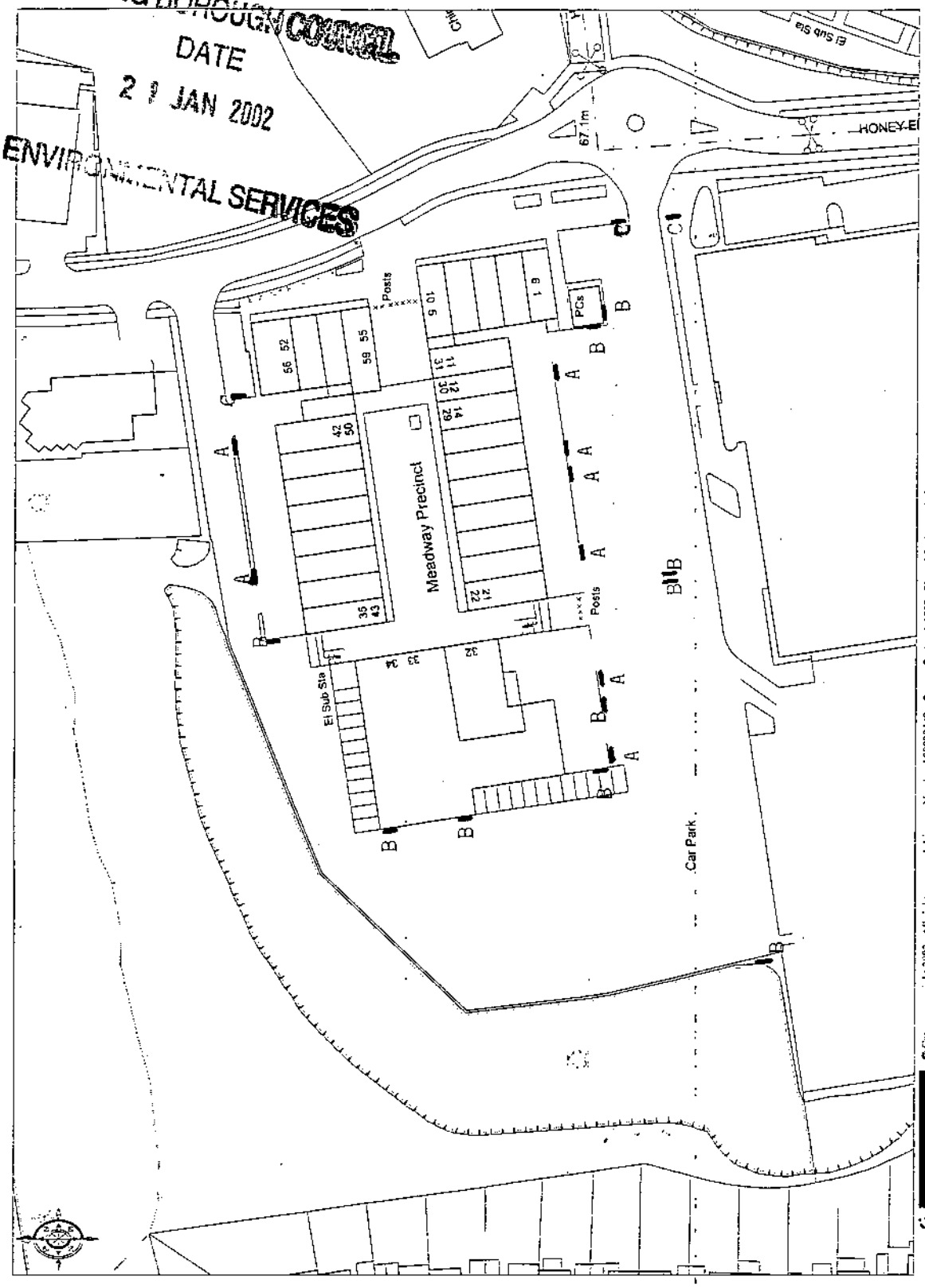
SIGN LOCATION PLAN

See sign type schedule for sign wording
Sign type indicated A,B,C etc.

READING BOROUGH COUNCIL
DATE
21 JAN 2002
ENVIRONMENTAL SERVICES



COLLIERS CRE

33 - 34 Meadway Precinct, Tilehurst
Reading RG30

Proposed Fitness First Health and Fitness Club Meadway Shopping Centre
33-34 Meadway Precinct, Off Honey End Lane, Tilehurst, Reading
Planning Application Number 01/01550/FUL/DG

SIGN TYPE SHEDULE

Type A Service Yard. No parking for shoppers. Servicing and parking for permit holders only. Unauthorised vehicles will be wheel clamped.

Type B Shoppers car park. Maximum length of stay 3 hours (except permit holders). Vehicles exceeding maximum stay and parked out of marked parking spaces will be wheel clamped. Contact ***** for release of vehicle.

Type C Meadway Shopping Precinct. Shoppers Car Park. Car parking managed by *****.

Note.
The above wording is indicative only and subject to agreement and is intended to show the range of signs that will be required as part of the Car Park Management Plan.

The Car Park Management company is subject to confirmation.

To be read in conjunction with the Sign Location Plan.

SANDERSON
ASSOCIATES
(CONSULTING ENGINEERS) LTD

HIGHWAYS • TRAFFIC
TRANSPORTATION

READING BOROUGH COUNCIL
DATE
21 JAN 2002
ENVIRONMENTAL SERVICES

Proposed Fitness First
33-34 Meadway Precinct
Off Honey End Lane
Tilehurst, Reading

Green Transport Plan

Ref: 2344/DJC/AJS/02/006 January 2002

Checked and approved by .....

Date 18/1/02

Directors: M.J. Pearmain BSc., C.Eng., Eur.Ing., MICE, MIHT (Managing). A.J. France I.Eng., FIHE, AMICE, MIHT
Associate Directors: D.H. Cunliffe B.Eng., I.Eng., AMICE, MIHT. S. Moss B.Eng., C.Eng., MICE, MIHT. D. Taylor I.Eng. AMICE E. Appleton B.Eng., DMS, C.Eng., MICE
Consultants: I. Wright C.Eng., MICE, MIHT. D. Manning BSc, C.Eng., MICE, MIHT
24 Wakefield Road, Waterloo, Huddersfield HD5 0HA. Telephone: 01484 519333 Fax: 01484 519444
e-mail: mail@sandersonassociates.co.uk **Web Site address: www.sandersonassociates.co.uk**
Company No 3235830 Registered Office: Stoneygate House, 2 Greenfield Road, Holmfirth

QMS ISO 9001 REGISTERED FIRM

Proposed Fitness First
33-34 Meadway Precinct
Off Honey End Lane
Tilehurst, Reading

Green Transport Plan

CONTENTS

1. INTRODUCTION ____ *3*

2. PROPOSED GREEN TRAVEL MEASURES ____ *4*

3. CONCLUSIONS ____ *7*

1. INTRODUCTION

1.1 Fitness First is fully committed to the need to reduce dependency on the car. The company already encourages a 'healthy lifestyle', so forming an effective basis for a Green Transport Plan.

1.2 This Green Transport Plan (GTP) sets out the measures proposed by Fitness First to encourage green travel.

1.3 The responsibility for the Green Travel Plan is held by Fitness First, with their representative on site being the Fitness Centre Manager.

2. PROPOSED GREEN TRAVEL MEASURES

a) Buses

There are regular existing bus services on The Meadway together with some bus services diverting part way along Honey End Lane. Up to date bus information will be clearly displayed at all times in both staff and public areas to encourage the use of buses. Pedestrian access points are located to ensure convenient pedestrian linkages to the bus routes above.

b) Cycling

Cycle parking and storage facilities are to be provided in a convenient location close to the secondary entrance, on the southern side of the building. Twenty cycle parking spaces (ten 'Sheffield cycle racks') are to be provided which will be in accordance with current Local Authority guidelines.

Showers and changing rooms will already be provided due to the nature of the development, and will be made available to staff and members at all times.

Cycling will be further encouraged by the publicity of cycle routes, and also the health benefits of cycling.

c) Walking

There is significant resident population within a convenient walking distance of the site, and both staff and members will be encouraged to access the site on foot wherever possible.

d) Car Parking

Fitness First customers and staff will utilise the existing Meadway Shopping Centre car parking spaces, which are shared between all users of the Meadway Centre ensuring an effective use of parking resources.

Drawing number 2344/01, identifies the proposed improvements to pedestrian and cycling facilities within the site and briefly comprises of the following:-

1. Replacement of the existing pedestrian crossing on the access road (in front of the Asda ATMs) with a new flat top road hump. The vehicular route between this replacement road hump and the further car parking to the west will be identified by new clear road markings and also provides a clear pedestrian route across the access road.

2. A new pedestrian route has been added running along the outside wall of the former Waitrose service yard. This involves the reconfiguration of the car parking, moving it southwards, to enable a 2m wide pedestrian footpath to be provided (identified by suitable road markings and surfacing). This allows a clear pedestrian link from the lesser used car parking area to the west of the centre and to the entrance to the precinct.

3. To offset the one marked disabled space that will be lost by the reconfiguration of the car parking, two new disabled parking spaces have been added close to the northern precinct entrance. These spaces are far more accessible for customers of the Meadway Centre.

4. Additional road linings/markings have been added to reflect the amended car park layout between the former Waitrose and the Asda.

5. Cycle parking facilities will be provided in the service yard area adjacent to the proposed secondary access to the health and fitness club.

A car park management scheme will be arranged which is described in the Car Park Management Plan.

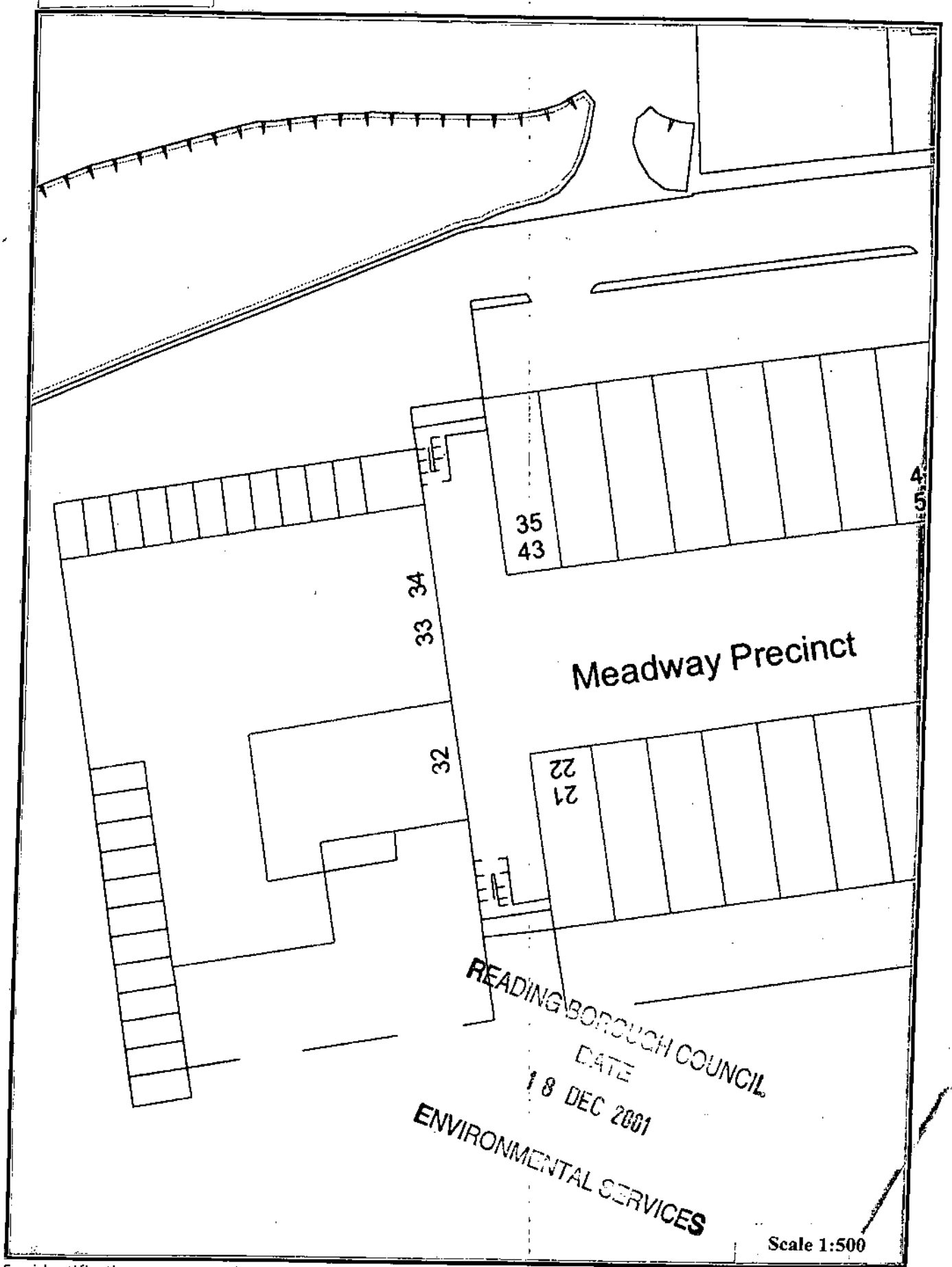
Car sharing will be actively encouraged for staff.

3. CONCLUSIONS

3.1 This Green Transport Plan (GTP) sets out Fitness First's commitment to encouraging green travel at their proposed Meadway Centre site with the measures being complimentary to the other 'healthy lifestyle' issues which are actively pursued at all Fitness First Centres.

D11550

Block Layout Plan



Scale 1:500

For identification purposes only.

COLLIERS CONRAD RITBLAT ERDMAN

011550

THE MEADWAY SHOPPING CENTRE
TILEHURST, READING

MANAGEMENT STATEMENT

DECEMBER 2001

READING BOROUGH COUNCIL
DATE
16 DEC 2001
ENVIRONMENTAL SERVICES

NEIGHBOURHOOD RETAIL LIMITED PARTNERSHIP

Hope House · 45 Great Peter Street · London SW1P 3LT
Tel : 020 7 222 0220 · Fax : 020 7 976 7252 · Email : nr@chainbow.co.uk

The Neighbourhood Retail Limited Partnership is a limited partnership registered at the above address.
General Partners: GE Capital Corporation (Chainbow GP) Limited, Chainbow (GP) Limited.
Limited Partners: GE Capital Corporation (Trading LP) Limited, Chainbow (LP) Limited.

1 BACKGROUND

1.1 I, Neville Paterson, am Investment Director of Chainbow Management Services Limited (CMS). CMS manage the Meadway Shopping Centre on behalf of The Neighbourhood Retail Limited Partnership (NRLP). The Limited Partnership was formed by Chainbow and GE Capital in 1998 for the acquisition and active management of The Meadway Centre, Tilehurst (Centre) and six other properties. Within the company, my primary responsibilities are acquiring and disposing of retail property investments, asset management and lettings. I am a Chartered Surveyor and have been qualified for nine years.

1.2 During my career, I have been employed by Bhs plc and The Gap to acquire new retail outlets throughout the country. I have also been Asset Manager of Axa Sun Life Properties Limited. I have substantial experience in retailing and have a full knowledge of retailers' occupational and operational requirements.

1.3 Chainbow was established in 1989 and has been established on solid principles of good estate management, ensuring properties are well managed and tenants treated as customers and is a retail property investment and management company.

2 RATIONALE FOR STATEMENT

2.1 This Statement has been prepared in support of Fitness First Plc's change of use application of the former Waitrose store.

3 INTRODUCTION

3.1 Acting as agents for NRLP, CMS manage the Centre. The intention has always been to improve the quality of retailing, diversity of tenant mix, to increase the footfall and to re-establish the Centre as a neighbourhood shopping centre.

3.2 Prior to purchase, the Centre had begun to decline and when the property was purchased, there were a number of available units which, despite being on leases to Beatties, Clarks and Barclays Bank plc, had already been vacated by the respective tenants. Although it was an income-producing investment, the retailers on leases were not giving anything back to the Centre by way of presence. In addition to these retailers, another unit was vacant. Appendix 1 attached highlights those units that were vacant at the time of purchase in September 1998.

3.3 It is recognised that the loss of Waitrose was a severe blow for the Centre although inevitable, as Waitrose only continued trading until such time as they were required under a previous Section 106 Agreement. NRLP has taken a positive approach to the Centre to improve it's appeal to retailers and customers alike and efforts have been made to find new traders as detailed in Holt Walters Marketing Report. Recent lettings to Mobility Scooter and Perfect Pizza together with recent fitouts by Boots indicate this. Although there are now less vacant units, it does not still create a healthy and vibrant Centre that meets customers expectations and this is something that this planning application is trying to address. Letting the largest building in the Centre is essential.

Fitness First will increase footfall in the Centre considerably by introducing 350-400 visits per day and repeat visits.
When asked, it was the view of the existing retailers that the opening of Fitness First will enhance trading prospects for the Centre.

3.4 NRLP has always believed that demand for units would be from local tenants or possibly regional/national retailers or would appeal to more destinational uses.

4.0 MANAGEMENT PLAN

4.1 NRLP realised upon purchase that the Centre had lacked the vital investment needed to retain the interest of customers, retailers and competitiveness in the market place. New retailers and investment were required. It is considered that the further loss of Waitrose in July 2000 perpetuated this further. This statement highlights the aspirations that NRLP have for improvement in the management of the Centre and general investment in the Centre.

4.2 It is considered that the Centre needs physical and financial improvement to revitalise it as a local shopping centre. Given available funds, NRLP are keen to undertake a series of improvements including improved signage and general improvements to the circulation of pedestrians within the Centre. The occupation by Fitness First of the former Waitrose store will impact greatly on the increased vitality of the Centre. The following paragraphs reflect the management strategy which NRLP intend to implement should Fitness First be permitted change of use planning consent for the former Waitrose unit.

IMPROVEMENTS TO THE CENTRE

5.1 It is contended that the Centre will be greatly boosted by the proposed Fitness First health and fitness club.

5.2 Under Appendix 2 there are indicative plans detailing the potential improvements although they do require further working up. In Appendix 3, a copy planning consent is attached for new illuminated signage at the Centre. These proposals will undoubtedly enhance the Centre and improve the circulation of customers between Asda and the Centre.

5.3 In the first instance, the signage will create a visual focal point to pull customers visiting Asda into the Centre itself. It will be downlit in order to provide visual linkage in the evenings and will have alongside it a tenant board detailing the retailers in the Centre. A similar board will be positioned at the main entrance to the Centre, as also shown in Appendix 3. It is also intended to improve the lighting in the main Centre to encourage customers into the Centre at dusk and make the living environment safer for the residents above. It is also proposed to look at improvements in hard landscaping in the Centre as well.

5.4 The occupation by Fitness First of will improve the Centre beyond doubt and the improvements above will help make the Centre more destinational as people come back to the Centre and realise what is on offer.

6 UNIT OCCUPANCY

6.1 Take-up of units has been slow, as is evidenced by Stephen Holt, Holt Walters the letting agent for NRLP. It is re-affirmed by the questionnaire undertaken and views received from the existing retailers in the Centre that if Fitness First occupied, this would improve the vitality in the Centre and create a reason for new retailers to locate at the Centre.

6.2 As emphasised in Holt Walter's Marketing Report, it is considered that the occupation of the former Waitrose store by Fitness First will substantially improve the Centre and allow for the improvements detailed above. These, in turn, will help make the Centre more destinational as people come back to the Centre and realise what is on offer.

6.3 The remainder of the centre is not viable for redevelopment and is occupied by tenants under leases that do not have redevelopment break options in favour of the landlord. Accordingly, NRLP could not obtain vacant possession of the site.

