## 01/00329/FUL CHEAPSIDE

**Condition 6** – disabled access need to confirm OK

**Condition 7** – no reply received from D Moor

**Condition 8** – Boundary treatment, no details received

**Condition 10/11** cycle storage, wrote 26/11/02 no reply received.

# Reading
BOROUGH COUNCIL

Tony Lear
**Director of Environment**

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

Barton Willmore Planning Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
READING
RG1 7BW

**Our ref: 01/00329/FUL**
**Your ref:**
**Email:** jenny.brewer@reading .gov.uk
**Direct:** ☎ 0118 9390900 EXT 4882

26November 2002

Your contact is **Jenny Brewer – Planning Technician**

Dear Sirs

**Re: The Odeon, 7 Cheapside**

I have consulted our Transport section regarding the condition five of planning application for the above site dated 13 February 2002.

The extracts of the construction method statement submitted satisfy condition 5, parts 1,2,3, and 5 of the planning consent. However from a site visit I made today 26 November 2002, I see that the footway across the frontage on Cheapside is blocked by fencing, preventing through pedestrian access. This is contrary to par 4 of condition 5, and plans submitted which show continuous footway provision across the site front.

As this is in breach of condition please ensure that measures are taken to open the footway as soon as possible. This will also enable the condition 5 of the planning consent to be discharged.

Yours faithfully

Jenny Brewer
Planning Technician

Enc

Footway reinstated
11/12/02.
JB

Condition 5

Transport —
Construction method
statement.
Inspect/site visit 11/12/02
Check if walkway clear

Beacon Council
2001-2002
Town Centre Regeneration

**DEPARTMENTAL MEMORANDUM**

To: **Planning Manager**

Your Ref: **JB**

From: **Transport Strategy**

My Ref: **PH**
Ext: 2653

Date: 30 August 2002

| | |
|---|---|
| Application No. | 01/00329/FUL |
| Proposed Development | Demolition of existing building. Erection of 46 flats with associated parking together with one A2 unit (84 sqm ). |
| Development Address | 7 Cheapside, Reading. |

**Discharge of condition 5.**

The extracts of the construction method statement submitted satisfy condition 5, parts 1, 2, 3 & 5 of the planning consent for the above development. However, from a subsequent site visit the footway across the site frontage is blocked by fencing preventing through pedestrian access. This is contrary to part 4 of condition 5, and plans submitted by the applicant which show continuous footway provision across the site frontage. Accordingly this condition cannot be discharged.

[redacted]

**Paul Hurdus**
**Development Control Advisor (Transport)**

RECEIVED
Transport DC

# Memorandum

**To: Transport**

**CC:**

**From: Jenny Brewer, Planning**

**Date:** 28/08/2002

**Re:** 7 Cheapside

---

I am monitoring the conditions for the above application and I am enclosing a copy of their construction method statement. I would be grateful for your comments in conjunction with the parts of condition five that effect the highway.

Condition 5

Before development is commenced on each relevant phase, details shall be submitted to and approved in writing by the Local Planning Authority making provision for a construction method statement. The construction method statement shall show details of:

1 Parking of vehicles of site personnel, operatives and visitors,

2 Loading and unloading of plant and materials

3 Storage of plant and materials used in constructing the development

4 Treatment of all relevant pedestrian routes and highways within and around the relevant site throughout the course of construction and their reinstatement where necessary

5 Times, routes and means of access into the site for construction traffic and delivery including removal of waste material and methods of preventing deposition of materials on the highway.

Enc

# OLD ODEON CINEMA SITE. READING.

## CONSTRUCTION PHASE METHOD STATEMENT.

1. PARKING.

Due to the layout of the construction footprint of the site there will not be any on-site parking. There are adequate local car-parks for both operatives and visitors. The definition of operatives will be given to mean any-one either working on the site or sub- contract Management. Visitors (Sales reps, Safety Committee Members or P.C. Directors) will all be afforded the use of the local car-parks. THERE WILL BE NO DISPENSATIONS.

2. LOADING AND UNLOADING OF PLANT AND MATERIALS.

ALL MATERIALS AND PLANT WILL BE MOVED BY CRANE WHERE-EVER POSSIBLE AND AS SOON AS IS REASONABLY PRACTICABLE. ALL DELIVERIES WILL BE MADE USING THORN STREET ACCESS.

Following a meeting with Reading Council it was deemed favourable to the running of the contract that the piece of land with the raised planter in Thorn St.could be handed over to F.H.L for the duration of the contract as a temporary storage area. Materials will be deposited in the area and moved by crane to their work station. This will require close liaison between Site Staff and forward planning by both parties. Suppliers and Sub-Contractors will be made aware of their responsibilities under the terms of this condition prior to any sub-contract packages being let.

3. STORAGE OF PLANT AND MATERIALS.

Materials will only be delivered in manageable sized loads. As previously stated prior to any packages being let, all suppliers will be notified in writing of the constraints due to access and Sub-contractors will be invited to attend a Pre-contract meeting during which logistics will be a sub-heading. All plant will be placed within the demise of the site for onward relocation to its workplace by the crane.

4. PEDESTRIAN ROUTES AND HIGHWAYS.

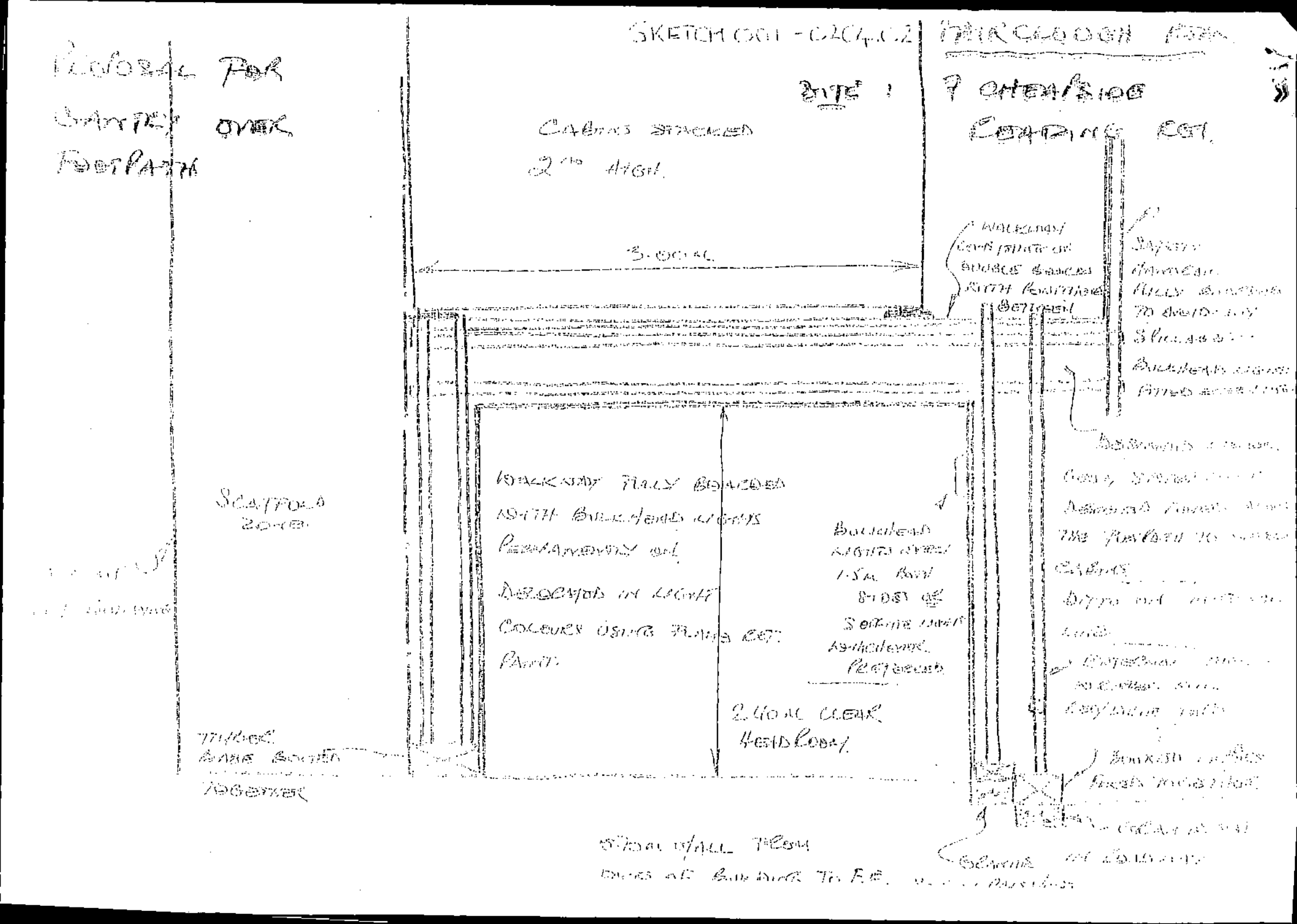
Throughout the duration of the Contract protection and safety of the public will be treated with the highest priority. At no time will vehicles be allowed to knowingly park anywhere but on the road. No activity outside of the site demise will be allowed to take place without the correct permits in place. Any work requiring protection overnight will be with the approval of the Local Authority. Adequate lighting and signage will be positioned adjacent to any excavations at all times. Reinstatement of any excavations will be to the Local Authority Bye-laws and approval will be sought where necessary. Courtesy will be extended to all members of the public at all times and the inference of this statement will be incorporated within any sub-contract package. Operatives working on the public highway will wear PPE at all times.

5. DELIVERIES AND SITE ACCESS.

As far as is reasonably practicable skipped waste will be moved before 08.00 hrs. Concrete deliveries and other "convoy" deliveries will timed so as to prevent any traffic hold-up. All deliveries as previously stated will be via Thorn Street.

6. TEMPORARY BUILDINGS.

Fairclough Homes have proposed to Reading Council the erection of a gantry over the front (Cheapside) elevation to support offices and mess areas at high level whilst still affording access to the pavement by means of a walkway created within the gantry. This will be constructed with full approval of the Local Authority. All signage and lighting will be maintained for the duration of the contract.


SKETCH 001 - 0204.02
PAIRCLOUGH
SITE :
7 CHEAPSIDE
READING RGT.
PROPOSAL FOR
GANTRY OVER
FOOTPATH
CABINS STACKED
2nd HIGH.
3.00M
WALKWAY
BETWEEN
SCAFFOLD
ZONE
WALKWAY FULLY BOARDED
WITH BULKHEAD LIGHTS
PERMANENTLY ON
DECORATED IN LIGHT
COLOURS USING FLAME RET.
PAINT.
BULKHEAD
LIGHTS EVERY
1.5M BOTH
SIDES OF
SOFFITE LIGHT
WHICHEVER
PREFERRED
2.40M CLEAR
HEADROOM
THREE
BASE BOLTED
TOGETHER
CABINS
GRANITE

# Memorandum

**To: Transport**

**CC:**

**From: Jenny Brewer, Planning**

**Date:** 28/08/2002

**Re:** 7 Cheapside

---

I am monitoring the conditions for the above application and I am enclosing a copy of their construction method statement. I would be grateful for your comments in conjunction with the parts of condition five that effect the highway.

Condition 5

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2 Loading and unloading of plant and materials

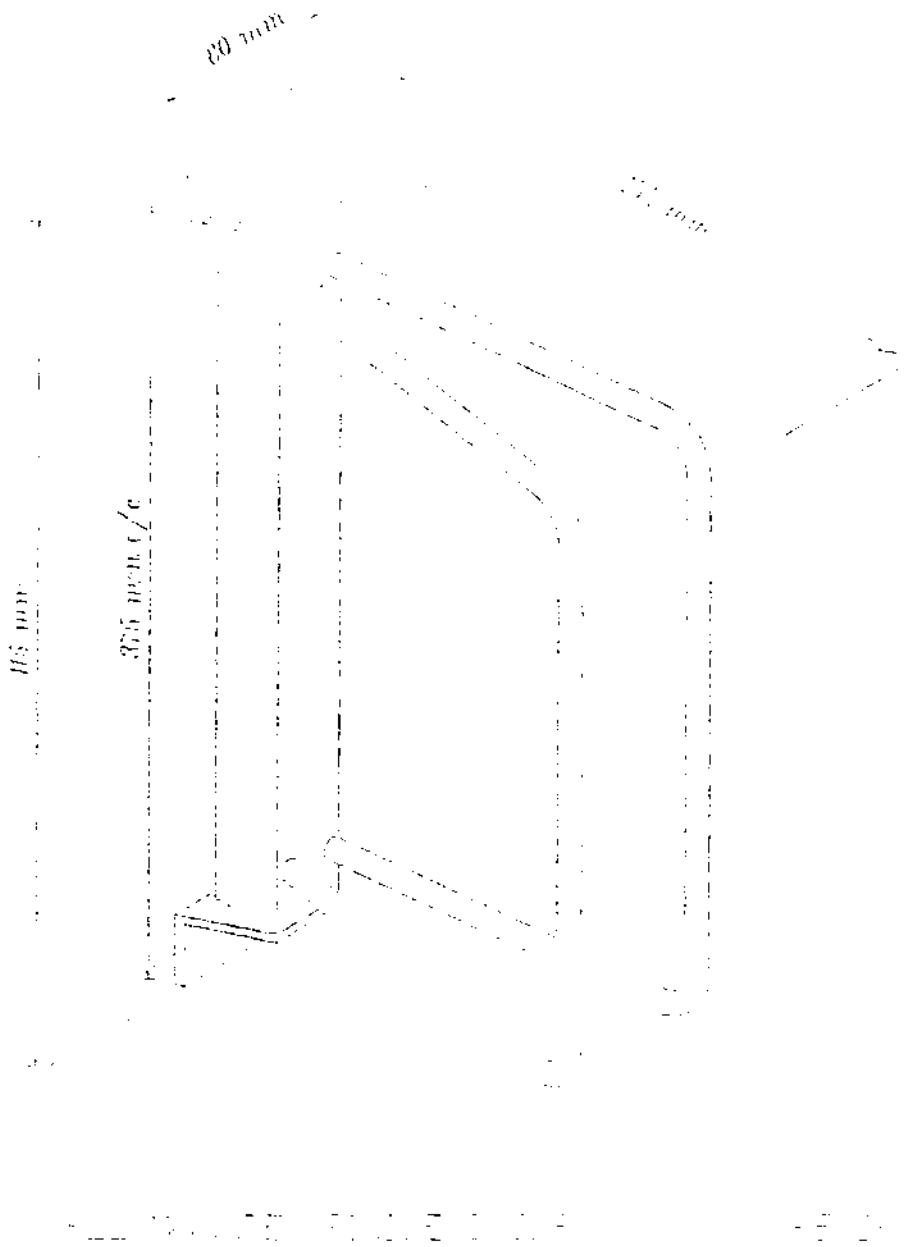
3 Storage of plant and materials used in constructing the development

4 Treatment of all relevant pedestrian routes and highways within and around the relevant site throughout the course of construction and their reinstatement where necessary

5 Times, routes and means of access into the site for construction traffic and delivery including removal of waste material and methods of preventing deposition of materials on the highway.

Enc

IF IN DOUBT ASK



# Reading
BOROUGH COUNCIL

Tony Lear
**Director of Environment**

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

Barton Willmore Planning Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
READING
RG1 7BW

**Our ref: 01/00329/FUL**
**Your ref:**
**Email**: jenny.brewer@reading .gov.uk
**Direct**: ☎ 0118 9390900 EXT 4882

26November 2002

Your contact is **Jenny Brewer – Planning Technician**

Dear Sirs

**Re: The Odeon, 7 Cheapside**

I have consulted our Transport section regarding the condition five of planning application for the above site dated 13 February 2002.

The extracts of the construction method statement submitted satisfy condition 5, parts 1,2,3, and 5 of the planning consent. However from a site visit I made today 26 November 2002, I see that the footway across the frontage on Cheapside is blocked by fencing, preventing through pedestrian access. This is contrary to par 4 of condition 5, and plans submitted which show continuous footway provision across the site front.

As this is in breach of condition please ensure that measures are taken to open the footway as soon as possible. This will also enable the condition 5 of the planning consent to be discharged.

Our Transport section also have concerns regarding the cycle storage and access as detailed in condition 10 and 11 of the planning consent, enclosed is a copy of their memo to the planning section and I would request that you answer their concerns to enable the conditions to be signed off.

Please contact myself of James Fox should you have any queries.

Beacon Council
2001-2002
Town Centre Regeneration

Yours faithfully

Jenny Brewer
Planning Technician

Enc

Reading
BOROUGH COUNCIL

**Reading B.C**

# Memo

**To:** James Fox

**From:** Jenny

**CC:**

**Date:** 20/11/2002

**Re:** Odeon Cinema site, 7 Cheapside

---

## Condition monitoring

Condition 6 – Access

I have had a reply from Helen and she states ' everything looks very well though out and planned'

Can this condition now be signed off.

Condition 5- Construction method statement

Paul confirms that the statement submitted satisfies the condition but states that there was fencing blocking the footway, which contravenes part 4 and 5. Would you like me to make a site visit or as his memo was written in August is it all a bit late?

Condition 7-Landscaping

I have consulted D Moor

Condition 10- Cycle storage

Transport state, ' The cycle rack on the west side of the development is vulnerable and appears to be on the kerb line of the proposed access, which is unsatisfactory.



Beacon Council
2001-2002
Town Centre Regeneration

# Memorandum

**To:D Moor, Transport**

**CC:**

**From: Jenny Brewer, Planning**

**Date:** 20/11/2002

**Re:** 29 Queens Road – Application 00/00595

---

I am monitoring the conditions for the above planning application and I am enclosing a copy a landscaping plan.

Condition 7

Landscaping

Condition 7

No development shall take place until th
writing by the local planning authority a
The submitted details shall include any p
surfacing materials, structures and ancill
etc). For schemes involving soft landsca
schedules of plants giving the species, pl
implementation and maintenance prograr
provision where appropriate of fencing, v
screening, the formation of banks, terrace
by the local planning authority the hard a
out in accordance with the approved detai
occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

Can you let me know if the details they have submitted are sufficient for the signing off of the above condition?

ACD
CHARTERED
LANDSCAPE
ARCHITECTS
Interiors
Land Planning
Landscape Architecture

INSTITUTE OF ENVIRONMENTAL MANAGEMENT & ASSESSMENT
professional development
best practice
networking
iema

14th August 2002

Reading Borough Council
Planning & Environmental Department
Civic Centre
Reading
RG1 7DT

READING BOROUGH COUNCIL
15 AUG 2002

For the attention of Ms Jenny Brewer

Dear Ms Brewer,

**Former Odeon Cinema**
**Ref: 01/00329**

Please find enclosed 2No copies of our drawing No. FAIR 14560/01 detailing the landscape proposals for the above site, pursuant to the release of conditions 7&8 of the above planning approval.

I trust that you find these proposals satisfactory, if however you have any queries please do not hesitate to contact me.

Yours sincerely

[redacted]
Associate Director

cc Mr. Iain Liversage - Fairclough Homes - encl x 2

35 ABBEY ROW, MALMESBURY, WILTS. SN16 0AG TEL: (01666) 825646 FAX: (01666) 824654
THE STABLES, 3B WILSON STREET, WINCHMORE HILL, LONDON N21 1BP TEL: (020) 8447 9049 FAX: (020) 8447 8821
MOBILE: 07768 352000 *or* 07974 815309 EMAIL: ACD_LA@compuserve.com *or* acd.landscape@virgin.net

*Director:* S.J. Dale, Dip.LA MLI *Associate Director:* J.B. Constable, B.A.Hons Dip.LA *Consultant:* A.T. Gibbons Dip. LA MLI D.C. Rose BSc. C.Eng MICE. MIStructE
ACD Landscape Architects Ltd *Registered Office:* Doric House, 132 Station Road, Chingford E4 6AH *Company Registration No:* 2079974 *VAT Registration No:* 455 2308 59

# Reading
BOROUGH COUNCIL

Tony Lear
**Director of Environment**

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

Richard Barnett
Romans
4 kings Street Lane
Winnersh
RG1 5AS

**Our ref** 00/01400/FUL
**Your ref:** RB/A01/WT33

**Email:** jenny.brewer@reading .gov.uk
**Direct:** ☎ 0118 9390900 ext 4882

Your contact is: **Jenny Brewer – Planning Technician**

8 May 2002

Dear Sir

**Planning Conditions relating to 7 Cheapside, Reading**

Further to my letter of 23 April 2002 I am enclosing a copy of a memo from our Transport Strategy section regarding conditions one and two. Please submit details of servicing so that condition two can be discharged.

I look forward to hearing from you with comments on the above and details of the boundary and landscaping details. Please do not hesitate to call me should you require further information.

Yours sincerely

Jenny Brewer
Planning Technician

Beacon Council
2001-2002
Town Centre Regeneration

BRICKABILITY
BRICK MERCHANTS
Brickability House, 57 Grenfell Road, Maidenhead, Berkshire SL6 1ES
**Telephone: 01628 776088** Fax: 01628 776346 Email: enquiries@brickability.co.uk

Our Ref : Reading Planning/PB001/2002/lmn

2 July 2002

Reading Planning Office

For attention of Jane Lynch.

**Re: Fairclough Homes, 7 Cheapside, Reading.**

Sample for above site ref :- 00/1400 FUL

Old Worchester

Dorchester Red.

Regards,

**Paul Bell**

SKETCH 001 - 0204.02

FAIRCLOUGH HEAD

PROPOSAL FOR GANTRY OVER FOOTPATH

SITE : 7 CHEAPSIDE READING RG1.

CABINS STACKED 2ND HIGH.

3.00M.

WALKWAY CONSISTING OF DOUBLE BEARER WITH PONTHERE BETWEEN

SAFETY HANDRAIL FULLY BOARDED TO AVOID ANY SPILLAGE

BULKHEAD LIGHTS FITTED ...

DESIGNED ... BEAM ... DESIGNED TOWERS ... THE FOOTPATH TO ... CABINS

DITTO ON ... LINE

WALKWAY FULLY BOARDED WITH BULKHEAD LIGHTS PERMANENTLY ON.

DECORATED IN LIGHT COLOURS USING FLAME RET. PAINT.

BULKHEAD LIGHTS EVERY 1.5M BOTH SIDES OF SOFFITE LIGHT WHICHEVER PREFERRED.

SCAFFOLD ZONE.

... BUILDING

2.40M CLEAR HEADROOM.

TIMBER BASE BOLTED TOGETHER

BOOKED TIMBERS FIXED TOGETHER

GRANITE ... IN ROADWAY

5.70M W/ALL FROM FACE OF BUILDING TO F.E. ...

Reading
BOROUGH COUNCIL

Tony Lear
**Director of Environment**

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

Our ref: 01/00329
Your ref:

Direct: ☎ 0118 939 0900 X4882

P W Hamilton
Group Design Consultant
Fairclough Homes
Fairclough House
Portsmouth Road
Thames Ditton
SURREY KT7 OXR

28 August 2002

Your contact is: Jenny Brewer, Planning Section

Dear Mr Hamilton

**Re –Former Odeon Cinema Site, 7 Cheapside, Reading**

I write with reference to the above application and to the discharge of the conditions attached to the planning consent granted on 13 February 2002.

The current situation with regard to each of the conditions imposed is as follows:

**Condition 1- Five year implementation.**
Discharged

**Condition 2- Materials**
Ongoing during construction.

**Condition 3- Drawings**
Ongoing during construction.

**Condition 4- Hours of working.**
Ongoing during construction.

**Condition 5- Construction method statement**
Ongoing – consulted Tr

**Condition 6- Grouud floor layout**

**Condition 7- Demolition Method statement**
Details acceptable

**Condition 8- ~~Construction method statement~~** Boundary.
~~Discharged~~

**Condition 9 –~~Construction ecology report~~** Storage Plant & Materials
(check Transport)

**Condition 10- ~~Disposal of materials during construction~~** Cycle Storage
on the boundary pass Transport comments

Beacon Council
2001-2002
Town Centre Regeneration

**Condition 12- Public rights of way**

**Condition 13- Materials**

**Condition 14- Disposal of foul and surface water**

**Condition 15- Parking**

**Condition 16- Surface water to car park**

**Condition 17- Protection of the Thames environment**

I trust this clarifies the situation for you, but should you require any further information or advice then please do not hesitate to contact me on the above number.

Yours sincerely

Jenny Brewer
Planning Technician (central team)

11 Access
refer Remain letter
12 Windows
ongoing

Reading
BOROUGH COUNCIL

READING BOROUGH COUNCIL
14 AUG 2002

# Memorandum

From ~~To~~: Helen Bryant

Disabled Access

CC:

TO

From: Jenny Brewer – Planning Level 8

Condition 6

Date: 30/07/2002

Re: 7 Cheapside

---

I am signing off conditions fnr application (

Before the development is commenced deta ... nal and external circulation spaces, entrances, t... made fully accessible tn all disable persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

Attached is the plan submitted by the developers I would welcome your comments.

READING BOROUGH COUNCIL
14 AUG 2002

Hi Jenny.

From what I can see on this small scale plan everything looks very well & thought-out & planned.

Thanks

Helen

POLICY UNIT
31 JUL 2002
ACTION BY



Beacon Council 2001-2002 Town Centre Regeneration

# Reading
BOROUGH COUNCIL

INTEROFFICE MEMORANDUM

TO: BUILDING CONTROL

FROM: JENNY BREWER - PLANNING

SUBJECT: OLD ODEON CINEMA, 7 CHEAPSIDE

DATE: 24/04/2002

CC:

READING BOROUGH COUNCIL
26 APR 2002
pm.

ENVIRONMENTAL SERVICES

Planning application signing off conditions:

I would like to hear your comments on the following completion of condition:

1 Before the development is commenced details showing how the ground floor layout including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details.

I am attaching a drawing for information.

Fairclough homes - NHBC approved inspectors, therefore we have no involvement and would not comment

[redacted]
21/5/02.

Beacon Council
2001-2002
Town Centre Regeneration

READING BOROUGH COUNCIL

14 AUG 2002

FAIRCLOUGH HOMES

A CENTEX Company

Southern Home Counties
Fairclough Homes Limited
Fairclough House, Portsmouth Road,
Thames Ditton, Surrey KT7 0XR

Tel: 020 8398 4191
Fax: 020 8398 9546

12 Aug. 02

Jenny Brewer
Planning Section
Reading Borough Council
Civic Centre
Reading
RG1 7TD

Dear Ms. Brewer

**Re Former Odeon Cinema site Cheapside, Reading**

I refer to our recent meeting on site to consider our revised proposals for the main and feature facing bricks for the above development as submitted to you in my letter of 23/6/02. At our meeting we viewed a sample panel of the revised brick choices which you confirmed are acceptable.

The bricks proposed being Terca Olde Worcester for the main facings and Terca Dorchester Reds for the feature bricks.

You also confirmed your agreement to my proposal of adding soldier courses in Dorchester Reds below all 'windows' to effect a balance with the continuous string courses above.

I understand that you will be writing to confirm your acceptance of the above, although confirmation of the discharge of Condition 2 of the Planning Permission will not be issued until the building is completed.

With regard to other conditions of the Planning Permission, the following applies;

Condition 5 You were to confirm that your Transport and Traffic Section had approved the submitted Construction Method Statement .

Condition 6 You were to confirm that your Authority were satisfied with regard to disabled access to the building.

Condition 7 You are awaiting our Landscaping proposals for approval.

Condition 8 You are awaiting our boundary treatment details.

Condition 10 Details of cycle storage on the west side of the building have yet to be resolved.

Condition 11 You are to confirm that means of access for service vehicles is acceptable to your Highways Section.

I look forward to your written confirmation and responses to the above.



Registered Office: Melrose House, 18-28 Guildford Road, Woking, Surrey GU22 7QF Registered in England No. 1987689.



R. W. Hamilton
Group Design Consultant

READING BOROUGH COUNCIL

14 AUG 2002

Ring 11.30. Thursday is panel available

JF

FAIRCLOUGH HOMES

A CENTEX Company

Southern Home Counties
Fairclough Homes Limited
Fairclough House, Portsmouth Road,
Thames Ditton, Surrey KT7 0XR

Tel: 020 8398 4191
Fax: 020 8398 9546

23/06/02
Director of Environment
Reading Borough Council
Civic Centre
Reading RG1 7TD

**By Fax to 0118 958 9770**

For the attention of Jane Lynch

Dear Sirs

**Re Former Odeon Cinema Site, 7 Cheapside, Reading. Application No 00/01400FUL**

I write following my brief telephone conversation yesterday with Jenny Brewer when I explained that despite having previously submitted main and feature bricks for use on the above development, having now seen the Sunrise Multi Stock in work, we are of the view that they are not particularly suitable. We are also of the view that the Gilt Cream Stock feature brick will create a rather harsh contrast where a more subtle contrast would be more suitable.

I have therefore chosen alternative bricks for your approval which will be delivered to your offices today . I trust that the revised choice will be acceptable to you and that you can confirm so to me initially by telephone. I have in any event arranged for a sample panel to be built on site should you wish to view the combination of facing with feature fully mortared in.

The revised bricks proposed are;

Main Brick Terca Olde Worcester

Feature Brick Terca Dorchester Red Stock

With this choice I consider that whilst the Olde Worcester has a multi face it will produce an even appearance with the Red Stock providing a subtle contrast to heads and cills at openings.

Our brick suppliers Brickability will be delivering the samples to you today and I would appreciate a call to confirm your approval at your earliest opportunity.

Yours faithfully

[redacted]

**P. W. Hamilton**
Group design Consultant

READING BOROUGH COUNCIL

25 JUN 2002

PLANNING

Please respect to tel. No. 0118 978 7420.

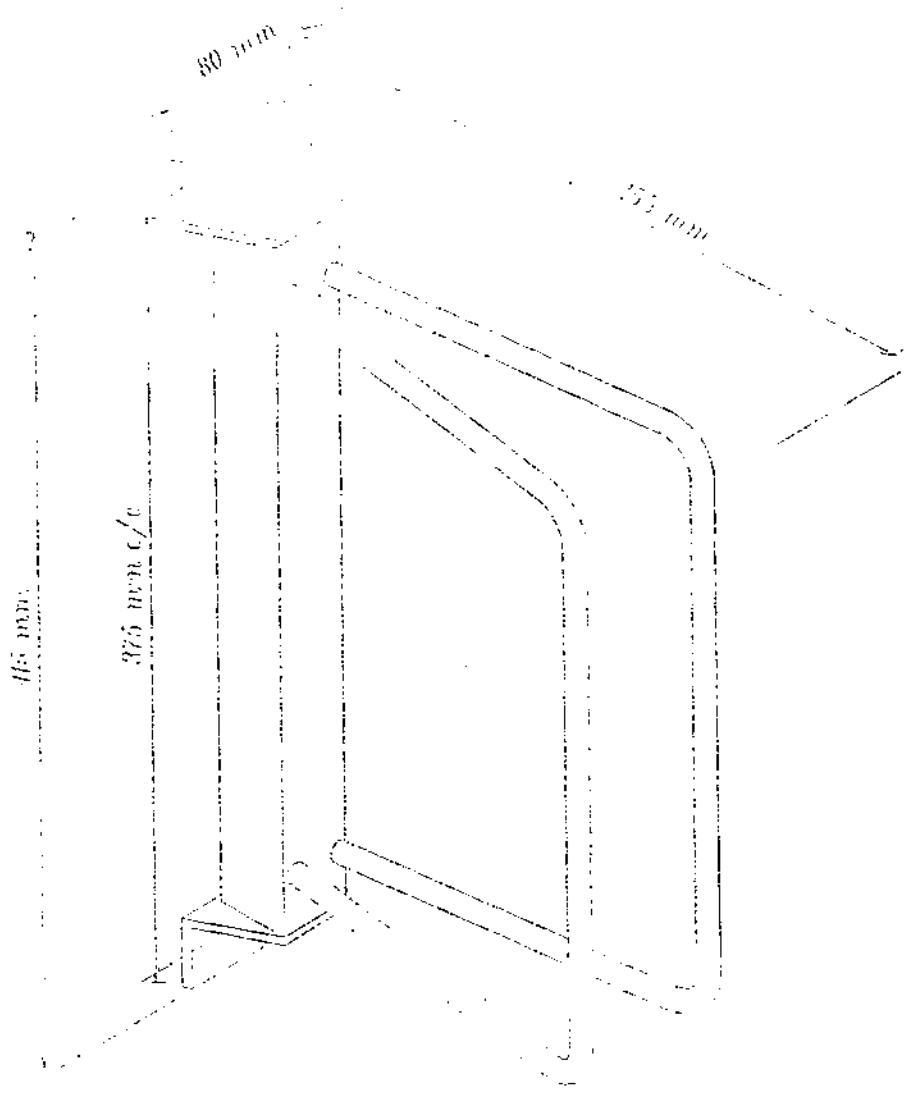
Rang Mr Hamilton 10/7/02



25-JUN-2002 14:11 PAUL HAMILTON 01189 786897 P.01

SKETCH CC3 - 02.04.02

IF IN DOUBT ASK!



The ROMANS Group

JB

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to Winnersh

Reading Borough Council
Planning Department
Civic Centre
Reading
Berkshire
RG1 7TD

READING BOROUGH COUNCIL
12 JUN 2002
PLANNING

F.A.O: Jenny Brewer – Planning Technician

Our ref: RB/jw/A01/WT33

10 June 2002

Dear Madam

**RE: PLANNING CONDITIONS RELATING TO 7 CHEAPSIDE, READING PLANNING APPLICATION - 01/00329/FUL/KM**

Thank you for your letter dated 8 May 2002 and our subsequent telephone conversation regarding the above application. In response to the points raised please note the following:

Sorted

**CONDITION 2** Please confirm that you have all the necessary samples.

need to follow up - servicing

**CONDITION 5** Please confirm if this condition can now be discharged.

**CONDITION 6** Please confirm if this condition can now be discharged.

**CONDITION 7 & 8** I believe the landscaping scheme has now been issued to you directly by Fairclough Homes. If this is not the case then please do not hesitate to contact me.

**CONDITION 9** Please confirm if this condition can now be discharged.

**CONDITION 10** Enclosed is an extract indicating the position of the proposed cycle rack on the west side of the development. From the extract you will note that I have shaded in the masonry walls which we feel provides adequate protection from traffic using the covered car park area.

**CONDITION 11** Following my telephone conversation with Michael Wheat, your Development Control Advisor (transport), I confirm that no on site servicing is available for delivery vehicles etc. and all such servicing will be via, Thron Street, which is the cul de sac on the west side of the development.

## RESIDENTIAL SALES

Group Head Office
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
email:
romans@romans.co.uk
Tel: 0118 936 6611
Fax:0118 936 6612

Roman House
Broadway
Bracknell
Berkshire, RG12 1AR
Tel: 01344 404 700
Fax:01344 404 739

122 London Road
Camberley
Surrey, GU15 3TJ
Tel: 01276 601 600
Fax:01276 601 609

246 High Street
Crowthorne
Berkshire, RG45 7AP
Tel: 01344 776 010
Fax:01344 775 649

67 Victoria Road
Farnborough
Hants, GU14 7PL
Tel: 01252 541 188
Fax:01252 370 084

94 Fleet Road
Fleet
Hampshire, GU51 4BG
Tel: 01252 360 800
Fax:01252 360 809

76 Yorktown Road
Sandhurst
Berkshire, GU47 9BT
Tel: 01252 864 000
Fax:01252 873 020

23 Market Place
Wokingham
Berkshire, RG40 1AP
Tel: 0118 974 3500
Fax:0118 974 3528

62-64 Reading Road
Yateley
Hants, GU46 7UH
Tel: 01252 743 700
Fax:01252 743 729

## LETTINGS

Addresses as for
Residential Sales
Accounts: Winnersh
Tel: 0118 936 6642

Bracknell area
Tel: 01344 484 822
Fax: 01344 404 737

Camberley area
Tel: 01276 601 610
Fax:01276 601 609

Farnborough area
Tel: 01252 550 810
Fax:01252 550 818

Reading area
Tel: 0118 974 3510
Fax:0118 974 3529

Wokingham area
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I hope the above is satisfactory and look forward to receiving your approval/comments in the near future.

