APPLICATION NO:

**LB/2002/8216**

LOCATION:
**8 Market Place, Wokingham .**

APPLICANT:
**The Unique Pub Co Ltd C/O Cook Associates**

PROPOSAL:
**Proposed repair works to listed building.**

EARLIEST DATE FOR DECISION: **07/02/2003**

**APPLICATION WILL HAVE EXPIRED ON:**
**05/03/2003**

CASE OFFICER: **Angela Odell**

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 October, 2003
My ref. AO/LB/2002/8216

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

Cook Associates
1 Limes Place
Preston Street
Faversham
Kent
ME13 8PQ

Dear Mr Chapell

**PROPOSED REPAIR WORKS TO LISTED BUILDING AT 8 MARKET PLACE, WOKINGHAM**

I refer to my letter to you of 25 September. As I have received no reply, I advise you that the application is deemed to have been withdrawn.

Yours sincerely

AO

MRS A ODELL
Planning Officer

c.c. Harold Sanders

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 25 September, 2003
My ref. AO/LB/2002/8216

Cook Associates
1 Limes Place
Preston Street
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ME13 8PQ

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P.O. Box 157
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Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Chapell

**PROPOSED REPAIR WORKS TO LISTED BUILDING AT 8 MARKET PLACE, WOKINGHAM**

I refer to the above application and to Harold Sanders' letter to you of 16 June. As explained, as the proposed works cannot be determined under the current application as the works do not just involve repairs. Therefore, unless I hear from you within 14 days of the date of this letter, I shall treat the application as withdrawn.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

c.c. Harold Sanders

**WORK SHEET FOR :** Angela Odell

**Application Number :** LB/2002/8216

**Applicant :** The Unique Pub Co Ltd C/O Cook Associates.

**Location :** 8, Market Place, Wokingham, .
**Proposal :** Proposed repair works to listed building.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 17.1.03

**Date Registered : 08/01/2003**

**Earliest Date for Decision : 07/02/2003**

**Latest Consultation Date/Site Notice Expiry Date : 07/02/2003**

**This application will have expired on: 05/03/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

**Planning Issues :**

**Application Number: LB/2002/8216**

**Appraisal :**

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

## Application Number LB/2002/8216
## Conditions/Reasons for Refusal

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

# RECORD OF SITE VISIT

SITE ADDRESS: 8 Market Place
Wokingham .

APPLICATION NUMBER: LB/2002/8216

OFFICER: Angela Odell

DATE OF SITE VISIT: 17.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Shops and other 'A' uses in town centre fronting onto pedestrian way.

3. DESCRIPTION OF SITE/BUILDING Old buildings. Ground floors use as pub/food A3 use. Pub garden down side/rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES Shop on south side,

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING /

LEVELS flat.

BOUNDARY TREATMENT High wall at rear

OTHERS

Date: 28 April 2003

To: Case Officer

---

We have received Additional Plans for the following planning application:

Application Number: LB/2002/8216

Location: 8, Market Place, Wokingham.

Proposal: Proposed repair works to listed building.

Applicant: The Unique Pub Co Ltd C/O Cook Associates.

Case Officer: Angela Odell

---

The new plans show the following: Additional information in support of original application. Drawing nos: 02'203/010 & 011.

---

**Comments are required by 08/05/2003.**

**Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.**

(RING ONE)

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

App. No. LB/2002/8216. Date Rec. 17.4.03.

Location: 8 Market Place

Parish: Wokingham.

Applicant: The Unique Pub. Co. Ltd.

Description of attached plans: Additional information.

Drawing No's: 02' 203/010 & 011

## 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.

| | |
|---|---|
| Landscape & Trees | |
| Urb. Design & Conservation H. Sanders. | ✓ |
| Highways | |
| Dinton Pastures | |
| Environmental Health | |

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: AJ previously notified

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

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 28.04. PS.

Yellow - Case Officer Copy
Green - Part One Copy

Architects · Engineers · Surveyors · Interior Designers

cook associates

1 Limes Place
Preston Street
Faversham, Kent
ME13 8PQ

Tel: 01795 532834/531002
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333 High Street
Rochester, Kent
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Email: mail@cook-design.com

| PLANNING SERVICES | HPT 68308 |
|---|---|
| POL | TPS |
| DC Amo | ENF |
| PP | |
| LS | |
| 17 APR 2003 | |
| COPIES TO | ACK |
| | FILE: |

Our ref: RF/vh/02'042

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

16 April 2003

ADDITIONAL PLAN
8216 rj

Dear Sirs,

8216

Re: **The Roebuck Public House, 8 Market Place, Wokingham**

Further to your recent correspondance, we herewith enclose 2 No. copies of the addiitonal information to support our original application as requested. We hope this meets with your approval and look forward to a favourable decision in the near future.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully
**COOK ASSOCIATES**

**ROBERT FILMER**

**Encl**

*Partners*
Peter Cook - Dipl Arch RIBA
Geoffrey Burton - BSc CEng MICE
Justin Prior - TechRICS ABIAT MSPS
Paul Chapell - DipSurv MBEng MRICS

*Associates*
Mrs Hilary Morley BArch RIBA
Brian Roe BA Dip Arch
Rob L Thornton Cert Arch
Geoffrey Sutton NCCS BA BArch RIBA
Robert Filmer
Mark Larkins
Hayley Cannon ABIAT

*Partnership Secretary*
Lesley Cheeseman

William Cook Associates
t/a Cook Associates
Vat Reg No: 316707365

Architects · Engineers · Surveyors · Interior Designers

# with compliments

cook associates


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Tel: 01795 532834/531002
Fax: 01795 535605
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333 High Street
Rochester, Kent
ME1 1DA

Reply to: ☐
Tel: 01634 831445/831446
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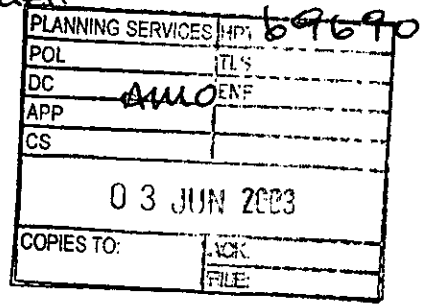
FAO Ms A Odell

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Architects · Engineers · Surveyors · Interior Designers

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Email: mail@cook-design.com

Our ref: PCh/dw/02'042

Mr H Saunders - Conservation Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

2 June 2003

Dear Harold

Re: **The Roebuck (Square) Public House, 8 Market Place, Wokingham**
**Application No. LB/2002/8216**

We write regarding the above application in an attempt to progress our application to a conclusion. We are somewhat dismayed that despite information being forwarded to yourself some 7 weeks ago, it appears that it hasn't even been looked at yet and that we are no nearer to resolving the situation of a building that in our opinion is becoming dangerous.

Our client is currently in a position to start works on the building at a substantial cost to himself to bring this building into a good state of repair and is frustrated at the apparent lack of progress with the application.

We would be grateful if you could furnish us with a decision for our application within the next 5 working days.

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

Yours sincerely
**COOK ASSOCIATES**

pp D Wilde

**PAUL CHAPELL**

cc Simon O'Connell Unique Pub Company
Andela Odell Planning Department, Wokingham Council

*Partners*
Peter Cook - Dipl Arch RIBA
Geoffrey Burton - BSc CEng MICE
Justin Prior - TechIICS ABIAT MSPS
Paul Chapell - Dip Surv MBEng MRICS

*Associates*
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Robert Filmer
Mark Larkins
Hayley Cannon ABIAT

*Partnership Secretary*
Lesley Cheeseman

William Cook Associates
t/a Cook Associates
Vat Reg No: 316707365

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date 16 October 2003
My ref. HS/PP/LB/2002/8216
Your ref. PCh/dw/02'042

Mr P Chapell
Cook Associates
1 Limes Place
Preston Street
Faversham
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ME13 8PQ

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Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

File no: 8216

Dear Sirs

**THE SQUARE (FORMERLY THE ROEBUCK), 8 MARKET PLACE, WOKINGHAM**

Thank you for your letter dated 14 August 2003 which appeared self-explanatory.

However, following our meeting on site I have now met your engineer, Mr Geoffrey Burton, and agreed an approach to stabilise the outbuildings and explore the timber frame structure over the walkway to the property.

Mr Burton is to arrange to meet the architects acting for the adjoining restaurant to clarify and agree works requiring Party Wall agreement.

These works are all covered by your letter of 14 August. Items (iii) and (iv) are still outstanding.

I write to confirm that I shall not be available to discuss the structural solutions proposed by Mr Burton until the week beginning 17 November. Meanwhile the repair works can proceed as agreed.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Mr Geoffrey Burton, Cook Associates
Mrs A Odell, Planning Officer

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date 16 October 2003
My ref. HS/PP/LB/2002/8216
Your ref. PCh/dw/02'042

Mr P Chapell
Cook Associates
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Yours faithfully

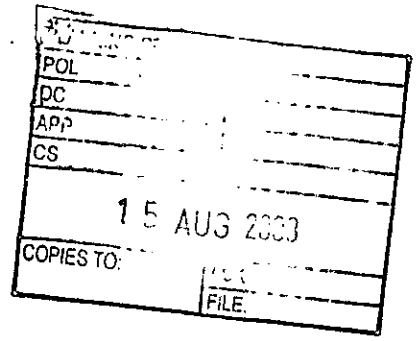
HAROLD SANDERS
Conservation Architect

cc: Mr Geoffrey Burton, Cook Associates
Mrs A Odell, Planning Officer

72053

Architects · Engineers · Surveyors · Interior Designers

cook associates




Our ref: PCh/dw/02'042
Your ref: LB/2002/8216

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14 August 2003

For the attention of Mr Harold Saunders - Conservation Officer

Dear Sirs

Re: **The Square (formerly known as the Roebuck) Public House**
**8 Market Place, Wokingham - Application No. LB/2002/8216**

Further to our meeting dated 8 August 2003, at the above premises, we write to confirm the following was agreed between yourself and Paul Chapell of our Practice:-

✓ (i) All items of work in attached Schedule of Works numbered 1.1.1 to 6.1.8, 7.1.1 to 7.1.2 and 9.1.1 to 11.1.2 are considered repairs and we can proceed with implementing these works without Listed Building Consent.

(ii) Works to the stable building to the rear right hand side are to be reconsidered and a new proposal is to be produced by Cook Associates and forwarded to Harold Saunders for consideration.

(iii) Paving scheme was discussed and it was agreed that sample materials and a revised paving layout would be produced and sent to Harold Saunders for approval.

(iv) That revised eaves and threshold details for the rebuilt staircase would be forwarded to Harold Saunders for his records.

*Partners*
Peter Cook - Dipl Arch RIBA
Geoffrey Burton - BSc CEng MICE
Justin Prior - TechRICS ABIAT MSPS
Paul Chapell - DipSurv MBEng MRICS

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*Partnership Secretary*
Lesley Cheeseman

William Cook Associates
t/a Cook Associates
Vat Reg No: 316707365

We hope the above précis of our meeting is acceptable to yourself and we will forward the revised details to yourself in the near future.

Yours sincerely
**COOK ASSOCIATES**

**PAUL CHAPELL**

Enc

## SCHEDULE OF WORKS/ SPECIFIC CONDITIONS
## THE SQUARE PUBLIC HOUSE, MARKET SQUARE, WOKINGHAM

## EXTERNALLY

1.0 **ROOFS**

1.1 MAIN ROOF

1.1.1 Allow to remove the provisional number of 800 no. loose and broken clay peg tiles from roof in isolated singular locations around the roof slopes and clear from site. Provide and fix sound second hand peg tiles to match existing to replace those removed. Make good to any tiling disturbed.

1.1.2 Allow to carefully remove all ridge tiles and clean off all mortar bedding from tiles and ridge tiles. Re-bed ridge tiles in cement:lime:sand mortar of an appropriate gauge. Point all joints to a neat flush joint. Make good tiling disturbed.

1.1.3 Allow to remove all cement and tiled fillets at abutments with chimney stack, dormers and abutment walls and clear debris from site. Remove all tiling necessary and remove any soakers at the abutment. Provide and fix new Code 4, lead soaker and reinstate tiling. Provide and fix Code 5, lead cover flashings over new soaker upstands.

Where abutment is face brickwork, allow to chase out pointing to a minimum depth of 25 mm and for flashing in steps which are wedged into brickwork using lead wedge. Point chase with cement:lime:sand mortar of an appropriate gauge, finished to a neat flush finish.

Where abutment is render, allow to cut back render to a height of 250 mm above finished roof level and fix lead to structure below. Rendered over flashing and finish with a stainless steel bell cast drip detail. Reinforce render over flashing using stainless steel expanded metal lathing.

All leadwork must be carried out strictly in accordance with Lead Sheet Association recommendations. Treat all leadwork with 2 no. coats of patination oil.

1.2 FLAT ROOF OVER 1st FLOOR TOILET AND CORRIDOR

1.2.1 Strip off existing roof covering and clear debris from site.

1.2.2 Carefully remove pitched roof tiles for full height of lay boards/ roof upstands at abutment with flat and pitched roof and reinstate tiling after installation of new flat roof covering.

1.2.3 Allow to remove the provisional area of 5 m² of softwood decking to flat roof (assume 19 mm x 150 mm softwood) and clear debris from site. Provide and fix new tanalised 19 mm x 150 mm softwood boarding to replace boarding previously removed.

1.2.4 Provide and fix the following new flat roof covering. Covering to be by Anderson Roofing Limited:-

(i) All joints in boarding to be topped with HT 125, laid loose and cropped over with bitumen.

(ii) Preparation layer of Anderson Roofing Limited's Thermoglas.

(iii) Intermediate layer of Anderson Roofing Limited's Power SBS 180 sanded.

(iv) Cap sheet of Anderson Roofing Limited's Power SBS 250 grey.

All the above products must be installed strictly in accordance with manufacturer's recommendation. Including all upstands at abutment and eaves details.

1.2.5 Provide and fix Code 5 lead cover flashing, over felt upstands, installed strictly in accordance with Lead Sheet Association recommendations.

1.2.6 Allow to carefully disconnect any plant and equipment situated on the roof and put aside for later fixing, to accommodate renewal of roof covering. Reinstate plant and equipment on installation of roof covering and leave in full working order.

1.3 PITCHED LEAN-TO ROOF OVER REAR OF 1st FLOOR ACCOMMODATION, ADJACENT TO STAIRCASE DOWN TO REAR YARD AREA

1.3.1 Allow to strip off existing roof covering, including felt and batten and clear debris from site.

1.3.2 Provide and fix the following new roof covering:-

(i) 1 no. layer of BS 747:1977 (1987) Class 1F hessian reinforced based bitumen felt laid horizontally, to overlap minimum of 200 mm vertically and horizontally at joints. Dress felt into eaves gutter and underneath peg tile roof to main roof covering.

(ii) Tanalised softwood battens to support slate roofing.

(iii) Natural slate covering made up of top quality 405 mm x 205 mm sound second hand Welsh slates to the approval of the Local Conservation Officer of the Local Planning Authority.

(iv) Slates should be twice nailed every course with aluminium alloy nails to comply with BS 1202, Part 3.

Provide and fix Code 5 lead apron at head of roof at abutment with main roof covering. Apron is to dress a minimum of 250 mm over the new slate roofing and minimum of 200 mm underneath existing tiled roof covering to main roof. Allow to remove all necessary tiles and batten to accommodate installation of lead apron. Reinstate tiles and battens after installation of lead apron.

Leadwork to be installed strictly in accordance with Lead Sheet Association recommendations. Treat all leadwork with 2 no. coats of patination oil.

## 2.0 EXTERNAL WALLS/ STRUCTURE

2.1 STAIRCASE STRUCTURE AT REAR OF PREMISES

2.1.1 Allow to carefully remove existing roof covering, roof structure, wall structure, staircase structure and joinery and clear all debris from site.

2.1.2 Rebuild staircase structure completely as detailed in contract drawing no. .....

2.2 2-STOREY REAR EXTENSION ADJACENT TO STAIRWAY STRUCTURE DETAILED ABOVE

2.2.1 Allow to carefully remove all render and laths from the wall and clear all debris from site.

2.2.2 Allow the provisional sum of £1,500.00 to strengthen timber frame as directed by the Supervising Officer.

2.2.3 Allow to strengthen jettied section of building as detailed in contract drawing no..... including new roof covering, joinery, staircase, foundation and wall structure and cladding.

2.2.4 Treat all exposed timber of timber frame against insect and fungal infestation. Treatment to be carried out by a member of the BWPDA and guaranteed for 20 years.

2.2.5 Re-render timber frame as follows:-

(i) 1 no. layer of Tyvex breather membrane.

(ii) Chestnut laths fixed to existing timber frame.

(iii) Cement:lime:sand render of an appropriate gauge (1:2:8 to 9) in 3 no. coats applied to laths and finished to a smooth float finish.

(iv) Allow to install 1 no. layer of 50 mm thick Celotex 'double R', insulation between timber frame members, cut neatly to form a tight fit between members.

(v) Form oak dip batten at base of render.

2.2.6 Re-render brick section of building as follows:-

(i) Rake out joints in existing brickwork to form a key.

(ii) Render in 3 no. coats cement:sand:lime render of an appropriate gauge (1:2:8 to 9) finished to a smooth float finish.

2.3 BRICKWORK TO WALLS AND CHIMNEY STACKS

2.3.1 Allow to rake out pointing to brick walls to the provisional area of 10 m² in isolated patches not exceeding 0.2 m², throughout the elevation. Pointing to be raked out to a minimum depth of 25 mm and re-pointed in cement:lime:sand mortar of an appropriate gauge. Pointing to be finished to match surrounding brickwork.

2.3.2 Allow to rake out pointing to chimney stacks to the provisional area of 5 m² in isolated patches not exceeding 0.2 m², to all stacks to main building. Pointing to be raked out to a minimum depth of 25 mm and re-pointed in cement:lime:sand mortar of an appropriate gauge. Pointing to be finished to match surrounding brickwork.

2.4 RENDER TO REMAINING SECTIONS OF BUILDING

2.4.1 Allow to hammer test all rendered surfaces to all elevations, including chimney stacks and allow to remove the provisional area of 15 m² of render in isolated patches not exceeding 1 m² throughout the elevations. Render walls to match existing in 3 no. coats cement:lime:sand mortar of an appropriate gauge (1:2:8 to 9) finished to a smooth flat finish.

## 3.0 EXTERNAL JOINERY

3.1 WINDOWS AND DOORS

3.1.1 Allow to carry out the following works to all windows throughout the premises:-

(i) Ease and adjust opening casements and sashes and leave in full working order.

(ii) Allow to remove all loose and crumbling putties and clear debris from site. Allow to prepare and apply new linseed oil putty where previously removed.

(iii) Allow to remove all cracked and broken glazing and clear debris from site. Allow to provide and fix new glass to match original and fixed using linseed oil putty. New glazing to comply with current Building Regulations, Part N.

3.1.2 Allow the provisional sum of £1,500.00 to carry out additional repairs to the windows and doors throughout the premises as denoted by the Supervising Officer.

## 4.0 RAINWATER GOODS

### 4.1 GUTTERS AND RAINWATER PIPEWORK

4.1.1 Allow to carefully remove all cast iron rainwater gutter. Thoroughly clean off all rust and debris and treat with 2 no. coats of bitumastic paint to inside face of gutters.

Re-fix gutter on existing bracket and re-caulk all joints between section. Ensure all gutters are laid with adequate fall to the rainwater outlets and are leak free..

4.1.2 Allow to provide and fix new half round cast iron rainwater gutter and associated fittings to eaves of rear elevation main roof slope at rear of 1st floor function room and provide cast iron rainwater pipework to discharge onto pitched roof over stairway at rear via a cast iron rainwater shoe.

4.1.3 Allow to remove existing eaves gutter and rainwater pipework to eaves of roof detailed in item 1.3 of this Schedule of Works.

Provide and fix new half round cast iron rainwater gutter and associated fittings and cast iron rainwater pipework and fittings and connect to existing rainwater drainage.

4.1.4 Allow the provisional sum of £400.00 for additional repair to rainwater goods as directed by the supervising officer.

## 5.0 EXTERNAL DECORATIONS

### 5.1 TO REAR ELEVATION OF FUNCTION ROOM END OF BUILDING AND ATTACHED ADDITIONS

5.1.1 Allow to prepare and apply 2 no. coats of sealer to new render and 3 no. coats of masonry paint.

5.1.2 Allow to prepare and apply 2 no. coats of sealer and 3 no. coats masonry paint to walls where existing paint work has been disturbed during all works disturbed in this Schedule of Works.

5.1.3 Allow to prepare and apply 1 no. coat primer to all new and bare woodwork and 1 no. gloss coat of paint.

5.1.4 To existing previously painted woodwork and metalwork surfaces prepare and apply 2 no. undercoats and 1 no. gloss coat of paint.

### 5.2 ALL REMAINING ELEVATIONS OF BUILDING

5.2.1 Allow to prepare and apply 1 no. coat of primer, 2 no. undercoats and 1 no. gloss coat of paint to windows, doors, fascias, soffits and rainwater goods where existing paint work has been disturbed during all works detailed in this Schedule of Works.

5.2.2 Allow to prepare and apply 2 no. coats of sealer and 3 no. coats masonry paint to walls where existing paint work has been disturbed during all works detailed in this Schedule of Works.

### 5.3 OUTBUILDINGS AND BOUNDARY WALLS

5.3.1 Allow to prepare and apply 1 no. coat of primer to all new and bare woodwork and metalwork.

5.3.2 Allow to prepare and apply 2 no. undercoats and 1 no. gloss coat of paint to all previously painted and new timber surfaces.

5.3.3 Allow to prepare and apply 3 no. coats of preservative woodstain to new and existing timber cladding to garage and right hand side stable building at rear.

5.3.4 Allow to prepare and apply 2 no. coats sealer to new masonry surfaces.

5.3.5 Allow to prepare and apply 3 no. coats of masonry paint to previously painted and new masonry surfaces.

## 6.0 OUTBUILDINGS

### 6.1 GARAGE BUILDING TO REAR LEFT HAND SIDE

6.1.1 Allow to carefully strip off existing pitched roof covering to front roof slope and put aside tiles for later re-fixing, including ridge tiles.

6.1.2 Allow to remove all feather-edged boarding to gable end wall and clear debris from site.

6.1.3 Remove existing garage doors and frame and clear debris from site.

6.1.4 Allow the provisional sum of £500.00 to repair/ strengthen roof structure as directed by the supervising officer.

6.1.5 Allow to provide and fix the following roof covering to replace section of roof stripped in item 6.1.1:-

(i) 1 no. layer of BS 747:1977 (1987) Class 1F hessian reinforced based bitumen felt, laid horizontally to overlap minimum of 200 mm vertically and horizontally at all joints. Dress felt into eaves gutter and over ridge.