7.0 SUMMARY

7.1 It is the opinion of NRLP that the existence of Fitness First at the Centre will be a huge boost to the Centre and will help to rejuvenate an under-invested scheme. Should Fitness First be granted approval to proceed with their scheme, funds would become available to provide new signage and other aesthetic improvements.

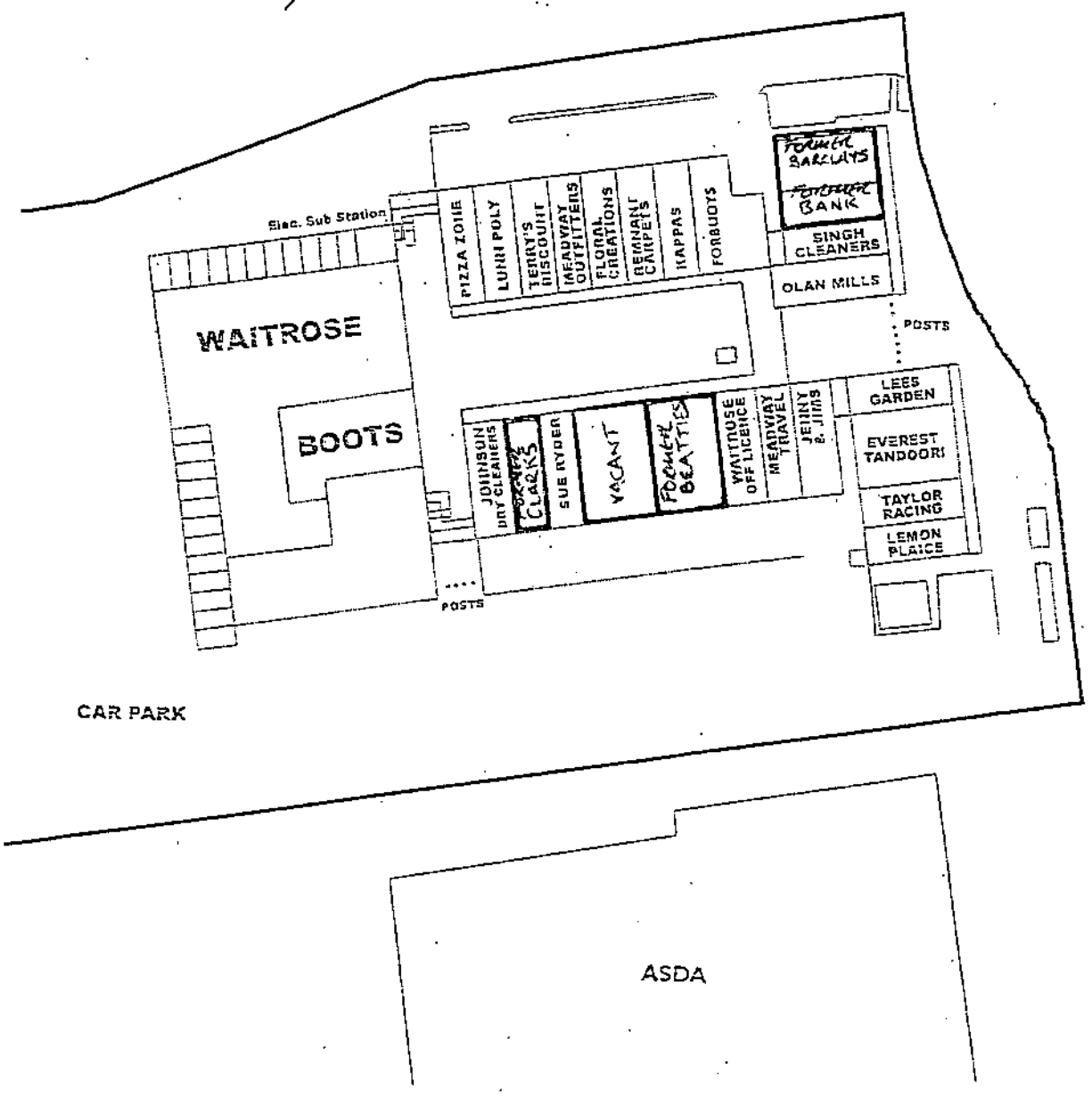
7.2 If Fitness First do not obtain planning consent for the rear site, this may only lead to the continuing decline of the Centre as the former Waitrose store is ill configured for current retailing standards with over 60% of accommodation at non retailing first and second floors. With Fitness First, the Centre will become more destinational, provide critical mass for retailing and use and increase the vitality of this neighbourhood retailing centre.

Neville J Paterson
For and on behalf of Neighbourhood Retail Limited Partnership

23 November 2001

Appendix 1-Vacant units at purchase
September 1998

MEADWAY SHOPPING CENTRE
TILEHURST, BERKSHIRE



APPENDIX 1: Vacant units at purchase - September 1998

Appendix 2-Indicative Improvements

Appendix 3-Signage improvements and planning
Consent received.

Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN & COUNTY PLANNING (CONTROL OF ADVERTISEMENTS) (AMENDMENT) REGULATIONS 1994

APPLICATION FOR DISPLAY OF AN ADVERTISEMENT

To:

c/o Sign 2000 Ltd
Leys Industrial Park
Maidstone Road
Paddock Wood
Kent
ME20 6LB

Application No: 01/01227/ADV/BP

FAO Neville Paterson. 3pages.

(7) 97 72 52.

Applicant: Meadway Shopping Centre

READING BOROUGH COUNCIL as local planning authority GRANT permission for the display of the following advertisements:

Proposal: Fascia sign and two monolith signs

At: Meadway Precinct Honey End Lane Reading

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28th November 2001

David Gworthy

Head of Planning and Transport

Reading Borough Council

At: Meadway Precinct Honey End Lane Reading

Application No: 01/01227/ADV/

CONDITIONS & REASONS

1. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority. Reason: in the interests of protecting the appearance of the area.

2. Any hoarding, placard, board or other device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the satisfaction of the local planning authority. Reason: in the interests of protecting the appearance of the area.

3. Where an advertisement is required under these (Regulations) to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority. Reason: in the interests of amenity.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, waterway or aerodrome (civil or military). Reason: in accordance with Regulation 13 (1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6. Sign 5, as shown on drawing number C12395-c, shall not be illuminated between the hours of 18:30 to 08:00. Reason: in the interests of amenity.

7. NOTES RELATING TO A PERMISSION TO DISPLAY ADVERTISEMENTS

a) If the applicant is aggrieved by the decision of the local planning authority, he/she may within one month of receipt of this notice or such longer period as the Minister may allow, appeal in writing to the Secretary of State for the Environment in accordance with Regulation 15 and Schedule 4 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

b) Before any advertisement is displayed on land in pursuance of the consent hereby granted, the permission of the owner or other person entitled to grant permission must be obtained.

c) Application may be made for renewal of consent at any time within a period of six months before the expiry of this consent.

Date: 28th November 2001

David Gworthy

Head of Planning and Transport

Should you wish to discuss further, please do not hesitate to contact Edward Ledwidge or I on the above number.

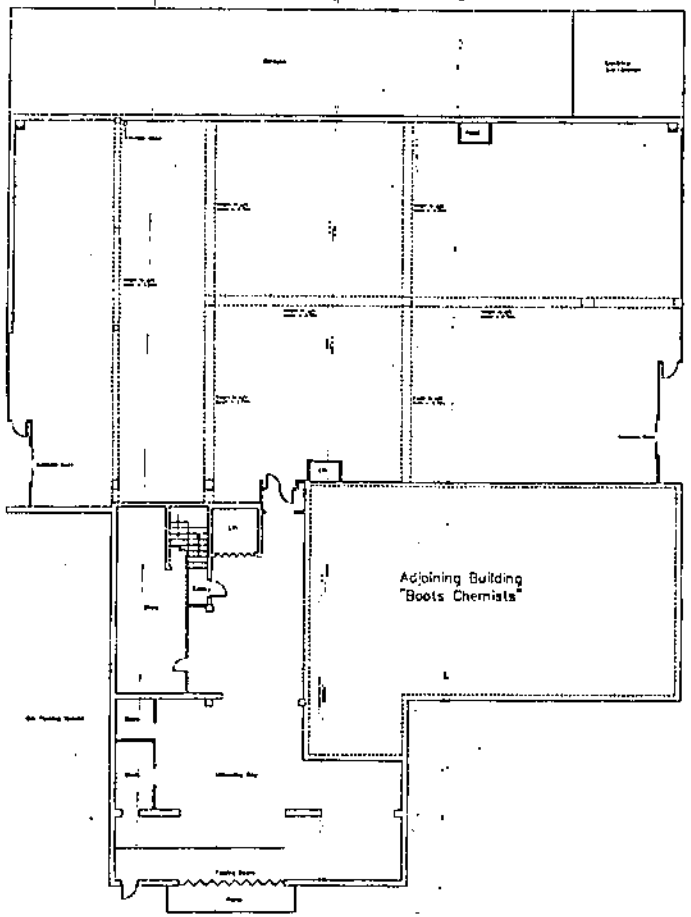
Yours sincerely

Jonathan Best MRTPI
Director
On behalf of Colliers CRE

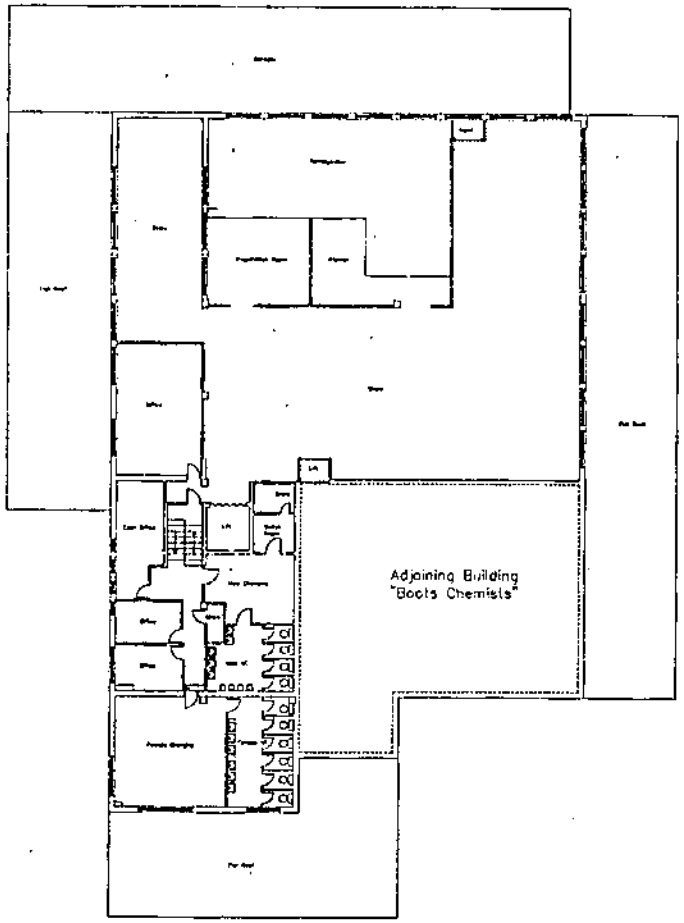
Enc.

cc	Sally Griffiths	-	Fitness First Plc
	Neville Paterson	-	Neighbourhood Retail
	Mike Pearmain / David Colley	-	Sandersons

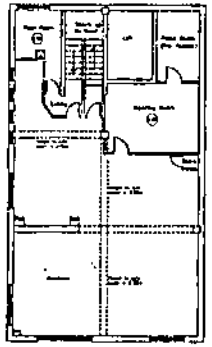
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Note
All site dimensions to be checked
Do not scale from this drawing

Revisions

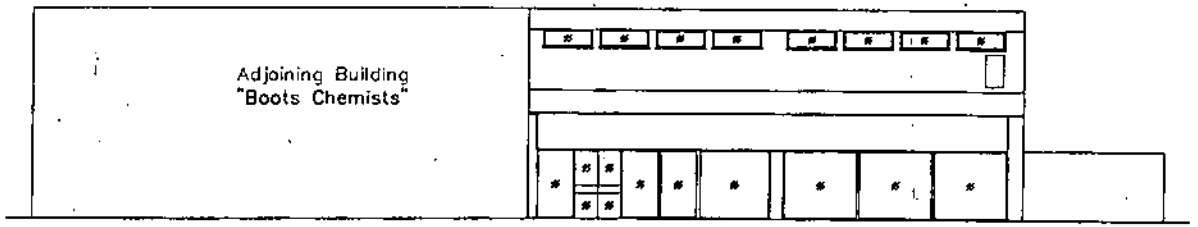
AlderKing
PROPERTY CONSULTANTS
0117 317 1000
13 PENPENCE ROAD CLIFTON BRISTOL BS8 3BA

THE MEADWAY CENTRE
TILEHURST
READING

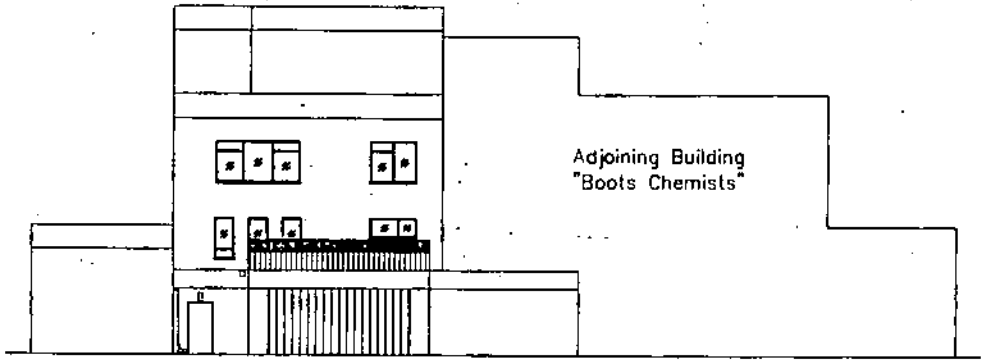
FLOOR LAYOUT PLANS
FOR FITNESS FIRST PLC