Yours sincerely

[redacted]

**RICHARD BARNETT**

DIRECT LINE: (0118) 936 6605
DX: 92952 LOWER EARLEY
E-MAIL: rbarnett@romans.co.uk

cc: Iain Liversage, Fairclough Homes

The ROMANS Group

**DEPARTMENTAL MEMORANDUM**

To: **Planning Manager**

Your Ref: **JENNY-PLANNING**

From: **Transport Strategy**

My Ref: **MW**
Ext: 2612

Date: 8 May, 2002

| | |
|---|---|
| Application No. | 01/00329/FUL/KM |
| Proposed Development | Demolition of existing building. Erection of 46 flats with associated parking together with one A2 unit (84 sqm ). |
| Development Address | 7 Cheapside, Reading. |

RE. DISCHARGE OF CONDITIONS 10 & 11 AS PER YOUR MEMO DATED 25/4/2002

The submitted general arrangement drawing No WT01-33 100 satisfies condition 1 in that it shows a secure and covered cycle storage facility for the A2 use element of the development.

However the cycle rack on the west side of the development is vulnerable and appears to be on the kerb line of the proposed access. This is not a satisfactory arrangement.

I am unable to discharge the 2nd condition, as there is no reference to servicing on the submitted drawing. We therefore need to see details of access for service vehicles for both residential and retail units before this condition can be discharged.

[redacted]

**Michael Wheat**
**Development Control Advisor (Transport)**

# Reading
BOROUGH COUNCIL

INTEROFFICE MEMORANDUM

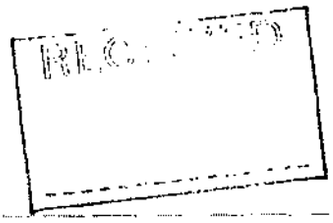
TO: TRANSPORT - PAUL.

FROM: JENNY - PLANNING

SUBJECT: ODEON CINEMA SITE, 7 CHEAPSIDE

DATE: 25/04/2002

CC:



Planning application, signing off conditions:

I would like to hear your comments on the following completion of conditions for the above planning application.

1. Details showing the provision, within the site, of provision of cycle storage facilities for use by staff from the A2 retail unit shall be submitted to and approved in writing by the local planning authority before any development is commenced. Following approval, such facilities shall be constructed and thereafter be maintained.

2. Details showing the access for service vehicles for both the residential and retail units shall be submitted to and approved in writing by the local planning authority, before any development is commenced. Following approval,. Such facilities shall be constructed and surfaced in accordance with the approved details and shall thereafter be maintained.

I have attached information for you.

Beacon Council 2001-2002 Town Centre Regeneration

Reading
BOROUGH COUNCIL

Tony Lear
**Director of Environment**

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

Richard Barnett
Romans
4 Kings Street Lane
Winnersh
Berks RG41 5AS

Our ref: 00/01400FUL
Your ref:

Direct: ☎ 0118 939 0437

23 April 2002

Your contact is: Jenny Brewer, Planning Section

Dear Mr Barnett

**Re – Former Odeon Cinema site, 7 Cheapside, Reading**

I write with reference to the above application and to the discharge of the conditions attached to the planning consent granted on13 February 2002.

The current situation with regard to each of the conditions imposed is as follows:

**Condition 1- Five year implementation.**
Ongoing

**Condition 2- Materials.**
Materials have not yet been submitted please submit within fourteen days. (samples not received)

**Condition 3- Plans.**
Ongoing.

**Condition 4-Hours of working.**
Ongoing.

**Condition 5- Construction method statement.** – footway covered letter sent 26/11 re project 2 weeks
Our transport and traffic sections have been consulted I will contact you as soon as possible.

**Condition 6- Ground floor layouts.** Helen says OK.
Our Building Control section has been consulted I will contact your as soon as possible.

**Condition 7- Landscaping.**
Awaiting details.

**Condition 8- Boundary treatment.**
Awaiting details.

**Condition 9- Material storage.**
Ongoing.

**Condition 10- Cycle Storage**
Submitted to our transport department for consultation.

Beacon Council 2001-2002

**Condition 11- Access**
Submitted to our highways section for consultation.

I trust this clarifies the situation for you, but should you require any further information or advice then please do not hesitate to contact me on the above number.

Yours sincerely

Jenny Brewer
Senior Planning Officer

ROMANS

Please reply to Winnersh

Mr G Rayner
Reading Borough Council
Planning Department
Civic Centre
Reading
Berkshire

Our ref: RB/A01/WT33

2nd April 2002

Dear Mr Rayner

**RE: FORMER ODEON CINEMA SITE, 7 CHEAPSIDE, READING**
**PLANNING APPLICATION - 01/00329/FUL**

With regard to the above application please find enclosed information in order to discharge the following planning conditions:

CONDITION 2 – The proposed material schedule is enclosed. Brick samples are to be submitted to your offices on 03.04.02 but please contact me if any other samples are required.

CONDITION 5 – Two copies of drawing WT01-33-109 are enclosed indicating the site set up arrangements along with Sketch 001 (02.04.02), scaffold schedule and construction phase method statement.

CONDITION 6 – Two copies of drawing WT01-33-100 are enclosed indicating the ground floor circulation areas. Generally the design is fully in accordance with the current Part M (Access and facilities for disabled people) Regulations. Please let me know if you require the NHBC approval when available.

CONDITION 7 – Landscaping scheme for the podium area to be issued in due course.

CONDITION 8 – Fencing details to the podium area to be issued with landscaping scheme (see condition 7 above).

CONDITION 9 – Information regarding material storage enclosed with information to discharge condition 5.

Jen,
can you pls
do your thing
with this one.
Holler for help.



BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

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The ROMANS Group

CONDITION 10 – Two further copies of drawing WT01-33-100 are enclosed along with extracts of proposed wall mounted cycle brackets.

CONDITION 11 – Two further copies of drawing WT01-33-100 are enclosed along with extracts of proposed bins. A copy of this drawing has also been sent directly to your refuse department for comment.

I trust the above is satisfactory and look forward to receiving your approval/comments in writing in the near future.

[redacted]

**RICHARD BARNETT**

DIRECT LINE: (0118) 936 6605
DX: 92952 LOWER EARLEY
E-MAIL: rbarnett@romans.co.uk

Copy to: Derek Alder – FAIRCLOUGH HOMES
Phil Tomes – Infrastructure Design Ltd

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Beacon Council
2001-2002
Town Centre Regeneration

Richard Bonet
Romans -
9366605.

Reading
BOROUGH COUNCIL

SITE....7....Cheapside.....  APP NO:...01/00329....

| Condition no: | Prior to commencement | FURTHER INFORMATION REQUESTED | Date | Information received | Condition Discharged | Comments |
|---|---|---|---|---|---|---|
| 2 | materials | 14 days from 23/4/02 | 23/4 | 30/6/02 | | make site vis |
| 5 | | consulted traffic | 24/4 | | | |
| 6 | floor layouts | " BC | " | | | |
| 7 | Landscaping | awaiting details | | chase. | | |
| 8 | Boundary | " " | | chase | | |
| 10 | Cycle Storage | consulted transport | 24/4 | 29/6/02 | | |
| " | Access | " Highways | 24/4 | 29/6/02 | | |
| | | | | | | |
| | | | | | | |
| 2. | | made a site visit 29/7 | | | | |
| | | all ok. | | | | |
| | | | | | | |
| 10. | | Send follow up letter re cycle | | | | |
| | | storage | | | | |
| 6 | | Access officer | 30/7 | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

# OLD ODEON CINEMA SITE, READING.

## CONSTRUCTION PHASE METHOD STATEMENT.

1. PARKING.

Due to the layout of the construction footprint of the site there will not be any on-site parking. There are adequate local car-parks for both operatives and visitors. The definition of operatives will be given to mean any-one either working on the site or sub- contract Management. Visitors (Sales reps. Safety Committee Members or P.C. Directors) will all be afforded the use of the local car-parks. THERE WILL BE NO DISPENSATIONS.

2. LOADING AND UNLOADING OF PLANT AND MATERIALS.

**ALL MATERIALS AND PLANT WILL BE MOVED BY CRANE WHERE-EVER POSSIBLE AND AS SOON AS IS REASONABLY PRACTICABLE. ALL DELIVERIES WILL BE MADE USING THORN STREET ACCESS.**

Following a meeting with Reading Council it was deemed favourable to the running of the contract that the piece of land with the raised planter in Thorn St.could be handed over to F.H.L for the duration of the contract as a temporary storage area. Materials will be deposited in the area and moved by crane to their work station. This will require close liaison between Site Staff and forward planning by both parties. Suppliers and Sub-Contractors will be made aware of their responsibilities under the terms of this condition prior to any sub-contract packages being let.

3. STORAGE OF PLANT AND MATERIALS.

Materials will only be delivered in manageable sized loads. As previously stated prior to any packages being let, all suppliers will be notified in writing of the constraints due to access and Sub-contractors will be invited to attend a Pre-contract meeting during which logistics will be a sub-heading. All plant will be placed within the demise of the site for onward relocation to its workplace by the crane.

4. PEDESTRIAN ROUTES AND HIGHWAYS.

Throughout the duration of the Contract protection and safety of the public will be treated with the highest priority. At no time will vehicles be allowed to knowingly park anywhere but on the road. No activity outside of the site demise will be allowed to take place without the correct permits in place. Any work requiring protection overnight will be with the approval of the Local Authority. Adequate lighting and signage will be positioned adjacent to any excavations at all times. Reinstatement of any excavations will be to the Local Authority Bye-laws and approval will be sought where necessary. Courtesy will be extended to all members of the public at all times and the inference of this statement will be incorporated within any sub-contract package. Operatives working on the public highway will wear PPE at all times.

5. DELIVERIES AND SITE ACCESS.

As far as is reasonably practicable skipped waste will be moved before 08.00 hrs. Concrete deliveries and other "convoy" deliveries will timed so as to prevent any traffic hold-up. All deliveries as previously stated will be via Thorn Street.

6. TEMPORARY BUILDINGS.

Fairclough Homes have proposed to Reading Council the erection of a gantry over the front (Cheapside) elevation to support offices and mess areas at high level whilst still affording access to the pavement by means of a walkway created within the gantry. This will be constructed with full approval of the Local Authority. All signage and lighting will be maintained for the duration of the contract.

PROPOSED MATERIAL SCHEDULE – 01/00329/FUL
(subject to Local Authority Approval)

THE ODEON CINEMA SITE, READING, BERKSHIRE

2nd APRIL 2002

| | | | |
|---|---|---|---|
| • | Curved roof | - | Single ply roof covering with upstand profile to simulate lead rolls<br>Colour – Lead grey |
| • | Main brick | - | Sunrise multi stock first – Blockleys |
| • | Feature brick | - | Gilt cream stock - Baggeridge |
| • | Mortar | - | Natural mortar |
| • | Joinery | - | PVCu<br>Colour - White<br><br>Aluminium to penthouses<br>Colour - White |
| • | Railings | - | Steel<br>Colour - black |
| • | Rainwater goods | - | Aluminium<br>Colour - black |
| • | Stonework | - | Portland |
| • | Render | - | Cream (self coloured) |
| • | Shop front | - | Powder coated aluminium<br>Colour - dark blue |

## OLD ODEON CINEMA SITE, READING.

## SCAFFOLD SCHEDULE.

1. Front elevation. Cheapside.

   22m wide x 22m high five board scaffold in Bricklayers lifts; scaffold to be fully sheeted in F.H.L. logo monoflex.

2. Rear elevation. Thorn Street.

   22m wide x 22m high five board scaffold in Bricklayers lifts; scaffold to be fully sheeted with F.H.L. logo monoflex.

3. Thorn Street elevation.

   Protection fan full width x 4m wide, double boarded with polythene sheet between.

4. Cheapside elevation

   Protection fan full width x 4m wide, double boarded with polythene sheet between.

5. Courtyard Area.

   Block A - 22m wide x 16m high staggered in three sections onto the balcony below. Scaffold to be five board wide fully sheeted as previously described.

6. Courtyard Area

   Block B – 22m wide x 16m high staggered in three sections as described in 5.

7. Courtyard Area.

   Adelphi House flank wall; 20m high x 10m high five board bricklayers lift fully sheeted as previously described.Construct fan 4m wide double boarded and sheeted as previously described over the full width.

7a 6m wide x 13m high scaffold in bricklayers lifts as before described adjacent to Fabricland.

7b 12m wide x 7m high scaffold cantilevered over Fabricland on Block B. (Thorn St. end of site).

7c Ditto this item at the Cheapside end of the Fabricland building.

7d 3m wide x 22m high return stop-end scaffold to the Cheapside front elevation adjacent to Fabricland.

8. Adelphi House/Thorn St. flank wall.

   11m wide x 22m high five board scaffold in bricklayers lifts.Scaffold to be fully sheeted as previously described.

8a 7m wide x 6m high scaffold in bricklayers lifts cantilevered over Adelphi House, fully sheeted as previously described.

8b 12m wide x 6m high scaffold in bricklayers lifts cantilevered over Adelphi House fully sheeted as previously described. (Cheapside elevation.)

8c 2no. 4m wide x 15m high scaffold five boards wide in bricklayers lifts as before described.

9. Internal lift shafts Blocks A & B.

2.1m x 2.1m x25m high scaffold in two lift shafts. Edge protection to be incorporated at every opening.Each floor level to be fully boarded out.

10. Internal staircases.

Temporary handrails to 2no. staircases to be provided size 6m x 4m on 7no. levels each staircase. This to include edge protection around the opening and up the middle as a balustrade handrail.

11. Walkways.

1.2m wide walkway between scaffolding on block A & B. (Internal courtyard) on third and fifth floors.

12. Birdcage Scaffold. Block A

22m x 16m birdcage scaffold on the sixth floor to allow construction of the steel framework. Scaffold to be fully boarded with edge protection.

13. Birdcage Scaffold. Block B

22m x 16m birdcage scaffold on the sixth floor as described in item no. 12.

14. Ground floor slab

Provide designed propping for the support of the scaffold above both the courtyard elevations. Prior to the installation of any system, full design calculations and drawings must have F.H.L. approval.

15. Cheapside Elevation.

Allow for 2no. access ways to be cut into the scaffold at ground floor using ladder beams. Protection to operatives afforded by double layer of scaffold boards with polythene sheet between.

16. Allow for a "scaff-tag " system of control to be used on site for the duration of the contract.

17.. First Floor courtyard area.

2.40m x 2.40m edge protection around crane tower where the mast penetrates the slab.

17. Loading bays.

Allow for four loading bays to be constructed in the courtyard area (two each block 2.40m x 2.40m square).

**ALL THE ABOVE ITEMS ARE TO BE INSTALLED/ ERECTED IN STRICT ACCORDANCE WITH THE LATEST REGULATIONS AND CODES OF PRACTICE.**

*COPY*

## SECTION 106 DATABASE (RBC)

| SECTION 106 | | NO. ADDRESS | NAME OF DEVELOPER |
|---|---|---|---|
| 680 | 01/00329/FUL | 7 Cheapside. | Fairclough Homes Ltd |

1. GENERAL

**PLANNING APPLICATION NO**: 01/00329/FUL **Planning Committee** 02/05//2001

**PLANNING OFFICER**: James Fox

2. HOUSING & THE TERMS OF AGREEMENT

3. LEISURE & THE TERMS OF AGREEMENT

£46,000 towards town centre environmental improvements and/or recreation facilities

4. EDUCATION & THE TERMS OF AGREEMENT

£8000 towards education provision.

5. TRANSPORT & THE TERMS OF AGREEMENT

£46,000 towards transport improvements through the Reading Urban Area Package.

6. OTHER & THE TERMS OF AGREEMENT

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: Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Reading
RG31 7BW

Application No: 01/00329/FUL

**Applicant:** Fairclough Homes Ltd

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

**Proposal:** Demolition of existing building, erection of 46 flats with associated parking. Provision of 1 (Class A2) unit ground floor.

**At:** 7 Cheapside Reading RG1 7AG

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: 13th 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 (e), 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.

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(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.

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  (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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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**

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

Reading
BOROUGH COUNCIL

**Application At:** 7 Cheapside Reading RG1 7AG

**Application No:** 01/00329/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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

3. This permission relates only to the application as changed by drawings A00/126 100; A00/126 102; A00/126 104; A00/126 106; A00/126 108 AND A00/126 201; which were received by the local planning authority on 20 March 2001;. Reason: as some plans were changed and to clarify which plans are approved.

4. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

5. Before development is commenced on each relevant phase, details shall be submitted to and approved in writing by the Local planning Authority making provision for a construction method statement. The construction method statement shall show details of:

   i. Parking of vehicles of site personnel, operatives and visitors;
   ii. Loading and unloading of plant and materials
   iii. Storage of plant and materials used in constructing the development
   iv. Treatment of all relevant pedestrian routes and highways within and around the relevant site throughout the course of construction and their reinstatement where necessary;
   v. Times, routes and means of access into the site for construction traffic and delivery (including the removal of waste from the site and methods of preventing deposition of materials on the public highway;
   vi. The siting of any temporary buildings

Traffic

Date:

David Gworthy

Head of Planning and Transport

## NOTES

**APPEALS**

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vii. The method of demolition of the existing structures
viii. Measures for the suppression of dust shall be used whilst demolition and construction are in progress. (These measures to include the provision of a water supply at all areas of demolition).

Thereafter the construction method statement shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local planning Authority. Reason: in the interests of highway and pedestrian safety and convenience, amenity and town centre vitality.

6. Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

Consult - BC

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected within the internal courtyard of the site. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or in accordance with a timetable to be agreed in writing with the local planning authority and shall thereafter be maintained as shown on the approved plan. Reason: in order to protect the privacy of future occupiers and enhance the appearance of the development.

9. Before any development is commenced space shall be provided within the site to accommodate the storage of plant and materials used in constructing the development; this

Date:

David Gworthy

Head of Planning and Transport DG

# NOTES

**APPEALS**

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**BUILDING REGULATIONS**

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facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as without this facility development is likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users.

10. Details showing the provision, within the site, of provision of cycle storage facilities for use by staff from the A2 retail unit shall be submitted to and approved in writing by the local planning authority, before any development is commenced. Following approval, such facilities shall be constructed and thereafter be maintained. Reason: to enable and promote sustainable forms of transport.

Transport Part.

11. Details showing the access for service vehicles for both the residential and retail units shall be submitted to and approved in writing by the local planning authority, before any development is commenced. Following approval, such facilities shall be constructed and surfaced in accordance with the approved details and shall thereafter be maintained. Reason: as no such details have been submitted and in the interests of road safety.

Transport

12. Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

ongoing

## INFORMATIVES

1 The developer should be made aware that planning consent has been granted in the particular circumstances of this case for development without parking provision sufficient to conform to currently adopted parking standards.

The site is considered to be a "Special Case", because of its location and the existing public transport services on nearby roads. However, because of limited availability and high demand for parking spaces in the vicinity, there must be no assumption that future occupants of these new homes would be guaranteed an on-street parking space.

The developer should advise future occupants accordingly.

2 A license must be obtained from the Head of Technical Services before any works are carried out on any footway, carriageway, verge, or other land forming part of the public highway.

The issue of a licence under Section 184 of the Highways Act 1980, will be conditional upon existing access being modified, and the adjacent kerbs & footway being made good to line & level.

Date:

David Gworthy

Head of Planning and Transport DG

# NOTES

**APPEALS**

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(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 Parsons 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 Parsons 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**

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

Reading BOROUGH COUNCIL

3 A section 106 Agreement relates to this site.

Date:

David Gworkey

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.

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(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.

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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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# MEMORANDUM

| | |
|---|---|
| **TO:** | **James Fox - Planning** |
| **CC:** | **David Breeze – Planning Manager** |
| **FROM:** | Head of Legal Services |
| **REFERENCE:** | Legal/SA/TC7000/1 |
| **EXTN:** | 2TC7000/1 - TC7000/1 |
| **DATE:** | 14 November 2001 |
| **SUBJECT:** | **ODEAN CHEAPSIDE S106(NO2) – SECTION 106 AGREEMENT** |

Further to the above this Agreement is now in an agreed form and ready to be completed. I attached a copy of the Agreement. If there are any alterations after today's date you will (as agreed) be informed immediately.

DAVID

I would be grateful if you would:-

(i) Sign off the Agreement; and

(ii) Provide me with an undated but signed decision letter for 01/00329/FUL as soon as possible.

Many thanks,

Sally Autherson
Legal Services

**THIS AGREEMENT** is made the 2001

BETWEEN;

(1) **READING BOROUGH COUNCIL** of Civic Offices Civic Centre Reading RG1 7TD ("the Council") and

(2) **FAIRCLOUGH HOMES LIMITED** whose registered office is at Meirion House 18 – 28 Guildford Road Woking Surrey GU22 7QF ("Fairclough")

1 **RECITALS**

1. **Planning Obligation**

This Agreement constitutes a planning obligation within the meaning of the term in Section 106 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991

2. The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 and highway authority for the Borough of Reading in which the Odeon Land (as hereinafter defined) is situated

3. **Land Ownership**

3.1 Fairclough is registered at H M Land Registry as the Owner of the Freehold Title to the Odeon Land and has an interest in the Odeon Land within the meaning of the term in Section 106(9)(b) and 106(9)(c) of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991

4. **Sale of The Affordable Housing Land**

4.1 By virtue of The First Agreement (as hereinafter defined) Scammell herein after defined) covenanted to bind the Odeon Land pursuant to clause 3.3.2.1 as set out below:

"3.3.2.1 The Odeon Development will not be implemented until completion of the sale of the Affordable Housing Land to the Association"

4.2 By a transfer dated the 27th day of November 2001 the Affordable Housing Land was transferred to the Association

5. **Planning Application**

5.1 Fairclough has made an Application (01/00329/FUL) to the Council in its capacity as Local Planning Authority for the demolition of existing

building and erection of 46 flats (36 two bed units and 10 one bed units) with associated parking and provision of 1 x A2 Unit on ground floor and associated parking on the Odeon Land

**6. Covenants**

Fairclough have agreed to enter into this Agreement and to give the Council the covenants hereinafter appearing

**NOW IN PURSUANCE OF THE POWERS CONTAINED** in Section 106 of the Town and Country Planning Act 1990 Section 111 of the Local Government Act 1972 and all other powers enabling the Council in this behalf **IT IS HEREBY AGREED AND DECLARED** between the parties hereto as follows:

**1. Definitions**

In this Agreement the following expressions shall have the undermentioned meanings:-

1.1 "1990 Act"

means the Town and Country Planning Act 1990 as amended

1.2 "Affordable Housing Land"

means the land described in the First Schedule Part II of the First Agreement being all that Land of Wantage Road Reading registered under Title Number BK 29855 at H M Land Registry

1.3 "develop"

"developed" and "development" shall be construed in accordance with Section 55 of the 1990 Act

1.4 "Education Contribution"

means the sum of EIGHT THOUSAND POUNDS (£8,000.00) to be used by the Council in its capacity as Local Education Authority for extending or improving educational facilities at one or more of the local schools in the vicinity of the Odeon Land

1.5 "Effective Date"

means the date of this Agreement

1.6 "EIC"

means the Environmental Improvements Contribution

1.7 "Environmental Improvements Contribution"

means the sum of FORTY SIX THOUSAND POUNDS (£46,000.00) ("the Basic EIC Sum") as a contribution towards environmental improvements to Reading Town Centre and such additional sum ("the Additional EIC Sum") which shall be a sum equal to the difference between (a) the Basic EIC Sum and (b) a sum arrived at by increasing the Basic EIC Sum by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date hereof and the date of payment of the Basic EIC Sum in accordance with this Agreement (and for the purposes of calculating the Additional EIC Sum the Index of Retail Prices for which most recent official figures published by the Central Statistical Office are available shall be deemed to be the Index prevailing at the date of payment of the Basic EIC Sum in accordance with this Agreement)

1.8 "the First Agreement" means a Section 106 Agreement dated the 22 November 2000 relating to the Odeon Land and the Affordable Housing Land relating to Applications 00/005070/FUL and 00/00593/FUL and made between the Council and Scammell Securities Ltd ("Scammell") and Thames Valley Charitable Housing Association Limited ("the Association")

1.9 "implementation"

means the carrying out of a "material operation" as defined in Section 56(4) of the 1990 Act and "implement" and "implemented" shall be construed accordingly and for the purposes of determining whether or not a material operation as aforesaid has been carried out

there shall be disregarded such operations as:-

Services/Service Inspection

Soil Inspection

Removal of internal fixtures and fittings and removal of asbestos

1.10 "the Planning Application"

means the application for planning permission submitted to the Council under reference 01/00329/FUL

1.11 "Dwelling Unit"

means any housing unit erected on the Application Land pursuant to the Planning Permission and "Dwelling Units" shall be construed accordingly

1.12 "the Planning Permission"

means planning permission granted by the Council pursuant to the Planning Application

1.13 "Odeon Land"

means the land described in the First Schedule hereto

1.14 "Practical Completion"

(where the context so admits) has the meaning given below in relation to the terms stated:

1.14.1 in respect of the Dwelling Units practical completion shall mean the construction of the Dwelling Units in accordance with a certificate to that effect issued for the construction of the Dwelling Units on the Odeon Land

1.14.2 in respect of the Development practical completion shall mean the development in accordance with a Certificate to that effect issued pursuant to the terms of a building contract for the development

1.15 "RUAP"

means the Reading Urban Area Package

1.16 "RUAP Contribution"

means the sum of FORTY SIX THOUSAND POUNDS (£46,000.00) ("the Basic RUAP Charge") and such additional sum ("the Additional RUAP Sum") which shall be a sum equal to the difference between (a) the Basic RUAP Charge and (b) a sum arrived at by increasing the Basic RUAP Charge by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date hereof and the date of payment of the Basic RUAP Charge in accordance with this Agreement (and for the purposes of calculating the Additional RUAP Sum the Index of Retail Prices for which most recent official figures published by the Central Statistical Office are available shall be deemed to be the Index prevailing at the date of payment of the Basic RUAP Charge in accordance with this Agreement) as a contributions towards the Council's costs including preliminary investigation design and

supervision fees in carrying out transport improvements as identified in the RUAP and/or town centre pedestrianisation and traffic improvement measures

1.17 "the Contributions"

means the Environmental Improvements Contribution and the Educational Contribution and the RUAP Contribution

1.18 "the Development"

means the development permitted by the Planning Permission of the Odeon Land

1.19 "Services"

means the inspection of foul and surface water sewers water and gas mains electricity telephone and any other cables sewers drains soakaways conduits wires gutters downpipes watercourses or pipes serving the Odeon Land and "service and "servicing" shall be construed accordingly

IT IS HEREBY FURTHER AGREED that where the context so requires:

(a) The singular shall include the plural and vice versa

(b) References to any party shall include the successors in title of that party

(c) Where a party includes more than one person the obligations of that party shall be joint and several

(d) References to clauses and schedules are references to clauses in and schedules to this Agreement

(e) References to a statute or statutory instrument shall mean and include any statutory revision amendment or re-enactment thereof

(f) Words denoting an obligation on a party to do any act or matter or thing include an obligation to procure that it be done and words placing a party under a restriction include an obligation not to permit infringement of that restriction

AND THAT clause headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation

**2. Land bound by obligations under this Agreement**

It is agreed between the parties hereto that obligations under the terms of this Agreement shall bind the Odeon Land as follows:

## 3. Planning Permission

3.1 The Council will on the Effective Date grant the Planning Permission subject to the conditions and in the form set out in the Second Schedule

3.2 Covenants by Fairclough declaration:

The covenants in this Agreement between Fairclough and the Council are entered into with the intent that those covenants shall be enforceable without any limits of time against Fairclough and any person deriving title from Fairclough to all or any part of the Odeon Land and any person deriving title under them in respect of a lesser interest in the whole or any part of the Application land as if that person had also been an original covenanting party in respect of the interest for the time being held by him provided that no person shall be liable under such covenants after they have parted with all interest in the Application Land (except that this provision should not be enforceable against or bind purchasers of individual Dwelling Units on the Odeon Land)

3.3 Fairclough Covenants

Fairclough covenants and agrees with the Council that:

3.3.1 Fairclough will give to the Council 14 days prior notice in accordance with clause 7 of the actual date of implementation of the Development

3.3.2 Fairclough will pay to the Council the RUAP Contribution on or before the actual date of implementation of the Development

3.3.3 Fairlough will pay to the Council the Environmental Improvements Contribution on or before the actual date of implementation of the Development

3.3.4 The Development will not be implemented until the RUAP Contribution and the Environmental Improvements Contribution have been paid to the Council

3.3.5 Fairclough will give 14 days prior notice in accordance with clause 7 of the actual date of Practical Completion of the Dwelling Units

3.3.6 Fairclough will give 14 days prior notice in accordance with clause 7 of the actual date of first occupation of any Dwelling Unit

3.3.7 Fairclough will pay to the Council the Education Contribution on or before the first occupation of any Dwelling Unit

3.3.8 None of the Development shall be occupied until the Education Contribution has been paid to the Council

3.4 Interest on unpaid monies

In the event that any of the sums payable by virtue of this Agreement is not paid to the Council there shall be paid to the Council interest at the rate of 4% per annum above the base rate of the Co-operative Bank Plc for the time being in force on the sum or any amount thereof which may be outstanding from the date on which the payment is due until the date of receipt of payment by the Council

3.5 Refund

3.5.1 The Council covenants with Fairclough to issue to them within five years of the date of receipt of the Contributions as provided for in clause 3.3.1 3.3.2 and 3.3.3 above accounts certified by the Head of Finance for the time being of the Council detailing how the said Contributions have been expended by the Council.

3.5.2 If or to the extent the Contributions shall not have been spent by the Council at the date of the account referred to in clause 3.5.1 the Council shall on such date refund to Fairclough any unexpended sum together with interest at 2% above the base lending rate of the Co-operative Bank Plc (applicable at the date of repayment) calculated from the date of the receipt of the Contributions by the Council to the date of repayment

3.5.3 If at the date referred to in clause 3.5.1 the Council shall have entered into a contract or other legally binding obligation to expend the Contributions or any part thereof for the relevant purposes specified in

clause 3.3 then the Council shall not be required to refund any part of the Contributions required for that purpose but shall as soon as possible following the completion of the said contract or other legally binding commitment account to Fairclough in the manner set out in clause 3.5.1 and refund any unexpended part of the Contributions in the manner set out in 3.5.1

**4. Affordable Housing Land**

4.1 The Council and Fairclough hereby agree and declare that the covenant contained in Clause 3.3.2.1 of the First Agreement has been discharged

4.2 It is further agreed and declared by the Fairclough and the Council that saving and excepting for as expressly provided for in clause 4.1 above and not withstanding the grant of the Planning Permission the covenants and provisions contained in the First Agreement shall continue to have full force and effect

**5. Land Registry: Noting**

Fairclough and the Council jointly and severally apply to the Chief Land Registrar for the noting of the relevant provisions of this Agreement on the registers of Title Numbers BK110186

**6. It is further agreed between Fairclough and the Council that**

6.1 Consents

Any approval consent certification direction or permission to be given or made by the Council shall not be unreasonably withheld or delayed

6.2 Nothing in this Agreement shall fetter or restrict the discretion of the Council in the exercise of its statutory duties or powers under any enactment or any enabling powers for the time being in force

**7. Notices**

Any notice or other written document to be served or given by one party upon or to any other under the terms of this Agreement shall be deemed to have been validly served or given if transmitted by facsimile delivered by hand or sent by pre-paid post to the party on whom it is to be served

**8. Addresses for service**

The address for any notice or other written communication is

8.1 the Council

for the Council at Legal Department Civic Offices Civic Centre Reading RG1 7TD

8.2 for Fairclough

for Fairclough at Meirion House 18-28 Guildford Road Woking Surrey GU22 7QF

**9. Legal Fees**

Fairclough agree to reimburse the Council for legal costs and expenses incurred by the Council in the preparation and completion of this Agreement forthwith upon completion of this Agreement

**10. Legal Charge**

This Agreement is and shall be registered as a local land charge by the Council

**11. Rights of Parties**

It is not intended that any of the provisions of this Agreement be enforceable (under the Contracts (Rights of Third Parties) Act 1999) by anyone other than the parties to this Agreement

## THE FIRST SCHEDULE

## (The Odeon Land)

All that land registered at H M Land Registry under Title Number BK110186 known as the Odeon Cheapside Reading as the same is shown on the Plan annexed hereto and thereon edged in red

## THE SECOND SCHEDULE

## Part 1 (the Draft and Conditions Permission

1.6.11 EXECUTED as a Deed by the Parties hereunto on the above date

1.6.12 EXECUTED (BUT NOT DELIVERED )
UNTIL THE DATE HEREOF) by )
1.7 the affixing of THE COMMON SEAL )
of **READING BOROUGH COUNCIL** in )
2.7 the presence of: )

Authorised Signatory

(A) EXECUTED (BUT NOT DELIVERED )
UNTIL THE DATE HEREOF) by )
affixing of THE COMMON SEAL )
of **FAIRCLOUGH HOMES LIMITED** in )
the presence of:- )

3.7 Authorised Signatory

2

3 DATED 2001

READING BOROUGH COUNCIL

and

FAIRCLOUGH HOMES LIMITED

# AGREEMENT

Constituting a Planning Obligation relating to land at the Odeon Cheapside

Re Planning Application 01/00329/FUL

R C Taylor
Head of Legal Services
Reading Borough Council
Civic Offices Civic Centre
Reading RG1 7TD

Document 62412

Datix 9648

# CASE OFFICER RECOMMENDATION

**Agent:** Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Reading
RG31 7BW

**Application No:** 01/00329/FUL

**Recommendation:** Permitted, subject to a Legal Agreement

**Applicant:** Fairclough Homes Ltd

**Proposal:** Demolition of existing building, erection of 46 flats with associated parking. Provision of 1 (Class A2) unit ground floor.

**At:** 7 Cheapside Reading RG1 7AG

## 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

3. This permission relates only to the application as changed by drawings A00/126 100; A00/126 102; A00/126 104; A00/126 106; A00/126 108 AND A00/126 201; which were received by the local planning authority on 20 March 2001;. Reason: as some plans were changed and to clarify which plans are approved.

4. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

5. Before development is commenced on each relevant phase, details shall be submitted to and approved in writing by the Local planning

Authority making provision for a construction method statement. The construction method statement shall show details of:

i. Parking of vehicles of site personnel, operatives and visitors;
ii. Loading and unloading of plant and materials
iii. Storage of plant and materials used in constructing the development
iv. Treatment of all relevant pedestrian routes and highways within and around the relevant site throughout the course of construction and their reinstatement where necessary;
v. Times, routes and means of access into the site for construction traffic and delivery (including the removal of waste from the site and methods of preventing deposition of materials on the public highway;
vi. The siting of any temporary buildings
vii. The method of demolition of the existing structures
viii. Measures for the suppression of dust shall be used whilst demolition and construction are in progress. (These measures to include the provision of a water supply at all areas of demolition).

Thereafter the construction method statement shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local planning Authority. Reason: in the interests of highway and pedestrian safety and convenience, amenity and town centre vitality.

6. Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping

shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected within the internal courtyard of the site. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or in accordance with a timetable to be agreed in writing with the local planning authority and shall thereafter be maintained as shown on the approved plan. Reason: in order to protect the privacy of future occupiers and enhance the appearance of the development.

9. Before any development is commenced space shall be provided within the site to accommodate the storage of plant and materials used in constructing the development; this facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as without this facility development is likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users.

10. Details showing the provision, within the site, of provision of cycle storage facilities for use by staff from the A2 retail unit shall be submitted to and approved in writing by the local planning authority, before any development is commenced. Following approval, such facilities shall be constructed and thereafter be maintained. Reason: to enable and promote sustainable forms of transport.

11. Details showing the access for service vehicles for both the residential and retail units shall be submitted to and approved in writing by the local planning authority, before any development is commenced. Following approval, such facilities shall be constructed and surfaced in accordance with the approved details and shall thereafter be maintained. Reason: as no such details have been submitted and in the interests of road safety.

12. Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

## INFORMATIVES

1 The developer should be made aware that planning consent has been granted in the particular circumstances of this case for development without parking provision sufficient to conform to currently adopted parking standards.

The site is considered to be a "Special Case", because of its location and the existing public transport services on nearby roads. However, because of limited availability and high demand for parking spaces in the vicinity, there must be no assumption that future occupants of these new homes would be guaranteed an on-street parking space.

The developer should advise future occupants accordingly.

2 A license must be obtained from the Head of Technical Services before any works are carried out on any footway, carriageway, verge, or other land forming part of the public highway.

The issue of a licence under Section 184 of the Highways Act 1980, will be conditional upon existing access being modified, and the adjacent kerbs & footway being made good to line & level.