(ii) Tanalised softwood battens to support tiled roofing.

(iii) Clay peg tiles made up of 70% saved from original roof covering and 30% made up from sound second hand. Clay peg tiles to match original roof.

(iv) Tiles to be fixed using 2 no. aluminium alloy pegs to comply with BS 1202, Part 3.

Re-bed existing ridge tiles, put aside for reuse in cement:lime:sand mortar of an appropriate gauge finished to a neat flush finish at all joints.

Allow to point and bed verge tiles in cement:lime:sand mortar of an appropriate gauge.

6.1.6 Allow to remove the provisional number of 100 no. loose and broken clay peg tiles to rear roof slope in isolated singular locations. Provide and fix sound second hand peg tiles to match existing to replace those removed. Make good to any tiling disturbed.

6.1.7 Provide and fix new tanalised feather-edge boarding to gable end of garage to replace boarding previously removed.

6.1.8 Provide and fix 1 no. pair of framed, ledged and braced softwood garage door with new softwood frame to match original doors and frame. Provide and fix new ironmongery to match original.

6.2 RIGHT HAND SIDE OUTBUILDING AT REAR OF ADJOINING PREMISES (Indian Restaurant)

6.2.1 Allow to carefully remove existing roof covering completely, putting aside all existing roof tiles for later re-fixing (including gutter lining to right hand side roof slope).

6.2.2 Allow to remove existing roof structure completely including: gutter lining and structure; wall plate and ceiling structure to front section of building and clear debris from site.

6.2.3 Provide temporary support and restraint to right hand side wall to maintain stability of wall during course of the works.

6.2.4 Allow to remove existing left hand side wall of building completely, including existing footings/ foundations and clear debris from site (including all joinery, fascias and rainwater goods associated with this wall).

6.2.5 Allow to strip out all existing internal and external electrical lighting, including fittings and wiring and cap off at distribution board within the main building.

6.2.6 Allow to remove existing internal rainwater hopper and pipework and clear debris from site.

6.2.7 Allow to excavate for foundation to new left hand side wall as detailed in contract drawing no. 02'203/03 and remove spoil from site.

6.2.8 Allow to cast new concrete foundation for left hand side wall as detailed in contract drawing no. 02'203/03.

6.2.9 Allow to construct new left hand side wall from sound second hand stock bricks to match original, bedded in cement:lime:sand mortar of an appropriate gauge. Point wall to 2 no. sides to a neat flush joint. Install Hyload DPC to wall a minimum of 150 mm above finished external ground level. All works to the wall are to be carried out as detailed in contract drawing no. 02'203/03

6.2.10 Allow to supply and fix new pitched roof structure, including valley gutter lining and structure as detailed in contract drawing no.

6.2.11 Allow to supply and fix new ceiling structure as detailed in contract drawing no. 02'203/03.

6.2.12 Allow to provide and fix 1 No. door and frame to match original for style, size and profile to replace those removed during demolition of left hand side wall. Include to provide new ironmongery to match original.

6.2.13 Allow to provide new fascia/ soffit boarding to replicate eaves detail of existing building.

6.2.14 Allow to provide and fix new cast iron half round eaves gutter and associated fittings and supply and fix new cast iron rainwater pipework and fittings to discharge to existing rainwater drainage.

6.2.15 Provide and fix new light fittings internally as detailed in contract drawing no. 02'203/03 and connect to light switch situated adjacent to entrance doorway. Connect new lighting to distribution board within the main building. All work to electrics must be carried out strictly in accordance with current IEE Wiring Regulations.

6.2.16 Allow to carefully remove paving bricks internally prior to excavation of foundation for new wall and put aside for re-fixing. Re-fix paving bricks on concrete bedding and 1200 gauge polythene DPM lapped with existing DPM and new DPC with all necessary type I MOT aggregate back fill to excavation and sharp sand blinding.

6.2.17 Allow to make good paving externally as follows:-

(i) Type 1 MOT aggregate to back fill excavation, sharp sand blinding, 150 mm Grade C20 concrete and leave ready to receive new paving detailed later in this Schedule of Works.

6.2.18 Allow to provide and fix the following new roof covering to building:-

(i) 1 no. layer of BS 747:1977 (1987) Class 1F hessian reinforced based bitumen felt, laid horizontally to overlap minimum of 200 mm vertically and horizontally at all joints. Dress felt into eaves gutter and over ridge.

(ii) Tanalised softwood battens to support tiled roofing.

(iii) Clay peg tiles made up of 70% saved from original roof covering and 30% made up from sound second hand. Clay peg tiles to match original roof.

(iv) Tiles to be fixed using 2 no. aluminium alloy pegs to comply with BS 1202, Part 3.

Provide and fix $\frac{1}{3}$ round clay hand made ridge tiles and clay hand made bonnet hip tiles from Messrs Keymer Limited, to match existing roof tiles for colour.

Ridge and hip tiles to be bedded in cement:lime:sand mortar and pointed to a neat flush finish.

Provide and fix Code 4 lead soakers and Code 5 lead cover flashings at all abutment details. Make good to any render and brickwork disturbed to accommodation flashing installation.

Flashings and soakers to be fixed strictly in accordance with Lead Sheet Association recommendations.

Provide and fix Code 6 lead valley gutter to rear parapet gutter with Code 5 lead cover flashings over all gutter upstands.

Lead valley to be laid and fixed strictly in accordance with Lead Sheet Association recommendations, including installation of all necessary steps and box outlets.

Treat all new lead work with 2 no. coats of patination oil.

6.2.19 Allow to construct new dormer to roof including new external cladding and joinery as detailed in contract drawing no. 02'203/03.

## 7.0 EXTERNAL PAVING

### 7.1 YARD AREA

7.1.1 Allow to break up existing paving to yard area where indicated on contract drawing no. 02'203/04 and excavate to reduced level. Clear all debris from site.

7.1.2 Allow to provide and lay new paving to areas as indicated on contract drawing no. 02'203/04, including provision of new sub base.

8.0 **BOUNDARY WALLS**

8.1 REAR BOUNDARY WALL AND REAR WALL OF OUTBUILDING DETAILED IN ITEM 6.2 OF THIS SCHEDULE OF WORKS

8.1.1 Allow to carefully demolish existing wall where indicated in contract drawing No. 02'203/ 003 and 100 and clear debris from site. Rebuild wall in sound second hand stock brickwork to match existing, including new concrete foundation, as detailed in contract drawing Nos. 02'203/ 003 and 100.

**INTERNALLY**

9.0 **BASEMENT AREA**

9.1 BASEMENT FLOOR

9.1.1 Allow to break up existing concrete floors to a minimum depth of 100 mm taking care not to damage any damp proof louvres or tanking membranes. Clear debris from site. Provide and lay minimum 100 mm thick granolithic concrete floor trowelled to a smooth polished surface, laid to fall to existing surface water drainage.

9.2 STAIRCASE TO GROUND FLOOR

9.2.1 Allow to remove existing staircase and clear debris from site. Provide and fix new softwood staircase to match original and complying with current Building Regulation requirements.

10.0 **GROUND FLOOR AREA**

10.1 BAR FLOOR

10.1.1 Allow to overboard section of bar floor with ock boarding to the approval of the Local Planning Authority to area indicated on contract drawing No. 02'042/ 009.

10.2 BAR CEILING

10.2.1 Allow to remove existing ceiling lining to areas indicated on contract drawing No. 02'042/ 009 and clear from site. Provide and fix new ceiling lining between exposed oak floor/ ceiling joists as detailed in contract drawing No. 02'042/ 006.

11.0 **ROOF SPACES**

11.1 TIMBER TREATMENT

11.1.1 Allow to clean out roof spaces of rubbish and debris and clear from site.

11.1.2 Allow to treat all timber members within roof space against wood boring beetle and fungal attack. Works must be carried out by a member of the BWPDA and be guaranteed for a period of 20 years.

LB/2002/8216

**Architects · Engineers · Surveyors · Interior Designers**

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Email: mail@cook-design.com

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PLANNING SERVICES
POL
DC
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04 NOV 2003
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6.11.03
74349

Our ref: PCH/dw/02'042

Mr H Saunders
Listed Building Officer
Planning Department
Wokingham Town Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 WR

3 November 2003

Dear Harold

Re: **The Square (Roebuck) Public House, 8 Market Place, Wokingham RG40 1AL**

Please find enclosed drawing no. 02'203/004, indicating paving works to be carried out to the above premises, as discussed at our site meeting some weeks ago.

We are about to start works on this paving element of the repair works and would like your approval of the paving material for the rear of the paved area. In this regard, we enclose a copy of the trade literature from Marshalls for the Chancery Flag paving. We have also instructed the builder to provide a sample on site for your inspection.

We would be grateful of your approval for the paving material as a matter of urgency.

Yours sincerely
**COOK ASSOCIATES**

**PAUL CHAPELL**
paul.chapell@cook-design.com

Enc

cc Simon O'Conell, Unique Pub Company

***Partners***
Peter Cook - Dipl Arch RIBA
Geoffrey Burton - BSc CEng MICE
Justin Prior - TechRICS ABIAT MSPS
Paul Chapell - DipSurv MBEng MRICS

***Associates***
Mrs Hilary Morley BArch RIBA
Brian Roe BA Dip Arch
Rob L Thornton Cert Arch
Robert Filmer
Mark Larkins
Hayley Cannon ABIAT

***Partnership Secretary***
Lesley Cheeseman

William Cook Associates
t/a Cook Associates
Vat Reg No: 316707365

Tel. 0118 974 6477 (Direct Line)
Fax. 0118 974 6490
Email. Ginny.Parry@wokingham.gov.uk
Date. 06/11/03
My ref. GP/
Your ref. HS/74349

Cook Associates,
1, Limes Place,
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Faversham,
Kent ME13 9PQ

Environmental Services Department
Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

DearSir/Madam,

Thank you for your letter dated, 03/11/03, which was received on 05/11/03. I have referred your letter to Angela Odell – Planning Officer as Mr Sanders is currently on leave and does not return to the office until 13/11/03.

If you have any queries please contact me on the above number.

Yours Faithfully,

GINNY PARRY
Technical Officer

8216

Tel: 0118 974 6465 (Direct Line) Fax: 0118 974 6490
Email: harold.sanders@wokingham.gov.uk
Date: 2nd March 2004
My ref: HS/AMH/20054180
Your ref: PCH/dw/02'042
File ref: 240

Mr Paul Chapel
Cook Associates
1 Limes Place
Preston Street
Faversham
Kent
ME13 8PQ

Environment Division
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Paul

**THE SQUARE (ROEBUCK) PUBLIC HOUSE**
**8 MARKET PLACE, WOKINGHAM**

Thank you for your letter dated 18th February 2004.

I can confirm that I consider the works detailed on drawing no. 03'180/001 to be 'repairs' and therefore formal listed building consent is not required.

However, before commencing work could you please provide photographs and an existing elevation of the wall facing onto the yard including all door/window openings plus a detail of the construction of the dormer described in your specification notes.

If you consider you have already provided this information with the original submission please provide either another copy or reference numbers of the drawings.

Yours sincerely

**Harold Sanders**
Conservation Architect

cc. Mrs Angela Odell – DC Case Officer

Architects • Engineers • Surveyors • Interior Designers

cook associates

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Our ref: PCH/dw/02'042

Mr H Saunders
Listed Building Officer
Planning Department
Wokingham Town Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 WR

18 February 2004

Dear Harold

Re: **The Square (Roebuck) Public House, 8 Market Place, Wokingham RG40 1AL**

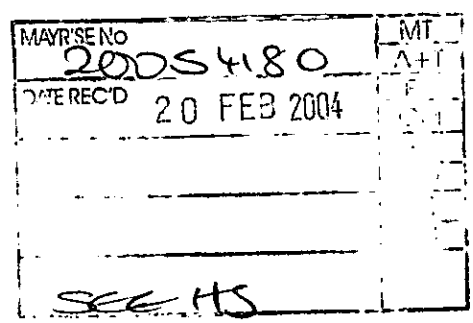
Please find attached specification of works and working drawing regarding the proposed repairs to the outbuilding at the above public house.

We would like to carry out these works as a matter of urgency due to the fragile condition of the roof covering and danger to members of the public from falling tiles, etc., whilst using the beer garden. In this regard, could you confirm your acceptance for us to proceed with the proposed works on the basis that they are repair items only and do not affect the character of the Listed Building.

Should you have any queries regarding the enclosed or the above please do not hesitate to contact us.

Yours sincerely
**COOK ASSOCIATES**

**PAUL CHAPELL**
paul.chapell@cook-design.com




Enc

cc Simon O'Connell - Unique Pub Company

*Partners*
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Geoffrey Burton - BSc CEng MICE
Justin Prior - TechRICS ABIAT MSPS
Paul Chapell - DipSurv MBEng MRICS

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Brian Roe BA Dip Arch
Rob L Thornton Cert Arch
Robert Filmer
Mark Larkins
Hayley Cannon ABIAT

*Partnership Secretary*
Lesley Cheeseman

William Cook Associates
t/a Cook Associates
Vat Reg No: 316707365

Tel. (0118) 974 6445

Date: 28 April 2003

Your Ref:

My Ref: Angela Odell
LB/2002/8216

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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

The Wokingham Society
C/o Anne Waite
6 The Lilacs
Barkham
Wokingham
Berks
RG41 4UT

**REVISED PLANS NOTIFICATION**

Dear Sir/Madam

**Application Number:** LB/2002/8216
**Site Address:** 8, Market Place, Wokingham, .
**Proposal:** Proposed repair works to listed building..

**Revised/additional plans show:** Additional information in support of original application. Drawing nos: 02'203/010 & 011.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **08/05/2003**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number LB/2002/8216 to enable the library staff to locate the correct information.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

**Please note that all comments made will be open to public inspection.**

Should you have any queries regarding this application please contact the planning officer, **Angela Odell**, on **(0118) 974 6445**.

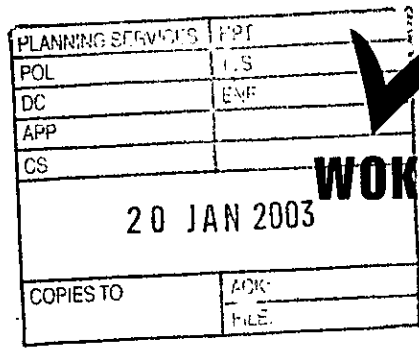
Yours faithfully,

*Angela Odell*

Development Control Officer

Tel. (0118) 974 6445
Date: 15 January 2003
Your Ref:
My Ref:Angela Odell
LB/2002/8216

The Wokingham Society
C/o Anne Waite
6 The Lilacs
Barkham
Wokingham
Berks
RG41 4UT




**WOKINGHAM UNITARY**
**Aiming for Excellence**

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

Dear Sir/Madam
**Application Number: LB/2002/8216**
**Site Address: 8, Market Place, Wokingham**
**Proposal: Proposed repair works to listed building.**

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number LB/2002/8216 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **LB/2002/8216.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Angela Odell on (0118) 974 6445.

Yours faithfully,

*Angela Odell*

Development Control Officer

**WOKINGHAM TOWN COUNCIL CONSULTATION SHEET**

**Case officer:** Angela Odell

**Application Number:** LB/2002/8216

**Proposal:** Proposed repair works to listed building.

**Site Address:** 8 Market Place, Wokingham

**Applicant:** The Unique Pub Co Ltd C/O Cook Associates

PLANNING SERVICES | HPT
POL | TLG
DC | KMF
APP
CS
06 FEB 2003
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FILE:

Your observations are required in respect of this application **by 07/02/03**

---

- **The proposed 'repair work' seems to involve extensive removal of material which might border on 'partial demolition'.**
- **Will this compromise the original features of the building?**
- **Use of cement mix render and pointing and painting over brickwork and laths does not allow for breathability of the building.**
- **new windows should match existing**

**SIGNED:** _____ **DATE:** 05/02/03

**CLERK TO Wokingham Town Council**

# SCHEDULE OF WORKS/ SPECIFIC CONDITIONS
## THE SQUARE PUBLIC HOUSE, MARKET SQUARE, WOKINGHAM

## EXTERNALLY

1.0 **ROOFS**

1.1 MAIN ROOF

1.1.1 Allow to remove the provisional number of 800 no. loose and broken clay peg tiles from roof in isolated singular locations around the roof slopes and clear from site. Provide and fix sound second hand peg tiles to match existing to replace those removed. Make good to any tiling disturbed.

1.1.2 Allow to carefully remove all ridge tiles and clean off all mortar bedding from tiles and ridge tiles. Re-bed ridge tiles in cement:lime:sand mortar of an appropriate gauge. Point all joints to a neat flush joint. Make good tiling disturbed.

1.1.3 Allow to remove all cement and tiled fillets at abutments with chimney stack, dormers and abutment walls and clear debris from site. Remove all tiling necessary and remove any soakers at the abutment. Provide and fix new Code 4, lead soaker and reinstate tiling. Provide and fix Code 5, lead cover flashings over new soaker upstands.

Where abutment is face brickwork, allow to chase out pointing to a minimum depth of 25 mm and for flashing in steps which are wedged into brickwork using lead wedge. Point chase with cement:lime:sand mortar of an appropriate gauge, finished to a neat flush finish.

Where abutment is render, allow to cut back render to a height of 250 mm above finished roof level and fix lead to structure below. Rendered over flashing and finish with a stainless steel bell cast drip detail. Reinforce render over flashing using stainless steel expanded metal lathing.

All leadwork must be carried out strictly in accordance with Lead Sheet Association recommendations. Treat all leadwork with 2 no. coats of patination oil.

1.2 FLAT ROOF OVER 1st FLOOR TOILET AND CORRIDOR

1.2.1 Strip off existing roof covering and clear debris from site.

1.2.2 Carefully remove pitched roof tiles for full height of lay boards/ roof upstands at abutment with flat and pitched roof and reinstate tiling after installation of new flat roof covering.

1.2.3 Allow to remove the provisional area of 5 m² of softwood decking to flat roof (assume 19 mm x 150 mm softwood) and clear debris from site. Provide and fix new tanalised 19 mm x 150 mm softwood boarding to replace boarding previously removed.

1.2.4 Provide and fix the following new flat roof covering. Covering to be by Anderson Roofing Limited:-

(i) All joints in boarding to be topped with HT 125, laid loose and cropped over with bitumen.

(ii) Preparation layer of Anderson Roofing Limited's Thermoglas.

(iii) Intermediate layer of Anderson Roofing Limited's Power SBS 180 sanded.

(iv) Cap sheet of Anderson Roofing Limited's Power SBS 250 grey.

All the above products must be installed strictly in accordance with manufacturer's recommendation. Including all upstands at abutment and eaves details.

1.2.5 Provide and fix Code 5 lead cover flashing, over felt upstands, installed strictly in accordance with Lead Sheet Association recommendations.

1.2.6 Allow to carefully disconnect any plant and equipment situated on the roof and put aside for later fixing, to accommodate renewal of roof covering. Reinstate plant and equipment on installation of roof covering and leave in full working order.

1.3 PITCHED LEAN-TO ROOF OVER REAR OF 1st FLOOR ACCOMMODATION, ADJACENT TO STAIRCASE DOWN TO REAR YARD AREA

1.3.1 Allow to strip off existing roof covering, including felt and batten and clear debris from site.

1.3.2 Provide and fix the following new roof covering:-

(i) 1 no. layer of BS 747:1977 (1987) Class 1F hessian reinforced based bitumen felt laid horizontally, to overlap minimum of 200 mm vertically and horizontally at joints. Dress felt into eaves gutter and underneath peg tile roof to main roof covering.

(ii) Tanalised softwood battens to support slate roofing.

(iii) Natural slate covering made up of top quality 405 mm x 205 mm sound second hand Welsh slates to the approval of the Local Conservation Officer of the Local Planning Authority.

(iv) Slates should be twice nailed every course with aluminium alloy nails to comply with BS 1202, Part 3.

Provide and fix Code 5 lead apron at head of roof at abutment with main roof covering. Apron is to dress a minimum of 250 mm over the new slate roofing and minimum of 200 mm underneath existing tiled roof covering to main roof. Allow to remove all necessary tiles and batten to accommodate installation of lead apron. Reinstate tiles and battens after installation of lead apron.

Leadwork to be installed strictly in accordance with Lead Sheet Association recommendations. Treat all leadwork with 2 no. coats of patination oil.

## 2.0 EXTERNAL WALLS/ STRUCTURE

2.1 STAIRCASE STRUCTURE AT REAR OF PREMISES

No 2.1.1 Allow to carefully remove existing roof covering, roof structure, wall structure, staircase structure and joinery and clear all debris from site.

2.1.2 Rebuild staircase structure completely as detailed in contract drawing no. 02'203/02 including new roof covering, joinery, staircase, foundation and wall structure and cladding.

2.2 2-STOREY REAR EXTENSION ADJACENT TO STAIRWAY STRUCTURE DETAILED ABOVE

2.2.1 Allow to carefully remove all render and laths from the wall and clear all debris from site.

2.2.2 Allow the provisional sum of £1,500.00 to strengthen timber frame as directed by the Supervising Officer.

2.2.3 Allow to strengthen jettied section of building as detailed in contract drawing no. 02'203/02

2.2.4 Treat all exposed timber of timber frame against insect and fungal infestation. Treatment to be carried out by a member of the BWPDA and guaranteed for 20 years.

2.2.5 Re-render timber frame as follows:-

(i) 1 no. layer of Tyvex breather membrane.

(ii) Chestnut laths fixed to existing timber frame.

(iii) Cement:lime:sand render of an appropriate gauge (1:2:8 to 9) in 3 no. coats applied to laths and finished to a smooth float finish.

(iv) Allow to install 1 no. layer of 50 mm thick Celotex 'double R', insulation between timber frame members, cut neatly to form a tight fit between members.

PRIP.

(v) Form oak dip batten at base of render.

2.2.6 Re-render brick section of building as follows:-

(i) Rake out joints in existing brickwork to form a key.

(ii) Render in 3 no. coats cement:sand:lime render of an appropriate gauge (1:2:8 to 9) finished to a smooth float finish.

2.3 BRICKWORK TO WALLS AND CHIMNEY STACKS

2.3.1 Allow to rake out pointing to brick walls to the provisional area of 10 m² in isolated patches not exceeding 0.2 m², throughout the elevation. Pointing to be raked out to a minimum depth of 25 mm and re-pointed in cement:lime:sand mortar of an appropriate gauge. Pointing to be finished to match surrounding brickwork.

2.3.2 Allow to rake out pointing to chimney stacks to the provisional area of 5 m² in isolated patches not exceeding 0.2 m², to all stacks to main building. Pointing to be raked out to a minimum depth of 25 mm and re-pointed in cement:lime:sand mortar of an appropriate gauge. Pointing to be finished to match surrounding brickwork.

2.4 RENDER TO REMAINING SECTIONS OF BUILDING

2.4.1 Allow to hammer test all rendered surfaces to all elevations, including chimney stacks and allow to remove the provisional area of 15 m² of render in isolated patches not exceeding 1 m² throughout the elevations. Render walls to match existing in 3 no. coats cement:lime:sand mortar of an appropriate gauge (1:2:8 to 9) finished to a smooth flat finish.

RENDER CEMENT!

## 3.0 EXTERNAL JOINERY

3.1 WINDOWS AND DOORS

3.1.1 Allow to carry out the following works to all windows throughout the premises:-

(i) Ease and adjust opening casements and sashes and leave in full working order.

(ii) Allow to remove all loose and crumbling putties and clear debris from site. Allow to prepare and apply new linseed oil putty where previously removed.

(iii) Allow to remove all cracked and broken glazing and clear debris from site. Allow to provide and fix new glass to match original and fixed using linseed oil putty. New glazing to comply with current Building Regulations, Part N.

NO

3.1.2 Allow the provisional sum of £1,500.00 to carry out additional repairs to the windows and doors throughout the premises as denoted by the Supervising Officer.

## 4.0 RAINWATER GOODS

4.1 GUTTERS AND RAINWATER PIPEWORK

4.1.1 Allow to carefully remove all cast iron rainwater gutter. Thoroughly clean off all rust and debris and treat with 2 no. coats of bitumastic paint to inside face of gutters.

Re-fix gutter on existing bracket and re-caulk all joints between section. Ensure all gutters are laid with adequate fall to the rainwater outlets and are leak free..

4.1.2 Allow to provide and fix new half round cast iron rainwater gutter and associated fittings to eaves of rear elevation main roof slope at rear of 1st floor function room and provide cast iron rainwater pipework to discharge onto pitched roof over stairway at rear via a cast iron rainwater shoe.

4.1.3 Allow to remove existing eaves gutter and rainwater pipework to eaves of roof detailed in item 1.3 of this Schedule of Works.

Provide and fix new half round cast iron rainwater gutter and associated fittings and cast iron rainwater pipework and fittings and connect to existing rainwater drainage.

4.1.4 Allow the provisional sum of £400.00 for additional repair to rainwater goods as directed by the supervising officer.

## 5.0 EXTERNAL DECORATIONS

### 5.1 TO REAR ELEVATION OF FUNCTION ROOM END OF BUILDING AND ATTACHED ADDITIONS

5.1.1 Allow to prepare and apply 2 no. coats of sealer to new render and 3 no. coats of masonry paint.

5.1.2 Allow to prepare and apply 2 no. coats of sealer and 3 no. coats masonry paint to walls where existing paint work has been disturbed during all works disturbed in this Schedule of Works.

5.1.3 Allow to prepare and apply 1 no. coat primer to all new and bare woodwork and 1 no. gloss coat of paint.

5.1.4 To existing previously painted woodwork and metalwork surfaces prepare and apply 2 no. undercoats and 1 no. gloss coat of paint.

### 5.2 ALL REMAINING ELEVATIONS OF BUILDING

5.2.1 Allow to prepare and apply 1 no. coat of primer, 2 no. undercoats and 1 no. gloss coat of paint to windows, doors, fascias, soffits and rainwater goods where existing paint work has been disturbed during all works detailed in this Schedule of Works.

5.2.2 Allow to prepare and apply 2 no. coats of sealer and 3 no. coats masonry paint to walls where existing paint work has been disturbed during all works detailed in this Schedule of Works.

### 5.3 OUTBUILDINGS AND BOUNDARY WALLS

5.3.1 Allow to prepare and apply 1 no. coat of primer to all new and bare woodwork and metalwork.

5.3.2 Allow to prepare and apply 2 no. undercoats and 1 no. gloss coat of paint to all previously painted and new timber surfaces.

5.3.3 Allow to prepare and apply 3 no. coats of preservative woodstain to new and existing timber cladding to garage and right hand side stable building at rear.

5.3.4 Allow to prepare and apply 2 no. coats sealer to new masonry surfaces.

5.3.5 Allow to prepare and apply 3 no. coats of masonry paint to previously painted and new masonry surfaces.

## 6.0 OUTBUILDINGS

### 6.1 GARAGE BUILDING TO REAR LEFT HAND SIDE

CHECK 6.1.1 Allow to carefully strip off existing pitched roof covering to front roof slope and put aside tiles for later re-fixing, including ridge tiles.

6.1.2 Allow to remove all feather-edged boarding to gable end wall and clear debris from site.

6.1.3 Remove existing garage doors and frame and clear debris from site.

6.1.4 Allow the provisional sum of £500.00 to repair/ strengthen roof structure as directed by the supervising officer.

6.1.5 Allow to provide and fix the following roof covering to replace section of roof stripped in item 6.1.1:-

(i) 1 no. layer of BS 747:1977 (1987) Class 1F hessian reinforced based bitumen felt, laid horizontally to overlap minimum of 200 mm vertically and horizontally at all joints. Dress felt into eaves gutter and over ridge.

(ii) Tanalised softwood battens to support tiled roofing.

(iii) Clay peg tiles made up of 70% saved from original roof covering and 30% made up from sound second hand. Clay peg tiles to match original roof.

(iv) Tiles to be fixed using 2 no. aluminium alloy pegs to comply with BS 1202, Part 3.

Re-bed existing ridge tiles, put aside for reuse in cement:lime:sand mortar of an appropriate gauge finished to a neat flush finish at all joints.

Allow to point and bed verge tiles in cement:lime:sand mortar of an appropriate gauge.

6.1.6 Allow to remove the provisional number of 100 no. loose and broken clay peg tiles to rear roof slope in isolated singular locations. Provide and fix sound second hand peg tiles to match existing to replace those removed. Make good to any tiling disturbed.

6.1.7 Provide and fix new tanalised feather-edge boarding to gable end of garage to replace boarding previously removed.

6.1.8 Provide and fix 1 no. pair of framed, ledged and braced softwood garage door with new softwood frame to match original doors and frame. Provide and fix new ironmongery to match original.

6.2 RIGHT HAND SIDE OUTBUILDING AT REAR OF ADJOINING PREMISES (Indian Restaurant)

6.2.1 Allow to carefully remove existing roof covering completely, putting aside all existing roof tiles for later re-fixing (including gutter lining to right hand side roof slope).

6.2.2 Allow to remove existing roof structure completely including: gutter lining and structure; wall plate and ceiling structure to front section of building and clear debris from site.

6.2.3 Provide temporary support and restraint to right hand side wall to maintain stability of wall during course of the works.

6.2.4 Allow to remove existing left hand side wall of building completely, including existing footings/ foundations and clear debris from site (including all joinery, fascias and rainwater goods associated with this wall).

6.2.5 Allow to strip out all existing internal and external electrical lighting, including fittings and wiring and cap off at distribution board within the main building.

6.2.6 Allow to remove existing internal rainwater hopper and pipework and clear debris from site.

6.2.7 Allow to excavate for foundation to new left hand side wall as detailed in contract drawing no. 02'203/03 and remove spoil from site.

6.2.8 Allow to cast new concrete foundation for left hand side wall as detailed in contract drawing no. 02'203/03.

6.2.9 Allow to construct new left hand side wall from sound second hand stock bricks to match original, bedded in cement:lime:sand mortar of an appropriate gauge. Point wall to 2 no. sides to a neat flush joint. Install Hyload DPC to wall a minimum of 150 mm above finished external ground level. All works to the wall are to be carried out as detailed in contract drawing no. 02'203/03

6.2.10 Allow to supply and fix new pitched roof structure, including valley gutter lining and structure as detailed in contract drawing no. ?

6.2.11 Allow to supply and fix new ceiling structure as detailed in contract drawing no. 02'203/03.

6.2.12 Allow to provide and fix 1 no. door and frame to match original for style, size and profile to replace those removed during demolition of left hand side wall. Include to provide new ironmongery to match original.

6.2.13 Allow to provide new fascia/ soffit boarding to replicate eaves detail of existing building.

6.2.14 Allow to provide and fix new cast iron half round eaves gutter and associated fittings and supply and fix new cast iron rainwater pipework and fittings to discharge to existing rainwater drainage.

6.2.15 Provide and fix new light fittings internally as detailed in contract drawing no. 02'203/03 and connect to light switch situated adjacent to entrance doorway. Connect new lighting to distribution board within the main building. All work to electrics must be carried out strictly in accordance with current IEE Wiring Regulations.

6.2.16 Allow to carefully remove paving bricks internally prior to excavation of foundation for new wall and put aside for re-fixing. Re-fix paving bricks on concrete bedding and 1200 gauge polythene DPM lapped with existing DPM and new DPC with all necessary type I MOT aggregate back fill to excavation and sharp sand blinding.

6.2.17 Allow to make good paving externally as follows:-

(i) Type 1 MOT aggregate to back fill excavation, sharp sand blinding, 150 mm Grade C20 concrete and leave ready to receive new paving detailed later in this Schedule of Works.

6.2.18 Allow to provide and fix the following new roof covering to building:-

DRG. NO?

(i) 1 no. layer of BS 747:1977 (1987) Class 1F hessian reinforced based bitumen felt, laid horizontally to overlap minimum of 200 mm vertically and horizontally at all joints. Dress felt into eaves gutter and over ridge.

(ii) Tanalised softwood battens to support tiled roofing.

(iii) Clay peg tiles made up of 70% saved from original roof covering and 30% made up from sound second hand. Clay peg tiles to match original roof.

(iv) Tiles to be fixed using 2 no. aluminium alloy pegs to comply with BS 1202, Part 3.

Provide and fix $\frac{1}{3}$ round clay hand made ridge tiles and clay hand made bonnet hip tiles from Messrs Keymer Limited, to match existing roof tiles for colour.

Ridge and hip tiles to be bedded in cement:lime:sand mortar and pointed to a neat flush finish.

Provide and fix Code 4 lead soakers and Code 5 lead cover flashings at all abutment details. Make good to any render and brickwork disturbed to accommodation flashing installation.

Flashings and soakers to be fixed strictly in accordance with Lead Sheet Association recommendations.

Provide and fix Code 6 lead valley gutter to rear parapet gutter with Code 5 lead cover flashings over all gutter upstands.

Lead valley to be laid and fixed strictly in accordance with Lead Sheet Association recommendations, including installation of all necessary steps and box outlets.

Treat all new lead work with 2 no. coats of patination oil.

6.2.19 Allow to construct new dormer to roof including new external cladding and joinery as detailed in contract drawing no. 02'203/03.

6.2.20 Allow to provide 100 mm cast iron rainwater outlet pipework from rear lead gutter outlet to run internally within the building and discharge via an external rainwater pipe and a shoe. Provide rodding access to the pipework beneath the lead gutter outlet. Pipework to be installed to comply with relevant BS Codes of Practice and good practice.

## 7.0 EXTERNAL PAVING

### 7.1 YARD AREA

7.1.1 Allow to break up existing paving to yard area where indicated on contract drawing no. 02'203/04 and excavate to reduced level. Clear all debris from site.

7.1.2 Allow to provide and lay new paving to areas as indicated on contract drawing no. 02'203/04, including provision of new sub base.

## 8.0 BOUNDARY WALLS

### 8.1 REAR BOUNDARY WALL AND REAR WALL OF OUTBUILDING DETAILED IN ITEM 6.2 OF THIS SCHEDULE OF WORKS

8.1.1 Allow to carefully demolish existing wall where indicated in contract drawing No. 02'203/ 003 and 100 and clear debris from site. Rebuild wall in sound second hand stock brickwork to match existing, including new concrete foundation, as detailed in contract drawing Nos. 02'203/ 003 and 100.

# INTERNALLY

## 9.0 BASEMENT AREA

### 9.1 BASEMENT FLOOR

9.1.1 Allow to break up existing concrete floors to a minimum depth of 100 mm taking care not to damage any damp proof louvres or tanking membranes. Clear debris from site. Provide and lay minimum 100 mm thick granolithic concrete floor trowelled to a smooth polished surface, laid to fall to existing surface water drainage.

### 9.2 STAIRCASE TO GROUND FLOOR

9.2.1 Allow to remove existing staircase and clear debris from site. Provide and fix new softwood staircase to match original and complying with current Building Regulation requirements.

## 10.0 GROUND FLOOR AREA

### 10.1 BAR FLOOR

10.1.1 Allow to overboard section of bar floor with oak boarding to the approval of the Local Planning Authority to area indicated on contract drawing No. 02'042/ 009.

### 10.2 BAR CEILING

10.2.1 Allow to remove existing ceiling lining to areas indicated on contract drawing No. 02'042/ 009 and clear from site. Provide and fix new ceiling lining between exposed oak floor/ ceiling joists as detailed in contract drawing No. 02'042/ 006.

## 11.0 ROOF SPACES

11.1 TIMBER TREATMENT

11.1.1 Allow to clean out roof spaces of rubbish and debris and clear from site.

11.1.2 Allow to treat all timber members within roof space against wood boring beetle and fungal attack. Works must be carried out by a member of the BWPDA and be guaranteed for a period of 20 years.

Environmental Services Department
Landscape & Heritage Section
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6464
Fax: (0118) 974 6490

WOKINGHAM UNITARY
Aiming for Excellence

# Fax

| | | | |
|---|---|---|---|
| **To:** | PAUL CHADDERTON | **From:** | Harold Sanders. |
| **Fax:** | 01795 · 535605 | **Pages:** | THREE |
| **Phone:** | | **Date:** | 17 · March · 03. |
| **Re:** | FORMER ROEBUCK PH. | **CC:** | |

Enclosed notes as promised.

Harold Sanders.

COMMENT / FILE RECORD

**THE SQUARE - FORMERLY THE ROEBUCK PUBLIC HOUSE**

Following my visit to site on Friday 21 February 2003, I have now re-considered the proposal to re-roof the outbuilding, rebuild the rear and side walls, and rebuild the rear staircase.

1. Outbuilding:
   I agreed that much of the movement in the walls has been generated by the recent rebuilding of the roof without any cross-ties at ceiling level.

   Much of the side wall is original brickwork, modified and repaired over many years.

   Unfortunately drawing no. 02'042/100 does not identify the present condition or its historic references. The Town Council in their comments suggest that the proposal could be partial demolition which would compromise the original features.

   To progress the works to this outbuilding the agent should provide:

   a) Details of the situation at the base of the wall to be renovated, i.e. is there an extended brick base or foundation.
   b) Photographic record of all walls and roof area now being considered to be rebuilt.
   c) Survey of existing structures - walls to include all openings and in-fillings; roof to include trusses and cross beams, wall plates, purlins, etc.
   d) Existing floor finish and any proposals other than the re-instatement of the original stable blocks.
   e) The original roof profile should be retained with only changes introduced where necessary to resolve the present structural problems.

2. Staircase:
   f) Again the historic significance is not recorded on the submitted scheme. A survey of the existing structure and photographic record is to be provided to support the proposals.
   g) Some of the staircase construction is of recent construction and in a poor state of repair.
   h) The adjoining timber framed structure with a lath and plaster finish is to be re-investigated to determine the extent of repair works to be carried out. Photographs and elevations of this corner of the building should support the proposals.

i) Details of the extent of repairs and replacement to the staircase to be agreed once the further investigations are carried out. This is to include any new support at the base. A schedule of works should be prepared and agreed.
j) The survey of this part of the building should clarify its structural integrity and the necessity to introduce a gallows bracket.

The information provided may be adequate to determine the proposals for a Planning Application; the above details are required to support the general principles outlined in the Listed Building submission.

Harold Sanders
17 March 2003

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date 16 June 2003
My ref. HS/PP
Your ref. PCh/dw/02'042

Mr P Chapell
Cook Associates
1 Limes Place
Preston Street
Faversham
Kent
ME13 8PQ

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

Dear Mr Chapell

**THE ROEBUCK (SQUARE) PUBLIC HOUSE, 8 MARKET STREET, WOKINGHAM APPLICATION NO. LB/2002/8216**

I refer to your letter dated 2 June 2003 and note your dismay at the lack of progress.

I am sorry that the application has not progressed as quickly as we both would have liked. There are two separate issues: the alterations to the host building, i.e. the pub; and works of extensively rebuilding the outbuildings.

The principles outlined on your original drawing, 203.002, are acceptable; the details will be agreed if consent is confirmed. The principle detailed on the external works, drawing no. 203.004, are also acceptable to me. Bonding, materials, junctions and levels also to be agreed.

The retrospective works on drawing no. 02.042/009 had previously been agreed immediately after the fire. This would formally confirm consent for the works.

Of concern and also the issue which is questioned by the Town Council is the extent of works to the outbuildings. The proposal entails major rebuilding and therefore the extent of demolition must be referred to English Heritage. I have discussed the possible delay in obtaining their direction with the Case Officer.

One way forward would be to separate the works to the outbuildings from this application. However, has a Planning Application been submitted for the works? The Case Officer advises me that the extension of the pub into the former garage area, the new link and alterations to the elevations, plus the use of the former service yard all will require Planning Approval.

If you wish to progress works on site, we can discuss the extent of 'repairs' which could be carried out now to bring the building into a good state.

Mr P Chapell

16 June 2003

Please give me a call if you wish to clarify which elements of your latest proposals require formal consent (both Listed Building and Planning) and which can be carried out now.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Mrs A Odell

Date: 28 April 2003 29 APR 2003

To: Harold Sanders – Urban Design & Conservation Officer

---

We have received Additional Plans for the following planning application:

Application Number: LB/2002/8216

Location: 8, Market Place, Wokingham.

Proposal: Proposed repair works to listed building.

Applicant: The Unique Pub Co Ltd C/O Cook Associates.

Case Officer: Angela Odell

---

The new plans show the following: Additional information in support of original application. Drawing nos: 02'203/010 & 011.

---

**Comments are required by 08/05/2003.**

**Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.**

THESE WORKS CANNOT BE DESCRIBED AS 'REPAIRS' —. LISTED BUILDING CONSENT IS REQUIRED AND AS THE OUTBUILDING IS TO BE EXTENSIVELY DEMOLISHED —. TWO WALLS AND ROOF. THEN ENGLISH HERITAGE MUST BE CONSULTED.

SEE DETAILED COMMENTS ON PREVIOUS INFORMATION : 29.01.03.

Harold Sanders

## WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

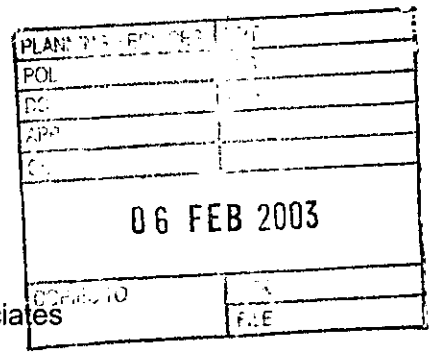
**Case officer:** Angela Odell

**Application Number:** LB/2002/8216

**Proposal:** Proposed repair works to listed building.

**Site Address:** 8 Market Place, Wokingham

**Applicant:** The Unique Pub Co Ltd C/O Cook Associates




Your observations are required in respect of this application **by 07/02/03**

---

- **The proposed 'repair work' seems to involve extensive removal of material which might border on 'partial demolition'.**
- **Will this compromise the original features of the building?**
- **Use of cement mix render and pointing and painting over brickwork and laths does not allow for breathability of the building.**
- **new windows should match existing**

**SIGNED:** _____ **DATE:** 05/02/03

**CLERK TO Wokingham Town Council**

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** Angela Odell

**Date:** 15 January 2003 17 JAN 2003

**Application Number:** LB/2002/8216

**Proposal:** Proposed repair works to listed building..

**Site Address:**
8, Market Place, Wokingham, .

**Applicant:**
The Unique Pub Co Ltd C/O Cook Associates.

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

---

REPAIR WORKS DO NOT REQUIRE LISTED BUILDING CONSENT UNLESS THEY WILL CHANGE THE CHARACTER OF THE LISTED BUILDING.
HOWEVER SOME OF THE WORKS OUTLINED ON THE PLANS ARE NOT REPAIRS NAMELY.

(1) DRG. NO. 02'042/100.
THE PROPOSED PLANS APPEAR TO BE ON THE 'EXISTING PART GROUND FLOOR PLAN'
STRUCTURAL REPORT REQUIRED TO JUSTIFY REPLACEMENT WALL AND ROOF.
IF NEW DOOR OPENING TO BE FORMED, ELEVATION OF OUTBUILDING REQUIRED.

(2) DRG. NO. 02.203/002. - DETAIL SHEET ONE. - STAIRCASE.
CANTILEVER BRACKETS ? THIS STAIRCASE IS ONE OF THE MOST HISTORIC PARTS OF THIS LISTED BUILDING.
REPLACEMENT WOULD NOT BE SUPPORTED UNLESS MAJOR REPAIR IS NOT POSSIBLE. CONDITION SURVEY TO BE PROVIDED.
THE PRINCIPLE OF REMOVING THE STAIRCASE AND ADJOINING STRUCTURE AND RE-NEWING IS UNACCEPTABLE

(3) DRG. NO. 02'203/003. DETAIL SHEET TWO NEW WALLS + ROOF TO OUT BUILDING. SEE COMMENTS ON (1) ABOVE

PRINCIPLE OF NEW WORKS UNACCEPTABLE UNLESS WALL + ROOF AND TIMBERS BEYOND REPAIR.

(4) DRG. NO. 02.203/004. EXTERNAL WORKS

PRINCIPLE OF NEW SURFACE ACCEPTABLE BONDING + MATERIALS + JUNCTION WITH EXISTING PAVING TO BE AGREED.

(5) DRG. NO. 02'042/009.

GROUND FLOOR FINISHES INCLUDING NEW OAK FLOORBOARDS AN AGREED RETROSPECTIVE WORK.

DRAWING 02'042/00 NOT ENCLOSED BY SKETCH PREVIOUSLY DISCUSSED AND AGREED AS A REPAIR.

EXTENSIVE 'REPAIR WORKS' WERE CARRIED OUT WITH OUR AGREEMENT FOLLOWING A FIRE IN THE BAR AREA OF THE FORMER ROEBUCK P.H. DRG. NO. 02'042/009 FORMALISES THE CHANGE OF FINISH TO THE CEILING AND FLOOR WHICH REQUIRED LISTED BUILDING CONSENT.

THE PROPOSED WORKS TO THE REAR EXTERNAL STAIRCASE AND OUTBUILDING AS SUBMITTED DOES NOT HAVE MY SUPPORT.

Harold Sanders

29.01.03.

(*) PRE-APPS (*) ATTACHED

**Application Number: LB/2002/8216**

**Case Officer :** AO.

**Valid Date :** 08 JAN 2003

**Map No :** 75B

**Site Area :** 0.03

**Received Date: 18/12/2002**

**Level : Delegated Application**

**Description : Proposed repair works to listed building.**

**Location : 8, Market Place, Wokingham, .**

**Parish : WK** **Ward :** EVE

**Applicant : The Unique Pub Co Ltd C/O Cook Associates.**

**Fee Required: £0** **Fee Received: £0** N/R

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

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | ~~Not Required~~ | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | wrong S66 | faxed 8/1 | 8/1 |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No LB IN CONS. AREA

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

● Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

● Highways

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

## HERITAGE BODIES

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

## OTHERS

.....

.....

.....

.....

.....

.....

## NEIGHBOURS

..... ✓

S/N + see map

† The Wokingham Society
c/o Anne Waite
6 The Lilacs
BARKHAM RG11 4UT

Pre apps (x6) attached.

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

Tel: (0118) 974 6445

Date: 15 January 2003

My ref: LB/2002/8216

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ


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


Dear Councillor

**Application Number: LB/2002/8216**
**8, Market Place, Wokingham, .**
**Proposed repair works to listed building.**

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Angela Odell** Application Number: **LB/2002/8216**
**8, Market Place, Wokingham, .**
**Proposed repair works to listed building.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor King

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

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

Tel: (0118) 974 6445

Date: 15 January 2003

My ref: LB/2002/8216

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR


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


Dear Councillor

**Application Number: LB/2002/8216**
**8, Market Place, Wokingham, .**
**Proposed repair works to listed building.**

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Angela Odell** Application Number: **LB/2002/8216**
**8, Market Place, Wokingham, .**
**Proposed repair works to listed building.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Morgan
**********FILE COPY**********

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

Tel: (0118) 974 6445

Date: 15 January 2003

My ref: LB/2002/8216

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY


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


Dear Councillor

**Application Number: LB/2002/8216**
**8, Market Place, Wokingham, .**
**Proposed repair works to listed building.**

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**

Case officer: **Angela Odell** Application Number: **LB/2002/8216**
**8, Market Place, Wokingham, .**
**Proposed repair works to listed building.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Marinos

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

**Received by Wokingham District Council**

# Application No: LB/2002/8216

**Proposal:**
Proposed repair works to listed building.

**Location:**
8, Market Place, Wokingham, .

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/8216 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2003. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Trevor Watson**
**Development Control Manager**

**15 January 2003**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| THE CONSULTANCY SHOP | | 22MARKET PLACEWOKINGHAM | RG40 1AP |
| ROMANS | | 23MARKET PLACEWOKINGHAM | RG40 1AP |
| MICHAEL HARDY | | 1BROAD STREET WALKWOKINGHAM | RG40 1BW |
| WOKINGHAM TOWN COUNCIL | THE TOWN HALL CHAMBE | THE TOWN HALL CHAMBERSMARKET PLACEWOKIN | RG40 1AS |
| LEUTY & LYNCH | | 4MARKET PLACEWOKINGHAM | RG40 1AL |
| HALIFAX PLC | | 6MARKET PLACEWOKINGHAM | RG40 1AL |
| DOROTHY PERKINS | | 11MARKET PLACEWOKINGHAM | RG40 1AL |
| | | 5MARKET PLACEWOKINGHAM | RG40 1AL |
| | | 7MARKET PLACEWOKINGHAM | RG40 1AL |
| FOSTER MENSWEAR LTD | | 9MARKET PLACEWOKINGHAM | RG40 1AL |
| LADBROKE RACING LTD | | 22MARKET PLACEWOKINGHAM | RG40 1AP |
| PERCY NASH JEWELLERS | | 24MARKET PLACEWOKINGHAM | RG40 1AP |
| | 10A | 10AMARKET PLACEWOKINGHAM | RG40 1AL |
| | 9A | 9AMARKET PLACEWOKINGHAM | RG40 1AL |
| | 21B | 21BMARKET PLACEWOKINGHAM | RG40 1AP |
| | 21C | 21CMARKET PLACEWOKINGHAM | RG40 1AP |
| | 21D | 21DMARKET PLACEWOKINGHAM | RG40 1AP |
| | 22A | 22AMARKET PLACEWOKINGHAM | RG40 1AP |
| DAY & JOHNSON | | 13MARKET PLACEWOKINGHAM | RG40 1AL |
| [redacted] LION | | 25MARKET PLACEWOKINGHAM | RG40 1AP |
| STEWART EVANS EXECUTIVE SEARC | | 22MARKET PLACEWOKINGHAM | RG40 1AP |
| SOUTHORNS | 3-4 | 3-4MARKET PLACEWOKINGHAM | RG40 1AL |
| THE ROEBUCK | | | RG401AL |

The Wokingham Society.

# Drawing Register and Issue Sheet

cook associates

| Project: Square PH, (Roebuck) 8 Market Place, Wokingham | Job No: 02203 | Sheet No: 01 |
|---|---|---|

**Distribution**

| Client | |
|---|---|
| LA | 6 |
| | |
| | |
| | |
| | |
| | |

| | | Issue |
|---|---|---|
| | Day | 16 |
| | M | 12 |
| | Year | 02 |
| | | Revisions |

| Dwg No | Drawing Title | Scale | |
|---|---|---|---|
| 002 | | | / |
| 003 | | | / |
| 004 | | | / |
| 006 | | | / |
| 009 | | | / |
| 100 | | | / |

Purpose of Issue: a-information; b-approval; c-contract

08 JAN 2003 8216

**Architects · Engineers · Surveyors · Interior Designers**

cook associates


1 Limes Place
Preston Street
Faversham, Kent
ME13 8PQ

Tel: 01795 532834/531002
Fax: 01795 535605
Email: mail@cook-design.com

333 High Street
Rochester, Kent
ME1 1DA

Tel: 01634 831445/831446
Fax: 01634 819290
Email: mail@cook-design.com


Our ref: PCh/drmw/02203

8216

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RE40 1WR

18 DEC 2002

16 December 2002

Dear Sirs

Re: **The Square Public House (previously known as the Roebuck)**
**8 Market Place, Wokingham RG40 1AL**

Please find enclosed application for Listed Building Consent regarding the above premises.

Should you require further information please do not hesitate to contact us.

Yours faithfully
**COOK ASSOCIATES**

**PAUL CHAPELL**

Enc Drawings as issue sheet; Schedule of Works; Section 66 Certificate; Application for Listed Building Consent


***Partners***
Peter Cook - Dipl Arch RIBA
Geoffrey Burton - BSc CEng MICE
Justin Prior - TechRICS ABIAT MSPS
Paul Chapell - DipSurv MBEng MRICS

***Associates***
Mrs Hilary Morley BArch RIBA
Brian Roe BA Dip Arch
Rob L Thornton Cert Arch
Geoffrey Sutton NCCS BA BArch RIBA
Robert Filmer
Mark Larkins
Hayley Cannon ABIAT

***Partnership Secretary***
Lesley Cheeseman

William Cook Associates
t/a Cook Associates
Vat Reg No: 316707365

08.JAN.2003 8216

WOKINGHAM UNITARY
Aiming for Excellence

# PLANNING SERVICES

## Fax Cover Sheet

**DATE:** 8/1/03

**TO:** Justin Prior

**FROM:** Carol Hurst **Planning Services.**

**NUMBER OF PAGES INCLUDING THIS HEADER SHEET:** 3

**RECIPIENT FAX NUMBER:** 01795 535605

**OUR FAX NUMBER: (0118) 974 6484**

**SUBJECT:** 8 Market Place

**NOTES:** Please fill in attached Section 66 for listed building application (as per phone call) & return to me as soon as possible.

Thank you.

08.JAN.2003 8216

Architects Engineers Surveyors Interior Designers

cook associates

# FAX

To: Carol Hurst

Fax No: 01189746484

Date: 8.1.03

Pages: 3

From: J Prior

1 Limes Place
Preston Street
Faversham
Kent ME13 8PQ

Tel: 01795 532834
Fax: 01795 535605
email: mail@cook-design.com

Re: 8 Market Place

Please find following form as requested

Peter Cook - Dipl Arch RIBA
Geoffrey Burton - BSc CEng MICE
Justin Prior - TechRICS, ABIAT, MSPS
Paul Chapell - DipSurv MBEng MRICS

177ZA

**WOKINGHAM DISTRICT COUNCIL**

**TOWN AND COUNTRY PLANNING ACT, 1990**

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

**APPLICATION NUMBER** LB | 2002 | 8216

**LISTED BUILDING CONSENT APPLICATION**

**CERTIFICATE A**

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

I hereby certify that:-

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

or:-

**CERTIFICATE B**

I hereby certify that:-

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

| Name of owner | Address | Date of service of notice |
|---|---|---|
| | | |

or:-

**CERTIFICATE C**

I hereby certify that:-

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

* See note (a) to Certificate A

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

| Name of owner | Address | Date of service of notice |
|---|---|---|
| | | |

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

**CERTIFICATE D**

I hereby certify that:-

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

**Copy of notice as published**

Signed .....

*On behalf of Cingle Pub Co

Date 8/1/2003

* See note (a) in Certificate A

(b) Insert description of steps taken

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

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

* Delete where inappropriate

1871/A

08 JAN 2003 0216

**WOKINGHAM DISTRICT COUNCIL**

Application No.

**TOWN AND COUNTRY PLANNING ACT 1990**

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

Date Received

18 DEC 2002

**APPLICATION FOR LISTED BUILDING CONSENT**

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

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

1.

APPLICANTS NAME THE UNIQUE PUB COMPANY LTD
ADDRESS MILLHOUSE, AYLESBURY ROAD
THAME, OXON
POST CODE OX9 3AT
PHONE

2. If the applicant has an agent, all correspondence will be send to the agent.

AGENTS NAME COOK ASSOCIATES
ADDRESS 1 LIMES PLACE
PRESTON STREET
FAVERSHAM, KENT
POST CODE ME13 8PQ
PHONE 01795 531002

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.

BUILDING LOCATION 8 MARKET PLACE WOKINGHAM RG40 1AL

(b) What type of building, e.g. barn, dwelling, does the Application relate to.

BUILDING TYPE PUBLIC HOUSE

(c) What is the existing use of the building, if vacant, state this together with last use of the building.

BUILDING USE PUBLIC HOUSE

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.

LISTING GRADE 2

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)

02'203/02, 103, 104 & 1100
02'042/006 & 1009.
TOGETHER WITH SCHEDULE OF WORKS.

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser

OWNER

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.

REPAIR WORKS TO EXISTING BUILDINGS

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof.

ALL MATERIALS USED WILL MATCH ORIGINAL MATERIALS

/

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

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

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

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

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

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

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NO

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

Signed ..... on behalf of THE UNIQUE PUB COMPANY LTD

Date 26/11/02

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

**DATE PROTECTION ACT 1984**

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

1789/a

# SECTION 66 CERTIFICATE

08 JAN 2003 8216

Application No.

118 DEC 2002

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

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

**OR**

●

+ See Note (a) to Certificate A

**OR**

●

(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 the date of the application).

## CERTIFICATE A

I certify that:

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

## CERTIFICATE B

I certify that:

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

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

## CERTIFICATE C

I certify that

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

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

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

● 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) .....

1789/b

## CERTIFICATE D

I certify that

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

● 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) . . . . . .

. . . . . .

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

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

## ALL APPLICANTS MUST COMPLETE THIS SECTION

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

### Agricultural Holdings Certificate

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

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

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

OR

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

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed . . . . . .

On behalf of THE UNIQUE PUB COMPANY LTD

Date 26/4/02

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

ADDRESS 8, MARKET PLACE. (THE ROEBUCK P.H.) PARISH WOK.

PLOT No. LISTED BUILDING ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BA/29/62 | Messrs. Courage & Barclay LTD. | Double sided projecting signs. | 31.1.63 | S/C |
| BR/125/67 | " " " " | Internal alterations to re-model bars & toilets | 28.3.68 | APP. |
| 22236 | IMP. BREWING & LEISURE LTD. " | RE-TILE ROOF | 20-9-84 | N/A CLA |
| 22239 | " LBC | ALT. GR. FLOOR FRONT WINDOWS | 20-9-84 | N/A CLA |
| BR 24457 | " | ALTER " | 31.1.85 | APP N/A |
| LB/2002/8216 | THE UNIQUE PUB CO Ltd | repair works to LB. | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDITIONAL PLAN
82-16

# THE SQUARE PUBLIC HOUSE
8 MARKET PLACE
WOKINGHAM
BERKSHIRE
RG40 1AL

## DETAILS AND PHOTOGRAPHIC RECORD

taken by

Paul Chapell DipSurv MBEng MRICS

of

Cook Associates
for and on behalf
of
Unique Pub Company

on

April 2003

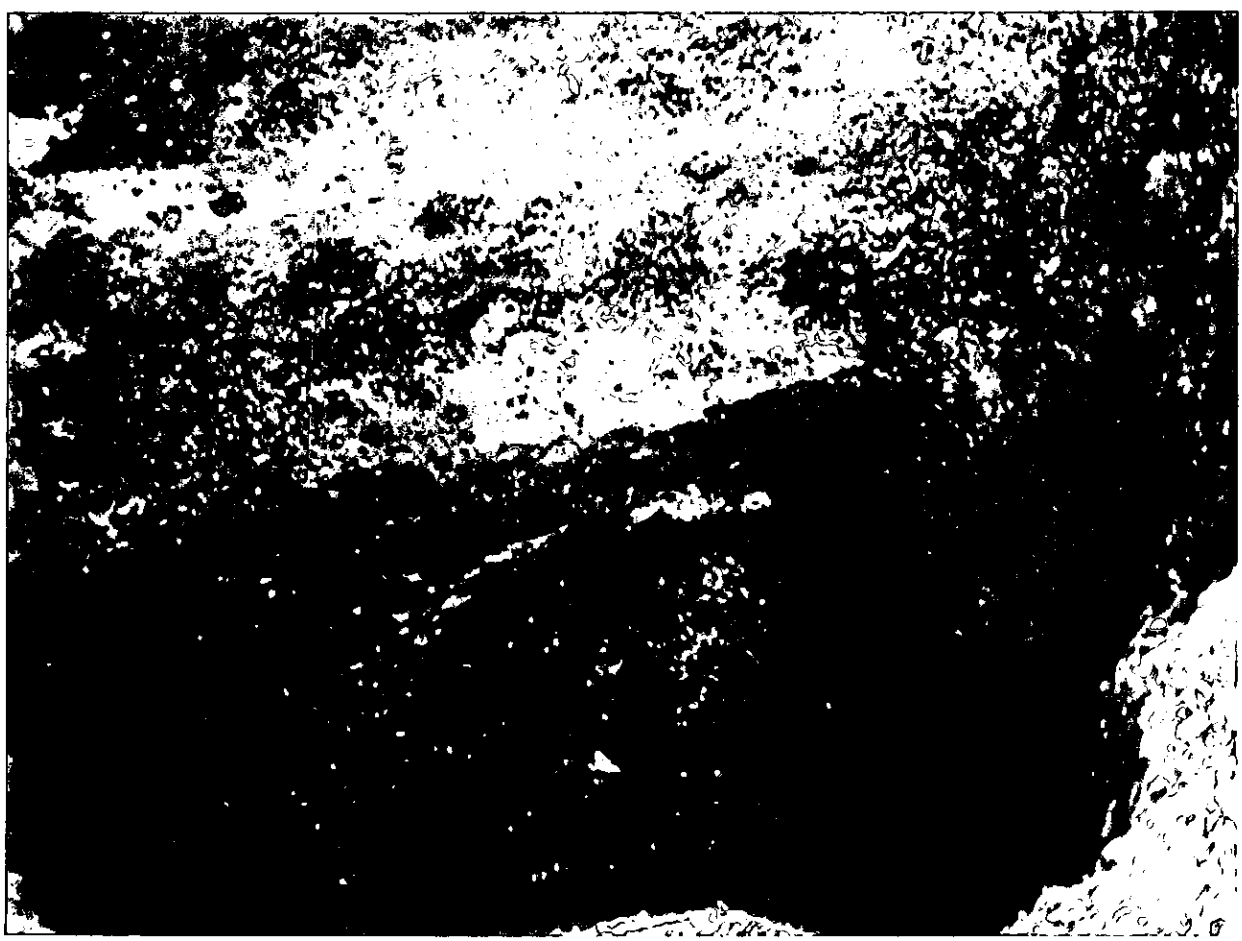
# DETAILS OF FOUNDATIONS OF WALL TO BE REINSTATED AND REBUILT

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.




FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN





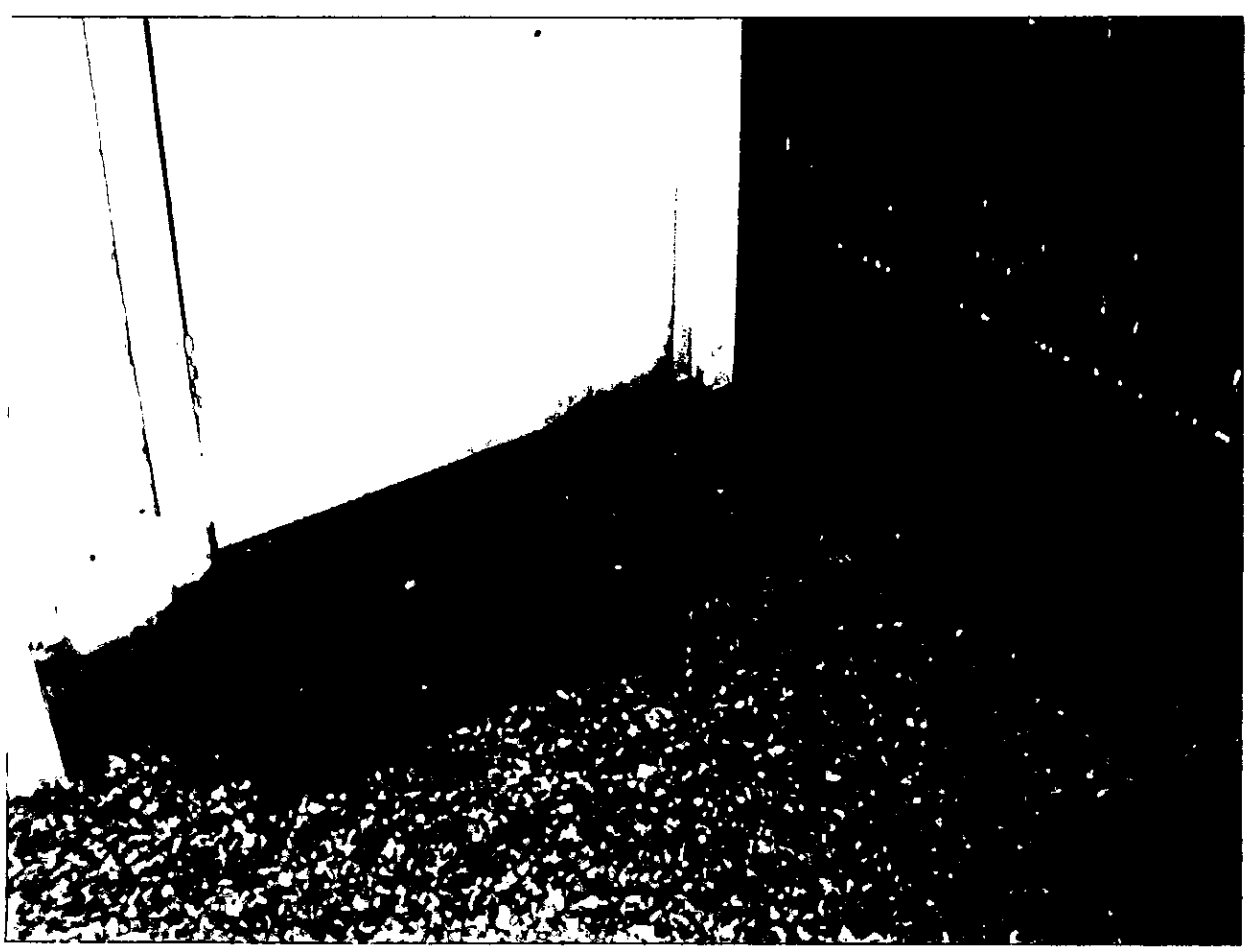
# DETAILS OF STAIRCASE CONSTRUCTION

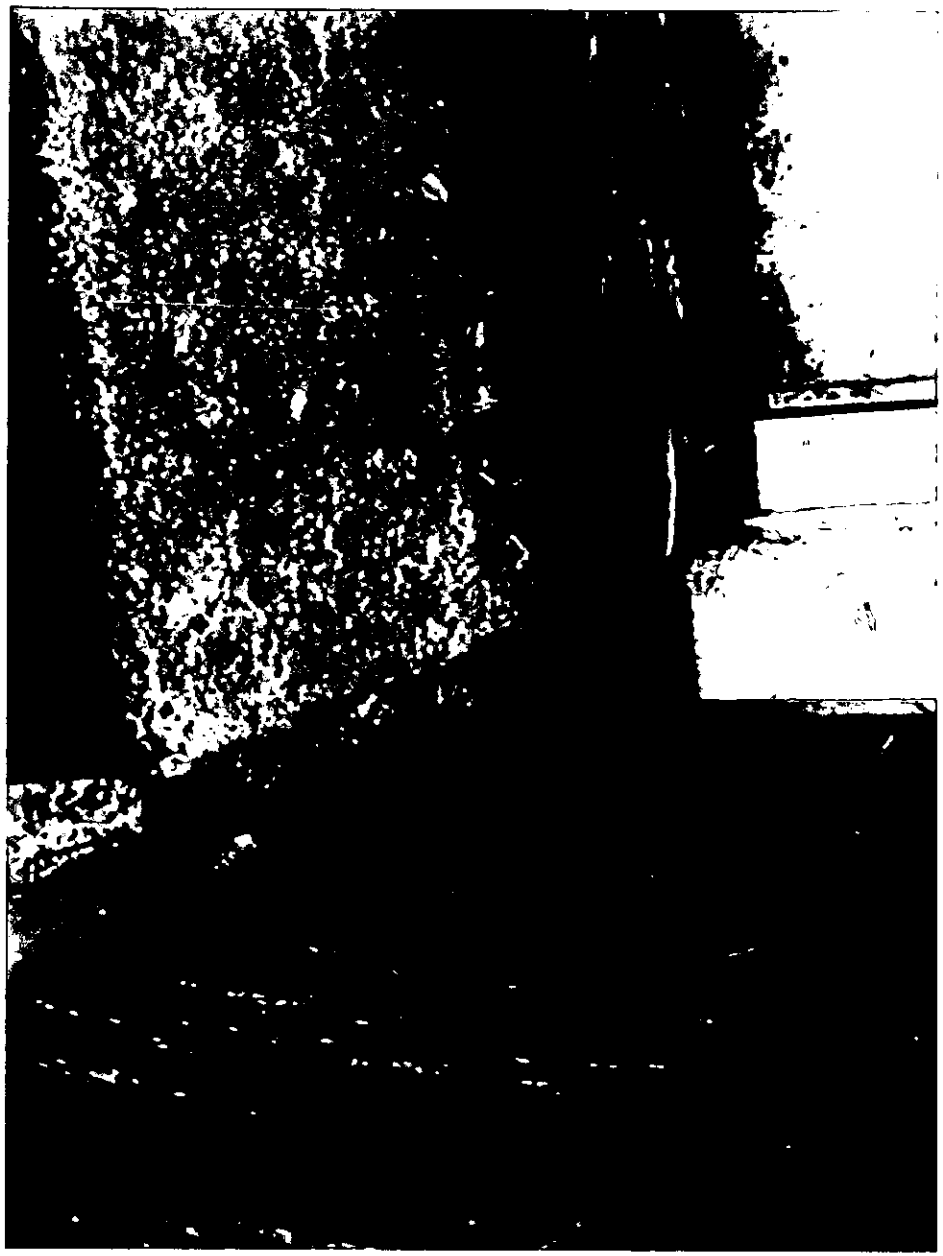
# AT REAR

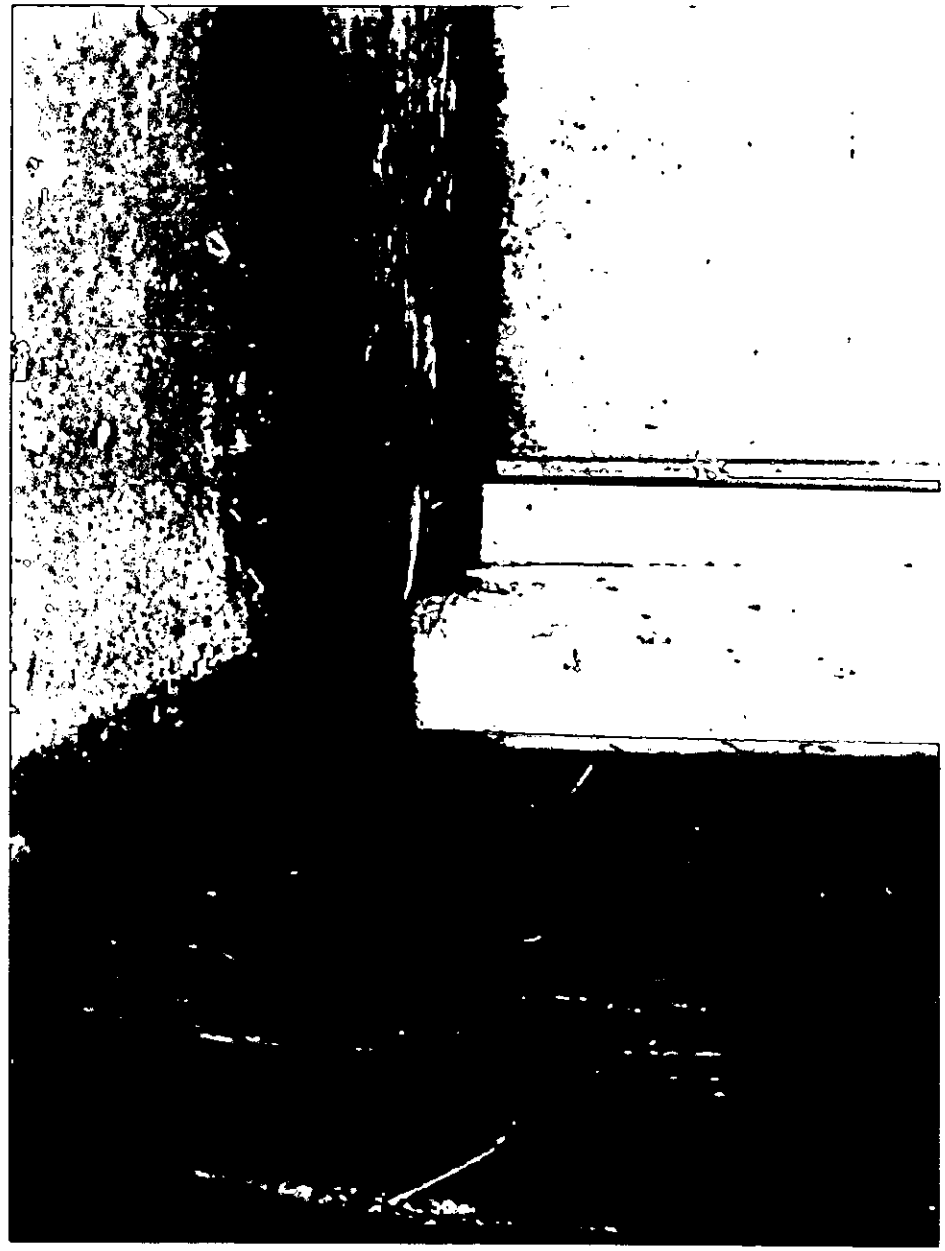






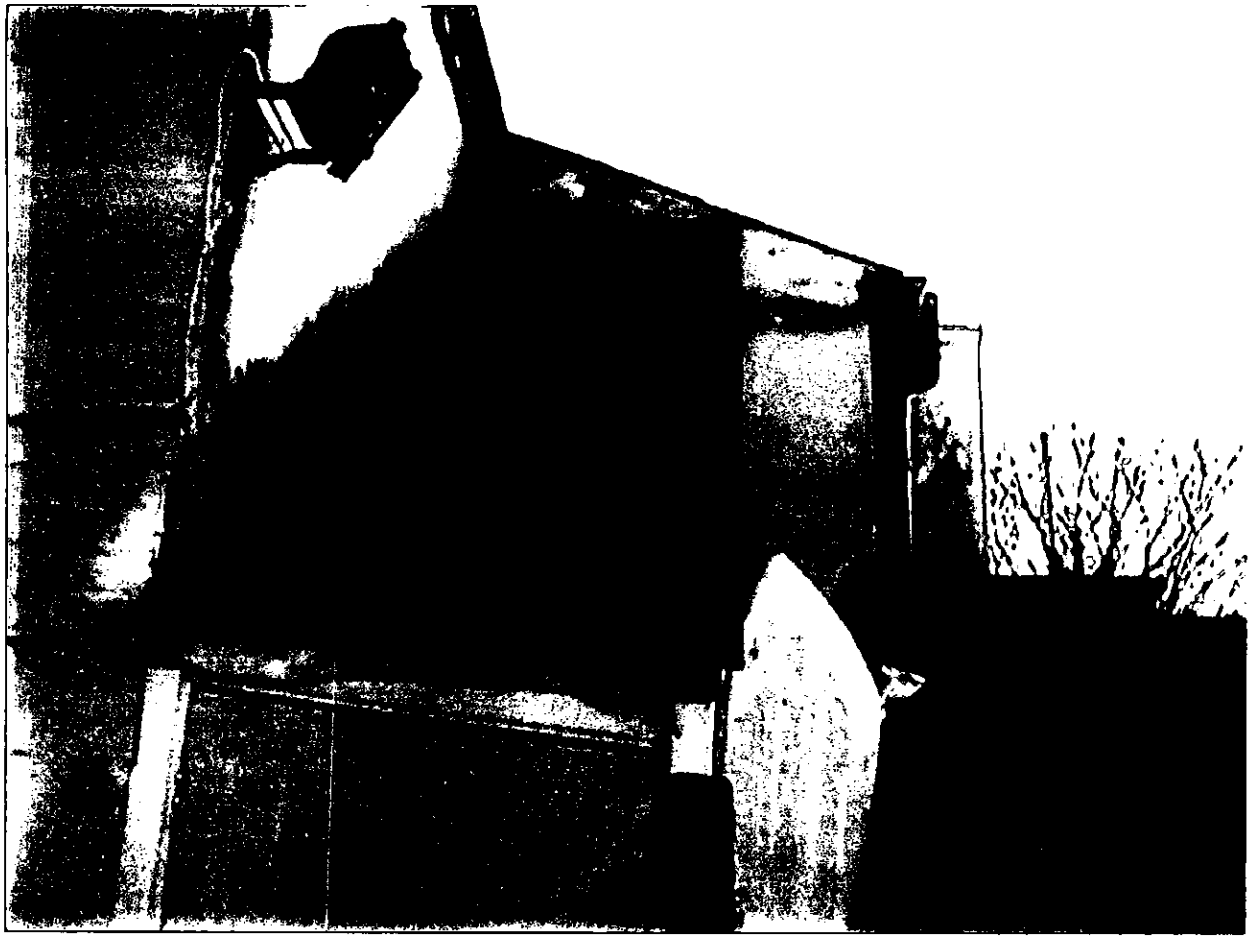






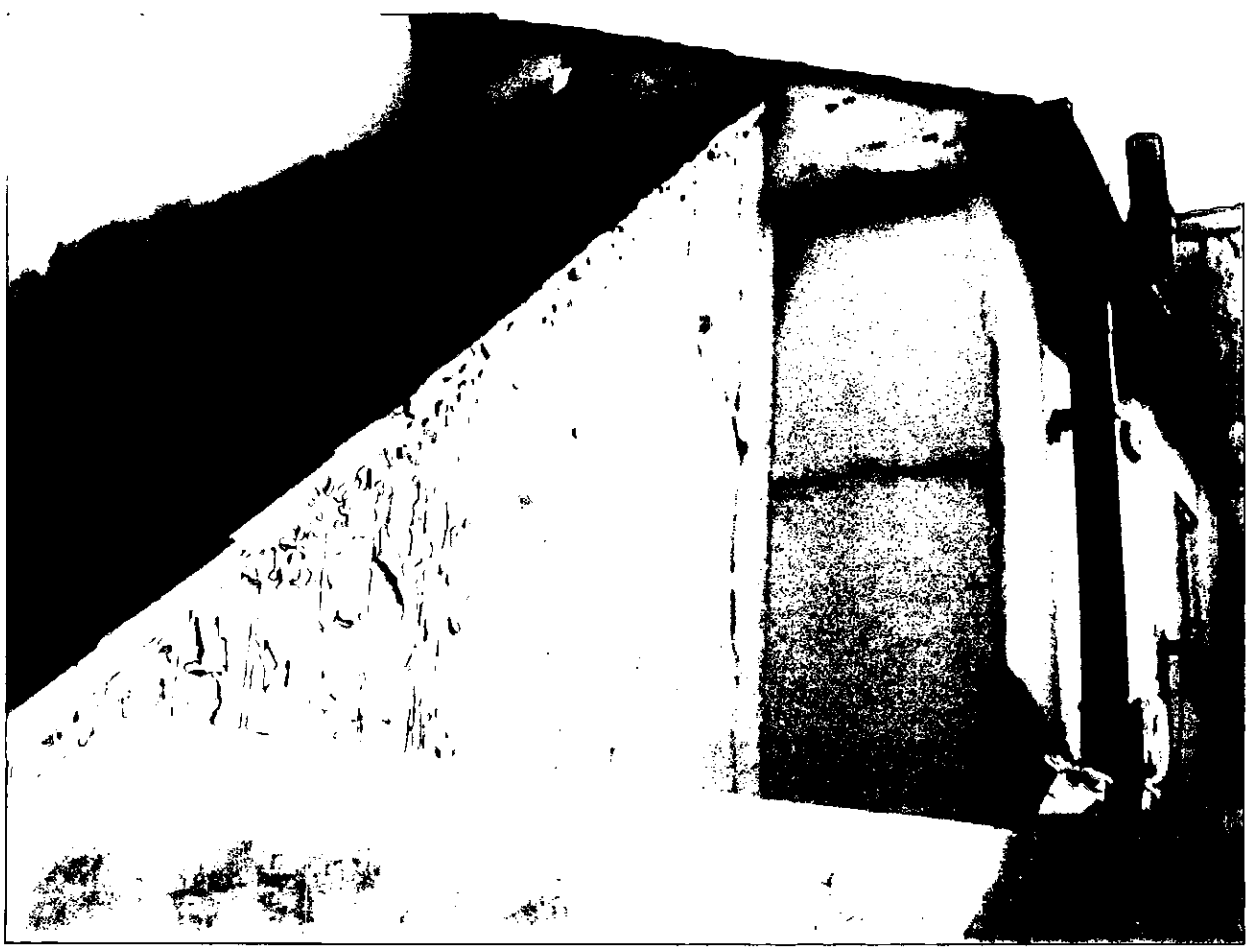












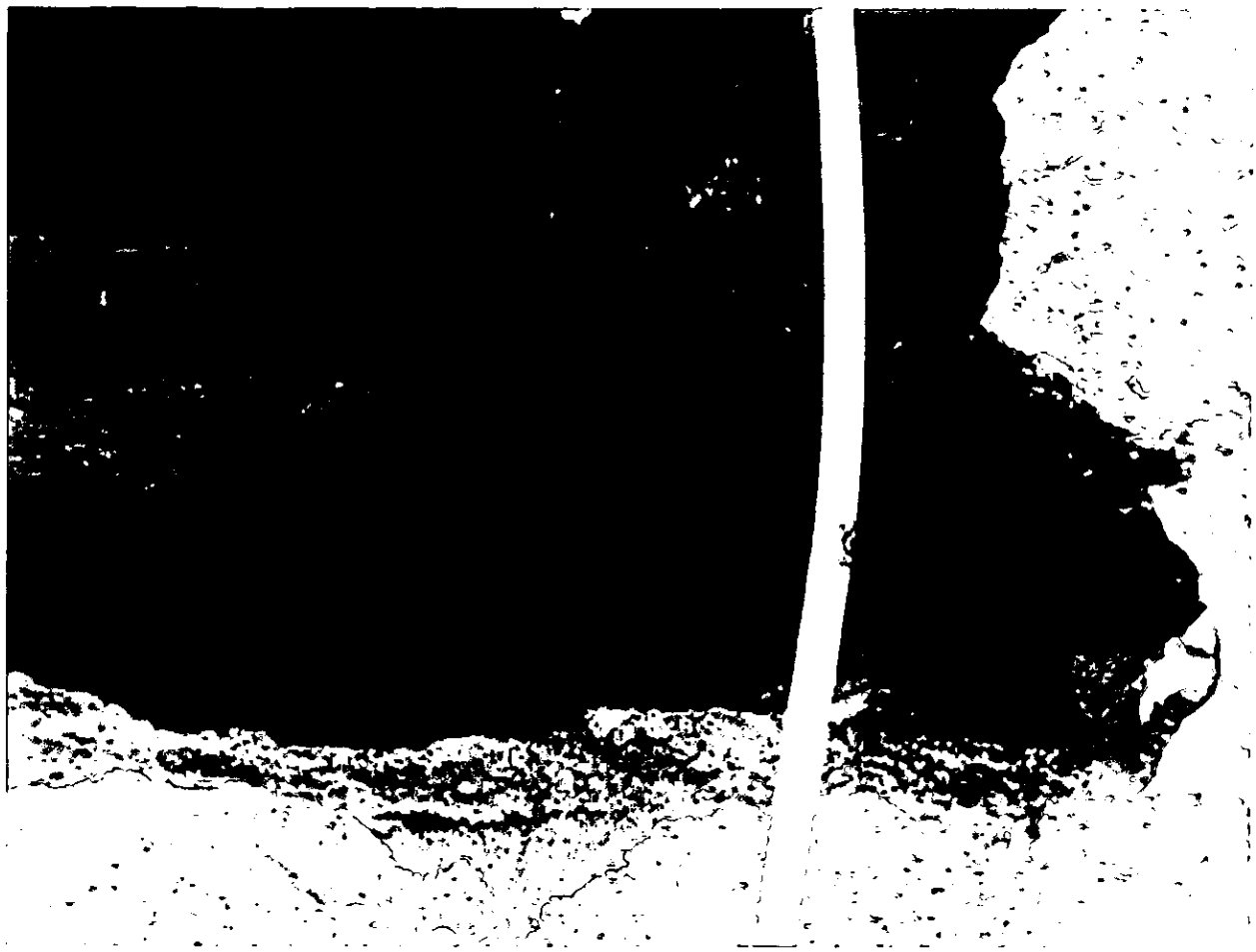
DETAILS OF TIMBER FRAME EXPOSED

AFTER RENDER REMOVED TO STRUCTURE

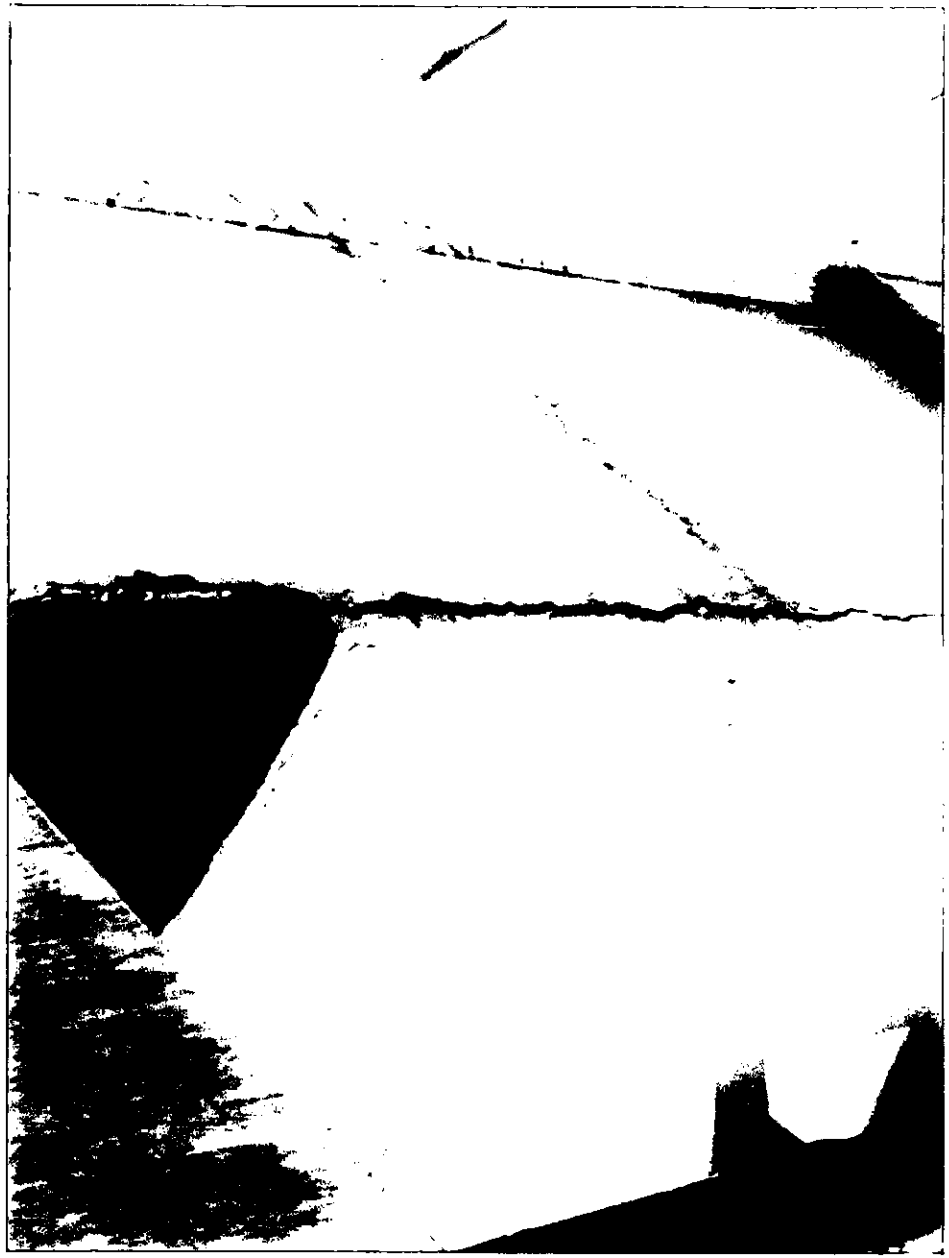
ADJACENT TO REAR STAIRCASE













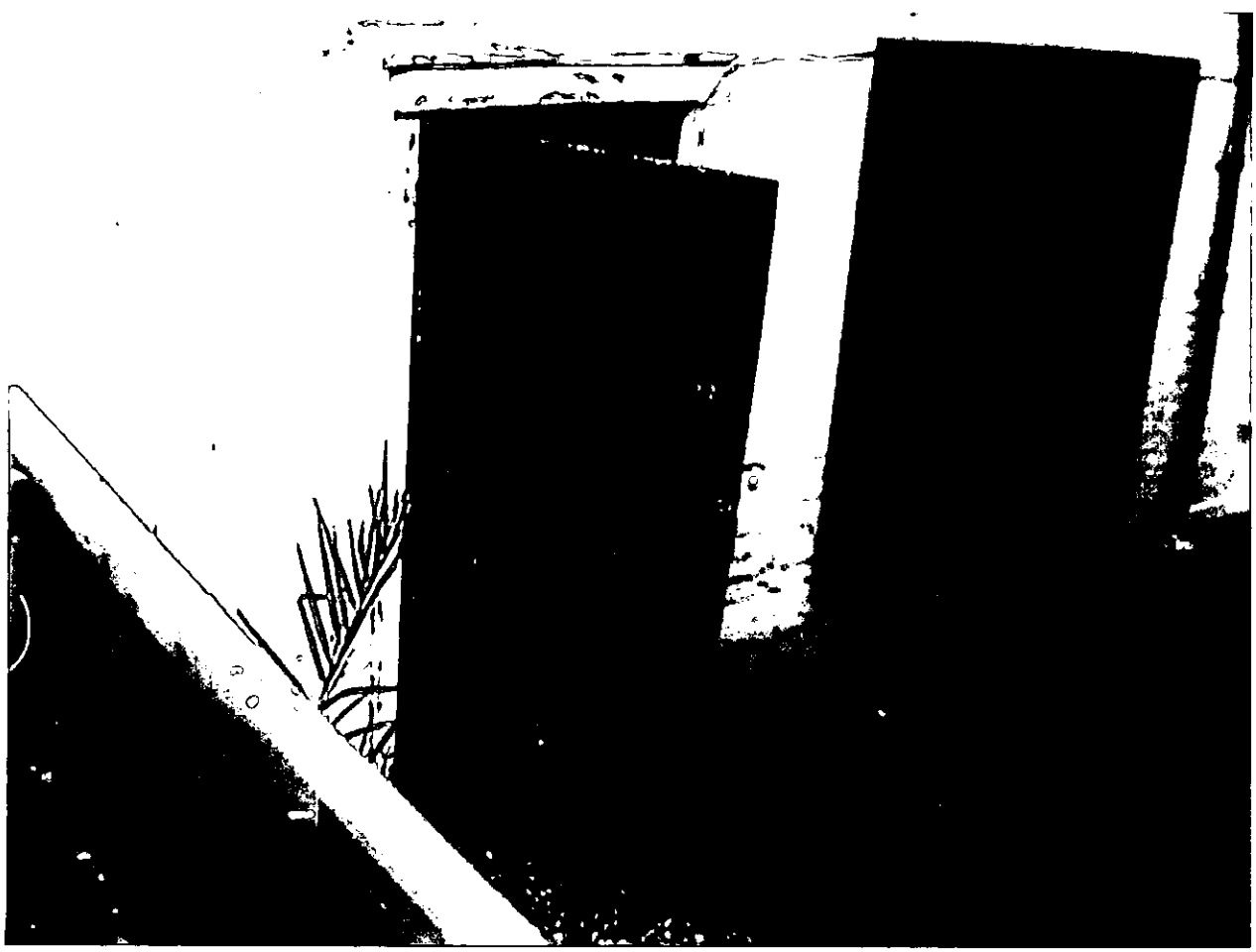
# PHOTOGRAPHIC RECORD OF

# EXTERNAL ELEVATIONS OF OUTBUILDING

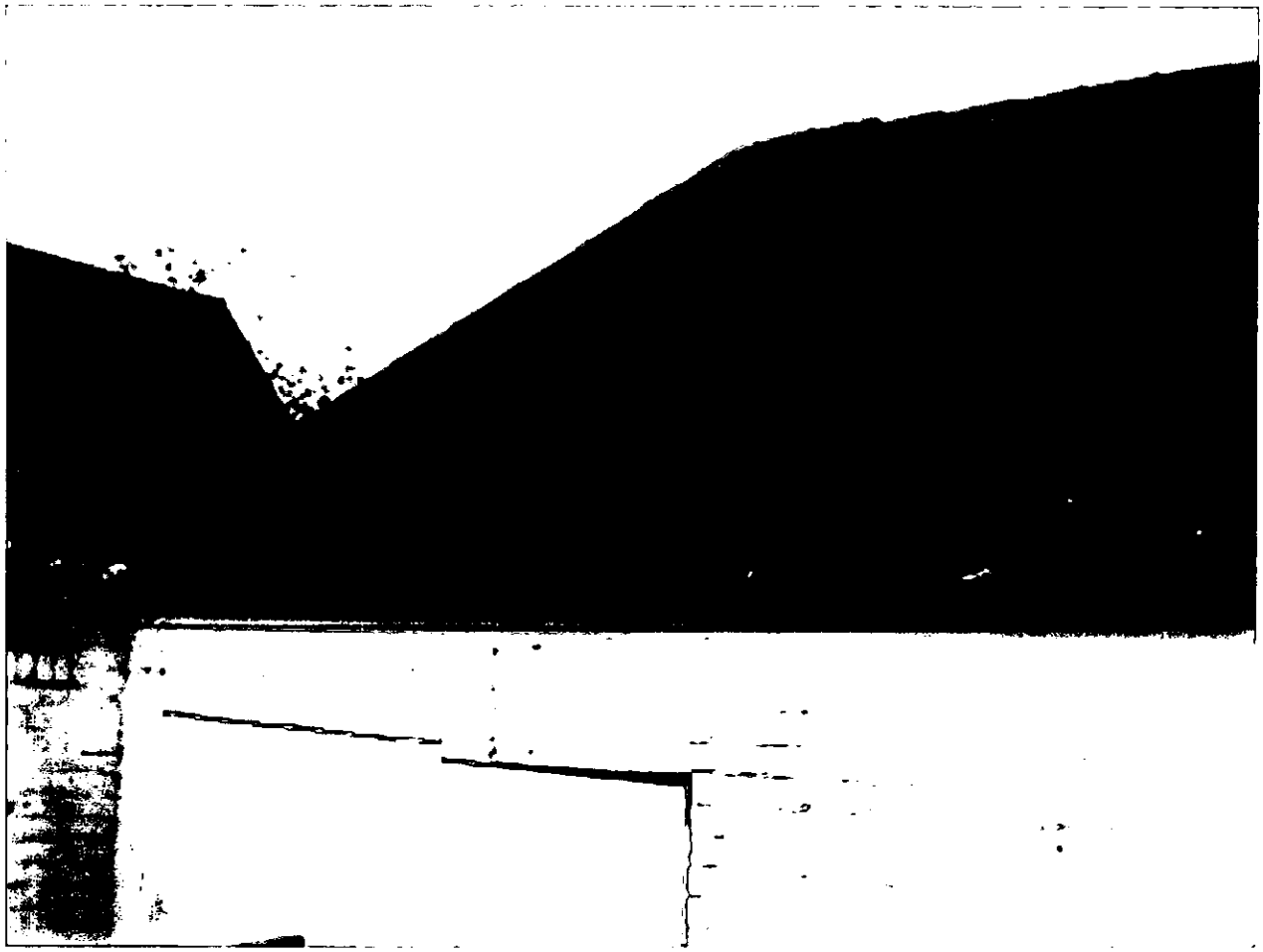


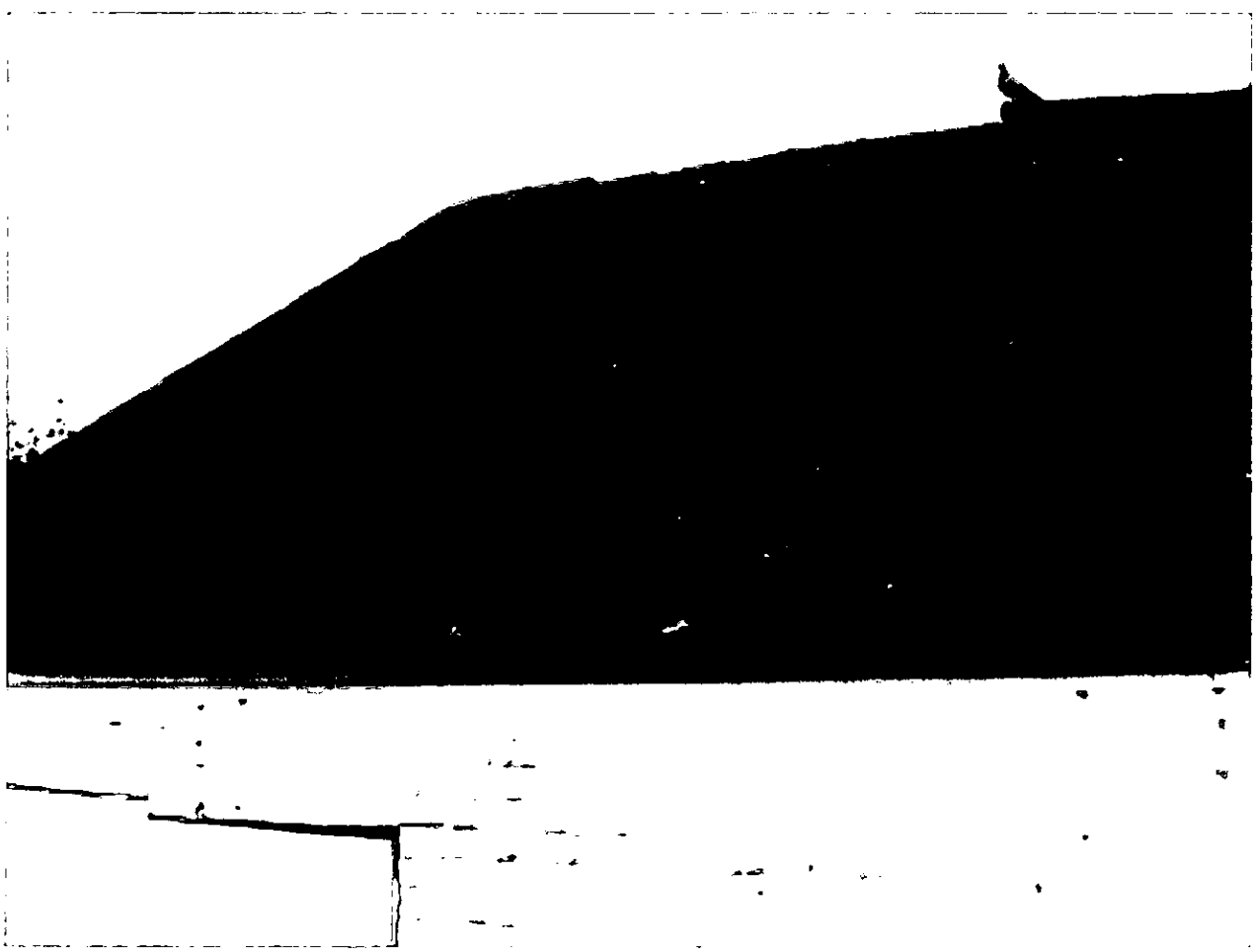
















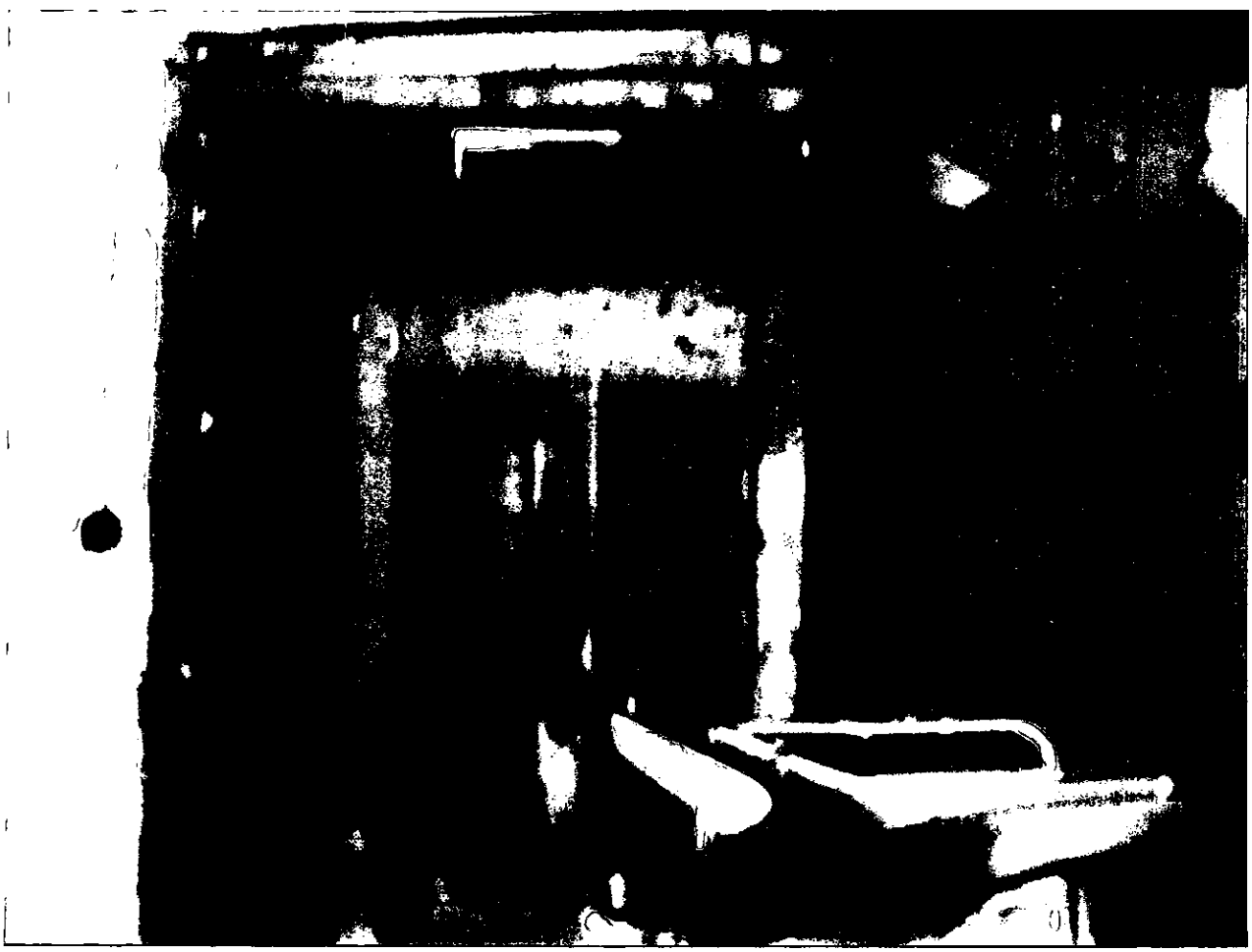
# PHOTOGRAPHIC RECORD OF INTERNAL

# ELEMENTS OF OUTBUILDING

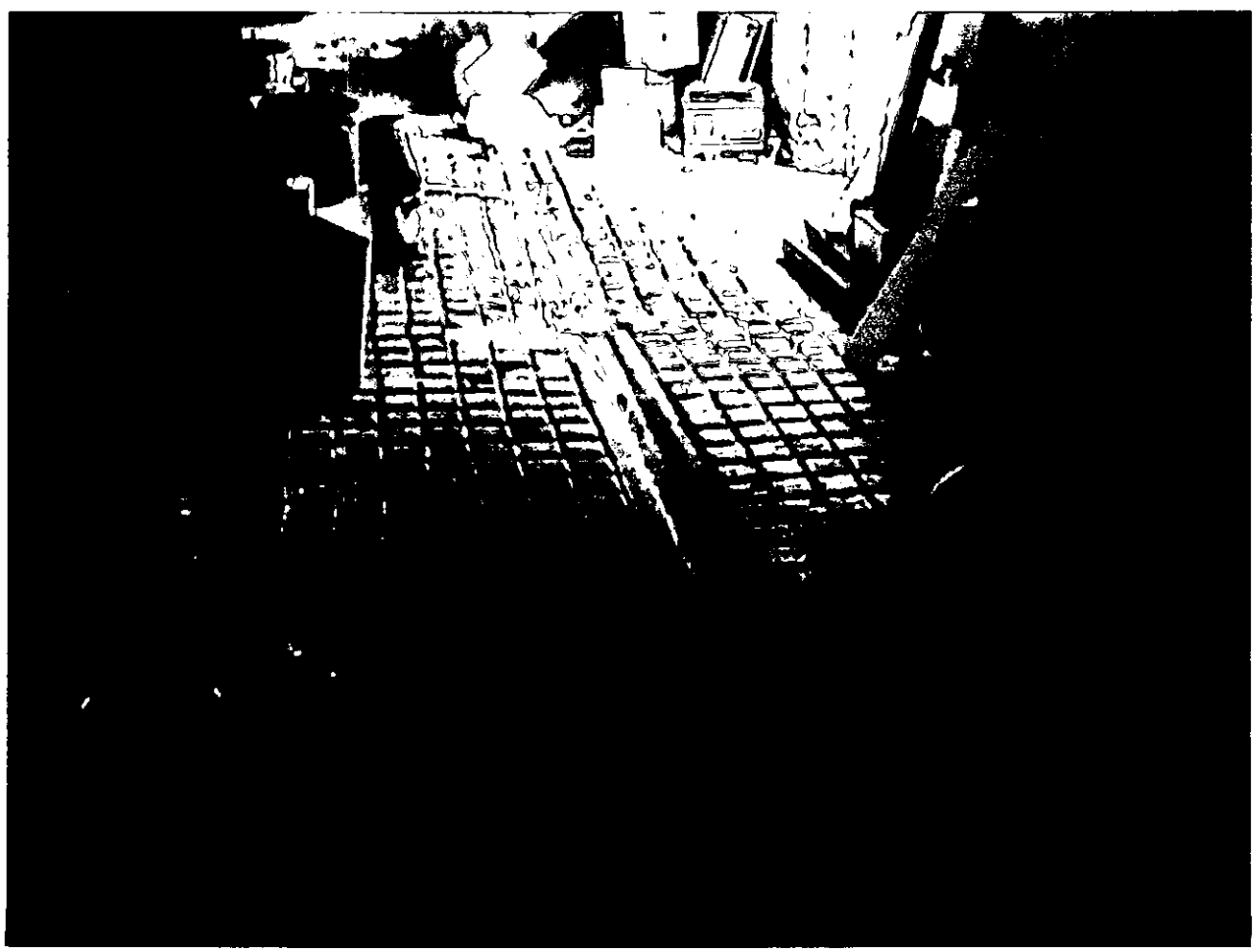


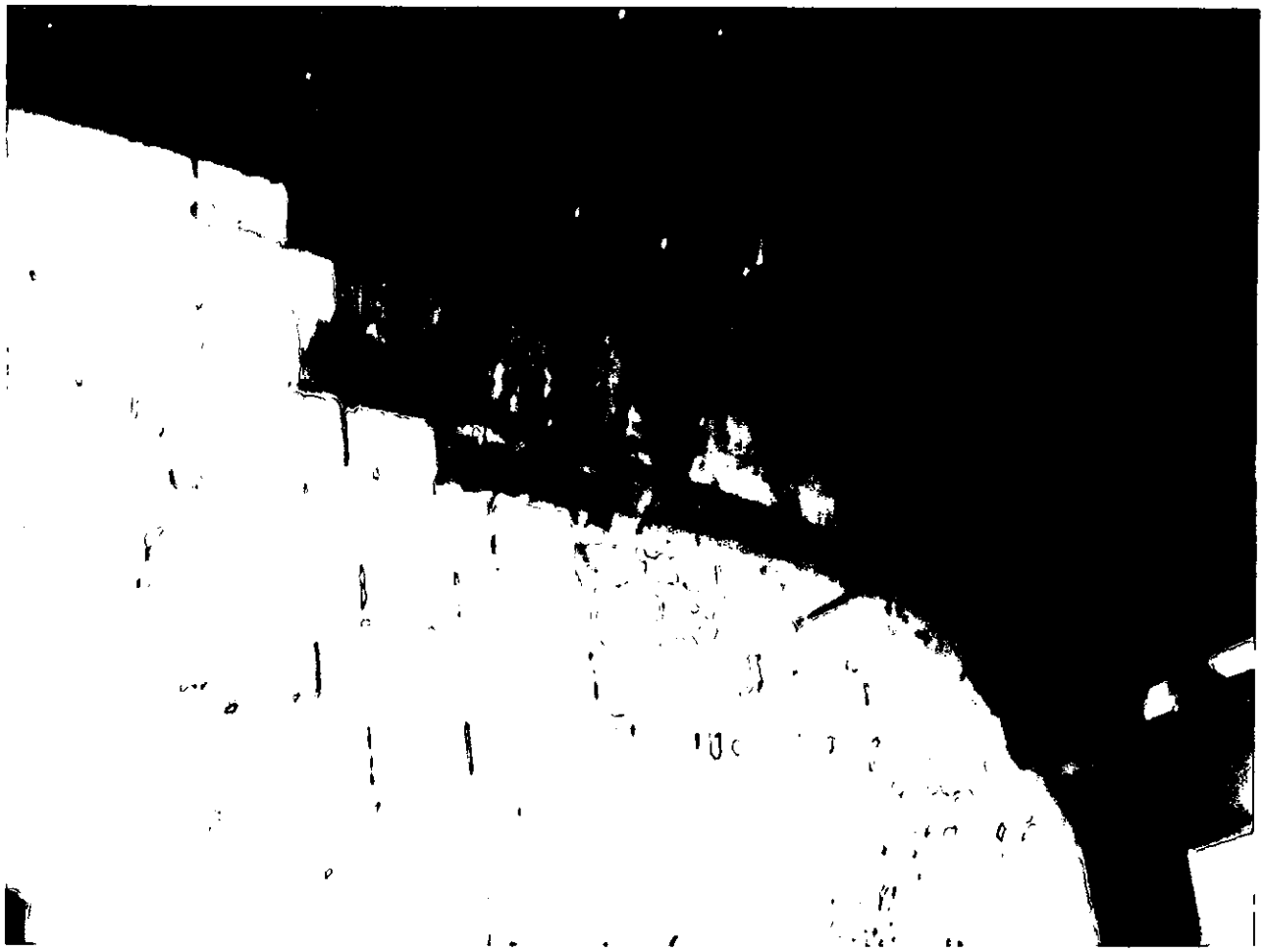


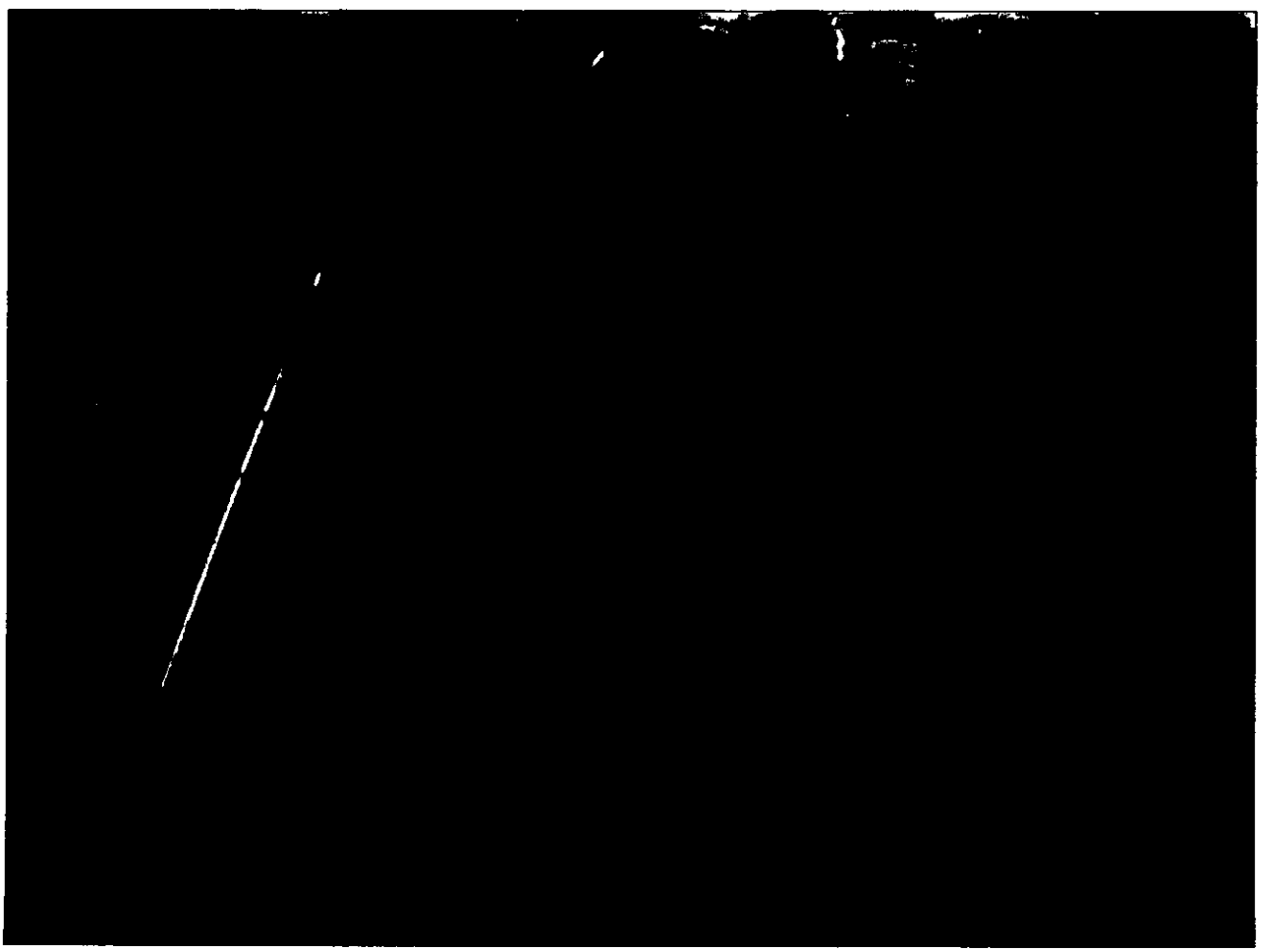




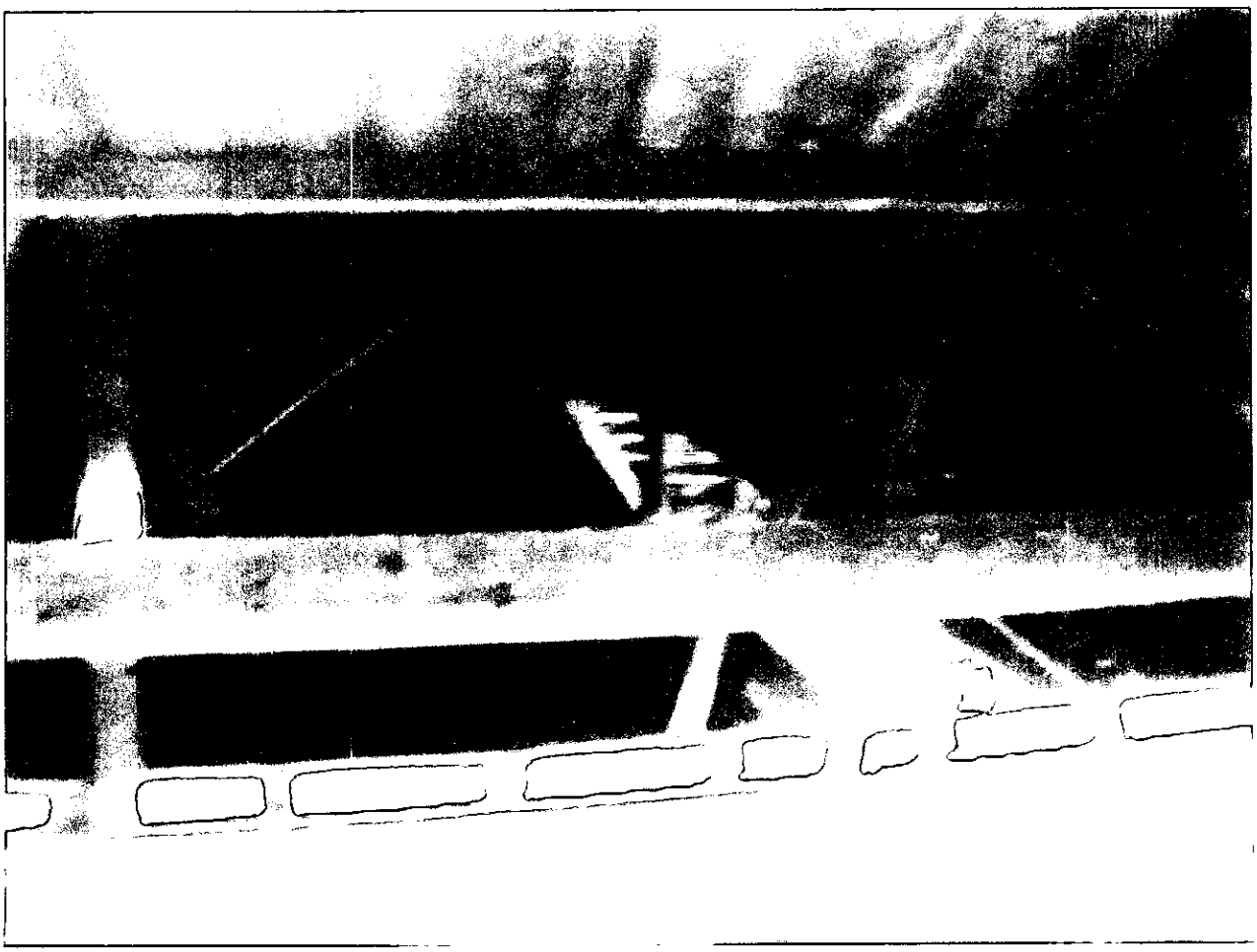






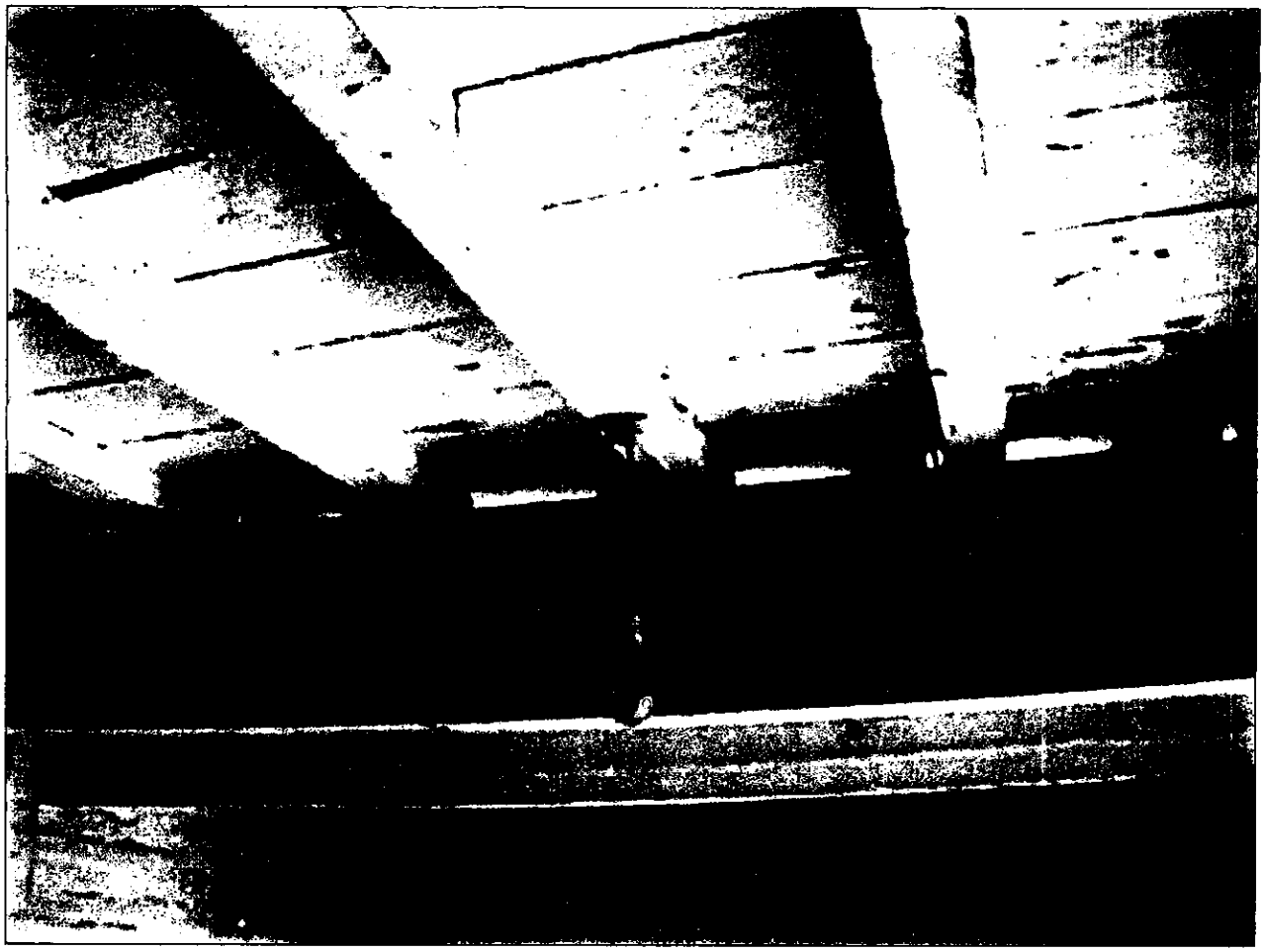


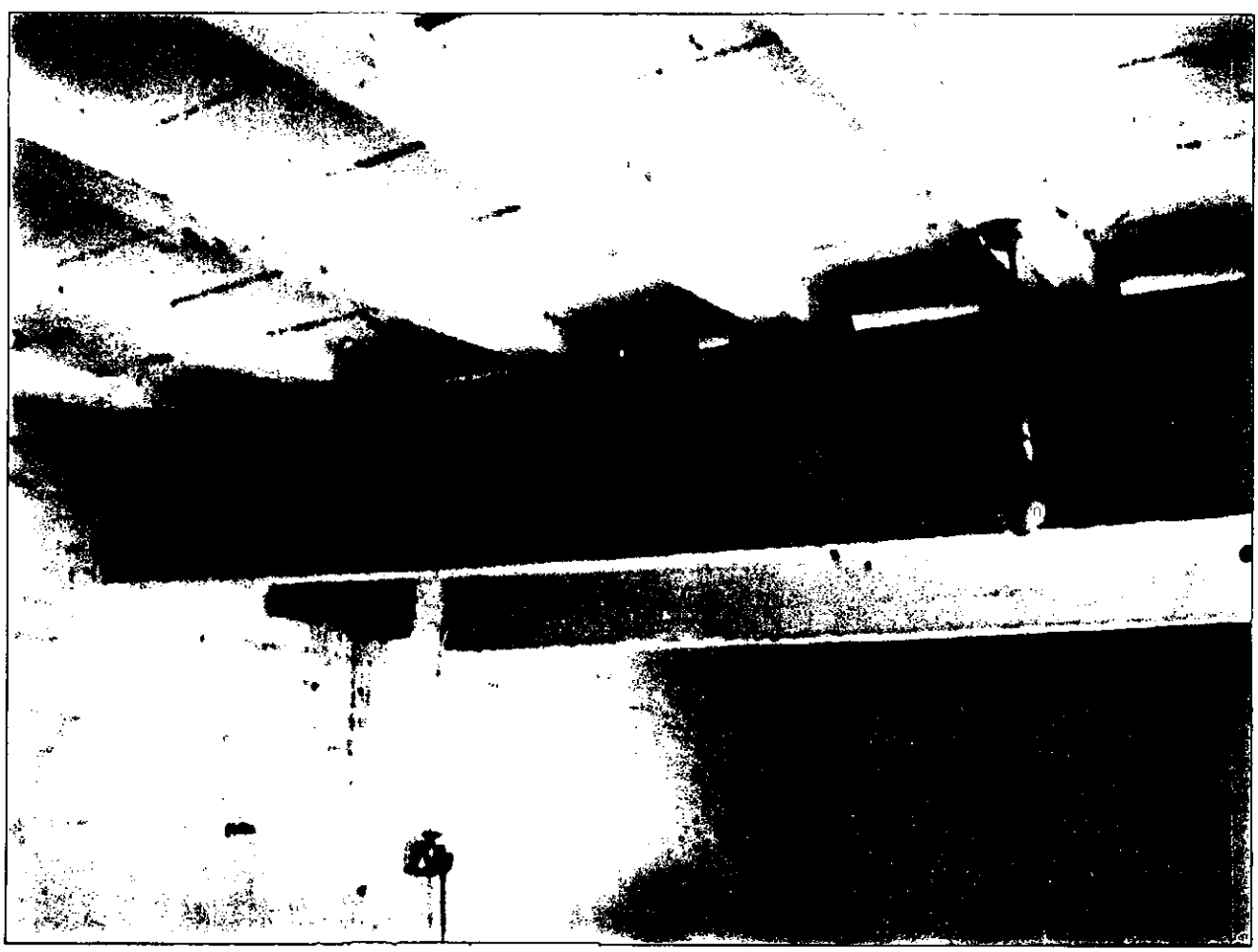
















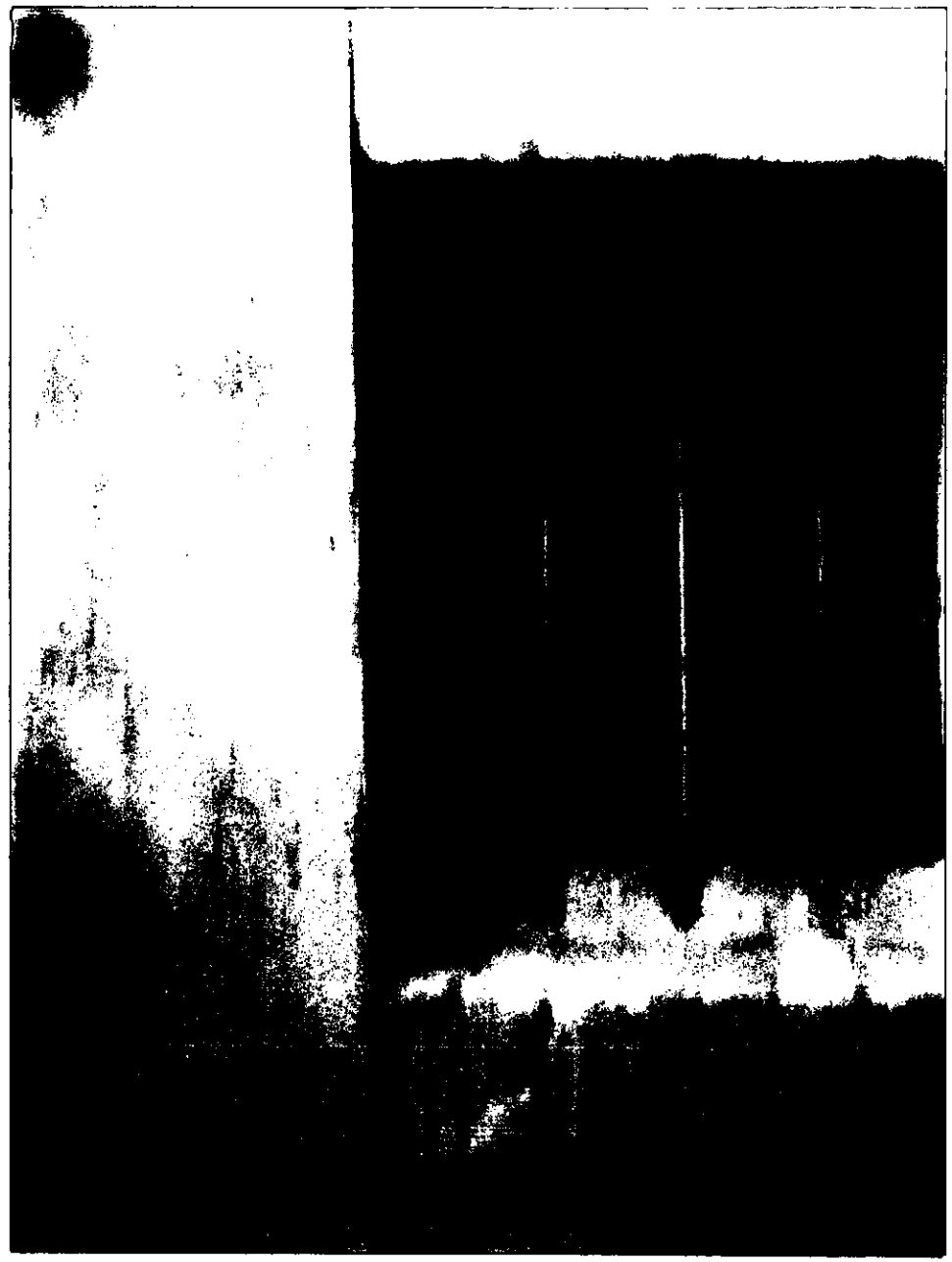




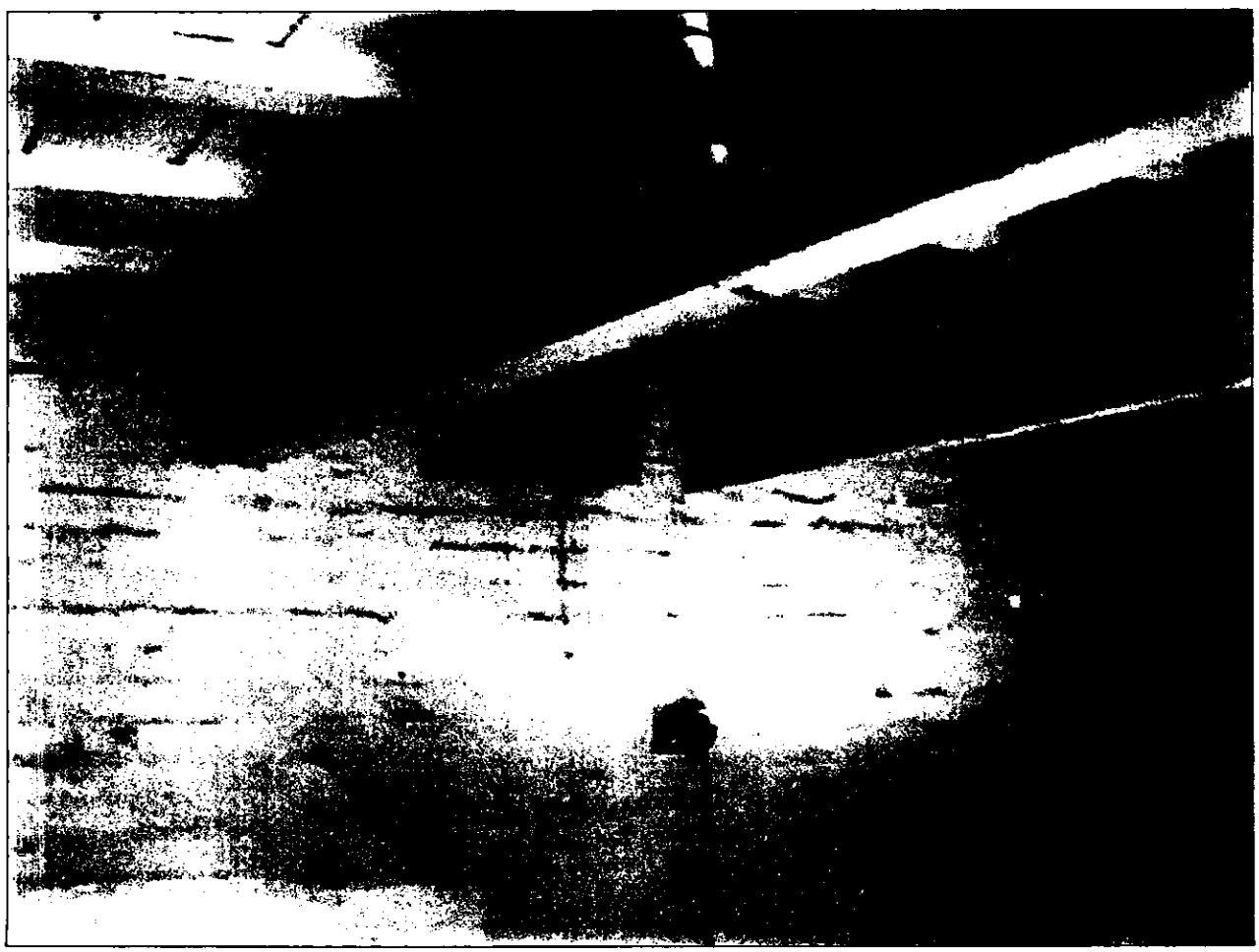












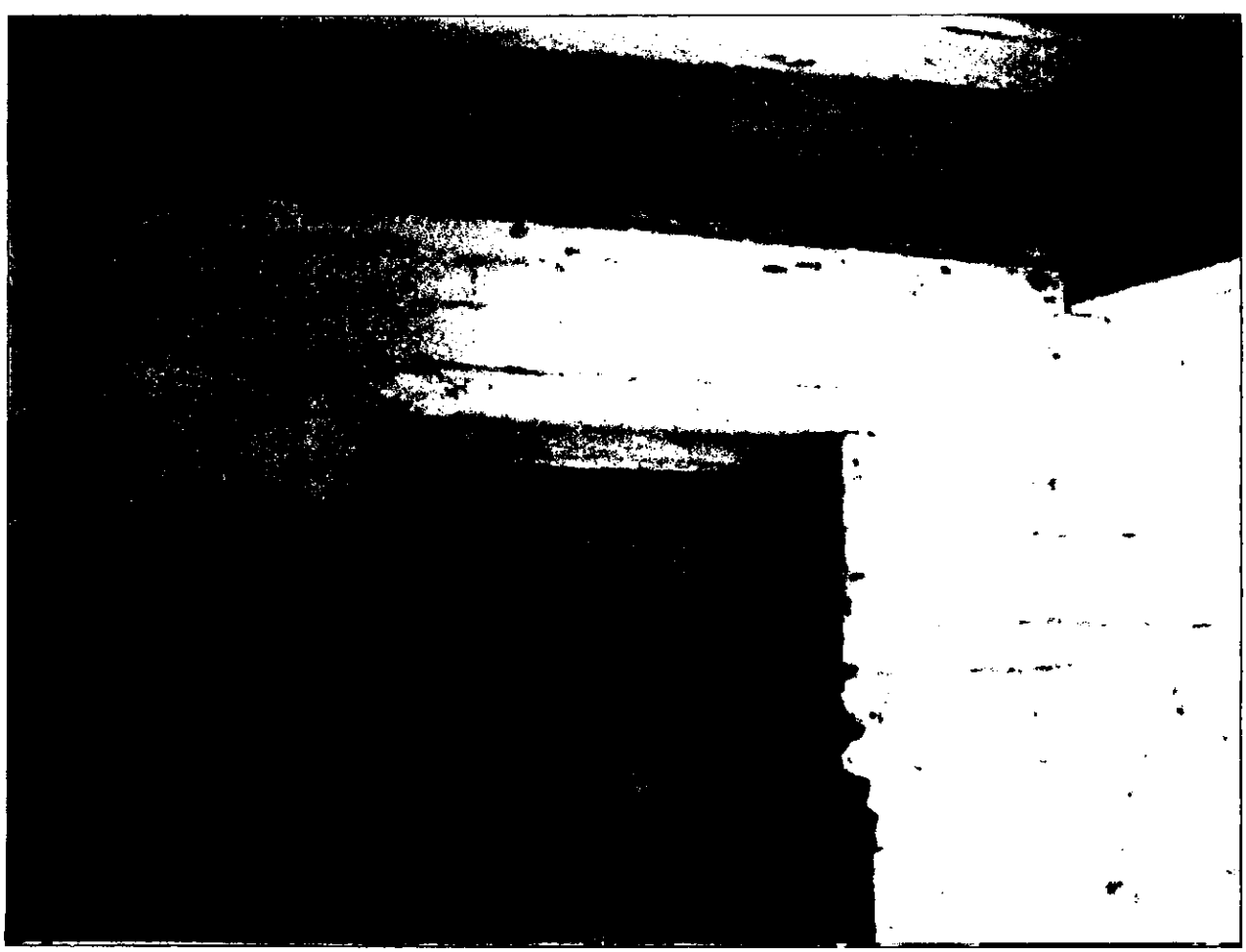




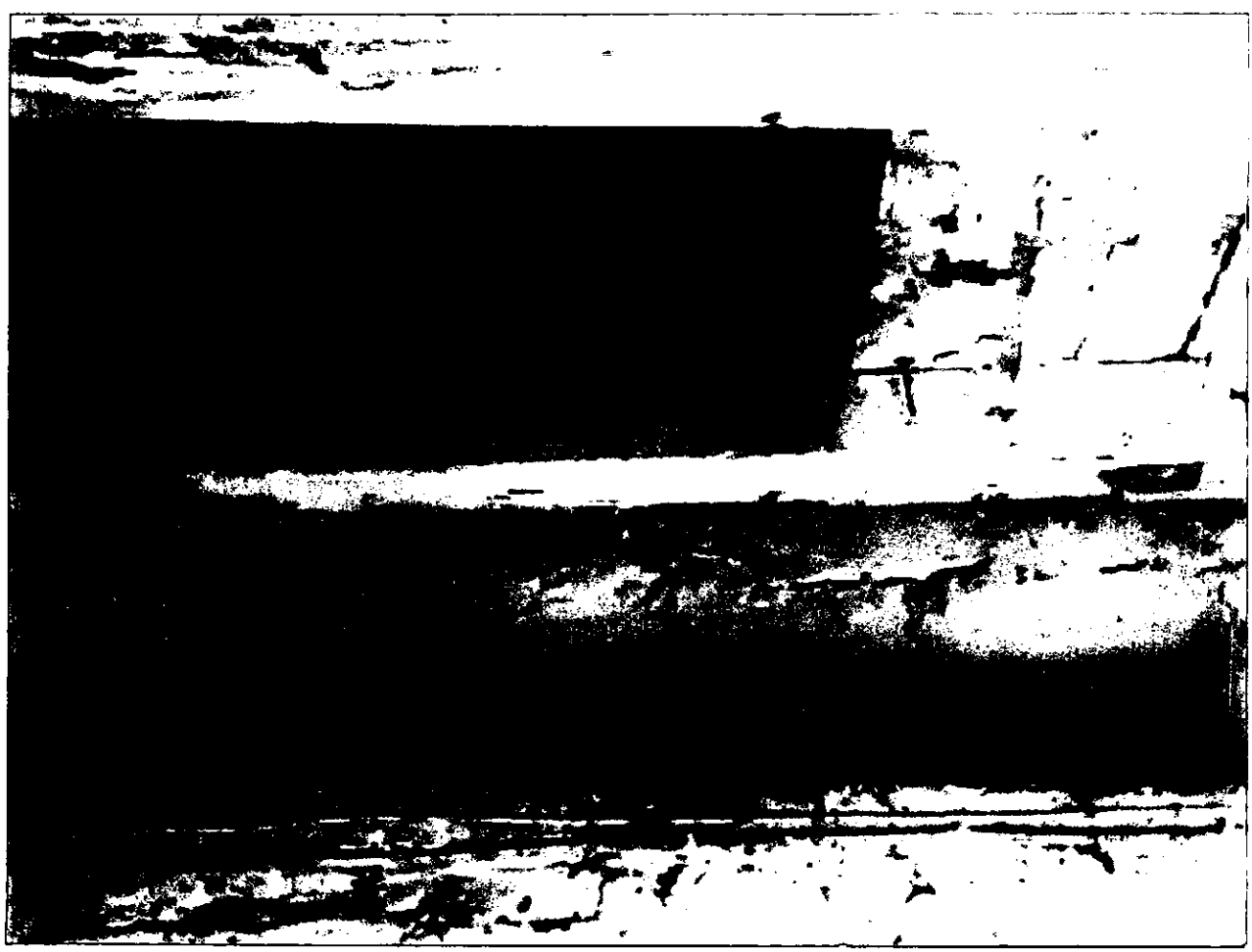


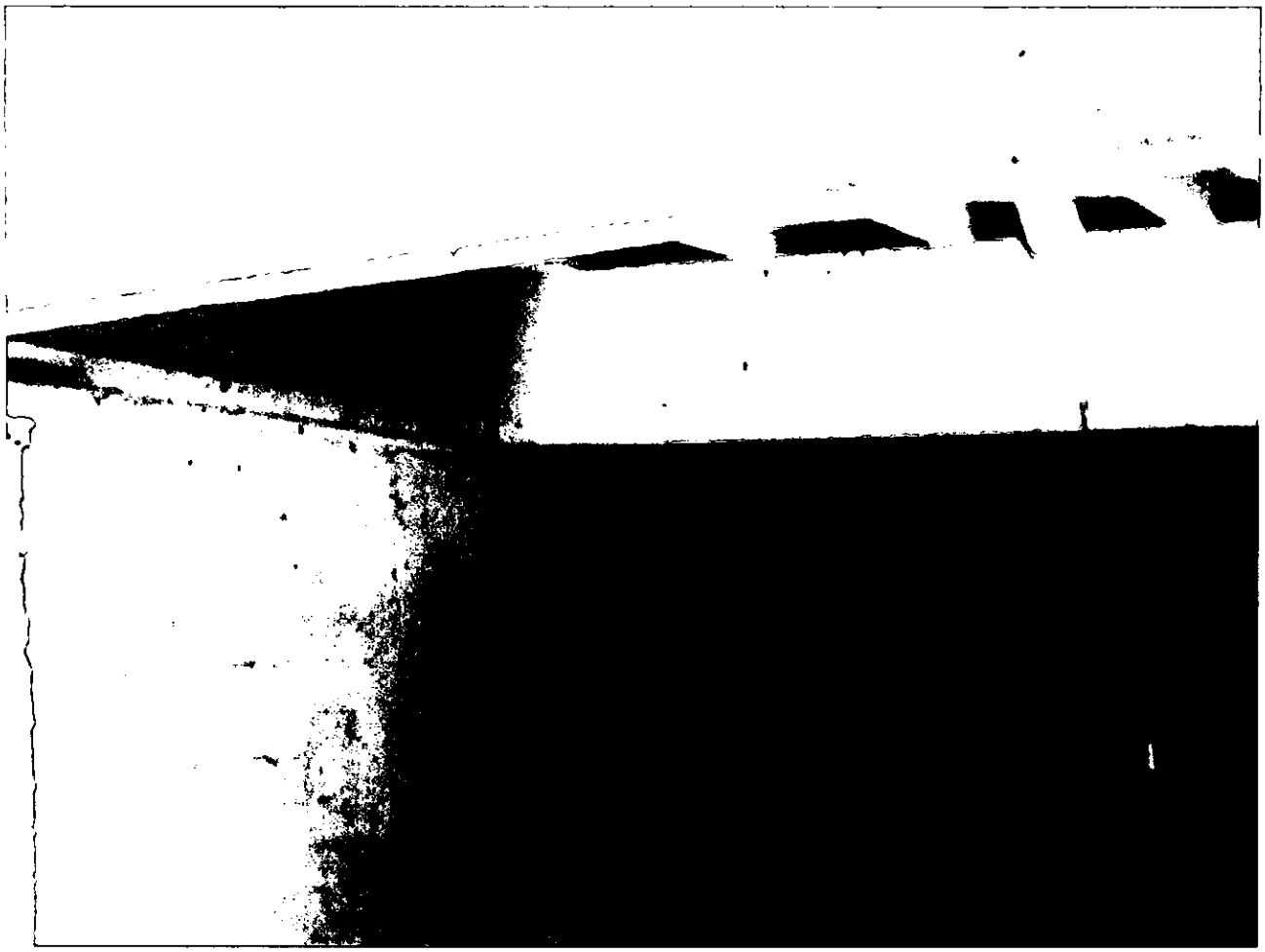


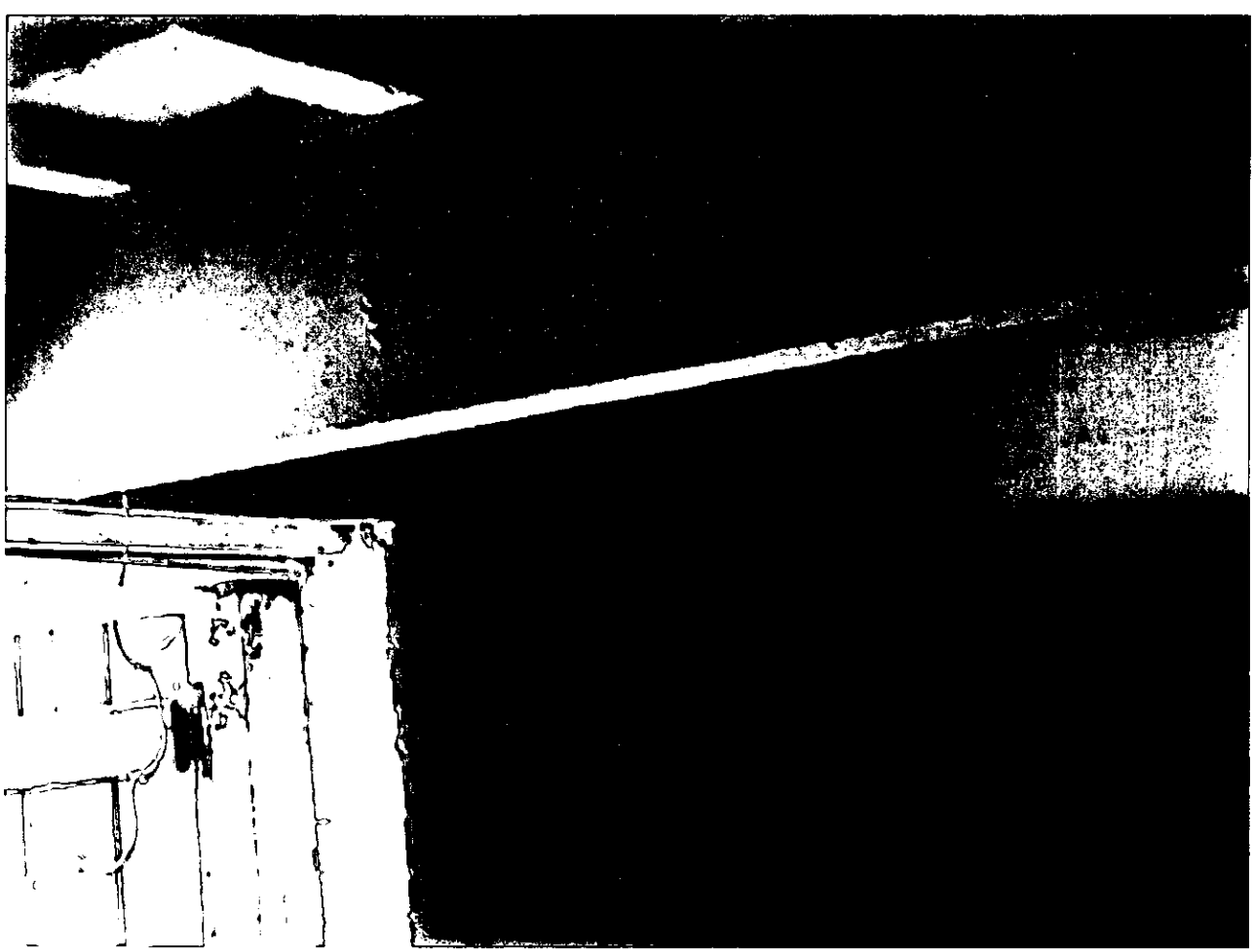


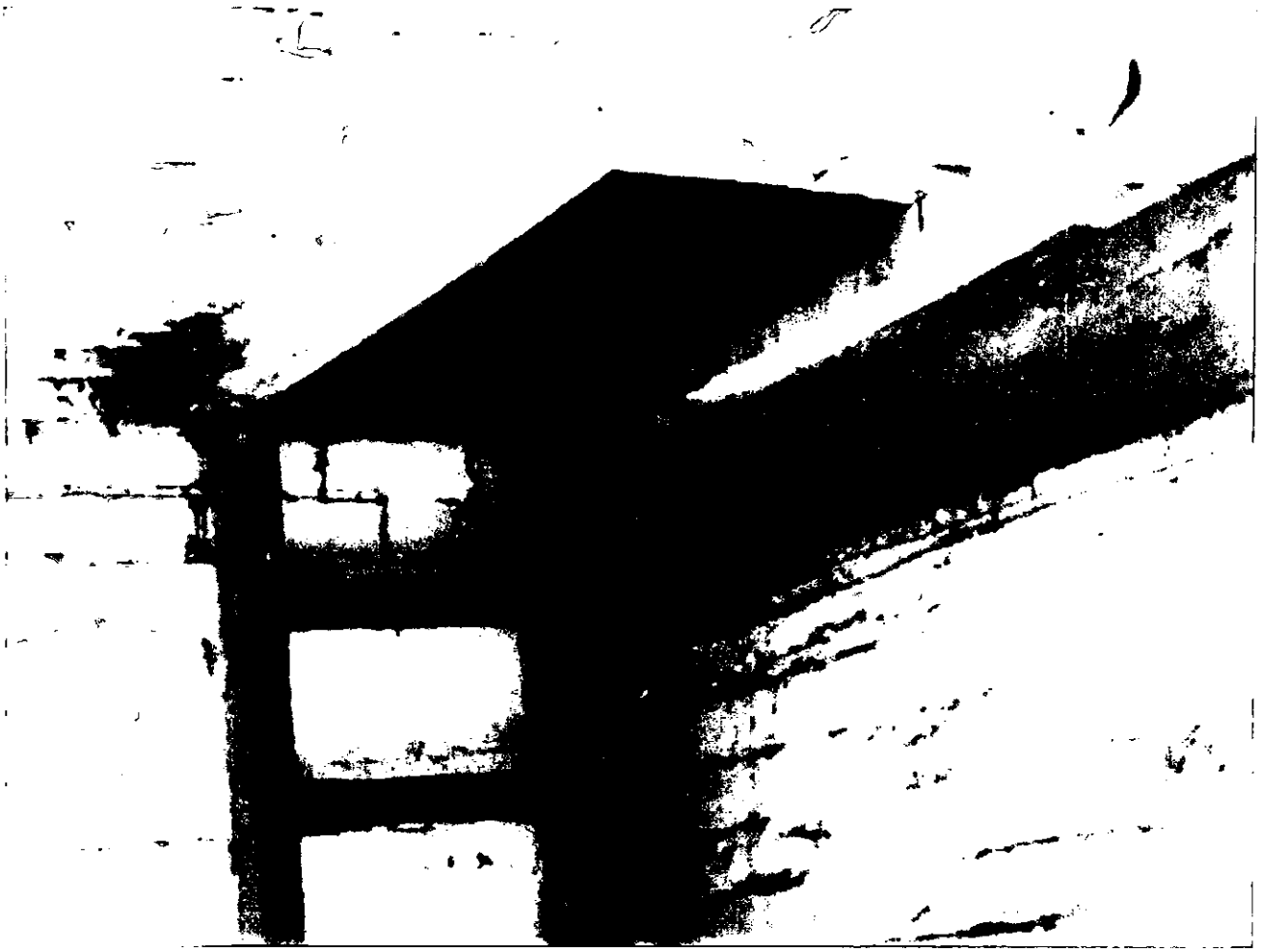












# Drawing Register and Issue Sheet

cook associates

| Project: The Square | Job No: 03'180 | Sheet No: 01 |
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**Distribution**

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| **Dwg No** | **Drawing Title** | **Scale** | | | | | | | | | | | | | | | | | |
| 001 | Existing & Proposed Floor Plans | 1:50 | / | | | | | | | | | | | | | | | | |