Scale 1:100 Drawn RJ
Date 01/07/01 Checked
Drawing Number 10239 /01

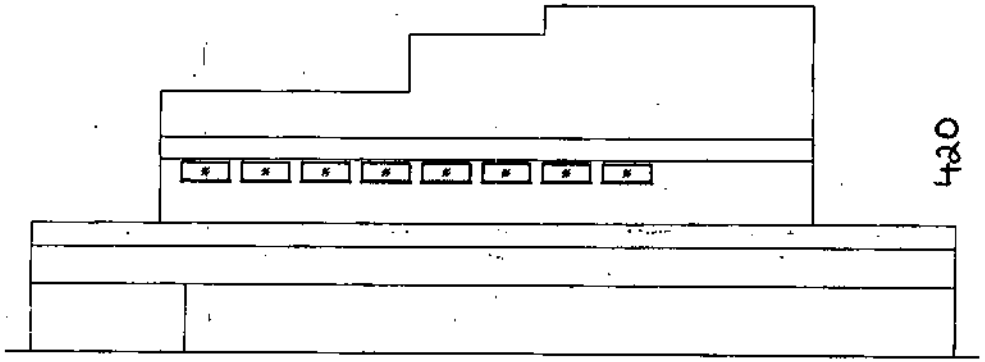
READING, TILEHURST



FRONT ELEVATION

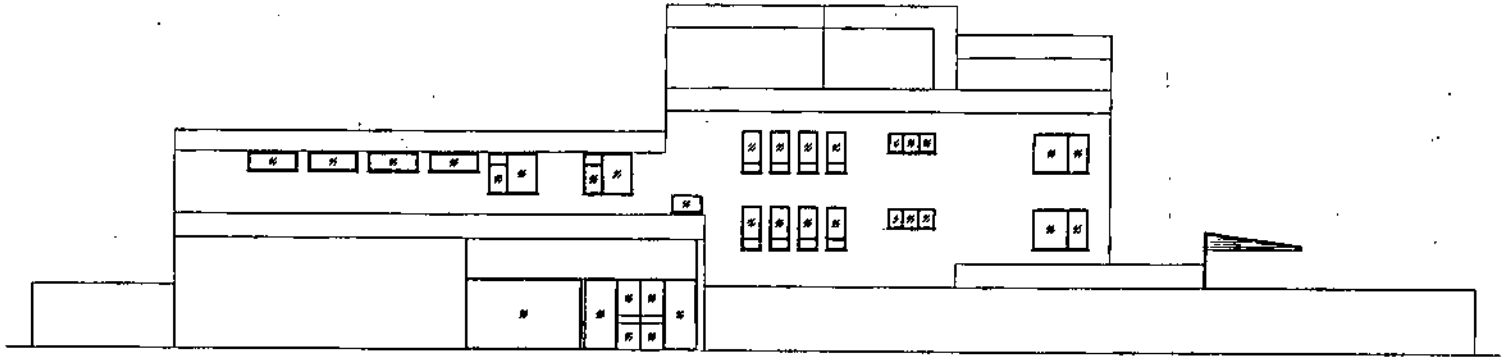


LEFT ELEVATION



RIGHT ELEVATION

420



REAR ELEVATION

FitnessFirst

HORVATH DESIGN

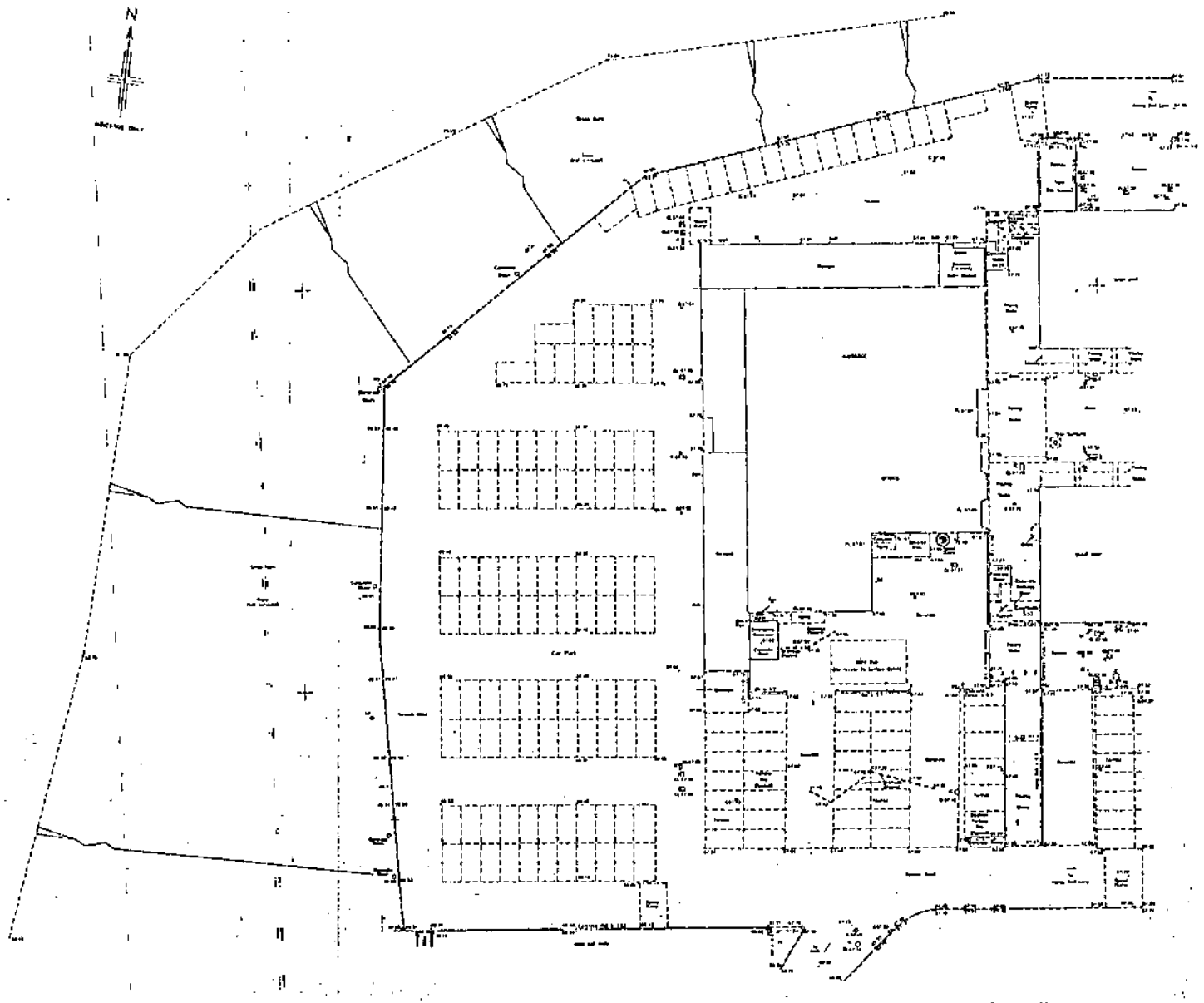
FITNESS FIRST ~ READING, TILEHURST

EXISTING ELEVATIONS

RDW/ CAD-200

1:100

15/05/01



421

WATTS AND PARTNERS
10 ARTHUR STREET
LONDON
EC4R 9AY

MEADWAY
SHOPPING PRECINCT
TILEHURST

SITE SURVEY

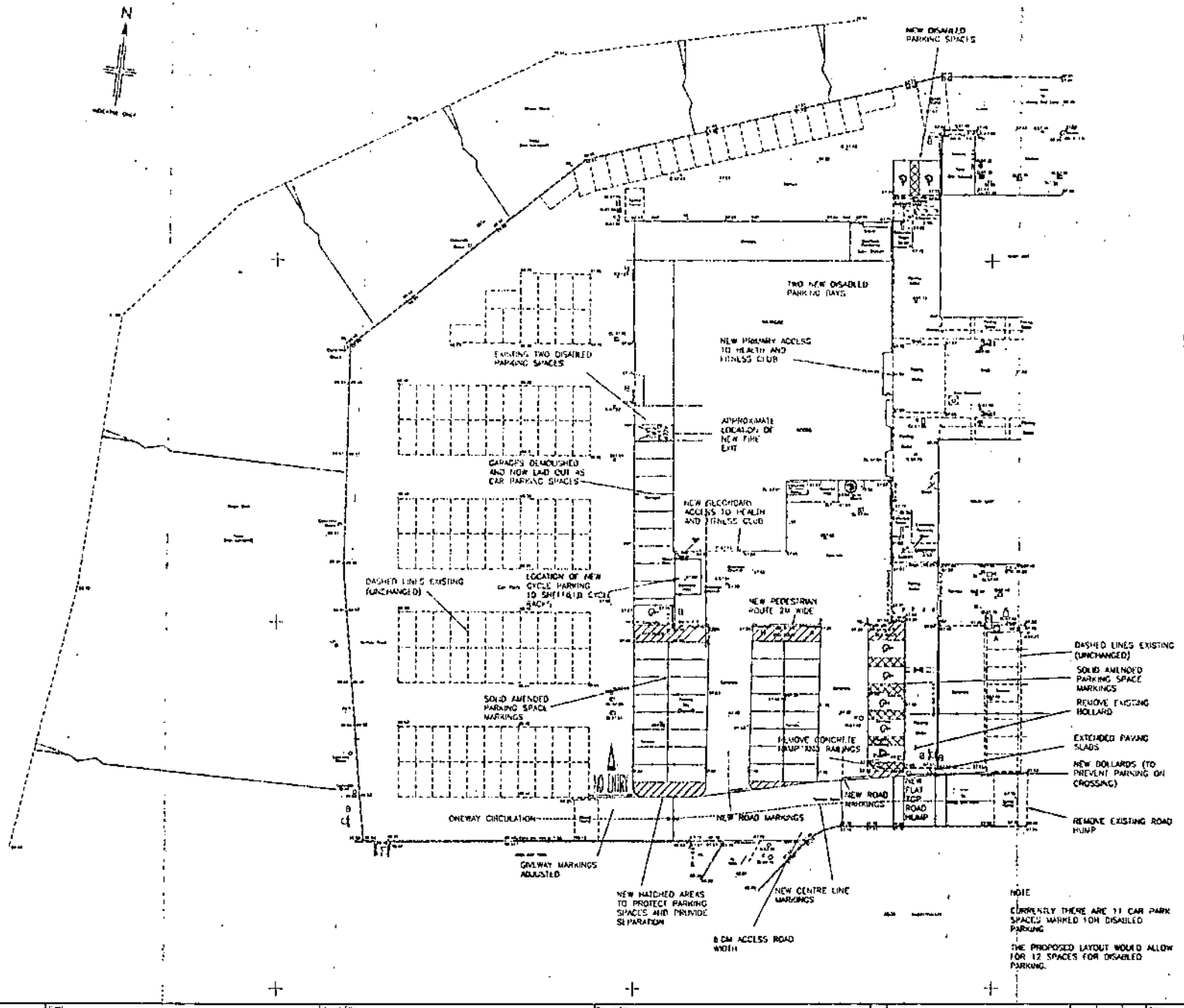
Plowman Craven & Associates

PCA

1:200

6812-1

B



NOTE
FOR CAR PARK MANAGEMENT SIGNS "A,B,C" - REFER TO SIGN TYPE SCHEDULE FOR DETAILS

424

SANDERSON ASSOCIATES
CONSULTING ENGINEERS LTD
HIGHWAYS, TRAFFIC AND TRANSPORTATION
Tel: (01494) 510333 Fax: (01494) 510444
E-Mail: mail@sandersonassociates.co.uk
Web site: www.sandersonassociates.co.uk

Client: FITNESS FIRST

Project Title: MEADWAY CENTRE - READING

Drawing Title: PROPOSED IMPROVEMENTS TO SITE LAYOUT

Scale	1:200	Drawn By	KB
Drawing Size	A0	Checked By	DJC
Date	01/02	Approved By	DJC
		Drawing Number	2344-01

DEPARTMENTAL MEMORANDUM

To: **Planning Manager** Your Ref: **DG**

From: **Transport Strategy** My Ref: **MW**
Ext: 2653

Date: 6 February 2002

Application No.	01/01550/FUL/DG
Proposed Development	Change of use from (retail) to D2 (leisure - assembly) for use as a health and fitness club and external alterations
Development Address	33-34 Meadway Precinct Tilehurst Reading

RE. PROPOSED CARPARK MANAGEMENT SCHEME AND GREEN TRANSPORT PLAN DATED 4 FEBRUARY 2002

The principles of the car park management scheme are acceptable and we now have confirmation that Neighbourhood Retail, who manage the car park, agree to it.

The Travel Plan, is very much as before apart from the fact that it now includes a comprehensive monitoring procedure which would identify travel patterns after which the travel plan would be reviewed in association with the LA. This is a sensible addition as, until the health and fitness club is in operation, it is not possible to identify the travel modes of staff and club members that need to be targeted and promoted. Once the existing travel patterns have been identified Fitness First will produce and implement a plan of action within 22 months of opening.

In the circumstances it is considered that the submitted Car Park Management Scheme and Travel Plan are acceptable.

The physical works associated with the Car Park Management Scheme are estimated to cost £11,650, which is considered sufficient to alleviate the need for a financial contribution towards RUAP.

It is therefore recommended that any planning permission should include conditions securing the Car Park Management Scheme and the Travel Plan.

Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Colliers CRE
Milner House
14 Manchester Square
London
W1U 3PP

Application No: 01/01550/FUL

Applicant: Fitness First Plc

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Change of use from Class A1 (retail) to Class D2 (leisure and assembly), for use as a health and fitness club and external alterations

At: 33-34 Meadway Precinct Tilehurst Reading

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 6th February 2002

David Gworthy

Head of Planning and Transport DG

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76—(1) This section applies when planning permission is granted for any development which will result in the provision—

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)—
  (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  (ii) premises which are deemed to be such premises for the purposes of that Act; or
  (iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

(e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
  (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
  (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Waste Management Branch, County Surveyor's Department,
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

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Reading BOROUGH COUNCIL

Application At: 33-34 Meadway Precinct Tilehurst Reading

Application No: 01/01550/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. This permission relates only to the application as changed by drawings 10239/01; REDM-CAD-100 RevD, 101 RevE and 200 which were received by the local planning authority on 18 December 2001 and 6812-1 RevB and sign location plan received 21 January 2002, 2344/01 RevB received 25 January 2002 and REDM/CAD - 201 RevD received 28 January 2002. . Reason: as some plans were changed and to clarify which plans are approved.

3. The premises shall be used for a health and fitness centre only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification. Reason: as a case has been made for permitting this particular use as an exception to Council policy and to enable the local planning authority to control the use of the building.

4. The Green Travel Plan relating to the Fitness First operation submitted under cover of Colliers CRE letter dated 4 February 2002 (Reference PaD/JPB/has/jan54) shall be implemented on commencement of the use of the health and fitness centre. Reason: To encourage the use of alternative modes of transport in the interests of local highway safety and to reduce demand for the use of the private motor car.

5. No development shall commence on site until details of the scheme of accessibility improvements, including provision for pedestrians and cyclists (including a covered, secure cycle parking area) together with details of lighting to the Meadway Precinct and car park has been submitted to and approved in writing by the local planning authority, and thereafter implemented prior to the commencement of the use of the health and fitness centre. Reason: To encourage the use of alternative modes of transport in the interests of local highway safety, to reduce demand for use of the private motor car and to effect necessary improvements to the amenities of the Meadway Precinct.

6. The scheme for the management of the Meadway Precinct Car Park submitted under cover of Colliers CRE letter dated 4 February 2002 (Reference PaD/JPB/has/jan54) shall be implemented prior to the commencement of the use of the health and fitness centre.

Date: 6th February 2002

David Gworthy

Head of Planning and Transport DB

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76—(1) This section applies when planning permission is granted for any development which will result in the provision—

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)—
  (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  (ii) premises which are deemed to be such premises for the purposes of that Act; or
  (iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

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HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

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Reading
BOROUGH COUNCIL

Reason: To encourage the use of alternative modes of transport in the interests of local highway safety by discouraging unecessary long-stay car parking, to reduce demand for use of the private motor car and to effect necessary improvements to the amenities of the Meadway Precinct.

7. A clear glazed shop front and main entrance as indicated on approved drawing number REDM/CAD - 201 Revision D shall be maintained in the eastern elevation of the premises facing into the precinct of the Meadway Precinct. Reason: In the interests of maintaining the apearance of the premises as part of a shopping precinct and to contribute to the vitality of the precinct as a whole by attracting potential customers to the precinct frontages generally.

Date: 6th February 2002

David Gworthy

Head of Planning and Transport DB

NOTES

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SANDERSON
ASSOCIATES
(CONSULTING ENGINEERS) LTD

HIGHWAYS • TRAFFIC
TRANSPORTATION

READING BOROUGH COUNCIL
DATE
- 5 FEB 2002
ENVIRONMENTAL SERVICES

Proposed Fitness First
33-34 Meadway Precinct
Off Honey End Lane
Tilehurst, Reading

Green Transport Plan

Ref: 2344/DJC/AJS/02/006 January 2002

Checked and approved by ..... Date 28/1/02

Directors: M.J. Pearmain BSc., C.Eng., Eur.Ing., MICE, MIHT (Managing). A.J. France I.Eng., FIHIE, AMICE, MIHT
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QMS ISO 9001 REGISTERED FIRM

Proposed Fitness First
33-34 Meadway Precinct
Off Honey End Lane
Tilehurst, Reading

Green Travel Plan

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2. PROPOSED GREEN TRAVEL MEASURES ____ *4*

3. MONITORING PROCEDURE ____ *8*

4. CONCLUSIONS ____ *10*

1. INTRODUCTION

1.1 Fitness First is fully committed to the need to reduce dependency on the car. The objectives of this travel plan are to seek to minimise the number of car journeys to the club, promote the use of other travel modes (walking, cycling and public transport) which should reduce the demand for on-site parking. The company already encourages a 'healthy lifestyle', which in itself already results in an element of restrained car use, so forming an effective basis for a Green Travel Plan.

1.2 This Green Travel Plan (GTP) sets out the measures proposed by Fitness First to encourage green travel, and the method of monitoring and reviewing its effectiveness.

1.3 The responsibility for the Green Travel Plan is held by Fitness First, with their representative being appointed from Fitness First's head office personnel.

2. PROPOSED GREEN TRAVEL MEASURES

a) Buses

There are regular existing bus services on The Meadway together with some bus services diverting part way along Honey End Lane. Up to date bus information will be clearly displayed at all times in both staff and public areas to encourage the use of buses. Pedestrian access points are located to ensure convenient pedestrian linkages to the bus routes above.

b) Cycling

Covered cycle parking and storage facilities are to be provided in a convenient location close to the secondary entrance, on the southern side of the building. Twenty covered cycle parking spaces (ten 'Sheffield cycle racks') are to be provided which will be in accordance with current Local Authority guidelines.

Showers and changing rooms will already be provided due to the nature of the development, and will be made available to staff and members at all times.

Cycling will be further encouraged by the publicity of cycle routes, and also the health benefits of cycling.

c) Walking

There is significant resident population within a convenient walking distance of the site, and both staff and members will be encouraged to access the site on foot wherever possible.

d) Car Parking

Fitness First customers and staff will utilise the existing Meadway Shopping Centre car parking spaces, which are shared between all users of the Meadway Centre ensuring an effective use of parking resources.

Drawing number 2344/01, identifies the proposed improvements to pedestrian and cycling facilities within the site and briefly comprises of the following:-

1. Replacement of the existing pedestrian crossing on the access road (in front of the Asda ATMs) with a new flat top road hump. The vehicular route between this replacement road hump and the further car parking to the west will be identified by new clear road markings. It also provides a clear pedestrian route across the access road.

2. A new pedestrian route has been added running along the outside wall of the former Waitrose service yard. This involves the reconfiguration of the car parking, moving it southwards, to enable a 2m wide pedestrian footpath to be provided (identified by suitable demarcation markings). This allows a clear pedestrian link from the lesser used car parking area to the west of the centre and to the entrance to the precinct.

3. To offset the one marked disabled space that will be lost by the reconfiguration of the car parking, two new disabled parking spaces have been added close to the northern precinct entrance. These spaces are far more accessible for customers of the Meadway Centre.

4. Additional road linings/markings have been added to reflect the amended car park layout between the former Waitrose and the Asda.

5. Cycle parking facilities will be provided in the service yard area adjacent to the proposed secondary access to the health and fitness club.

A car park management scheme will be arranged which is described in the Car Park Management Plan. A copy is attached in Appendix 1. The effect of the scheme will be to reduce the out of space parking with the result of less congestion of the circulation road ways and improved walking environment for customers together with discouraging long stay parking thus increasing the turn over of free spaces.

e) Car sharing will be actively encouraged for staff. Typically the operation of the health and fitness centre will provide approximately 30 jobs breaking down to16 full and 14 part time posts, with only 10 employees being present at the club at any one time. The small number of staff would allow for car sharing to be encouraged informally.

Car sharing for members is a more difficult measure to promote with many potential barriers to its successful implementation. However, Fitness First will seek to encourage members to make arrangements amongst themselves where ever possible.

3. MONITORING PROCEDURE

3.1 The successful operation of the Green Travel Plan will be judged in terms of the effect the proposed measures have on the selection of travel mode. Fitness First seek to minimise car use and promote the use of other travel modes. The objective of the monitoring procedure will be to assess the base line travel pattern at the club and change in travel modal split overtime as a basis for a review of the travel plan.

3.2 Monitoring activity will comprise two parts. The first will be the day to day management and co-ordination of the measures set out in this plan, which will be the responsibility of Fitness First's representative.

3.3 The second part will be the regular surveys of the modes of transport used by Staff and Members. The first such survey will be undertaken by an independent party or highway consultant within six months of the use commencing. Sample Staff and Member travel survey questionnaires are attached in Appendix 2. The purpose of this survey will be to determine the travel patterns of both staff and members for use as baseline information against which to compare future changes. A further survey will be undertaken 18 months after opening. The results of this survey will be used as the basis for reviewing the travel plan and to prepare an action plan to assist in achieving the objectives of this Green Travel Plan. The results of the surveys, will be provided to the Local Authority within 3 months of them being undertaken and any resultant plan of action will be provided to the Local Authority within 22 months of the initial opening of the development.

3.4 Further 'Snapshot' surveys will be undertaken every 18 months after completion of the initial surveys, with the aim of monitoring the changes in modal split from one survey period to the next. In the event that the monitoring procedure shows no improvement in modal split is being achieved, a review of the travel plan will be undertaken. A plan of action will be prepared, incorporating measures, appropriate to the nature of the business use of the health and fitness centre and agreed with the Local

Authority, who will assist Fitness First without requiring any unreasonable measures.

4. CONCLUSIONS

4.1 This Green Travel Plan (GTP) sets out Fitness First's commitment to encouraging green travel at their proposed Meadway Centre site with the measures being complimentary to the other 'healthy lifestyle' issues which would be actively pursued at Fitness First Reading. The Travel Plan will be monitored and developed as conditions in and around the site change over time.

Appendix 1

33-34 MEADWAY SHOPPING PRECINCT, TILEHURST

PLANNING APPLICATION BY FITNESS FIRST PLC REF 01/01550/FUL

CAR PARK MANAGEMENT PLAN

On 12 December 2001 a planning application was submitted on behalf of Fitness First for the change of use of the former Waitrose unit to a health and fitness centre. As part of the application various measures are proposed to improve vehicular circulation and pedestrian links throughout the car park serving the Meadway Shopping Precinct as a whole, as well as to prevent fly parking by people not using the centre.

Drawing number 2344/01, prepared by Sanderson Associates, shows the overall site layout and identifies the proposed amendments to the layout as follows:

1. Replacement of the existing pedestrian crossing on the access road (in front of the ATMs) with a new flat top road hump. The pedestrian route between this replacement road hump and the entrance to the precinct is already identified by the paving slabs. The road hump provides a clear pedestrian route across the access road.

2. A new pedestrian route has been added running along the outside wall of the former Waitrose service yard. This involves the reconfiguration of the car parking, moving it southwards, to enable a 2m wide pedestrian footpath, identified by suitable demarcation markings, to provide a clear pedestrian link from the lesser used car parking area to the west of the centre and to the entrance to the precinct.

3. To offset the one marked disabled space that will be lost by the reconfiguration of the car parking to accommodate the new pedestrian link, two new disabled parking spaces have been added close to the northern precinct entrance.

4. Additional road linings/markings have been added to reflect the amended car park layout between the former Waitrose and the Asda. In particular, the vehicular route between the replacement road hump and the further car parking to the west of the former waitrose unit will be identified by new clear road markings.

5. Locations have been identified for appropriate signage advising of the length of stay and enforcement penalties for unauthorised parking.

In addition to the physical amendments to the car park, a car park management scheme will also be implemented to enforce the restrictions, to prevent unauthorised parking and to thereby ensure it is used as a visitor car park for the Meadway Centre.

Signs will be clearly erected in the locations identified on drawing 2344/01 confirming the maximum length of stay as 3 hours for visitors to the Meadway Centre only. It will also confirm that cars parking in an unauthorised manner will be wheel clamped. This will include cars staying beyond the 3 hours, parking outside of marked bays and/or on the double yellow lined access routes.

The implementation of this management scheme will involve the employment of a car park management company to operate a deterrent system. Clearly such a scheme will need to be handled sensitively.