**Approved by Planning Manager/Team Leader :** YES / NO

**Signed :** _____

**Date :** _____

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

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

ROMANS
4 King Street Lane
Winnersh
Bekshire
RG41 5AS

Our Ref: GR/
Your Ref:

Direct: ☎ 0118 939 0431

8th February 2002

Your contact is: **Gary Rayner Team Leader - Planning Section**

FAO Warren Joseph and Stuart Simpkins

Dear Sirs

**Re: Former Odeon cinema site, 7 Cheapside, Reading. Application number 01/00329/ful**

Further to your letter dated 4th February 2002 and the plans received with that letter 6th February 2002 I can confirm that the changes made and illustrated in those plans are acceptable minor amendments to the approved scheme and I have amended our records accordingly.

For our mutual records, the approved plans are those with your references:-

WT01-33/100; 101; 102; 103; 104; 105; 106; 400; 401; 402; 403; & 500.

Those plans have not been considered at this time with regard to the cycle and servicing provisions referred to in your letter. When the legal agreement is completed and the conditions of approval are formally issued, I will consult with colleagues with regard to the discharge of conditions.

Yours faithfully

Gary Rayner
Team Leader.

Beacon Council 2001-2002 Town Centre Regeneration

The ROMANS Group

Please reply to Winnersh

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Gary Raynor
Reading Borough Council
Planning Department
Civic Centre
Reading
Berkshire

4th February 2002

Dear Mr Raynor

**Re: The Odeon Cinema Site, Reading**

I am pleased to enclose our latest plans and elevations as detailed on the attached drawing register. Previously issued to you in A4 format and verbally approval by yourself. In addition I enclose our details to address bullet points on officers report.

10)- Submission of details of Cycle parking for residential and retail staff use.
11)- Details of Services access for residential and retail.

Other points will be addressed once information is received, and approval notice along with conditions.

Finally I refer to my colleague Warren Joseph's letter to you on 14th January 2002 and raise the issue that although the scheme amendments have been verbally approved by you and the committee members, we have to date yet to receive any written confirmation of this. Considering that Fairclough homes anticipate the commencement of the Piled foundations on 11th February 2002 may I urge your immediate response in this matter.

If you require any additional information please do not hesitate in contacting me.

Yours sincerely

[redacted]

Stuart Simpkins
Technical Services Manager
Direct Line: 0118 936 66
Email: ssimpkins@romans.co.uk

Cc: Derek Alder – Fairclough Homes.

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

## RESIDENTIAL SALES

Group Head Office
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
email:
romans@romans.co.uk
Tel: 0118 936 6611
Fax:0118 936 6612

Roman House
Broadway
Bracknell
Berkshire, RG12 1AR
Tel: 01344 404 700
Fax:01344 404 739

122 London Road
Camberley
Surrey, GU15 3TJ
Tel: 01276 601 600
Fax:01276 601 609

246 High Street
Crowthorne
Berkshire, RG45 7AP
Tel: 01344 776 010
Fax:01344 775 649

67 Victoria Road
Farnborough
Hants, GU14 7PL
Tel: 01252 541 188
Fax:01252 370 084

94 Fleet Road
Fleet
Hampshire, GU51 4BG
Tel: 01252 360 800
Fax:01252 360 809

76 Yorktown Road
Sandhurst
Berkshire, GU47 9BT
Tel: 01252 864 000
Fax:01252 873 020

23 Market Place
Wokingham
Berkshire, RG40 1AP
Tel: 0118 974 3500
Fax:0118 974 3528

62-64 Reading Road
Yateley
Hants, GU46 7UH
Tel: 01252 743 700
Fax:01252 743 729

NAEA ESTATE AGENTS

HOME SALE NETWORK

## LETTINGS

Addresses as for
Residential Sales

Accounts: Winnersh
Tel: 0118 936 6642

Bracknell area
Tel: 01344 484 822
Fax: 01344 404 737

Camberley area
Tel: 01276 601 610
Fax:01276 601 609

Farnborough area
Tel: 01252 550 810
Fax:01252 550 818

Reading area
Tel: 0118 974 3510
Fax:0118 974 3529

Wokingham area
Tel: 0118 974 3510
Fax:0118 974 3529

ARLA
Association of Residential Letting Agents

The National Approved LETTING SCHEME

## BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

4 King Street Lane
Winnersh, Berkshire
RG41 5AS
Tel: 0118 936 6699
Fax:0118 936 6623

First Floor
600 Bearwood Road
Bearwood, Warley
Birmingham
B66 4BN
Tel: 0121 434 3128
Fax:0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel: 02380 820110
Fax:02380 820119

## RESIDENTIAL SURVEYORS AND VALUERS

Winnersh (head office)
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
Tel: 0118 936 6622
Fax:0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN
Tel: 0121 434 3128
Fax:0121 434 3031

169 High Street
Egham
Surrey, TW20 9EJ
Tel: 01784 477 886
Fax:0118 936 6623

94 Fleet Road
Fleet
Hants, GU51 4BG
Tel: 01252 360 818
Fax:0118 936 6623

112-114 London Road
North End
Portsmouth, PO2 0LZ
Tel: 02392 668 499
Fax: 02392 655 009

35 The Avenue
Southamptun
Hampshire
SO17 1XN
Tel: 02380 820110
Fax:02380 820119

84 Heath Road
Twickenham
Middlesex
TW1 4BW
Tel: 0208 288 0330
Fax:0208 255 3530

RICS

## INDEPENDENT FINANCIAL ADVISERS

flower

Winnersh (head office)
Tel: 0118 936 6633
Fax:0118 936 6634
email@flower-ifa.co.uk

Bracknell
Tel: 01344 404 713
Fax:01344 404 739

Camberley
Tel: 01276 601 616
Fax:01276 601 609

Crowthorne
Tel: 01344 776 010
Fax:01344 775 649

Farnborough
Tel: 01252 550 803
Fax:01252 550 818

Fleet
Tel: 01252 360 812
Fax:01252 360 809

Sandhurst
Tel: 01252 864 005
Fax:01252 873 020

Wokingham
Tel: 0118 974 3515
Fax:0118 974 3528

Yateley
Tel: 01252 743 705
Fax:01252 743 729

PIA

## NEW HOMES

Winnersh
Tel: 0118 936 6677
Fax:0118 936 6678

## PERSONNEL DEPARTMENT

Winnersh
Tel: 0118 936 6639
Fax:0118 936 6686

## ACCOUNTS

excluding Lettings
Winnersh
Tel: 0118 936 6641
Fax:0118 936 6634

## COMMERCIAL PROPERTY DEPARTMENT

Winnersh
Tel: 0118 936 6655
Fax:0118 936 6656

## LAND, RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Winnersh
Tel: 0118 936 6677
Fax:0118 936 6678

## RELOCATION AND CORPORATE CLIENT DEPARTMENT

Winnersh
Tel: 0118 936 6636
Fax:0118 936 6634

Joyce Markham
**Chief Executive**
R.C. Taylor, LL.B
**Solicitor**

Civic Centre, Reading, RG1 7TD.
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
**Fax:** 0118 939 0767
**Minicom** ☎ 0118 939 0700

Fairclough Homes Ltd
Legal Department
DX 2914 Woking

**For the attention of Ms S Lyons**

Our Ref: Legal/SA/9648/yb
Your Ref: SL/pma/Dev.Reading

Direct:- ☎ 0118 939 0405
e mail: sally.autherson@reading.gov.uk

6 November 2001

Your contact is: Sally Autherson, Legal Services

Dear Ms Lyons

**SECTION 106 AGREEMENT – ODEON CINEMA CHEAPSIDE READING**

Following on from your telephone conversation with the writer on Friday 2 November, please can you confirm with which Planning Application your clients are intending to proceed. As my file reveals, Planning Application 00/00570/FUL for 46 units, parking and provision of 1x A2 Unit on Ground Floor has already been granted subject to a Section 106 Agreement on 22 November 2000.

I understand that the current Application has yet to be determined as it is subject to this 106 Agreement for Application Ref: 01/00329/FUL and is also for 46 units, however this Application differs from the previous Consent under 00/00570 in that there is a difference in the height of the building and the introduction of two further parking spaces on the ground floor.

I look forward to hearing from you in due course.

Yours sincerely

READING BOROUGH COUNCIL
DATE
06 NOV 2001
ENVIRONMENTAL SERVICES

for HEAD OF LEGAL SERVICES

cc: James Fox - Planning

Joyce Markham
**Chief Executive**
R.C. Taylor, LL.B
**Solicitor**

Civic Centre, Reading, RG1 7TD.
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
**Fax:** 0118 939 0767
**Minicom** ☎ 0118 939 0700

Fairclough Homes
Legal Department
DX2914 Woking

Our Ref: Legal/SA/9648/sr
Your Ref: SI/pma/Dev/SHC/Odeon Cinema

Direct:- ☎ 0118 939 0405
e mail: sally.autherson@reading.gov.uk

15th October 2001

Your contact is: Sally Autherson, Legal Services

READING BOROUGH COUNCIL
ENVIRONMENTAL SERVICES

Dear Madam

**ODEON CHEAPSIDE – 7 CHEAPSIDE, READING**
**PLANNING APPLICATION 01/00329/FUL**

I write further to my letter of the 22 June 2001 and I note that I have not heard from you for sometime. From my own observations of the Planning Application site it appears that works appear to be commencing on site. Please can you confirm your instructions in relation to the above planning application and related Section 106. If you are still instructed to proceed on this one please may I hear from you as a matter of urgency. If your clients are implementing a former planning consent. Please can you confirm in writing this information. I look forward to hearing from you in due course.

Yours faithfully

HEAD OF LEGAL SERVICES

cc Planning FAO Gary Rayner
James Fox
Jane Lynch

Joyce Markham
**Chief Executive**
R.C. Taylor, LL.B
**Solicitor**

Civic Centre, Reading, RG1 7TD.
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
**Fax:** 0118 939 0767
**Minicom** ☎ 0118 939 0700

Our Ref: Legal/SA/9648/sr
Your Ref: 10612/A3/MXS/SJD

Direct: ☎ 0118 939 0405
e-mail: sally.autherson@reading.gov.uk

14 May 2001

Barton Willmore Planning
Beansheaf Farmhouse
Bourne Close
Calcot
Reading RG31 7BW

Your contact is: Sally Autherson, Legal Services

Dear Mr Stitch

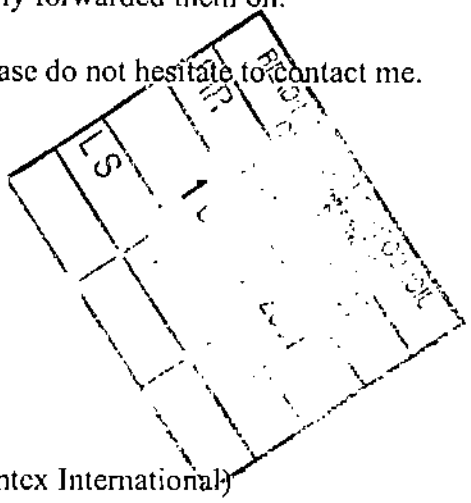
**ODEON CINEMA, 7 CHEAPSIDE READING**
**PLANNING APPLICATION 01/00329/FUL**

Thank you for your letter of the 8 May 2001.

I have drafted a Section 106 Agreement and have forwarded this to Sue Lyons together with the Council's standard requirements on issuing Section 106 Agreements. I have requested draft Planning Conditions be prepared and dispatched to yourselves by the Planning Department and if I do receive them prior to yourselves I will naturally forwarded them on.

If you have any further comments please do not hesitate to contact me.

Yours sincerely



cc
HEAD OF LEGAL SERVICES

cc Gary Rayner, Planning
James Fox, Planning
Sue Lyons, Fairclough Homes (Centex International)

# MEMORANDUM

**TO:** Gary Rayner, Planning
James Fox, Planning

cc Bob Young, Planning Manager

**FROM:** Head of Legal Services

**REFERENCE:** Legal/SA/9648

**EXTN:** 2405 - Sally Autherson

**DATE:** 14 May 2001

**SUBJECT:** **SECTION 106 AGREEMENT**
**ODEON CINEMA, 7 CHEAPSIDE**
**PLANNING APPLICATION 01/000329/FUL**

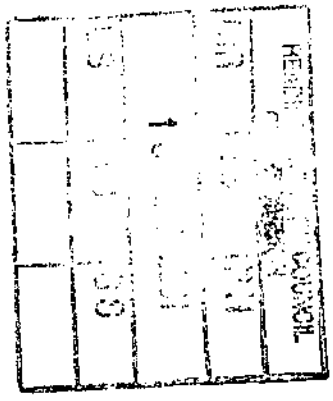
Further to the above please find enclosed attached Section 106 Agreement. I have sent this out subject to any comments you may have.

Please can you send to me as soon as possible the draft Planning Conditions on this site.

[redacted]

Sally Autherson
Legal Services

sent 5/6/01



**THIS AGREEMENT** is made the 2001

B E T W E E N;

(1) **READING BOROUGH COUNCIL** of Civic Offices Civic Centre Reading RG1 7TD ("the Council") and

(2) **FAIRCLOUGH HOMES LIMITED** whose registered office is at Menon House 18 – 28 Guildford Road Woking Surrey GU22 7QF ("Fairclough")

**RECITALS**

1. **Planning Obligation**

This Agreement constitutes a planning obligation within the meaning of the term in Section 106 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991

2. **The Application Land**

The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 and highway authority for the Borough of Reading in which the Application Land (as hereinafter defined) more particularly described in the First Schedule Part I hereto is situated

3. **Land Ownerships**

3.1 Fairclough is registered at H M Land Registry as the Owner of the Freehold Title to the Application Land and has an interest in the Application Land within the meaning of the term in Section 106(9)(b) and 106(9)(c) of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991

4. **Sale of The Affordable Housing Land**

4.1 By virtue of The First Agreement (as hereinafter defined) Scammell (as herein after defined) covenanted to bind the Odeon Land (as hereinafter defined) pursuant to clause 3.3.2.1 as set out below:

"3.3.2.1 The Odeon Development will not he implemented until completion of the sale of the Affordable Housing Land to the Association"

4.2 By a transfer dated the day of 200 the Affordable Housing Land was transferred to the Association

5. **Planning Application**

5.1 Fairclough has made an Application (01/00329/FUL) to the Council in its capacity as Local Planning Authority for the demolition of existing

building and erection of 46 flats (36 two bed units and 10 one bed units) with associated parking and provision of 1 x A2 Unit on ground floor and associated parking

6. **Covenants**

Fairclough have agreed to enter into this Agreement and to give the Council the covenants hereinafter appearing

**NOW IN PURSUANCE OF THE POWERS CONTAINED** in Section 106 of the Town and Country Planning Act 1990 Section 111 of the Local Government Act 1972 and all other powers enabling the Council in this behalf **IT IS HEREBY AGREED AND DECLARED** between the parties hereto as follows:

1. **Definitions**

In this Agreement the following expressions shall have the undermentioned meanings:-

1.1 "1990 Act"

means the Town and Country Planning Act 1990 as amended

1.2 "Application Land"

means the land described in the First Schedule hereto

1.3 "Affordable Housing Land"

means the land described in the First Schedule Part II of the First Agreement being all that Land of Wantage Road Reading registered under Title Number BK at Highland Registry

1.4 "develop"

"developed" and "development" shall be construed in accordance with Section 55 of the 1990 Act

1.5 "Education Contribution"

means the sum of EIGHT THOUSAND POUNDS (£8,000.00) to be used by the Council in its capacity as Local Education Authority for extending or improving educational facilities at one or more of the local schools in the vicinity of the Odeon Land

1.6 "Effective Date"

means the date of this Agreement

1.7 "EIC"

means the Environmental Improvements Contribution

1.8 "Environmental Improvements Contribution"

means the sum of FORTY SIX THOUSAND POUNDS (£46,000.00) (the Basic EIC Sum) as a contribution towards environmental improvements to Reading Town Centre and such additional sum ("the Additional EIC Sum") which shall be a sum equal to the difference between (a) the basic EIC Sum and (b) a sum arrived at by increasing the basic EIC Sum by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date hereof and the date of payment of the Basic EIC Sum in accordance with this Agreement (and for the purposes of calculating the Additional EIC Sum the Index of Retail Prices for which most recent official figures published by the Central Statistical Office are available shall be deemed to be the Index prevailing at the date of payment of the Basic EIC Sum in accordance with this Agreement) PROVIDED that in the event of any change after the date hereof in the reference base used to compute the said Index the figure to be taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained as a contribution towards the Council's costs

1.9 "the First Agreement" means a Section 106 Agreement dated the 22 November 2000 relating to the Odeon Land and the Affordable Housing Land relating to Applications 00/005070/FUL and 00/00593/FUL and made between the Council and Scammell Securities Ltd ("Scammell") and Thames Valley Charitable Housing Association Limited ("the Association")

1.10 "implementation"

means the carrying out of a "material operation" as defined in Section 56(4) of the 1990 Act and "implement" and "implemented" shall be construed accordingly and for the purposes of determining whether or not a material operation as aforesaid has been carried out

there shall be disregarded such operations as:-

Services/Service Inspection

Soil Inspection

Removal of internal fixtures and fittings and removal of asbestos

1.11 "the Planning"

means the application for planning permission submitted to the Council under reference 01/00329/FUL

1.12 "Housing Unit"

means any housing unit erected on the Application Land pursuant to the Planning Permission

1.13 "the Planning Permission"

means planning permission granted by the Council pursuant to the Planning Application

1.14 "Odeon Land"

means the land described in the First Schedule Part I hereto

1.15. "Practical Completion"

(where the context so admits) has the meaning given below in relation to the terms stated:

1.15.1 the Housing Units

Practical completion of the construction of the Housing Units in accordance with a certificate to that effect issued for the construction of the Housing Units on the Application Land

1.15.2 the Development

Practical completion of the Development in accordance with a Certificate to that effect issued pursuant to the terms of a Building Contract for the Development

1.16 "RUAP"

means the reading Urban Area Package

1.17 "RUAP Contribution"

means the sum of FORTY SIX THOUSAND POUNDS (£46,000.00) ("the Basic RUAP Charge") and such additional sum ("the Additional RUAP sum") which shall be a sum equal to the difference between (a) the Basic RUAP Charge and (b) a sum arrived at by increasing the Basic RUAP Charge by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date hereof and the date of payment of the Basic RUAP Charge in accordance with this Agreement (and for the purposes of calculating the Additional RUAP Sum the Index of Retail

Prices for which most recent official figures published by the Central Statistical Office are available shall be deemed to be the Index prevailing at the date of payment of the Basic RUAP Charge in accordance with this Agreement) PROVIDED that in the event of any charge after the date hereof in the reference base used to compute the said Index the figure to be taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained as a contributions towards the Council's costs including preliminary investigation design and supervision fees in carrying out transport improvements as identified in the RUAP and/or town centre pedestrianisation and traffic improvement measures

1.18 "the Association Sale Agreement"

means the Agreement referred to in Recital 6 of this Agreement

1.19 "the Contributions"

means the Environmental Improvements Contribution and the Educational contribution and the RUAP Contribution

1.20 "the Development"

means the development permitted by the Planning Permission

1.21 "this Agreement"

means this planning obligation by agreement

1.22 "Services"

means the inspection of foul and surface water sewers water and gas mains electricity telephone and any other cables sewers drains soakaways conduits wires gutters downpipes watercourses or pipes serving the Application Land and "service and "servicing" shall be construed accordingly

IT IS HEREBY FURTHER AGREED that where the context so requires:

(a) The singular shall include the plural and vice versa

(b) References to any party shall include the successors in title of that party

(c) Where a party includes more than one person the obligations of that party shall be joint and several

(d) References to clauses and schedules are references to clauses in and schedules to this Agreement

(e) References to a statute or statutory instrument shall mean and include any statutory revision amendment or re-enactment thereof

(f) Words denoting an obligation on a party to do any act or matter or thing include an obligation to procure that it be done and words placing a party under a restriction include an obligation not to permit infringement of that restriction

AND THAT clause headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation

**2. Land bound by Obligations under this Agreement**

It is agreed between the parties hereto that obligations under the terms of this Agreement shall bind the Application Land as follows:

3. Planning Permission

3.1 The Council will on the Effective Date grant the Odeon Planning Permission subject to the conditions and in the form set out in the Second Schedule

3.2 Covenants by Fairclough declaration:

The covenants in this Agreement between Fairclough and the Council are entered into with the intent that those covenants shall be enforceable without any limits of time against Fairclough and any person deriving title from Fairclough to all or any part of the Application land and any person deriving title under them in respect of a lesser interest in the whole or any part of the Application land as if that person had also been an original covenanting party in respect of the interest for the time being held by him provided that no person shall be liable under such covenants after they have parted with all interest in the Application Land

3.3 Fairclough Covenants

Fairclough covenants and agrees with the Council that:

3.3.1 Fairclough will give to the Council 14 days prior notice in accordance with clause 7 of the actual date of implementation of the Development

means the sum of FORTY SIX THOUSAND POUNDS (£46,000.00) (the Basic EIC Sum) as a contribution towards environmental improvements to Reading Town Centre and such additional sum ("the Additional EIC Sum") which shall be a sum equal to the difference between (a) the basic EIC Sum and (b) a sum arrived at by increasing the basic EIC Sum by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date hereof and the date of payment of the Basic EIC Sum in accordance with this Agreement (and for the purposes of calculating the Additional EIC Sum the Index of Retail Prices for which most recent official figures published by the Central Statistical Office are available shall be deemed to be the Index prevailing at the date of payment of the Basic EIC Sum in accordance with this Agreement) PROVIDED that in the event of any change after the date hereof in the reference base used to compute the said Index the figure to be taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained as a contribution towards the Council's costs

1.9 "the First Agreement" means a Section 106 Agreement dated the 22 November 2000 relating to the Odeon Land and the Affordable Housing Land relating to Applications 00/005070/FUL and 00/00593/FUL and made between the Council and Scammell Securities Ltd ("Scammell") and Thames Valley Charitable Housing Association Limited ("the Association")

1.10 "implementation"

means the carrying out of a "material operation" as defined in Section 56(4) of the 1990 Act and "implement" and "implemented" shall be construed accordingly and for the purposes of determining whether or not a material operation as aforesaid has been carried out

there shall be disregarded such operations as:-

Services/Service Inspection

Soil Inspection

Removal of internal fixtures and fittings and removal of asbestos

unexpended sum together with interest at 2% above the base lending rate of the Co-operative Bank Plc (applicable at the date of repayment) calculated from the date of the receipt of the contribution as provided for in the appropriate clause of 3.3 above by the Council to the date of repayment

3.5.3 If at the date referred to in clause 3.5.1 the Council shall have entered into a contract or other legally binding obligation to expend the Contributions or any part thereof for the relevant purposes specified in clause 3.3 then the Council shall not be required to refund any part of the said Contributions required for that purpose hut shall as soon as possible following the completion of the said contract or other legally binding commitment account to Fairclough in the manner set out in clause 3.5.1 and refund any unexpended part of the said contribution in the manner set out in 3.5.1

**4. Affordable Housing Land**

4.1 The Council and Fairclough hereby agree and declare that the covenant contained in Clause 3.3.2.1 of the First Agreement has been discharged

4.2 Saving for the First Agreement

It is further agreed and declared by the Fairclough and the Council that saving and excepting for as is expressly provided for by the Provisions of this Agreement and not understanding the grant of the Planning Permission the covenants and provisions contained in the First Agreement shall continue to have fill force and effect

**5. Land Registry: Noting**

Fairclough and the Council jointly and severally apply to the Chief Land Registrar for the noting of the relevant provisions of this Agreement on the registers of Title Numbers BK110186

**6. It is further agreed between Fairclough and the Association and the Council that**

6.1 Consents

Any approval consent certification direction or permission to be given or made by the Council shall not be unreasonably made withheld or delayed

6.2 Nothing in this Agreement shall fetter or restrict the discretion of the Council in the exercise of its statutory duties or powers under any enactment or any enabling powers for the time being in force

**7. Notices**

Any notice of other written document to be served or given by one party upon or to any other under the terms of this Agreement shall be deemed to have been validly served or given if transmitted by facsimile delivered by hand or sent by pre-paid post to the party on whom it is to be served or as otherwise notified for the purpose by notice in writing

**8. Addresses for service**

The address for any notice or other written communication is

8.1 the Council

for the Council at Legal Department Civic Offices Civic Centre Reading RG1 7TD

8.2 for Fairclough

for Fairclough at Menon House 18-28 Guildford Road Woking surrey GU22 7QF

**9. Legal Fees**

Fairclough agree to reimburse the Council for legal costs and expenses incurred by the Council in the preparation and completion of this Agreement forthwith upon completion of this Agreement

**10. Legal Charge**

This Agreement is and shall be registered as a local land charge by the Council

**11. Rights of Parties**

It is not intended that any of the provisions of this Agreement be enforceable (under the Contracts (Rights of Third Parties) Act 1999) by anyone other than the parties to this Agreement

## THE FIRST SCHEDULE (Lands)

## (The Application Land) (Odeon Land)

All that land registered at H M Land Registry under Title Number BK110186 known as the Odeon Cheapside Reading as the same is shown on the Odeon Plan annexed hereto and thereon edged in red

## THE SECOND SCHEDULE

## Part I (the Draft and Conditions Permission

EXECUTED as a Deed by the Parties hereunto on the above date

EXECUTED (BUT NOT DELIVERED )
UNTIL THE DATE HEREOF) by )
the affixing of THE COMMON SEAL )
of **READING BOROUGH COUNCIL** in )
the presence of: )

Authorised Signatory

EXECUTED (BUT NOT DELIVERED )
UNTIL THE DATE HEREOF) by )
affixing of THE COMMON SEAL )
of **FAIRCLOUGH HOMES LIMITED** in )
the presence of:- )

Authorised Signatory

**DATED** **2001**

READING BOROUGH COUNCIL

and

FAIRCLOUGH HOMES LIMITED

# AGREEMENT

Constituting a Planning Obligation relating to land at the Odeon Cheapside

Re Planning Application 01/00329/FUL

R C Taylor
Head of Legal Services
Reading Borough Council
Civic Offices Civic Centre
Reading RG1 7TD

First Draft RBC

Datix 9648

Haven't had S106 papers for this.

Heads of terms are as for app 00/00570.

£46k RUAP.

£46k Environmental imps

£8k Education.

No Affordable - already declared against 00/00570

**COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT**
**READING BOROUGH COUNCIL**

**ITEM NO.** 14

**WARD:** Abbey

**PLANNING APPLICATIONS COMMITTEE:** 2 May 2001

01/00329/FUL 7 Cheapside (The Odeon Cinema), Reading

Demolition of existing building. Erection of 46 flats, (36 two bed units, 14 one bed units) with associated parking. Provision of 1 (A2) units on ground floor. Associated parking.

Applicant: Fairclough Homes limited

Date received: 20 March 2001

Delegate to officers to GRANT planning permission subject to a legal agreement being entered into within 12 months to secure:

- £46,000.00 contribution towards town centre environmental improvements and/or recreation facilities,
- £46,000.00 contribution towards transport improvements as identified within the Reading Urban Area Package
- £8,000.00 contribution towards education provision.

If such an agreement is entered into, GRANT Planning Permission subject to conditions.

**CONDITIONS TO INCLUDE**

- Standard 5 year time period
- Comply with plans numbered: A00/126 100; A00/126 102; A00/126 104; A00/126 106; A00/126 108; A00/126 201.
- Submission of samples of materials for approval
- Restriction on hours of working to between 0800-1800 Monday to Friday, 0800-1300 on Saturday and at no time on Sunday or Bank Holidays
- Construction method statement to be submitted and approved indicating details of: Parking of vehicles of site personnel, operatives and visitors; loading and unloading of plant and materials; storage of plant and materials; treatment of all relevant pedestrian routes and highways; times, routes and means of access into the site for construction traffic and delivery vehicles and methods of preventing deposition of materials on the public highway; the method of demolition of the existing structures and concrete hard standing; measures for the suppression of dust.
- Provision of disabled access
- Submission of landscaping details
- Submission of details of boundary fences in Courtyard gardens
- On site storage of plant and materials
- Submission of details of cycle parking for residential and retail staff use
- Details of service access for residential and retail units
- Obscure glazing to bathrooms

**INFORMATIVES**

- The developer should be made aware that planning consent has been granted in the particular circumstances of this case for development without parking provision sufficient to conform to currently adopted parking standards.

  The site is considered to be a "Special Case", because of its location and the existing public transport services on nearby roads. However, because of limited availability and high demand for parking spaces in the vicinity, there must be no assumption that future occupants of these new homes would be guaranteed an on-street parking space.

  The developer should advise future occupants accordingly.

- A license must be obtained from the Head of Technical Services before any works are carried Out on any footway, carriageway, verge, or other land forming part of the public highway.

  The issue of a licence under Section 184 of the Highways Act 1980, will be conditional upon existing access being modified, and the adjacent kerbs & footway being made good to line & level.

## 1. INTRODUCTION

The application site is located in the town centre and is currently occupied by the Odeon cinema, which has been closed for approximately 12 months. The building currently has a frontage onto Cheapside with a rear elevation onto Thorn Street, which is adjacent to the Inner Distribution Road (IDR). There is currently no on site car parking.

The committee has previously visited the site.

An application (00/00570/FUL), for 46 flats was granted planning permission on 22 November 2000, (for report see appendix one). It has now become apparent that in order to achieve the required ceiling heights within the building, an increase in the total height of the building of 1.5 metres will be required. The principle difference between this application and application 00/00570/FUL is the difference in the height of the building, and the introduction of two further parking spaces on the ground floor, bringing the total to 28 spaces.

## 2. PLANNING HISTORY

| | | | |
|---|---|---|---|
| 90/01108/AD | Fixing of internally illuminated letters to Cheapside elevation | C/Consent | 27.12.91 |
| 91/00058/FD | Alteration of main building entrance from Cheapside | C/Consent | 26.02.91 |
| 92/00746/FD | (Unit 1) New shop front and fascia | C/Consent | 19.10.92 |
| 92/00747/AD | Externally lit fascia and flag sign (Unit 1) | C/Consent | 19.10.92 |

| | | | |
|---|---|---|---|
| 00/00227/FUL | Demolition of existing building, erection of 30, 2 bed flats with associated parking and provision of 2 x A2 units on ground floor | Withdrawn | 14.05.00 |
| 00/00570/FUL | Demolition of existing building, erection of 46, 2 bed and 1 bed flats with associated parking and provision of 1 x A2 unit on the ground floor | C/Consent subject to legal agreement (signed) | 22.11.00 |
| 00/01465/FUL | Demolition of existing building, erection of 50, 2 bed and 1 bed flats with associated parking and provision of 1 x A2 unit on the ground floor | Appeal against non determination -ongoing | |

**3. PROPOSAL**

The proposal is to demolish the existing building on the site and erect a seven-storey building.

The proposed building would be 7 storeys in height measuring a total of 21.5 metres.

It is proposed that the ground floor would cover the entire site comprising of 1 (A2) retail unit of 84.13m², with frontage and customer access on Cheapside, and a ground floor parking area with 28 parking spaces, bin storage and cycle storage with lift and stair access to the upper floors.

The following 6 floors would be arranged in two separate buildings on top of the ground floor, one with a frontage onto Thorn Street and one with a frontage onto Cheapside. A decked courtyard of private amenity space for the first floor flats would separate the two buildings. The upper floors are stepped back in two storey tiers to maximise the amount of daylight to the lower floors. These stepped floor plates would incorporate terraced gardens on alternate floors.

The residential floors would comprise of the following accommodation:

1st floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.
6 flats (2 x 1 bed, 4 x 2 bed) with external elevations opening onto the internal courtyard which would be divided into six private garden areas.

2nd floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.
This floor is stepped back on the courtyard elevations leaving a gap between dwellings of 14 metres. 4 x 2 bed flats with external elevations onto the internal courtyard, each with a balcony / terrace 11 metres wide.

3rd floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.
4 x 2 bed flats with external elevations onto the internal courtyard. These units do not have a terrace garden, but do have a small balcony area.

4th floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.

This floor is stepped further back on the courtyard elevations leaving a gap between dwellings of 18metres. 4 x 1 bed flats with external elevations onto the internal courtyard, each with a balcony / terrace 11 metres wide.

5th floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.
4 x 1 bed flats with external elevations onto the internal courtyard. These units do not have a terrace garden, but do have a small balcony area.

6th floor — This level is stepped back at the front elevations (Thorn street and Cheapside) giving 1.5 meter wide terraces on both external elevations. Additionally they are stepped back on the courtyard elevations leaving a gap of 21.5 metres between the dwellings. There 4 x 2 bed flats at this level, two in each building. There are terraced gardens on the courtyard elevation; these are not accessible directly from the roof top flats, but would be communal space for flats with no private amenity.

The proposed parking at ground floor level indicates 28 spaces, 4 of which are specifically designated as spaces for disabled drivers. Access to the garage area would be from the Thorn Street elevation, and it is proposed that a sliding gate secure the garage area.

It is proposed that the courtyard area be separated into 6 individual gardens to serve the 6 adjacent flats. The boundaries between the flats would be segregated through the use of fencing.

## 4. CONSULTATIONS

Letters were sent to Primark; Adelphi House; Liverpool Victoria House; 38-40 Oxford Road; Blockbuster Video; Travel Lodge.

No responses have been received.

The Police Crime Prevention Design Officer was consulted and raised no objections to the proposal.

## 5. TRANSPORT IMPLICATIONS

The application site is situated in the middle of the town centre. It is therefore ideally located in terms of public transport, amenities and local public car parks.

The applicant is proposing 28 car-parking spaces for 46 units which is considerably short of the 1:1 requirement as per the current local plan standards, however this level is considered to be acceptable given the site's town centre location. Parking for the A2 unit should be within the local public car parks.

The applicant has gone some way to addressing the transport issues by PPG13 by providing cycle storage facilities; these spaces should also be available to staff from the A2 unit.

Access into the parking area will need to be by way of a footway crossover not bellmounted kerbs.

A licence must be obtained from the Head of Technical services, before any works are carried-out on any footway, carriageway, verge, or other land forming part of the public highway.

The issue of a licence under section 184 of Highways Act 1980, will be conditional upon the existing access being modified, and the adjacent kerbs & footway being made good to line and level.

The applicant will need to provide details of servicing arrangements for both the residential and A2 uses.

## 6. ACCESS IMPLICATIONS

The proposal includes lift access on all floors. If the proposal was found to be acceptable disabled access through internal areas could be secured by condition as no details have been provided

## 7. SUSTAINABILITY IMPLICATIONS

The proposal represents a scheme that is readily accessible to the town centre and is well served by the local highway network and within easy reach of public transport facilities. In the interests of promoting alternative means of transport, secure cycle storage has been proposed for the flats. There are no significant energy, or pollution implications for the development.

## 8. APPRAISAL

The application should be considered in the context of policies CEN 2 (Housing in the Town Centre), CEN 4 (Town Centre Shopping Area), HSG 2 (Affordable Housing), HSG 5 (Residential Design Standards), HSG 9 (Location of Residential Development), HSG 10 (Housing Provision for People with Disabilities), TRN 11B (Development and Traffic), TRN 12 (Car Parking), LEI 3: (The Provision and Improvement of Leisure Facilities) of the Reading Borough Local Plan.

The principle of development on this site, in accordance with policy CEN2 (Housing in the Town Centre), was established in application 00/00570/FUL. Further, the design, massing and internal and external layouts of the proposal, amenity provision and the inclusion of one A2 (Financial and Professional Services) unit at ground floor level were established in the same application, a copy of the relevant committee report is attached as appendix one.

Therefore the key issues to be considered in this report are:

- the increased height of the building and the impact that this will have on the external appearance of the building and neighbouring buildings,
- the addition of two further parking spaces in the ground floor parking area.

Policy HSG5 (Residential Deign Standards)
This policy considers whether the character, density and design of a proposal are of an acceptable standard and appropriate to the surrounding area. It also requires that car-parking standards should comply with the Council's standards.

Policy TRN12 (Car Parking)
This policy sets out car parking standards in appendix 9 of the Reading Borough Local Plan (1998). In the case of this proposal the required parking standard is 1 space per unit in the town centre area, bringing the total number of spaces required on site to 46.

External appearance of the proposal and the impact on neighbouring properties:
The current proposal involves an increase of 1.5 metres in height from the original building, which was given consent under application 00/00570. This is in order to achieve an increase of 1.5 metres in the floor to ceiling height of the ground floor A2 (Financial and Professional Services) unit and car

parking area. In every other respect the design, layout, bulk and massing of the proposal is the same as the previous application.

The proposed external elevations on both Thorn Street and Cheapside have the same design elements as the previous application. The increase in height is incorporated into the building throughout the levels, thus maintaining the sense of scale and balance. It is considered that this has been achieved with no detrimental impact on the scale and design of the building.