| 002 | Location Plan | 1:1250 | / | | | | | | | | | | | | | | | | |
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## SPECIFIC CONDITIONS FOR THE SQUARE PUBLIC HOUSE, 8 MARKET PLACE, WOKINGHAM, BERKSHIRE RG40 1AL - OUTBUILDING TO RIGHT HAND SIDE AT REAR (situated behind Indian Restaurant)

These Specific Conditions are to read in conjunction with the Preambles and General Conditions of this Specification of Works.

Note: the contractor must price all items of these Specific Conditions individually, including scaffolding. Failure to fully breakdown the tender into individual items may render the tender as invalid.

1.0 **EXTERNALLY**

1.1 Allow to carefully remove existing roof covering completely, putting aside all existing roof tiles for later re-fixing.

1.2 Allow to remove existing timber cladding to dormer structure and clear debris form site.

1.3 Allow to remove existing fascia and eaves gutter to building.

1.4 Allow to remove existing lead gutter to left hand side and all existing timber decking to gutter side and lay boards and clear debris from site.

1.5 Allow the provisional sum of £2,500.00 to repair existing roof structure required by Supervising Officer.

1.6 Allow to replace existing gutter lining and lay boards to right hand side parapet gutter in 19 mm thick WBP plywood decking with softwood tanalised steps and frameworks to ensure the gutter falls to the existing outlet and is nearly ready to receive new gutter lining to comply with the recommendations of the Lead Sheet Association.

1.7 Provide and fix code 6 lead gutter lining and code 5 cover flashing to form new parapet gutter to right hand side elevation parapet gutter. Gutter to be formed to comply with the recommendations of the Lead Sheet Association. Treat new lead work with 2 no. coats of patination oil.

1.8 Provide and fix new softwood fascia to eaves to building to match original.