Neighbourhood Retail Limited Partnership (NRLP) employs Security International Group (SIG) to manage similar schemes elsewhere and it is proposed that SIG, or a similarly reputable operator, would be employed here. SIG's approach has been identified here below to indicate the method that will be implemented here.

SIG's approach is to give first-time offenders written warnings that if they offend again they will be wheel clamped. To begin with, SIG will have more presence on site to manage and deter parking offenders and will then adjust their presence depending upon the extent of the problem.

NRLP will issue car park permits to residents of the flats at the Centre, who total 27, and to retailers of the 26 units. It is proposed that a maximum of one permit per flat and retail unit will be given. This will be on a 'demand only' basis and each tenant will have to provide registration and details of ownership of vehicles to be regularly parked. This will therefore minimise abuse of the system. In total a maximum of 53 permits will be granted.

Together with the improved pedestrian routes throughout the site, the car park management scheme will maximise the efficiency of flow through the car park, deal with inappropriate car parking on the restricted areas and make the car park run more efficiently. By eliminating fly parking this will ensure that the car parking is available for bona fide customers and tenants of the Meadway Centre.

Proposed Fitness First Health and Fitness Club Meadway Shopping Centre
33-34 Meadway Precinct, Off Honey End Lane, Tilehurst, Reading
Planning Application Number 01/01550/FUL/DG

Improvements to Site Layout

Schedule of Work

To be read in conjunction with drawing number 2344/01.

1. Road Markings
   Inclusive of yellow and white coloured lines marking out parking spaces, access road centre lines, hatched areas and give way lines, together with removal of existing road markings as necessary.

2. Pedestrian Route
   Inclusive of footway construction kerbs and dropped kerbs to three areas and road markings across car park access aisles.

3. New Pedestrian Crossing Road Hump
   Inclusive of new flat top road hump in bituminous construction adjustment of existing kerbs, and paving slabs and bollards, together with removal of existing pedestrian guard rail and ramp and adjacent road hump and reinstatement of carriageway surface.

4. Provision of New Covered Cycle Storage.
   Inclusive of 20 cycle stands and new roof covering.

5. Signs for Car Park Management Scheme.
   Inclusive of 20 signs post and wall fixed as shown.

The cost of the above works in estimated at £11,650 which does not include preliminaries, or contingency items.

Proposed Fitness First Health and Fitness Club Meadway Shopping Centre
33-34 Meadway Precinct, Off Honey End Lane, Tilehurst, Reading
Planning Application Number 01/01550/FUL/DG

SIGN TYPE SHEDULE

Type A Service Yard. No parking for shoppers. Servicing and parking for permit holders only. Unauthorised vehicles will be wheel clamped.

Type B Shoppers car park. Maximum length of stay 3 hours (except permit holders). Vehicles exceeding maximum stay and parked out of marked parking spaces will be wheel clamped. Contact ***** for release of vehicle.

Type C Meadway Shopping Precinct. Shoppers Car Park. Car parking managed by *****.

Note.
The above wording is indicative only and subject to agreement and is intended to show the range of signs that will be required as part of the Car Park Management Plan.

The Car Park Management company is subject to confirmation.

To be read in conjunction with the drawing number 2344/01.

Appendix 2

SAMPLE MEMBER TRAVEL SURVEY: CONFIDENTIAL

1. FULL HOME POSTCODE

.....

.....

2. GENDER

- MALE
- FEMALE

.....

3. USUAL PLACE OF WORK (BUILDING AND SITE) PLUS POSTCODE IF KNOWN

.....

.....

AGE

- UNDER 25
- 25 – 34
- 35 – 44
- 45 – 54
- 55 or over

.....

5. DO YOU HAVE A DISABILITY WHICH AFFECTS YOUR TRAVEL ARRANGEMENTS TO THE CLUB

- YES
- NO

.....

6. DO YOU NORMALLY WORK:

- OUT OF HOURS E.G. NIGHTS
- NORMAL WORKING DAY E.G 8-4, 9-5, 10-7
- OTHER (PLEASE SPECIFY) ?

.....

.....

7. IS YOUR WORK:

- FULL TIME
- PART TIME

.....

8. HOW DO YOU MOSTLY TRAVEL TO WORK?

- BUS
- BICYCLE
- CAR, ON YOUR OWN
- CAR, WITH OTHER(S)
- FOOT
- MOTORBIKE
- TRAIN
- OTHER (PLEASE SPECIFY)

.....

.....

9. HOW DO YOU MOSTLY TRAVEL TO THE CLUB?

- BUS
- BICYCLE
- CAR, ON YOUR OWN
- CAR, WITH OTHER(S)
- FOOT
- MOTORBIKE
- TRAIN
- OTHER (PLEASE SPECIFY)

.....

.....

10. WHICH OF THE FOLLOWING DO YOU OCCASIONALLY USE INSTEAD OF YOUR USUAL FORM OF TRANSPORT TO GET TO THE CLUB?

- BUS
- BICYCLE
- CAR, ON YOUR OWN
- CAR, WITH OTHER(S)
- FOOT
- MOTORBIKE
- TRAIN
- OTHER (PLEASE SPECIFY)

.....

- NO ALTERNATIVE USED

.....

11. HOW FAR DO YOU TRAVEL TO WORK ?

- UP TO 1 MILE
- OVER 1 MILE AND UP TO 2 MILES
- OVER 2 MILES AND UP TO 4 MILES
- OVER 4 MILES AND UP TO 10 MILES
- OVER 10 MILES AND UP TO 20 MILES
- OVER 20 MILES

.....

12. HOW FAR DO YOU TRAVEL TO THE CLUB ?

- UP TO 1 MILE
- OVER 1 MILE AND UP TO 2 MILES
- OVER 2 MILES AND UP TO 4 MILES
- OVER 4 MILES AND UP TO 10 MILES
- OVER 10 MILES

13. HOW LONG DOES IT CURRENTLY TAKE YOU TO GET TO THE CLUB?

- 0-15 MINUTES
- 16-30 MINUTES
- 31-60 MINUTES
- 61-90 MINUTES
- LONGER THAN 90 MINUTES

14. IS YOUR JOURNEY TO THE CLUB LINKED WITH ANOTHER TRIP. IE TRIP TO/FROM WORK?

- HOME - CLUB - HOME
- HOME - CLUB - WORK
- WORK - CLUB - HOME
- WORK - CLUB - WORK
- OTHER LINKED TRIP (I.E SCHOOL,SHOPS,ETC)

15. WHICH OF THE FOLLOWING CHANGES WOULD ENCOURAGE YOU TO CYCLE TO THE CLUB? (IF YOU ALREADY CYCLE TO THE CLUB, WHICH WOULD YOU MOST LIKE TO SEE?) *PLEASE TICK NO MORE THAN 2*

- SAFER, BETTER LIT CYCLE PATHS AT THE CLUB
- IMPROVED CYCLE PATHS ON THE JOURNEY TO THE CLUB
- IMPROVED CYCLE PARKING AT THE CLUB
- IMPROVED CYCLE CHANGING FACILITIES & LOCKERS AT THE CLUB
- OTHER (PLEASE SPECIFY)

.....

- NONE

16. WHICH OF THE FOLLOWING CHANGES WOULD MOST ENCOURAGE YOU TO USE PUBLIC TRANSPORT FOR YOUR JOURNEY TO THE CLUB? (IF YOU ALREADY TRAVEL TO THE CLUB BY PUBLIC TRANSPORT, WHICH WOULD YOU MOST LIKE TO SEE?) *PLEASE TICK NO MORE THAN 2.*

- MORE DIRECT BUS ROUTES
- MORE FREQUENT BUS SERVICE
- BETTER LIGHTING AT BUS SHELTERS & CLUB & FOOTPATHS
- MORE CONVENIENT BUS DROP-OFF POINTS
- BETTER CONNECTION TO/FROM WORK TO THE CLUB
- BETTER CONNECTION TO/FROM HOME TO THE CLUB
- PUBLIC TRANSPORT INFORMATION
- OTHER (PLEASE SPECIFY)

.....

Please complete questions 17-20 if you use a car to get to the club.

17. WHAT ARE YOUR MAIN REASONS FOR USING A CAR TO GET TO THE CLUB?.

- CAR ESSENTIAL TO PERFORM JOB
- ALREADY USING CAR TO GET TO/FROM WORK
- DROPPING / COLLECTING CHILDREN
- GET A LIFT
- LACK OF AN ALTERNATIVE
- OTHER (PLEASE SPECIFY)

.....

18. WHERE DO YOU USUALLY PARK?

- FREE CAR PARK AT CLUB
- PARKING IN NEARBY STREET

19. DO YOU HAVE ANY COMMENTS ABOUT YOUR TRAVEL TO THE CLUB PATTERN?

.....

.....

.....

.....

.....

.....

.....

.....

Thank you for your co-operation. please be assured that all your answers remain confidential.

please return this form to

NAME .....

AT .....

BY .....

SAMPLE STAFF TRAVEL SURVEY: CONFIDENTIAL

1. FULL HOME POSTCODE

.....

.....

2. GENDER

- MALE
- FEMALE

.....

3. JOB TITLE AND GRADE

.....

.....

4. USUAL PLACE OF WORK (BUILDING AND SITE)

.....

.....

5. AGE

- UNDER 25
- 25 – 34
- 35 – 44
- 45 – 54
- 55 or over

.....

6. DO YOU HAVE A DISABILITY WHICH AFFECTS YOUR TRAVEL ARRANGEMENTS

- YES
- NO

.....

7. DO YOU NORMALLY WORK:

- OUT OF HOURS E.G. NIGHTS
- NORMAL WORKING DAY E.G 8-4, 9-5, 10-7
- OTHER (PLEASE SPECIFY) ?

.....

.....

8. IS YOUR WORK:

- FULL TIME
- PART TIME

.....

9. HOW DO YOU MOSTLY TRAVEL TO WORK?

- BUS
- BICYCLE
- CAR, ON YOUR OWN
- CAR, WITH OTHER(S)
- FOOT
- MOTORBIKE
- TRAIN
- OTHER (PLEASE SPECIFY)

.....

.....

10. WHICH OF THE FOLLOWING DO YOU OCCASIONALLY USE INSTEAD OF YOUR USUAL FORM OF TRANSPORT

- BUS
- BICYCLE
- CAR, ON YOUR OWN
- CAR, WITH OTHER(S)
- FOOT
- MOTORBIKE
- TRAIN
- OTHER (PLEASE SPECIFY)

.....

- NO ALTERNATIVE USED

.....

11. HOW FAR DO YOU TRAVEL TO WORK

- UP TO 1 MILE
- OVER 1 MILE AND UP TO 2 MILES
- OVER 2 MILES AND UP TO 4 MILES
- OVER 4 MILES AND UP TO 10 MILES
- OVER 10 MILES AND UP TO 20 MILES
- OVER 20 MILES

.....

12. HOW LONG DOES IT CURRENTLY TAKE YOU TO GET TO WORK?

- 0-15 MINUTES
- 16-30 MINUTES
- 31-60 MINUTES
- 61-90 MINUTES
- LONGER THAN 90 MINUTES

.....

***13.* WHICH OF THE FOLLOWING CHANGES WOULD ENCOURAGE YOU TO CYCLE TO WORK? (IF YOU ALREADY CYCLE TO WORK, WHICH WOULD YOU**

MOST LIKE TO SEE?) *PLEASE TICK NO MORE THAN 2*

- SAFER, BETTER LIT WORK SITE CYCLE PATHS
- IMPROVED CYCLE PATHS ON THE JOURNEY TO WORK
- IMPROVED CYCLE PARKING AT WORKPLACE
- IMPROVED CYCLE CHANGING FACILITIES & LOCKERS AT WORK
- ARRANGEMENTS TO BUY A BICYCLE AT A DISCOUNT
- OTHER (PLEASE SPECIFY)

.....

- NONE

.....

14. WHICH OF THE FOLLOWING CHANGES WOULD MOST ENCOURAGE YOU TO USE PUBLIC TRANSPORT FOR YOUR JOURNEY TO WORK? (IF YOU ALREADY TRAVEL TO WORK BY PUBLIC TRANSPORT, WHICH WOULD YOU MOST LIKE TO SEE?) *PLEASE TICK NO MORE THAN 2.*

- MORE DIRECT BUS ROUTES
- MORE FREQUENT BUS SERVICE
- BETTER LIGHTING AT BUS SHELTERS & WORKPLACE FOOTPATHS
- DISCOUNT TICKETS/ PASSES AVAILABLE AT WORK
- MORE CONVENIENT BUS DROP-OFF POINTS
- BETTER CONNECTION TO WORK FROM THE STATION
- BETTER CONNECTION FROM HOME TO THE STATION
- PUBLIC TRANSPORT INFORMATION
- OTHER (PLEASE SPECIFY)

.....

.....

Please complete questions 15-19 if you use a car to get to works.

15. WHAT ARE YOUR MAIN REASONS FOR USING A CAR TO GET TO WORKS?.

- CAR ESSENTIAL TO PERFORM JOB
- DROPPING / COLLECTING CHILDREN
- GET A LIFT
- LACK OF AN ALTERNATIVE
- OTHER (PLEASE SPECIFY)

.....

.....

16. WHERE DO YOU USUALLY PARK?

- AT WORKSITE
- FREE PARKING IN NEARBY STREET
- PAID PARKING IN NEARBY STREET
- PAID PARKING IN COMMERCIAL CAR PARK

.....

17. WOULD YOU BE PREPARED TO CAR SHARE

- YES
- NO

IF YOUR ANSWER IS NO, PLEASE SAY WHY

.....

.....

.....

18. DO YOU HAVE ANY COMMENTS ABOUT YOUR TRAVEL TO WORK PATTERNS?

.....

.....

.....

.....

.....

.....

.....

.....

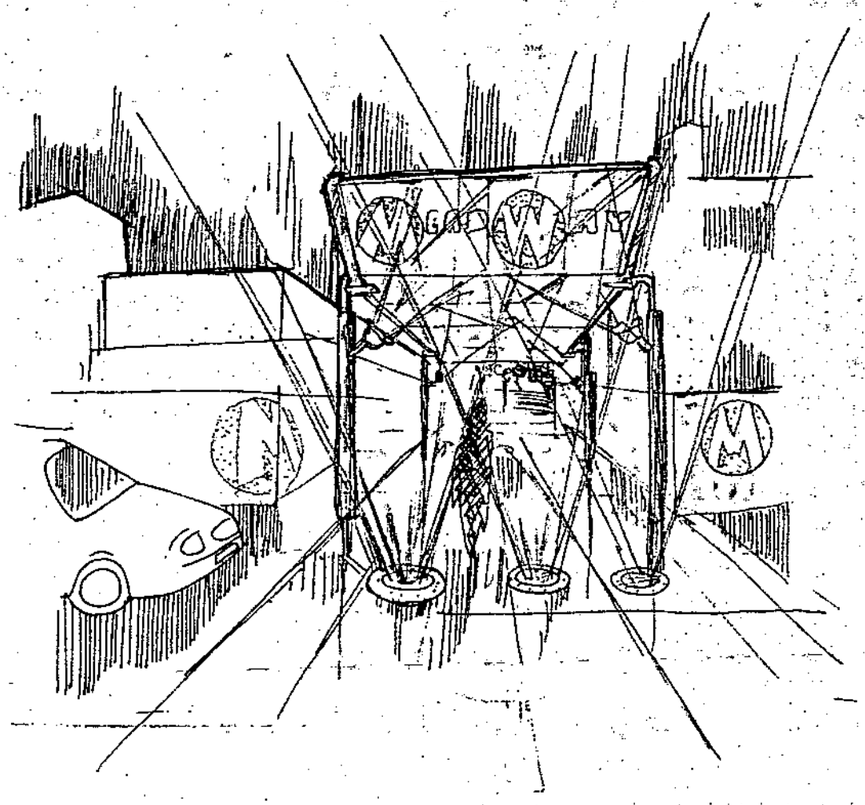
Thank you for your co-operation.. please be assured that all your answers remain confidential.

please return this form to

NAME .....

AT .....

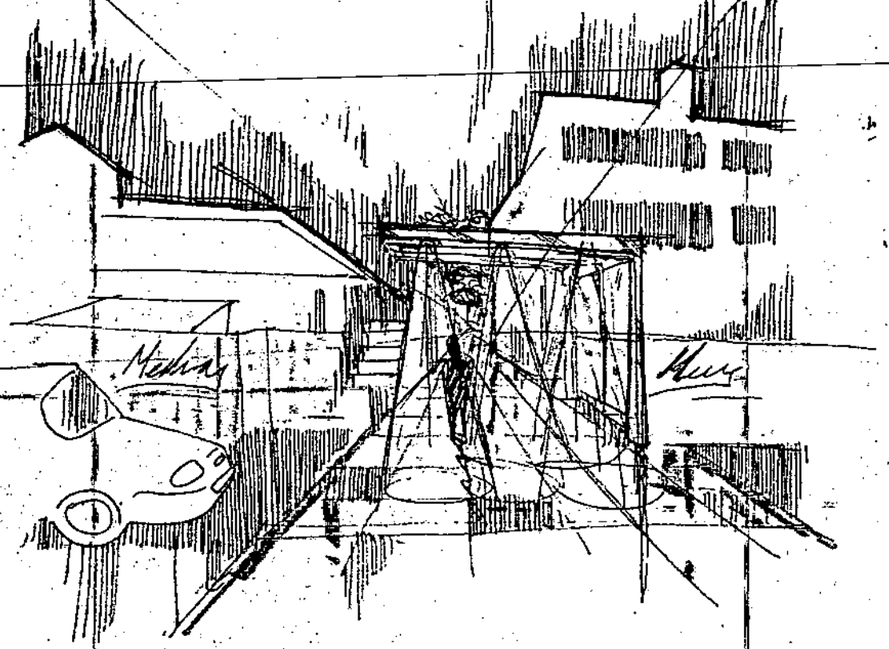
BY .....



