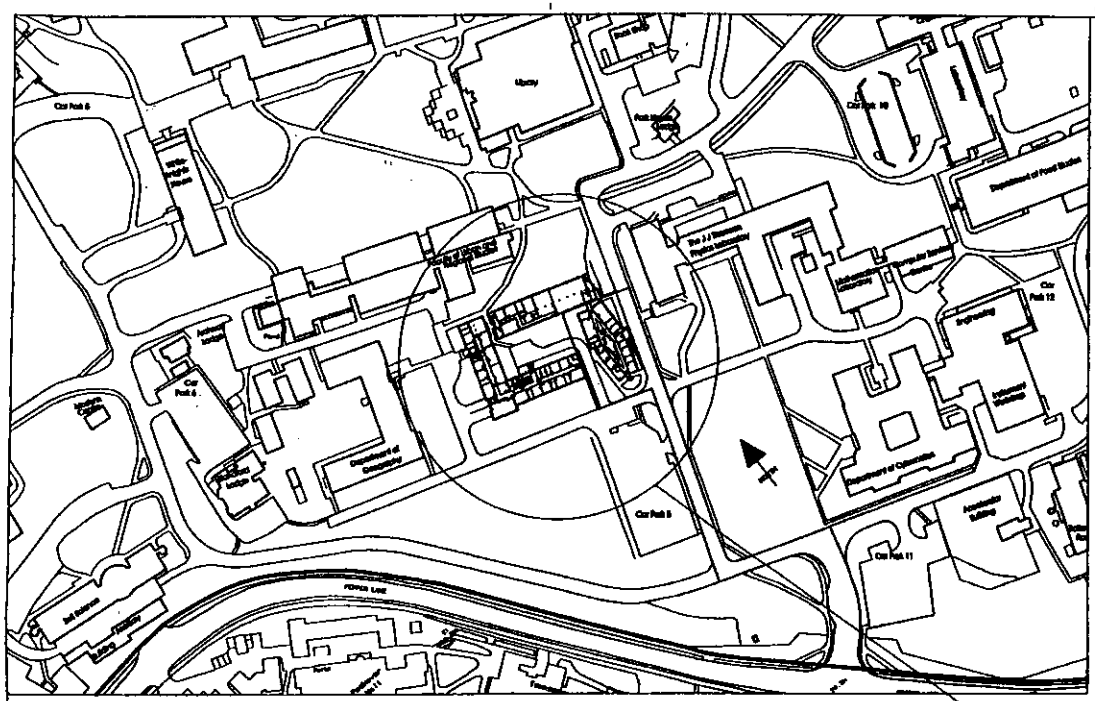


1 LOCATION PLAN SCALE 1/1250 AT A1 - 1/2500 AT A3

12.MAY2008 1433

2 SITE PLAN SCALE 1/500 AT A1 - 1/1000 AT A3

NOTES

PRELIMINARY

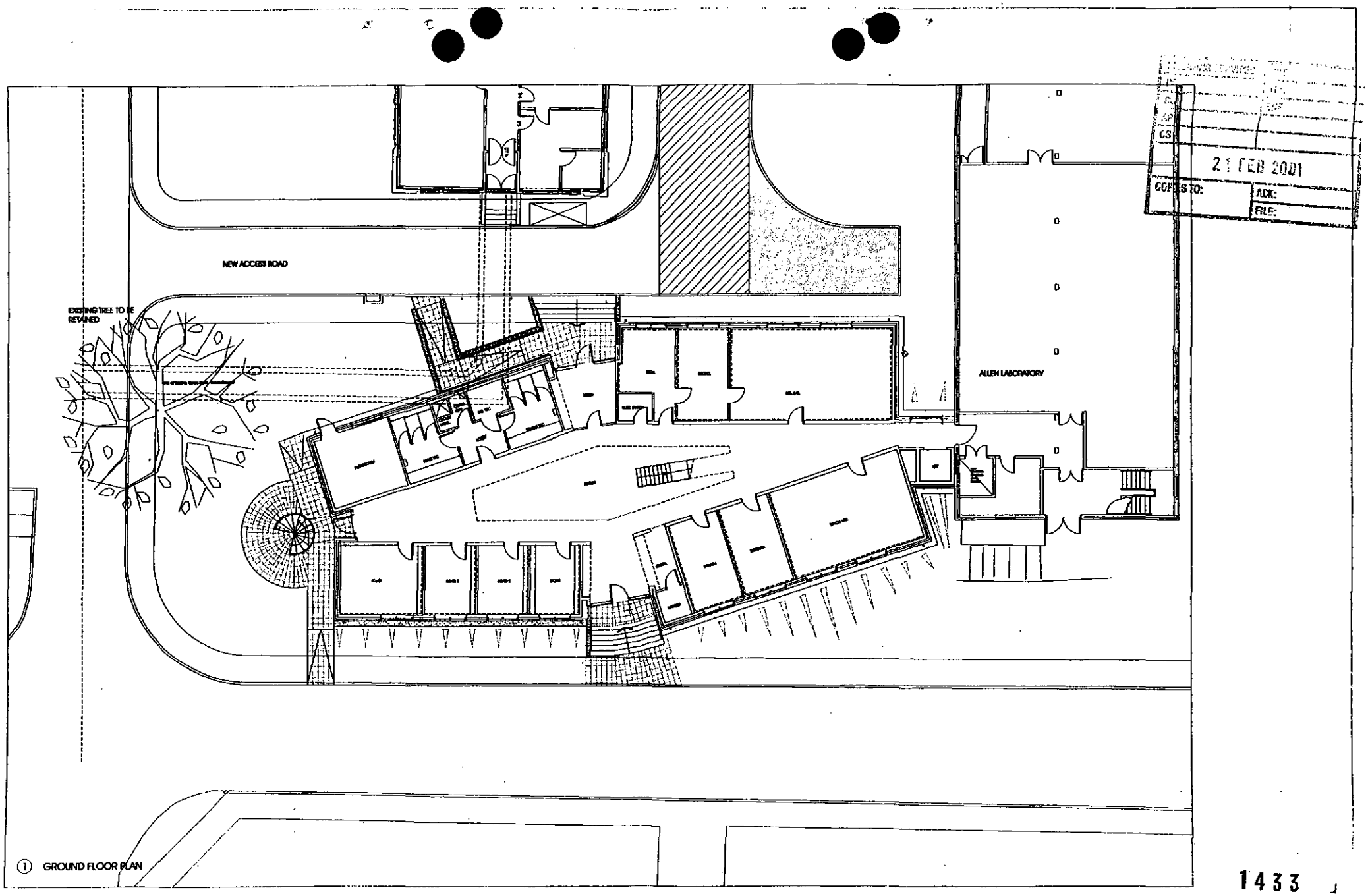
CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20035 / 001

SCALE AS INDICATED

04-00



21 FEB 2001
COPIES TO:
ADK:
FILE:

2949

1433

REVISED PLAN

NOTES

PLANNING

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

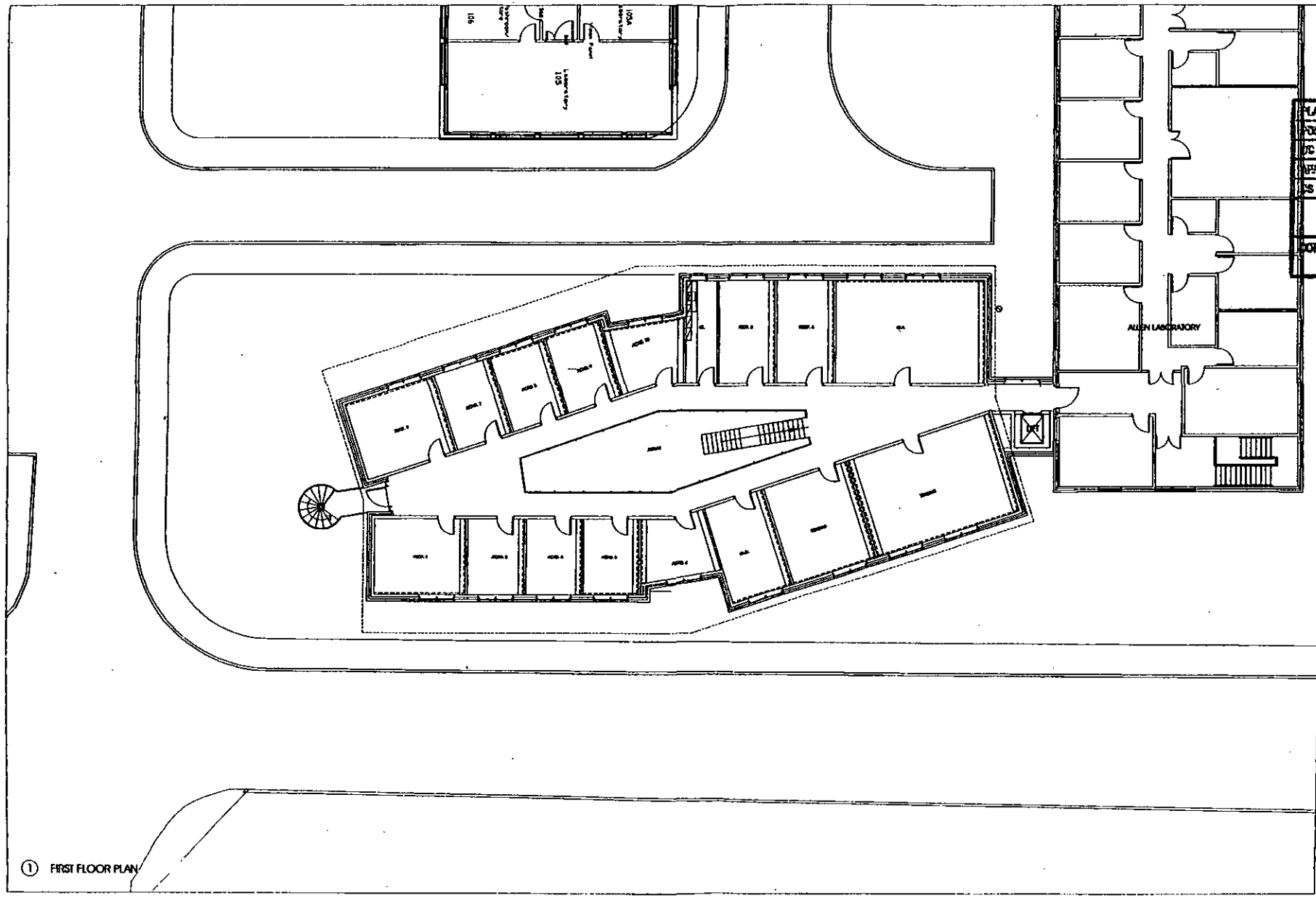
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20035 / 2002 - P

1:100 @ A1 1:200 @ A3

A

04.01



① FIRST FLOOR PLAN

PLANNING SERVICES	HFE
PDL	TES
DC	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