The proposed building is six storeys high with an additional seventh floor set back from the street elevation on both the Thorn Street and Cheapside elevations, to reduce the bulk and scale of the building. The Applicant has stated that the corbelled brick gables and stone features have been selected to tie in with the Primark building which has recently been refurbished and is one of the most significant buildings in the immediate vicinity. The surrounding area is characterised by a mix of tall commercial buildings. The buildings on either side of the application site are currently taller than the existing, but will be lower than the proposed. Adelphi House on the corner of Cheapside and Thorn Street is six storeys in height, with a hipped roof, which will be 1.1 metres lower than the proposed building.

The buildings on either side of the proposal are not represented by one specific design style, consequently the external treatments and windows are distinctly different. Consequently the external elevations of the previous application 00/00570 did not mimic or align with the design of either building, additionally the external horizontal features of the proposed building do not align with its neighbours however this is not considered to have a detrimental impact on the character of the street scene or the area in general

The proposal is for 46 flats in effectively two buildings built above a single floor of retail space and car parking. The buildings are relatively tall and in order to resolve problems of them overshadowing each other on the internal courtyard elevation, these elevations have been stepped back in order to maximise light to the lower floors. The gap and therefore the extent of daylight on the 1st floor are relatively low however this increases progressively up the building. At first floor level the buildings are 10 metres apart and the shadow cast over the area is now 48° rather than the previous 45°. The Urban Design Compendium (recently published in partnership with English Partnerships and the Housing Corporation), a document which is to address issues of successful design in difficult urban sites, equates the proposed distance and angle of light to slightly more than the separation distance and angle of light in a mews house arrangement. It is therefore considered that the additional height of the building would not have an adverse impact on the light received within the building.

Materials have been indicated as brick, with stone coping, colour coated balustrading and colour coated roof. However the details of the materials can be secured by condition if planning consent is granted.

Given the above I consider that the development to have satisfied the policy requirements of HSG 5.

Car parking provision:
The development is to be accessed by car via a gated entrance on Thorn Street. The development provides 28 car-parking spaces for 46 units. This is an additional two spaces, however it still represents a shortfall from the required standard of 1 space per unit. As mentioned previously the site is within walking distance of all town centre amenities, close to a town centre cycle route and has convenient access to the main bus routes in the town centre in both east to west and north to south directions. Due to the justification provided it is considered that a case can be made for allowing the

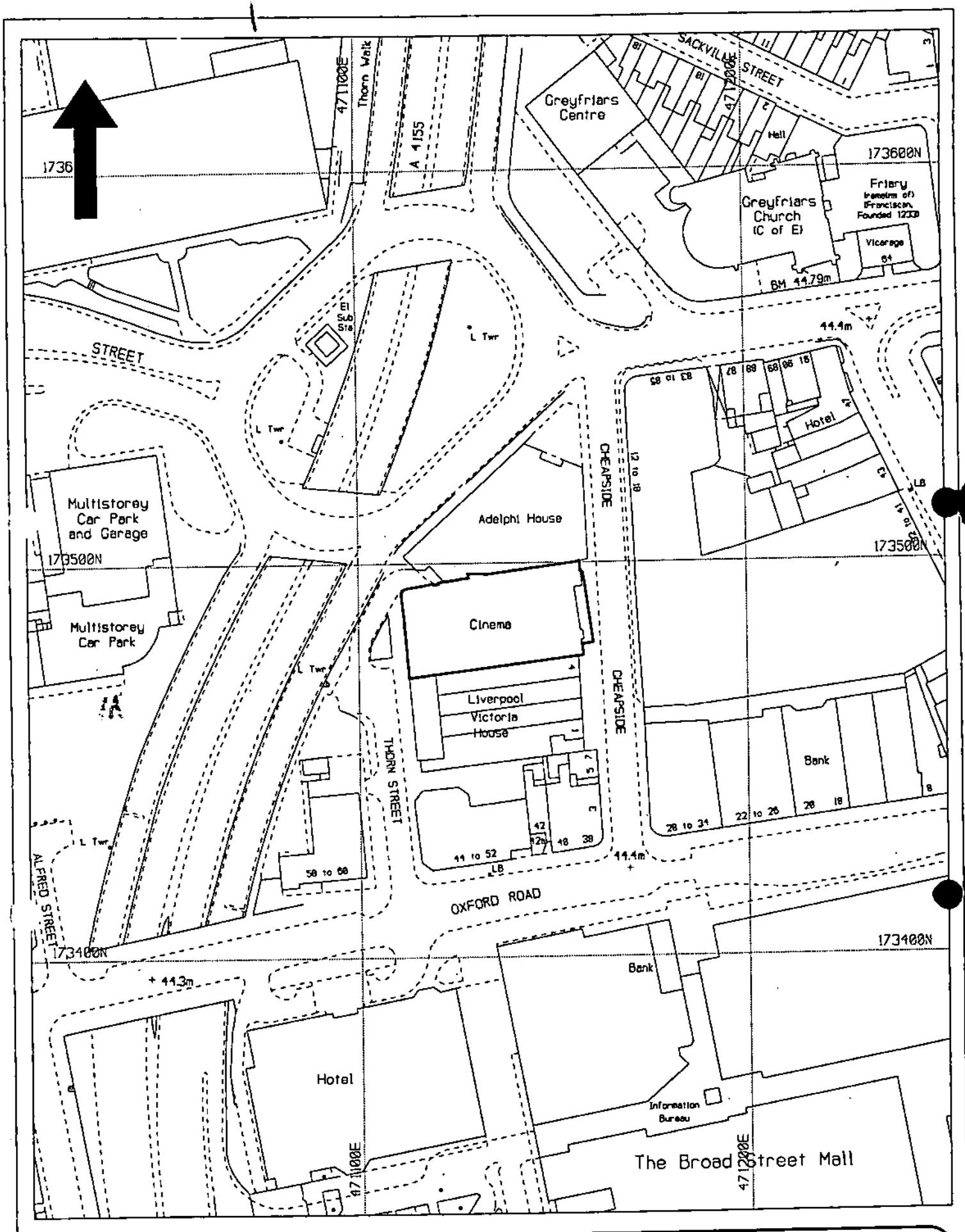
development without compliance with adopted car-parking provision. The applicant has also agreed to provide a contribution towards the Reading Urban Area Package.

Legal implications:
Application 00/00570/FUL was granted consent subject a legal agreement being signed securing contributions towards the Reading Urban Area Package; environmental improvements and education, and a suitable scheme being granted permission for the provision of off site affordable housing.

Officers can confirm that the obligation to provide an off site affordable housing scheme has been fulfilled in compliance with policy HSG2 (Affordable Housing). The applicant has agreed to enter into a legal agreement to transfer the financial obligations, as laid out in the recommendation at the front of this report, to this application.

Conclusion:
In conclusion, it is considered that the scheme complies with policies CEN 2 (Housing in the Town Centre), CEN4 (Town Centre Shopping Area), HSG 2 (Affordable Housing), HSG 5 (Residential Design Standards), HSG 9 (Location of Residential Development), HSG 10 (Housing Provision for People with Disabilities), TRN 11B (Development and Traffic), TRN 12 (Car Parking), LEI 3: (The Provision and Improvement of Leisure Facilities) of the Reading Borough Local Plan.

**Case officer: Kim Morris**




Title: location Plan.
The Odeon, Cheapside, Reading.

Date: 28/03/2001

Drg.No. 01/0329/FUL/KM

Scale: 1:1250

88

Reading BOROUGH COUNCIL

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# APPENDIX ONE

**COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT**
**READING BOROUGH COUNCIL**

**ITEM NO.**

**WARD:** Abbey

**PLANNING APPLICATIONS COMMITTEE:** 11th October 2000

00/00570/FUL 7 Cheapside (The Odeon Cinema), Reading

Demolition of existing building. Erection of 50 flats, (36 two bed units, 14 one bed units) with 12 No 2 bed flats and 3 No 1 bed flats) with associated parking. Provision of 2 (A2) units on ground floor. Amended to 46 units (36 two-bed units, 10 one-bed units) with associated parking. Provision of 1 (A2) unit.

Applicant: Scammell Securities

Date received: 19 May 2000

Delegate to officers to REFUSE planning permission unless a legal agreement is entered into within 12 months to secure the provision of affordable housing, plus financial contributions towards town centre environmental improvements and/or recreation facilities, transport improvements and education. If such an agreement is entered into, GRANT Planning Permission subject to conditions.

**CONDITIONS TO INCLUDE**

- Standard 5 year time period
- Amended plans condition
- Submission of samples of materials for approval
- Restriction on hours of working to between 0800-1800 Monday to Friday, 0800-1300 on Saturday and at no time on Sunday or Bank Holidays
- Construction method statement to be submitted and approved indicating details of: Parking of vehicles of site personnel, operatives and visitors; loading and unloading of plant and materials; storage of plant and materials; treatment of all relevant pedestrian routes and highways; times, routes and means of access into the site for construction traffic and delivery vehicles and methods of preventing deposition of materials on the public highway; the method of demolition of the existing structures and concrete hard standing; measures for the suppression of dust.
- Provision of disabled access
- Submission of landscaping details
- Submission of details of boundary fences in Courtyard gardens
- On site storage of plant and materials
- Submission of details of cycle parking for residential and retail staff use
- Details of service access for residential and retail units
- Obscure glazing to bathrooms

**INFORMATIVES**

- The developer should be made aware that planning consent has been granted in the particular circumstances of this case for development without parking provision sufficient to conform to currently adopted parking standards.

  The site is considered to be a "Special Case", because of its location and the existing public transport services on nearby roads. However, because of limited availability and high demand for parking spaces in the vicinity, there must be no assumption that future occupants of these new homes would be guaranteed an on-street parking space.

  The developer should advise future occupants accordingly.

- A license must be obtained from the Head of Technical Services before any works are carried Out on any footway, carriageway, verge, or other land forming part of the public highway.

  The issue of a licence under Section 184 of the Highways Act 1980, will be conditional upon existing access being modified, and the adjacent kerbs & footway being made good to line & level.

## 1. INTRODUCTION

The application site is located in the town centre and is currently occupied by the Odeon cinema, which has been closed for approximately 12 months. The building currently has a frontage onto Cheapside with a rear elevation onto Thorn Street, which is adjacent to the Inner Distribution Road (IDR). There is currently no on site car parking.

The committee has visited the site.

## 2. PLANNING HISTORY

| | | | |
|---|---|---|---|
| 90/01108/AD | Fixing of internally illuminated letters to Cheapside elevation | C/Consent | 27.12.91 |
| 91/00058/FD | Alteration of main building entrance from Cheapside | C/Consent | 26.02.91 |
| 92/00746/FD | (Unit 1) New shop front and fascia | C/Consent | 19.10.92 |
| 92/00747/AD | Externally lit fascia and flag sign (Unit 1) | C/Consent | 19.10.92 |
| 00/00227/FUL | Demolition of existing building, erection of 30, 2 bed flats with associated parking and provision of 2 x A2 units on ground floor | Withdrawn | 14.05.00 |

## 3. PROPOSAL

The proposal is to demolish the existing building on the site and erect a seven-storey building.

It is proposed that the ground floor would cover the entire site comprising of 1 (A2) retail unit of 77.4m², with frontage and customer access on Cheapside, and a ground floor parking area with 26 parking spaces, bin storage and cycle storage with lift and stair access to the upper floors.

The following 6 floors would be arranged in two separate buildings on top of the ground floor, one with a frontage onto Thorn Street and one with a frontage onto Cheapside. A decked courtyard of private amenity space for the first floor flats would separate the two buildings. The upper floors are stepped back in two storey tiers to maximise the amount of daylight to the lower floors. These stepped floor plates would incorporate terraced gardens on alternate floors.

The residential floors would comprise of the following accommodation:

| | |
|---|---|
| 1st floor | 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.<br>6 flats (2 x 1 bed, 4 x 2 bed) with external elevations opening onto the internal courtyard which would be divided into six private garden areas. |
| 2nd floor | 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.<br>This floor is stepped back on the courtyard elevations leaving a gap between dwellings of 14 metres. 4 x 2 bed flats with external elevations onto the internal courtyard, each with a balcony / terrace 11 metres wide. |
| 3rd floor | 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.<br>4 x 2 bed flats with external elevations onto the internal courtyard. These units do not have a terrace garden, but do have a small balcony area. |
| 4th floor | 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.<br>This floor is stepped further back on the courtyard elevations leaving a gap between dwellings of 18 metres. 4 x 1 bed flats with external elevations onto the internal courtyard, each with a balcony / terrace 11 metres wide. |
| 5th floor | 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.<br>4 x 1 bed flats with external elevations onto the internal courtyard. These units do not have a terrace garden, but do have a small balcony area. |
| 6th floor | This level is stepped back at the front elevations (Thorn street and Cheapside) giving 1.5 meter wide terraces on both external elevations. Additionally they are stepped back on the courtyard elevations leaving a gap of 22 metres between the dwellings. There 4 x 2 bed flats at this level, two in each building. There are terraced gardens on the courtyard elevation; these are not accessible directly from the roof top flats, but would be communal space for flats with no private amenity. |

The proposed parking at ground floor level indicates 26 spaces, 4 of which are specifically designated as spaces for disabled drivers. Access to the garage area would be from the Thorn Street elevation, and it is proposed that a sliding gate secure the garage area.

It is proposed that the courtyard area be separated into 6 individual gardens to serve the 6 adjacent flats. The boundaries between the flats would be segregated through the use of fencing.

**4. CONSULTATIONS**

Letters were sent to Primark; Adelphi House; Liverpool Victoria House; 38-40 Oxford Road; Blockbuster Video; Travel Lodge.

No responses have been received.

The Police Crime Prevention Design Officer was consulted and raised no objections to the proposal.

## 5. TRANSPORT IMPLICATIONS

The application site is situated in the middle of the town centre. It is therefore ideally located in terms of public transport, amenities and local public car parks.

The applicant is proposing 26 car-parking spaces for 46 units which is considerably short of the 1:1 requirement as per the current local plan standards. The applicant is therefore required to provide justification for the reduction. Parking for the A2 unit should be within the local public car parks.

The applicant has gone some way to addressing the issues of PPG13 by providing cycle storage facilities; these spaces should also be available to staff from the A2 unit.

Access into the parking area will need to be by way of a footway crossover not bellmounted kerbs.

A licence must be obtained from the Head of Technical services, before any works are carried-out on any footway, carriageway, verge, or other land forming part of the public highway.

The issue of a licence under section 184 of Highways Act 1980, will be conditional upon the existing access being modified, and the adjacent kerbs & footway being made good to line and level.

The applicant will need to provide details of servicing arrangements for both the residential and A2 uses.

## 6. ACCESS IMPLICATIONS

The proposal includes lift access on all floors. If the proposal was found to be acceptable disabled access through internal areas could be secured by condition as no details have been provided

## 7. SUSTAINABILITY IMPLICATIONS

The proposal represents a scheme that is readily accessible to the town centre and is well served by the local highway network and within easy reach of public transport facilities. In the interests of promoting alternative means of transport, secure cycle storage has been proposed for the flats. There are no significant energy, or pollution implications for the development.

## 8. APPRAISAL

The application should be considered in the context of policies CEN 2 (Housing in the Town Centre), CEN 4 (Town Centre Shopping Area), HSG 2 (Affordable Housing), HSG 5 (Residential Design Standards), HSG 9 (Location of Residential Development), HSG 10 (Housing Provision for People with Disabilities), TRN 11B (Development and Traffic), TRN 12 (Car Parking), LEI 3: (The Provision and Improvement of Leisure Facilities) of the Reading Borough Local Plan.

Policy CEN 2 of the Borough Plan states that the Council will give favourable consideration to proposals for the provision of additional housing in the town centre and where appropriate the

development will be expected to contribute towards necessary environmental improvements of residential areas. The site in question previously had a leisure the equivalent of which is now provided elsewhere in the town centre area. The loss of town centre cinema space is therefore considered to be acceptable.

Policy HSG 2 identifies the need for affordable housing within the Borough and states that the Council will seek to secure affordable housing to meet local needs. In Reading's case the Borough Plan target equates to approximately 38% of the total housing provision for the plan period. In the first instance the council will seek affordable housing provision on site, if this is not practicable a surrogate site will be sought where land will be provided by the developer for affordable housing provision by a housing association; in the absence of this a commuted sum will be required. As a result of discussions with the Council the applicant has offered to provide a surrogate site for sale to a housing association. Subject to a suitable scheme being granted planning permission this is considered to be acceptable under the requirements of Policy HSG 2 of the Borough Plan and is acceptable to the Council's Housing Development Officer.

In order to satisfy the requirements of policies HSG5 and HSG9 the character, density and design of new residential development should be of an acceptable standard and appropriate to the surrounding area. The proposed scheme has a density of 460 per hectare, which whilst high complies with the requirements of PPG3 to make efficient use of urban brown field sites where appropriate, and where sites are well served by local facilities and public transport.

Where appropriate proposals should also provide for open space and car parking should comply with the Council's standards. Although the site is located within the town centre, the Council's standards for car parking and amenity space still apply. The Council's supplementary planning guidance on space around dwellings recognises that the requirements for housing in the town centre differ in respect of the need for and the availability of, private and communal amenity space. The majority of new residential development within the town centre area tends to provide (as in this case) flats rather than family housing and open space is often restricted to hard surfaces and the provision of balconies. The scheme does however benefit from the provision a courtyard area in the centre of the scheme, which will provide individual amenity space for the six flats immediately adjacent to it, (between 31 and 41 $m^2$ per unit). 12 of the remaining flats have substantial terrace gardens, while the remaining 28 units have small balconies. Two areas of terracing on the sixth floor are proposed for use by those flats, which do not have private amenity space.

Given the site's town centre location, proximity to the river and facilities generally I would not expect the proposal to provide, on-site, a full level of amenity space provision normally required for flats in other parts of the town. However I would expect a high density residential proposal of this type to provide contributions to environmental improvements and/or recreational facilities in line with the objectives of policies CEN 2, and LEI 3 to off-set the additional pressure on the physical and social infrastructure of the area. The applicant has agreed to contributions towards the improvements of such facilities and in my opinion the proposal therefore satisfies these policy requirements. The applicant has also agreed to make a contribution to education facilities.

The proposal is for 46 flats in effectively two buildings built above a single floor of retail space and car parking. The buildings are relatively tall and in order to resolve problems of them overshadowing each other on the internal courtyard elevation, these elevations have been stepped back in order to maximise light to the lower floors. The gap and therefore the extent of daylight on the 1st floor are relatively low however this increases progressively up the building. At first floor level the buildings are 10 metres apart and the shadow cast over the area is 45°. The Urban Design Compendium (recently published in partnership with English Partnerships and the Housing Corporation), as a document which is to address issues of successful design in difficult urban sites,

equates to slightly more than the separation distance and angle of light in a mews house arrangement. At second floor level the gap between dwellings is 14 metres, and at 4th floor level the gap is 18 metres.

In order to ensure that the privacy of residents in the first floor units is maintained a boundary fence will be erected to enclose each garden area. The details of this can be secured by condition if planning consent is granted.

When consulted, the Architects panel expressed concern that the proposed design did not relate to the surrounding buildings. The applicant has provided a supporting statement outlining the design philosophy which has been adopted.

The surrounding area is characterised by a mix of tall commercial buildings. The buildings on either side of the application site are currently taller than the existing, but will be lower than the proposed. Neither is considered to be of any outstanding architectural significance. Adelphi House on the corner of Cheapside and Thorn Street is six storeys in height. The proposed building is six storeys high with an additional seventh floor set back from the street elevation on both the Thorn Street and Cheapside elevations, to reduce the bulk and scale of the building. The Applicant has stated that the corbelled brick gables and stone features have been selected to tie in with the Primark building which has recently been refurbished and is one of the most significant buildings in the immediate vicinity.

Materials have been indicated as brick, with stone coping, colour coated balustrading and colour coated roof. However the details of the materials can be secured by condition if planning consent is granted.

Following discussions with officers, the applicant has paid attention to the Thorn Street ground floor elevation, as it is considered that the treatment of this elevation is important in improving the environment of the Thorn Street Area. The applicant has indicated that through their landscaping scheme they are prepared to upgrade the planter to the rear of the Thorn Street elevation in order to further improve the quality of the area. The Cheapside ground floor elevation would be subject to a separate shop frontage application as this is the frontage to the A2 unit.

Given the above I consider that the development to have satisfied the policy requirements of HSG 5 and HSG9.

HSG10 states that the Council will seek to ensure that proposals meet the housing needs of disabled people and that new housing units with ground floor entrances or accessed by lift should normally be built to be accessible to people in wheelchairs and capable of adaptation to suit most people with disabilities. The submitted plans indicate that the building will be accessible by lift to all areas, however no other details of disabled access have been provided.

The development is to be accessed by car via a gated entrance on Thorn Street. The development provides 26 car-parking spaces for 46 units, the applicant has therefore been asked to provide justification for this shortfall in provision. The applicant states that both central and local government planning policies advise that development should be located as close as possible to local jobs, shops and services, to encourage the potential for different forms of transport, other than car borne. As mentioned previously the site is within walking distance of all town centre amenities, close to a town centre cycle route and has convenient access to the main bus routes in the town centre in both east to west and north to south directions. Due to the justification provided I consider that a case can be made for allowing the development without compliance with adopted car-parking provision. The applicant has also agreed to provide a contribution towards the Reading Urban Area Package. There are no objections to the development in transport terms and policy TRN11B is met.

The applicant indicates a level of planting on the first floor decked courtyard area. Ornamental species are proposed which will be planted in large pots part filled with polystyrene beads to reduce their weight and thus the pressure on the decking which is above the car park area. Details of landscaping can be secured by condition if the application is granted consent.

The application includes an A2 retail unit on the ground floor with a frontage onto Cheapside. Policy CEN4 (Town Centre Shopping Area) states that outside the primary shopping frontage non A1 uses will normally be permitted providing it would not result in an over concentration of such uses. Cheapside is not within the Primary shopping frontage, and the proposal would not result in an over concentration of A2 uses in that immediate area. It is considered that the inclusion of an A2 unit complies with the council's polices to encourage mixed-use development, and will create an interesting frontage to the scheme.

In conclusion, I consider that the scheme complies with policies CEN 2 (Housing in the Town Centre), CEN4 (Town Centre Shopping Area), HSG 2 (Affordable Housing), HSG 5 (Residential Design Standards), HSG 9 (Location of Residential Development), HSG 10 (Housing Provision for People with Disabilities), TRN 11B (Development and Traffic), TRN 12 (Car Parking), LEI 3: (The Provision and Improvement of Leisure Facilities) of the Reading Borough Local Plan.

**Case officer: Kim Morris**

KM
KP

**COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT**
**READING BOROUGH COUNCIL**

**ITEM NO.**

**WARD:** Abbey

**PLANNING APPLICATIONS COMMITTEE:** 2 May 2001

01/00329/FUL 7 Cheapside (The Odeon Cinema), Reading

Demolition of existing building. Erection of 46 flats, (36 two bed units, 14 one bed units) with associated parking. Provision of 1 (A2) units on ground floor. Associated parking.

Applicant: Fairclough Homes limited

Date received: 20 March 2001

Delegate to officers to GRANT planning permission subject to a legal agreement being entered into within 12 months to secure:

- £46,000.00 contribution towards town centre environmental improvements and/or recreation facilities,
- £46,000.00 contribution towards transport improvements as identified within the Reading Urban Area Package
- £8,000.00 contribution towards education provision.

If such an agreement is entered into, GRANT Planning Permission subject to conditions.

**CONDITIONS TO INCLUDE**

- Standard 5 year time period
- Comply with plans numbered: A00/126 100; A00/126 102; A00/126 104; A00/126 106; A00/126 108; A00/126 201.
- Submission of samples of materials for approval
- Restriction on hours of working to between 0800-1800 Monday to Friday, 0800-1300 on Saturday and at no time on Sunday or Bank Holidays
- Construction method statement to be submitted and approved indicating details of: Parking of vehicles of site personnel, operatives and visitors; loading and unloading of plant and materials; storage of plant and materials; treatment of all relevant pedestrian routes and highways; times, routes and means of access into the site for construction traffic and delivery vehicles and methods of preventing deposition of materials on the public highway; the method of demolition of the existing structures and concrete hard standing; measures for the suppression of dust.
- Provision of disabled access
- Submission of landscaping details
- Submission of details of boundary fences in Courtyard gardens
- On site storage of plant and materials
- Submission of details of cycle parking for residential and retail staff use
- Details of service access for residential and retail units
- Obscure glazing to bathrooms

**INFORMATIVES**

- The developer should be made aware that planning consent has been granted in the particular circumstances of this case for development without parking provision sufficient to conform to currently adopted parking standards.

  The site is considered to be a "Special Case", because of its location and the existing public transport services on nearby roads. However, because of limited availability and high demand for parking spaces in the vicinity, there must be no assumption that future occupants of these new homes would be guaranteed an on-street parking space.

  The developer should advise future occupants accordingly.

- A license must be obtained from the Head of Technical Services before any works are carried Out on any footway, carriageway, verge, or other land forming part of the public highway.

  The issue of a licence under Section 184 of the Highways Act 1980, will be conditional upon existing access being modified, and the adjacent kerbs & footway being made good to line & level.

## 1. INTRODUCTION

The application site is located in the town centre and is currently occupied by the Odeon cinema, which has been closed for approximately 12 months. The building currently has a frontage onto Cheapside with a rear elevation onto Thorn Street, which is adjacent to the Inner Distribution Road (IDR). There is currently no on site car parking.

The committee has previously visited the site.

An application (00/00570/FUL), for 46 flats was granted planning permission on 22 November 2000, (for report see appendix one). It has now become apparent that in order to achieve the required ceiling heights within the building, an increase in the total height of the building of 1.5 metres will be required. The principle difference between this application and application 00/00570/FUL is the difference in the height of the building, and the introduction of two further parking spaces on the ground floor, bringing the total to 28 spaces.

## 2. PLANNING HISTORY

| | | | |
|---|---|---|---|
| 90/01108/AD | Fixing of internally illuminated letters to Cheapside elevation | C/Consent | 27.12.91 |
| 91/00058/FD | Alteration of main building entrance from Cheapside | C/Consent | 26.02.91 |
| 92/00746/FD | (Unit 1) New shop front and fascia | C/Consent | 19.10.92 |
| 92/00747/AD | Externally lit faseia and flag sign (Unit 1) | C/Consent | 19.10.92 |

| | | | |
|---|---|---|---|
| 00/00227/FUL | Demolition of existing building, erection of 30, 2 bed flats with associated parking and provision of 2 x A2 units on ground floor | Withdrawn | 14.05.00 |
| 00/00570/FUL | Demolition of existing building, erection of 46, 2 bed and 1 bed flats with associated parking and provision of 1 x A2 unit on the ground floor | C/Consent subject to legal agreement (signed) | 22.11.00 |
| 00/01465/FUL | Demolition of existing building, erection of 50, 2 bed and 1 bed flats with associated parking and provision of 1 x A2 unit on the ground floor | Appeal against non determination -ongoing | |

## 3. PROPOSAL

The proposal is to demolish the existing building on the site and erect a seven-storey building.

The proposed building would be 7 storeys in height measuring a total of 21.5 metres.

It is proposed that the ground floor would cover the entire site comprising of 1 (A2) retail unit of 84.13m², with frontage and customer access on Cheapside, and a ground floor parking area with 28 parking spaces, bin storage and cycle storage with lift and stair access to the upper floors.

The following 6 floors would be arranged in two separate buildings on top of the ground floor, one with a frontage onto Thorn Street and one with a frontage onto Cheapside. A decked courtyard of private amenity space for the first floor flats would separate the two buildings. The upper floors are stepped back in two storey tiers to maximise the amount of daylight to the lower floors. These stepped floor plates would incorporate terraced gardens on alternate floors.

The residential floors would comprise of the following accommodation:

1st floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.
6 flats (2 x 1 bed, 4 x 2 bed) with external elevations opening onto the internal courtyard which would be divided into six private garden areas.

2nd floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.
This floor is stepped back on the courtyard elevations leaving a gap between dwellings of 14 metres. 4 x 2 bed flats with external elevations onto the internal courtyard, each with a balcony / terrace 11 metres wide.

3rd floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.
4 x 2 bed flats with external elevations onto the internal courtyard. These units do not have a terrace garden, but do have a small balcony area.

4th floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.

This floor is stepped further back on the courtyard elevations leaving a gap between dwellings of 18metres. 4 x 1 bed flats with external elevations onto the internal courtyard, each with a balcony / terrace 11 metres wide.

5th floor — 4 x 2 bed flats with external elevations (2 onto Cheapside and 2 onto Thorn Street) all with balconies from the lounge and principle bedrooms.
4 x 1 bed flats with external elevations onto the internal courtyard. These units do not have a terrace garden, but do have a small balcony area.

6th floor — This level is stepped back at the front elevations (Thorn street and Cheapside) giving 1.5 meter wide terraces on both external elevations. Additionally they are stepped back on the courtyard elevations leaving a gap of 21.5 metres between the dwellings. There 4 x 2 bed flats at this level, two in each building. There are terraced gardens on the courtyard elevation; these are not accessible directly from the roof top flats, but would be communal space for flats with no private amenity.

The proposed parking at ground floor level indicates 28 spaces, 4 of which are specifically designated as spaces for disabled drivers. Access to the garage area would be from the Thorn Street elevation, and it is proposed that a sliding gate secure the garage area.

It is proposed that the courtyard area be separated into 6 individual gardens to serve the 6 adjacent flats. The boundaries between the flats would be segregated through the use of fencing.

## 4. CONSULTATIONS

Letters were sent to Primark; Adelphi House; Liverpool Victoria House; 38-40 Oxford Road; Blockbuster Video; Travel Lodge.

No responses have been received.

The Police Crime Prevention Design Officer was consulted and raised no objections to the proposal.

## 5. TRANSPORT IMPLICATIONS

The application site is situated in the middle of the town centre. It is therefore ideally located in terms of public transport, amenities and local public car parks.

The applicant is proposing 28 car-parking spaces for 46 units which is considerably short of the 1:1 requirement as per the current local plan standards, however this level is considered to be acceptable given the site's town centre location. Parking for the A2 unit should be within the local public car parks.

The applicant has gone some way to addressing the issues of PPG13 by providing cycle storage facilities; these spaces should also be available to staff from the A2 unit.

Access into the parking area will need to be by way of a footway crossover not bellmounted kerbs.

A licence must be obtained from the Head of Technical services, before any works are carried-out on any footway, carriageway, verge, or other land forming part of the public highway.

The issue of a licence under section 184 of Highways Act 1980, will be conditional upon the existing access being modified, and the adjacent kerbs & footway being made good to line and level.

The applicant will need to provide details of servicing arrangements for both the residential and A2 uses.

## 6. ACCESS IMPLICATIONS

The proposal includes lift access on all floors. If the proposal was found to be acceptable disabled access through internal areas could be secured by condition as no details have been provided

## 7. SUSTAINABILITY IMPLICATIONS

The proposal represents a scheme that is readily accessible to the town centre and is well served by the local highway network and within easy reach of public transport facilities. In the interests of promoting alternative means of transport, secure cycle storage has been proposed for the flats. There are no significant energy, or pollution implications for the development.

## 8. APPRAISAL

The application should be considered in the context of policies CEN 2 (Housing in the Town Centre), CEN 4 (Town Centre Shopping Area), HSG 2 (Affordable Housing), HSG 5 (Residential Design Standards), HSG 9 (Location of Residential Development), HSG 10 (Housing Provision for People with Disabilities), TRN 11B (Development and Traffic), TRN 12 (Car Parking), LEI 3: (The Provision and Improvement of Leisure Facilities) of the Reading Borough Local Plan.

The principle of development on this site, in accordance with policy CEN2 (Housing in the Town Centre), was established in application 00/00570/FUL. Further, the design, massing and internal and external layouts of the proposal, amenity provision and the inclusion of one A2 (Financial and Professional Services) unit at ground floor level were established in the same application, a copy of the relevant committee report is attached as appendix one.

Therefore the key issues to be considered in this report are:

- the increased height of the building and the impact that this will have on the external appearance of the building and neighbouring buildings.
- the addition of two further parking spaces in the ground floor parking area.

Policy HSG5 (Residential Deign Standards)
This policy considers whether the character, density and design of a proposal are of an acceptable standard and appropriate to the surrounding area. It also requires that car-parking standards should comply with the Council's standards.

Policy TRN12 (Car Parking)
This policy sets out car parking standards in appendix 9 of the Reading Borough Local Plan (1998). In the case of this proposal the required parking standard is 1 space per unit in the town centre area, bringing the total number of spaces required on site to 46.

External appearance of the proposal and the impact on neighbouring properties:
The current proposal involves an increase of 1.5 metres in height from the original building, which was given consent under application 00/00570. This is in order to achieve an increase of 1.5 metres in the floor to ceiling height of the ground floor A2 (Financial and Professional Services) unit and car

parking area. In every other respect the design, layout, bulk and massing of the proposal is the same as the previous application.

The proposed external elevations on both Thorn Street and Cheapside have the same design elements as the previous application. The increase in height is incorporated into the building throughout the levels, thus maintaining the sense of scale and balance. It is considered that this has been achieved with no detrimental impact on the scale and design of the building.

The proposed building is six storeys high with an additional seventh floor set back from the street elevation on both the Thorn Street and Cheapside elevations, to reduce the bulk and scale of the building. The Applicant has stated that the corbelled brick gables and stone features have been selected to tie in with the Primark building which has recently been refurbished and is one of the most significant buildings in the immediate vicinity. The surrounding area is characterised by a mix of tall commercial buildings. The buildings on either side of the application site are currently taller than the existing, but will be lower than the proposed. Adelphi House on the corner of Cheapside and Thorn Street is six storeys in height, with a hipped roof, which will be 1.1 metres lower than the proposed building.

The buildings on either side of the proposal are not represented by one specific design style, consequently the external treatments and windows are distinctly different. Consequently the external elevations of the previous application 00/00570 did not mimic or align with the design of either building, additionally the external horizontal features of the proposed building do not align with its neighbours however this is not considered to have a detrimental impact on the character of the street scene or the area in general

The proposal is for 46 flats in effectively two buildings built above a single floor of retail space and car parking. The buildings are relatively tall and in order to resolve problems of them overshadowing each other on the internal courtyard elevation, these elevations have been stepped back in order to maximise light to the lower floors. The gap and therefore the extent of daylight on the 1st floor are relatively low however this increases progressively up the building. At first floor level the buildings are 10 metres apart and the shadow cast over the area is now 48° rather than the previous 45°. The Urban Design Compendium (recently published in partnership with English Partnerships and the Housing Corporation), a document which is to address issues of successful design in difficult urban sites, equates the proposed distance and angle of light to slightly more than the separation distance and angle of light in a mews house arrangement. It is therefore considered that the additional height of the building would not have an adverse impact on the light received within the building.

Materials have been indicated as brick, with stone coping, colour coated balustrading and colour coated roof. However the details of the materials can be secured by condition if planning consent is granted.

Given the above I consider that the development to have satisfied the policy requirements of HSG 5.