Canopy Details

R- Basic steel and glass entrance way with logos applied to adjascent walls

A- Uplit tapered steel and glass entrance way with frosted logo



APPENDIX 2:
Indicative improvements

Connaught Mason Limited

Visuals produced for

Meadway

by

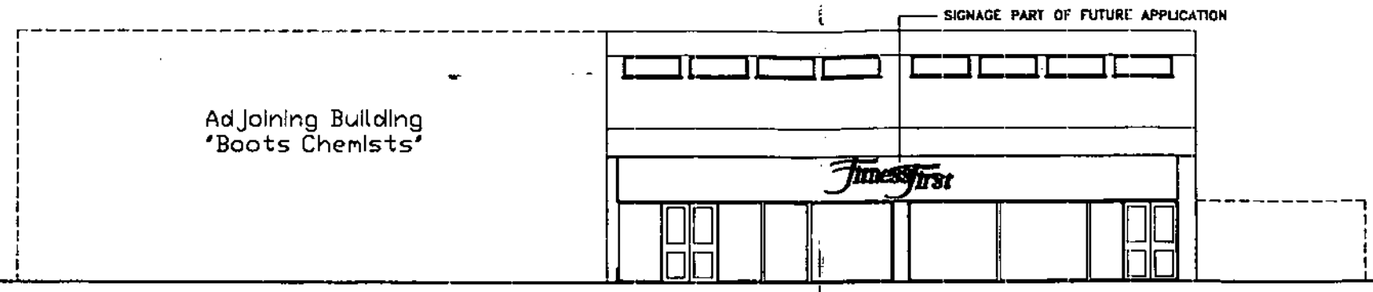
Connaught Mason Limited
8 Brooks Court
Cringle Street
London SW8 5BX
Telephone 0171 627 3321
fax 0171 627 3324

FOR PRESENTATION ONLY - this drawing is to be read in conjunction with the scale working drawings and specification © Connaught Mason Limited

READING, TILEHURST

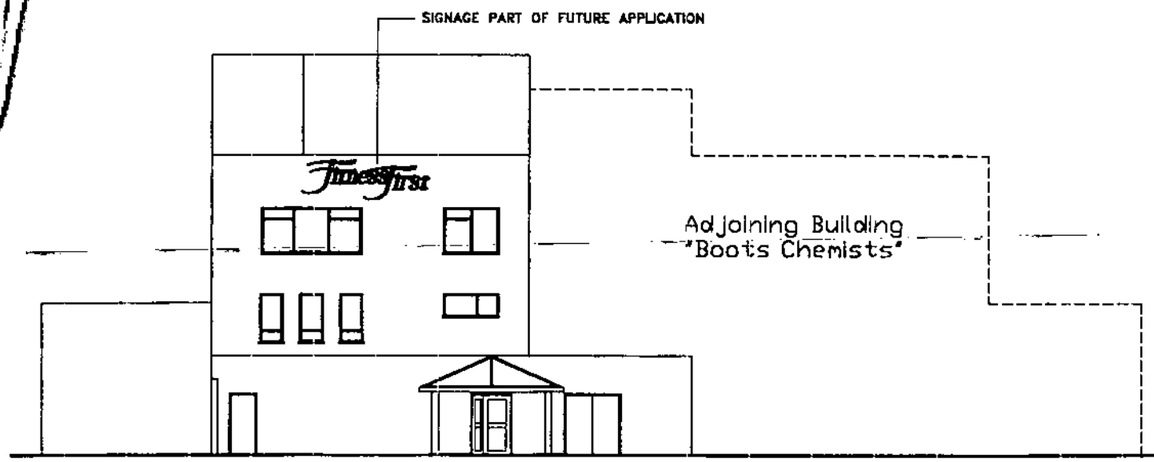
NOTES:

ALL WALLS FULLY RENDERED ~ PAINTED WHITE
NEW WINDOWS TO MATCH EXISTING.
ALL GLAZING TO BE CLEAR GLASS
NEW TIMBER DOORS~ PAINTED WHITE.



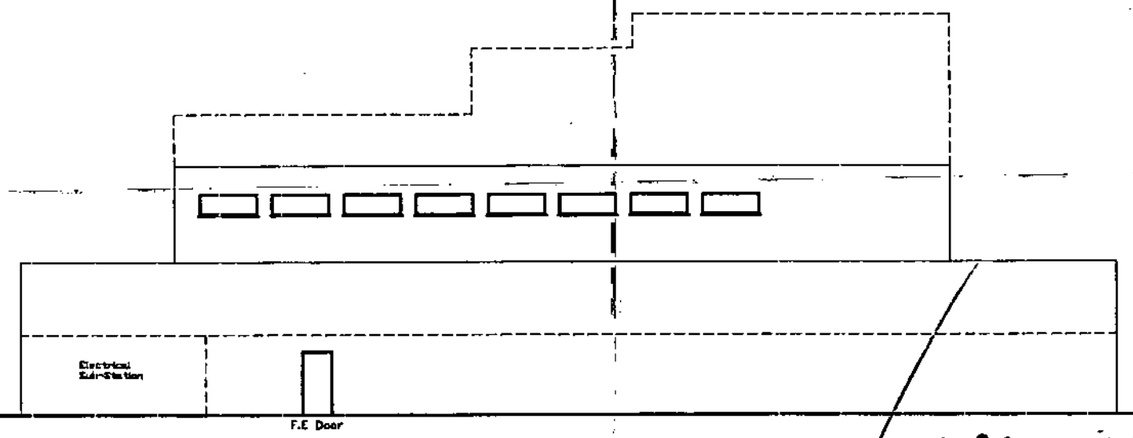
FRONT ELEVATION

HEALTH CLUB ENTRANCE

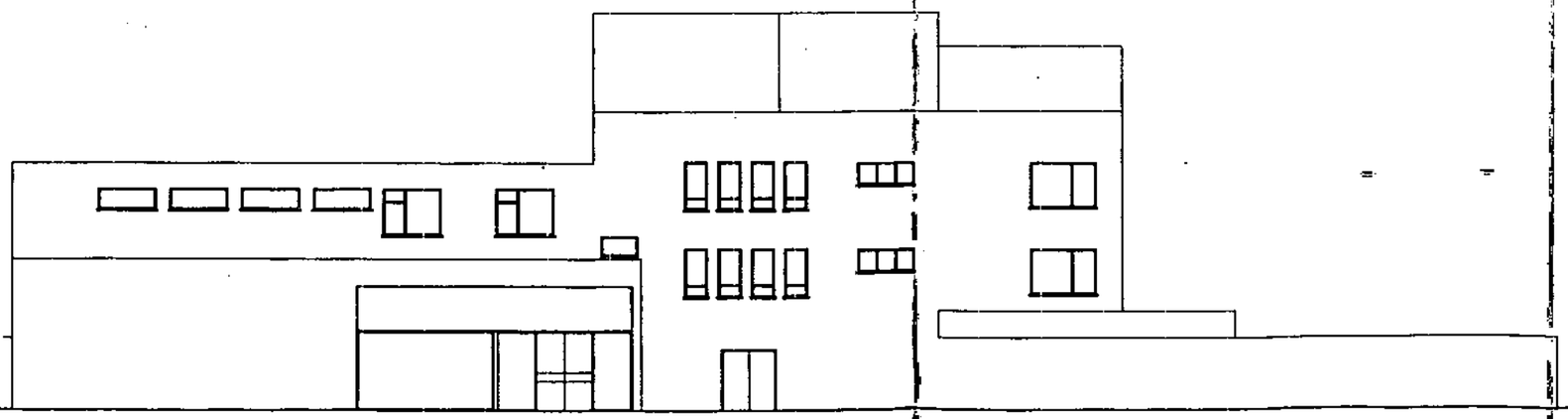


LEFT ELEVATION

SECONDARY HEALTH CLUB ENTRANCE



RIGHT ELEVATION



REAR ELEVATION

FitnessFirst

READING BOROUGH COUNCIL
RECEIVED
18 DEC 2001
ENVIRONMENTAL SERVICES
011550

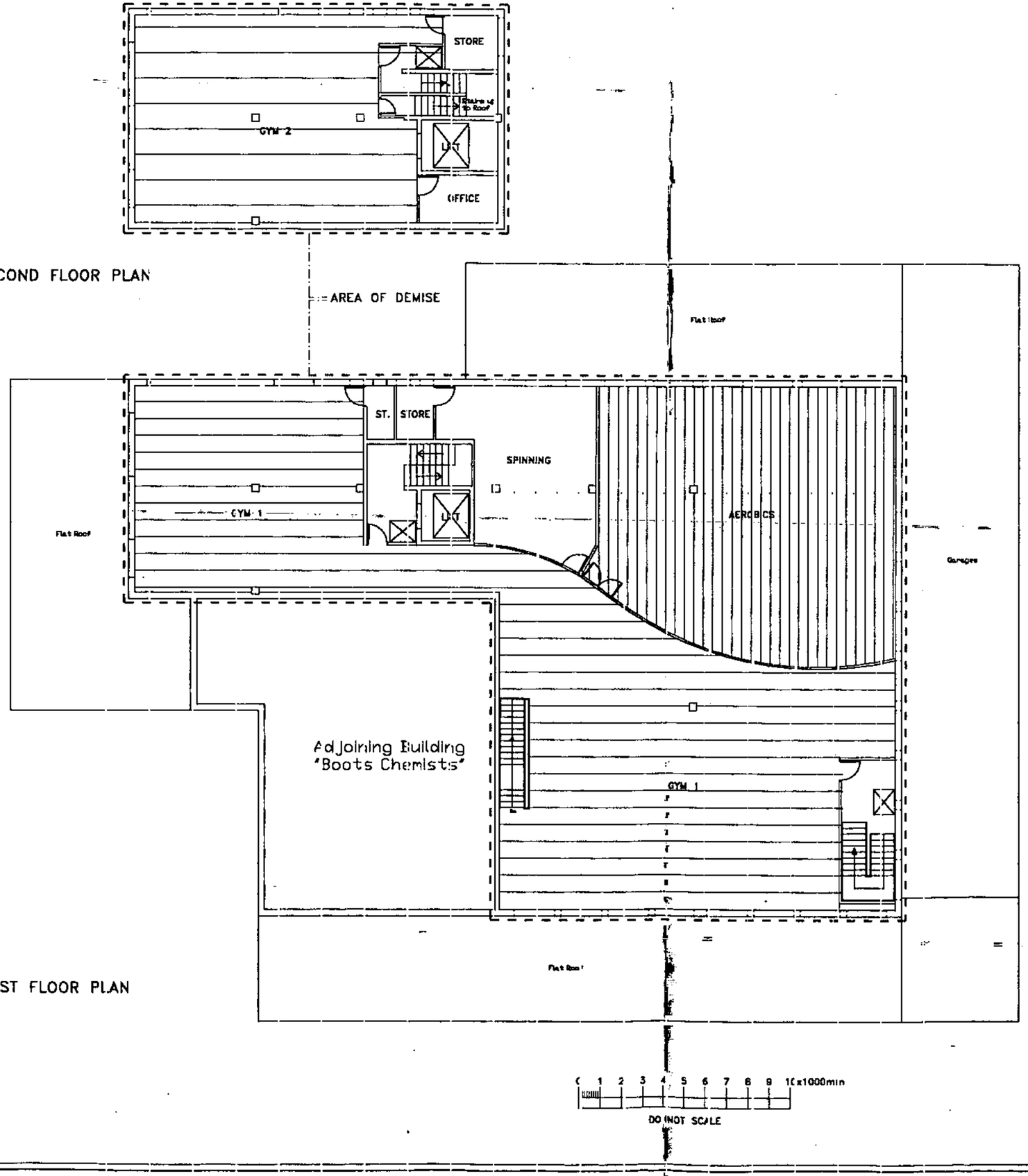
REV. C ~ GLAZING PATTERN OMITTED 11/12/01
REV. B ~ Secondary Entrance to Health Club added. 23/11/01
REV. A ~ Windows amended door added. 20/05/01

HORVATH DESIGN
Belcade Business Centre . Belcade Hall Technology Park
Consold Way . Billingham TS23 4EA . Tel & Fax . 01642 343445

Project: FITNESS FIRST ~ READING, TILEHURST

Drawing Title: PROPOSED ELEVATIONS

DWG No	REDM//CAD-201	Revision	C
Scale	1:100	Date	15/05/01



SECOND FLOOR PLAN

FIRST FLOOR PLAN

D11550

READING BOROUGH COUNCIL
DATE
18 DEC 2001
ENVIRONMENTAL SERVICES

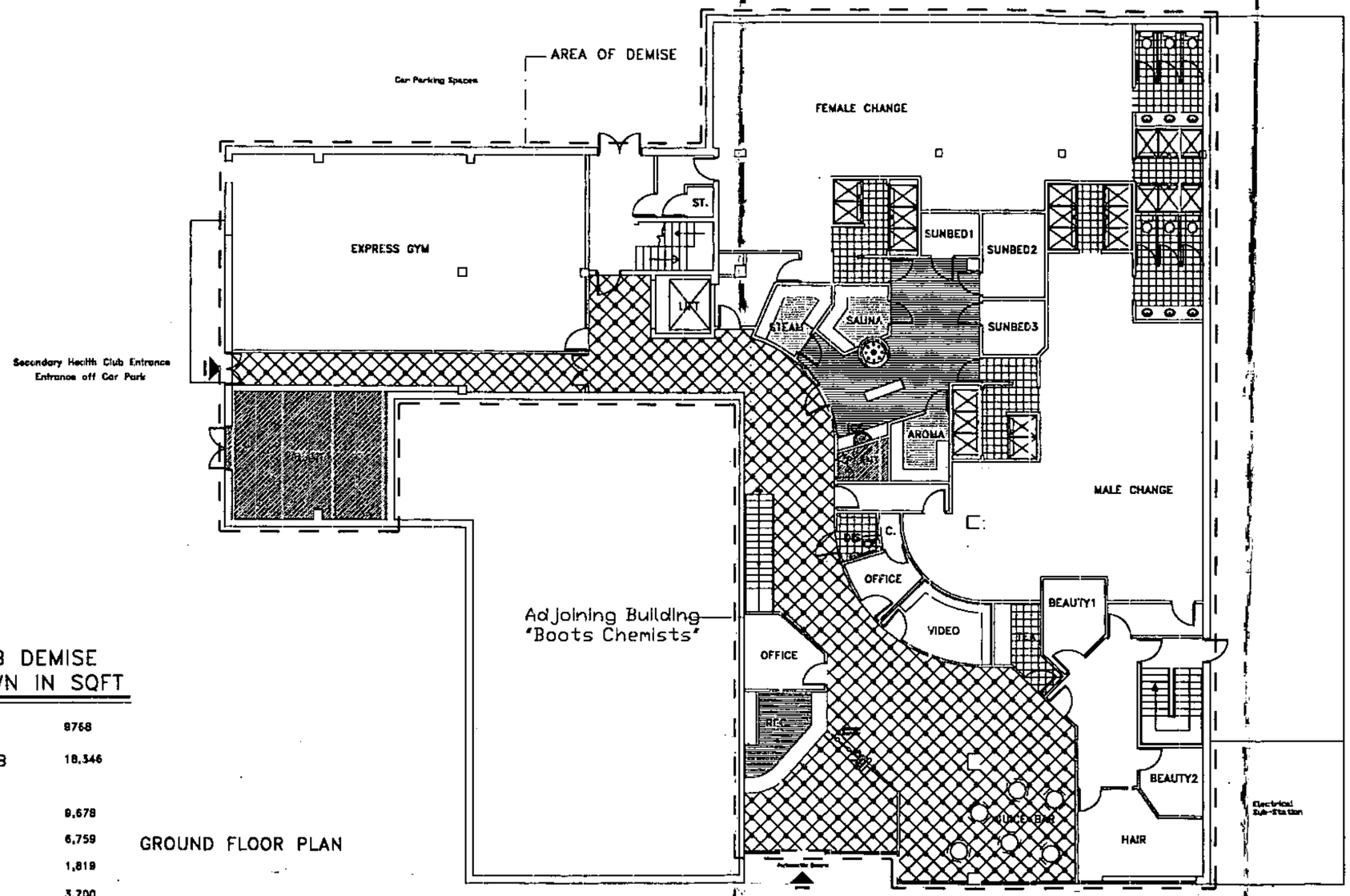
E	2nd floor stair lobby amended	03/12/01
D	Internal layout amended.	23/11/01
C	Stair amended	26/06/01
B	New design layout	22/06/01
A	Various amendments	10/05/01
Revision	Amendment	Date

HORVATH DESIGN
Balcaia Business Centre . Balcaia Hall Technology Park
Cornwall Way . Billingham TS23 4EA . Tel & Fax . 01642 343445

Project
FITNESS FIRST ~ READING TILEHURST

Drawing Title
PROPOSED FIRST & 2nd. FL. LAYOUTS

DWG No	RTDM/ CAL-101	Revision	E
Scale	1:100	Date	12/02/01



HEALTH CLUB DEMISE
AREA BREAKDOWN IN SQFT

AREA OF DEMISE	8768
TOTAL AREA OF CLUB	18,346
G.F. AREA	9,678
F.F. AREA	6,759
2ND. F. AREA	1,819
GYM 1	3,700
GYM 2	1,389
AEROBICS	1,882
FEMALE CHANGE	1,909
MALE CHANGE	1,561
JUICE BAR	679
SPINNING	540
EXPRESS GYM	1,257

GROUND FLOOR PLAN

011550

READING BOROUGH COUNCIL
DATE
18 DEC 2001
ENVIRONMENTAL SERVICES

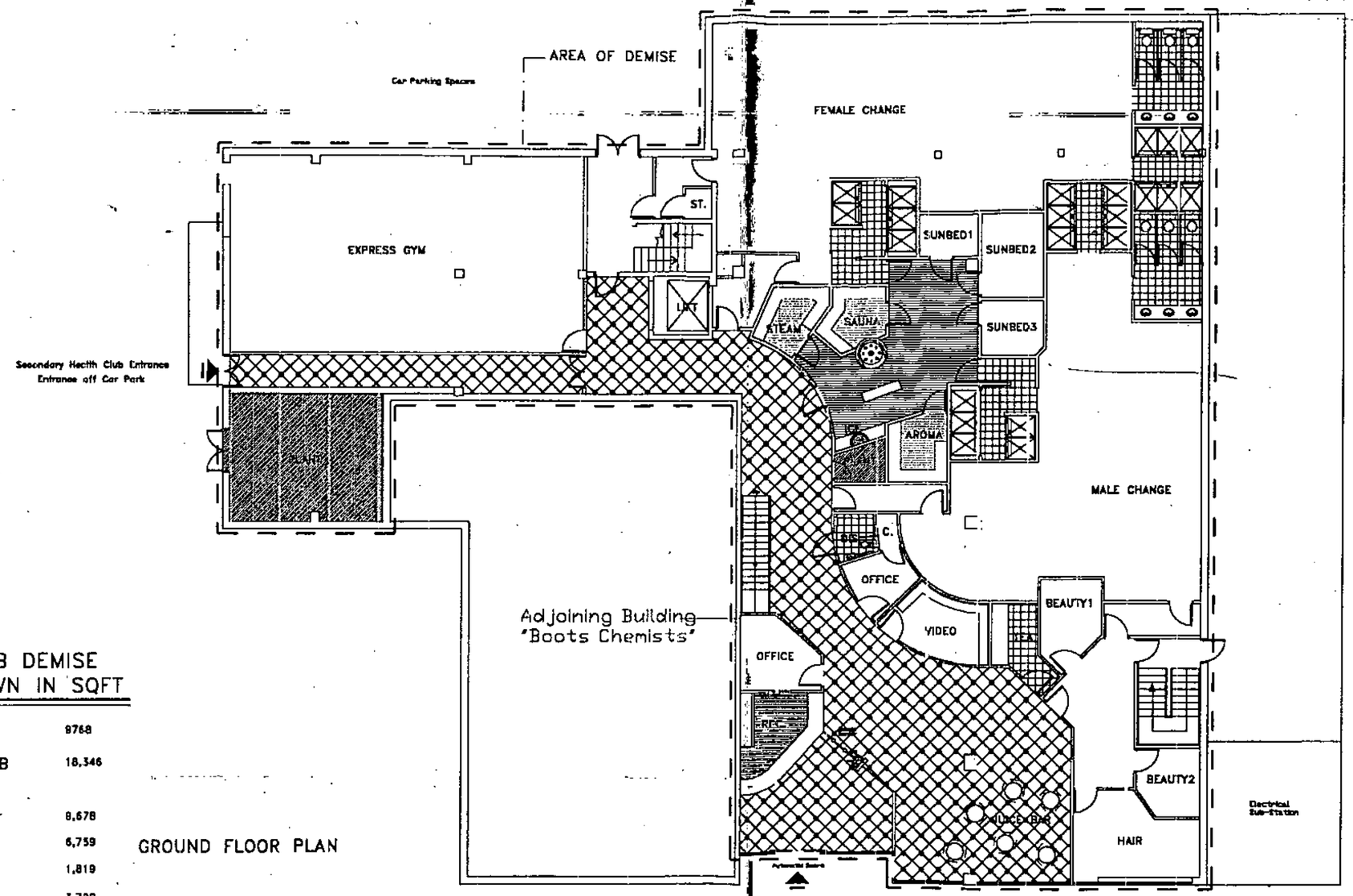
D	Secondary Entrance added from Car Park.	23/11/01
C	Stair and escape amended	26/06/01
B	New design layout	21/06/01
A	Various amendments	10/05/01
Revision	Amendment	Date