2950

1433

REVISED PLAN

NOTES

PLANNING

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

PROJECT
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

DRAWING NO. J20035 / 2003 - P
REVISION A
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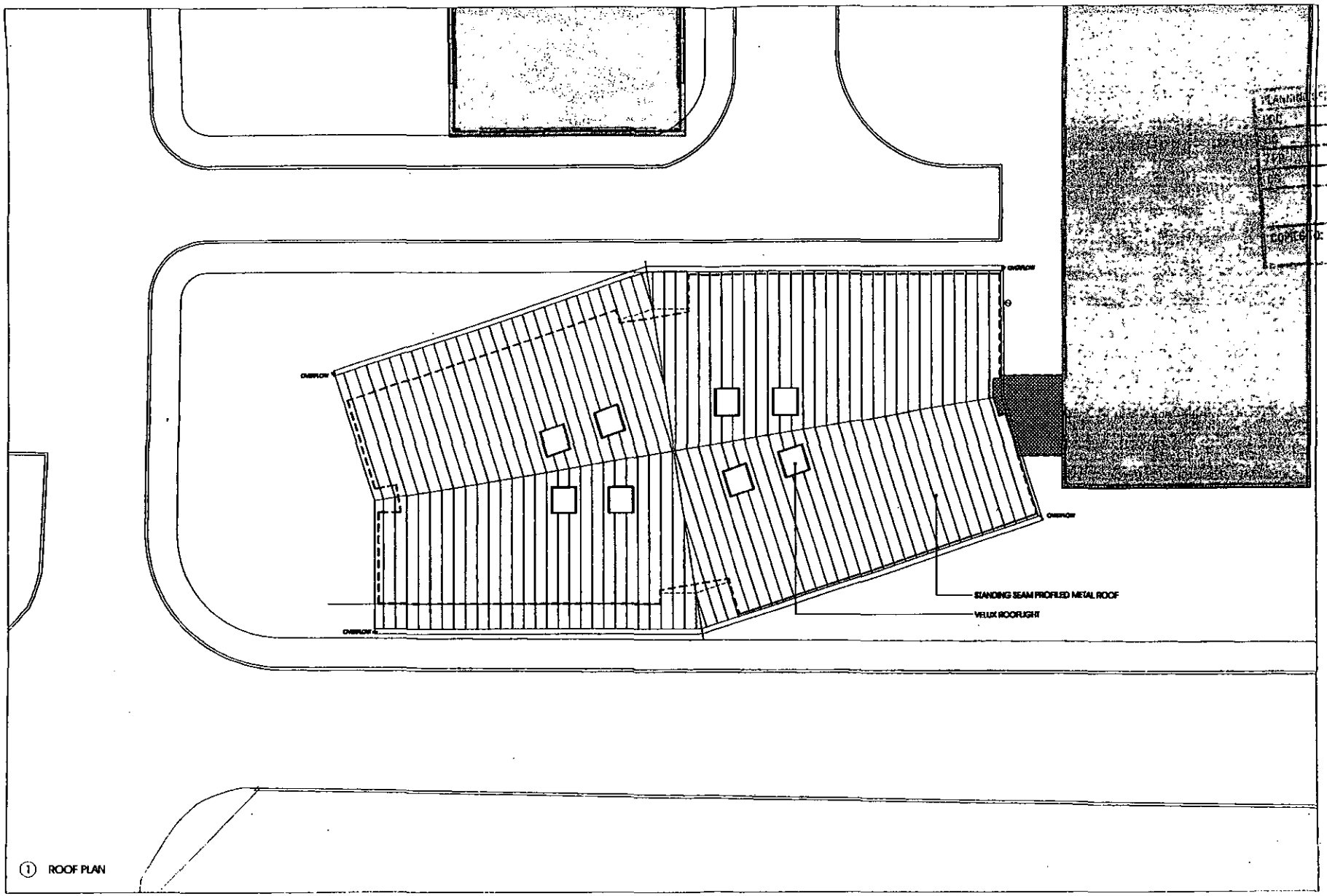
DATE 04.00



① ROOF PLAN

21 FEB 2001

2951

1433

REVISED PLAN

NOTES

PLANNING

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

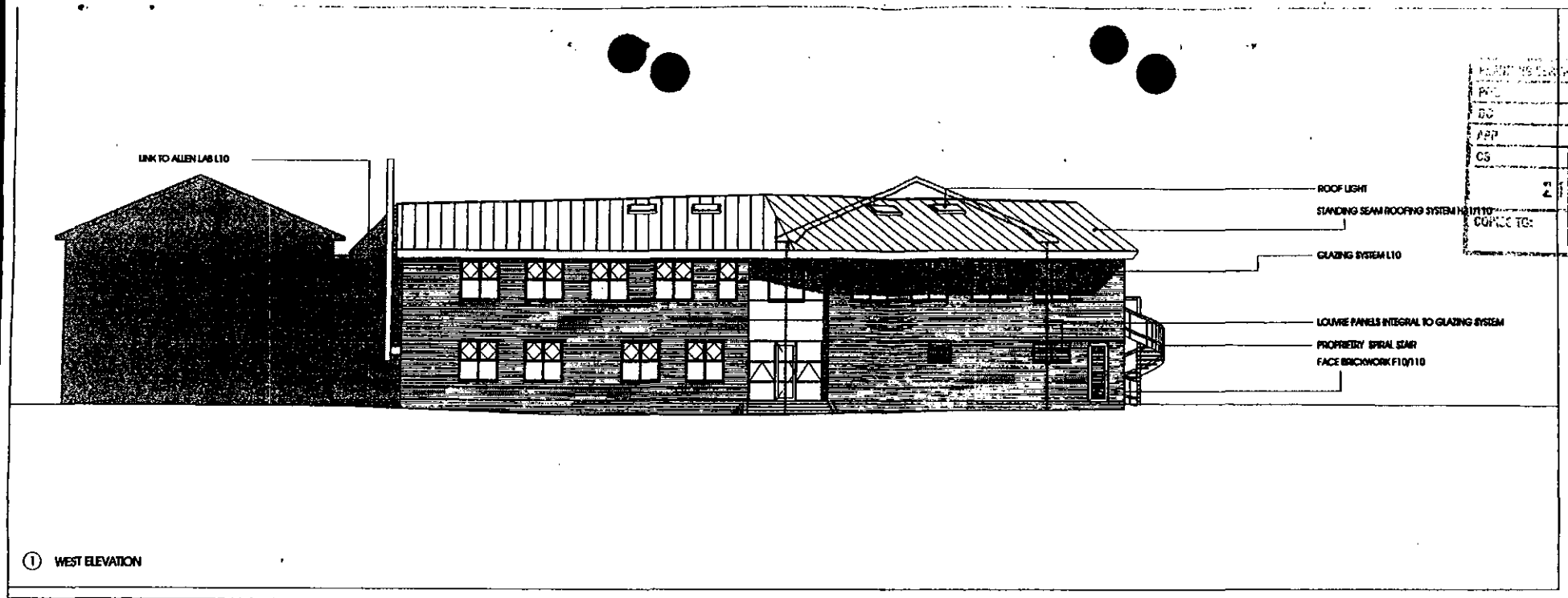
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20035 / 2004-P

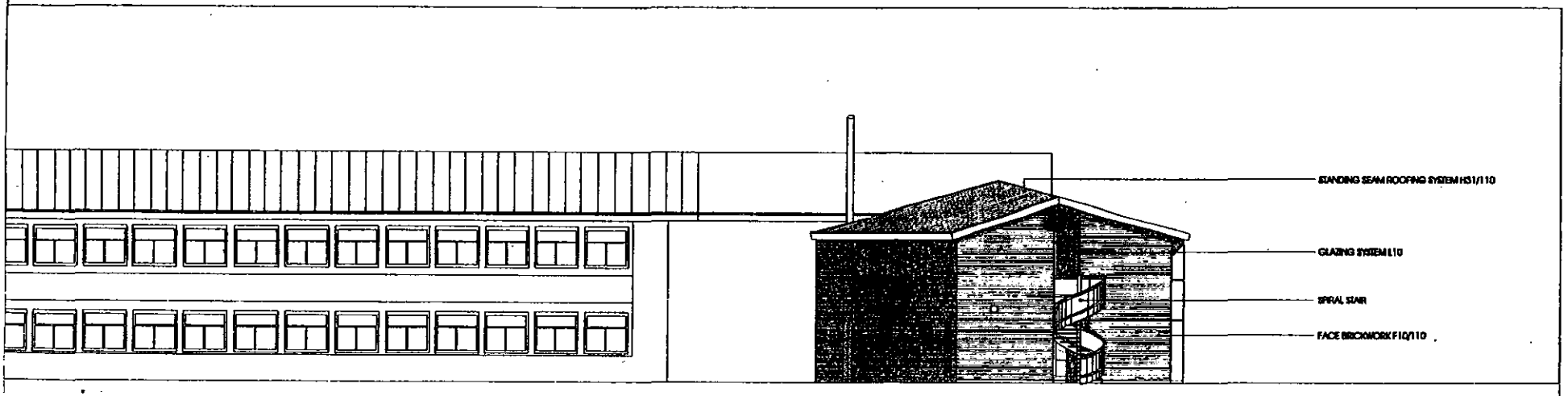
A

1:100 @ A1 1:200 @ A3

04.00



① WEST ELEVATION



② SOUTH ELEVATION

KEY

	FIXED LIGHT
	TOP HUNG
	PIVOT HUNG
	LOUVRE PANEL

21 FEB 2001

COPIES TO:

2952

~~PART 1 REGISTER~~

1433

REVISED PLAN

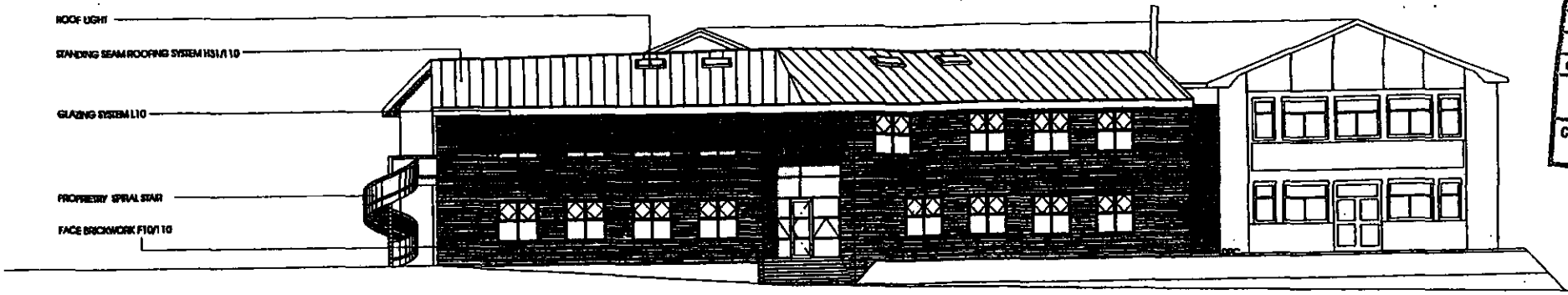
NOTES

PLANNING

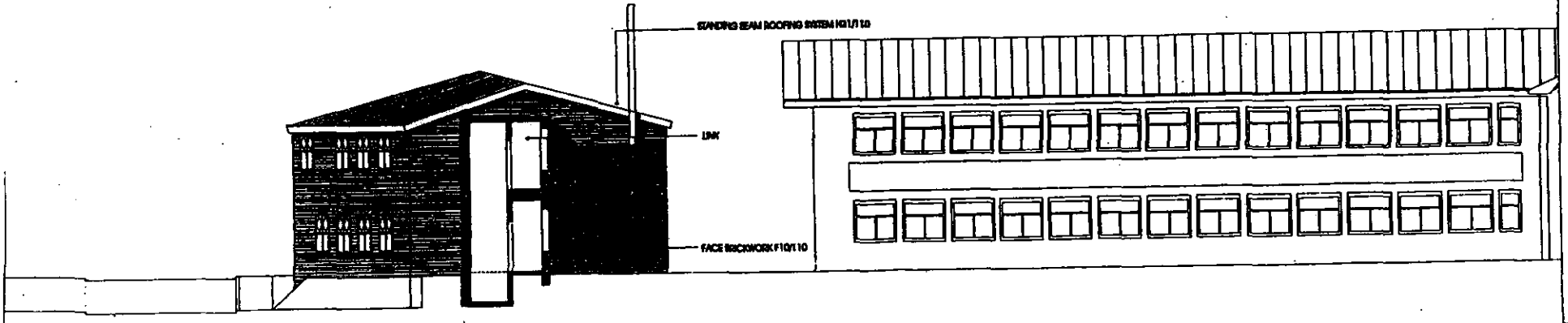
CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

PROJECT
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

DRAWING NO. J20035 / 4001 - P
REVISION A
SCALE 1:100 @ A1 1:200 @ A3
DATE 04.00



① EAST ELEVATION



② NORTH ELEVATION

KEY
FIXED LIGHT
TOP HUNG
SIDE HUNG
LIFT
LOUVRE PANEL
EDF

PLANNING SERVICES
PO
DC
APP
CS
21 FEB 2001
COPIES TO:
ADC
FILE

2953

1433

REVISED PLAN

NOTES

PLANNING

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20035 / 4002 - P
1:100 @ A1 1:200 @ A3

A
04.00

Conditional approval subject to conditions and the Signing of a Section 106 Agreement

Application Number:F/2000/1433
Conditions/Reasons for Refusal

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

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

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

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

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

Application Number:F/2000/1433
Conditions/Reasons for Refusal

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

9. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

10. Details to ensure disabled accessibility is provided throughout the development and the external areas hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

11. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
4. To prevent queuing and parking off site, in the interests of highway safety and convenience.
5. In the interests of highway safety and convenience.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. In order to ensure that the approved landscaping is satisfactorily maintained.
9. In order to ensure bicycle parking facilities are provided and encourage use sustainable modes of travel.
10. To ensure accessibility to the building is available to all.
11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Informative

1. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policy LD5
   Loddon Area Local Plan policies PWE17, LT5, LT6, LT9, LBE8
   Deposit Draft Wokingham District Local Plan policies WOS3, WEM5, WEM6, WT6, WT7, WEM5, WBE10.

2. This permission relates to the application as amended with revised plans, drawing number(s) J20035/2002-P revA, 2003-P revA, 2004-P revA, 4001-P revA, and 4002-P revA submitted to the Local Planing Authority on the21 Feb 2001 showing the revised desing of the buildings elevations, roof and dimensions and does not approve the proposals as originally submitted.

Determined at committee 21 March 2001.

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1433

Applicant : University Of Reading C/O Crispin Wride Architectural Design Studio.

Location : Archaeology Building University Of Reading, Whiteknights, , Reading.

Proposal : Proposed erection of building for teaching and research use (C2)

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/05/2000

Earliest Date for Decision : 11/06/2000

Latest Consultation Date/Site Notice Expiry Date : 11/06/2000

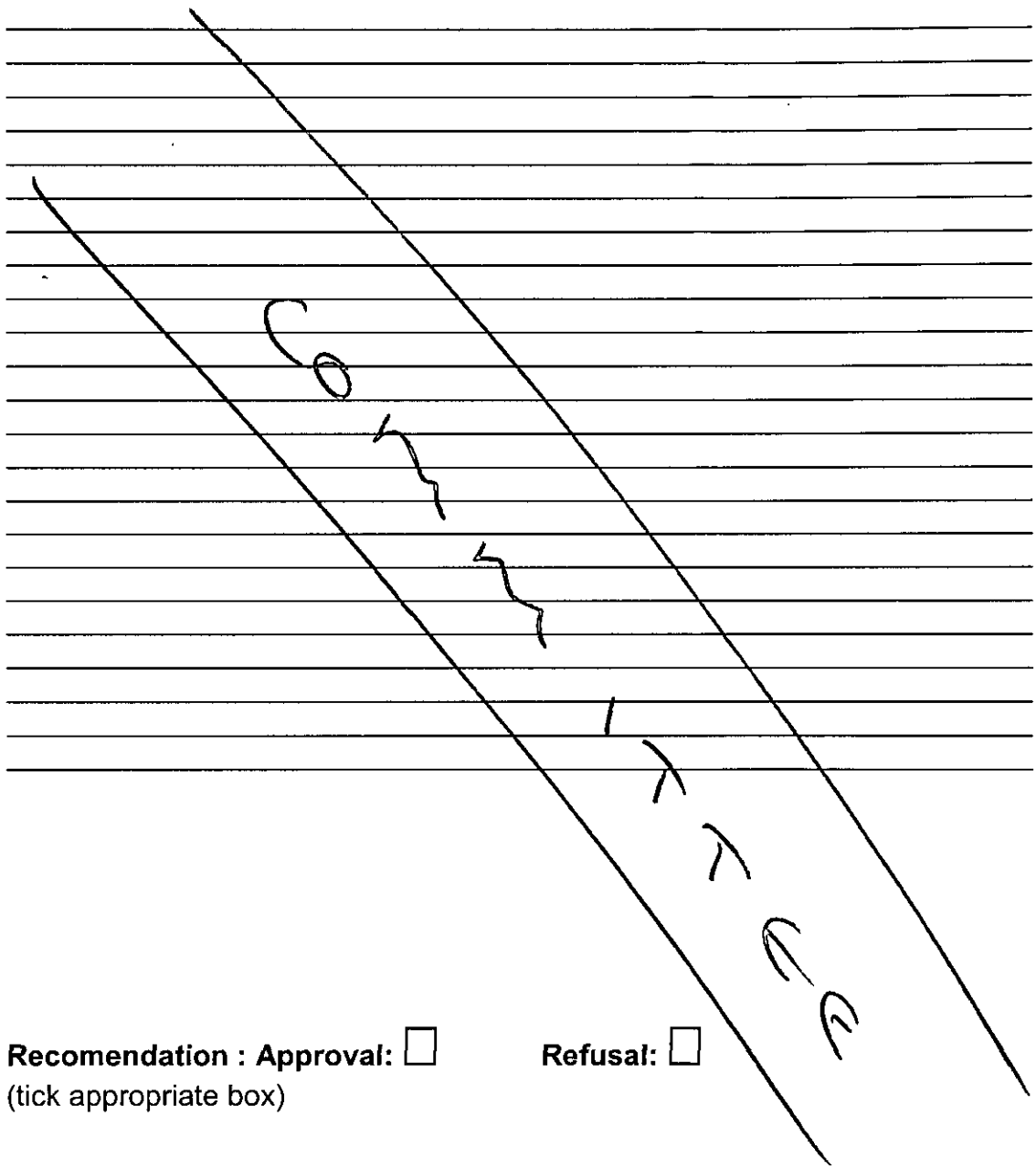
Application Expiry Date: 07/07/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/1433

Appraisal :



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

Application Number F/2000/1433
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Archaeology Building University Of Reading Whiteknights Reading.

APPLICATION NUMBER: F/2000/1433

OFFICER: ~~Lynette Baker~~ Heather Morgan

DATE OF SITE VISIT: 19/9/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS University Bldgs. Grassed areas - usual chef when going thru the site.

Too close to road

3. DESCRIPTION OF SITE/BUILDING 2 story 70's block - red brick and brown panelling. Shallow roof. Site is currently in open space and on the main route thru the site.

To rear of the Allen Lab??

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING as existing but road unrended

LEVELS Flat

BOUNDARY TREATMENT N/A

OTHERS /

Received by Wokingham District Council

Application No: F/2000/1433

PROPOSAL:
Proposed erection of building for teaching and research use (C2)

LOCATION:
Archaeology Building University Of Reading, Whiteknights, , Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/06/2000. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

18 May 2000

Tel: (0118) 974 6447

Date:

My ref: F/2000/1433

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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/1433
Archaeology Building University Of Reading, Whiteknights, , Reading.
Proposed erection of building for teaching and research use (C2).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6447

Date:

My ref: F/2000/1433

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2000/1433
Archaeology Building University Of Reading, Whiteknights, , Reading.
Proposed erection of building for teaching and research use (C2)

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1433**
Archaeology Building University Of Reading, Whiteknights, , Reading.
Proposed erection of building for teaching and research use (C2)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6447

Date:

My ref: F/2000/1433

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

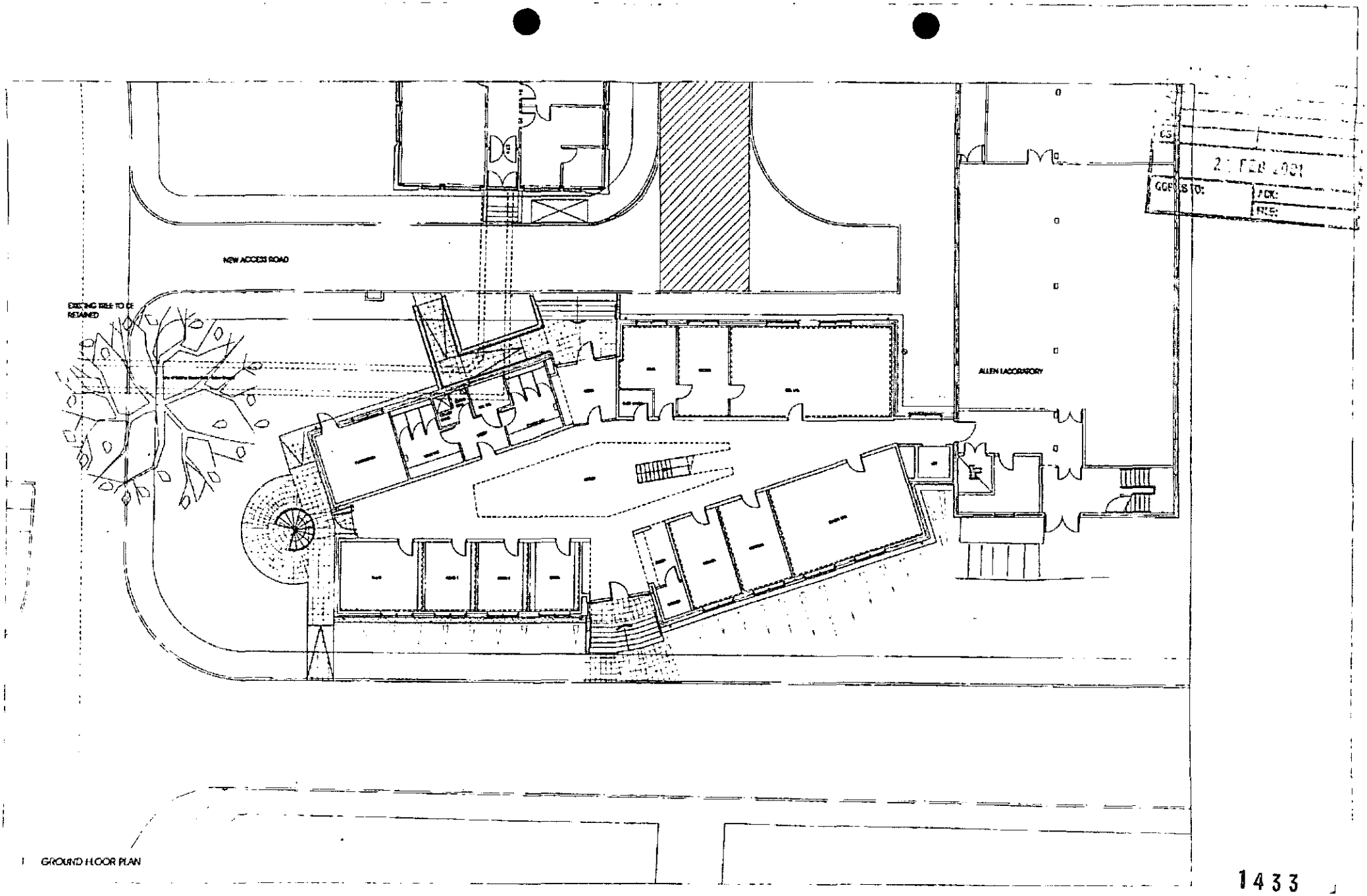
Application Number: F/2000/1433
Archaeology Building University Of Reading, Whiteknights, , Reading.
Proposed erection of building for teaching and research use (C2).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☒ under delegated powers.

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager



1 GROUND FLOOR PLAN

1433

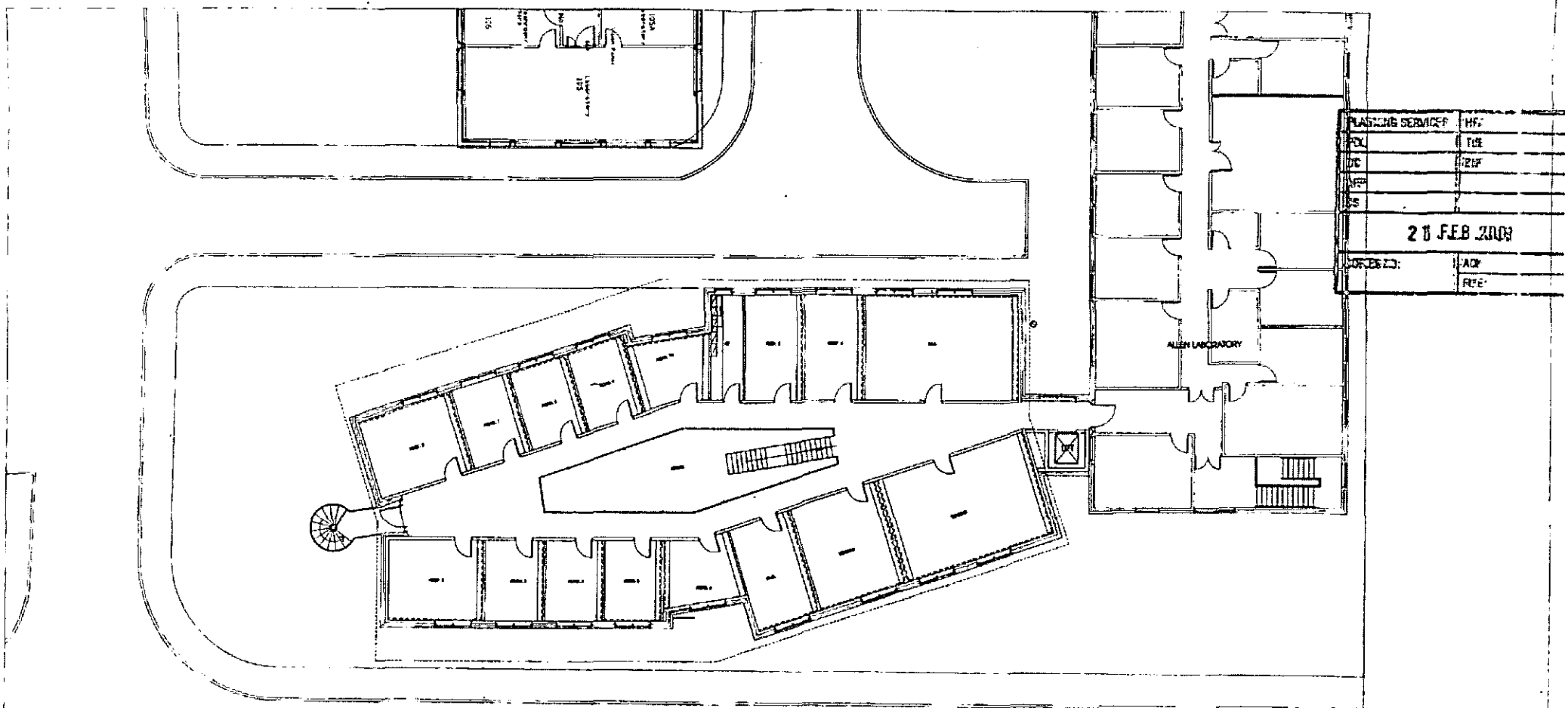
REVISED PLAN

PLANNING

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

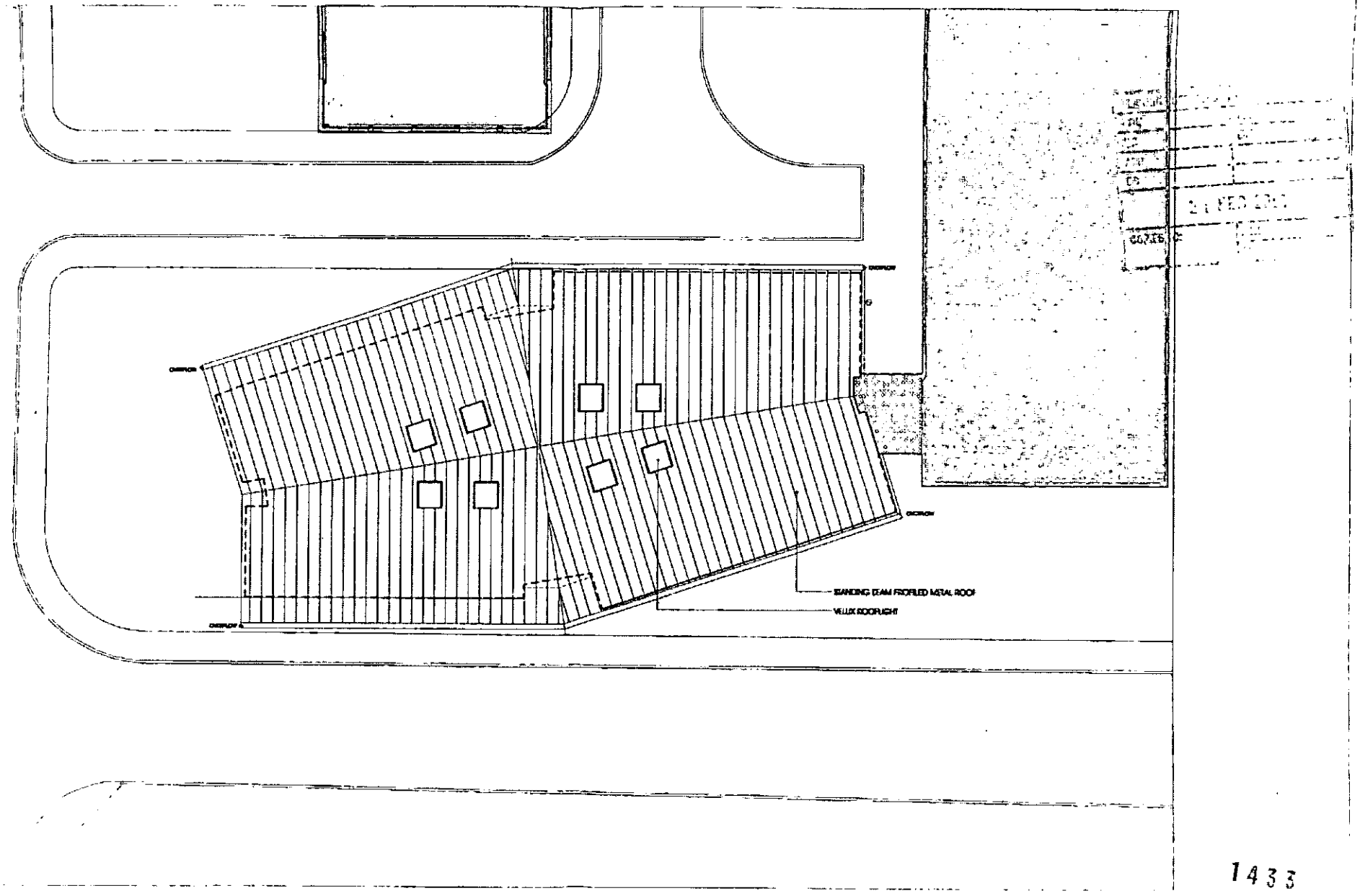
J00335 / 2002 - P



1 FIRST FLOOR PLAN

PLANNING

NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING



1 ROOF PLAN

1433

REVISED PLAN

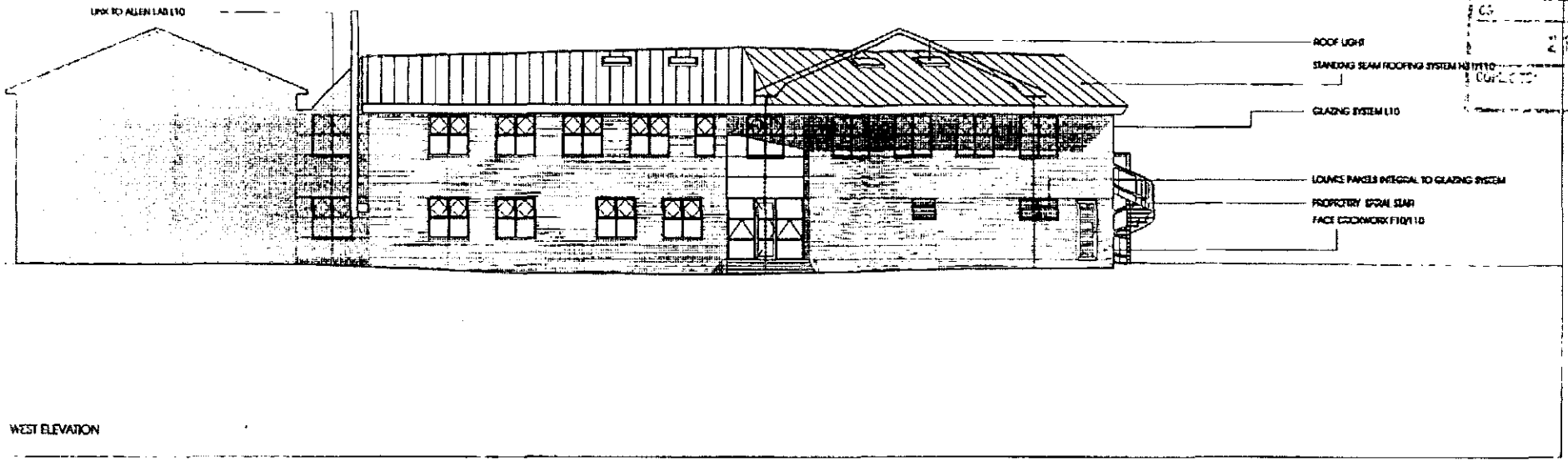
PLANNING

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

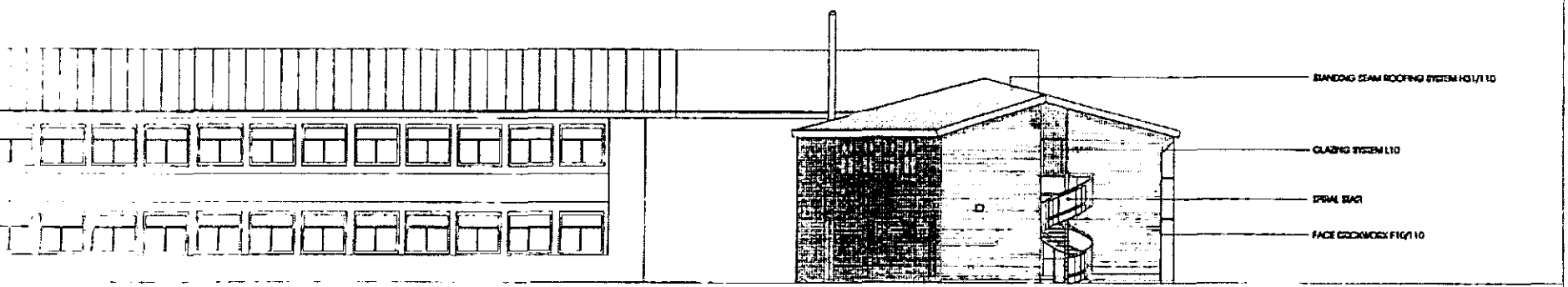
NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20035 / 2004-P

A



WEST ELEVATION



SOUTH ELEVATION

KEY

- FIXED LIGHT
- TOP HUNG
- PIVOT HUNG
- LOUVRE PANEL

FEB

1433

REVISED PLAN

PLANNING

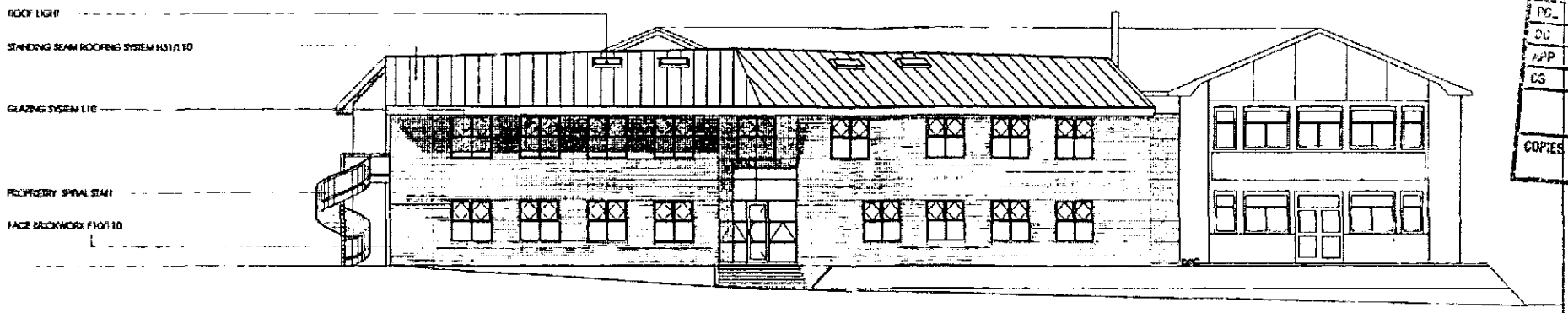
CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

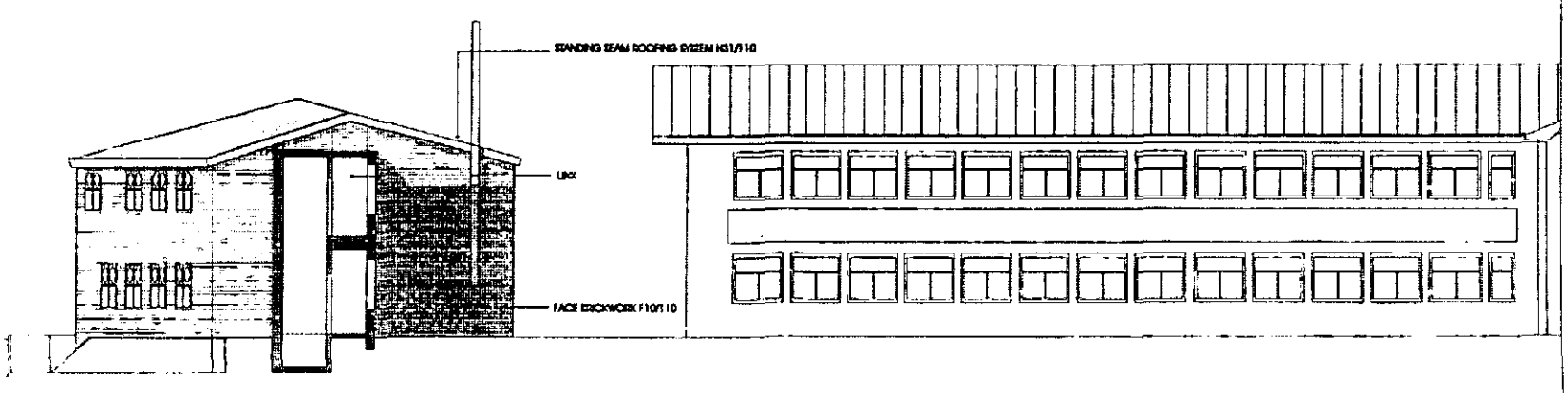
J20035 / 4001 - P

A

1:100 @ A1 1:200 @ A3



EAST ELEVATION



NORTH ELEVATION

KEY

FIXED LIGHT

TOP HUNG

PIVOT HUNG

LOUVRE PANEL

PC

DC

APP

CS

21 FEB 2001

COPIES TO:

ACK:

FILE:

1433

REVISED PLAN

PLANNING

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

NEW ARCHAEOLOGY BUILDING
UNIVERSITY OF READING

J20035 / 4002 - P

1:100 @ A1 1:200 @ A3

A


Deliveries to
IT Services Centre
Computer Science
Mathematics
Physics


Deliveries to
IT Services Centre
Computer Science
Mathematics
Physics

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake.
Senior Planning Officer.

To: Colin Lawley
Principal Solicitor.

My Ref: F/2000/1433

Ext: 6481

Your Ref:

Date: 26.03.01

LEGAL AGREEMENT ON NEW ARCHAEOLOGY BUILDING AT THE UNIVERSITY OF READING, WHITEKNIGHTS CAMPUS, EARLEY.

This application was approved planning permission at the Development Control Committee of the 21 March 2001, subject to the signing of a section 106 agreement. The section 106 agreement is to link to the proposed development to the Green Travel plan and to ensure regular monitoring and reviews with the Local Planning Authority. I have enclosed:

- A copy of the draft decision notice.
- A copy of the application form.
- Section 66 certificate.
- Site plan.

Nicola Lake.

John Mitchell.

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University of Reading
C/O Crispin Wride Architectural Design Studio
Gibb House
London Road
Reading
Berkshire
RG6 1BL

Application Number: F/2000/1433

Parish: **EARLEY**

Location: **Archaeology Building, University of Reading, Whiteknights, Reading.**

Proposal: **Proposed erection of building for teaching and research use (C2)**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

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

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

Condition
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
8. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

Condition
9. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

Condition
10. Details to ensure disabled accessibility is provided throughout the development and the external areas hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Condition
11. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
9. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
10. To ensure accessibility to the building is available to all.

Reason
11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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 LD5.
Loddon Area Local Plan Policies PWE17, LT5, LT6, LT9 and LBE8.
Deposit Draft Wokingham District Local Plan Policies WOS3, WEM5, WEM6, WT6, WT7, WEM5 and WBE10.

Informative

2. This permission relates to the application as amended with revised plans, drawing numbers J20035/2002-P rev A, 2003-P rev A, 2004-P rev A, 4001-P rev A and 4002-P rev A submitted to the Local Planning Authority on 21 February 2001 showing the revised design of the buildings elevations, roof and dimensions and does not approve the proposals as originally submitted.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/03/2001

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.

GIBB

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5200

Our Ref: JA/C810/J20035A/2034

20 March 2001

41477

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

COPIES TO:

Contact: John Anderson

BY FAX AND POST

For the attention of Nichola Lake

Dear Sirs

NEW ARCHAEOLOGY BUILDING - UNIVERSITY OF READING
APPLICATION NO: F/2000/1433

Further to our recent discussions I write regarding the cycle provision and re-location questions raised by yourselves.

The following statement is provided by the University of Reading.

CYCLES :

The University will provide cycle racks adjacent to the rear entrance to the building (off the courtyard) at the Council's recommended rate of 1 per 5 staff/student.

There are 24 staff, 86 undergraduates and 47 FTE postgraduates, making a total of 157. This will require 32 racks. As the University norm is to use 'sheffield hoops', which are spaced so as to be used double sided, this will be a provision of 16 No. sheffield hoops.

It is important to stress that, in accordance with the University's Green Transport Plan, in addition to the provision of cycle racks adjacent to the building a shower/changing room for cyclists is incorporated within the new building to encourage the use of cycles among staff and students.

AREAS VACATED BY RELOCATION :

Currently Archaeology occupy rooms at Earley Gate, rooms in the Allen Laboratory, with the majority of use being within the Faculty of Letters and Social Sciences.

Earley Gate Rooms:

These two laboratories and ancillary rooms totalling 176 sq.m. will be vacated. There are no immediate plans for these rooms which, in the short term, will be used as a buffer for relocating other users at Earley Gate when their buildings are demolished. Ultimately this building will also be demolished as part of the overall redevelopment of the area, but this is not in the immediate future.

The Allen Laboratory Rooms:

This building is adjoining the new Archaeology Building, and the Department will continue to use these rooms as part of its new centre.

Faculty of Letters & Social Sciences :

These rooms, principally staff rooms, will be vacated and used by other departments who have already outgrown their resources. Much of the accommodation used by archaeology in FoLSS is shared (eg lecture & seminar rooms) and these will continue to be used by other users as part of the University's centrally booked room system.

No new group of users or use is currently envisaged resulting in a new influx of staff and students, however small.

I trust that this addresses your concerns but if you have any further questions please contact this office.

Yours faithfully

John Anderson

cc Martin Westacott University of Reading
John Brookes GIBB

GIBB

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO
GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5210

Our Ref: JA/C810/J20035A/2034

20 March 2001

41399

NL

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

Contact: John Anderson

BY FAX AND POST

For the attention of Nichola Lake

Dear Sirs

NEW ARCHAEOLOGY BUILDING - UNIVERSITY OF READING
APPLICATION NO: F/2000/1433

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GIBB
LAWGIBB Group Member

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No new group of users or use is currently envisaged resulting in a new influx of staff and students, however small.

I trust that this addresses your concerns but if you have any further questions please contact this office.

Yours faithfully

John Anderson

cc Martin Westacott University of Reading
John Brookes GIBB

FAX MESSAGE

**IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE TELEPHONE OR FAX IMMEDIATELY**

FAX No : 0118 974 6484
TO : John Mitchell
Cc :
COMPANY: Wokingham DC
SUBJECT : Archaeology, Univ of Reading

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

**GIBB LTD
GIBB HOUSE, LONDON ROAD,
READING, BERKSHIRE RG6 1BL**

TEL : 0118 963 5200
FAX : 0118 963 5210
FROM : John Anderson
REF : J20035B
PAGE(S) : 1
DATE : 13 Mar 2001

URGENT

Dear Sir

Re New Archaeology Building – University of Reading
App. No. F/2000/1433

Further to my discussions with Nichola Lake of your department I write to confirm the revised area for the above scheme.

Gross Floor Area – Original Scheme – 938m^2

Gross Floor Area - Revised Scheme - 890m^2

I trust this the information you require to complete the report for submission at the Mar. 21 Committee Meeting.

Regards

John Anderson

41155
NV
14 MAR 2001
COPIES TO:
ACK:
FILE:

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any distribution, copying or use of this communication or the information in it is prohibited. If you have received this communication in error, please

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/1483 PLANNING OFFICER: Nicola Lake

PARISH: EARLEY

PROPOSAL: Revised Plans: Showing alteration to windows and roofing materials

ADDRESS: Archaeology Building, Whiteknights Campus

APPLICANT: University of Reading

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

CLERK TO EARLEY TOWN COUNCIL

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 12 March 2001

Location:	Archaeology Building, University of Reading, Whiteknights, Reading.
Proposal:	Proposed erection of building for teaching and research use (C2)
Application Number:	F/2000/1433

In response to your consultation dated 23 February 2001 for the above application, the landscape comments are as follows:

I have no additional comments to make on the alterations to windows and roof materials. Please see comments made by Patricia Green, landscape consultant, dated 25 July 2000.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Nicola Lake - F/2000/1433**

University Of Reading
C/O Crispin Wride Architectural Design Studio
Gibb House
London Road
Reading
Berkshire
RG6 1BL

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

Application Number: F/2000/1433

Site Address: Archaeology Building University Of Reading, Whiteknights, , Reading.

Proposal: Proposed erection of building for teaching and research use (C2).

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

FROM: Lynette Baker

DATE: 18 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1433

Proposal: Proposed erection of building for teaching and research use (C2).

Site Address: Archaeology Building University Of Reading, Whiteknights, , Reading.

Applicant: University Of Reading C/O Crispin Wride Architectural Design Studio.

Your observations are required in respect of this application **by 11/06/2000** .

Members of the Town Council did not have any strong objections to any of the proposals currently under consideration for the Whiteknights Campus.

However, what remains of considerable concern is the ever-present problem of student parking outside the boundaries of the Campus. It is understood that the University is shortly to introduce a £40 per annum fee for on-site parking, and this, together with the additional traffic which is likely to be generated by the latest set of proposals put forward by the University, is almost certain to increase further the level of off-campus parking in this area.

Reading Borough Council and Wokingham District Council have already had to use their over-stretched resources to introduce additional parking restrictions in Pepper Lane to try to ensure that through traffic is able to negotiate the student-owned cars parked in the road and Whiteknights Road remains a considerable problem.

The Town Council has discussed its concerns with the University over a number of years with little progress to date, and remains of the view that the University should take on the responsibility of the problems caused by off-campus parking by students.

It is requested, therefore, that these latest applications should be refused unless the University is prepared to operate a student parking exclusion zone of at least 1 mile around the Whiteknights Campus, either under its own initiative, or as a result of a Section 106 agreement instigated by the Local Planning Authority during consideration of this latest set of applications.

COPIES TO: FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

PLANNING SERVICES
POI
DC
APP
CS
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ACK:
32173

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1433 PLANNING OFFICER: Lynette Baker

PARISH: EARLEY

PROPOSAL: Revised Plans: Reduction in floor space

ADDRESS: Archaeology Buillding, University of Reading, Whiteknights Campus.

APPLICANT: University of Reading

Whilst the Town Council has no objections to these revisions, Councillors' still have an overall concern regarding parking provision.

SIGNED: _____ DATE: 20 JUL 2000

CLERK TO EARLEY TOWN COUNCIL

Date: 23 February 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1433

Location: Archaeology Building University Of Reading, Whiteknights, Reading.

Proposal: Proposed erection of building for teaching and research use (C2)

Applicant: University Of Reading C/O Crispin Wride Architectural Design Studio.

Case Officer: Nicola Lake

The new plans show the following: Alterations to windows and roof materials and design. Drawing nos 2002-P, 2003-P, 2004-P, 4001-P, 4002-P.

Comments are required by 05/03/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

Comments as previous.

Adam Goggin. 28/02/01

Date: 23 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1433

Location: Archaeology Building University Of Reading, Whiteknights, Reading.

Proposal: Proposed erection of building for teaching and research use (C2)

Applicant: University Of Reading C/O Crispin Wride Architectural Design Studio.

Case Officer: Nicola Lake

The new plans show the following: Alterations to windows and roof materials and design. Drawing nos 2002-P, 2003-P, 2004-P, 4001-P, 4002-P.

Comments are required by 05/03/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/0000/1933(Ludhouse) Date Rec. 21 Feb 2001.

Location: Archaeology Building, University of Reading, White Knights, Reading Parish Earley.

Applicant: University of Reading.

Description of attached plans Revised plans showing alternative roof materials or design.

Drawing No's: 2002-P, 2003-P, 2004-P, 4001-P + 4002-P.

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: Previous Consultees + objectors.

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

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

NEIGHBOURS:

Date for Responses 10 Days.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y (N)

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 23.02.05

Yellow - Part One Copy
Green - Officer's Copy

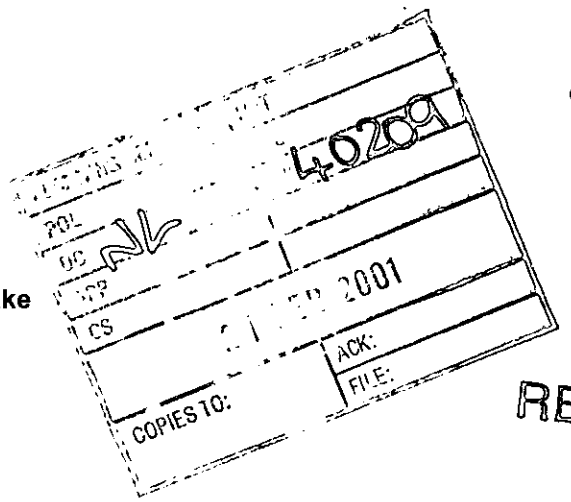
GIBB

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5200

Our Ref: JA/C810/J20035A/2030

20 February 2001



Contact: John Anderson

1433 1

REVISED PLAN

Wokingham District Council
Planning Department
Shute End
Wokingham
Berks. RG40 1WH

For the attention of Nichola Lake

Dear Sirs

NEW ARCHAEOLOGY BUILDING, READING UNIVERSITY
APP NO. F2000 / 1433

Further to our meeting of 19th February, please find enclosed 6 No. copies of each of our drawings; 2002-P, 2003-P, 2004-P, 4001-P and 4002-P at A3 as requested together with 1 No. copy of the "before" and "after" views at A4.

If you require any further information please let us know.

Regards,

Yours faithfully

John Anderson

cc. Martin Westacott - Reading University
John Brookes - GIBB

AN ASSOCIATION WITH GIBB LTD
REGISTERED OFFICE:
GIBB HOUSE, LONDON ROAD,
READING, BERKSHIRE RG6 1BL.
REGISTERED IN ENGLAND AND WALES No. 2193922

GIBB

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5210

Our Ref: JA/C810/J20035A/074

9 February 2001

PLANNING SERVICES | APT
POL | TLS
DC NL | ENF 39782
APP |
CS |
12 FEB 2001
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DE:

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

For the attention of Nichola Lake

Contact: John Anderson

Plans that I gave to you earlier go with this.

Dear Sirs

NEW ARCHAEOLOGY BUILDING - UNIVERSITY OF READING
APPLICATION NO. F/2000/1433

We enclose for your information 1 No. copy of each of our drawings; 2002-p2, 2003-p2, 2004-p2, 4001-p2, 4002-p2 showing our revised plans and elevations for the above scheme.

We also enclose 2 No. views of the site, one a photograph "as is" and one a photomontage image indicating the massing of the proposed building as agreed.

We look forward to our meeting on 19th February to further explain the proposals.

Yours sincerely

John Anderson

cc. M W Westacott - University of Reading
J M Brookes - GIBB Ltd

GIBB

39372

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5210

Our Ref: CW/C810/XX113

29 January 2001

Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mike Thorp
Principal Development Control Officer

Dear Mr Thorp

Proposed Erection of Building for Teaching and Research Use (C2)
University, Whiteknights, Reading

Thank you for your letter dated 19th January 2001 regarding the above planning application.

The project has been reviewed to meet the Client's cost plan. The visual implications are minimal, but we will be submitting revised drawings and additional illustrative material before your deadline of the 9th February 2001.

Yours sincerely

Meeting Set For 2.00pm
Monday 12th Feb 2001.
Nicky

Crispin Wride

c.c. Martin Westacott – University of Reading, Estates & Buildings Department

Date: 12 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1433

Location: Archaeology Building University Of Reading, Whiteknights, Reading.

Proposal: Proposed erection of building for teaching and research use (C2)

Applicant: University Of Reading C/O Crispin Wride Architectural Design Studio.

Case Officer: Lynette Baker

The new plans show the following: Reduction in floor space. Drawing nos J20035/002A, /003A, /004A, /005A, /007A, /008A.

Comments are required by 26/07/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

1970

(RING ONE)

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

App No. 1433. (Planaps) / (Ludhouse) Date Rec. 07/07/00.

Location: Archeology Building, University of Reading

Parish Earley

Applicant: University of Reading.

Description of attached plans Reduction in Floorspace.

Drawing No's: 520035/002 Rev A., /003 A, /004A, /005A /007A, /008A.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

Resp as before (have the file)

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

NEIGHBOURS: Reading Borough Council

Date for Responses 14 Dtys.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER UB.

Consultations Sent by Admin. on 11.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

CRISPIN WRIDE ARCHITECTURAL DESIGN STUDIO
DRAWING ISSUE REGISTER

Project: ARCHAEOLOGY BUILDING — Reading University — ***Project No.:*** **J20035** — **Sheet No.:** **1**

Issue Letter																		
Date	**Y**	00																
	M	7																
	D	6																
Drawing No.																		**Notes**
001	Location Plan																	
002	Ground Floor/Site Plan	A																
003	Ground Floor	A																
004	First Floor	A																
005	Roof Plan	A																
006	Sectons A-B-C																	
007	East and South Elevations	A																
008	North and West Elevations	A																
Issued to:												No. of Copies						Key: (Format)
																		D = Diskette
GIBB - B. Harling																		H = Hard Copy
GIBB - C. Braddick																		
GIBB - A. Clements																		P = Preliminary Issue
Wokingham D.C. - Lynette Baker																		
Record Copy at A3 (originals at A1)																		

GIBB

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO

GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5200

CW/C810/J20035A/2020

6th July, 2000

Ms. Lynette Baker
Planning Officer
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks. RG40 1WH

PLANNING SERVICES	HPT 31502
POL	TLS
DC LEB	ENF
APP	
CS	
07 JUL 2000	
COPIES TO:	ACK:
	FILE:

RR.

Dear Ms. Baker,

ARCHAEOLOGY BUILDING, UNIVERSITY OF READING

Further to our recent calls and letter to your offices, we have still not received a response. We enclose a substitute set of drawings as suggested by your colleague to register these minor changes, but would appreciate the opportunity to discuss these with you.

The key development is that the overall length of the building has reduced by approximately 3 metres. Although this does not change the elevational treatment or any other aspect of the building design in principle, it clearly represents an improvement on the existing proposal in that it is smaller.

The other potential benefit is that one of the trees that was to be lost in the previous scheme might now be retained. Please could you acknowledge receipt of these drawings and give us an update on when the project might go to committee.

Yours sincerely,

1433 1

REVISED PLAN

Crispin Wride

Enc.

GIBB

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO
GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5210

CW/C810/J20035A/2020

6th July, 2000

Ms. Lynette Baker
Planning Officer
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks. RG40 1WH

Dear Ms. Baker,

ARCHAEOLOGY BUILDING, UNIVERSITY OF READING

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Yours sincerely,

Crispin Wride

Enc.

AN ASSOCIATION WITH GIBB LTD
REGISTERED OFFICE:
GIBB HOUSE, LONDON ROAD,
READING, BERKSHIRE RG6 1BL.
REGISTERED IN ENGLAND AND WALES No. 2193922

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READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5210

CW/C810/J20035A/2020

6th July, 2000

Ms. Lynette Baker
Planning Officer
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks. RG40 1WH

Dear Ms. Baker,

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Yours sincerely,

Crispin Wride

Enc.

AN ASSOCIATION WITH GIBB LTD
REGISTERED OFFICE:
GIBB HOUSE, LONDON ROAD,
READING, BERKSHIRE RG6 1BL.
REGISTERED IN ENGLAND AND WALES No. 2193922

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 19 January, 2001
My ref. Development Control/MLT – F/2000/1433
Your ref. JA/C810/J20035/2018

Mr C Wride
Crispin Wride Architectural Design Studio
Gibb House
London Road
READING
Berks, RG11 1WR

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

Dear Mr Wride,

PROPOSED ERECTION OF BUILDING FOR TEACHING AND RESEARCH USE (C2) UNIVERSITY OF READING, WHITEKNIGHTS, READING.

I refer to your planning application for the above received on 12 May 2000, and our letter dated 21 November 2000 to which we do not appear to have received a reply.

This Council is being required by the Secretary of State to ensure that at least 65% of all planning decisions from 1st April 2001 are made within 8 weeks of the date of application. Accordingly, we wish to determine all out-of-date application applications before that date.

For this reason, I am writing to you to advise that we are no longer prepared to hold this application in abeyance. As no response appears to have been received to our letter of 21 November 2000, if no revised proposals are received within 21 days of the date of this letter, this application will be treated as being withdrawn.

If it should be withdrawn and a revised scheme then be submitted within 12 months of the date of the original application (i.e. by 11 May 2001), for the same site, for the same or less floorspace, no planning application fee would be payable.

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

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 21 November, 2000
My ref. HPM/F/2000/1433
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) 977 8909
DX: 33506 – Wokingham

Mr. C. Wride,
Crispin Wride Architectural Design Studio,
Gibb House,
London Road,
Reading,
Berks.
RG11 1WR.

Dear Mr. Wride,

PROPOSED ERECTION OF BUILDING FOR TEACHING AND RESEARCH USE (C2) UNIVERSITY OF READING, WHITEKNIGHTS, READING

I refer to the current application in respect of the above site. You will no doubt recall the concerns expressed by myself regarding the visual impact and the loss of open views. As a result you indicated that perspective sketches based on photographs were to be submitted in support of the application.

A subsequent telephone conversation with Mr. Westacott on 25 October highlighted the fact that the scheme my need to be rethought due to financial constraints. He requested that the LPA hold the determination of the application until this matter had been resolved. To date, I have no indication of whether revisions are to be made. It is highly probable that any amendments will require the submission of a fresh application. I am therefore writing to request an update in progress and to establish whether or not your client would be willing to withdraw the current application, and submit revised proposals when they are available.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

Tel. Con 25/10/00

Spoke to Mr. Westacott.
Requested that we hold determination of the application.
Costings have come in and they need to amend the scheme.

Once revisions have been decided, he'll come to LPA to establish if its a reconsultation or a fresh application.

JCPM

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 18/10 Time 11.55.

WHILE YOU WERE OUT

Name John Anderson

Of Crispin Ryde Architects

Phone No. 963 5200 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Archaeology building @ Rdg University

Photomontage to come ASAP.

for ctee 8/11

Signed Jan

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Heather Morgan, Planning

My Ref: F/2000/1384&1443

Your Ref: F/2000/1384&1443

Date: 9th October 2000

PLANNING APPLICATIONS F/2000/1384&1443
UNIVERSITY OF READING PROPOSED EXTENSIONS/ALTERATIONS

PA 2000/1384 Foxhill House, Whiteknights Road Earley - Proposed change of use from halls of residence to research institute.