Car parking provision:

The development is to be accessed by car via a gated entrance on Thorn Street. The development provides 28 car-parking spaces for 46 units. This is an additional two spaces, however it still represents a shortfall from the required standard of 1 space per unit. As mentioned previously the site is within walking distance of all town centre amenities, close to a town centre cycle route and has convenient access to the main bus routes in the town centre in both east to west and north to south directions. Due to the justification provided I consider that a case can be made for allowing the

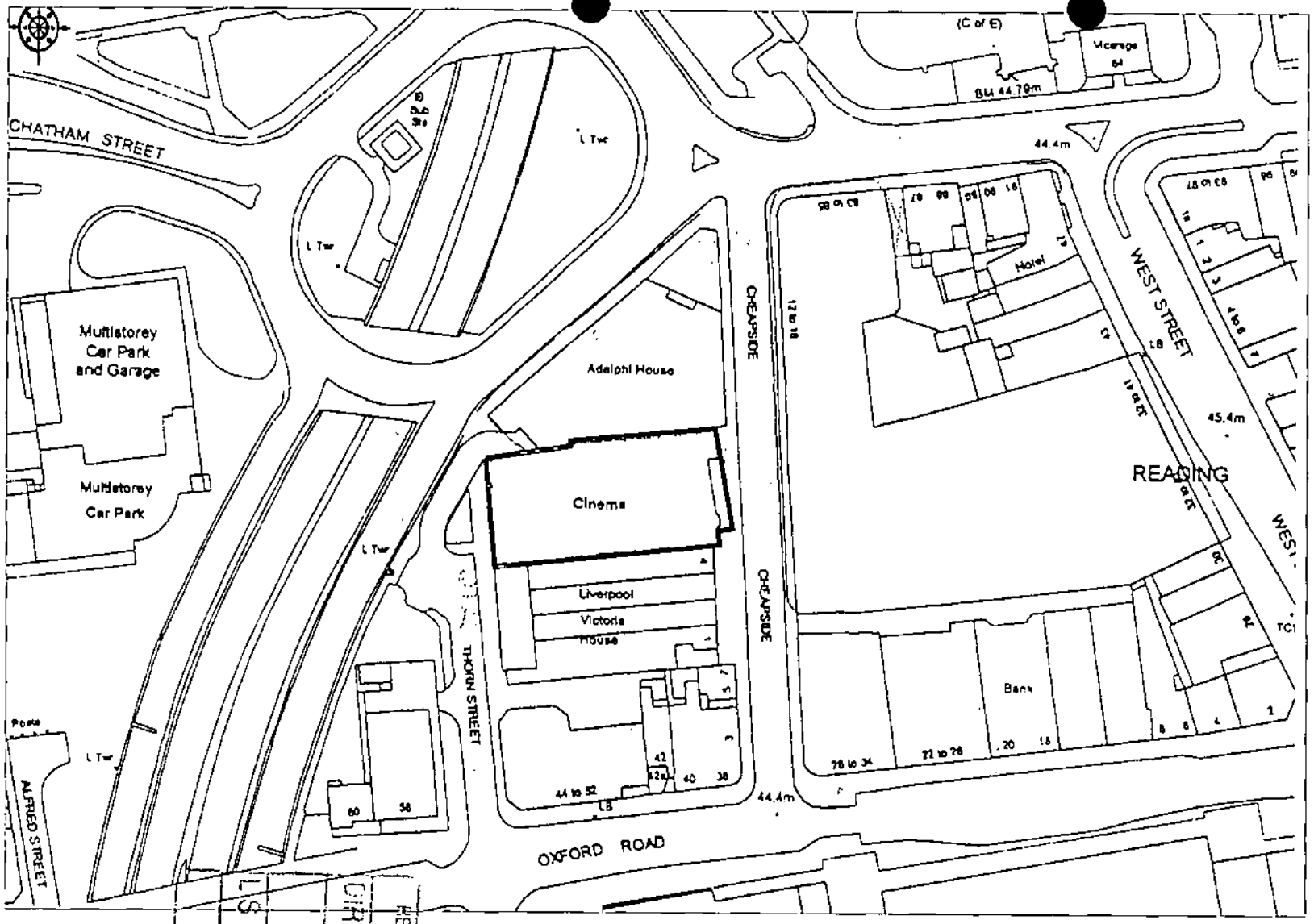
development without compliance with adopted car-parking provision. The applicant has also agreed to provide a contribution towards the Reading Urban Area Package.

Legal implications:
Application 00/00570/FUL was granted consent subject a legal agreement being signed securing contributions towards the Reading Urban Area Package; environmental improvements and education, and a suitable scheme being granted permission for the provision of off site affordable housing.

Officers can confirm that the obligation to provide an off site affordable housing scheme has been fulfilled in compliance with policy HSG2 (Affordable Housing). The applicant has agreed to enter into a legal agreement to transfer the financial obligations, as laid out in the recommendation at the front of this report, to this application.

Conclusion:
In conclusion, I consider that the scheme complies with policies CEN 2 (Housing in the Town Centre), CEN4 (Town Centre Shopping Area), HSG 2 (Affordable Housing), HSG 5 (Residential Design Standards), HSG 9 (Location of Residential Development), HSG 10 (Housing Provision for People with Disabilities), TRN 11B (Development and Traffic), TRN 12 (Car Parking), LEI 3: (The Provision and Improvement of Leisure Facilities) of the Reading Borough Local Plan.

**Case officer: Kim Morris**




Project
Odeon Cinema, Reading

Drawing Title
Site Location Plan

| Date | Scale | Drawn by |
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| 14.03.01 | 1:1250 | PH |

| Project No | Drawing No | Revision |
|---|---|---|
| 10612 | P_01 | - |

Barton Willmore
Planning

Town Planners Architects Master Planners
Environmental Consultants Project Services

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW
Tel: 0118 943 0000 Fax: 0118 943 0002


READING BOROUGH COUNCIL
CLIENT SERVICES
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# Memorandum

**To:** Kim Morris, Planning

**From:** Cllr Tony Page

**Date:** 09 April 2001

**Ref:** tp/vr

**Subject: Application 01/015010/NONDET, 7 Cheapside**

Thank you for your letter of 5 April explaining the background to the non-determination appeal.

I do not fully understand the dates that you have given as the report to Planning Applications Committee of 7 February states that the application was received on 27 November 2000, whereas your letter states that the application was submitted on 15 December 2000. If the latter were correct then the eight week target date would be well into February and therefore there should not have been a problem. I presume that the correct date was in fact 27 November.

Notwithstanding the discrepancy in dates, I would fully support the reasons given in the report for refusing the application for four additional flats and an additional storey to each building.

I fully endorse the report prepared by officers and would be happy to be associated with it.

**Tony Page**
**Councillor**

# Reading
BOROUGH COUNCIL

Tony Lear
**Director of Environment**

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

Direct: ☎ 0118 939 0461

Councillor Tony Page

01/015010/NONDET/KM

9 April 2001

Your contact is: Kim Morris, Planning Service

Dear Councillor Page

**Re Application 01/015010/NONDET, at 7 Cheapside, Reading**

I write with reference to your memo dated 9 April 2001 in relation to the above planning application appeal.

I can confirm that an error was made in relation to the submission date of this application. The application was submitted on 27 November 2000.

I have noted your comments and will keep you informed as to the outcome of the appeal.

I trust that this is of assistance however if you require any further information please contact me on the above telephone number.

Yours sincerely

[redacted]

Kim Morris
Senior Planning Officer
Central Team.

Beacon Council 2001-2002 Town Centre Regeneration

**PLANNING AND TRANSPORT**

# Memo

**To:** Development Control Manager (Transport)

**From:** Kim Morris, 939 0412

**Date:** 22nd March 2001

**Re:** Consultation on Planning Application

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**Application Number:** 01/00329/FUL/KM

**Address:** 7 Cheapside Reading RG1 7AG

**For: Demolition of existing building, erection of 46 flats with associated parking. Provision of 1 (Class A2) unit ground floor.**

Please may I have your comments in relation to any transport issues in relation to the above development by 12th April 2001

Comments made will be taken into consideration before any decision is made.

If you are not able to meet the 12th April 2001 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

Kim Morris

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You may find the following useful for your response:

- ☐ No objections
- ☑ No objections subject to conditions attached + S-106.
- ☐ Clarification required – see attached
- ☐ Object – see attached

**TO SAVE PAPER PLEASE USE THIS MEMO FOR REPLY**

[redacted]

19/4/01

RECEIVED
05 APR 2001

**DEPARTMENTAL MEMORANDUM**

To: **Planning Manager**

From: **Transport Strategy**

Your Ref : **KM**

My Ref : **KR**
Ext : 2612

Date: 19 April 2001

| | |
|---|---|
| Application No. | 01/00329/FUL/KM |
| Proposed Development | Demolition of existing building. Erection of 46 flats with associated parking together with one A2 unit (84 sqm ). |
| Development Address | 7 Cheapside, Reading. |

The principle for this type and level of development has been established through the earlier planning application numbered 00/00570/FUL (currently awaiting completion of S106). Accordingly there is no objection to the proposal from the transport aspect.

Transport comments on the revised scheme however, are as follows:

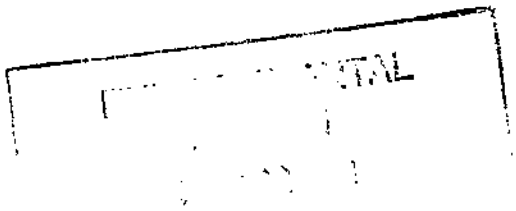
- RUAP contribution (£46,000) to be secured by S106 agreement.
- Proposed level of car parking 28 spaces for 46 residential units is acceptable given the site's town centre location.
- The provision of cycle storage is welcomed.
- Parking car and cycle should be provided before any of the development is first brought into use.
- Vehicular access to the parking area should be by way of a footway crossover from Thorn Street. This to be constructed before any of the development is first brought into use. An Informative shall be included on any consent advising the applicant to obtain a licence from Technical Services before carrying out any works affecting the public highway.
- Details of servicing arrangements will need to be submitted.
- A demolition and construction method statement will also need to be agreed before work is commenced This in order to minimise the impact and possible conflict with transport users as a whole.

01/06782

SB

**PLANNING AND TRANSPORT**

# Memo



**To:** Robert Kiff / Manju Dhar

**From:** Kim Morris, 939 0412

**Date:** 22nd March 2001

**Re:** Consultation on Planning Application

---

**Application Number:** 01/00329/FUL/KM

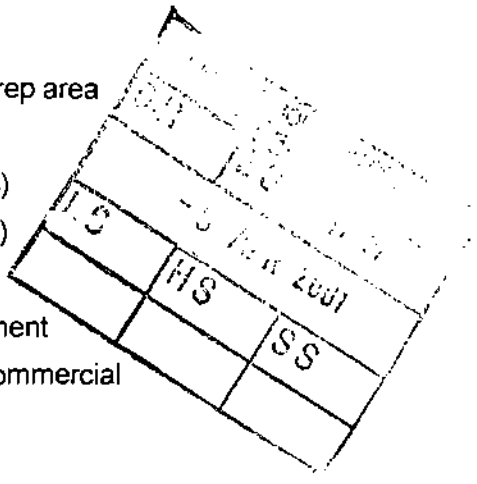
**Address:** 7 Cheapside Reading RG1 7AG

**For: Demolition of existing building, erection of 46 flats with associated parking. Provision of 1 (Class A2) unit ground floor.**

Please may I have your comments in relation to any Environmental Health issues in relation to the above development by 12th April 2001

I have consulted you because the development involves:

| | | |
|---|---|---|
| A3/Catering | ☐ | New A3 use |
| | ☐ | Alterations to existing A3 use |
| | ☐ | Alteration to commercial kitchen/food prep area |
| Residential | ☐ | New builds residential |
| | ☐ | Change of use to form residential unit(s) |
| | ☐ | Subdivision of existing residential unit(s) |
| Industry/Commercial | ☐ | Installation of new plant and machinery |
| | ☐ | Installation of extraction/filtration equipment |
| | ☐ | New build/change of use to industrial/commercial |
| | ☐ | Vehicle related uses |
| | ☐ | Other |




Comments made will be taken into consideration before any decision is made.

If you are not able to meet the 12th April 2001 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

Kim Morris

---

You may find the following useful for your response:

- ☑ No objections — so long as all work re means of escape / fire precautions and sound insulation is to current building reg standards. Need to consider sealed double glazing / air conditioning to prevent noise nuisance — need to take this up with developer. Cheers, Steve
- ☐ No objections subject to conditions attached
- ☐ Clarification required – see attached
- ☐ Object – see attached

Need to consider that there may be noise problems from pubs/clubs open late at night & traffic noise. We get these complaints after conversion !!

Steve Blinstrub, X2315

**Babtie Environmental**

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref:kgb2

Your ref As below

6th April 2001

Kim Morris,
Reading Borough Council,
Planning Department,
PO Box 17,
Civic Centre,
Reading RG1 7TD

Dear Kim,

**APPLICATION 01/00331/FUL**
**7 Cheapside, Reading.**

**Regulation 4 Town and Country Planning (Applications) Regulations 1988**
**Request for further information**

In line with advice contained in PPG16, Reading Borough Council Local Plan Chapter 6: Conservation and Urban Design paragraphs 6.41 to 6.60, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be by means of an archaeological evaluation to be completed once its results are submitted to yourselves *before* determination of this application.

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

If you require this work to be undertaken, could you contact myself (0118 9881611) to discuss on what basis it is to be done.

Yours sincerely,

[redacted]

**Kev Beachus**
**Archaeologist**



**Group Offices:**
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Abingdon
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Telford
Wakefield
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**Babtie Group Ltd**
**Registered Office:**
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No. 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

**Morris, Kim**

**From:** Morris, Kim
**Sent:** Thursday, April 12, 2001 12:24 PM
**To:** Autherson, Sally
**Subject:** 7 Cheapside - S106.

Sally,

Following our telephone conversation, please could you draft a section 106 agreement for application 01/00329/FUL at 7 Cheapside.

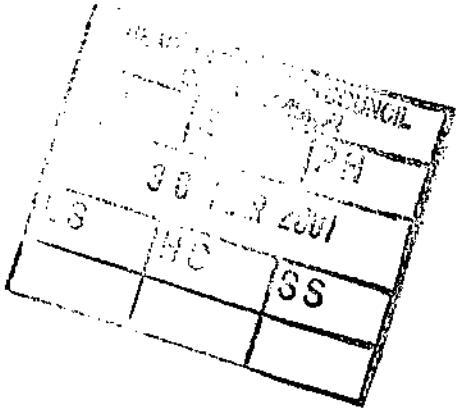
The contents will be the same as for 00/00570 without the affordable housing / surrogate site issues.

46K RUAP
46K Environmental improvements
8k Education.

The applicants are Fairclough Homes Ltd.

Many thanks

Kim




With our compliments

**The Barton Willmore Planning Partnership - Reading**
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

**Town Planners • Environmental Consultants**
**Architects • Master Plan[illegible] • Project Services**

To: Planning Manager
Reading Borough
Council
P O Box 17
Reading
RG1 7TD

Application No: 01/00329/FUL/KM

I have displayed the site notice(s) in a prominent position on the land/buildings at:
7 Cheapside Reading RG1 7AG
Date notice displayed: 29TH MARCH 2001

Signed: [redacted]

Date: 29TH MARCH 2001

**PLEASE RETURN THIS SLIP AS SOON AS POSSIBLE**

C:\windows\temp\ufm776.rtf

**The Barton Willmore Planning Partnership - Reading**
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Borough Planning Officer,
Reading Borough Council,
Civic Offices,
Civic Centre,
Reading, RG1 7TD

**BY COURIER**

01 0329

READING BOROUGH COUNCIL
CLI...

| | | |
|---|---|---|
| LH | ES | PH |
| 2 ... 2001 | | |
| LS | HS | SS |
| | | |

10612/A3/JW/mr

19th March 2001

Dear Sir

**THE FORMER ODEON CINEMA, 7 CHEAPSIDE, READING**
**FAIRCLOUGH HOMES LIMITED**

Further to our meeting with Kim Morris on 14th February 2001, please find enclosed a revised full planning application for the erection of 46 flats with associated car parking, together with one Class A2 unit at ground floor level.

Accordingly, the following is enclosed:

a) 5 no. completed copies of the application forms;
b) 1 no. ownership Certificate A and Agricultural Holdings Certificate;
c) 5 no. copies of drawing numbers A00/126 100, 102, 104, 106, 108, 200, 201 and 1 no. copy of drawing no. 30295/01 (topographical survey) (see attached schedule);
d) 5 no. copies of site location plan no P_01;
e) The application fee of £8740.00

This application is submitted following the grant of planning permission 00/00570/FUL in November 2000 for the demolition of the existing building, erection of 46 flats with associated parking and the provision of one Class A2 unit. Fairclough Homes Limited purchased the site following this grant of planning permission, and are now the freehold owners of the site.

This revised planning application has proved necessary as a consequence of Fairclough Homes preparing the technical drawings for the construction of the building and finding that the building can not be built without an increase in the height as approved. The necessary increase in height is 1.77m.

This increase in height is due to:

1. The previous planning application drawings showed around 250 overall floor depth typically. The proposed structural floor slab depth is 250mm and in addition a ceiling zone has to be provided for services plus a screed finish. This gives a typical overall floor depth of around 450mm.

2. A transfer slab is required at first floor level over the car park. Due to the layout of the car park the overall slab and beam depth required is 1200mm and again this is greater than that allowed on the planning application drawings.

3. A transfer slab is required at each building step (second and fourth floors). No depth was shown on the planning application drawings whereas downstand beams are required at each level.

The content of the application remains unchanged from that recently approved in November 2000. In particular, the proposal provides for 46 flats, one Class A2 unit and 28 no. car parking spaces at ground floor level. Vehicular access is via Thorn Street. The design rationale and elevational treatment has been retained.

The increase in the height of the building is not considered to be of a size to be out of keeping with the scale and character of the buildings in the area. In addition, the building retains the design rationale and proportions of the previously approved scheme, to ensure compliance with the adopted Plan.

We trust you have sufficient information to determine this application at your earliest convenience. If, however, you require any further information or wish to discuss this matter in greater detail please contact either Mark Sitch or myself.

Yours faithfully

[redacted]

**JENNIFER WALTERS**
Planner

Enc.

cc: D. Alder, Esq - Fairclough Homes Limited
R. Barnett, Esq - Romans, 4 King Street Lane, Winnersh, Berks, RG41 5AS

Reading
BOROUGH COUNCIL

PLANNING AND ENVIRONMENTAL HEALTH DIVISION
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

# CERTIFICATE UNDER ARTICLE 7

## CERTIFICATE A

**I certify that :**

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.

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

Signed [redacted]
BARTON WILLMORE PLANNING PARTNERSHIP

Dated 19th MARCH 2001

On behalf of FAIRCLOUGH HOMES LIMITED

01 0329

## CERTIFICATE B

**I certify that:**

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name .....

Address at which Notice was served .....

..... Postcode .....

Date of service of Notice .....

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

Signed .....

On behalf of .....

Date .....

# NOTICE

## UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at .....

.....

.....

Name of applicant .....

Signed .....

On behalf of .....

Date .....

Description of proposed developmen. .....

.....

.....

.....

.....

.....

.....

READING BOROUGH COUNCIL
DIR | ES | PH
2 | 2001
LS | HS | SS

**An application for planning permission is being made to Reading Borough Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.**

**If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to: The Head of Planning, Reading Borough Council, P.O. Box 17, Civic Centre, Reading RG1 7TD.**

**Reading** BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

**FOR OFFICE USE ONLY**

Application No. 01 0329

Date received

Date acknowledged:

Copy No. 1/2/3/4/5

## APPLICATION FOR PLANNING PERMISSION — PART 1

Please read the accompanying **NOTES**. Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

### 1. APPLICANT

Name FAIRCLOUGH HOMES LIMITED

Address C/O AGENT

Postcode Tel. No.

### 2. AGENT (if form is completed by agent)

Name BARTON WILLMORE PLANNING PARTNERSHIP

Address BEANSHEAF FARMHOUSE, BOURNE CLOSE CALCOT, READING, BERKSHIRE.

Postcode RG31 7BW Tel. No. 0118 9430000

### 3. ADDRESS OR LOCATION OF APPLICATION SITE

THE ODEON, 7 CHEAPSIDE, READING

### 4. AREA OF APPLICATION SITE

Hectares 0.10 OR Acres: 0.25

### 5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION (Please tick)

- Location plan (1:1250 scale — edged red) ☑
- Site plan (1:500 scale) ☐
- Detailed plans (floor plans, sections, elevations, please supply illustrative material) ☑

### 6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION OF EXISTING BUIDLING, ERECTION OF 46 FLATS WITH ASSOCIATED PARKING. PROVISION OF 1 (CLASS A2) UNIT GROUND FLOOR

READING BOROUGH COUNCIL
CLIENT SECTION
DIR | ES | PH
20 [illegible] 2001
LS | HS | SC

### 7. TYPE OF PERMISSION REQUIRED (Please tick ONE box only)

| | | |
|---|---|---|
| A | Outline (building works only) | A |
| B | Change of use only | B |
| C | Change of use with building or other work | C ✓ |
| D | Building, engineering or other operations | D |
| E | Reserved matters | E |
| F | Temporary (specify condition if for a 'renewal') | F |
| G | Non-compliance with a condition (specify reference no.) | G |

(Answer Question 8)

(Answer Question 9)

### 8. OUTLINE APPLICATIONS N/A

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☐ External appearance ☐ Access ☐ Landscaping ☐

### 9. RESERVED MATTERS APPLICATIONS Please state

A Reference no. and date of outline permission N/A

B Which reserved matters are applied for

## 10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

CINEMA (NOW VACANT)

## 11. TREES

A Are there any existing trees on site? *~~YES~~/NO

B Are any trees affected by the proposals? If YES, please indicate on plans. *~~YES~~/NO

## 12. BUILDING MATERIALS ETC.

Please state type and colour of materials for:

A External walls BRICK TO BE AGREED

B Roofs TO BE AGREED

C Walls, fences etc. N/A

## 13. DRAINAGE

Please state the method of disposal for:

A Surface/storm water TO EXISTING SYSTEM

B Foul sewage TO EXISTING SYSTEM

## 14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

(Please tick **ONE** box)

A There will be **NO** new access to a public road and **NO** alteration to any existing access to a public road. ☐

B There will be a new or altered access to a public road (specify) ☑

NEW VEHICULAR ACCESS ON TO THORN STREET

## 15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *YES/~~NO~~

If NO, where is access provision deficient?

## 16. PROPOSED DEVELOPMENT — RESIDENTIAL

The development involves (specify)

| Dwelling Type | No. of New Units | No. of Bed Spaces | No. of Habitable Rooms | No. of Units Lost |
|---|---|---|---|---|
| Houses | | | | |
| Bungalows | | | | |
| Flats/~~Maisonettes~~ | 46 | | | 0 |
| Bedsits | | | | |
| Other | | | | |

**Please complete PART 2 of this form if the proposed development is non-residential.**

## 17. MINERALS

Is the proposal for the extraction of minerals? *~~YES~~/NO

**If YES, please complete PART 3 of the application form.**

## 18. DECLARATION — ACCOMPANYING DOCUMENTS ETC.

(Tick ALL boxes)

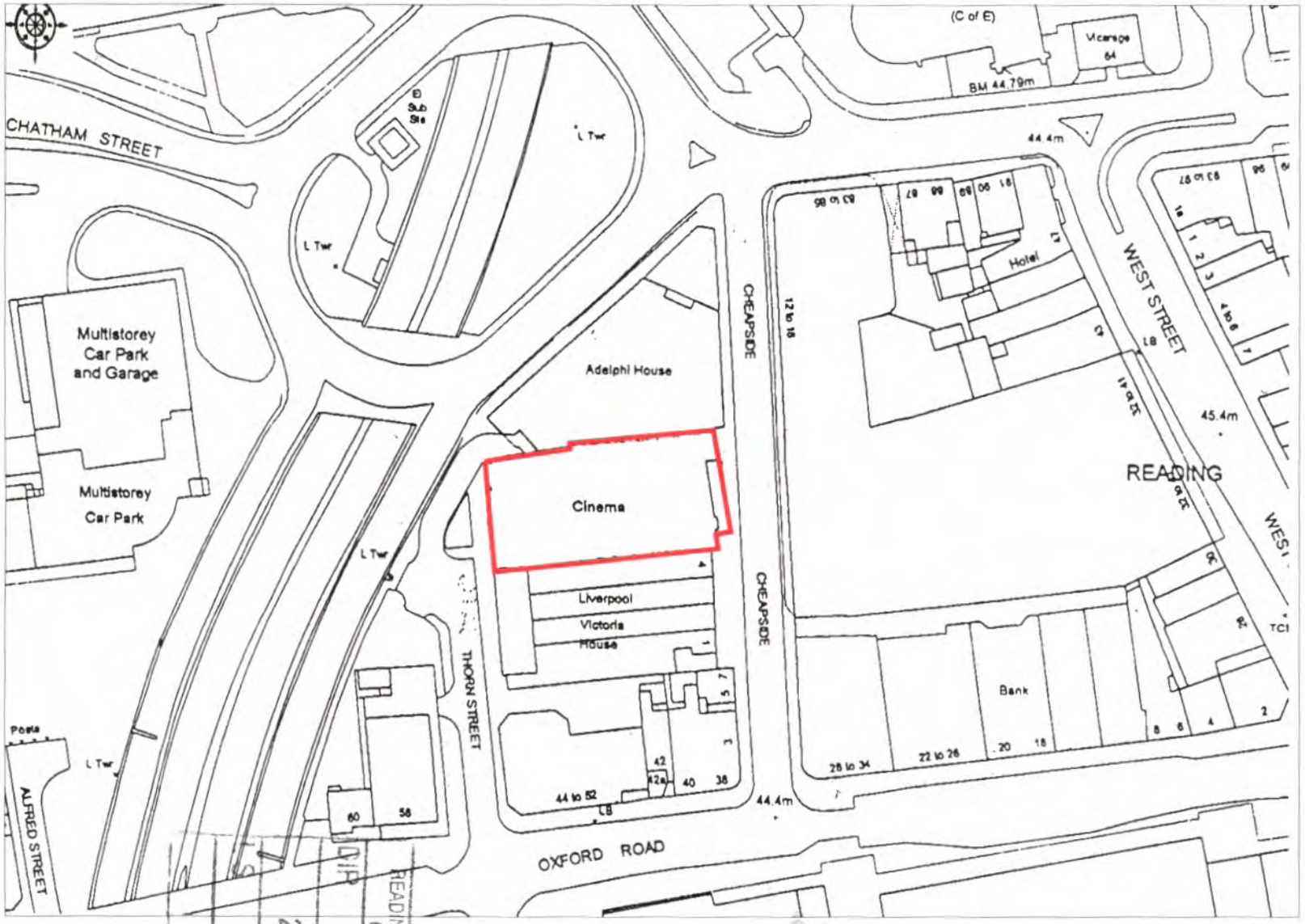
I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND I enclose a fee of £ 8,740 by ~~cash~~/cheque/~~P.O. No.~~ ☑

Signed [redacted] (~~Applicant~~/Agent) Date 19th MARCH 2001

**Please delete as applicable*




Project
Odeon Cinema,
Reading

Drawing Title
Site Location Plan

| Date | Scale | Drawn by |
|---|---|---|
| 14.03.01 | 1:1250 | PH |

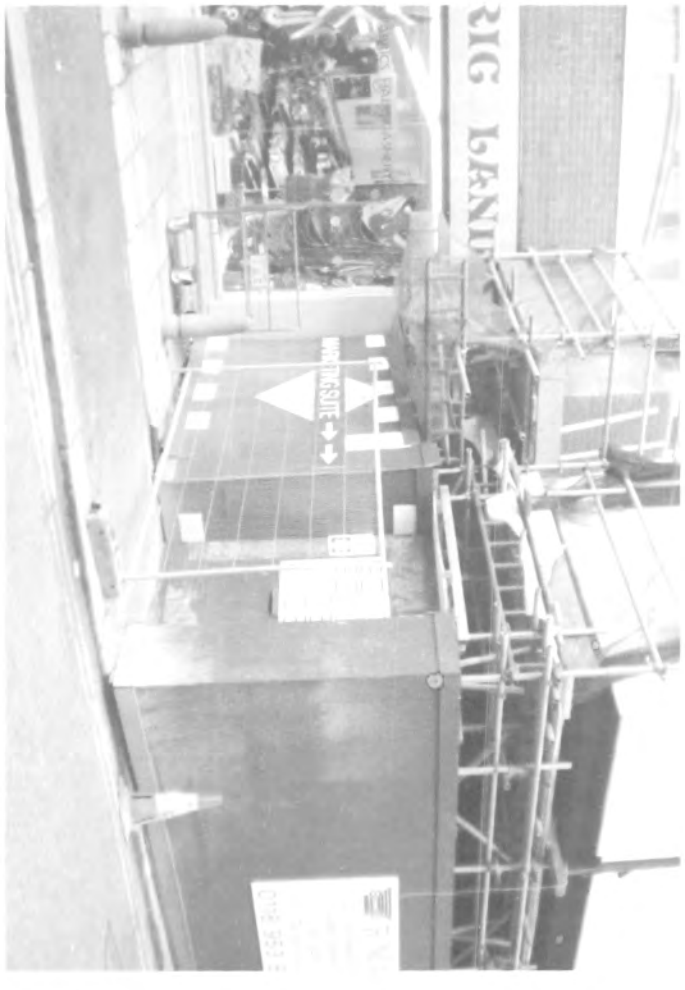
| Project No | Drawing No | Revision |
|---|---|---|
| 10612 | P_01 | - |

Barton Willmore
Planning

Town Planners Architects Master Planners
Environmental Consultants Project Services

The Barton Willmore Planning Partnership - Reading
Beenleigh Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW




RIG LAND
WASTE



# ODEON CINEMA, READING

# LANDSCAPE PROPOSALS

| SHRUBS | HT/SPREAD | SIZE | NO/M2 | NO |
|---|---|---|---|---|
| Elaeagnus pungens 'Maculata' | 60-90cm | 3L | 3 | 2 |
| Euonymus f 'Emerald Gaiety' | 30-45cm | 2L | 6 | 4 |
| Hebe albicans 'Red Edge' | 30-45cm | 2L | 6 | 4 |
| Hebe 'Midsummer Beauty' | 45-60cm | 3L | 4 | 4 |
| Hedera helix 'Hibernica' | 45-60cm | 2L | 6 | 36 |
| Olearia x haastii | 30-40cm | 3L | 4 | 4 |
| Viburnum t 'Eve Price' | 45-60cm | 3L | 4 | 4 |

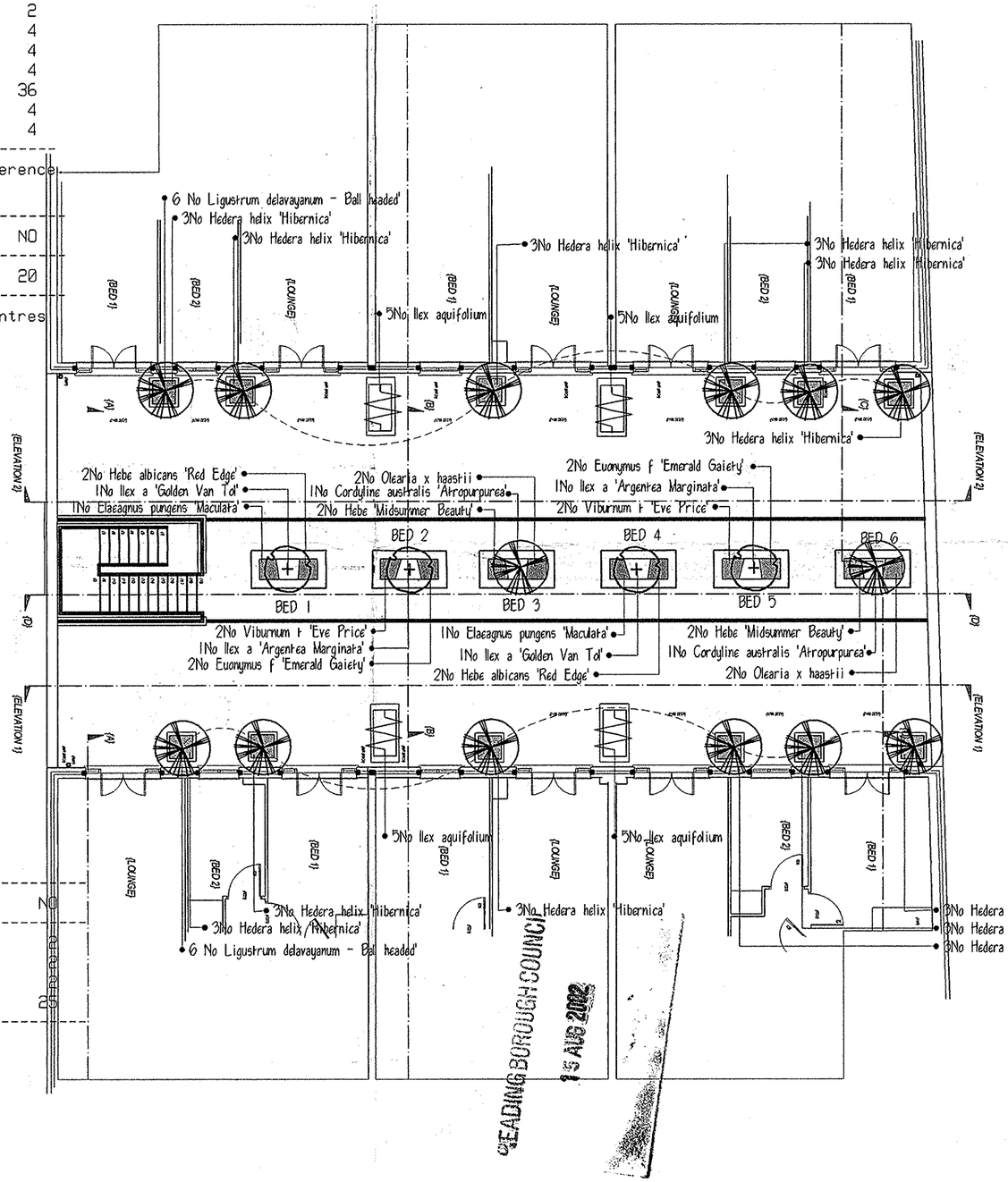
Pot size indicated is the minimum, with planting height taking preference.

| HEDGING | HEIGHT | NO |
|---|---|---|
| Ilex aquifolium | 60-90cm | 20 |

To be planted in two staggered rows 500mm apart, plants at 500mm centres in each row and to be container grown.

| SPECIMEN SHRUBS | HEIGHT | SIZE | NO |
|---|---|---|---|
| Cordyline australis 'Atropurpurea' | 80-100cm | 20L | 2 |
| Ilex a 'Argentea Marginata' | 1.0-1.2m | 23L | |
| Ilex a 'Golden Van Tol' | 1.0-1.2m | 23L | |
| Ligustrum delavayanum - Ball headed' | | 50L | |

Specimen shrubs to be multi-branched or multi-stemmed.




READING BOROUGH COUNCIL
13 AUG 2002


ACD LANDSCAPE ARCHITECTS
Interiors
Land Planning
Landscape Architecture

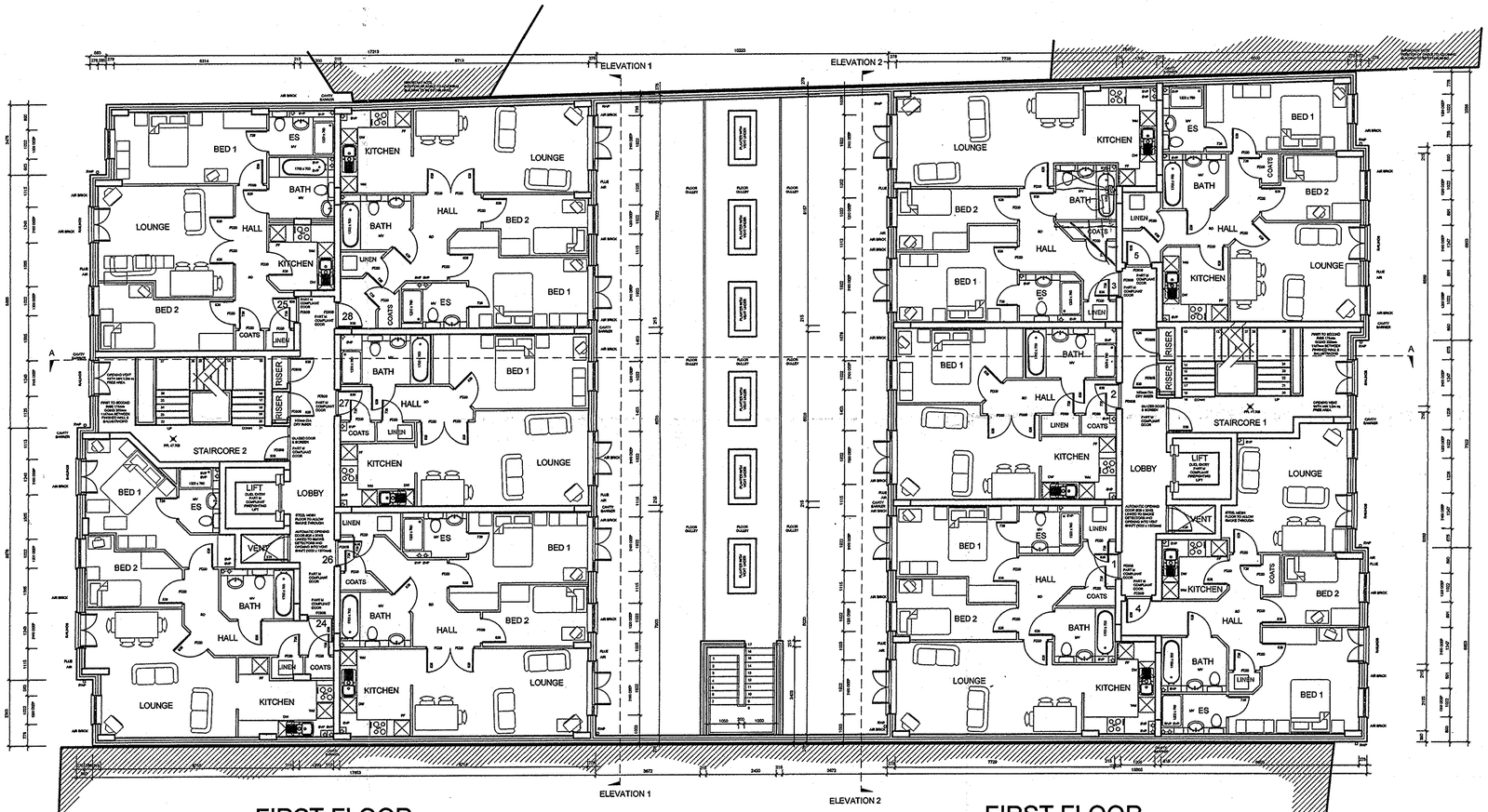
THE STABLES 3B WILSON STREET WINCHMORE HILL LONDON N21 1BP
TEL: 0181 447 9049 FAX: 0181 447 9051
35 ABBEY ROW, MALMESBURY WILTS SN16 0AG
TEL: (01666) 825646 FAX: (01666) 824654


CLIENT
FAIRCLOUGH HOMES

SCHEME
ODEON CINEMA, READING

DRAWING
LANDSCAPE PROPOSALS

| SCALE 1:100 | DRAWN BY CE | CHECKED BY SD |
|---|---|---|
| DATE OCT '01 | REVISED | - |
| No. FAIR 14560 01 | | - |




FIRST FLOOR
BLOCK B

FIRST FLOOR
BLOCK A

## GENERAL NOTES

1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

ESCAPE FROM WITHIN DWELLING
FLATS TO HAVE PROTECTED ENTRANCE HALLS WITH MIN 30min FIRE RESISTING PARTITIONS AND MIN 20min FIRE RESISTING FIRE DOORS AS DESCRIBED BELOW

ESCAPE FROM DWELLING TO FINAL EXIT
FROM MIN 30min FIRE RESISTING FLAT ENTRANCE DOOR VIA PROTECTED LOBBY WITH AUTOMATIC OPENING VENT SHAFT TO COMMON STAIRS WITH OPENING VENTILATION (MIN 1m SQ FREE AREA).