HORVATH DESIGN
Balcats Business Centre . Balcats Hall Technology Park
Caxwold Way . Billingham TS23 4EA . Tel & Fax . 01642 363445

Project: FITNESS FIRST ~ READING TILEHURST

Drawing Title: PROPOSED GROUND FLOOR LAYOUT

HDC No	REDM/ CAD-100	Revision	D
Scale	1:100	Date	12/02/01



HEALTH CLUB DEMISE AREA BREAKDOWN IN SQFT

AREA OF DEMISE	9768
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GYM 1	3,700
GYM 2	1,359
AEROBICS	1,882
FEMALE CHANGE	1,909
MALE CHANGE	1,561
JUICE BAR	678
SPINNING	540
EXPRESS GYM	1,257

GROUND FLOOR PLAN

011550

READING BOROUGH COUNCIL
15 DEC 2001
ENVIRONMENTAL SERVICES

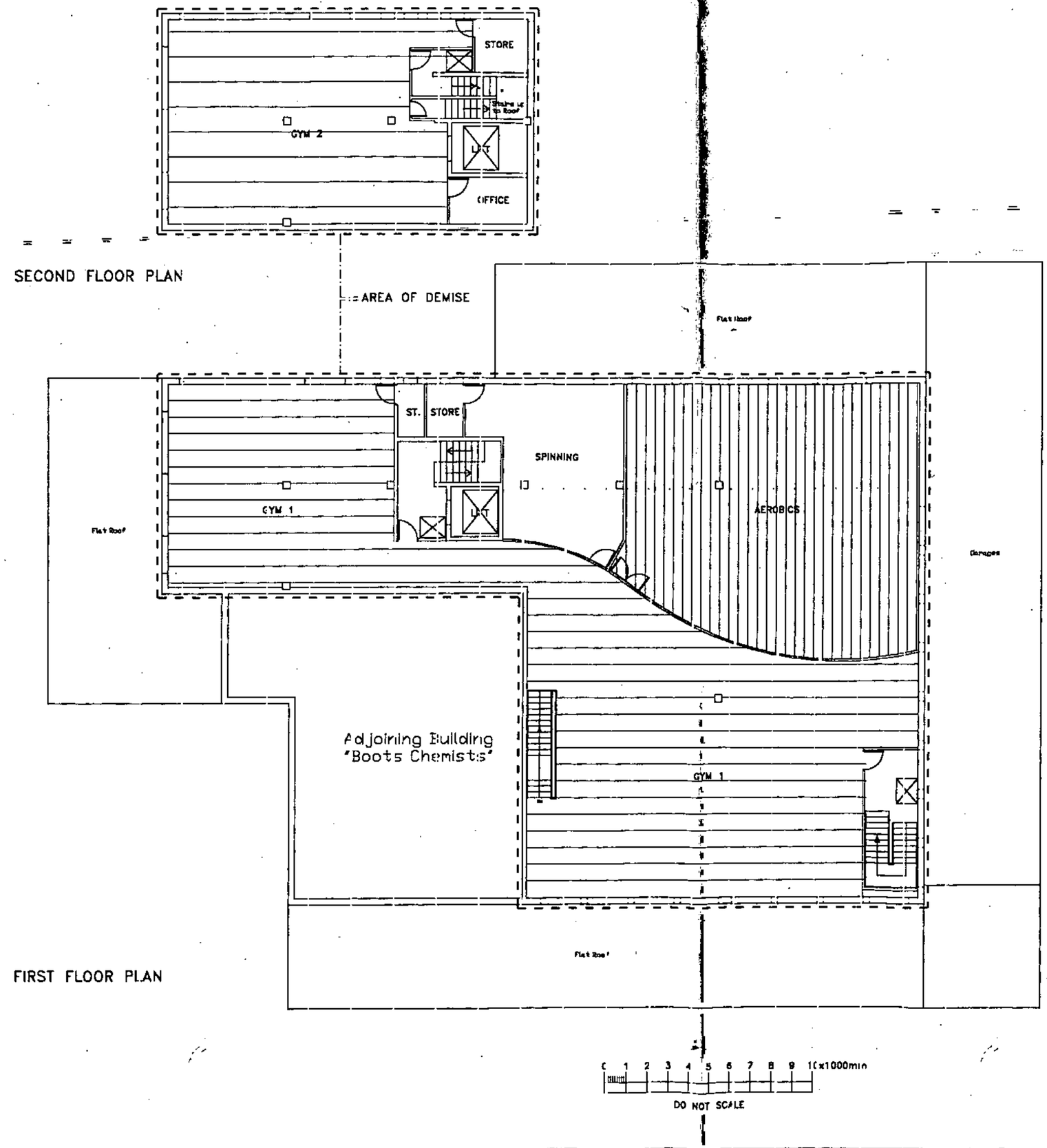
D	Secondary Entrance added from Car Park.	23/11/01
C	Stair and escape amended	26/06/01
B	New design layout	21/06/01
A	Various amendments	10/05/01
Revision	Amendment	Date

HORVATH DESIGN
Belcate Business Centre . Belcate Hall Technology Park
Coxwold Way . Billingham TS23 4EA . Tel & Fax . 01642 343445

Project: FITNESS FIRST ~ READING TILEHURST

Drawing Title: PROPOSED GROUND FLOOR LAYOUT

DWG No	REDM/ CAD-100	Revision	D
Scale	1:100	Date	12/02/01



D11550

READING

ENVIRONMENTAL SERVICES

E	2nd floor stair lobby amended	03/12/01
D	Internal layout amended.	23/11/01
C	Stair amended	26/06/01
B	New design layout	22/06/01
A	Various amendments	10/05/01
Revision	Amendment	Date

HORVATH DESIGN
Bolasis Business Centre . Bolasis Hall Technology Park
Cornwall Way . Billingham TS23 4EA . Tel & Fax . 01642 343445

Project
FITNESS FIRST ~ READING TILEHURST

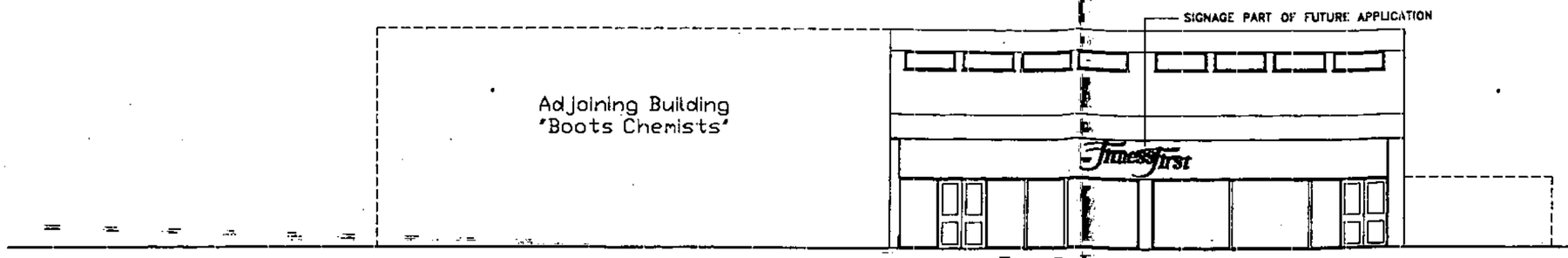
Drawing Title
PROPOSED FIRST & 2nd. FL. LAYOUTS

DWG No	RDM/ CAI-101	Revision	E
Scale	1:100	Date	12/02/01

READING, TILEHURST

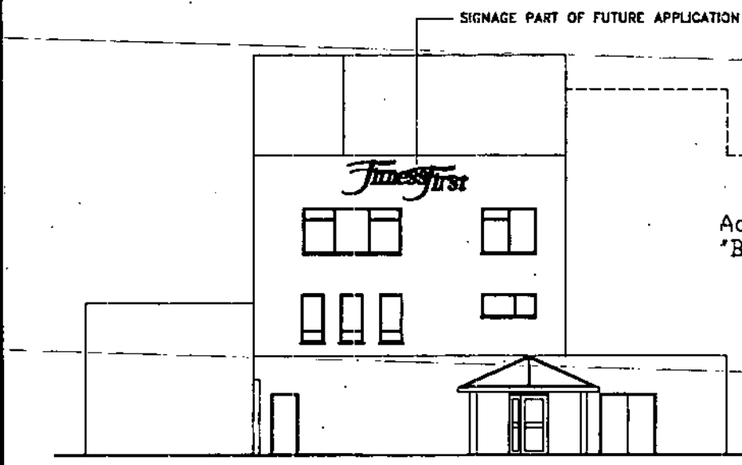
NOTES:

ALL WALLS FULLY RENDERED ~ PAINTED WHITE
NEW WINDOWS TO MATCH EXISTING.
ALL GLAZING TO BE CLEAR GLASS
NEW TIMBER DOORS~ PAINTED WHITE.



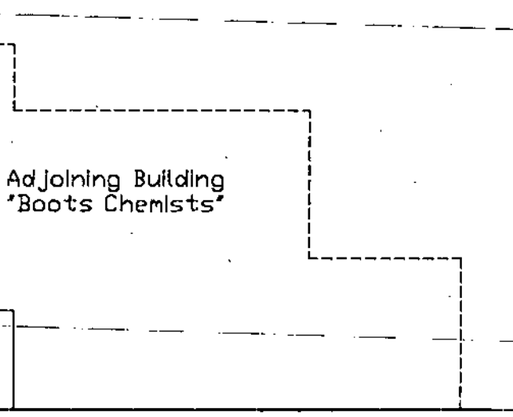
FRONT ELEVATION

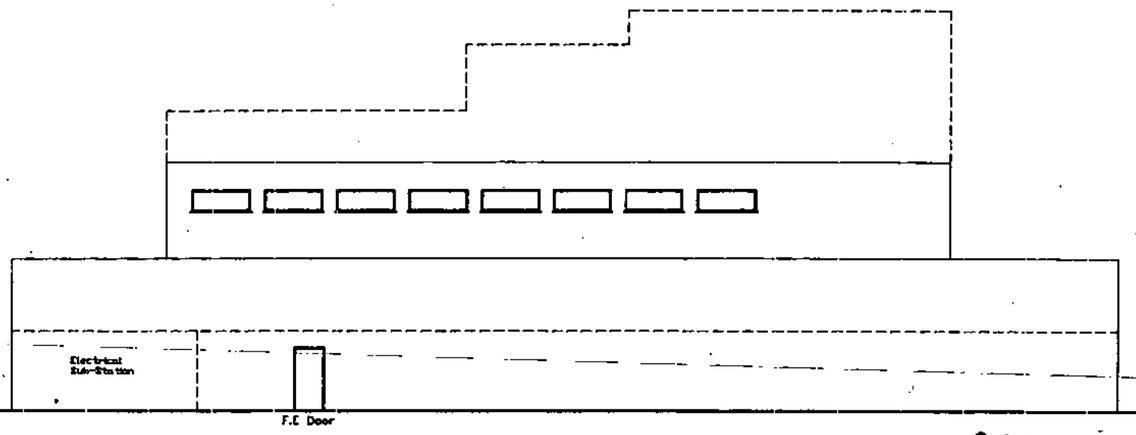
HEALTH CLUB ENTRANCE



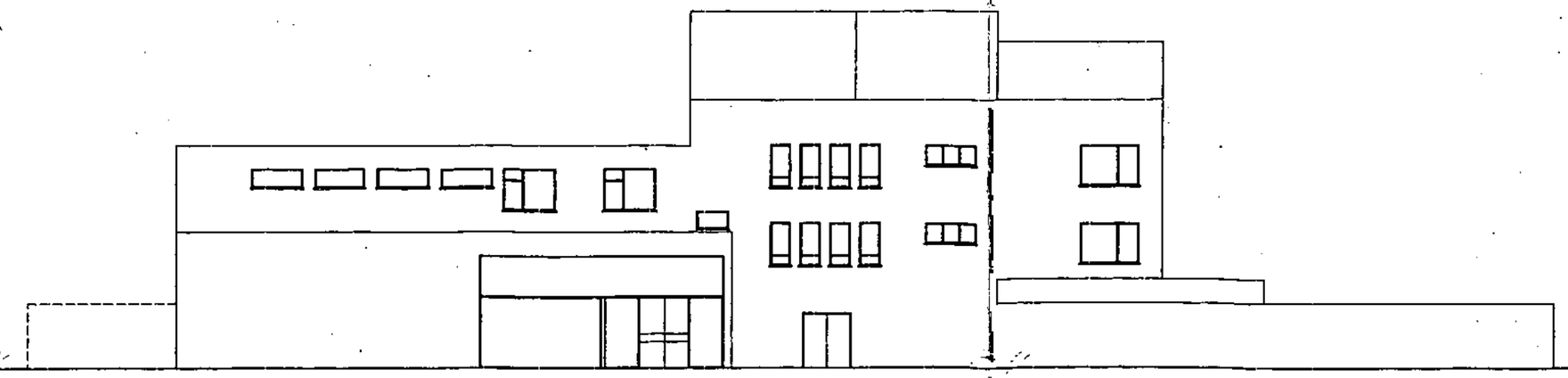
LEFT ELEVATION

SECONDARY HEALTH CLUB ENTRANCE





RIGHT ELEVATION



REAR ELEVATION

Fitness First

011550

READING BOROUGH COUNCIL
ENVIRONMENTAL SERVICES

REV. C ~ GLAZING PATTERN OMITTED 11/12/01
REV. B ~ Secondary Entrance to Health Club added. 23/11/01
REV. A ~ Windows amended door added. 26/06/01

HOHVATH DESIGN
Belasis Business Centre . Belasis Hall Technology Park
Cowald Way . Billingham TS23 4EA . Tel & Fax . 01642 343445

Project
FITNESS FIRST ~ READING, TILEHURST

Drawing Title
PROPOSED ELEVATIONS

Drwg No	REDM/ CAD-201	Revision	C
Scale	1:100	Date	15/05/01

CLIENT: WATTS & PARTNERS



Sign 5 - High level fence mounted sign.

Fabricated from 2mm aluminium paint finished White,
with Blue text only to illuminate.
Secured to face of existing balustrading.
Subject to discussion prior to planning Submission.

Correct artwork and sizes to be checked on revisit to site



Site Address

Meadway Shopping Centre

Revisions

Date	Description
17/07/01	Ist Issue
21/08/01	Panel changed to rectangular white with blue/yellow detail as original logo

ISC APPROVED TO BS EN ISO 9001 REG Nº 9 6 0 4 0 0 1 UKAS QUALITY MANAGEMENT 045

Drwg No.	C12395-c
Job No.	E12395
Scale	approx sizes
Date	21/08/01
Drawn By	Hannah B
Initiator	Neil S
Checked By	Murray C

SIGN 2000

LEYS INDUSTRIAL PARK MAIDSTONE ROAD PADDOCK WOOD TONBRIDGE KENT TN12 6QJ
COPYRIGHT
Tel: 01892 834383 Fax: 01892 838349

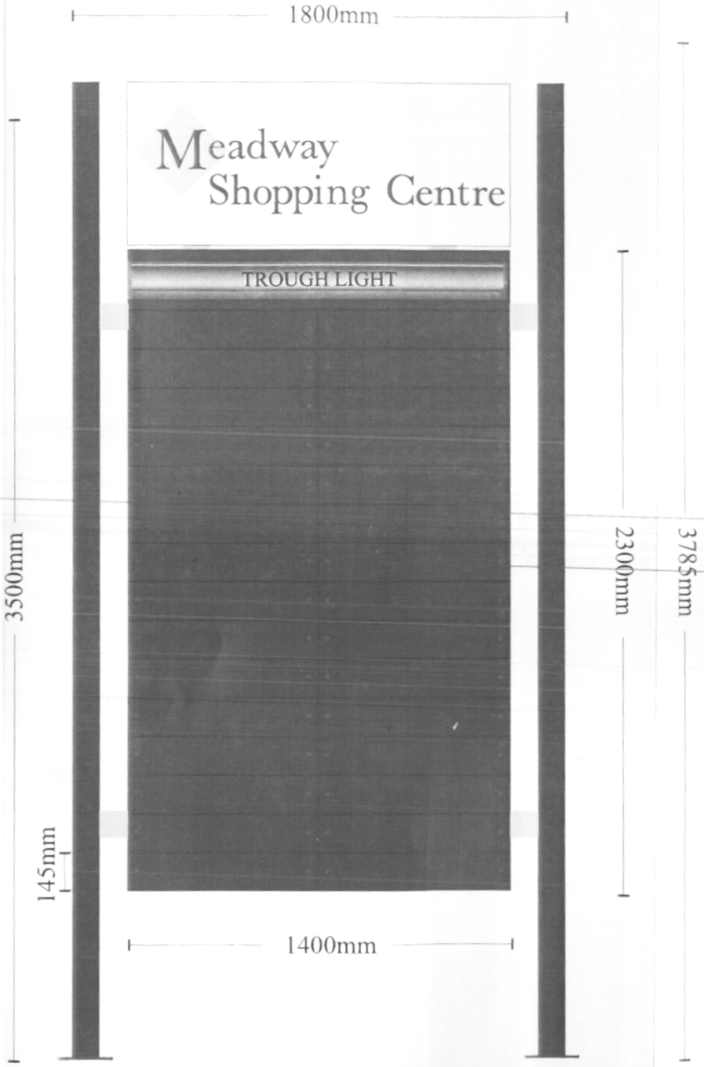
CLIENT: WATTS & PARTNERS

Sign 6 - 1no. single sided monolith





Sign 7 - 1no. double sided monolith



Sign 6 & 7 - Monolith Signs
Steel framework with fabricated aluminium panels depicting 30 tenants.

Site Address

Meadway Shopping Centre

Revisions

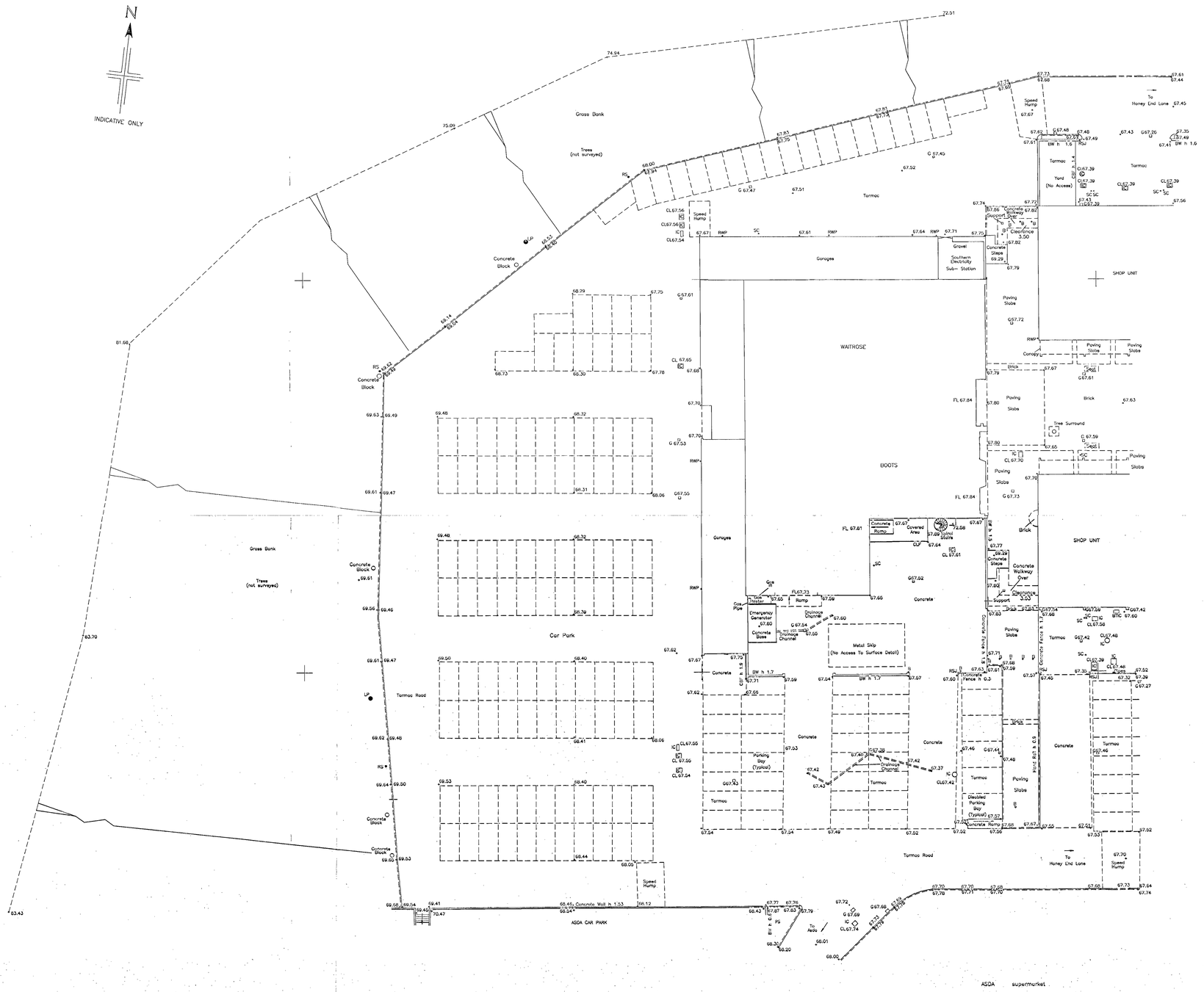
Date	Description
17/07/01	1st Issue
21/08/01	Top Blue oval panel deleted and replaced with white panel with old existing logo to face.