1.9 Provide and fix new 100 mm diameter half-round cast iron gutters to eaves with 63 mm diameter rainwater pipe work to replace rainwater goods removed. Provide all necessary fittings to ensure the rainwater goods discharge all rainwater to the existing rainwater drainage system.

1.10 Provide and fix new roof covering to building as follows:-

(i) 1 no. layer of BS 747:1977 (1987) Class 1F hessian reinforced based bitumen felt, laid horizontally to overlap minimum of 200 mm vertically and horizontally at all joints. Dress felt into eaves gutter and over ridge.

(ii) Tanalised softwood battens to support tiled roofing.

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| | (iii) Clay peg tiles made up of 70% saved from original roof covering and 30% made up from sound second hand. Clay peg tiles to match original roof.<br><br>(iv) Tiles to be fixed using 2 no. aluminium alloy pegs to comply with BS 1202, Part 3.<br><br>Provide and fix $\frac{1}{3}$ round clay hand made ridge tiles and clay hand made bonnet hip tiles from Messrs Keymer Limited, to match existing roof tiles for colour.<br><br>Ridge and hip tiles to be bedded in cement/ lime/ sand mortar and pointed to a neat flush finish.<br><br>Provide and fix code 4 lead soakers and code 5 lead cover flashings at all abutment details. Make good to any render and brickwork disturbed to accommodation flashing installation.<br><br>Flashings and soakers to be fixed strictly in accordance with Lead Sheet Association recommendations.<br><br>Provide and fix code 6 lead valley gutter to rear parapet gutter with code 5 lead cover flashings over all gutter upstands.<br><br>Lead valley to be laid and fixed strictly in accordance with Lead Sheet Association recommendations, including installation of all necessary steps and box outlets.<br><br>Treat all new lead work with 2 no. coats of patination oil. | | | | |
| 1.11 | Allow to clad dormer construction with ex 25 x 200 mm tanalised softwood feathered-edge boarding, providing code 5 lead cover flashing at head of boarding. | | | | |
| 1.12 | Allow to remove existing doors and frame to dormer window and clear debris from site. Provide and fix new softwood doors and frames to match original, allowing to supply and fix ironmongery to match original. | | | | |
| 1.13 | Allow the provisional sum of £1,500.00 to overhaul existing joinery to windows and doors as directed by the Supervising Officer. | | | | |
| 1.14 | Allow to rake out pointing to brickwork to a minimum depth of 25 mm to the provisional area of 30 m² in isolated patches not exceeding 0.5 m² and re-point in cement/ lime/ sand mortar of an appropriate gauge finished to match surrounding brickwork. | | | | |
| 1.15 | Allow to prepare and apply 1 no. coat primer, 1 no. undercoat and 1 no. gloss coat of paint to all new and existing metalwork and woodwork surfaces on exterior of the building. | | | | |
| 1.16 | Provide all necessary access equipment, scaffolding and protection of adjoining premises to enable the works to be carried out. | | | | |
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| 2.0 | **INTERNALLY** | | | | |
| 2.1 | Allow to carry out all strengthening and strapping works to existing structure as detailed on contract drawing no. 03'180/001.<br><br>Allow to make good existing floor where disturbed to match existing floor finish (i.e. re-bed paving bricks/ cobbles disturbed during installation of new pad foundations). | | | | |
| 2.2 | Allow the provisional sum of £500.00 to improve the internal drainage layout for the right hand side rainwater gutter outlet as directed by the Supervising Officer. | | | | |
| TO COLLECTION | | | | | |