SMOKE VENTILATION FROM PROTECTED LOBBY TO BE VIA AUTOMATICALLY OPENING DOOR LINKED TO SMOKE DETECTOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS) OPENING INTO VENTILATION SHAFT (MIN 1.5m SQ ON PLAN) INSTALLED WITH STEEL MESH GRILLE TO FORM FLOOR.

3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

FIREFIGHTING STAIRS
FIREFIGHTING STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 1100mm

FIREFIGHTING LIFT
SPECIFICATION OF FIRE FIGHTING LIFT AND ELECTRICAL SUPPLIES TO BE IN ACCORDANCE WITH BS5588 PART 5. MECHANICAL AND ELECTRICAL ENGINEER TO PROVIDE DETAILS.

FIRE MAINS
DRY RISER TO BE INSTALLED FROM A POINT EXTERNALLY TO THE PROTECTED LOBBY ON EACH FLOOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT DETAILS)

4. FIRE RESISTANCE

FIREFIGHTING STAIRS & LIFT
WALLS BETWEEN FLATS/A2 USE AND STAIRCORE/LIFT SHAFTS TO BE MINIMUM 120 MINUTE FIRE RESISTING FROM FLAT SIDE AND MINIMUM 60mm FIRE RESISTING FROM OTHER SIDE.

ALL OTHER AREAS
MINIMUM PERIOD OF FIRE RESISTANCE TO REINFORCED CONCRETE STRUCTURAL FRAME, FLOORS, EXTERNAL WALLS AND COMPARTMENT WALLS TO BE 90 MINUTES.

5. SD = DENOTES MAINS OPERATED SELF CONTAINED SMOKE DETECTORS IN THE HALLWAY OF EVERY FLAT AS INDICATED.

SMOKE DETECTORS TO BE IN ACCORDANCE WITH BS5446 COMPONENTS OF AUTOMATIC FIRE ALARM SYSTEMS FOR RESIDENTIAL PREMISES, PART 1 SPECIFICATION FOR SELF CONTAINED SMOKE ALARMS AND POINT-TYPE SMOKE DETECTORS.

6. ALL INTERNAL DOORS WITHIN FLATS (EXCEPT TO CUPBOARDS, WARDROBES AND ENSUITES) TO BE 826mm WIDE TO ACHIEVE A MINIMUM CLEAR WIDTH OF 775mm.

INTERNAL DOORS TO FLATS TO BE MINIMUM
20 MINUTE FIRE RESISTING AND SELF CLOSING WHERE INDICATED

7. ENTRANCE HALLS TO FLATS TO HAVE MINIMUM CLEAR WIDTH OF 1050mm (SEE 1:50 LAYOUTS FOR EXACT DIMENSIONS).

HALLS CONTAINING INTERNAL FIRE RESISTING DOORS TO BE CLASSED AS PROTECTED HALLS AND TO HAVE 30 MINUTE FIRE RESISTING PARTITIONS EXTENDING UP TO CONCRETE STRUCTURE AND APPROPRIATELY FIRE STOPPED.

ANY MECHANICAL VENT DUCT OR FLUE PASSING THROUGH THE WALLS OF A PROTECTED HALL TO BE SURROUNDED IN FIRE RESISTANT MATERIAL AS DETAILED.

8. ENTRANCE DOORS TO FLATS TO BE 30 MINUTE FIRE RESISTING AND SELF CLOSING.

ENTRANCE AND COMMON DOORS TO BE 838mm WIDE TO GIVE OVERALL CLEAR OPENING OF 775mm AND TO INCORPORATE PROPRIETARY THRESHOLD STRIP WITH MAX. 15mm UPSTAND.

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN

status: PRELIMINARY 2 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
FIRST FLOOR

scales: 1:100
date: DEC 2001
drawn: RGB
checked:
ref: WT01-33 101
rev:

The ROMANS Group
ARCHITECTURAL SERVICES
4 KING STREET LANE
WINNERSH
BERKSHIRE RG41 5AS
TELEPHONE: 0118 936 6699
FAX: 0118 936 6612
E-MAIL:romans@romans.co.uk

FAIRCLOUGH HOMES
A CENTEX Company




READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN

GENERAL NOTES

status PRELIMINARY 1 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
THORN STREET ELEVATION

scales 1:50

date DEC 2001

drawn RGB | checked

ref WT01-33 | 403 | rev

The ROMANS Group
ARCHITECTURAL SERVICES
4 KING STREET LANE
WINNERSH
BERKSHIRE RG41 5AS
TELEPHONE: 0118 936 6699
FAX: 0118 936 6612
E-MAIL:romans@romans.co.uk

FAIRCLOUGH
HOMES
A CENTEX Company

## GENERAL NOTES

1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

ESCAPE FROM A2 USE
FROM FRONT ENTRANCE DOOR

3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

FIREFIGHTING STAIRS
FIREFIGHTING STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 1100mm

FIREFIGHTING LIFT
SPECIFICATION OF FIRE FIGHTING LIFT AND ELECTRICAL SUPPLIES TO BE IN ACCORDANCE WITH BS5588 PART 5. MECHANICAL AND ELECTRICAL ENGINEER TO PROVIDE DETAILS.

FIRE MAINS
DRY RISER TO BE INSTALLED FROM A POINT EXTERNALLY TO THE PROTECTED LOBBY ON EACH FLOOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT DETAILS)

4. FIRE RESISTANCE

FIREFIGHTING STAIRS & LIFT
WALLS BETWEEN FLATS/A2 USE AND STAIRCORE/LIFT SHAFTS TO BE MINIMUM 120 MINUTE FIRE RESISTING FROM FLAT SIDE AND MINIMUM 60mm FIRE RESISTING FROM OTHER SIDE.

ALL OTHER AREAS
MINIMUM PERIOD OF FIRE RESISTANCE TO REINFORCED CONCRETE STRUCTURAL FRAME, FLOORS, EXTERNAL WALLS AND COMPARTMENT WALLS TO BE 90 MINUTES.

5. FIRE ALARM AND EMERGENCY LIGHTING SYSTEM TO THE A2 USE TO BE PROVIDED BY INCOMING TENANT BUT TO GENERALLY BE IN ACCORDANCE WITH ALL RELEVANT BRITISH STANDARDS.

6. COMMON DOORS TO BE 30 MINUTE FIRE RESISTING AND SELF CLOSING.

COMMON DOORS TO BE 838mm WIDE TO GIVE OVERALL CLEAR OPENING OF 775mm AND TO INCORPORATE PROPRIETARY THRESHOLD STRIP WITH MAX. 15mm UPSTAND.

7. DOORS BETWEEN CAR PARK AND PROTECTED LOBBY TO BE 60 MINUTE FIRE RESISTING AND SELF CLOSING AND TO THE DIMENSIONS INDICATED ABOVE.

8. PROTECTED LOBBY TO BE PROVIDED BETWEEN CAR PARK AND COMMON STAIRS. LOBBY TO BE HAVE MIN 0.4m SQ PERMANENT VENTILATION AS INDICATED.

9. CAR PARK TO BE NATURALLY VENTILATED WITH RELEVANT AREAS INDICATED ON SKETCH DRAWING

10 SEE DRAWING WT01-33-107 FOR DRAINAGE LAYOUT

READING BOROUGH COUNCIL
DATE
– 4 APR 2002
ENVIRONMENTAL SERVICES

status: TENDER ISSUE - 22.03.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
GROUND FLOOR

scales: 1:100
date: DEC 2001
drawn: RGB
checked:
ref: WT01-33 | 100 | rev


The ROMANS Group
ARCHITECTURAL SERVICES
4 KING STREET LANE
WINNERSH
BERKSHIRE RG41 5AS
TELEPHONE: 0118 936 6699
FAX: 0118 936 6612
E-MAIL:romans@romans.co.uk


FAIRCLOUGH HOMES
A CENTEX Company

JOB CENTRE
ADELPHI HOUSE

CHEAPSIDE

A2 USE

CAR PARKING 770m2

GROUND FLOOR

FABRICLAND

THORN STREET

kerb line

flower bed
EXISTING PLANTER TO BE RE SHAPED AND RE PLANTED

wall

1020N

1000N

980N

940E

IMPORTANT NOTE POSITION OF GABLE TO ADJOINING BUILDING TO BE ESTABLISHED

ELEVATION 1

ELEVATION 2

PERMANENT AIR VENT WITH STEEL GRILLE (FREE AREA = 2.0M SQ)

PERMANENT AIR VENT SET WITHIN CEILING (FREE AREA = 1.0M SQ)

DRAINAGE CHANNEL

DISABLED CAR PARKING SPACE MARKED IN ACCORDANCE WITH LA STANDARDS

DISABLED DRIVERS

1:75 FALL

1:50 FALL

1:59 FALL

1:34 FALL

1:56 FALL

1:23 RISE

POSSIBLE FUTURE LOCATION FOR DISABLED WC AND KITCHEN (TO BE FITTED OUT BY TENANT)

STAIRCORE 1

STAIRCORE 2

LOBBY

LIFT

RISER

BINS

GAS METERS

CYCLE RACK

SERVICE CUPBOARD

VENT

LOUVRED GRILLE TO LOBBY VENT (FREE AREA = 1.5M SQ)

LOUVRED GRILLE TO VENT SHAFT (FREE AREA = 1.5M SQ)

STEEL GRILLE ROLLER SHUTTER DOOR (FREE AREA = 8.7M SQ)

stairwell 9m2

THRESHOLD 44.045

NEW VEHICULAR ACCESS TO ENGINEERS DETAILS

SIGN POST RELOCATED

GRID POSITION TO BE CONFIRMED ON SITE

2500 DEEP

READING BOROUGH COUNCIL AMENDED PLAN

| SURVEY STATIONS | | | |
|---|---|---|---|
| Name | Easting | Northing | Height |
| 1 | 1000.00 | 1000.00 | 44.58 |
| 2 | 985.79 | 1056.98 | 44.33 |
| 2A | 1049.59 | 1082.37 | 44.63 |
| 3 | 928.64 | 1018.29 | 43.87 |
| 4 | 933.96 | 958.31 | 43.88 |

## GENERAL NOTES

1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

ESCAPE FROM A2 USE
FROM FRONT ENTRANCE DOOR

3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

FIRE FIGHTING STAIRS
FIRE FIGHTING STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 1100mm

FIRE FIGHTING LIFT
SPECIFICATION OF FIRE FIGHTING LIFT AND ELECTRICAL SUPPLIES TO BE IN ACCORDANCE WITH BS5588 PART 5. MECHANICAL AND ELECTRICAL ENGINEER TO PROVIDE DETAILS.

FIRE MAINS
DRY RISER TO BE INSTALLED FROM A POINT EXTERNALLY TO THE PROTECTED LOBBY ON EACH FLOOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT DETAILS)

4. FIRE RESISTANCE

FIRE FIGHTING STAIRS & LIFT
WALLS BETWEEN FLATS/A2 USE AND STAIRCORE/LIFT SHAFTS TO BE MINIMUM 120 MINUTE FIRE RESISTING FROM FLAT SIDE AND MINIMUM 60mm FIRE RESISTING FROM OTHER SIDE.

ALL OTHER AREAS
MINIMUM PERIOD OF FIRE RESISTANCE TO REINFORCED CONCRETE STRUCTURAL FRAME, FLOORS, EXTERNAL WALLS AND COMPARTMENT WALLS TO BE 90 MINUTES.

5. FIRE ALARM AND EMERGENCY LIGHTING SYSTEM TO THE A2 USE TO BE PROVIDED BY INCOMING TENANT BUT TO GENERALLY BE IN ACCORDANCE WITH ALL RELEVANT BRITISH STANDARDS.

6. COMMON DOORS TO BE 30 MINUTE FIRE RESISTING AND SELF CLOSING.

COMMON DOORS TO BE 838mm WIDE TO GIVE OVERALL CLEAR OPENING OF 775mm AND TO INCORPORATE PROPRIETARY THRESHOLD STRIP WITH MAX. 15mm UPSTAND.

7. DOORS BETWEEN CAR PARK AND PROTECTED LOBBY TO BE 60 MINUTE FIRE RESISTING AND SELF CLOSING AND TO THE DIMENSIONS INDICATED ABOVE.

8. PROTECTED LOBBY TO BE PROVIDED BETWEEN CAR PARK AND COMMON STAIRS. LOBBY TO BE HAVE MIN 0.4m SQ PERMANENT VENTILATION AS INDICATED.

9. CAR PARK TO BE NATURALLY VENTILATED WITH RELEVANT AREAS INDICATED ON SKETCH DRAWING

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

status: PRELIMINARY 2 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
GROUND FLOOR

scales: 1:100
date: DEC 2001
drawn: RGB
checked:
ref: WT01-33
100
rev

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FAIRCLOUGH HOMES
A CENTEX Company

## GENERAL NOTES

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2. FIRE STRATEGY

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10. SEE DRAWING WT01-33-107 FOR DRAINAGE LAYOUT

READING BOROUGH COUNCIL
DATE
- 4 APR 2002
ENVIRONMENTAL SERVICES

status: TENDER ISSUE - 22.03.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
GROUND FLOOR

scales: 1:100
date: DEC 2001
drawn: RGB
checked:
ref: WT01-33 | 100 | rev


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1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

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FROM FRONT ENTRANCE DOOR

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10. SEE DRAWING WT01-33-107 FOR DRAINAGE LAYOUT

READING BOROUGH COUNCIL
DATE
- 4 APR 2002
ENVIRONMENTAL SERVICES

status: TENDER ISSUE - 22.03.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
GROUND FLOOR

scales: 1:100
date: DEC 2001
drawn: RGB
checked:
ref: WT01-33 100
rev:


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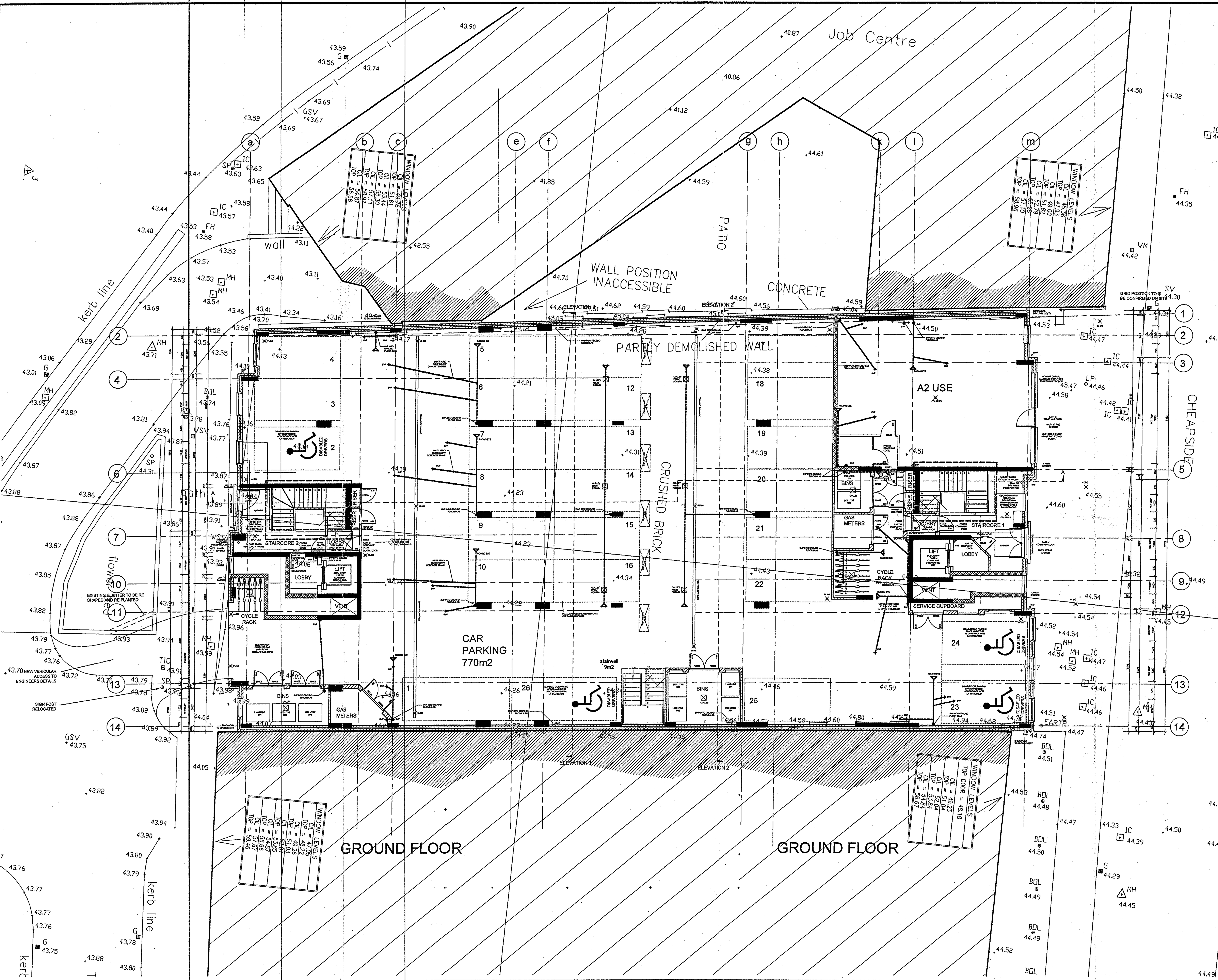


## GENERAL NOTES

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ESCAPE FROM A2 USE
FROM FRONT ENTRANCE DOOR

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9. CAR PARK TO BE NATURALLY VENTILATED WITH RELEVANT AREAS INDICATED ON SKETCH DRAWING

10. SEE DRAWING WT01-33-107 FOR DRAINAGE LAYOUT


READING BOROUGH COUNCIL
DATE
- 4 APR 2002
ENVIRONMENTAL SERVICES


status TENDER ISSUE - 22.03.02

| rev | date | details | drawn |
|---|---|---|---|

project title: FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

| drawing title | scales | date |
|---|---|---|
| GENERAL ARRANGEMENT GROUND FLOOR | 1:100 | DEC 2001 |

| drawn | checked | ref | | rev |
|---|---|---|---|---|
| RGB | | WT01-33 | 100 | |


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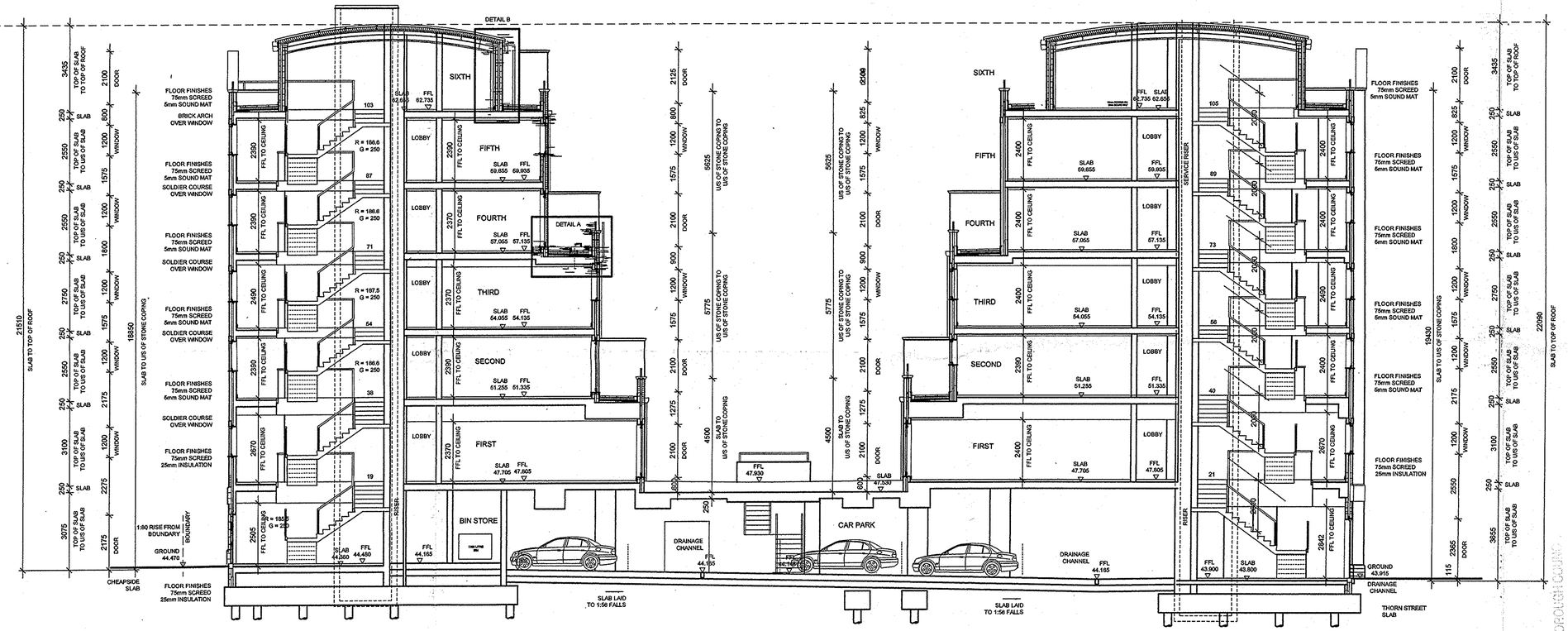
FAIRCLOUGH HOMES
A CENTEX Company

BLOCK A

BLOCK B




SECTION A-A

GENERAL NOTES

status PRELIMINARY 1 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|
| | | | |

project title

FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title

SECTION A-A

scales 1:100

date DEC 2001

drawn RGB | checked | ref WT01-33 500 | rev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FAIRCLOUGH HOMES
A CENTEX Company


READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES
READING BOROUGH COUNCIL
AMENDED PLAN




POSITION OF ADJOINING BUILDING SUBJECT TO SITE SURVEY WHEN EXISTING BUILDING DEMOLISHED

POSITION & LEVELS SHOWN ASSUMED

# ELEVATION 2-2

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN

GENERAL NOTES

status PRELIMINARY 1 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
ELEVATION 2-2

scales 1:50

date DEC 2001

drawn RGB | checked

ref WT01-33 | 402 | rev

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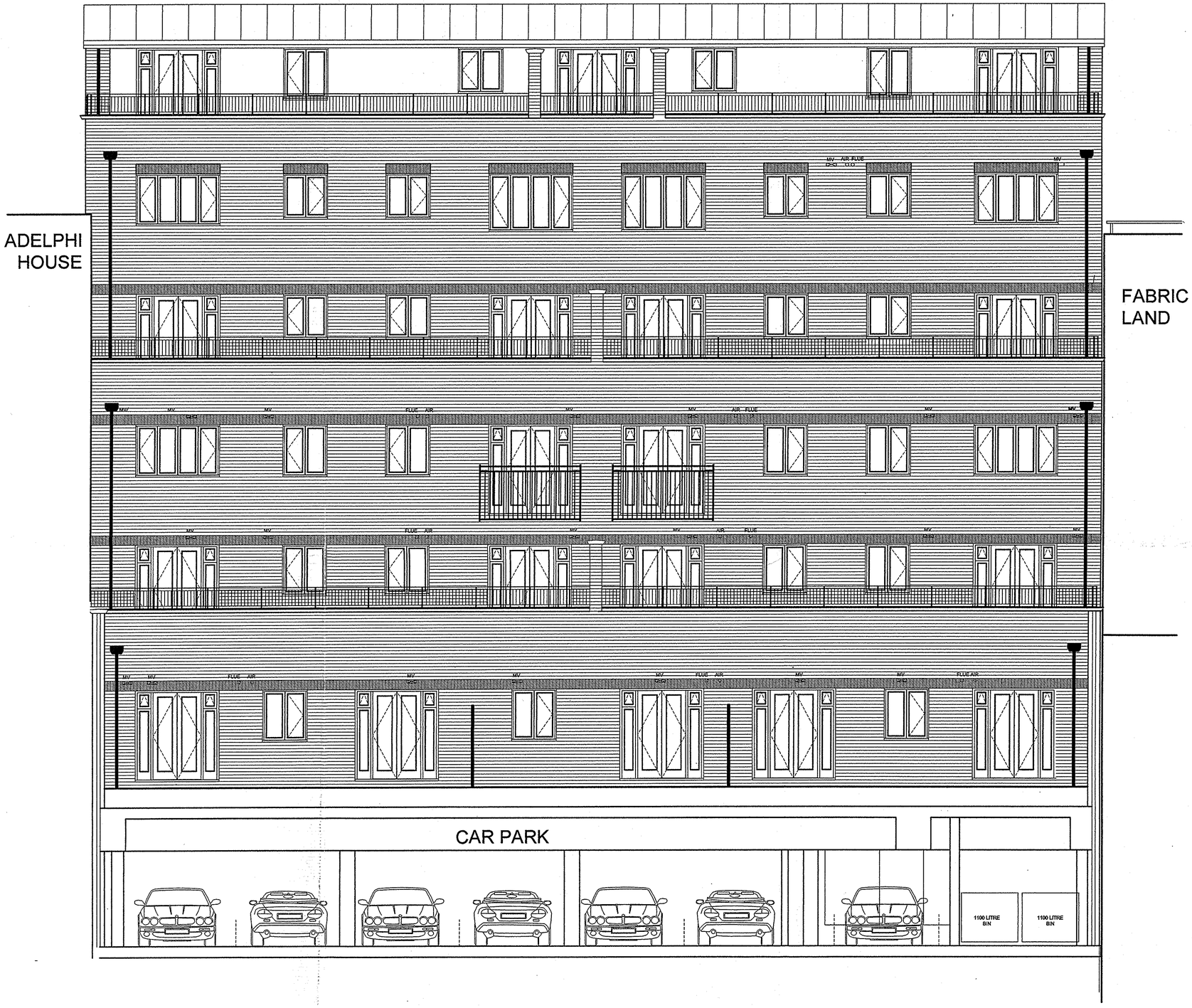


# ELEVATION 1-1

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN

GENERAL NOTES

status PRELIMINARY 1 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
ELEVATION 1-1

scales 1:50

date DEC 2001

drawn RGB | checked | ref WT01-33 401 | rev

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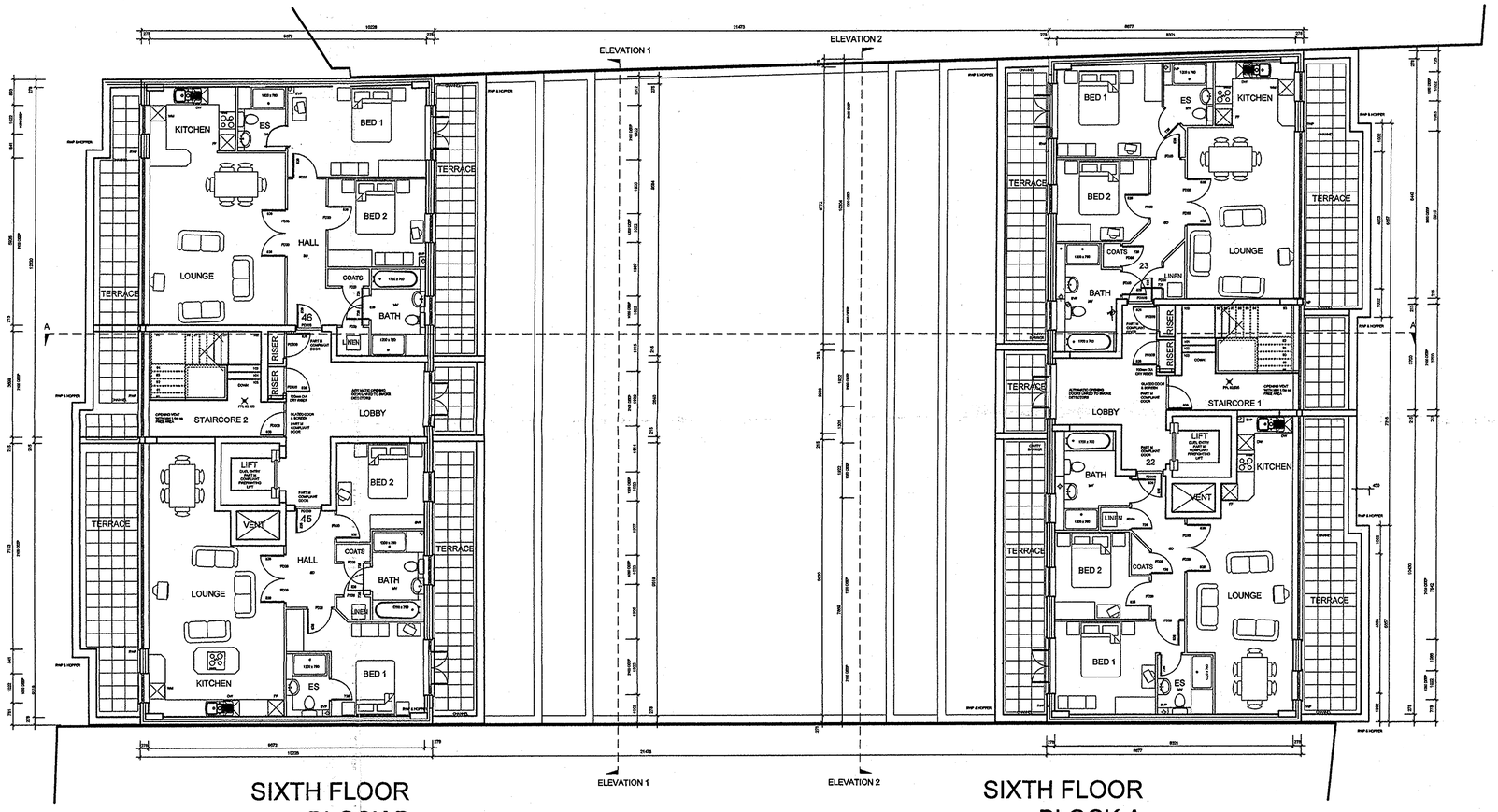


## GENERAL NOTES

1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

ESCAPE FROM WITHIN DWELLING
FLATS TO HAVE PROTECTED ENTRANCE HALLS WITH MIN 30min FIRE RESISTING PARTITIONS AND MIN 20min FIRE RESISTING FIRE DOORS AS DESCRIBED BELOW

ESCAPE FROM DWELLING TO FINAL EXIT
FROM MIN 30min FIRE RESISTING FLAT ENTRANCE DOOR VIA PROTECTED LOBBY WITH AUTOMATIC OPENING DOORS TO COMMON STAIRS WITH OPENING VENTILATION (MIN 1m SQ FREE AREA).

SMOKE VENTILATION FROM PROTECTED LOBBY TO BE VIA AUTOMATICALLY OPENING DOORS LINKED TO SMOKE DETECTOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS) OPENING EXTERNALLY (MIN 1.5m FREE AREA).

3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

FIREFIGHTING STAIRS
FIREFIGHTING STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 1100mm

FIREFIGHTING LIFT
SPECIFICATION OF FIRE FIGHTING LIFT AND ELECTRICAL SUPPLIES TO BE IN ACCORDANCE WITH BS5588 PART 5. MECHANICAL AND ELECTRICAL ENGINEER TO PROVIDE DETAILS.

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MINIMUM PERIOD OF FIRE RESISTANCE TO REINFORCED CONCRETE STRUCTURAL FRAME, FLOORS, EXTERNAL WALLS AND COMPARTMENT WALLS TO BE 90 MINUTES.

5. SD = DENOTES MAINS OPERATED SELF CONTAINED SMOKE DETECTORS IN THE HALLWAY OF EVERY FLAT AS INDICATED.

SMOKE DETECTORS TO BE IN ACCORDANCE WITH BS5446 COMPONENTS OF AUTOMATIC FIRE ALARM SYSTEMS FOR RESIDENTIAL PREMISES, PART 1 SPECIFICATION FOR SELF CONTAINED SMOKE ALARMS AND POINT-TYPE SMOKE DETECTORS.

6. ALL INTERNAL DOORS WITHIN FLATS (EXCEPT TO CUPBOARDS, WARDROBES AND ENSUITES) TO BE 826mm WIDE TO ACHIEVE A MINIMUM CLEAR WIDTH OF 775mm.

INTERNAL DOORS TO FLATS TO BE MINIMUM
20 MINUTE FIRE RESISTING AND SELF CLOSING WHERE INDICATED

7. ENTRANCE HALLS TO FLATS TO HAVE MINIMUM CLEAR WIDTH OF 1050mm (SEE 1:50 LAYOUTS FOR EXACT DIMENSIONS).

HALLS CONTAINING INTERNAL FIRE RESISTING DOORS TO BE CLASSED AS PROTECTED HALLS AND TO HAVE 30 MINUTE FIRE RESISTING PARTITIONS EXTENDING UP TO CONCRETE STRUCTURE AND APPROPRIATELY FIRE STOPPED.

ANY MECHANICAL VENT DUCT OR FLUE PASSING THROUGH THE WALLS OF A PROTECTED HALL TO BE SURROUNDED IN FIRE RESISTANT MATERIAL AS DETAILED.

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READING BOROUGH COUNCIL
LATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN

status PRELIMINARY 2 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|
| | | | |

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
SIXTH FLOOR

scales 1:100
date DEC 2001

drawn RGB | checked | ref A00/126 | 106 | rev

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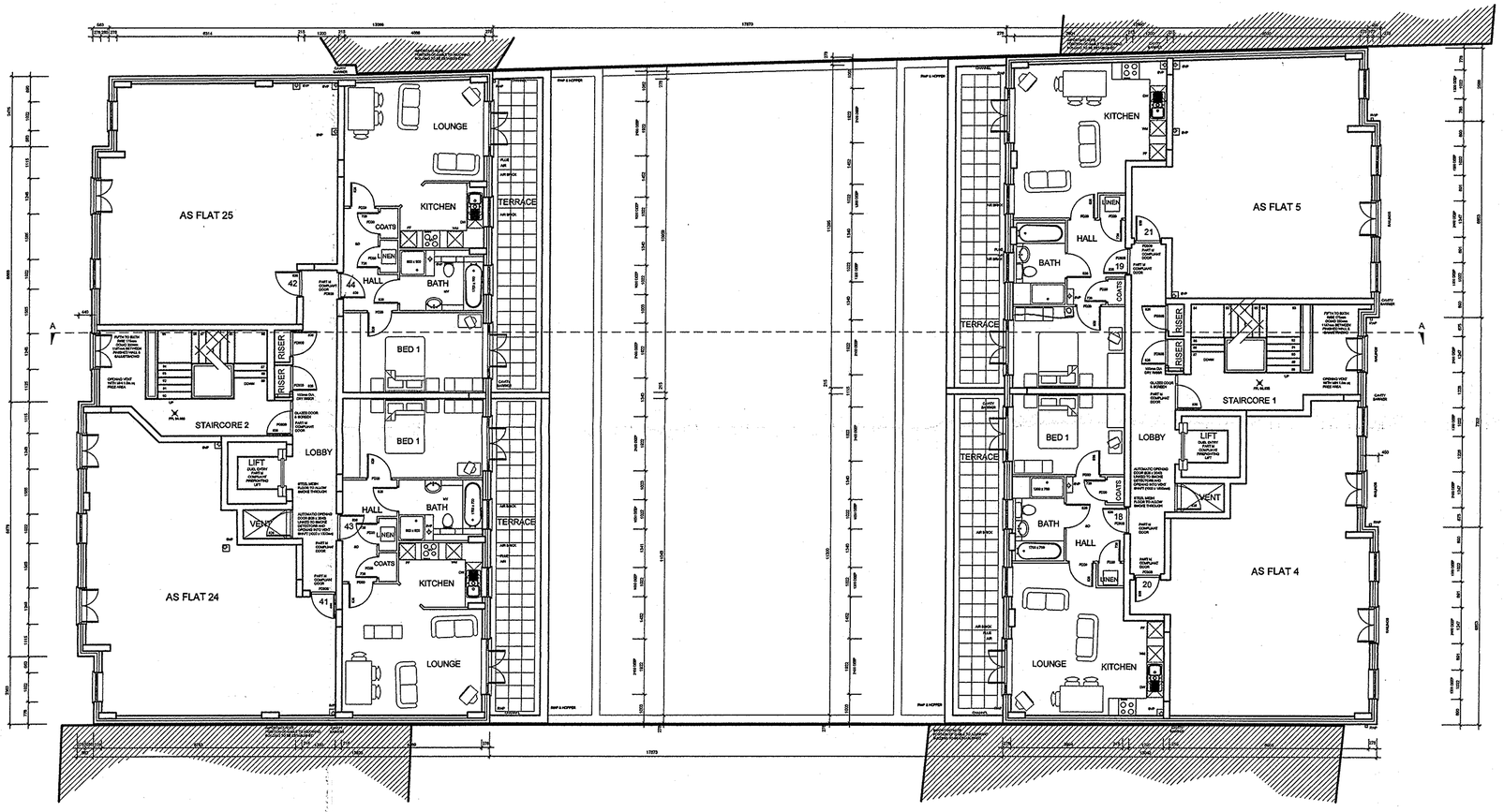
Adam Taylor
07811111110
Tamuc: (ataylor@tamuc.co.uk)
(8-10) (17-48).




FIFTH FLOOR
BLOCK B

FIFTH FLOOR
BLOCK A

READING BOROUGH COUNCIL
AMENDED PLAN

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

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3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

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ANY MECHANICAL VENT DUCT OR FLUE PASSING THROUGH THE WALLS OF A PROTECTED HALL TO BE SURROUNDED IN FIRE RESISTANT MATERIAL AS DETAILED.

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COMMON AND ENTRANCE DOORS TO BE 838mm WIDE TO GIVE OVERALL CLEAR OPENING OF 775mm AND TO INCORPORATE PROPRIETARY THRESHOLD STRIP WITH MAX. 15mm UPSTAND.

status PRELIMINARY 2 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
FIFTH FLOOR

scales 1:100
date DEC 2001
drawn RGB
checked
ref WT01-33 105 rev

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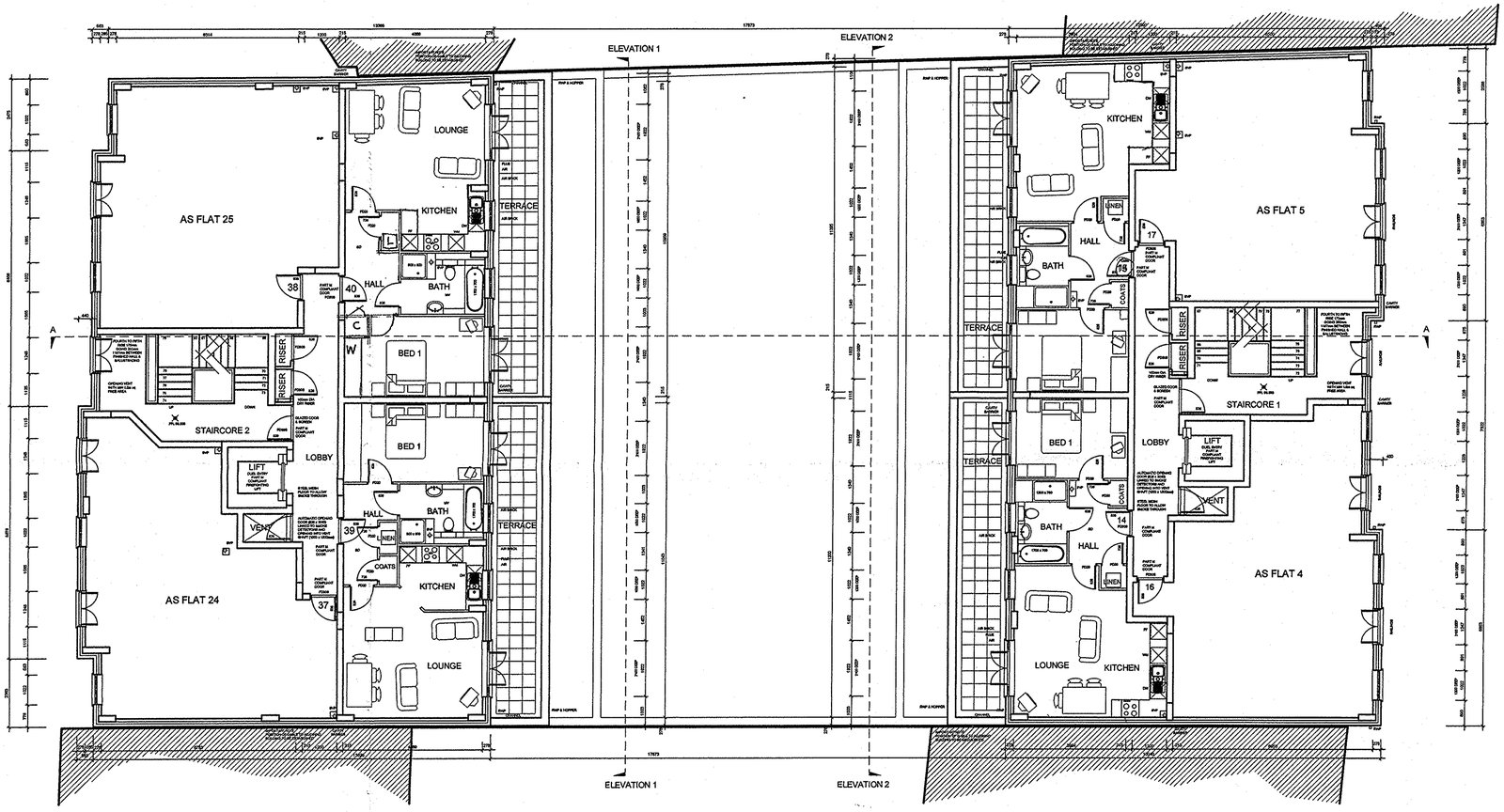
FAIRCLOUGH HOMES
A CENTEX Company




FOURTH FLOOR
BLOCK B

FOURTH FLOOR
BLOCK A

## GENERAL NOTES

1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

ESCAPE FROM WITHIN DWELLING
FLATS TO HAVE PROTECTED ENTRANCE HALLS WITH MIN 30min FIRE RESISTING PARTITIONS AND MIN 20min FIRE RESISTING FIRE DOORS AS DESCRIBED BELOW

ESCAPE FROM DWELLING TO FINAL EXIT
FROM MIN 30min FIRE RESISTING FLAT ENTRANCE DOOR VIA PROTECTED LOBBY WITH AUTOMATIC OPENING VENT SHAFT TO COMMON STAIRS WITH OPENING VENTILATION (MIN 1m SQ FREE AREA).

SMOKE VENTILATION FROM PROTECTED LOBBY TO BE VIA AUTOMATICALLY OPENING DOOR LINKED TO SMOKE DETECTOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS) OPENING INTO VENTILATION SHAFT (MIN 1.5m SQ ON PLAN) INSTALLED WITH STEEL MESH GRILLE TO FORM FLOOR.

3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

FIREFIGHTING STAIRS
FIREFIGHTING STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 1100mm

FIREFIGHTING LIFT
SPECIFICATION OF FIRE FIGHTING LIFT AND ELECTRICAL SUPPLIES TO BE IN ACCORDANCE WITH BS5588 PART 5. MECHANICAL AND ELECTRICAL ENGINEER TO PROVIDE DETAILS.

FIRE MAINS
DRY RISER TO BE INSTALLED FROM A POINT EXTERNALLY TO THE PROTECTED LOBBY ON EACH FLOOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT DETAILS)

4. FIRE RESISTANCE

FIREFIGHTING STAIRS & LIFT
WALLS BETWEEN FLATS/A2 USE AND STAIRCORE/LIFT SHAFTS TO BE MINIMUM 120 MINUTE FIRE RESISTING FROM FLAT SIDE AND MINIMUM 60mm FIRE RESISTING FROM OTHER SIDE.

ALL OTHER AREAS
MINIMUM PERIOD OF FIRE RESISTANCE TO REINFORCED CONCRETE STRUCTURAL FRAME, FLOORS, EXTERNAL WALLS AND COMPARTMENT WALLS TO BE 60 MINUTES.

5. SD ⊡ DENOTES MAINS OPERATED SELF CONTAINED SMOKE DETECTORS IN THE HALLWAY OF EVERY FLAT AS INDICATED.

SMOKE DETECTORS TO BE IN ACCORDANCE WITH BS5446 COMPONENTS OF AUTOMATIC FIRE ALARM SYSTEMS FOR RESIDENTIAL PREMISES, PART 1 SPECIFICATION FOR SELF CONTAINED SMOKE ALARMS AND POINT-TYPE SMOKE DETECTORS.

6. ALL INTERNAL DOORS WITHIN FLATS (EXCEPT TO CUPBOARDS, WARDROBES AND ENSUITES) TO BE 826mm WIDE TO ACHIEVE A MINIMUM CLEAR WIDTH OF 775mm.

INTERNAL DOORS TO FLATS TO BE MINIMUM
20 MINUTE FIRE RESISTING AND SELF CLOSING WHERE INDICATED

7. ENTRANCE HALLS TO FLATS TO HAVE MINIMUM CLEAR WIDTH OF 1050mm (SEE 1:50 LAYOUTS FOR EXACT DIMENSIONS).

HALLS CONTAINING INTERNAL FIRE RESISTING DOORS TO BE CLASSED AS PROTECTED HALLS AND TO HAVE 30 MINUTE FIRE RESISTING PARTITIONS EXTENDING UP TO CONCRETE STRUCTURE AND APPROPRIATELY FIRE STOPPED.

ANY MECHANICAL VENT DUCT OR FLUE PASSING THROUGH THE WALLS OF A PROTECTED HALL TO BE SURROUNDED IN FIRE RESISTANT MATERIAL AS DETAILED.

8. COMMON AND ENTRANCE DOORS TO FLATS TO BE 30 MINUTE FIRE RESISTING AND SELF CLOSING.

COMMON AND ENTRANCE DOORS TO BE 838mm WIDE TO GIVE OVERALL CLEAR OPENING OF 775mm AND TO INCORPORATE PROPRIETARY THREE HOLD STRIP WITH MAX. 15mm UPSTAND.

status: PRELIMINARY 2 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
FOURTH FLOOR

scales: 1:100
date: DEC 2001
drawn: RGB
checked:
ref: WT01-33 104
rev:

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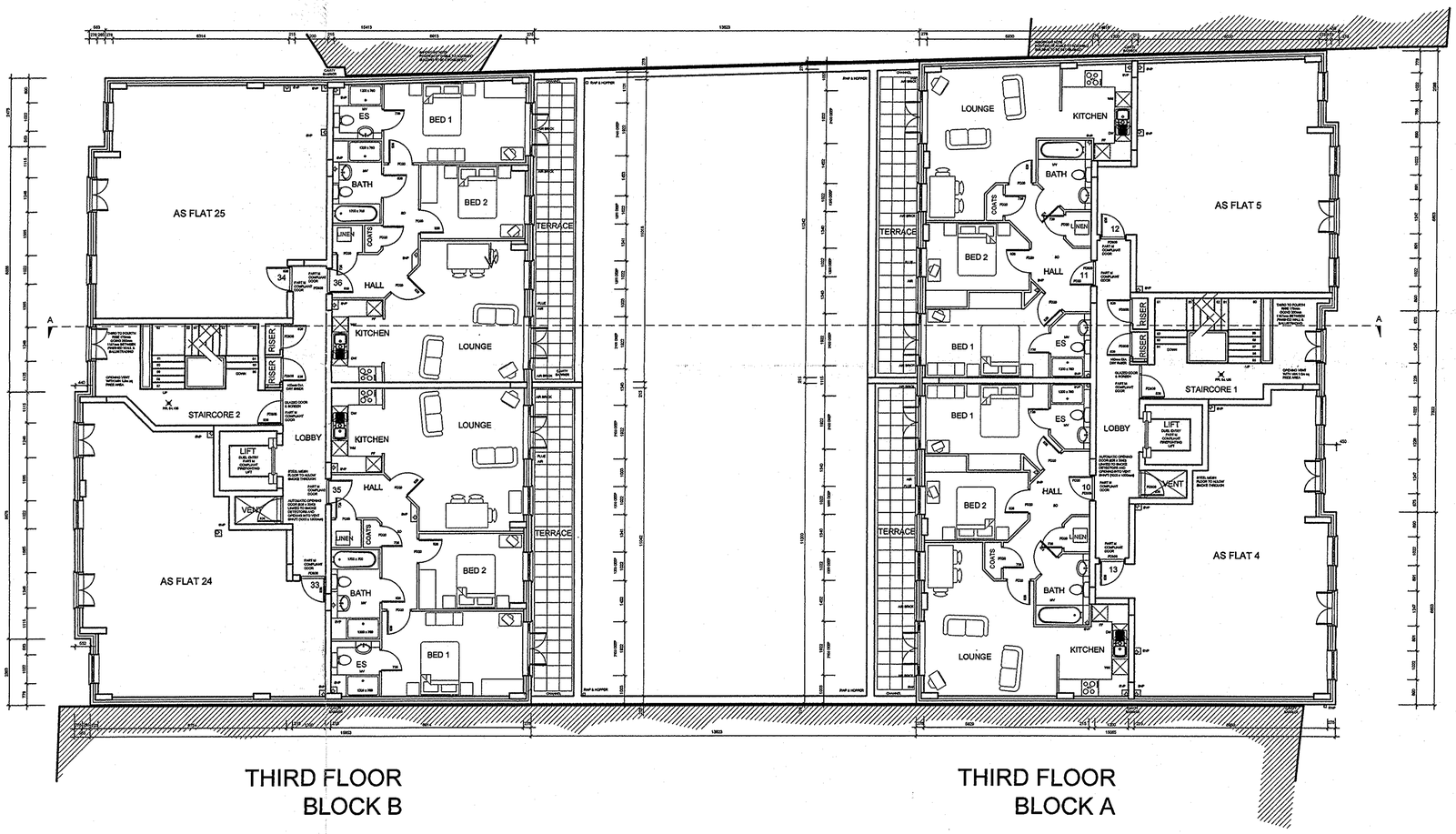
FAIRCLOUGH HOMES
A CENTEX Company

READING BOROUGH COUNCIL
ENVIRONMENTAL SERVICES
AMENDED PLAN
- 6 FEB 2002




THIRD FLOOR
BLOCK B

THIRD FLOOR
BLOCK A

## GENERAL NOTES

1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

ESCAPE FROM WITHIN DWELLING
FLATS TO HAVE PROTECTED ENTRANCE HALLS WITH MIN 30min FIRE RESISTING PARTITIONS AND MIN 20min FIRE RESISTING FIRE DOORS AS DESCRIBED BELOW

ESCAPE FROM DWELLING TO FINAL EXIT
FROM MIN 30min FIRE RESISTING FLAT ENTRANCE DOOR VIA PROTECTED LOBBY WITH AUTOMATIC OPENING VENT SHAFT TO COMMON STAIRS WITH OPENING VENTILATION (MIN 1m SQ FREE AREA).

SMOKE VENTILATION FROM PROTECTED LOBBY TO BE VIA AUTOMATICALLY OPENING DOOR LINKED TO SMOKE DETECTOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS) OPENING INTO VENTILATION SHAFT (MIN 1.5m SQ ON PLAN) INSTALLED WITH STEEL MESH GRILLE TO FORM FLOOR.

3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

FIREFIGHTING STAIRS
FIREFIGHTING STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 1100mm

FIREFIGHTING LIFT
SPECIFICATION OF FIRE FIGHTING LIFT AND ELECTRICAL SUPPLIES TO BE IN ACCORDANCE WITH BS5588 PART 5. MECHANICAL AND ELECTRICAL ENGINEER TO PROVIDE DETAILS.

FIRE MAINS
DRY RISER TO BE INSTALLED FROM A POINT EXTERNALLY TO THE PROTECTED LOBBY ON EACH FLOOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT DETAILS)

4. FIRE RESISTANCE

FIREFIGHTING STAIRS & LIFT
WALLS BETWEEN FLATS/A2 USE AND STAIRCORE/LIFT SHAFTS TO BE MINIMUM 120 MINUTE FIRE RESISTING FROM FLAT SIDE AND MINIMUM 60mm FIRE RESISTING FROM OTHER SIDE.

ALL OTHER AREAS
MINIMUM PERIOD OF FIRE RESISTANCE TO REINFORCED CONCRETE STRUCTURAL FRAME, FLOORS, EXTERNAL WALLS AND COMPARTMENT WALLS TO BE 90 MINUTES.

5. SD = DENOTES MAINS OPERATED SELF CONTAINED SMOKE DETECTORS IN THE HALLWAY OF EVERY FLAT AS INDICATED.

SMOKE DETECTORS TO BE IN ACCORDANCE WITH BS5446 COMPONENTS OF AUTOMATIC FIRE ALARM SYSTEMS FOR RESIDENTIAL PREMISES, PART 1 SPECIFICATION FOR SELF CONTAINED SMOKE ALARMS AND POINT-TYPE SMOKE DETECTORS.

6. ALL INTERNAL DOORS WITHIN FLATS (EXCEPT TO CUPBOARDS, WARDROBES AND ENSUITES) TO BE 826mm WIDE TO ACHIEVE A MINIMUM CLEAR WIDTH OF 775mm.

INTERNAL DOORS TO FLATS TO BE MINIMUM
20 MINUTE FIRE RESISTING AND SELF CLOSING WHERE INDICATED

7. ENTRANCE HALLS TO FLATS TO HAVE MINIMUM CLEAR WIDTH OF 1050mm (SEE 1:50 LAYOUTS FOR EXACT DIMENSIONS).

HALLS CONTAINING INTERNAL FIRE RESISTING DOORS TO BE CLASSED AS PROTECTED HALLS AND TO HAVE 30 MINUTE FIRE RESISTING PARTITIONS EXTENDING UP TO CONCRETE STRUCTURE AND APPROPRIATELY FIRE STOPPED.

ANY MECHANICAL VENT DUCT OR FLUE PASSING THROUGH THE WALLS OF A PROTECTED HALL TO BE SURROUNDED IN FIRE RESISTANT MATERIAL AS DETAILED.

8. COMMON AND ENTRANCE DOORS TO FLATS TO BE 30 MINUTE FIRE RESISTING AND SELF CLOSING.

COMMON AND ENTRANCE DOORS TO BE 838mm WIDE TO GIVE OVERALL CLEAR OPENING OF 775mm AND TO INCORPORATE PROPRIETARY THRESHOLD STRIP WITH MAX. 15mm UPSTAND.

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN

status PRELIMINARY 2 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
THIRD FLOOR

scales 1:100
date DEC 2001
drawn RGB
checked
ref WT01-33 103 rev

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FAIRCLOUGH
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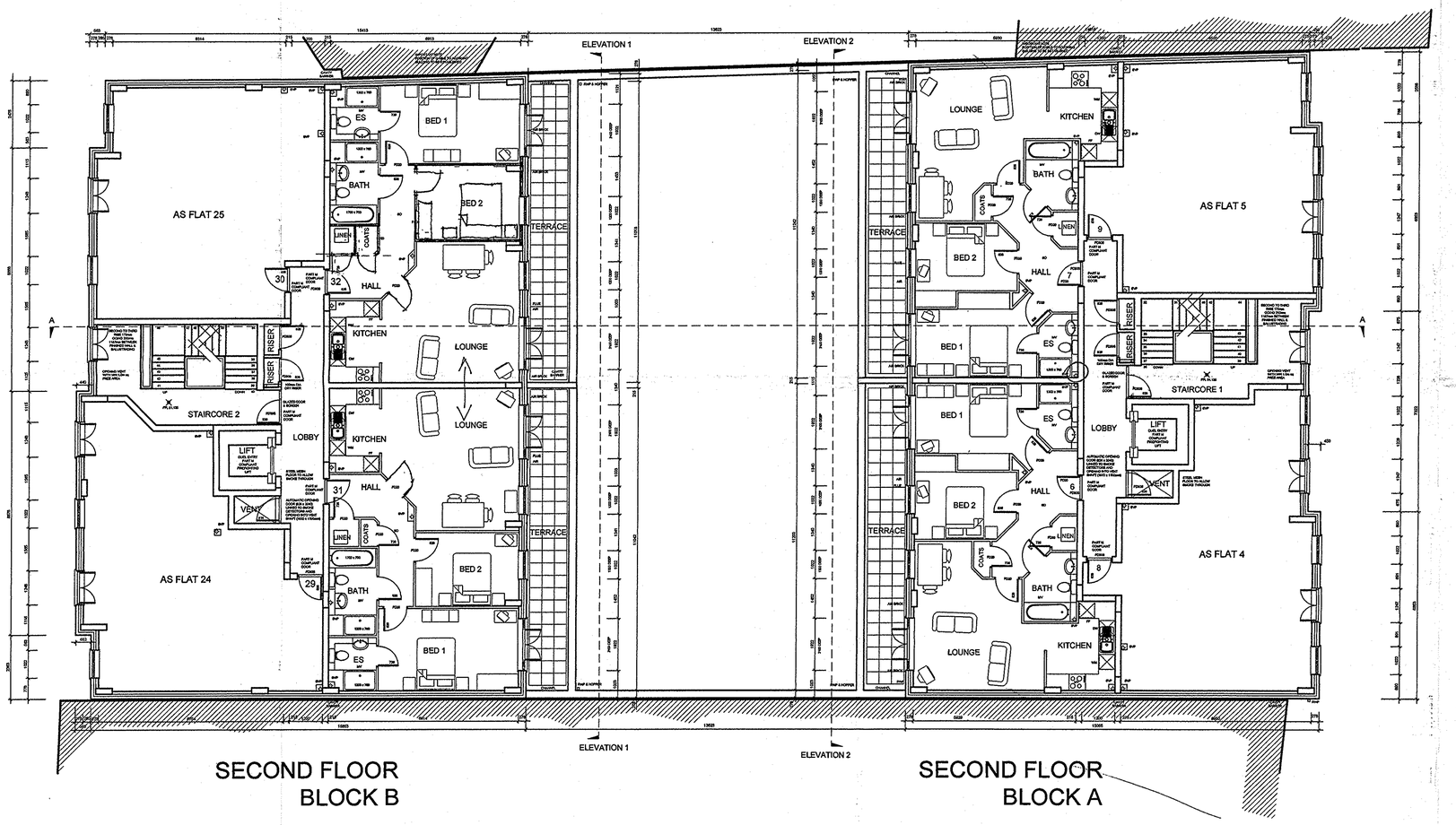


SECOND FLOOR
BLOCK B

SECOND FLOOR
BLOCK A

## GENERAL NOTES

1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

ESCAPE FROM WITHIN DWELLING
FLATS TO HAVE PROTECTED ENTRANCE HALLS WITH MIN 30min FIRE RESISTING PARTITIONS AND MIN 20min FIRE RESISTING FIRE DOORS AS DESCRIBED BELOW

ESCAPE FROM DWELLING TO FINAL EXIT
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SMOKE VENTILATION FROM PROTECTED LOBBY TO BE VIA AUTOMATICALLY OPENING DOOR LINKED TO SMOKE DETECTOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS) OPENING INTO VENTILATION SHAFT (MIN 1.5m SQ ON PLAN) INSTALLED WITH STEEL MESH GRILLE TO FORM FLOOR.

3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

FIRE FIGHTING STAIRS
FIRE FIGHTING STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 1100mm

FIRE FIGHTING LIFT
SPECIFICATION OF FIRE FIGHTING LIFT AND ELECTRICAL SUPPLIES TO BE IN ACCORDANCE WITH BS5588 PART 5. MECHANICAL AND ELECTRICAL ENGINEER TO PROVIDE DETAILS.

FIRE MAINS
DRY RISER TO BE INSTALLED FROM A POINT EXTERNALLY TO THE PROTECTED LOBBY ON EACH FLOOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT DETAILS)

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WALLS BETWEEN FLATS/A2 USE AND STAIRCORE/LIFT SHAFTS TO BE MINIMUM 120 MINUTE FIRE RESISTING FROM FLAT SIDE AND MINIMUM 60mm FIRE RESISTING FROM OTHER SIDE.

ALL OTHER AREAS
MINIMUM PERIOD OF FIRE RESISTANCE TO REINFORCED CONCRETE STRUCTURAL FRAME, FLOORS, EXTERNAL WALLS AND COMPARTMENT WALLS TO BE 90 MINUTES.

5. SD = DENOTES MAINS OPERATED SELF CONTAINED SMOKE DETECTORS IN THE HALLWAY OF EVERY FLAT AS INDICATED.

SMOKE DETECTORS TO BE IN ACCORDANCE WITH BS5446 COMPONENTS OF AUTOMATIC FIRE ALARM SYSTEMS FOR RESIDENTIAL PREMISES, PART 1 SPECIFICATION FOR SELF CONTAINED SMOKE ALARMS AND POINT-TYPE SMOKE DETECTORS.

6. ALL INTERNAL DOORS WITHIN FLATS (EXCEPT TO CUPBOARDS, WARDROBES AND ENSUITES) TO BE 826mm WIDE TO ACHIEVE A MINIMUM CLEAR WIDTH OF 775mm.

INTERNAL DOORS TO FLATS TO BE MINIMUM
20 MINUTE FIRE RESISTING AND SELF CLOSING WHERE INDICATED

7. ENTRANCE HALLS TO FLATS TO HAVE MINIMUM CLEAR WIDTH OF 1050mm (SEE 1:50 LAYOUTS FOR EXACT DIMENSIONS).

HALLS CONTAINING INTERNAL FIRE RESISTING DOORS TO BE CLASSED AS PROTECTED HALLS AND TO HAVE 30 MINUTE FIRE RESISTING PARTITIONS EXTENDING UP TO CONCRETE STRUCTURE AND APPROPRIATELY FIRE STOPPED.

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ENTRANCE AND COMMON DOORS TO BE 838mm WIDE TO GIVE OVERALL CLEAR OPENING OF 775mm AND TO INCORPORATE PROPRIETARY THRESHOLD STRIP WITH MAX. 15mm UPSTAND.

status: PRELIMINARY 2 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title:
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title:
GENERAL ARRANGEMENT
SECOND FLOOR

scales: 1:100
date: DEC 2001
drawn: RGB
checked:
ref: WT01-33
rev: 102

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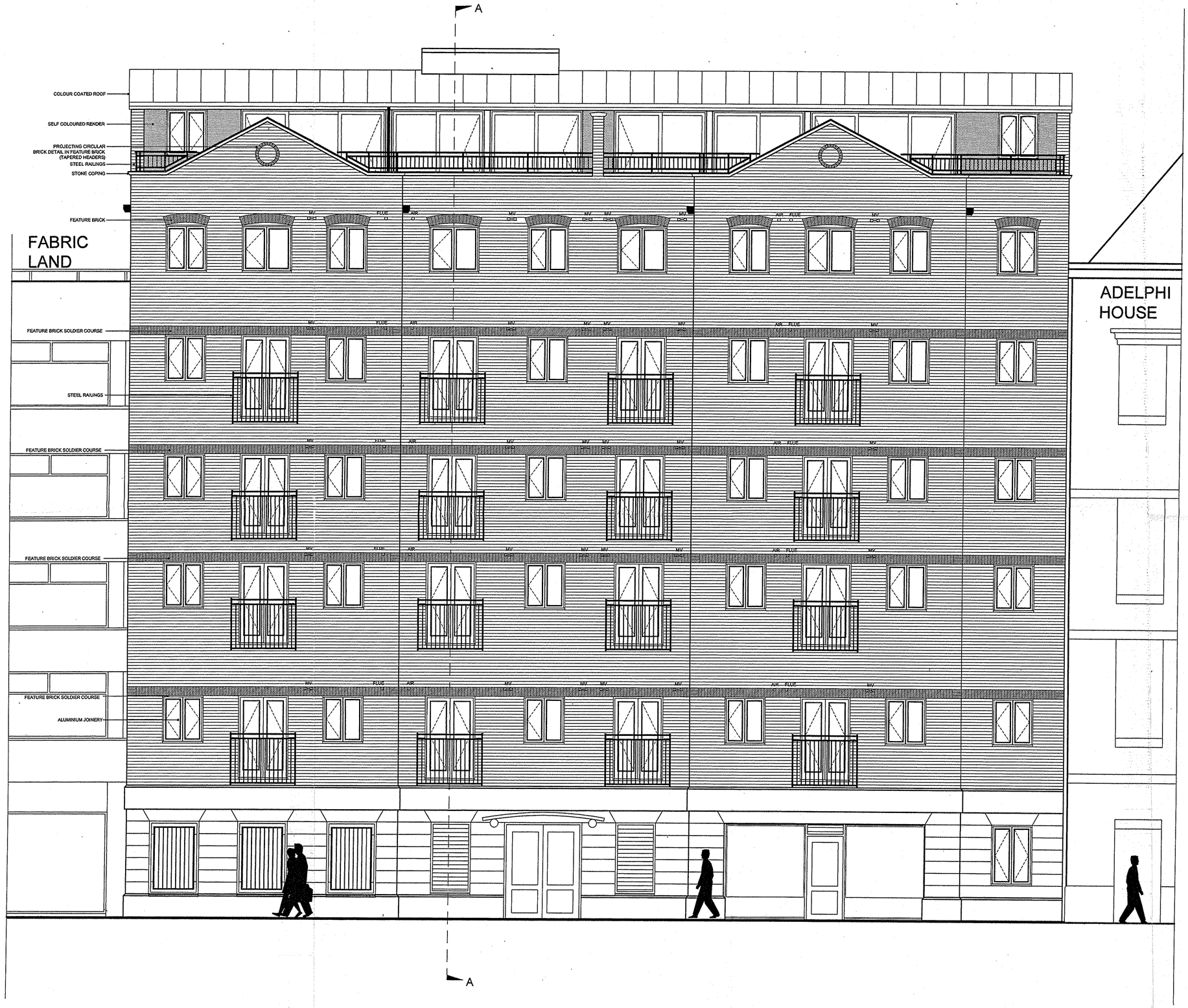
FAIRCLOUGH HOMES
A CENTEX Company

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN




GENERAL NOTES

READING BOROUGH COUNCIL
DATE
- 6 FEB 2002
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
AMENDED PLAN

status PRELIMINARY 1 - 09.01.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
CHEAPSIDE ELEVATION

scales 1:50
date DEC 2001
drawn RGB
checked
ref WT01-33 400
rev

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FAIRCLOUGH HOMES
A CENTEX Company

READING BOROUGH COUNCIL
CUSTOMER SERVICES
DIR | ES | PH
20 MAR 2001
LS | HS | SS

| Rev | Date | Amendment | Signed |
|---|---|---|---|
| A | 12.09.00 | ODEON CINEMA LAYOUT REVISED | MW |

| Status | Current Status | Authorised by: | Date |
|---|---|---|---|
| Draft for comment | X | | 12/09/00 |
| Tender issue | | | |
| For construction | | | |
| As Built/Record/Survey | | | |

ajb consulting engineers
The Bardfield Centre
Great Bardfield
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CM7 4SL
Tel (01371) 811188
Fax (01371) 811308
Also at Histon, Cambs

Project:
ODEON CINEMA READING 01 3029

Client:
FAIRCLOUGH HOMES (SOUTHERN) Ltd

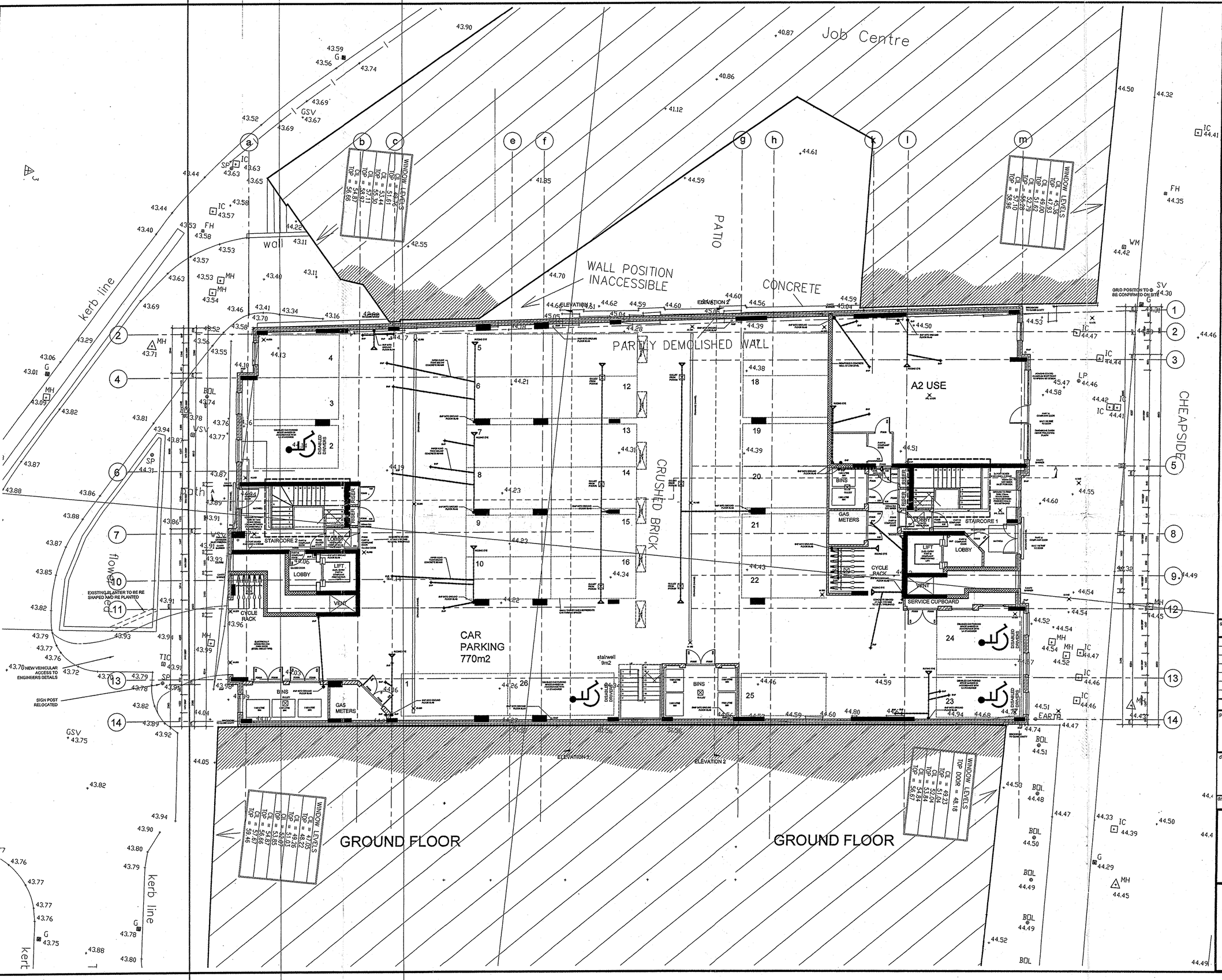
Drawing Title:
TOPOGRAPHICAL SURVEY
OF ODEON CINEMA READING

| Scale: | Drwn. | Date: |
|---|---|---|
| 1:200 | DJM | |
| CAD File Z:\3029b\3029b 01.dwg | Chkd. | Date: |

Drawing No. 3029b/01 Rev. A

All levels in metres A.O.D.

| SURVEY STATIONS | | | |
|---|---|---|---|
| Name | Easting | Northing | Height |
| 1 | 1000.00 | 1000.00 | 44.58 |
| 2 | 985.79 | 1056.98 | 44.33 |
| 2A | 1049.59 | 1082.37 | 44.63 |
| 3 | 928.64 | 1018.29 | 43.67 |
| 4 | 933.96 | 958.31 | 43.88 |




## GENERAL NOTES

1. EMERGENCY LIGHTING TO COMMON AREAS (INCLUDING CAR PARK) TO BE IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

2. FIRE STRATEGY

ESCAPE FROM A2 USE
FROM FRONT ENTRANCE DOOR

3. ACCESS FOR FIRE FIGHTING PERSONNEL DUE TO BUILDING BEING ABOVE 18m TO BE VIA A FIRE FIGHTING LIFT AND FIRE FIGHTING STAIRCASE.

FIREFIGHTING STAIRS
FIREFIGHTING STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 1100mm

FIREFIGHTING LIFT
SPECIFICATION OF FIRE FIGHTING LIFT AND ELECTRICAL SUPPLIES TO BE IN ACCORDANCE WITH BS5588 PART 5, MECHANICAL AND ELECTRICAL ENGINEER TO PROVIDE DETAILS.

FIRE MAINS
DRY RISER TO BE INSTALLED FROM A POINT EXTERNALLY TO THE PROTECTED LOBBY ON EACH FLOOR (SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT DETAILS)

4. FIRE RESISTANCE

FIREFIGHTING STAIRS & LIFT
WALLS BETWEEN FLATS/A2 USE AND STAIRCORE/LIFT SHAFTS TO BE MINIMUM 120 MINUTE FIRE RESISTING FROM FLAT SIDE AND MINIMUM 60mm FIRE RESISTING FROM OTHER SIDE.

ALL OTHER AREAS
MINIMUM PERIOD OF FIRE RESISTANCE TO REINFORCED CONCRETE STRUCTURAL FRAME, FLOORS, EXTERNAL WALLS AND COMPARTMENT WALLS TO BE 90 MINUTES.

5. FIRE ALARM AND EMERGENCY LIGHTING SYSTEM TO THE A2 USE TO BE PROVIDED BY INCOMING TENANT BUT TO GENERALLY BE IN ACCORDANCE WITH ALL RELEVANT BRITISH STANDARDS.

6. COMMON DOORS TO BE 30 MINUTE FIRE RESISTING AND SELF CLOSING.

COMMON DOORS TO BE 838mm WIDE TO GIVE OVERALL CLEAR OPENING OF 775mm AND TO INCORPORATE PROPRIETARY THRESHOLD STRIP WITH MAX. 15mm UPSTAND.

7. DOORS BETWEEN CAR PARK AND PROTECTED LOBBY TO BE 60 MINUTE FIRE RESISTING AND SELF CLOSING AND TO THE DIMENSIONS INDICATED ABOVE.

8. PROTECTED LOBBY TO BE PROVIDED BETWEEN CAR PARK AND COMMON STAIRS. LOBBY TO BE HAVE MIN 0.4m SQ PERMANENT VENTILATION AS INDICATED.

9. CAR PARK TO BE NATURALLY VENTILATED WITH RELEVANT AREAS INDICATED ON SKETCH DRAWING

10. SEE DRAWING WT01-33-107 FOR DRAINAGE LAYOUT

status: TENDER ISSUE - 22.03.02

| rev | date | details | drawn |
|---|---|---|---|

project title
FORMER ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GENERAL ARRANGEMENT
GROUND FLOOR

scales: 1:100
date: DEC 2001
drawn: RGB
checked:
ref: WT01-33 | 100 | rev

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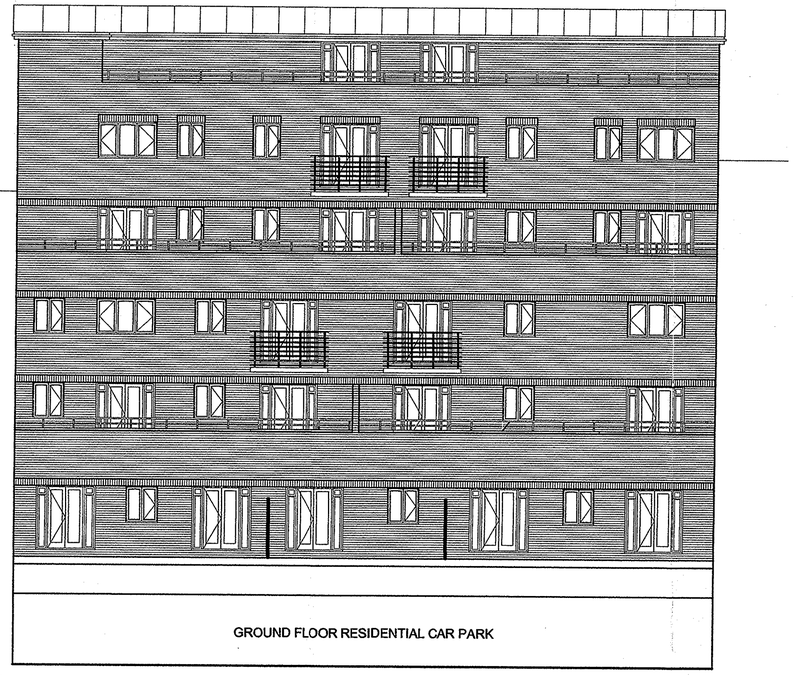
FAIRCLOUGH HOMES
A CENTEX Company



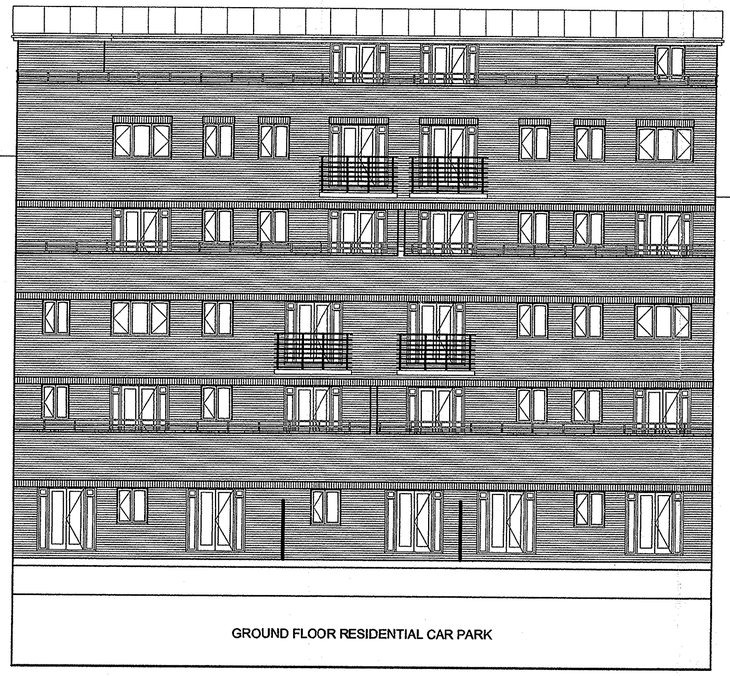

CHEAPSIDE ELEVATION




COURTYARD ELEVATION OF CHEAPSIDE UNITS




THORN STREET ELEVATION




COURTYARD ELEVATION OF THORN STREET UNITS

RECEIVED READING BOROUGH COUNCIL PLANNING APPLICATION
20 MAR 2001
LS HS SS

| rev | date | details | drawn |
|---|---|---|---|

STATUS PRELIMINARY 28.02.01

project title
# ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title: PROPOSED ELEVATIONS

scales: 1:100

date: JAN 2001

drawn: LAM | checked: RGB | ref: A00/126 200 | rev:

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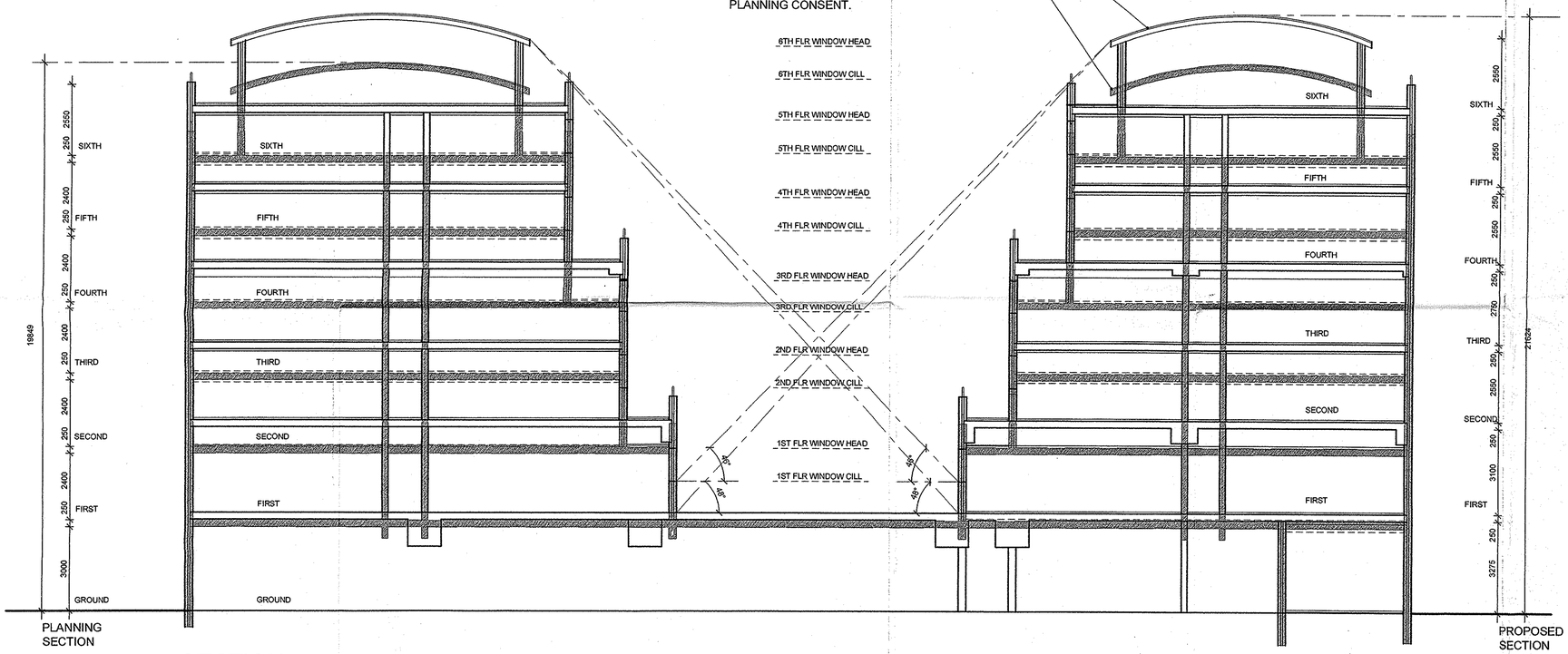
01 0329

SUPERSEDED

PLANNING SECTION HATCHED.

HEIGHT OF PROPOSED BUILDING.

HEIGHT OF BUILDING AS INDICATED ON PLANNING CONSENT.




PLANNING SECTION

PROPOSED SECTION

SECTION

SUPERSEDED

| rev | date | details | drawn |
|---|---|---|---|
| P1 | 05.03.01 | LINE FROM EAVES TO 1ST FLR LEVEL ADDED. | LAM |
| | | LINE FROM EAVES TO BOTTOM OF 1ST FLR CILL ADDED. | |

STATUS PRELIMINARY 05.03.01

project title
# ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title: SECTICNS PROPOSED

scales: 1:100

date: MAR 2001

drawn: LAM | checked | ref: A00/126 | 201 | rev: P1


ROMANS

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REAL[illegible] BOROUGH COUNCIL
PLANNING
DIR | PH
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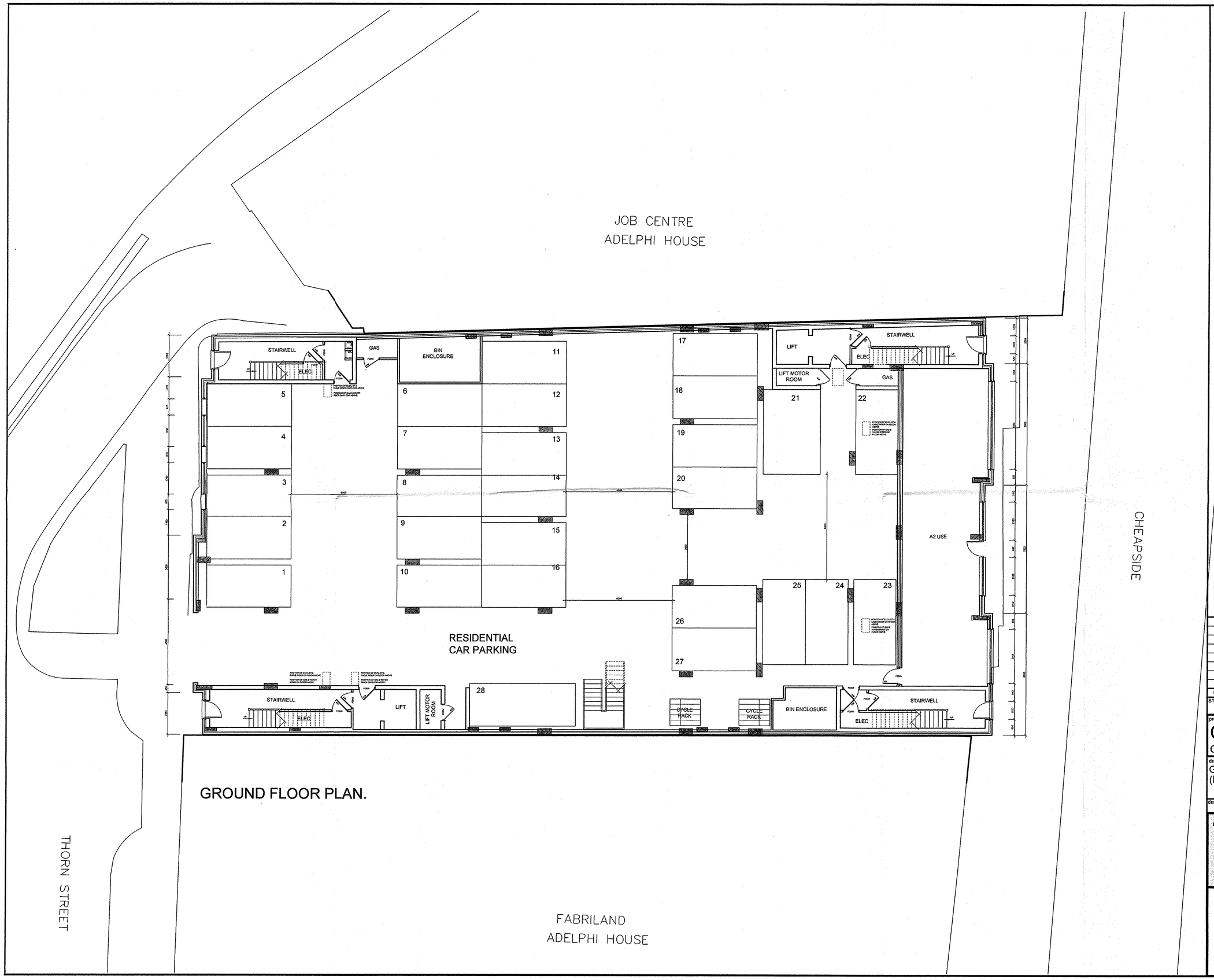
LS | SS




GROUND FLOOR PLAN.

01 0329

READING BOROUGH COUNCIL
PH
2001
SS

| rev | date | details | drawn |
|---|---|---|---|

STATUS
PRELIMINARY 19.02.01

project title
# ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
GROUND FLOOR PLAN
(INDICATING PARKING).

scales
1:100

date
JAN 2001

drawn
LAM

checked

ref
A00/126 100

rev

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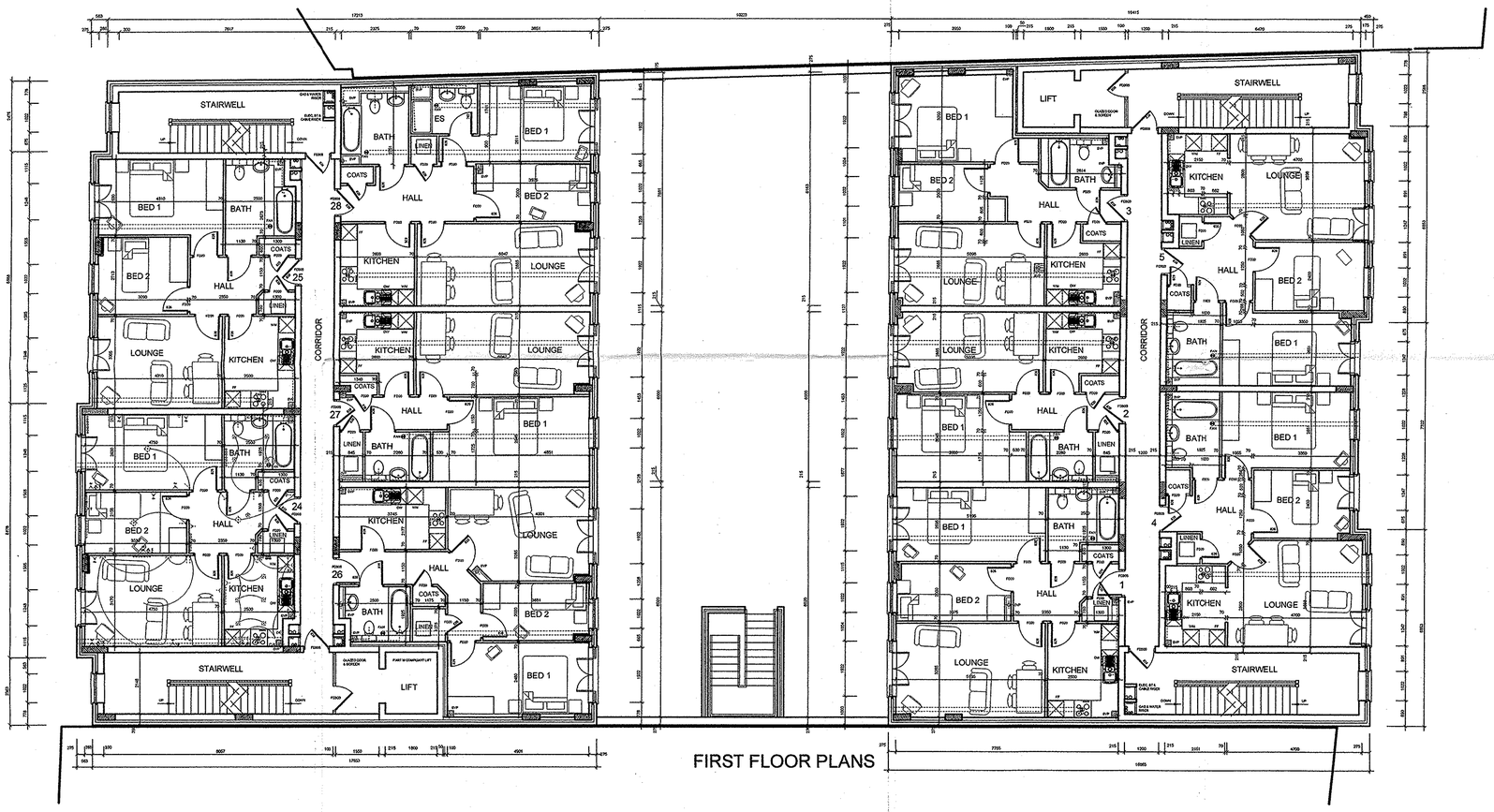
SUPERSEDED




## ELECTRICAL SYMBOL LEGEND

- SPUR BELOW WORKTOP
- DOUBLE SSO ABOVE WORKTOP LEVEL
- DOUBLE SSO
- SINGLE SSO
- FUSED SPUR
- WALL LIGHTING POINT
- GRID PLUS SWITCH PANEL
- ALARM CONTROL PANEL
- COOKER CONTROL UNIT WITH (SSO)
- CONSUMER UNIT AT HIGH LEVEL (RECESSED TYPE)
- DOOR ENTRY
- THERMOSTAT
- SWITCH WITH INDICATOR FOR 1200mm LONG FLUORESCENT TUBE IN LOFT
- CEILING LIGHTING POINT
- DOWNLIGHTERS
- CTV — CABLE TELEVISION
- BI — BT INTAKE POINT
- IT CONTROL
- MECHANICAL VENT
- CAT 5 WIRING (DUEL BT/COMPUTER.)
- SMOKE DETECTOR
- F.M. RADIO POINT
- 3KW IMMERSION HEATER
- T.V. AERIAL WITH CDAX CABLE TO ROOF VOID
- DOOR CONTACT
- INFRA-RED MOVEMENT DETECTOR - WIRE ONLY
- GAS POINT
- 13 AMP BLANKED PANEL FOR SHAVER POINT
- ELECTRIC HEATER WITH SPUR
- PELMET LIGHTING
- LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- EXTERNAL WATER TAP
- ECONOMY 7 METER
- ECONOMY 7 CONSUMER UNIT

| rev | date | details | drawn |
|---|---|---|---|
| | | | |

STATUS PRELIMINARY 05.03.01

project title
# ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title: FIRST FLOOR PLAN.

scales: 1:100

date: MAR 2001

drawn: LAM | checked: | ref: A00/126 | 102 | rev:

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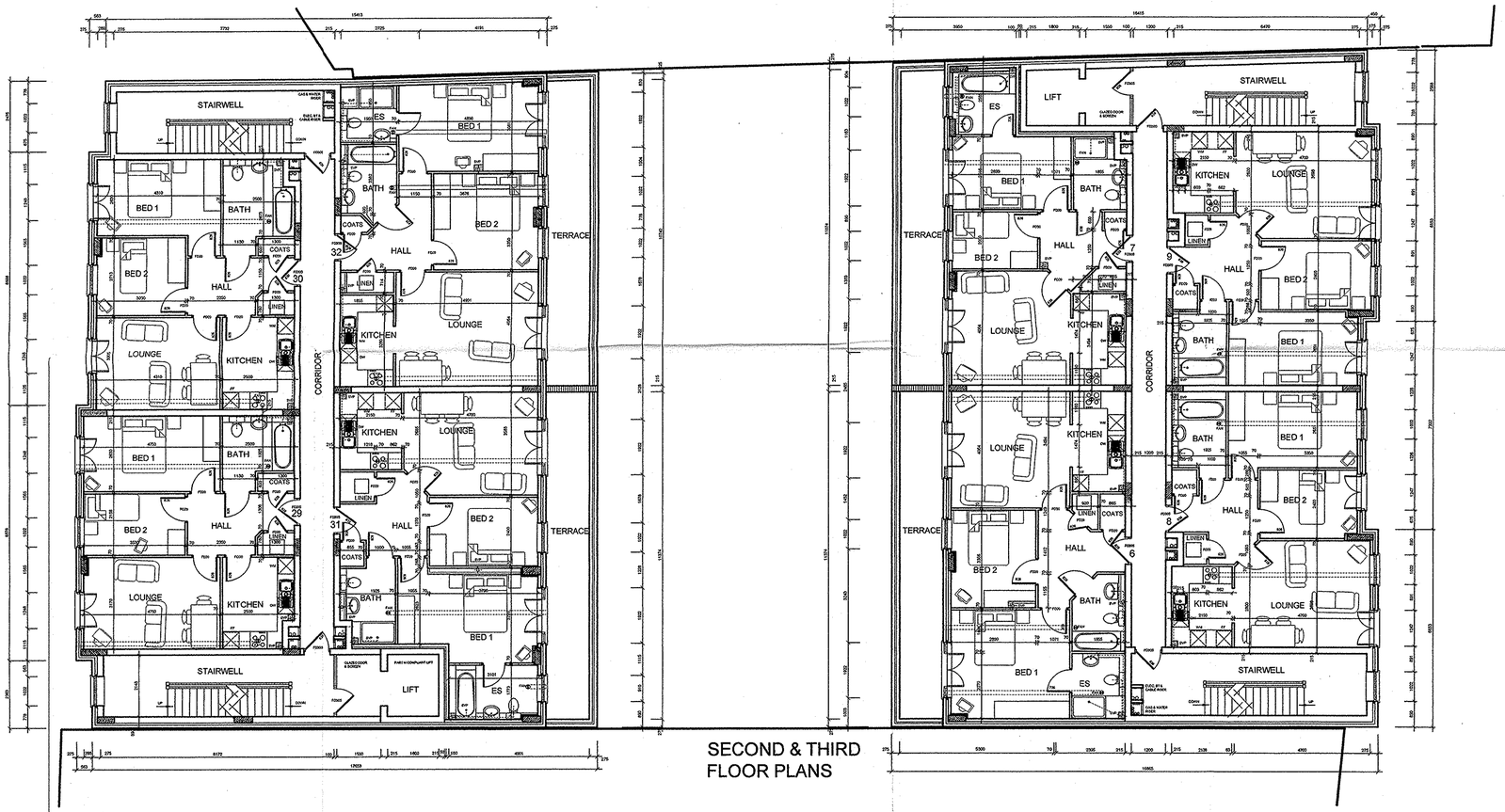
CLERK
DIR ES PH
20 JUL 2001
S HS LS




SECOND & THIRD FLOOR PLANS

READING BOROUGH COUNCIL
CLIENT
DIR | E S
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| rev | date | details | drawn |
|---|---|---|---|

STATUS
PRELIMINARY 05.03.01

project title
# ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
SECOND & THIRD FLOOR PLAN.

scales
1:100

date
MAR 2001

drawn LAM | checked | ref A00/126 | 104 | rev

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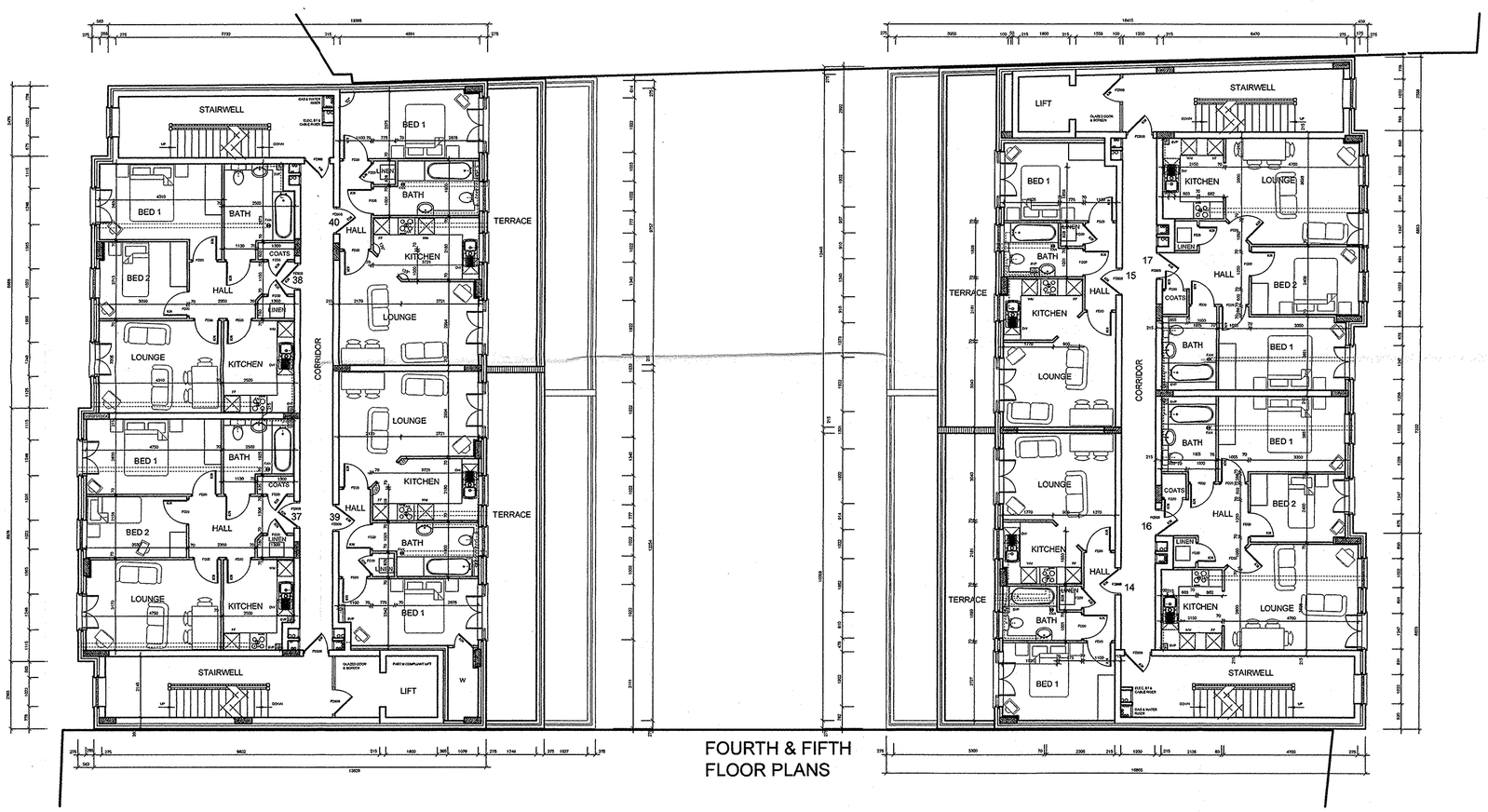


FOURTH & FIFTH FLOOR PLANS

SUPERSEDED

| rev | date | details | drawn |
|---|---|---|---|

STATUS PRELIMINARY 05.03.01

project title
# ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
FOURTH & FIFTH FLOOR PLANS.

scales 1:100

date MAR 2001

drawn LAM | checked | ref A00/126 | 106 | rev

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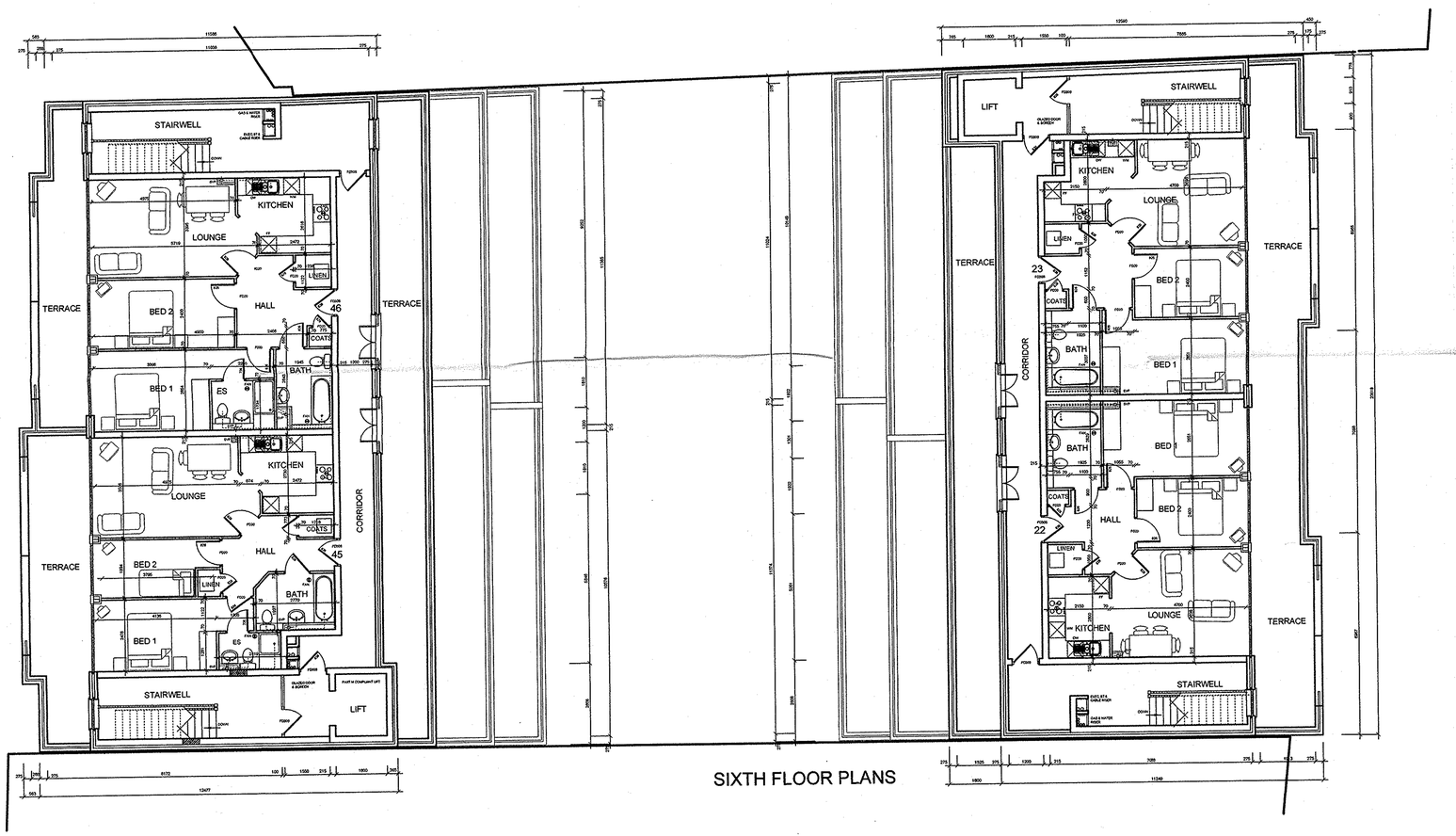


SIXTH FLOOR PLANS

| READING BOROUGH COUNCIL CLIENT SECTION | | |
|---|---|---|
| DIR | ES | PH |
| 20 MAR 2001 | | |
| LS | HS | SS |
| | | |

D1 0329

| rev | date | details | drawn |
|---|---|---|---|
| | | | |

STATUS PRELIMINARY 05.03.01

project title:
# ODEON CINEMA SITE
CHEAPSIDE, READING.

drawing title
SIXTH FLOOR PLAN.

scales 1:100

date MAR 2001

drawn LAM | checked | ref A00/126 | 108 | rev

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SUPERSEDED

NOTES.

SUPERSEDED




ADELPHI HOUSE

Scale: 1 : 100 | Drn By: PjH | Date: May '00

Project:

Redevelopment of:

**Odeon Cinema Site, Cheapside, Reading**

Drg:

ELEVATION TO CHEAPSIDE

Drg No: 2001/PL.17 B


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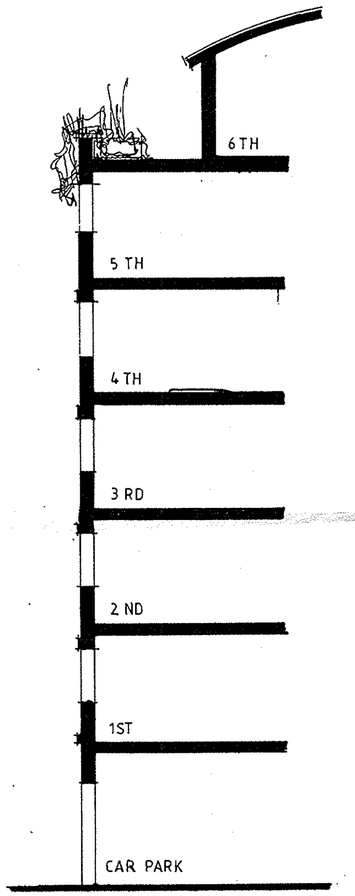


WALL SECTION.



ADELPHI HOUSE

FABRICLAND

NOTES.

READING BOROUGH COUNCIL
ENVIRONMENT DIVISION
-4 AUG 2000
RECEIVED IN PLANNING

Scale: 1 : 100 | Drn By: PJH | Date: May '00

Project:

Redevelopment of:

**Odeon Cinema Site, Cheapside, Reading**

Drg:

ELEVATION TO THORN STREET

Drg No: 2001/PL.18 B


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