ISC APPROVED TO BS EN ISO 9001 REG Nº 9 6 0 4 0 0 1 — UKAS QUALITY MANAGEMENT 045

Drwg No.	C12395-d
Job No.	E12395
Scale	approx sizes
Date	21/08/01
Drawn By	Hannah B
Initiator	Neil S
Checked By	Murray C

SIGN 2000

LEYS INDUSTRIAL PARK MAIDSTONE ROAD PADDOCK WOOD TONBRIDGE KENT TN12 6QJ
COPYRIGHT
Tel: 01892 834383 Fax: 01892 838349



READING BOROUGH COUNCIL
DATE
21 JAN 2000
ENVIRONMENTAL SERVICES

ABBREVIATIONS

B	Bollard
BT	British Telecom
BW	Brick Wall
CBF	Close Boarded Fence
CL	Cover Level
FL	Floor Level
G	Gully
h	Height
IC	Inspection Cover
LP	Lamp Post
RS	Road Sign
RSJ	Rolled Steel Joist
SC	Stop Cock

LEGEND

ALL ARROWS POINT UP UNLESS OTHERWISE STATED

DRAWING ISSUE STATUS

Issue	Details	By	Date
A	Provisional Issue	PCA	15/10/99
B	Original Issue	PCA	26/10/99

THIS SURVEY HAS BEEN CARRIED OUT TO AN ACCURACY CONSISTENT WITH A PRESENTATION SCALE OF 1:100. INTERROGATED DIMENSIONS WILL BE WITHIN THE TOLERANCE ASSOCIATED WITH THIS AND SMALLER SCALES ONLY.

ALL LEVELS IN METRES, RELATED TO NEWLYN DATUM BASED UPON OSBM VALUE 73.37m SITUATED ON SW CORNER OF HOUSE NO. 8 THE MEADWAY

WATTS AND PARTNERS
10 ARTHUR STREET
LONDON
EC4R 9AY

MEADWAY SHOPPING PRECINCT TILEHURST

SITE SURVEY

SURVEYED AND DRAWN BY
Plowman Craven & Associates
141 Lower Luton Road
Harpenden
Hertfordshire.
AL5 5EQ.
Tel: (01582) 765566
Fax: (01582) 765370
email: post@plowcrav.demon.co.uk

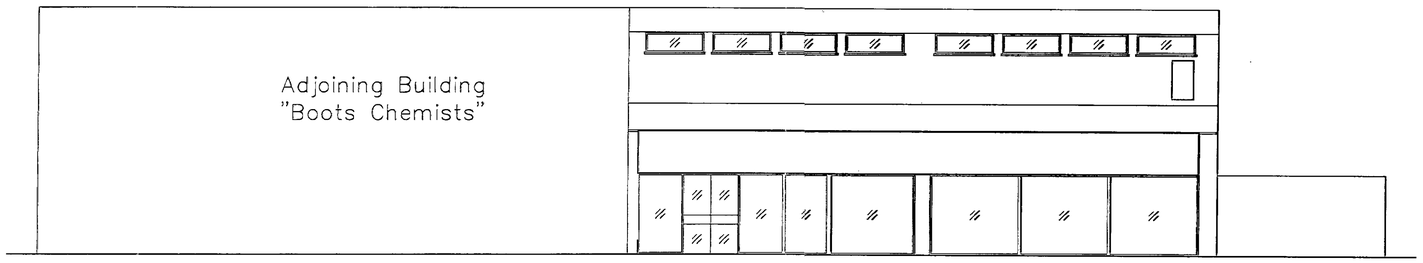
SCALE 1:200

DATE OF ISSUE OCTOBER 1999

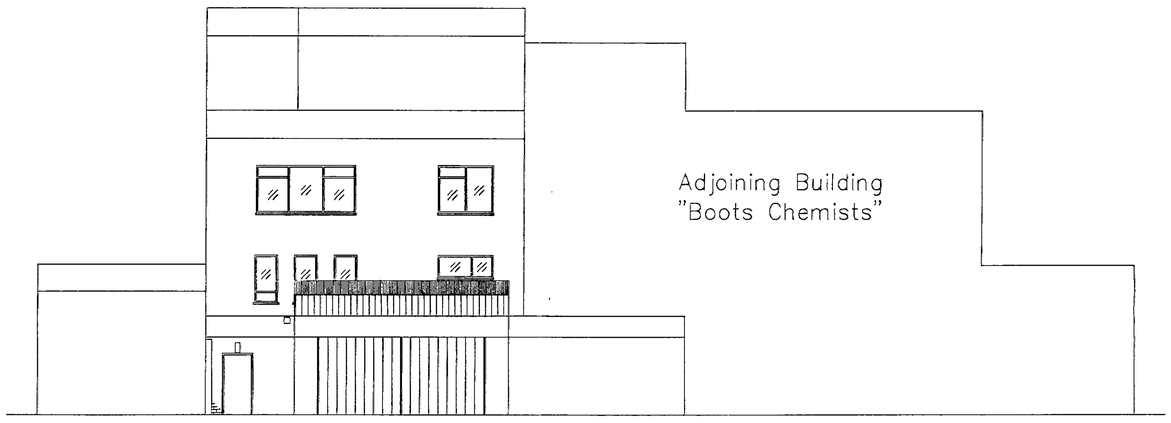
PCA JOB No. 6812 | CHECKED JPS

DRAWING No. 6812–1 | ISSUE B

READING, TILEHURST



FRONT ELEVATION



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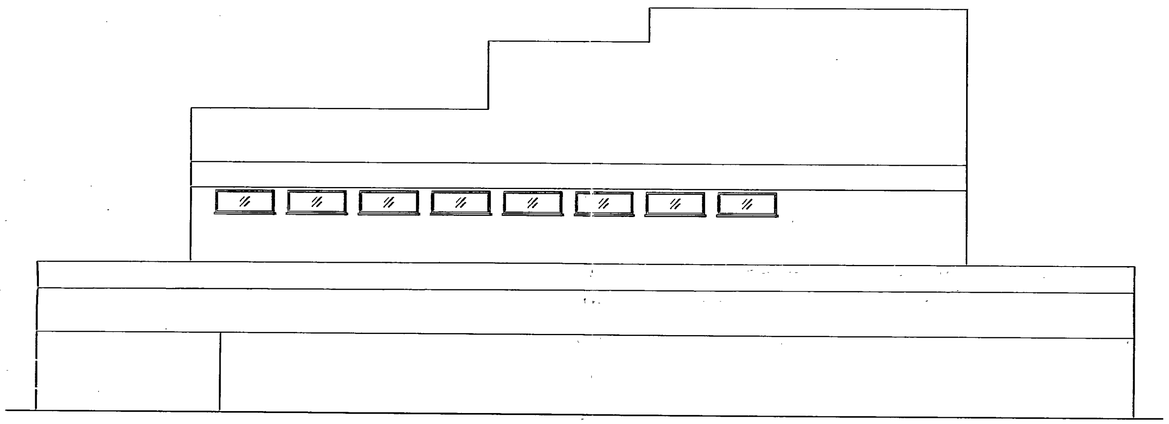
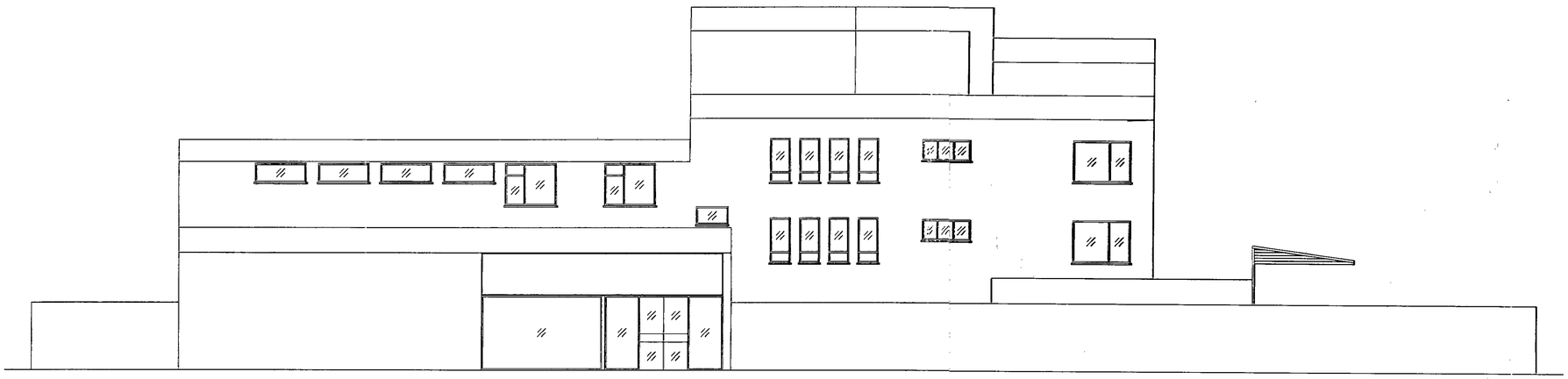


RIGHT ELEVATION



REAR ELEVATION

Fitness First

READING BOROUGH COUNCIL
DATE
13 DEC 2001
ENVIRONMENTAL SERVICES

011501

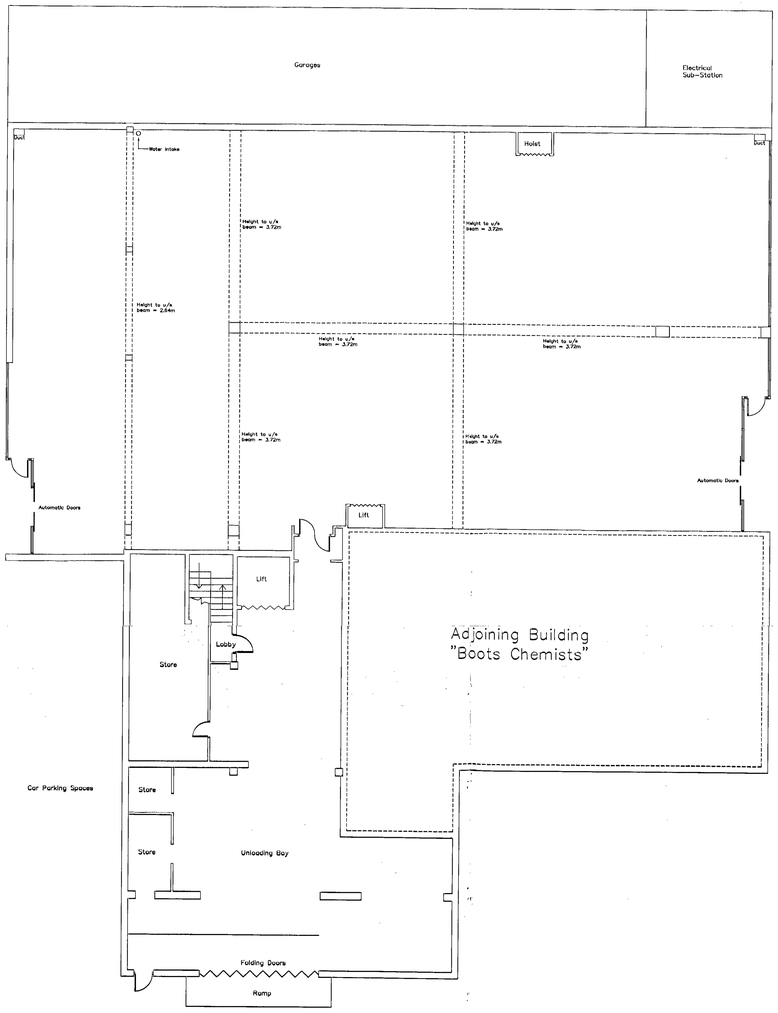
HORVATH DESIGN
Belasis Business Centre . Belasis Hall Technology Park
Coxwold Way . Billingham TS23 4EA . Tel & Fax . 01642 343445

Project
FITNESS FIRST ~ READING, TILEHURST

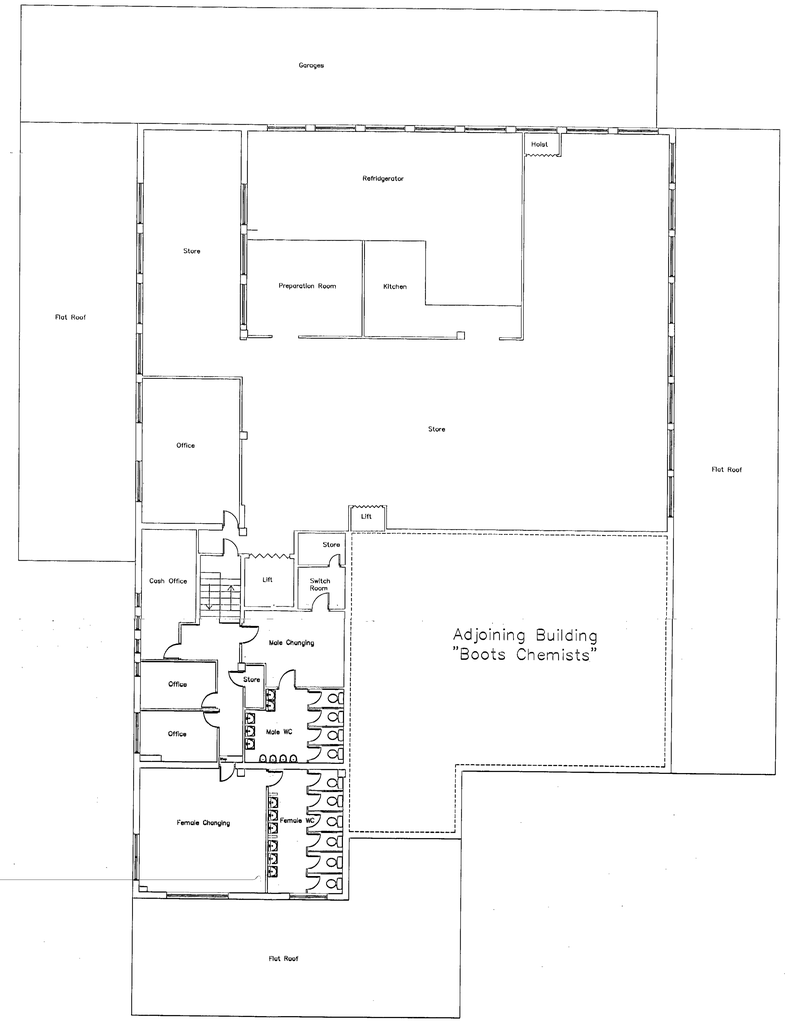
Drawing Title
EXISTING ELEVATIONS

DWG No	REDM/ CAD-200	Revision	
Scale	1:100	Date	15/05/01

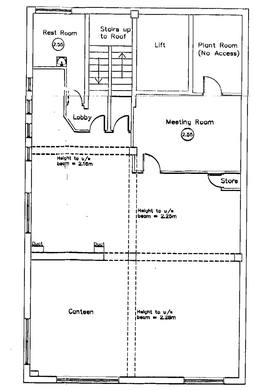
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Note
All site dimensions to be checked
Do not scale from this drawing

Revisions

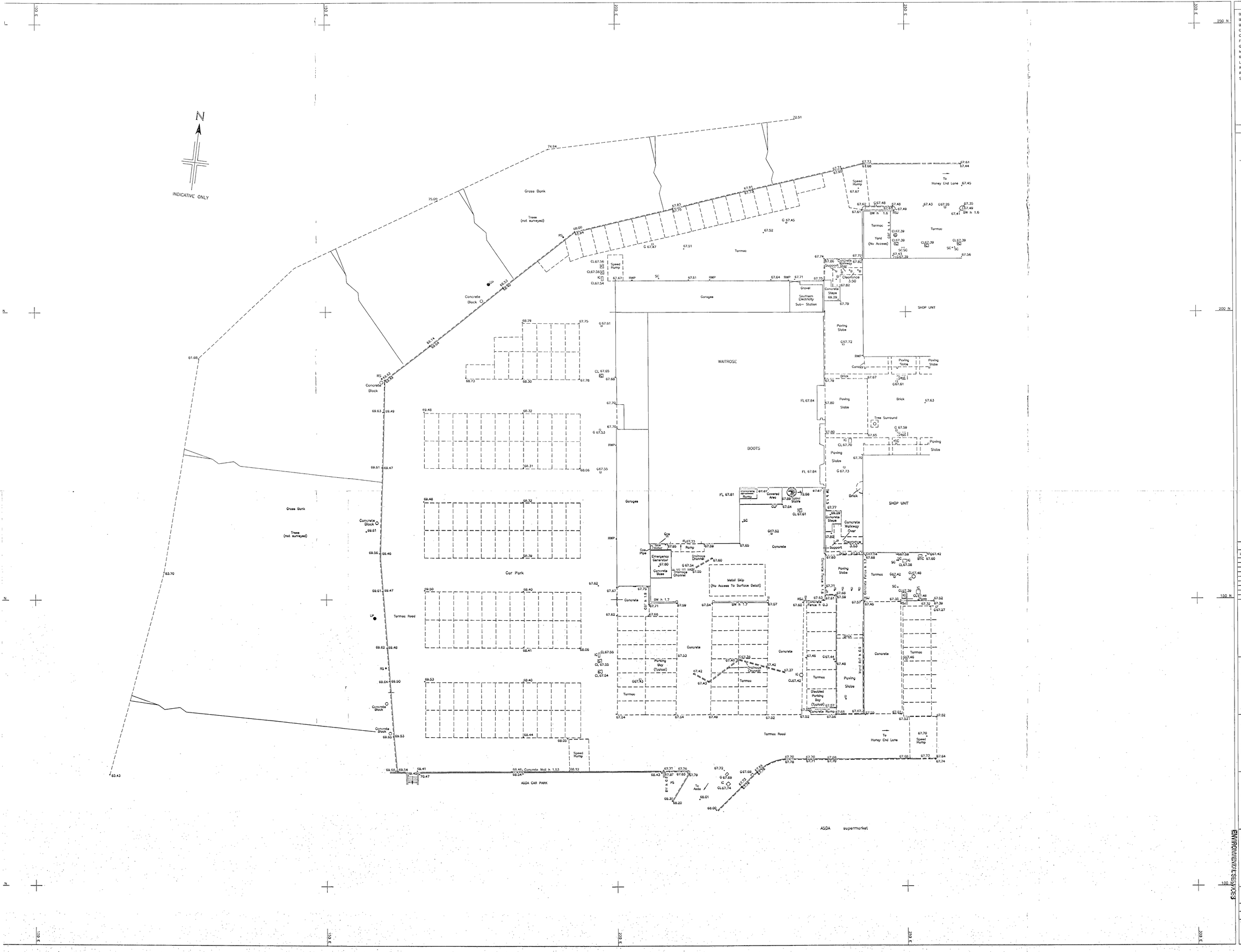
AlderKing
PROPERTY CONSULTANTS
0117 317 1000
15 PEMBROKE ROAD CLIFTON BRISTOL BS8 3BA

THE MEADWAY CENTRE
TILEHURST
READING

FLOOR LAYOUT PLANS
FOR FITNESS FIRST PLC

Scale 1:100 Drawn RJ
Date 01/02/01 Checked
Drawing Number 10239 /01

READING BOROUGH COUNCIL
DATE
18 DEC 2001
ENVIRONMENTAL SERVICES
011553



ABBREVIATIONS

B	Bollard
BT	British Telecom
BW	Brick Wall
CBF	Close Boarded Fence
CL	Cover Level
FL	Floor Level
G	Gully
h	Height
IC	Inspection Cover
LP	Lamp Post
RS	Road Sign
RSJ	Rolled Steel Joist
SC	Stop Cock

LEGEND

ALL ARROWS POINT UP UNLESS OTHERWISE STATED

DRAWING ISSUE STATUS

Issue	Details	By	Date
A	Provisional Issue	PCA	15/10/99
B	Original Issue	PCA	26/10/99

THIS SURVEY HAS BEEN CARRIED OUT TO AN ACCURACY CONSISTENT WITH A PRESENTATION SCALE OF 1:100 INTERROGATED DIMENSIONS WILL BE WITHIN THE TOLERANCE ASSOCIATED WITH THIS AND SMALLER SCALES ONLY.