I can confirm that the Highway Authority does not object in principle to the proposed development subject to there being a condition restricting any further increase in car parking and a condition ensuring that secure, well lit cycle parking and showers/changing facilities be provided before the development is occupied. (Details to be submitted to and approved by the LPA). The total number of cycle spaces required is 1 per 5 staff/students.

As discussed in agenda planning this morning, it is also important that the occupation/use of the building remains ancillary to the University. This is necessary as the aims and objectives of the GTP are tailored to students and academic staff. The GTP prepared by the University is only voluntary and at present does not go far enough in encouraging staff to travel to and from the site by means other than the private car. Discussions will be continuing with the University regarding the improvement of the current GTP>

Condition C124 to be amended to read as 'The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved by the LPA. Details to include facilities for showering/changing.

C129 Construction Vehicles

PA 2000/1443 Department of Meteorology – Proposed extensions for research use.

As above. Land Depot & Archaeology

Tom Callaghan

NOTE:

PLEASE ENSURE THAT THERE IS A S106 TO COVER UNIVERSITY THE GTP TO THESE BUILDINGS.

R

10/10/00

CTTGE 8/11
in order to
allow perspect-
ive structures
etc to be
submitted

JEPM

File Note 2110

University Green Travel Plan being implemented as of today

(except car sharing)

JPM

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 21/9 Time 09.25

WHILE YOU WERE OUT

Name MR galaver

Of

Phone No. 9841346 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Woodley Timber yard.

Signed H

COPIES with
- Mr Coe (Transportation Manager)
- Gemma Stern (Transport Planning Assist.)

A GREEN TRANSPORT PLAN FOR THE UNIVERSITY OF READING

1. Introduction

For several years the University has been encouraging staff and students, on an informal basis, to reduce car dependency and travel by other modes. A car permit scheme has been introduced, facilities for cyclists have been improved, and active dialogue maintained with local authorities and transport providers. As a result 29% of staff either walk or cycle to work and 60% travel by car: these figures compare favourably with other large employers in similar locations.

In 1998 the University began preparing a formal Green Transport Plan for Whiteknights and for Bulmershe Court, in response to national policies, such as Agenda 21, the Traffic Reduction Act of 1997, the Department of the Environment's Policy and Planning Guidance notes, and the 1998 White Paper on Transport. Subsequently, Reading Borough Council and Wokingham District Council have requested that the Green Transport Plan should be submitted to them as a condition for planning consent in an agreement under Section 106 of the Town & Country Planning Act of 1990, as amended by the Planning and Compensation Act of 1991.

The University has several academic departments which are concerned with environmental issues and the effects of pollution, so it is appropriate that the University should be in the forefront of organisations developing policies for sustainable travel and for reducing car dependency.

The Green Transport Plan has been developed over an eighteen month process, which has included consultation with members of the Students Union, the University Globe Group, members of university staff, planning and transport planning staff of Reading Borough Council and of Wokingham District Council, and local transport operators. Proposals are based on information received from data analysis and from survey information, including a survey of student opinion about cycle facilities and a survey of staff and student commuter habits and opinions about travel options.

2. Objectives

The aim of the Green Transport Plan is to ensure that:

- the University is easily accessible for students and staff, using a broad variety of transport modes;
- opportunities are created for students and staff to use alternative means of transport to the private car, so that car use is increasingly confined to those people for whom other transport is really not a realistic option;
- there is sufficient on-site car parking for users for whom it really is necessary to travel by car;
- once alternative patterns of travel to the University are in place, they are maintained over time, leading naturally to further decreases in car travel to the University;
- revenue generated from car parking charges should cover at least the costs of implementing, maintaining and administering the Green Transport Plan.

3. Current Travel Patterns

A survey of staff and student commuter habits in the autumn of 1999 has provided a baseline against which any changes in travel habits will be measured.

Figure 1: Staff and student commuter habits

	Staff	Students
Car	60%	25%
Lift	5%	6%
Walk	13%	53%
Cycle	16%	11%
Bus	5%	4%
Train	1%	1%

4. Targets

In each of the past 3 years, the University has achieved a net decrease in the number of parking permits issued, averaging 4% each year. In the current academic year, as part of its Green Transport initiative, the reduction in the number of permits issued has been 18%.

It is our intention over the next five years to balance a probable increase in parking demand with policies to diminish unnecessary car travel to campus, so that, at worst, demand is managed within the current number of parking spaces for daily commuters. We recognise that this apparently modest target will in fact require a substantial shift in travel mode, especially among those students who currently travel to Whiteknights by car, but park outside the university grounds.

Taking this into account, we have set a target to reduce car commuting to the University by 10% over the next three years, with a view to a further reduction of 10% over the subsequent five years.

To achieve this level of reduction in car commuting, we shall rely on support from the two local authorities within which the University is located, and from local transport providers, in helping to create attractive alternatives to car travel.

Progress towards these targets will be monitored partly through the annual process of allocating car-parking permits. More detailed information about modal split will be obtained from surveys of staff and students undertaken at three-yearly intervals.

5. Proposals

Some improvements have already been embarked upon, for instance the minor works budget for the current year includes commitments to the installation of new cycle parking, and improvements to pedestrian and cycle paths. Also, the University is helping the Students' Union to finance a private bus service between Bulmershe Court and Whiteknights.

5.1 Public Transport

The University has set a target to encourage a shift to bus use to a total of 10% of staff and 10% of students by the year 2003.

The University will continue to negotiate with local bus companies to increase the number of routes and the frequency of buses on routes serving the University, particularly to and from local railway stations. In addition, it is anxious that a regular and frequent connection between Whiteknights and Bulmershe Court should be established. Improvements in the local bus services are a pre-requisite for the proper implementation of the Plan.

5.2 Cycling

The University will continue its programme of improving facilities for cyclists: cycle paths, storage facilities, and locker/changing provision near academic buildings. In addition, pressure will be increased on local authorities to provide cycle paths along the main routes to the University, so that cycling is perceived as a safe alternative to the car.

5.3 Car Parking

As well as providing encouragement to staff and students to use other modes of transport, it is important also to control the growth of car travel to the University. We propose that car parking should be controlled in five main ways:

- limiting the available number of spaces;
- stricter matching of the number of permits allocated to the number of spaces available;
- controlling vehicle access to the campus more strictly;
- increasing parking charges;
- defining the eligible user groups more strictly.

There are three categories of student who will normally be deemed eligible to obtain permits:

- people whose disabilities entitle them to orange badges;
- people who can demonstrate that they have time constraints associated with the care of children of primary school age and younger (with the advent of electronic monitoring it may become possible to limit this group to permits only for the particular days for which it is necessary);
- people who need to travel for university-related purposes, for instance for site visits or teaching practice.

For students not falling into one of the three categories above, there is a general presumption against their obtaining parking permits.

Increasing parking charges is an important way of limiting demand for parking permits, and of raising the money necessary for funding any initiatives to improve alternative ways of travelling to the University. Also, the Government's Integrated Transport Policy makes it clear that if employers do not impose realistic parking charges, Government may impose workplace charging as an addition to business rates, thus depriving employers of the revenue raised.

The University recognises that the substantial sums of money spent on managing car parking facilities indirectly subsidise car drivers. Public transport users and cyclists do not receive any benefit from this expenditure. In a survey of other universities, undertaken as part of the preparation of our own Green Transport Plan, we found that 75% of the 39 universities surveyed already had schemes in place which entailed a more realistic level of charging than Reading's current £10 per annum, and that of the other 25%, all were preparing similar initiatives.

- With this in mind, it is intended that over the next three years all costs associated with parking management will be identified, and that the revenue from parking fees will be used to off-set these costs and to support initiatives which encourage walking, cycling and the use of public transport.

- In the first instance, in the 2000/2001 academic year car parking charges will be increased to £10 per quarter, or a discounted fee of £36 for an annual permit.

- All staff (both full-time and part-time) whose gross salary is less than £10,000 per annum will continue to pay the existing fee of £10 per annum.

- The annual permit charge for motorcyclists will be £10.

- Subsequently, in future years it is proposed that parking charges may be related to income, and also to the frequency with which a car is brought to campus. The installation of electronic barriers will enable the use of such a sophisticated charging mechanism. It will be possible to modify the charging regime so that there is an incentive for permit holders to travel less frequently by car, and consequently to pay less than those who use the car daily. Among the options to be considered may be that the fee for staff parking will first be based on a quarter percent of salary, later on a half percent, with alternative methods of payment for occasional users.

6. *Monitoring and evaluation*

The Green Transport Plan includes provision for regular monitoring of progress, and for evaluation of interventions made. An annual report will be produced on the implementation of the Plan so that all members of the University are aware of the progress being made and the issues being addressed.

Gordon E Davies
Director of Estates and Buildings

July 2000

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700
Email: Patricia.Logie@reading.gov.uk
Our Ref: 00/00591/WOKADJ/PL
Your Ref:

Direct: ☎0118 939 0458

17 August 2000

F.A.O. Lynette Baker
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Your contact is: Patricia Logie, Planning and Transport

Dear Lynette

APPLICATION NO: F/2000/1433
ADDRESS: ARCHAEOLOGY BUILDING, UNIVERSITY OF READING.
Proposed erection of building for teaching and research use (C2).

I refer to the above application and can inform you that at their meeting on 16th August 2000 the Planning Applications Committee delegated to officers to inform you that this Council raises no objection to the principle of the proposal subject to it being tied to the existing Green Travel Plan by legal agreement and conditions relating to;

- Tree protection through construction
- Disabled Access

I trust this is of assistance however should you require clarification of any of the above then please contact Patricia Logie on 0118 939 0458.

Yours sincerely,

David Breeze
Planning Manager (Implementation)

TGL Con 22/9/00

Space to Agent.

(1) No objection to principle to development in this location.

(2) Concerned at the loss of so much of the open space but particularly the loss of the 9m deep strip which runs ~~either~~ side of access road.

(3) Bldg needs to be no closer to the road than the flank wall of the northern-most Lab.

(4) No objection to building extending to the south of the existing elevation of the Dept of Sedimentology.

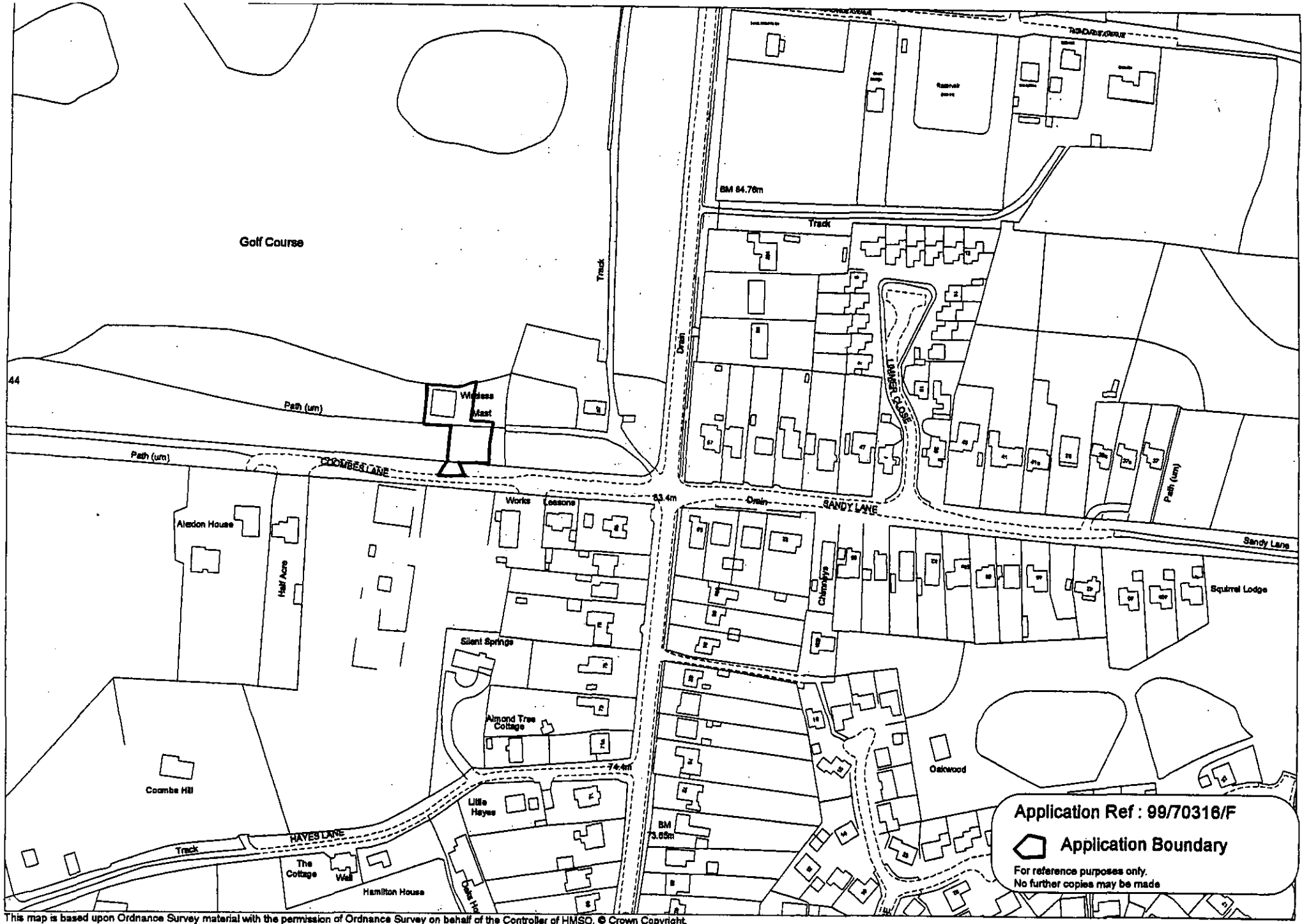
(5) No comments given on design or on parking provision

(6) Repositioning of building would require a revised application.

(7) To go to Ctee on 18/10.

(8) Can withdraw if they wish.

J L P Morgan



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000

Scale: 1 : 2500

N W E S

22/9

Advised RBC if they have any comments to get them to me by 6/10/00

JCM

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Planning

My Ref: F/2000/1433&1443

Your Ref: F/2000/1433&1443

Date: 12th September 2000

PLANNING APPLICATION F/2000/1433 & 1443
PROPOSED ERECTION OF TEACHING BUILDING/EXTENSIONS TO THE DEPARTMENT OF METEOROLOGY.
UNIVERSITY OF READING, WHITEKNIGHTS

Although the Highway Authority does not object in principle to the proposed developments, it is likely that any conditional recommendation for approval will be subject to the implementation/amendment of the current GTP being developed. Therefore, in order to make any formal recommendations, could you please request 2/3 copies of the University's GTP.

Many thanks

Tom Callaghan.

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 25th July 2000

Location: Archaeology Building University of Reading Earley

Proposal: Proposed erection of building for teaching and research use (C2)
- revised plans

Application Number: F/2000/1433

In response to your consultation dated 12th July 2000 for the above application, the landscape comment is as follows:

The application is still unacceptable on landscape grounds.

The revised application shows the proposed building as slightly shorter in length. This does not alter the fact that the application represents over-crowding of the site, and the landscape comments in the response dated 12th June 2000 to the original application still apply. These state:

The location is part of a pleasant open area of grass with a few mature trees on either side of a road, with multi-storey buildings set back around this space. The proposed development would fill one entire sector of the space, would be forward of the adjacent building line, and would spoil completely the immediate road scene, the visual amenity and the setting.

Patricia Green

Patricia Green
Landscape Consultant

GIBB

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO
GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5210

JA/C810/J20035/2018

20th June, 2000

For the attention of Lynette Baker

Wokingham District Council
Planning Department
Shute End
Wokingham
Berks. RG40 1WH

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	30824
21 JUN 2000	
COPIES TO:	ACK
	FILE

Dear Sirs,

APPLICATION NO. F/2000/1433
Proposed Archaeology Building, University of Reading

With respect to the above application, we write to advise you that in conjunction with our client, we have had reason to modify the design of the building.

The revisions do not in principle affect the outward appearance of the building and we believe do not constitute a material change, but they do reduce the area, and therefore the impact.

Two of the benefits of this change are that

(a) we believe the building is now better proportioned, and

(b) due to the reduced length, we may be able to save the tree which was to be removed.

It is very important to ourselves and our client that the revised scheme is presented to yourselves before the application reaches the Committee, and in this regard we would request a meeting at your earliest convenience to discuss and hopefully agree the substitution of drawings.

We look forward to hearing from you.

Yours faithfully,
for Crispin Wride Architectural Design Studio Ltd.

File - Current files

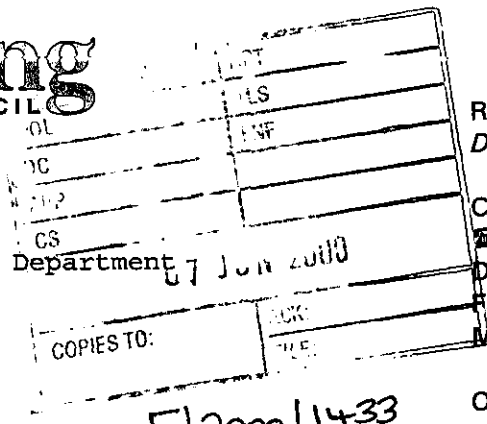
J. Anderson

Reading
BOROUGH COUNCIL

Richard Tyndall
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Mr John Mitchell
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



F/2000/1433
Leb

Our Ref: 00/00588/WOKADJ/PL
Your Ref:

Direct: ☎ 0118 939 0458

5th June 2000

Your contact is: Patricia Logie, Planning

Dear Sir/Madam

Application Ref: 00/00588/WOKADJ/PL
At: Archaeology Building, University Of Reading Pepper Lane Out Of Reading Borough
For: At the Archaeology Building, erection of building for teaching and research (C2 use).

Thank you for your letter and enclosures in respect of the above planning proposal. I am the officer dealing with this matter. If you have not heard from me within 21days please contact me on the above number.

Yours faithfully
Patricia Logie
for the Planning Manager

TO: DEVELOPMENT CONTROL
Lynette Baker

FROM: Environmental Design

DATE: 12th June 2000

Location: Archaeology Building, University of Reading, Whiteknights, Reading.

Proposal: Proposed erection of building for teaching and research use.

Application Number: F/2000/1433

In response to your consultation dated 18th May 2000 for the above application, the landscape comment is as follows:

The application is **not** satisfactory on landscape grounds. It represents over-crowding of the site. The location is part of a pleasant open area of grass with a few mature trees on either side of a road, with multi-storey buildings set back around this space. The proposed development would fill one entire sector of the space, would be forward of the adjacent building line, and would spoil completely the immediate road scene, the visual amenity and the setting.

It is an inappropriate development proposal, and the University should find somewhere else at Whiteknights for this building.

Patricia Green

Patricia Green
Landscape Consultant

WOKINGHAM D.C. DEVELOPMENT CONTROL

PRE-APP ATTACHED

VALID

Start date:	12 05 00
Officer: LEB	Application No. F/2000/1433

Map No. S1 Site 0.32

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☑ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF BUILDING FOR TEACHING & RESEARCH USE (C2)

Location: ARCHAEOLGY BUILDING (Pepper Lane) WHITEKNIGHTS PARK

Parish: EARLEY Ward: ~~White~~ 18.5.2000

Applicant: UNIVERSITY OF READING

Fee Received 1560-00 (3) Required 2470-00 Additional 910-00 9/5 Refund ..... received 12/5

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	- Q13 Any trees affected? - ~~Q24 - Should it be D1, not C2?~~	9/5	✓
3	Forms unsigned	Should be on behalf of R Univ.	9/5	✓
4	Correct S 66 certificate	Not signed "	9/5	✓
5	Elevation plans	~~plans reduced 1 set OK~~ w/ elevation shows windows to ground floor WCs, not shown in floor plan.	9/5	
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 : 18.5.2000 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	: Reading.
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: (Historic Park or Garden)

.....

.....

..... Copy of pre-app attached.

NEIGHBOURS:

S/N + East Lodge, Heighton Park School, Pepper Lane.
School House, Heighton Park School, ✓ ?
at access
from Pepper Lane.

GIBB

CRISPIN WRIDE
ARCHITECTURAL DESIGN STUDIO
GIBB HOUSE, LONDON ROAD
READING, BERKS RG6 1BL, UK
TEL: +44 (0)118 963 5200
FAX: +44 (0)118 963 5210

CW/C810/J20035A/2012

10th May, 2000

Ms. Lynette Baker
Wokingham District Council
Planning Department
P.O. Box No. 157
Council Offices
Shute End
Wokingham
Berks. RG11 1WR

12 MAY 2000

12.MAY2000* 1433

Dear Ms. Baker,

ARCHAEOLOGY BUILDING, UNIVERSITY OF READING

Further to our telephone conversation last week, we hereby submit a planning application for the above-named project, for construction of a new building. We enclose 6 copies of the following documents and cheques for £1,560.00 and £910 (a total of £2,470) to cover the fee:

1. The Planning Application form duly completed.
2. A completed Ownership Certificate (Article 7)
3. A location plan showing site boundary in red - 1:1250 (J20035/001)
4. A site plan 1:500 (J20035/001) showing site boundary in red
5. Drawings J20035/001, 002, 003, 004, 005, 006, 007 and 008

You will recall that I had suggested that it might be appropriate for us to meet and discuss our proposals once you have had time to look at the drawings. To aid your understanding of our proposals I will forward an architectural description outlining the principles that generated the scheme illustrated.

If you have any queries and perhaps when you are able to have a meeting, you could call me directly to arrange a convenient time.

Yours sincerely,

C. Wride

Enc.

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, RG11 1WR

FOR OFFICE USE ONLY

12 MAY 2010 1453

1.	APPLICANT'S NAME	THE UNIVERSITY OF READING
	ADDRESS	WHITERNIGHTS, PO BOX 217 READING
	POST CODE	RG6 6AH PHONE
2. If the applicant has an agent, all *correspondence will be sent to* the agent	AGENT'S NAME	CRISPIN WRIDE ARHITECTURAL DESIGN STUDIO
	ADDRESS	GIBB HOUSE, LONDON ROAD READING
	POST CODE	RG6 1BL PHONE 0118 963 5200
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	UNIVERSITY CAMPUS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW ACADEMIC BUILDING FOR THE TEACHING AND RESEARCH OF ARCHAEOLOGY
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.32 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	J20035/001 - 008 INC.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

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

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 WALLS : FACING BRICKWORK
WINDOWS : METAL FRAMES PAINTED PPC
ROOF : ALUMINIUM STANDING SEAM ROOF NAT. FINIS
OTHER METALWORK : PAINTED PPC,
SAMPLES TO BE SUBMITTED PRIOR TO CONSTRUCTIO

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?
TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/~~NO~~
If no, please give details

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

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£1560

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

SIGNED [signature] ON BEHALF OF CWADS DATE 20.04.00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS	0	0	938 m²	0
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

* REFER TO THE UNIVERSITY GREEN TRANSPORT PLAN

	Cars	Lorries
Existing	0	N/A
Proposed	0	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.

ACADEMIC RESEARCH, STUDY, TEACHING

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

THE UNIVERSITY OF READING

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
0	17	0	17

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.

No

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".

WOKINGHAM DISTRICT COUNCIL

1789a

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

Application No. 1453

12.MAY 2010*

CERTIFICATE A

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

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 (a) of any part of the land to which the application relates.

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.

† See Note (a) to Certificate A

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

or: **CERTIFICATE C**

I certify that:

- I/The applicant* cannot issue 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.

(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 with date of the application).

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

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

See overleaf

or: **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.

● 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) Insert description of steps taken

(b) .....

.....

(c) Insert name of local newspaper circulation 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) .....

Agricultural Holdings Certificate ***This part must be completed in all cases***

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

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/her* self 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

Signed .....

*On behalf of ..THE....UNIVERSITY..OF..READING.....

Date .....11..5..00.....

*delete where inappropriate


Deliveries to
IT Services Centre
Computer Science
Mathematics
Physics


Computer Science
Mathematics
Physics