ALL LEVELS IN METRES, RELATED TO NEWLYN DATUM BASED UPON OSBM VALUE 73.37m SITUATED ON SW CORNER OF HOUSE NO. 8 THE MEADWAY

WATTS AND PARTNERS
10 ARTHUR STREET
LONDON
EC4R 9AY

MEADWAY SHOPPING PRECINCT TILEHURST

SITE SURVEY

SURVEYED AND DRAWN BY
Plowman Craven & Associates
141 Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: (01582) 765566
Fax: (01582) 765370
email: post@plowcrav.demon.co.uk

PCA

SCALE 1:200

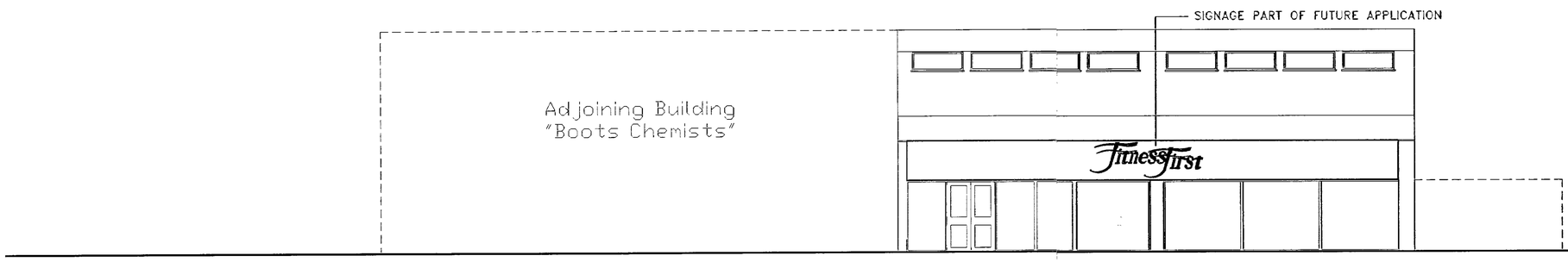
DATE OF ISSUE OCTOBER 1999

PCA JOB No. 6812 | CHECKED JFS

DRAWING No. 6812-1 | ISSUE B

ENVIRONMENTAL SERVICES

READING, TILEHURST

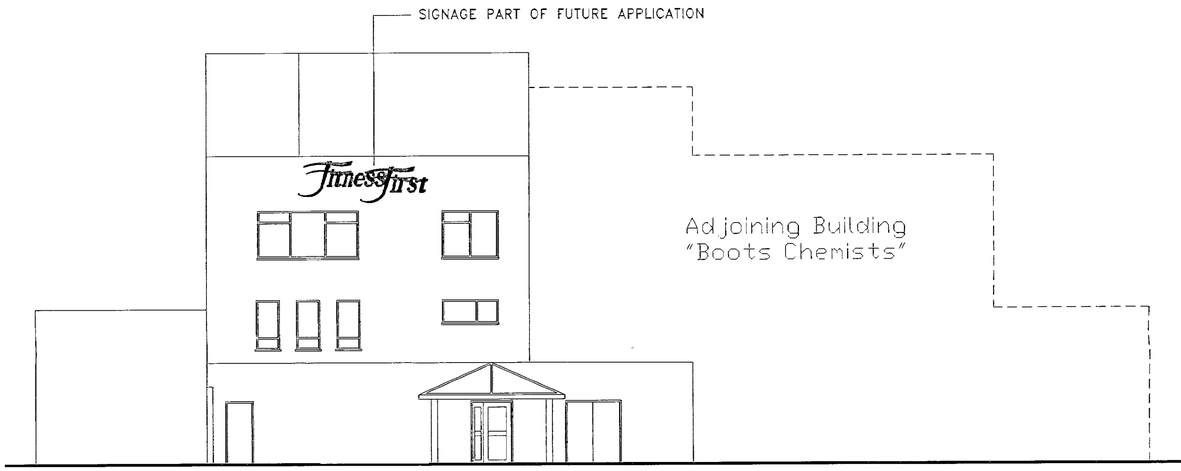


FRONT ELEVATION

HEALTH CLUB ENTRANCE

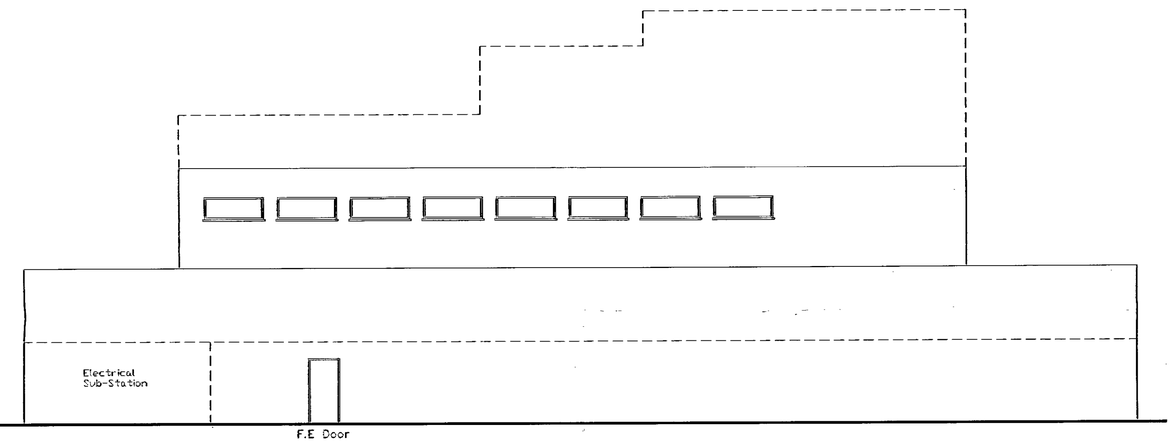
NOTES:

ALL WALLS FULLY RENDERED ~ PAINTED WHITE
NEW WINDOWS TO MATCH EXISTING.
ALL GLAZING TO BE CLEAR GLASS
NEW TIMBER DOORS~ PAINTED WHITE.

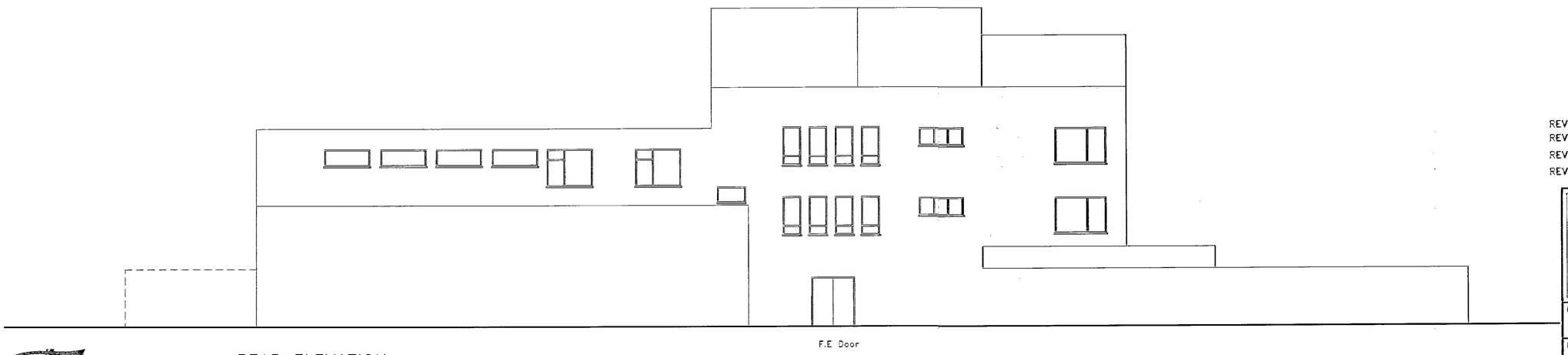


LEFT ELEVATION

SECONDARY HEALTH
CLUB ENTRANCE



RIGHT ELEVATION



REAR ELEVATION

READING BOROUGH COUNCIL
DATE
28 JAN 2002
ENVIRONMENTAL SERVICES

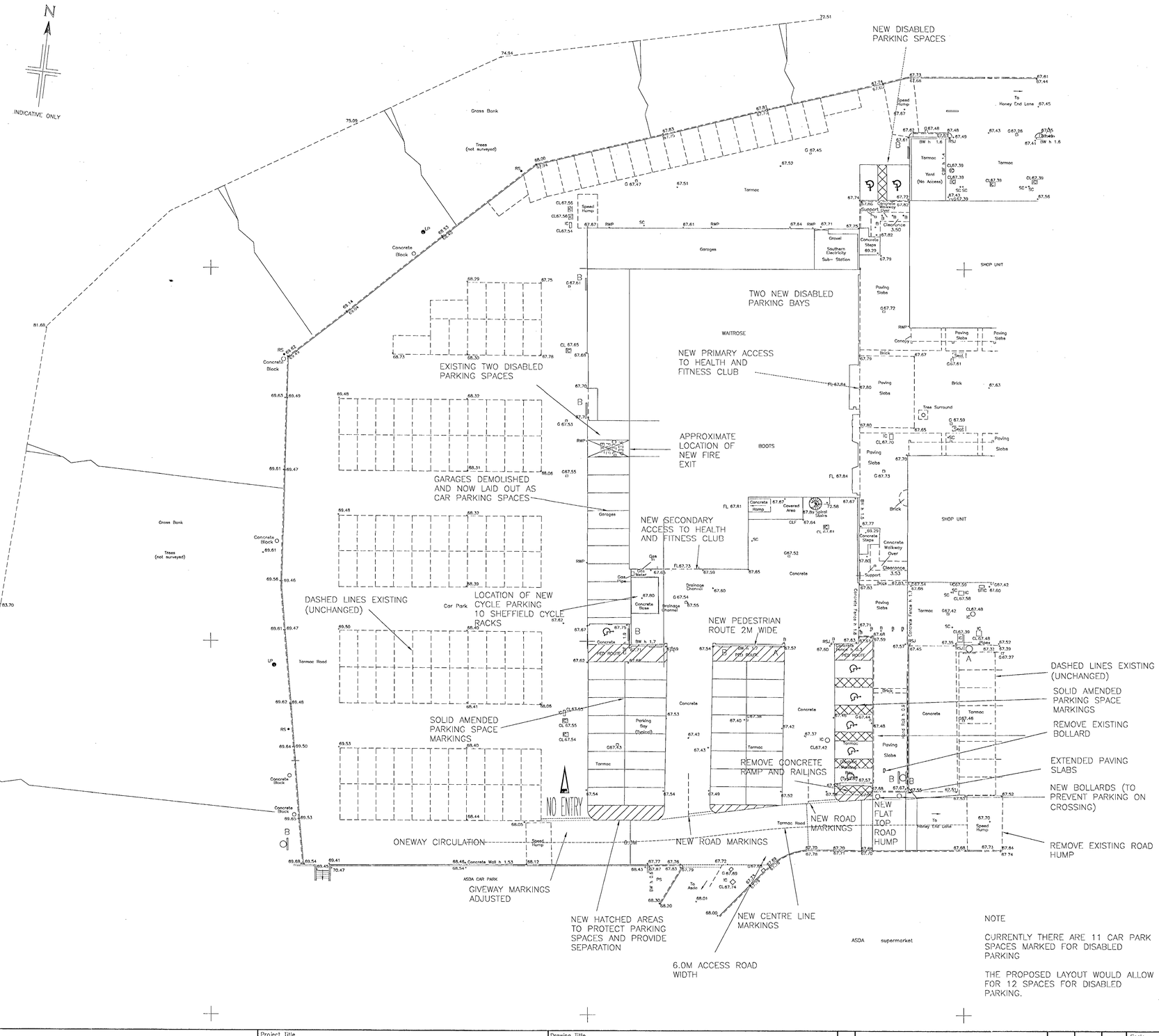
REV. D ~ Elevations amended to match plans 24-01-02
REV. C ~ GLAZING PATTERN OMITTED 11/12/01
REV. B ~ Secondary Entrance to Health Club added. 23/11/01
REV. A ~ Windows amended door added. 26/06/01

HORVATH DESIGN
Belasis Business Centre . Belasis Hall Technology Park
Coxwold Way . Billingham TS23 4EA . Tel & Fax . 01642 343445

Project
FITNESS FIRST ~ READING, TILEHURST

Drawing Title
PROPOSED ELEVATIONS

DWG No	REDM/ CAD-201	Revision	D
Scale	1:100	Date	15/05/01



NOTES

FOR CAR PARK MANAGEMENT SIGNS "A,B,C"– REFER TO SIGN TYPE SCHEDULE FOR DETAILS

NOTE

CURRENTLY THERE ARE 11 CAR PARK SPACES MARKED FOR DISABLED PARKING

THE PROPOSED LAYOUT WOULD ALLOW FOR 12 SPACES FOR DISABLED PARKING.

Superseded

SANDERSON ASSOCIATES
(CONSULTING ENGINEERS) LTD
HIGHWAYS, TRAFFIC AND TRANSPORTATION
Tel: (01484) 519333 Fax: (01484) 519444
E-Mail: mail@sandersonassociates.co.uk
Web site: www.sandersonassociates.co.uk

Client	Project Title	Drawing Title	Rev	Amendment	Drawn	Date	Checked
FITNESS FIRST	MEADWAY CENTRE – READING	PROPOSED IMPROVEMENTS TO SITE LAYOUT					

Scale	1:200	Drawn By	KB
Drawing Size	A0	Checked By	DJC
Date	01/02	Approved By	DJC
QIM ISO 9001 REGISTERED FIRM		Drawing Number	2344-01

AUTOCAD REF: CAD-REF:

NEW DISABLED PARKING SPACES

NOTE

CURRENTLY THERE ARE 11 CAR PARK SPACES MARKED FOR DISABLED PARKING

THE PROPOSED LAYOUT WOULD ALLOW FOR 12 SPACES FOR DISABLED PARKING.

THIS DRAWING IS A COMPILATION OF A SURVEY DRAWING AND AN ORDNANCE SURVEY DRAWING. AN INDICATIVE EXISTING CAR PARK LAYOUT HAS BEEN ADDED TO THE ORDINANCE SURVEY PART OF THE DRAWING.

FOR CAR PARK MANAGEMENT SIGNS "A,B,C"– REFER TO SIGN TYPE SCHEDULE FOR DETAILS

TWO NEW DISABLED PARKING BAYS

NEW PRIMARY ACCESS TO HEALTH AND FITNESS CLUB

EXISTING TWO DISABLED PARKING SPACES

APPROXIMATE LOCATION OF NEW FIRE EXIT

GARAGES DEMOLISHED AND NOW LAID OUT AS CAR PARKING SPACES

NEW SECONDARY ACCESS TO HEALTH AND FITNESS CLUB

DASHED LINES EXISTING (UNCHANGED) CIRCULATION MARKING AS EXISTING

LOCATION OF NEW COVERED CYCLE PARKING 10 SHEFFIELD CYCLE RACKS

NEW PEDESTRIAN ROUTE 2M WIDE

SOLID AMENDED PARKING SPACE MARKINGS

NEW ROAD MARKINGS

REMOVE CONCRETE RAMP AND RAILINGS

REMOVE EXISTING BOLLARD

GIVEWAY MARKINGS ADJUSTED

ONEWAY CIRCULATION MARKINGS AS EXISTING

NEW ROAD MARKINGS

NEW FLAT TOP ROAD HUMP

EXTENDED PAVING SLABS

NEW BOLLARDS (TO PREVENT PARKING ON CROSSING)

REMOVE (EXISTING ROAD HUMP

NEW CENTRE LINE MARKINGS

NEW HATCHED AREAS TO PROTECT PARKING SPACES AND PROVIDE SEPARATION

6.0M ACCESS ROAD WIDTH

El Sub Sta

Meadway Precinct

Car Park

ASDA CAR PARK

ASDA supermarket

Service Yard Area

Grass Bank

Trees (not surveyed)

Tarmac Road

Concrete Block Wall

Concrete Block

Gravel

Southern Electricity Sub- Station

Garages

Tarmac

Yard (No Access)

Paving Slabs

Brick

Concrete Ramp

Covered Area

Sprint Store

Concrete Slope

Concrete Walkway Over

Concrete Support

Concrete Bases

Speed Hump

Tree Surround

Seat

Bollard

Posts

PCs

SHOP UNIT

WAITROSE

BOOTS

Parking Bay (Typical)

Kerb Radius

Gate Motor

Canopy

To Honey End Lane

To Asda

To Honey End Cafe

67.1m

Def

LB

dc

B	Various Amendments Made to Address Planning Comments	KB	01/02	DJC
A	Ordnance Survey Data Added	KB	01/02	DJC
Rev	Amendment	Drawn	Date	Checked

SANDERSON ASSOCIATES

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Tel: (01484) 519333 Fax: (01484) 519444
E-Mail: mail@sandersonassociates.co.uk
Web site: www.sandersonassociates.co.uk

Client: FITNESS FIRST

Project Title: MEADWAY CENTRE – READING

Drawing Title: PROPOSED IMPROVEMENTS TO SITE LAYOUT

Scale	1:200
Drawing Size	A0
Date	01/02
Drawn By	KB
Checked By	DJC
Approved By	DJC
Drawing Number	2344–01
Rev	B

QIM ISO 9001 REGISTERED FIRM

AUTOCAD REF: CAD–REF: