



Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone (01734) 575911 Fax 589770

FOR OFFICE USE ONLY

Application No. 98 0057/FO/SR

Date received 21/01/98

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 BARRATT THAMES VALLEY

Address 54 HOUSE VANWAT RD
MAIDENHEAD BERKSHIRE

Postcode SL6 4VB Tel. No. 01628 629922

2. AGENT (if form is completed by agent)

Name CREMANT DESIGNS LTD

Address 77 PORTLAND ROAD
WORTHING SUSSEX

Postcode BN11 1QU Tel. No. 01905 210099

3. ADDRESS OR LOCATION OF APPLICATION SITE

ADDISON WORKS SITE RANDOLPH ROAD READING

4. AREA OF APPLICATION SITE

Hectares 0.826 OR Acres: _____

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

RESIDENTIAL DEVELOPMENT OF 31 TWO &
THREE BEDROOM HOUSES & ASSOCIATED WORKS.

7. TYPE OF PERMISSION REQUIRED

(Please tick ONE box only)

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

A
B
C
D ☒
E
F
G

(Answer Question 8)

(Answer Question 9)

8. OUTLINE APPLICATIONS

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 _____

B Which reserved matters are applied for _____

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGSVACANT / INDUSTRIAL**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

FAIRFORD BRICKS / RENDER

B Roofs

CONCRETE INTERLOCKING TILES

C Walls, fences etc.

FAIRFORD BRICK / TIMBER**13. DRAINAGE** Please state the method of disposal for:

A Surface/storm water

TO EXISTING SEWER

B Foul sewage

TO EXISTING SEWER**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 / ALTERED ☒VEHICULAR & PEDESTRIAN ACCESS ONTO RANDOLPH RD.**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?

WHEELCHAIR ACCESS TO BUILDINGS LIMITED**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	<u>31</u>	<u>147</u>	<u>274</u>	<u>NONE</u>
Bungalows				
Flats/Maisonettes				
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 £ 5890 by cash/cheque/P.O. No. ☒

Signed

[Signature]

(Applicant/Agent)

Date

18.12.97

*Please delete as applicable

per Mr. [Signature] [Signature] Designs Ltd.

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1999

APPLICATION FOR FULL PLANNING PERMISSION

To: Crescent Designs Ltd
77 Portland Road
WORTHING
Sussex BN11 1QG

Application No:
98/0057 /FD

Applicant: Barratt Thames Valley

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

Residential development of 31 two and three bedroom houses
and associated works.

at ADDISON WORKS, RANDOLPH ROAD

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

Date: 03.07.98.....


Head of Planning and 
Transport

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

APPEALS

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

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

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

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

BERKSHIRE ACT 1986 - Section 32

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

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

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

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

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

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

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

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

- (a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
- (b) of any of the following (being in each case, premises in which persons are employed to work)—
 - (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
 - (ii) premises which are deemed to be such premises for the purposes of that Act; or
 - (iii) factories as defined by section 175 of the Factories Act 1961;
- (c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;
- (d) of a building intended for the purposes of an institution within the PCFC funding sector; or
- (e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

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

- (a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
 - (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
 - (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;
 - (b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
 - (c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.
- (3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

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

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

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

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

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

BUILDING REGULATIONS

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.

ADDISON WORKS, RANDOLPH ROAD

Application no: 98.0057

Conditions and 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) to the Town & Country Planning Act 1990.
- 2 Development shall not begin until details of the means of vehicular access to the site have been submitted to and approved in writing by the local planning authority and the vehicular access has been constructed in accordance with those approved details. Details to include sight lines, gradients and method of construction (including materials). Reason: as no such details have been submitted and in the interests of road safety.
- 3 All roads within the site are to be constructed to adoptable standards. Reason: to ensure consistency of construction and protect the long term interests of residents against the imposition of unreasonable maintenance charges.
- 4 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for the parking of visitor and personnel vehicles and plant and storage of materials during the construction period; thereafter during that period personnel and visitors vehicles, plant and materials shall be parked and stored in the approved facilities. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road/pavement users.
- 5 Before any development is commenced details of facilities to be provided to prevent the deposition of mud and other matter derived from the development on to the public highway shall be submitted for written approval to the local planning authority. The approved facilities shall thereafter be maintained and used whenever operations likely to cause the disposition of mud etc are carried out. Reason: in the interests of protecting the appearance of the area and road safety.
- 6 The areas identified on the approved drawings for the parking of vehicles shall be constructed, surfaced and marked out and kept available or used for vehicle parking at all times. No development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict vehicular access to these reserved parking areas. Reason: as the development without the provision of off-street parking facilities, would be likely to lead to vehicles being parked on the public highway to the detriment of road safety.

APPEALS

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

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

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

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

BERKSHIRE ACT 1986 - Section 32

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

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

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

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

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

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

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

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

- (a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
 - (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
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 - (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;
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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

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ADDITION WORKS, RANDOLPH ROAD

Application no: 98/0057

Conditions and reasons

- 7 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.
- 8 the garage(s), hereby permitted, shall be used solely for the garaging of private vehicles owned by and/or used by residents of the domestic property to which the garage(s) relate. Any repair of vehicles shall be restricted to the said private vehicles and shall take place only within the garage(s) and not on the forecourt, the adjoining garden or street. No commercial repairs, panel beating, cellulose spraying, nor any other trade or business shall be carried on, in or from the garage(s). Reason: to enable the local planning authority to control the use of such garages in the interests of amenity and road safety.
- 9 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.
- 10 Before any development is commenced details of the method of disposal of foul sewage and surface water shall be submitted to and approved in writing by the local planning authority. The sewerage and surface water drainage works shall be completed in accordance with the approved scheme before the development, hereby permitted, is occupied. Reason: to ensure that adequate measures are taken to deal with all drainage on the site in the interests of pollution prevention.
- 11 The materials to be used in the construction of the external surfaces of this development shall be in accordance with the submitted schedule, on Drawing no: 97106-MSA. Reason: in the interest of local visual amenity.

APPEALS

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ADDISON WORKS, RANDOLPH ROAD

Application no: 98/0057

Conditions and reasons

- 12 No soakaways shall be constructed such that they penetrate the water table, and shall not in any event exceed 2 metres in depth below the existing ground level. Reason: to prevent pollution of groundwater.
- 13 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 interests of ensuring that the redevelopment of this site enhances the visual local environment.
- 14 If within a period of three years from the the of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. Reason: to ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.
- 15 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 on 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. Reasons: in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development.

APPEALS

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

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

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

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

BERKSHIRE ACT 1986 - Section 32

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

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

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

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

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

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

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

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

- (a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
- (b) of any of the following (being in each case, premises in which persons are employed to work)—
 - (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
 - (ii) premises which are deemed to be such premises for the purposes of that Act; or
 - (iii) factories as defined by section 175 of the Factories Act 1961;
- (c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;
- (d) of a building intended for the purposes of an institution within the PCFC funding sector; or
- (e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

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

- (a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
 - (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
 - (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;
- (b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
- (c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.
- (3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

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

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

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

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

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

BUILDING REGULATIONS

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.

ADDSION WORKS, RANDOLPH ROAD

Application no: 98/0057

Conditions and reasons:

- 16 In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours 8am to 6pm Mondays to Fridays or 8am to 1pm Saturdays. Works shall not take place at all on Sundays and Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbance from works connected with implementing this permission.
- 17 Before any development is started full details of the children's play space shown on the approved plan shall be submitted to an approved in writing by the local planning authority. These details shall include any appropriate street furniture and play equipment to be used. None of the buildings shall be occupied until the play space has been laid out and equipped in accordance with the approved scheme. The play space shall be kept available for children's play and no development, wherever or not permitted by the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), shall be carried out on that area. Reason: in the interest of ensuring that adequate provision is made for children's play.
- 18 No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress. Reason: in the interests of protecting nearby occupants from unnecessary pollution caused by the development.

INFORMATIVE - S106 AGREEMENT

A section 106 Agreement relates to this site.

INFORMATIVE - ENVIRONMENT AGENCY

The local planning authority will have regard to the requirements of the Environment Agency, as set out in the letter of 31 December 1996, (ref SU77SW/21/26/SA/4421/K2174) in ensuring that the land drainage and associated matters are properly dealt with.

Date.....03.07.98.....


Head of Planning and
Transport

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, Tolgate 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.

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READING BOROUGH COUNCIL

WARD: Abbey

ITEM NO. 31

PLANNING COMMITTEE - 1 APRIL 1997

REPORT BY THE HEAD OF PLANNING AND TRANSPORT

98/0057/FD/GR - ADDISON WORKS, RANDOLPH ROAD

Residential development of 31 two and three bedroom houses and associated works.

Introduction

1. The site lies within the Richfield Avenue Industrial Area is measures 0.8 hectares. A previous printing works and building yard have been demolished and removed from the site. The rear gardens of houses along Addison Road back onto the site and the site entrance is at the corner of Randolph Road and Addison Road.

Planning History

2. There have been various applications on the site including:

2969	extension to works	consent	30/4/54
5604	wood assembly shop	consent	14/2/58
11275	bungalow	consent	28/2/64
22589	extension to printing works	consent	25/1/74
81/TP/141	erection of 7 light industrial units	withdrawn	
81/TP/656	temporary offices	refused	5/10/81
88/TP/1271	extension to printing works	consent	17/2/89

Of greatest relevance is the most recent application on the site, Application Number 96/0897/FD, which gained detailed consent for 31 houses on the site subject to a (now completed) legal agreement.

Proposal

3. The proposal is to construct 31 houses. The amount of industrial floorspace lost is 1691m². The scheme includes 6 two bedroomed terraced houses; 1 three bedroomed end terraces; 9 three bedroomed linked detached and 12 three bedroomed terraces/semi detached houses; 1 three bedroomed detached house; and 2 two bedroomed semi detached houses.

Consultations

4. Letters were sent to: 2a, 2-40 (e), 1-13 (o) Randolph Road, 67-99 (o) Addison Road, 72 & 49 Newport Road; 217 & The Moderation PH Caversham Road; 50-60 Milford Road; 23 Richfield Avenue; 1 & 2 Ross Road. An advertisement was placed in the local newspaper.

One letter has been received. Because of the recent approval the resident does not raise any objection but encourages the Council to make sure that the details of any approval pay regard to the proper landscaping of the area, boundary treatment and security.

The Environment Agency, Thames Water and Newbury District Council Drainage Engineers have not raised objections but have previously made technical comments and suggested conditions on land contamination and drainage.

The Environmental Health Officer has previously made a noise assessment between 10:30pm and 12:30am on the site and measurements were taken at two locations at the north and south of the site. As a result he stated that the major noise problem appeared to be localised specific noise sources coming from the industrial units such as compressor noise, ventilation fans and a refrigeration plant. Each of these sources could cause disturbance to neighbours. A noise remediation scheme was therefore written in to the previous legal agreement. A general noise attenuation scheme would also be necessary which could be secured by condition.

Other noise remediation measures which should be considered are the provision of a 2.4 or 3m high close boarded fence with 500mm brick base to the north boundary and acoustic ventilators to the windows of the exposed elevations.

With regard to the level of noise from the open part of the industrial area to the north, the proposed houses will not be subject to significantly greater noise levels than the houses north of Randolph Road already experience. The development area is generally well protected from noise along the western boundary of the site by a number of substantially built tall buildings, which appear to act as an effective barrier to general noise.

With regard to the extant approval and in response to the Council's Environmental Heath Officer's concerns, the previous applicants submitted a noise assessment of the site. This concluded that if the compressor on the adjacent unit operated at night, then it may be necessary to provide alternative means of ventilation to some of the proposed properties. That applicant offered to provide an acoustic barrier to the compressor which is acceptable to the Environmental Health Officer, and the current applicants have indicated that they are willing to do the same.

Transport Implications

5. The Council's Development Control Engineer raises no objection in principle but will require amended details with regard to the speed control table and the access. A legal agreement is necessary with regard to the off-site highway works.

Access for the Disabled

6. Full details of facilities for disabled persons have not been provided. This could be secured by condition.

Sustainability Implications

7. The proposal is likely to generate extra car movements although it may reduce the number of commercial vehicles along Randolph and Addison Roads. The scheme re-uses a vacant previously developed site and housing will help meet the local need. The site was previously used by contaminating uses therefore mitigation measures would be required. Potential noise disturbance from the adjacent industrial area would need to be addressed through design and off site mitigation measures.

Appraisal

8. As the site lies within the Richfield Avenue Industrial Area, the proposal needs to be assessed against Policy EMP8 (Major Industrial Areas) of the Deposit Reading Borough Plan (CWD as modified). These industrial areas provide accommodation for local firms involved in manufacturing, storage and service activities and where appropriate these uses should be maintained. There is no objection in principle to the loss of employment land. However, this site is on the very edge of the industrial area and both abuts and is accessed from a long established residential area.

Policies HSG5 and HSG9 set out the criteria for residential design standards and the location of new residential development. The surrounding residential area is characterised by predominantly terraced housing and I am satisfied that the proposed scheme's character, is an appropriate alternative to the original approval and its density and design is of an acceptable standard and appropriate to the surrounding area.

Planning Policy Guidance 24 (Planning and Noise) states that local planning authorities should consider whether it is practicable to control or reduce noise level, or to mitigate the impact of noise, through the use of conditions or planning obligations. I consider that noise nuisance on the site could be minimised if noise remediation measures and a general noise attenuation scheme are secured.

Remediation measures would be necessary against a noise source from an adjacent industrial unit (the compressor at 2 Ross Road). The applicants have stated that they would be prepared to continue the legal agreement to provide an acoustic barrier to the compressor and to implement any other remediation measures that may be required on the site itself.

A report on daylight and sunlight provision was previously submitted. I am satisfied that the proposed layout would continue to provide an acceptable quality of daylight to be achieved and that the appropriate British Standards can be met.

Appendix 4 of the Borough Plan (Space Around Dwellings) states that a back to back distance of 22 metres has long been established as a useful measure in terms of affording an acceptable degree of privacy. The proposed layout complies with this guideline therefore I do not consider that the proposal will result in a significant loss of privacy.

The car parking provision complies with the Council's standards. The plots have a usable private garden area in accordance with the Council's standard and the few that do not comply are only just below this standard. I therefore consider that proposal provides adequate usable private garden areas. Provision has also been made for a child play space on land which is now within the Council's ownership as a result of the previous legal agreement.

The proposal is outside the threshold of central government guidance on affordable housing (Circular 13/96), but Policy HSG2 seeks to secure affordable housing to meet local housing need. The Council has already received a contribution towards the provision of affordable housing as a consequence of the previous approval of the redevelopment of this site, which is to be used as an off site contribution towards provision elsewhere within the Borough.

Although the site clearance has resulted in the loss of some trees on site, these were not considered to be important trees. The submitted plans indicate replacement planting and further details can be secured with a landscaping condition.

In conclusion I consider that, subject to conditions and a legal agreement being entered into, the proposal complies with Policies HSG5 and HSG9 and is a suitable site for residential development.

Recommendation

9. Delegate to refuse unless a legal agreement is entered into within 12 months to secure, noise remediation measures and off-site highways works. If such an agreement is entered into GRANT subject to conditions:

Conditions to include:

- disabled access
- highways access details
- landscaping
- boundary treatments
- noise attenuation scheme
- land contamination survey and remediation scheme
- hours of construction
- mud on road

Gary Rayner

Assessment Sheet

Appl. No 98/0057

Policy Issues

National Guidance (circulars, PPGs etc.)
State relevant guidance and assess implications

*see Committee Report
1/4/98*

cont/d on separate sheet Yes/No

Local Guidance (Structure Plan, Borough Plan, Council Guidance, etc.)
State relevant guidance and assess implications

cont/d on separate sheet Yes/No

Site History

Summary of Response to Consultations (for full responses refer to file)

cont/d on separate sheet Yes/No

Summary of Discussions with Applicant/Agent

cont/d on separate sheet Yes/No

Land Use

Layout

Design

Access/Car Parking

Access for Disabled

Landscaping

Environmental Implications (Committee Items only)

Principal Officer/Head of Planning Comments

Officer's Recommendation

GRANT with S.106

Agreed by PPO/Head of Planning

Signed..... Date

PLANNING SITE LAYOUT

SCHEDULE

ACCOMMODATION

REF	N°	TYPE	DESCRIPTION
RM	8	RICHMOND	2 BEDROOM HOUSE
MS	1	MAIDSTONE	3 BEDROOM HOUSE
JB	10	JEDBURGH	3 BEDROOM HOUSE
DB	12	DENBEIGH	3 BEDROOM HOUSE
TOTAL	31	UNITS	

SITE AREA STATED (APPROX) 0.826Ha (2.04ac) inc. open space

LEGEND

INDICATION OF PROPOSED TREE AND SHRUB PLANTING	PROPOSED GRASSED AREA	PROPOSED SCREEN WALL/FENCE 2000MM HIGH
INDICATION OF EXISTING TREE RETAINED DOTTED IF TO BE REMOVED		

crescent designs

architects

77, portland road, worthing,
WEST SUSSEX, BN11 1QG

TEL (01903) 210099 FAX (01903) 239643

client BARRATT THAMES VALLEY

project RANDOLPH ROAD READING

drawing PLANNING SITE LAYOUT

scale 1:500 date DEC 97 drawn SJB

drawing no. 97106-11

the contractor should check all dimensions on site
no dimensions are to be scaled from this drawing
it is the contractors responsibility to ensure that all
works are in compliance with the building regulations

RANDOLPH ROAD READING

DRAWING SUBJECT TO DETAILED SURVEY OF SITE AND REQUIREMENTS OF LOCAL AUTHORITY PLANNING AND HIGHWAY DEPARTMENTS



Copyright Crescent Designs (Sussex) Ltd

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any Order made under the above Act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or a warranty.

3 Bedroom, 5 Person
Detached, Semi-Detached
and Terraced

ROOM SCHEDULE	METRIC
Lounge	5.40m x 4.45m max
Kitchen	4.45m x 2.76m
W.C.	1.75m x 0.80m
Bedroom 1	3.53m x 2.60m
En-suite	2.60m max x 1.32m max
Bedroom 2	3.21m x 2.47m
Bedroom 3	2.66m x 1.76m
Bathroom	1.89m x 1.70m

ROOM SCHEDULE	IMPERIAL
Lounge	17' 9" x 14' 8" max
Kitchen	14' 7" x 9' 1"
W.C.	5' 9" x 2' 8"
Bedroom 1	11' 7" x 8' 6"
En-suite	8' 6" max x 4' 4" max
Bedroom 2	10' 6" x 8' 1"
Bedroom 3	8' 9" x 5' 9"
Bathroom	6' 2" x 5' 7"

TOTAL FLOOR AREA 77.3 sq.m. 832 sq.ft.

Optional Garage 5.18m x 2.63m Metric
17' 0" x 8' 8" Imperial

Rev C 16.06.97 Revised in accordance with working drawing.

Rev B 20.03.96 Revised in accordance with working drawing.

REV A 1-5-95
Svp's indicated on ground floor Room schedule amended

BARRATT
DESIGN GROUP

House Type

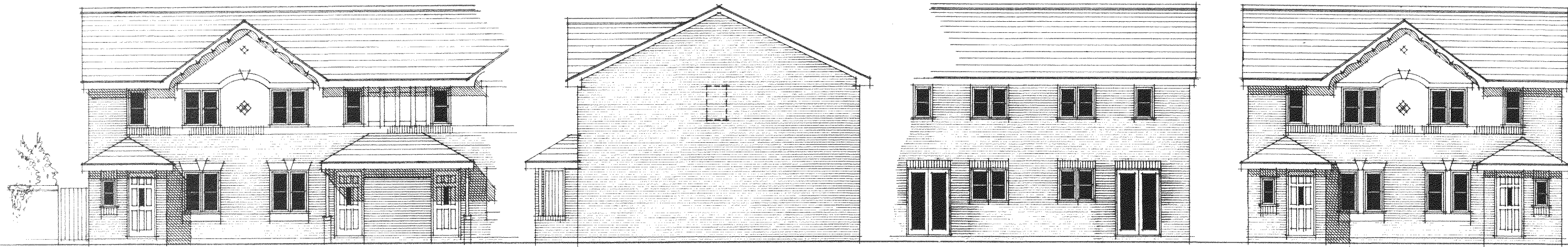
MAIDSTONE (NEW COTTAGE)
- STATESMAN RANGE

Title

PLANS AND ELEVATIONS

Scales 1:50 & 1:100

Drg. No.
1289/MAI/01



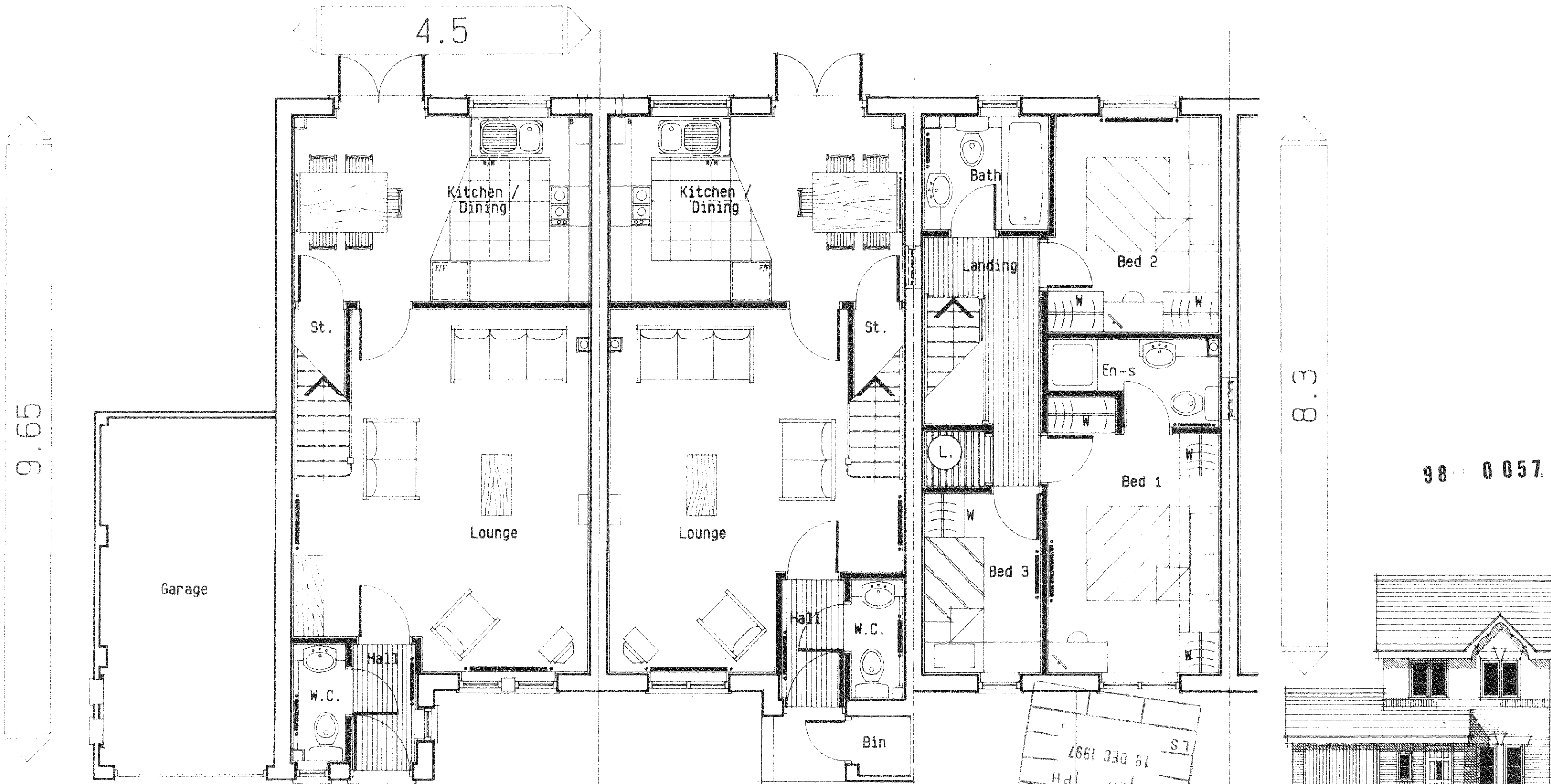
Front Elevation

Side Elevation

Rear Elevation

Front Elevation

Semi-Detached



Ground Floor Plan

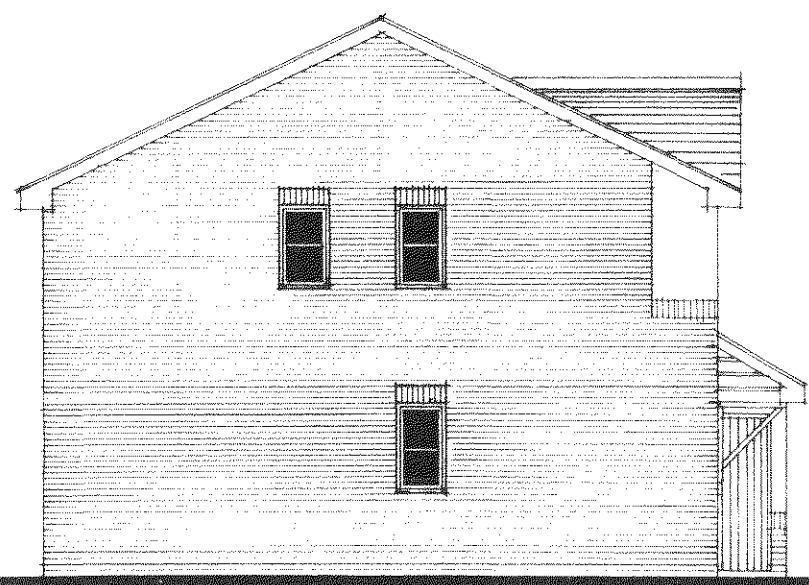
Ground Floor Plan

First Floor Plan

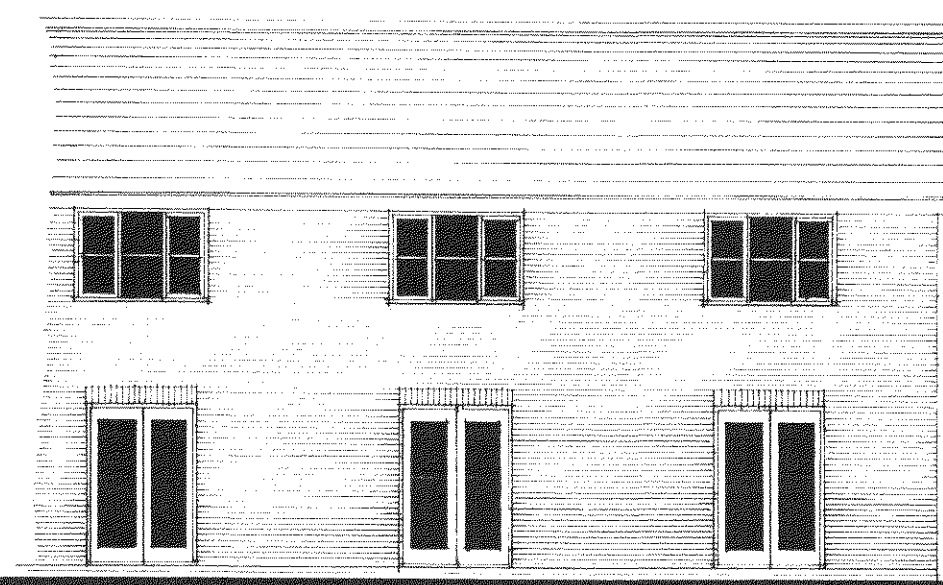
Detached



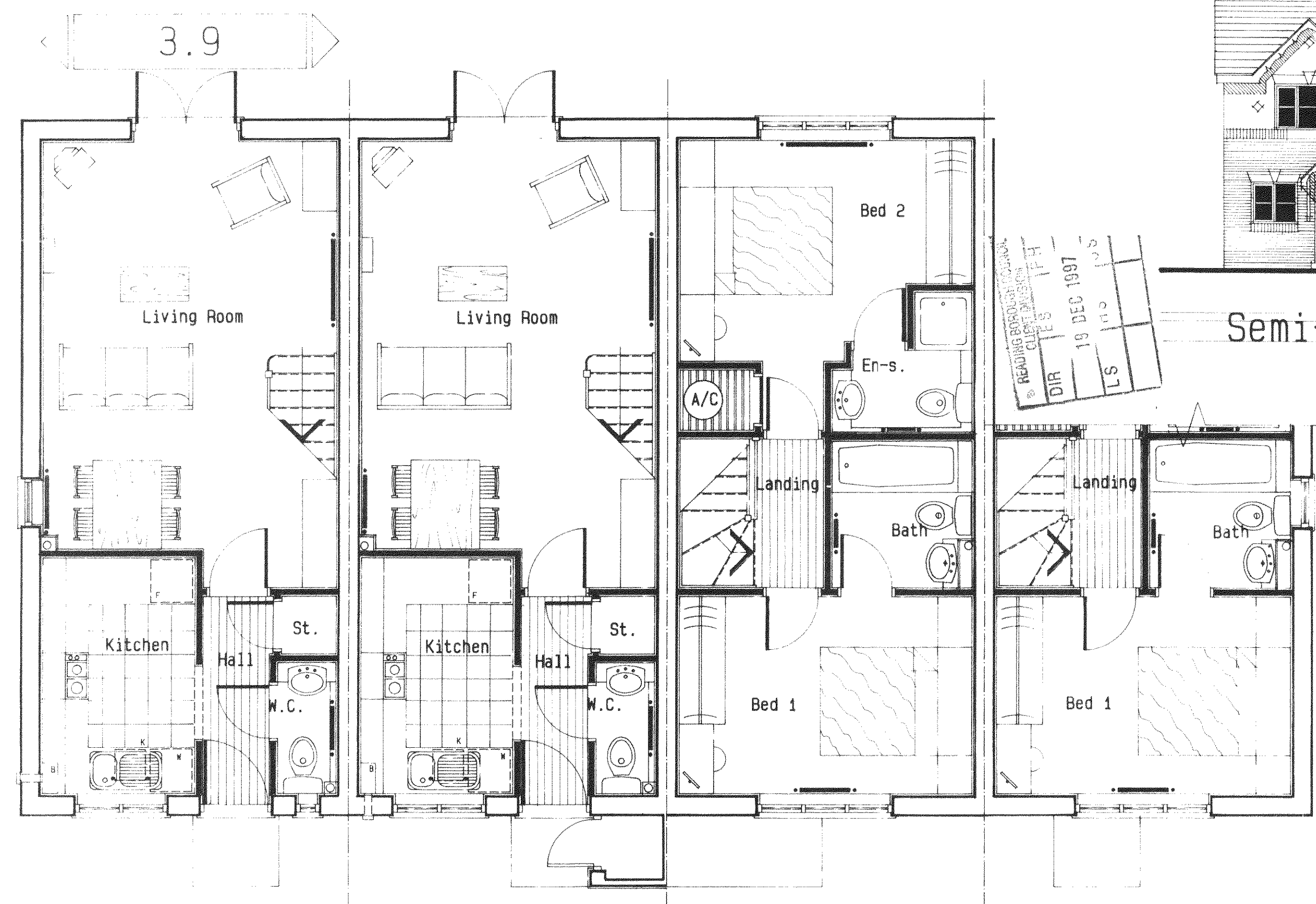
Front Elevation



Side Elevation



Rear Elevation



Semi-Detached

WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as a description of the property, or a description of the property in relation to any particular property or development, or of the Specified Matter, or of any Order made under the above Act.

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2 Bedroom, 4 Person
Terraced and Semi-Detached

ROOM SCHEDULE	MFTHIC
Living	5.30m x 3.85m
Kitchen	3.06m x 2.00m
W.C.	1.71m x 0.77m
Bedroom 1	3.85m x 2.55m
Bathroom	1.85m x 1.92m
Bedroom 2	3.85m x 2.87m
En-suite	1.86m max x 1.82m max
ROOM SCHEDULE	IMPERIAL
Living	17' 5" x 12' 8"
Kitchen	10' 0" x 6' 7"
W.C.	5' 7" x 2' 6"
Bedroom 1	12' 8" x 8' 5"
Bathroom	6' 1" x 6' 4"
Bedroom 2	12' 8" x 9' 5"
En-suite	6' 1" max x 6' 0" max
TOTAL FLOOR AREA	66.3 sq.m. / 714 sq.ft.

98 0057

RevD 23.04.97 Revised in accordance with working drawing.
Rev C 3/09/96 Bathroom layout revised.
Rev B 01/4/96 Redrawn in accordance with working drawing.



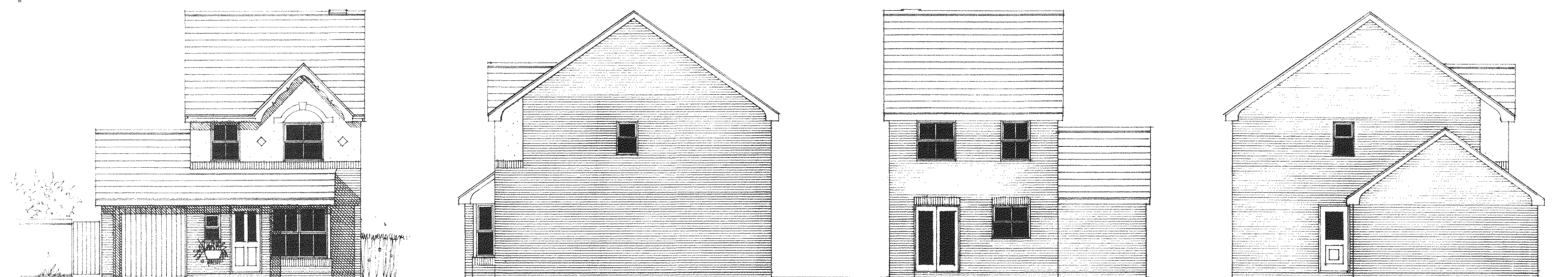
House Type
RICHMOND (NEW COTTAGE)
- STATESMAN RANGE

Title
PLANS AND ELEVATIONS

Scales 1:50 & 1:100 Drg. No. 1289/RTG/01

Ground Floor Plan Ground Floor Plan First Floor Plan First Floor Plan

T

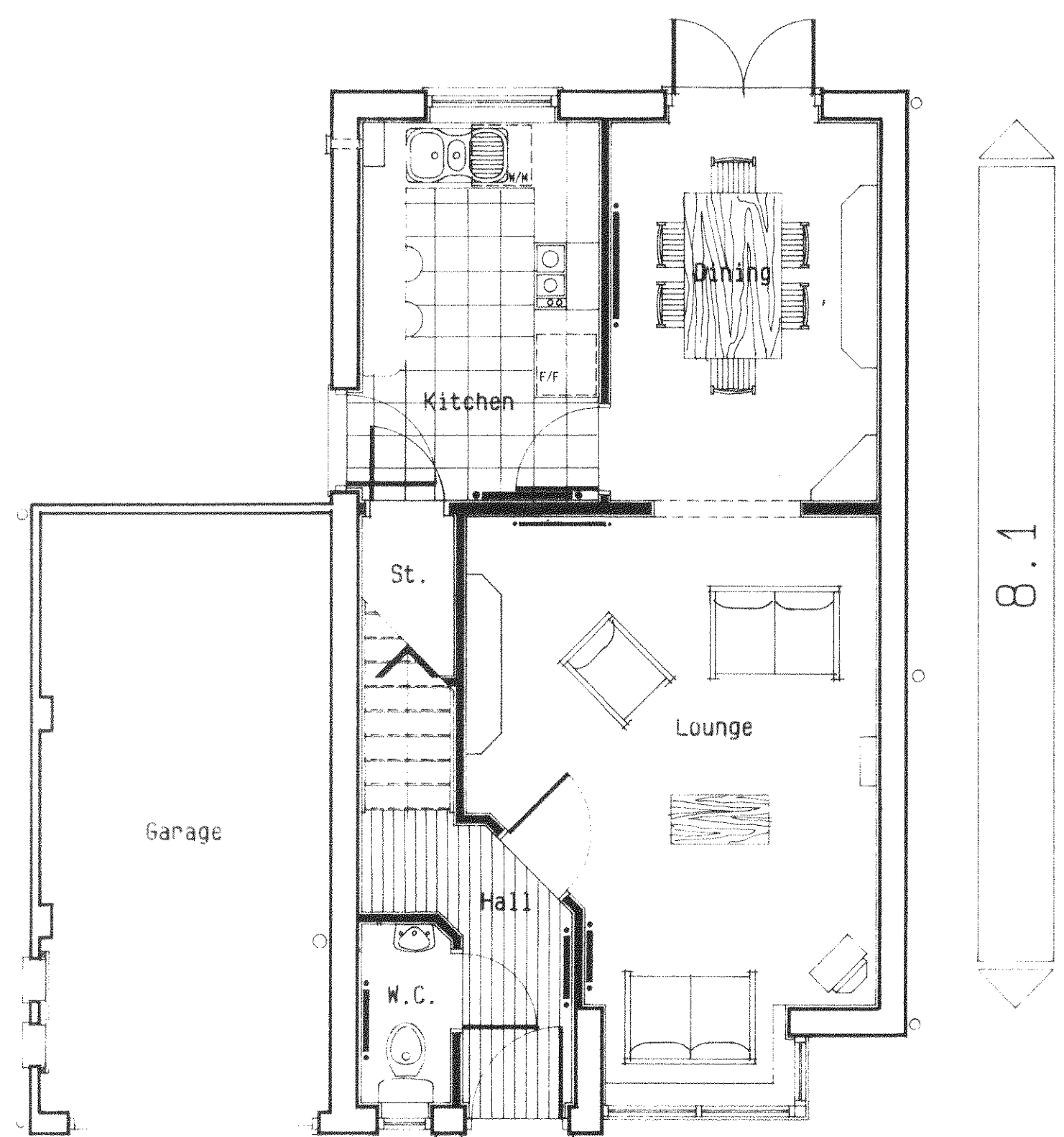


Front Elevation

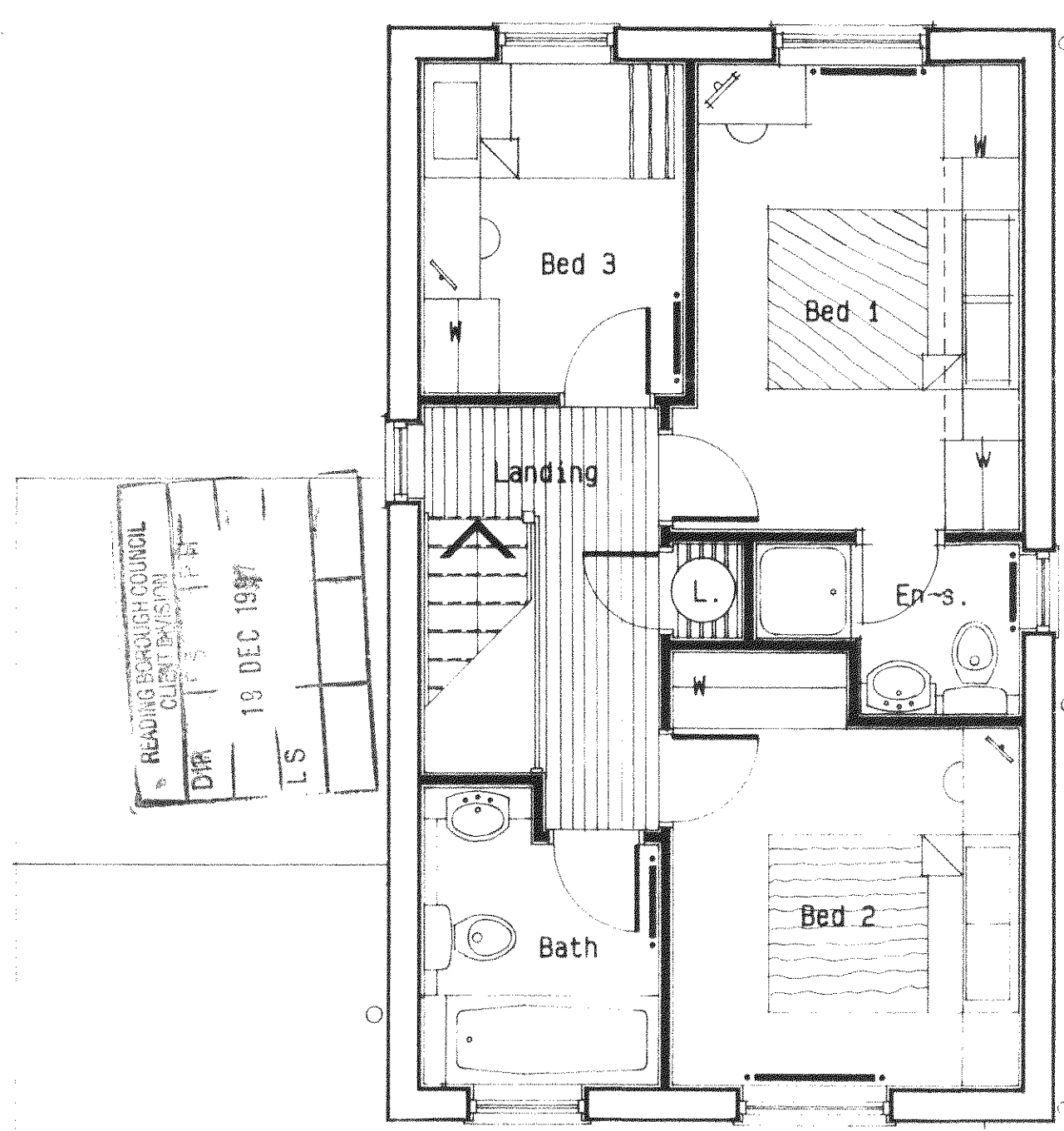
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

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3 Bedroom, 5 Person
Detached

ROOM SCHEDULE	METRIC
Lounge	4.45m max x 3.79m max
Dining	3.45m x 2.46m
Kitchen	3.45m x 2.20m
W.C.	1.67m x 0.84m
Garage	5.45m x 2.50m
Bedroom 1	3.69m x 2.57m
En-suite	2.11m max x 1.36m max
Bedroom 2	2.82m x 2.77m
Bedroom 3	2.61m x 2.09m
Bathroom	1.90m x 1.89m

ROOM SCHEDULE	IMPERIAL
Lounge	14' 7" max x 12' 5" max
Dining	11' 4" x 8' 1"
Kitchen	11' 4" x 7' 3"
W.C.	5' 5" x 2' 9"
Garage	17' 11" x 8' 2"
Bedroom 1	12' 1" x 8' 5"
En-suite	6' 11" max x 4' 6" max
Bedroom 2	9' 3" x 9' 1"
Bedroom 3	8' 7" x 6' 10"
Bathroom	6' 3" x 6' 2"

TOTAL FLOOR AREA	80.7 sq.m. 869 sq.ft.
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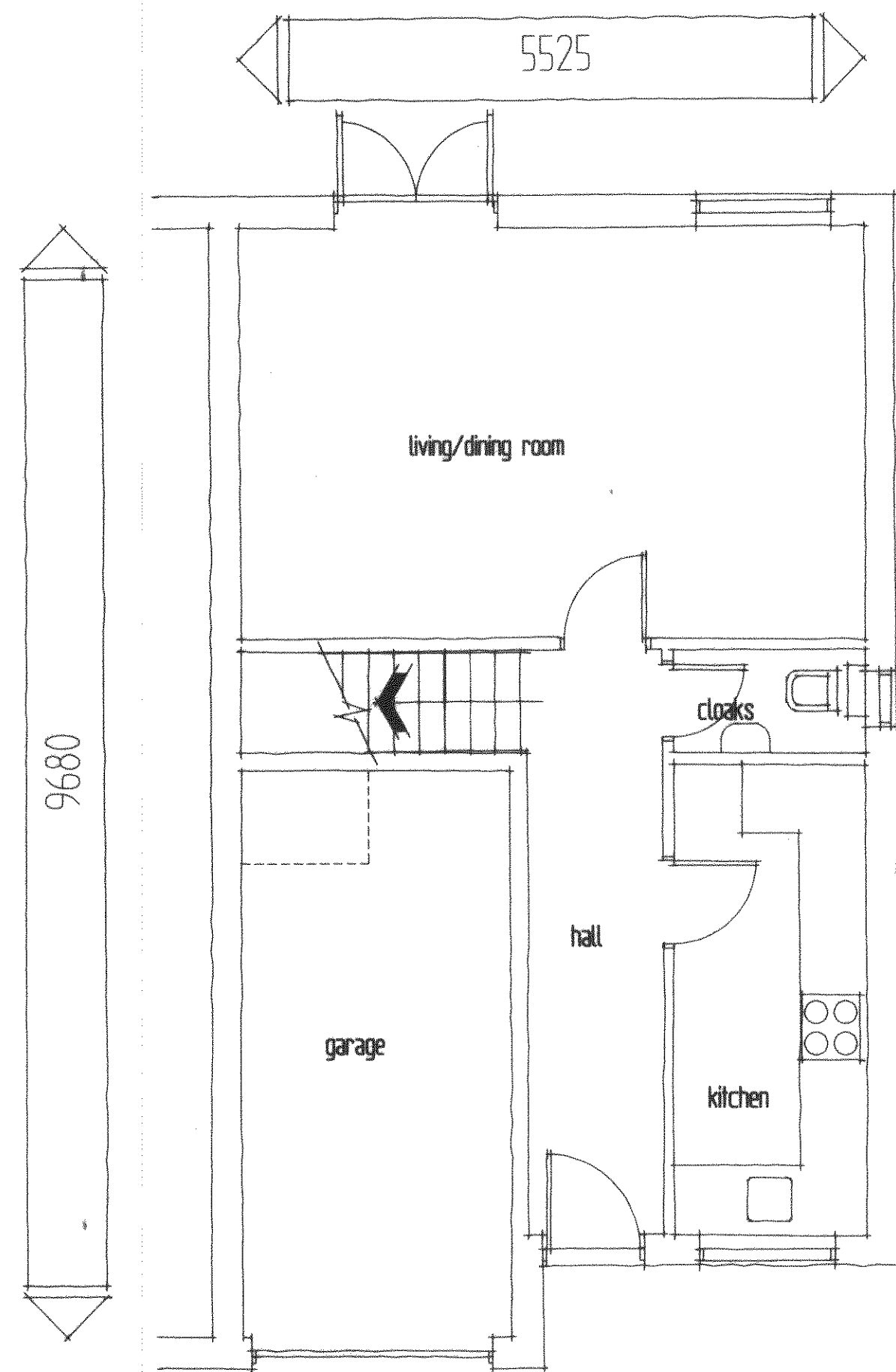
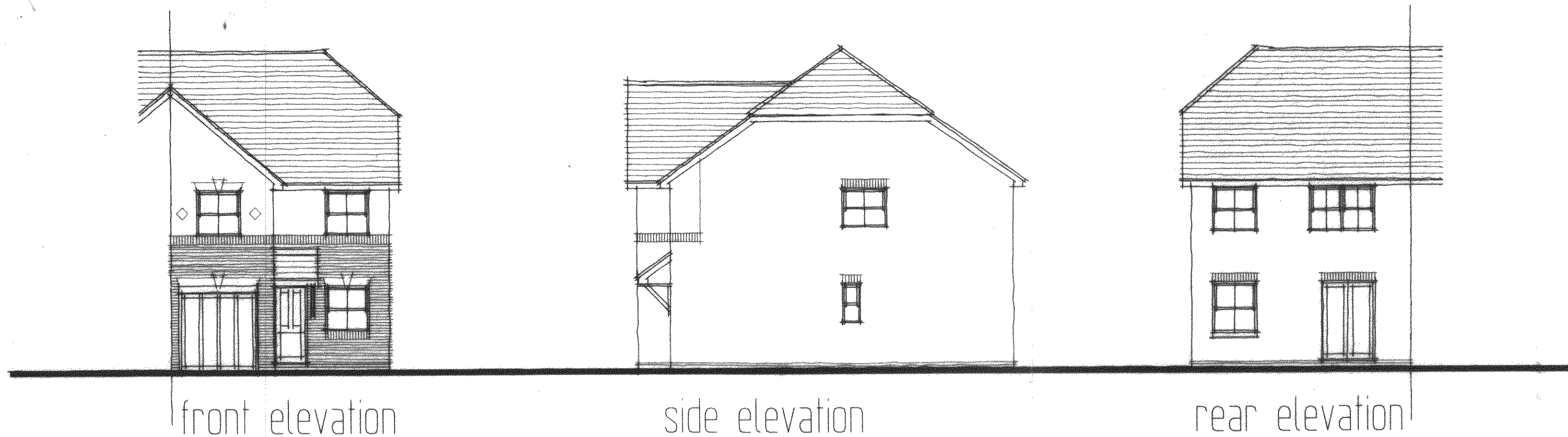
Rev C 2/6/97 Revised in accordance with working drawing
Rev B 11/03/96 Revised in accordance with working drawing
Rev A 03/03/95 Revised in accordance with working drawings.


BARRATT
DESIGN GROUP

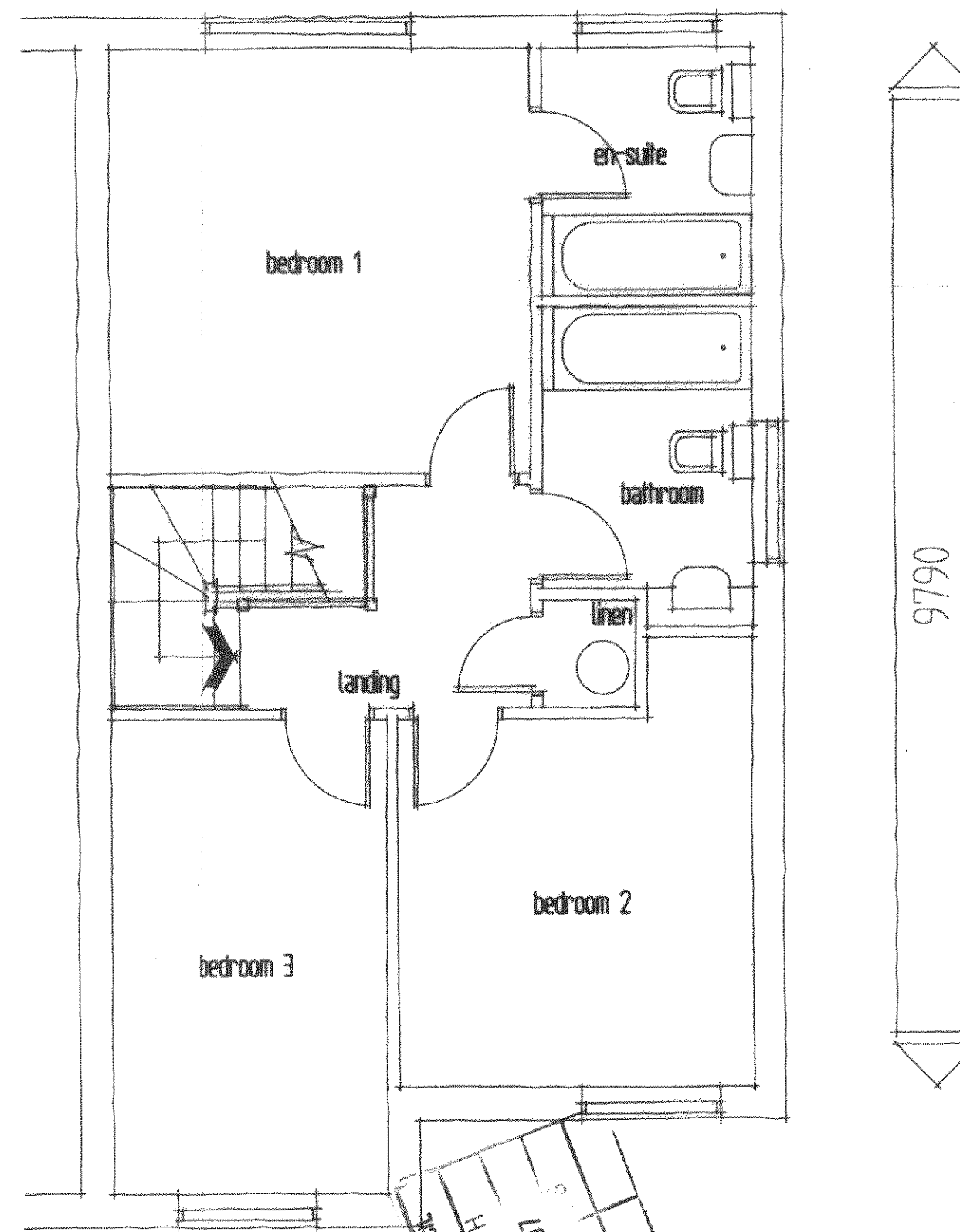
House Type
JEDBURGH (NEW COTTAGE)
- AMBASSADOR RANGE
Title
PLANS & ELEVATIONS

Scales 1:50' & 1:100
Date REV 04
Drg. No.
1289/JED.01

L



ground floor plan



first floor plan

98 0 057

crescent designs

architects

77, portland road, worthing,
west sussex, BN11 1QG

tel (01903) 210099

fax (01903) 239643

client BARRATT THAMES VALLEY

project RANDOLPH ROAD
READING

drawing HOUSE TYPE DENBIEGH
PLANS & ELEVATIONS

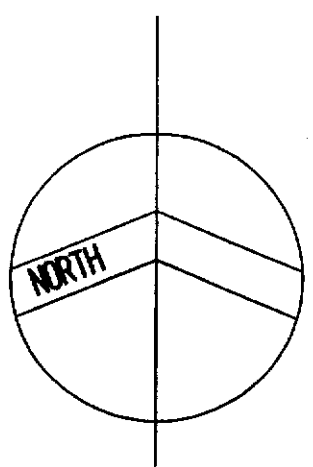
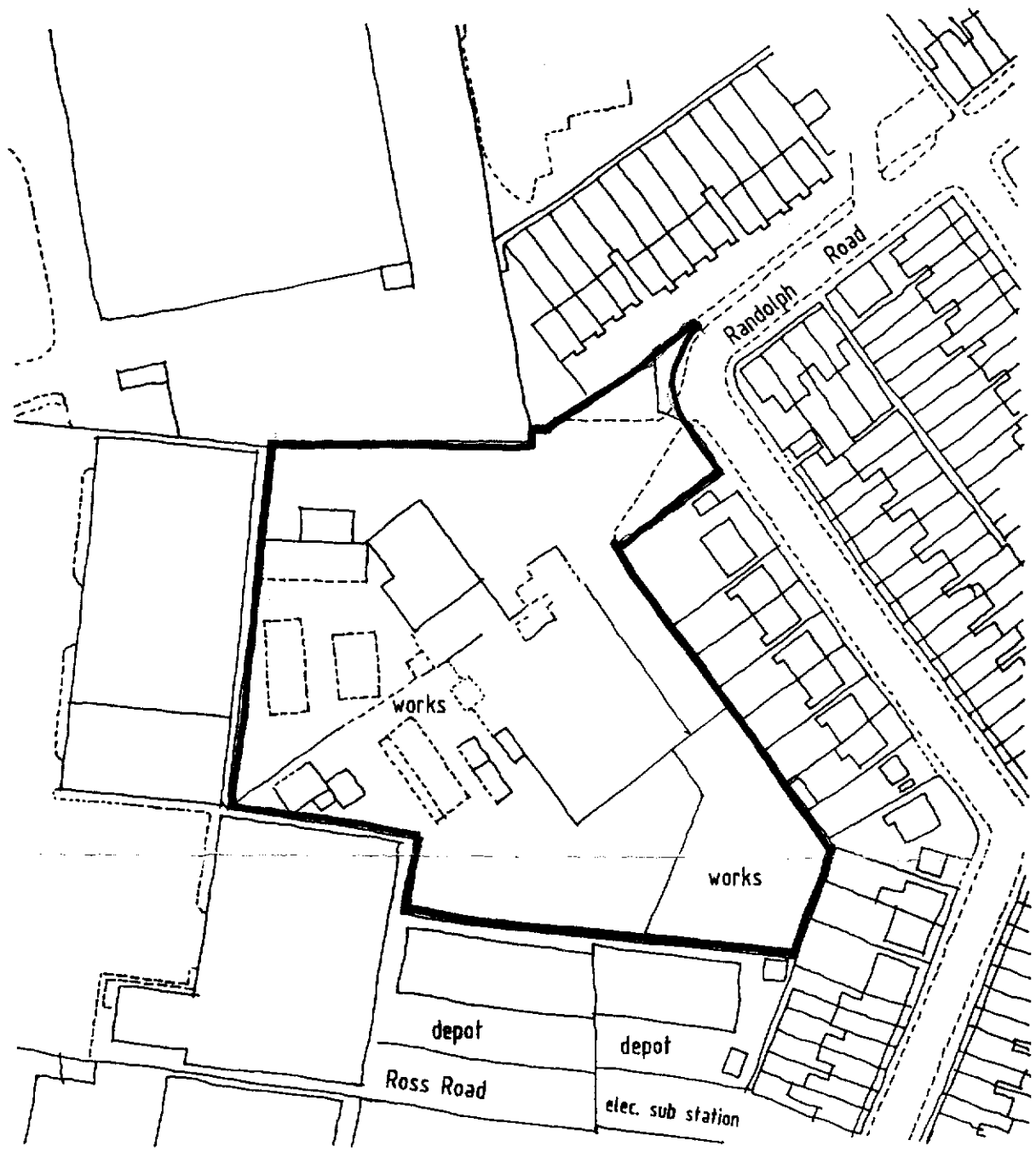
scale 1:100 date DEC 97 drawn RWS

drawing no. 97106/DEN/01

the contractor should check all dimensions on site
no dimensions are to be scaled from this drawing
it is the contractors responsibility to ensure that all
works are in compliance with the building regulations



RANDOLPH ROAD READING



LOCATION PLAN

Copyright Crescent Designs (Sussex) Ltd

client **BARRATT THAMES VALLEY** project **RANDOLPH ROAD READING**

0800 0057

crescent designs

architects
77, portland road, worthing, west sussex, BN11 1QG
tel (01903) 210099 fax (01903) 239643

date **DEC 97** drg no **97106-LOC** scale **1:1250**

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Property Misdescriptions Act 1991

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3 Bedroom, 5 Person
Detached, Semi-Detached
and Terraced

ROOM SCHEDULE	METRIC
Lounge	5.40m x 4.45m max
Kitchen	4.45m x 2.76m
W.C.	1.75m x 0.80m
Bedroom 1	3.53m x 2.60m
En-suite	2.60m max x 1.32m max
Bedroom 2	3.21m x 2.47m
Bedroom 3	2.66m x 1.76m
Bathroom	1.89m x 1.70m

ROOM SCHEDULE	IMPERIAL
Lounge	17' 9" x 14' 8" max
Kitchen	14' 7" x 9' 1"
W.C.	5' 9" x 2' 8"
Bedroom 1	11' 7" x 8' 6"
En-suite	8' 6" max x 4' 4" max
Bedroom 2	10' 6" x 8' 1"
Bedroom 3	8' 9" x 5' 9"
Bathroom	6' 2" x 5' 7"

TOTAL FLOOR AREA 77.3 sq.m. 832 sq.ft.

Optional Garage 5.18m x 2.63m Metric
17' 0" x 8' 8" Imperial

Rev C 16.06.97 Revised in accordance with working drawing.
Rev B 20.03.96 Revised in accordance with working drawing.
REV A 15.95
Svp's indicated on ground floor Room schedule amended

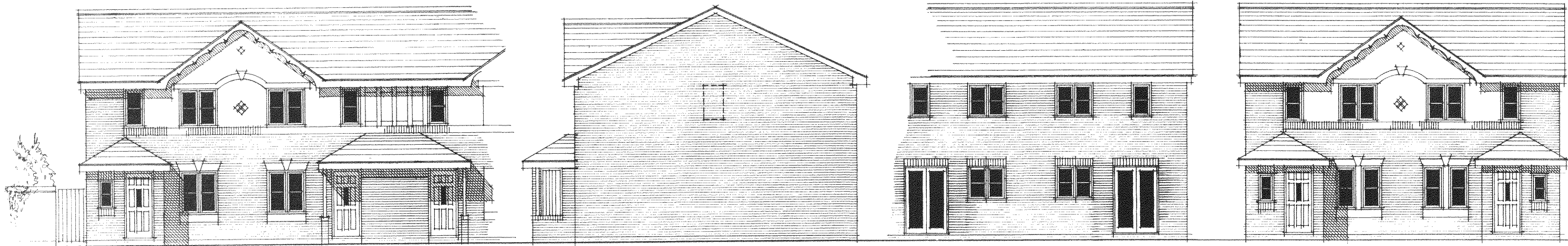
98 0 057

BARRATT
DESIGN GROUP

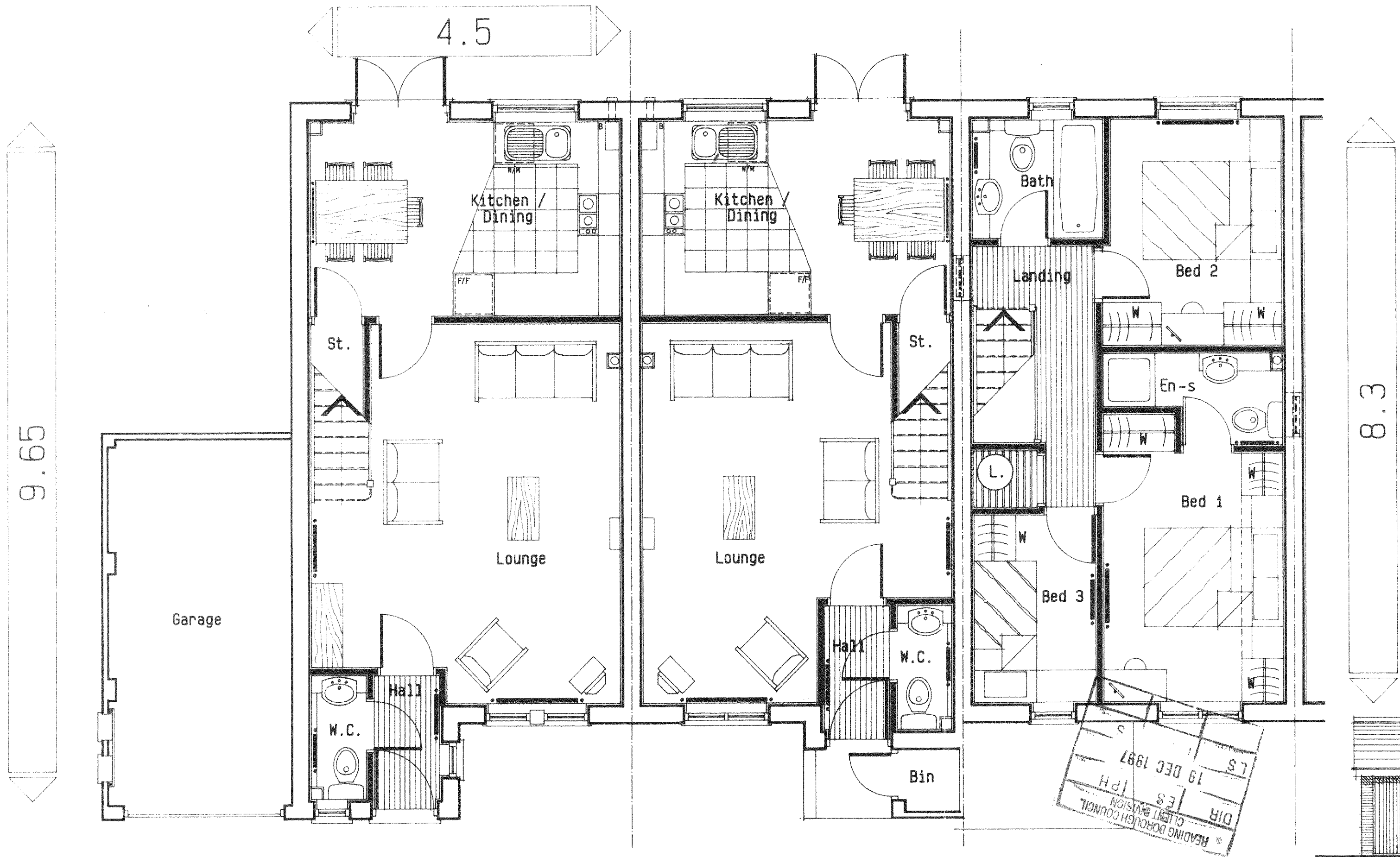
House Type
MAIDSTONE (NEW COTTAGE)
- STATESMAN RANGE

Title
PLANS AND ELEVATIONS

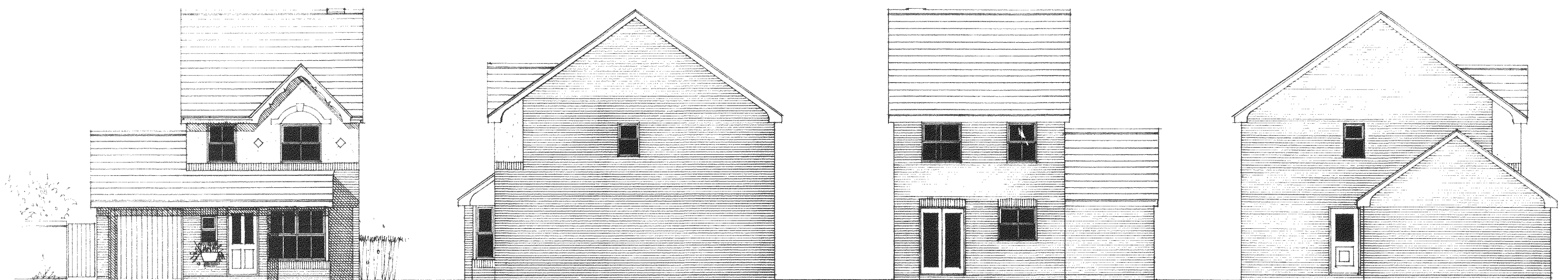
Scales 1: 50 & 1: 100 Drg. No.
1289/MAI/01



Front Elevation Side Elevation Rear Elevation Front Elevation
Semi-Detached



Ground Floor Plan Ground Floor Plan First Floor Plan Detached

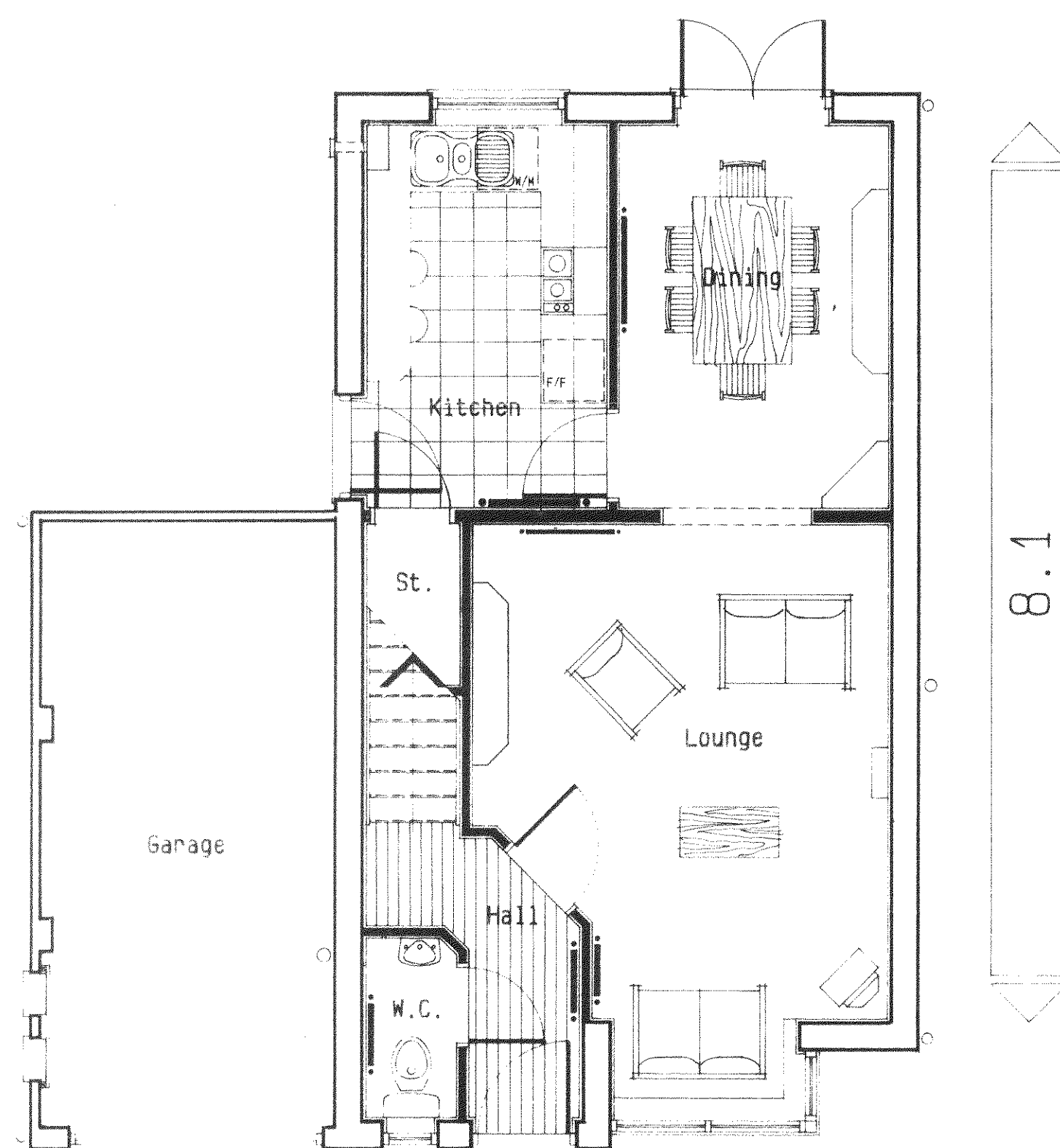


Front Elevation

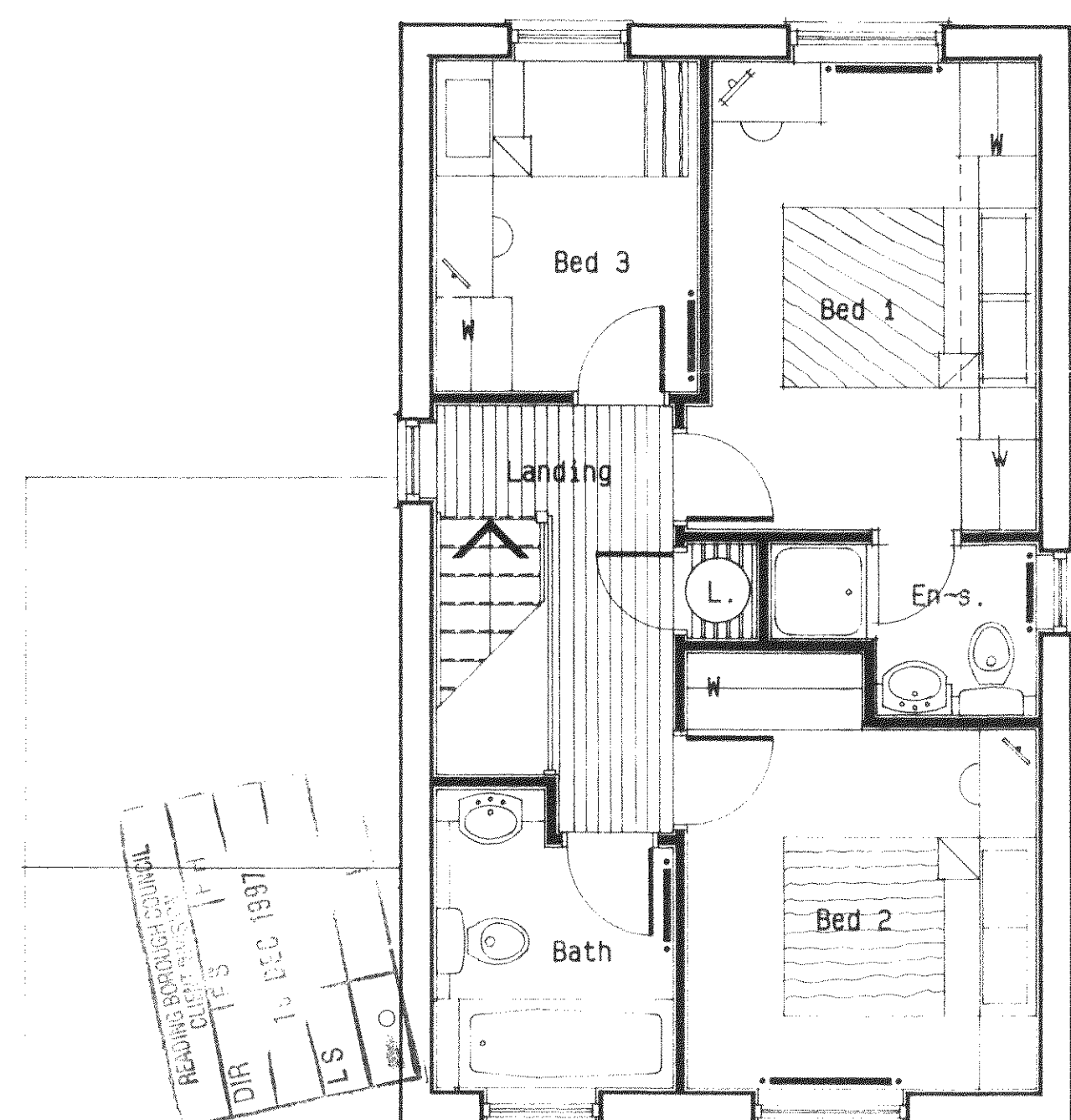
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

WARNING TO HOUSE-PURCHASERS
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3 Bedroom, 5 Person
Detached

ROOM SCHEDULE	METRIC
Lounge	4.45m max x 3.79m max
Dining	3.45m x 2.46m
Kitchen	3.45m x 2.20m
W.C.	1.67m x 0.84m
Garage	5.45m x 2.50m
Bedroom 1	3.69m x 2.57m
En-suite	2.11m max x 1.36m max
Bedroom 2	2.82m x 2.77m
Bedroom 3	2.61m x 2.09m
Bathroom	1.90m x 1.89m

ROOM SCHEDULE	IMPERIAL
Lounge	14' 7" max x 12' 5" max
Dining	11' 4" x 8' 1"
Kitchen	11' 4" x 7' 3"
W.C.	5' 5" x 2' 9"
Garage	17' 11" x 8' 2"
Bedroom 1	12' 1" x 8' 5"
En-suite	6' 11" max x 4' 6" max
Bedroom 2	9' 3" x 9' 1"
Bedroom 3	8' 7" x 6' 10"
Bathroom	6' 3" x 6' 2"

TOTAL FLOOR AREA 80.7 sq.m. 869 sq.ft.

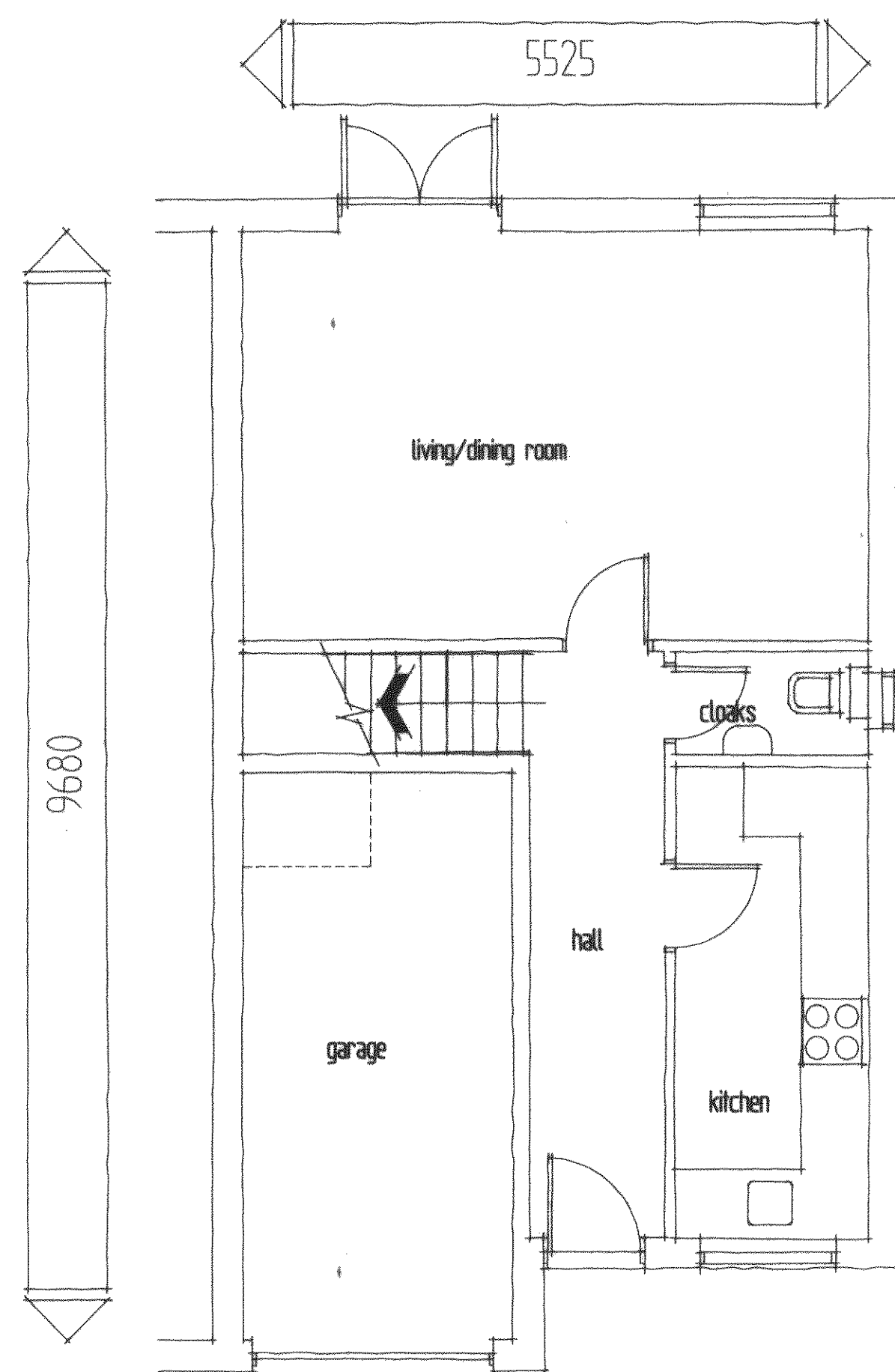
Rev C 2/6/97 Revised in accordance with working drawing
Rev B 11/03/96 Revised in accordance with working drawing
Rev A 03/03/95 Revised in accordance with working drawings.

BARRATT
DESIGN GROUP

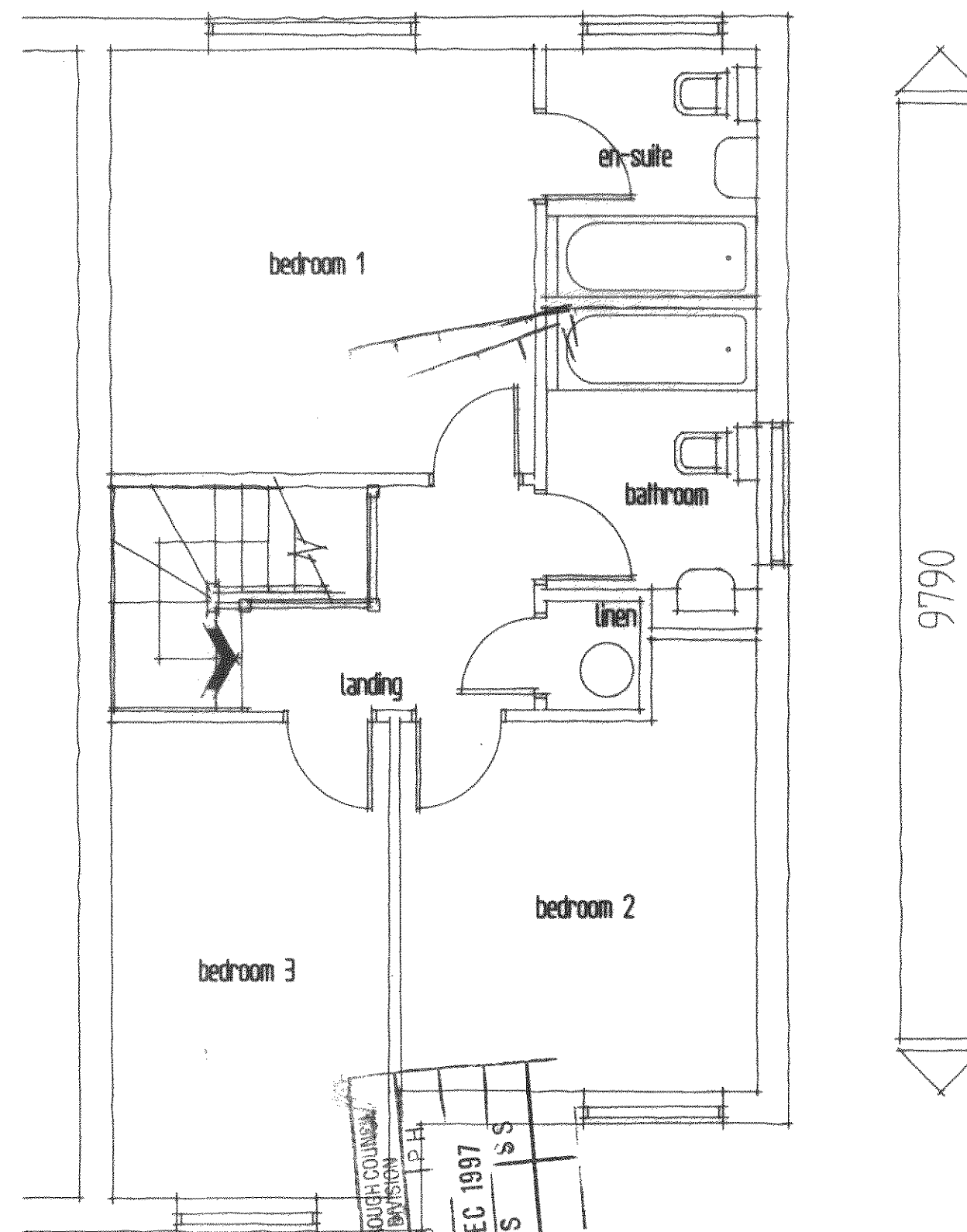
House Type
JEDBURGH (NEW COTTAGE)
- AMBASSADOR RANGE

Title
PLANS & ELEVATIONS

Scales 1:50' & 1:100 Drg. No.
1289/JED 01
Date 11/03/96



ground floor plan



first floor plan

198 0057

crescent designs

architects

77, portland road, worthing,
west sussex, BN11 1QG

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fax (01903) 239643

client BARRATT THAMES VALLEY

project RANDOLPH ROAD
READING

drawing HOUSE TYPE DENBIEGH
PLANS & ELEVATIONS

scale 1:100 date DEC 97 drawn RWS

drawing no. 97106/DEN/01

the contractor should check all dimensions on site
no dimensions are to be scaled from this drawing
it is the contractors responsibility to ensure that all
works are in compliance with the building regulations



PLANNING SITE LAYOUT

SCHEDULE

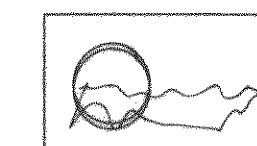
ACCOMMODATION

08 0057

REF	N°	TYPE	DESCRIPTION
RM	8	RICHMOND	2 BEDROOM HOUSE
MS	1	MAIDSTONE	3 BEDROOM HOUSE
JB	10	JEDBURGH	3 BEDROOM HOUSE
DB	12	DENBEIGH	3 BEDROOM HOUSE
TOTAL	31	UNITS	

SITE AREA STATED (APPROX) 0.826Ha (2.04ac) inc open space

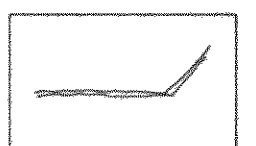
LEGEND



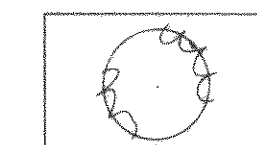
INDICATION OF PROPOSED
TREE AND SHRUB PLANTING



PROPOSED GRASSED AREA



PROPOSED SCREEN WALL/
FENCE 2000MM HIGH



INDICATION OF EXISTING
TREE RETAINED
DOTTED IF TO BE REMOVED



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architects

77, portland road, worthing,
west SUSSEX, BN11 1QG

tel (01903) 210099

fax (01903) 239643

client BARRATT THAMES VALLEY

project RANDOLPH ROAD READING

drawing PLANNING SITE LAYOUT

scale 1:500 date DEC 97 drawn SJB

drawing no. 97106-11

the contractor should check all dimensions on site
no dimensions are to be scaled from this drawing
it is the contractors responsibility to ensure that all
works are in compliance with the building regulations

RANDOLPH ROAD READING

DRAWING SUBJECT TO DETAILED SURVEY OF SITE AND REQUIREMENTS OF LOCAL AUTHORITY PLANNING AND HIGHWAY DEPARTMENTS



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WARNING TO HOUSE-PURCHASERS
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2 Bedroom, 4 Person
Terraced and Semi-Detached

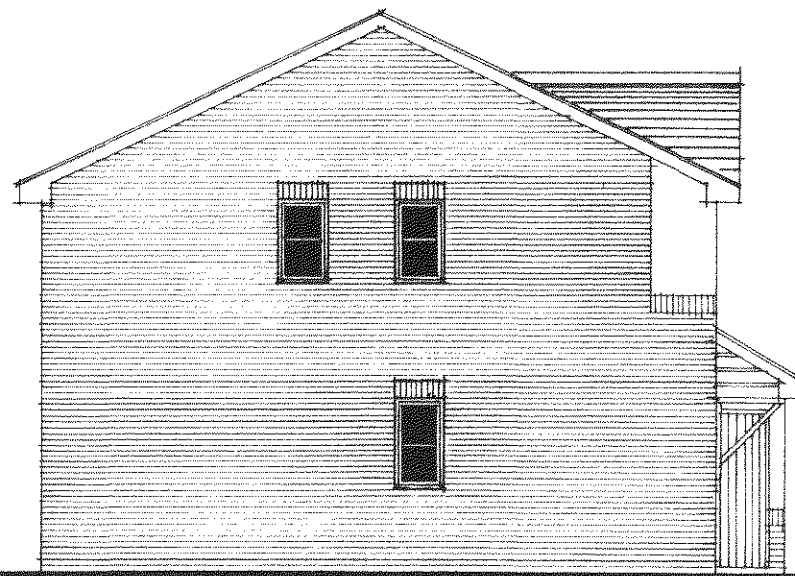
ROOM SCHEDULE	METRIC
Living	5.30m x 3.85m
Kitchen	3.06m x 2.00m
W.C.	1.71m x 0.77m
Bedroom 1	3.85m x 2.56m
Bathroom	1.86m x 1.92m
Bedroom 2	3.85m x 2.87m
En-suite	1.86m max x 1.82m max

ROOM SCHEDULE	IMPERIAL
Living	17' 5" x 12' 8"
Kitchen	10' 0" x 6' 7"
W.C.	5' 7" x 2' 6"
Bedroom 1	12' 8" x 8' 5"
Bathroom	6' 1" x 6' 4"
Bedroom 2	12' 8" x 9' 5"
En-suite	6' 1" max x 6' 0" max

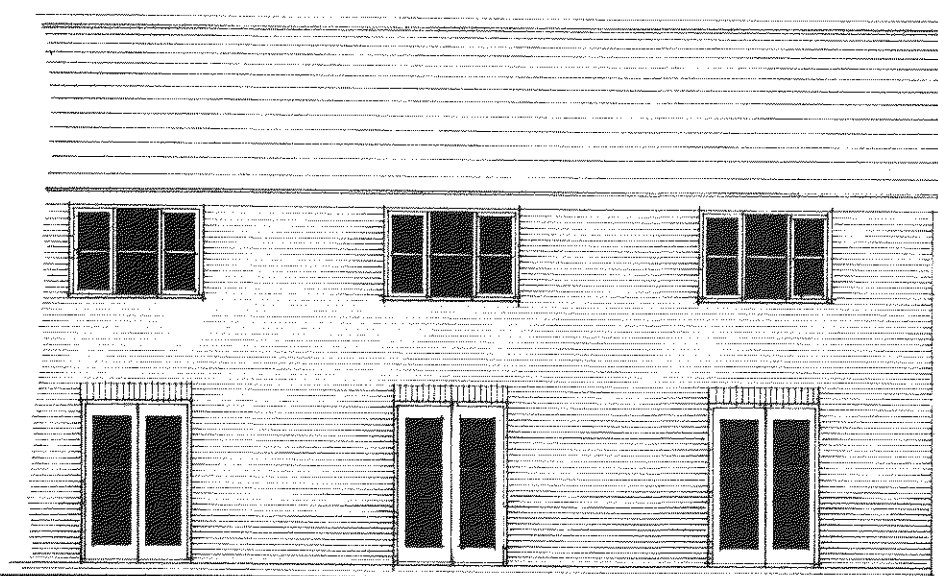
TOTAL FLOOR AREA 66.3 sq.m. 714 sq.ft.



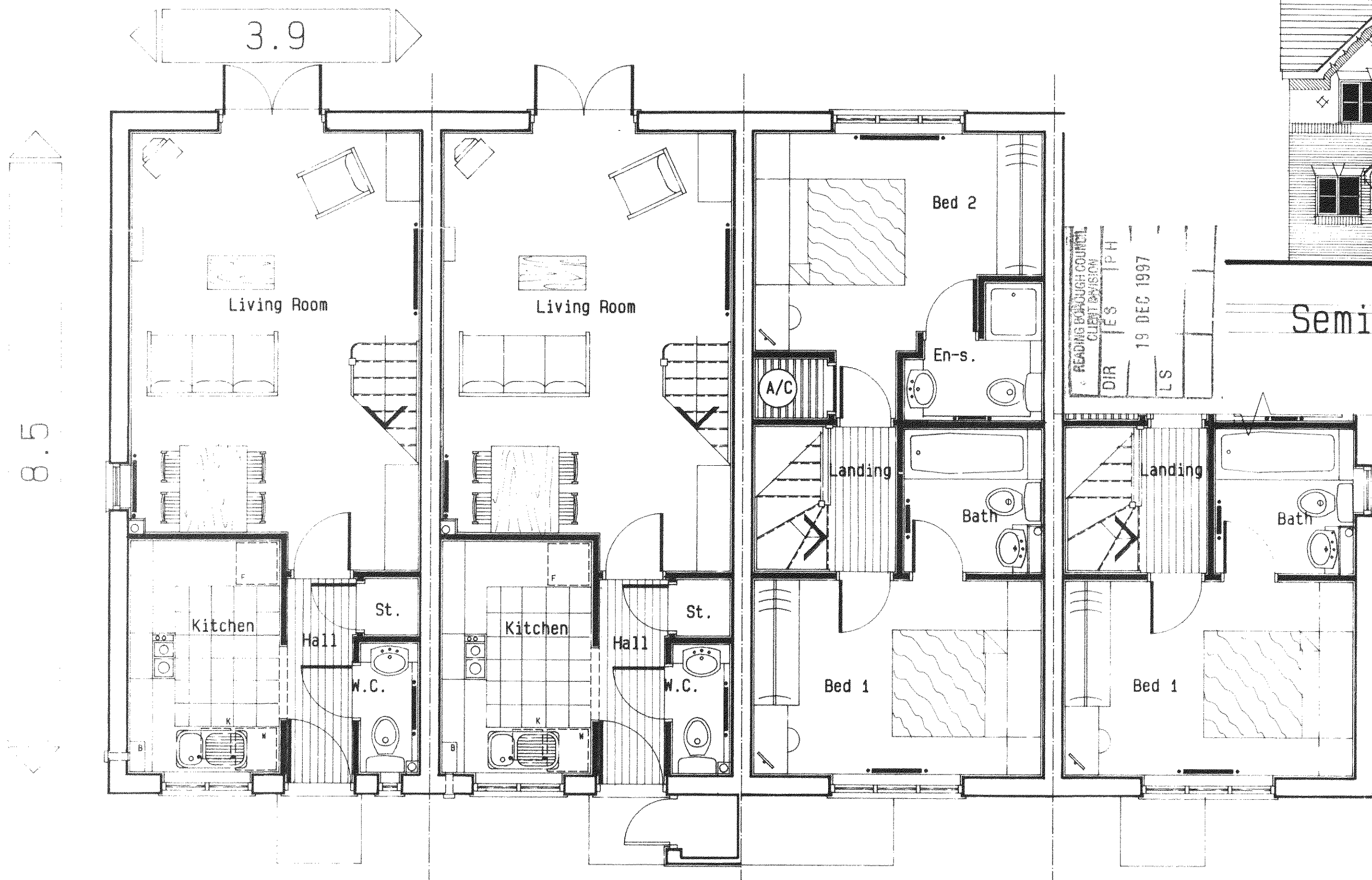
Front Elevation



Side Elevation



Rear Elevation



Ground Floor Plan Ground Floor Plan First Floor Plan First Floor Plan

Semi-Detached

98 0057

RevD 23.04.97 Revised in accordance with working drawing.
Rev C 3/09/96 Bathroom layout revised.
Rev B 01/4/96 Redrawn in accordance with working drawing.

BARRATT
DESIGN GROUP

House Type
RICHMOND (NEW COTTAGE)
- STATESMAN RANGE

Title
PLANS AND ELEVATIONS

Scales 1:50 & 1:100 Drg. No.
1289/RTC/01

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3 Bedroom, 5 Person
Detached, Semi-Detached
and Terraced

ROOM SCHEDULE	METRIC
Lounge	5.40m x 4.45m max
Kitchen	4.45m x 2.76m
W.C.	1.75m x 0.80m
Bedroom 1	3.53m x 2.60m
En-suite	2.60m max x 1.32m max
Bedroom 2	3.21m x 2.47m
Bedroom 3	2.66m x 1.76m
Bathroom	1.89m x 1.70m

ROOM SCHEDULE	IMPERIAL
Lounge	17' 9" x 14' 8" max
Kitchen	14' 7" x 9' 1"
W.C.	5' 9" x 2' 8"
Bedroom 1	11' 7" x 8' 6"
En-suite	8' 6" max x 4' 4" max
Bedroom 2	10' 6" x 8' 1"
Bedroom 3	8' 9" x 5' 9"
Bathroom	6' 2" x 5' 7"

TOTAL FLOOR AREA 77.3 sq.m. 832 sq.ft.

Optional Garage 5.18m x 2.63m Metric
17' 0" x 8' 8" Imperial

Rev C 16.06.97 Revised in accordance with working drawing.
Rev B 20.03.96 Revised in accordance with working drawing.
REV A 1-5 95
Svp's indicated on ground floor. Room schedule amended.

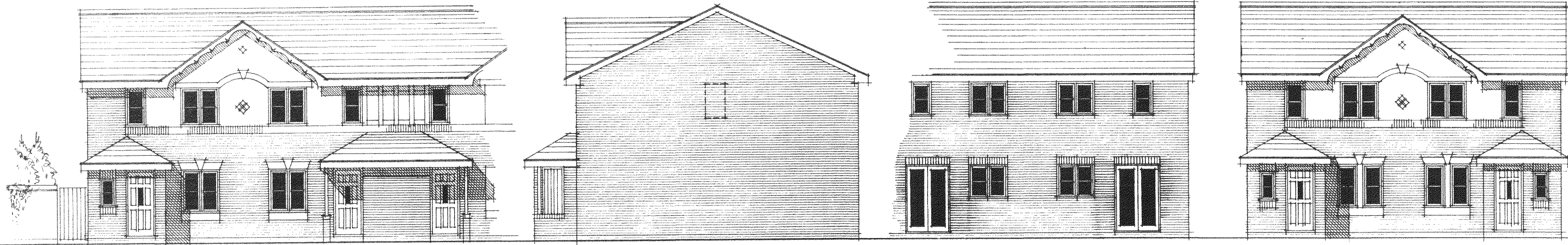
98 0 057.

BARRATT
DESIGN GROUP

House Type
MAIDSTONE (NEW COTTAGE)
- STATESMAN RANGE

Title
PLANS AND ELEVATIONS

Scales 1:50 & 1:100 Drg. No.
1289/MAI/01



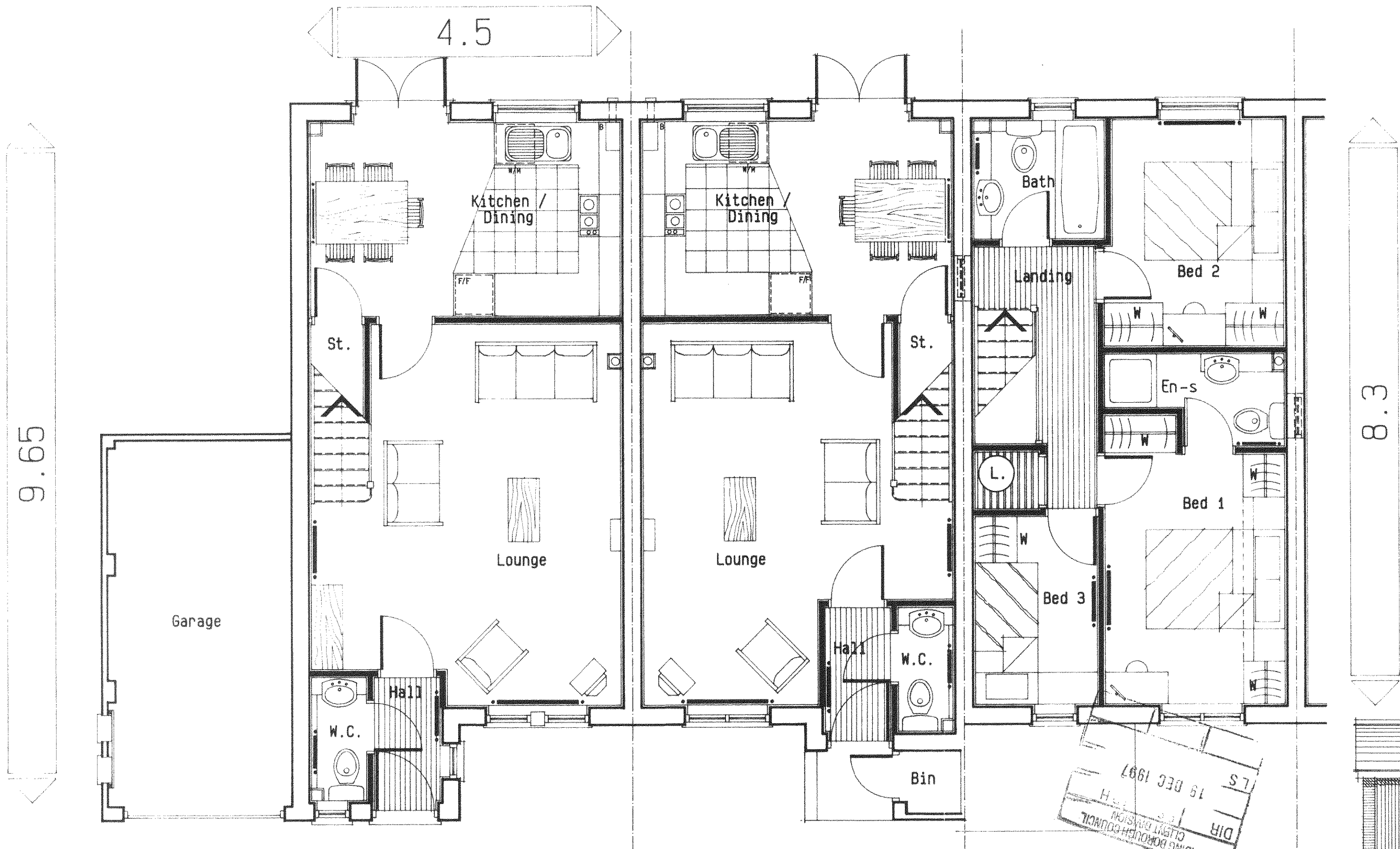
Front Elevation

Side Elevation

Rear Elevation

Front Elevation

Semi-Detached



Ground Floor Plan

Ground Floor Plan

First Floor Plan

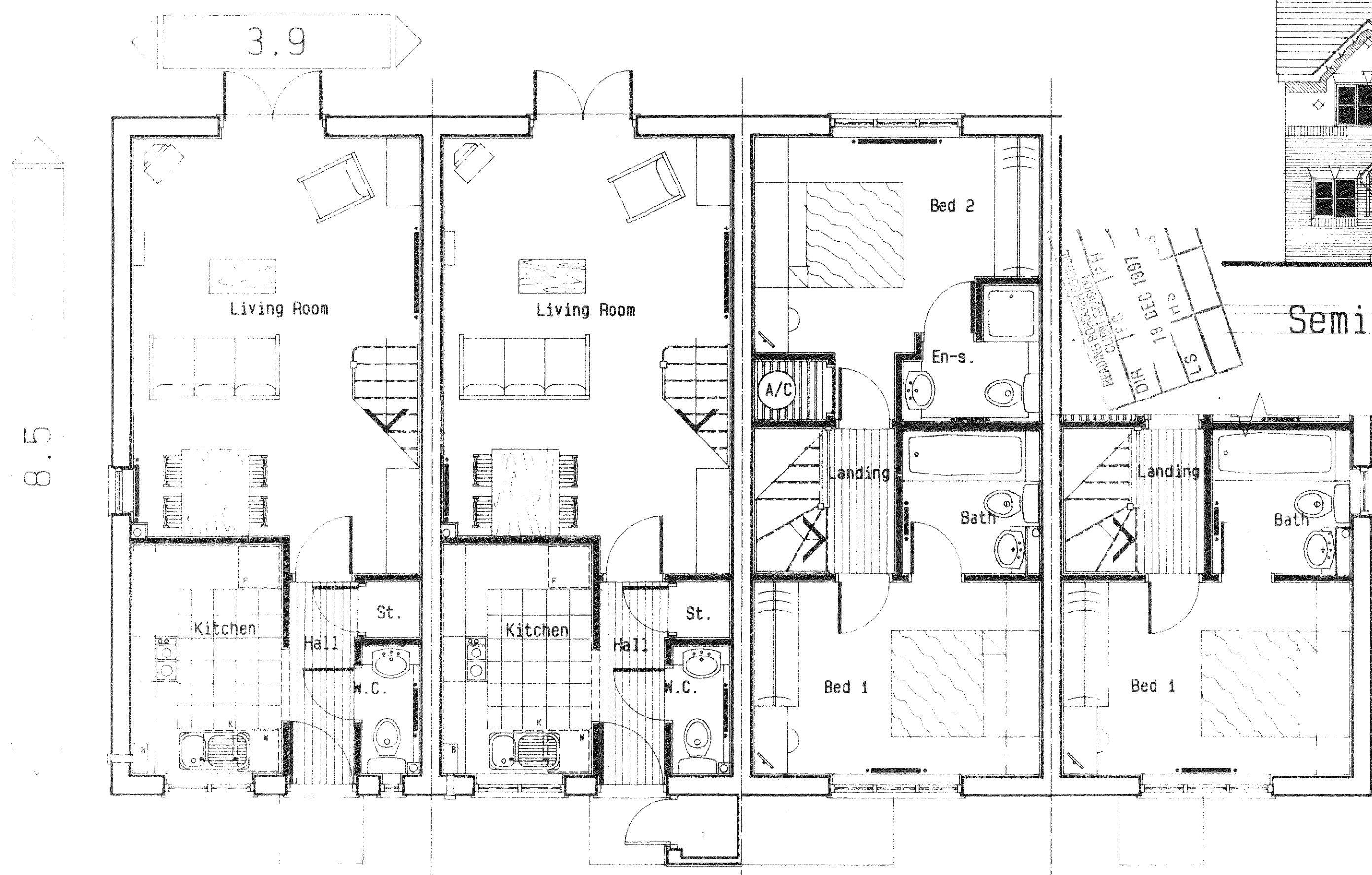
Detached



Front Elevation

Side Elevation

Rear Elevation



Ground Floor Plan

Ground Floor Plan

First Floor Plan

First Floor Plan



Semi-Detached

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2 Bedroom, 4 Person
Terraced and Semi-Detached

ROOM SCHEDULE	METRIC
Living	5.30m x 3.85m
Kitchen	3.06m x 2.00m
W.C.	1.71m x 0.77m
Bedroom 1	3.85m x 2.56m
Bathroom	1.86m x 1.92m
Bedroom 2	3.85m x 2.87m
En-suite	1.86m max x 1.82m max
ROOM SCHEDULE	IMPERIAL
Living	17' 5" x 12' 8"
Kitchen	10' 0" x 6' 7"
W.C.	5' 7" x 2' 6"
Bedroom 1	12' 8" x 8' 5"
Bathroom	6' 1" x 6' 4"
Bedroom 2	12' 8" x 9' 5"
En-suite	6' 1" max x 6' 0" max
TOTAL FLOOR AREA	66.3 sq.m. 714 sq.ft.

98 0 057

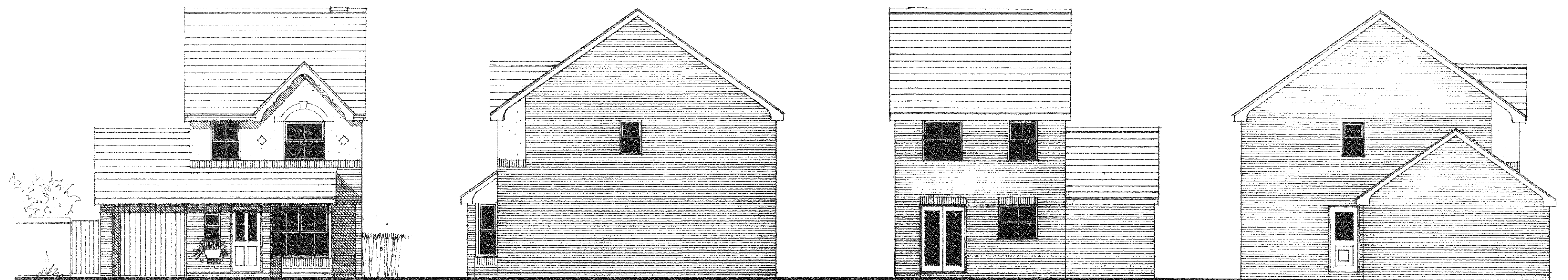
RevD 23.04.97 Revised in accordance with working drawing.
Rev C 3/09/96 Bathroom layout revised.
Rev B 01/4/96 Redrawn in accordance with working drawing.

BARRATT
DESIGN GROUP

House Type
RICHMOND (NEW COTTAGE)
- STATESMAN RANGE

Title
PLANS AND ELEVATIONS

Scales 1:50 & 1:100 Drg. No. 1289/PTC/01

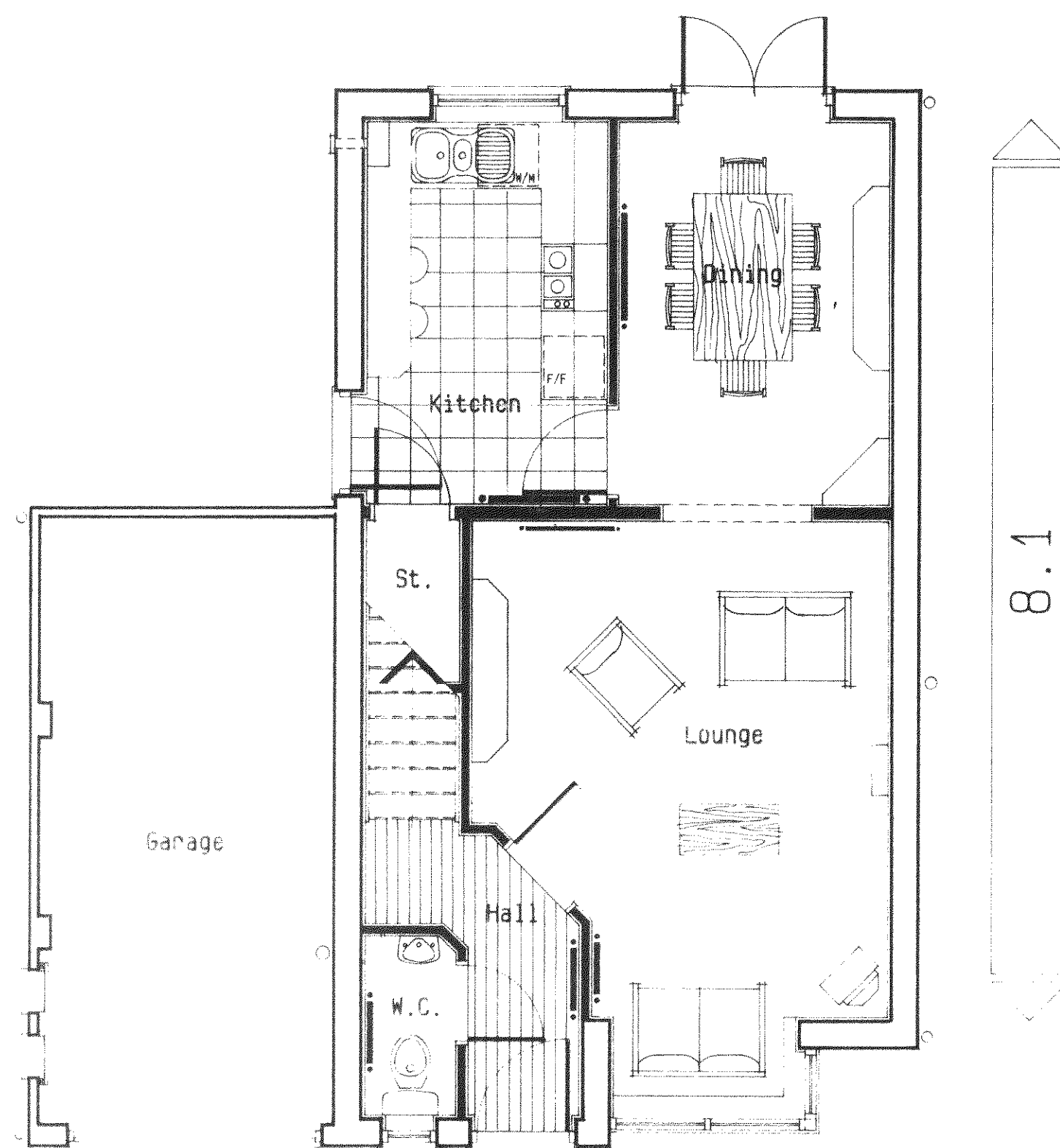


Front Elevation

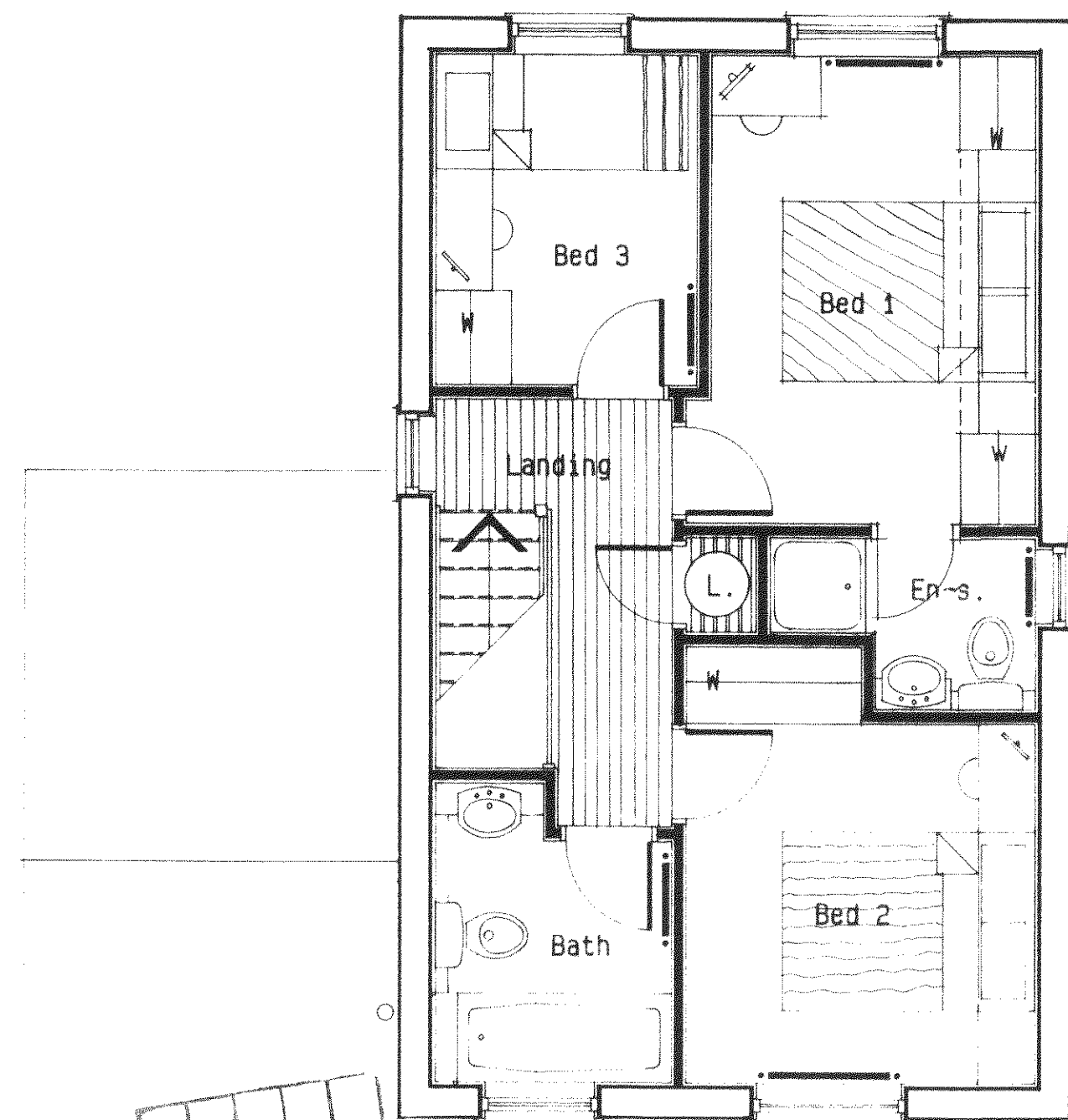
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

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3 Bedroom, 5 Person
Detached

ROOM SCHEDULE	METRIC
Lounge	4.45m max x 3.79m max
Dining	3.45m x 2.46m
Kitchen	3.45m x 2.20m
W.C.	1.67m x 0.84m
Garage	5.45m x 2.50m
Bedroom 1	3.69m x 2.57m
En-suite	2.11m max x 1.36m max
Bedroom 2	2.82m x 2.77m
Bedroom 3	2.61m x 2.09m
Bathroom	1.90m x 1.89m

ROOM SCHEDULE	IMPERIAL
Lounge	14' 7" max x 12' 5" max
Dining	11' 4" x 8' 1"
Kitchen	11' 4" x 7' 3"
W.C.	5' 5" x 2' 9"
Garage	17' 11" x 8' 2"
Bedroom 1	12' 1" x 8' 5"
En-suite	6' 11" max x 4' 6" max
Bedroom 2	9' 3" x 9' 1"
Bedroom 3	8' 7" x 6' 10"
Bathroom	6' 3" x 6' 2"

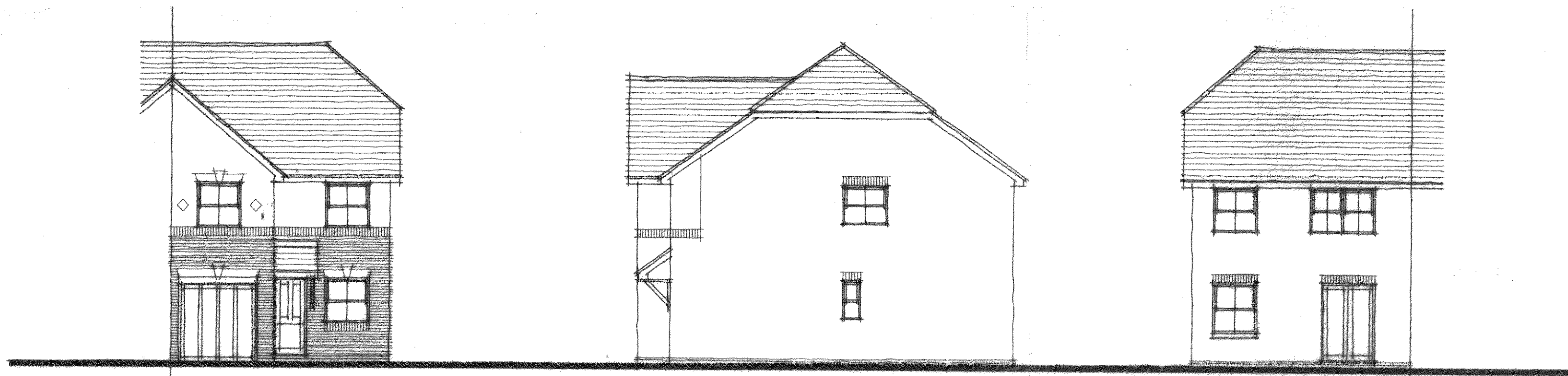
TOTAL FLOOR AREA	80.7 sq.m. 869 sq.ft.
------------------	-----------------------

Rev C 2/6/97 Revised in accordance with working drawing.
Rev B 11/03/96 Revised in accordance with working drawing.
Rev A 03/03/95 Revised in accordance with working drawings.



House Type
JEDBURGH (NEW COTTAGE)
- AMBASSADOR RANGE
Title
PLANS & ELEVATIONS

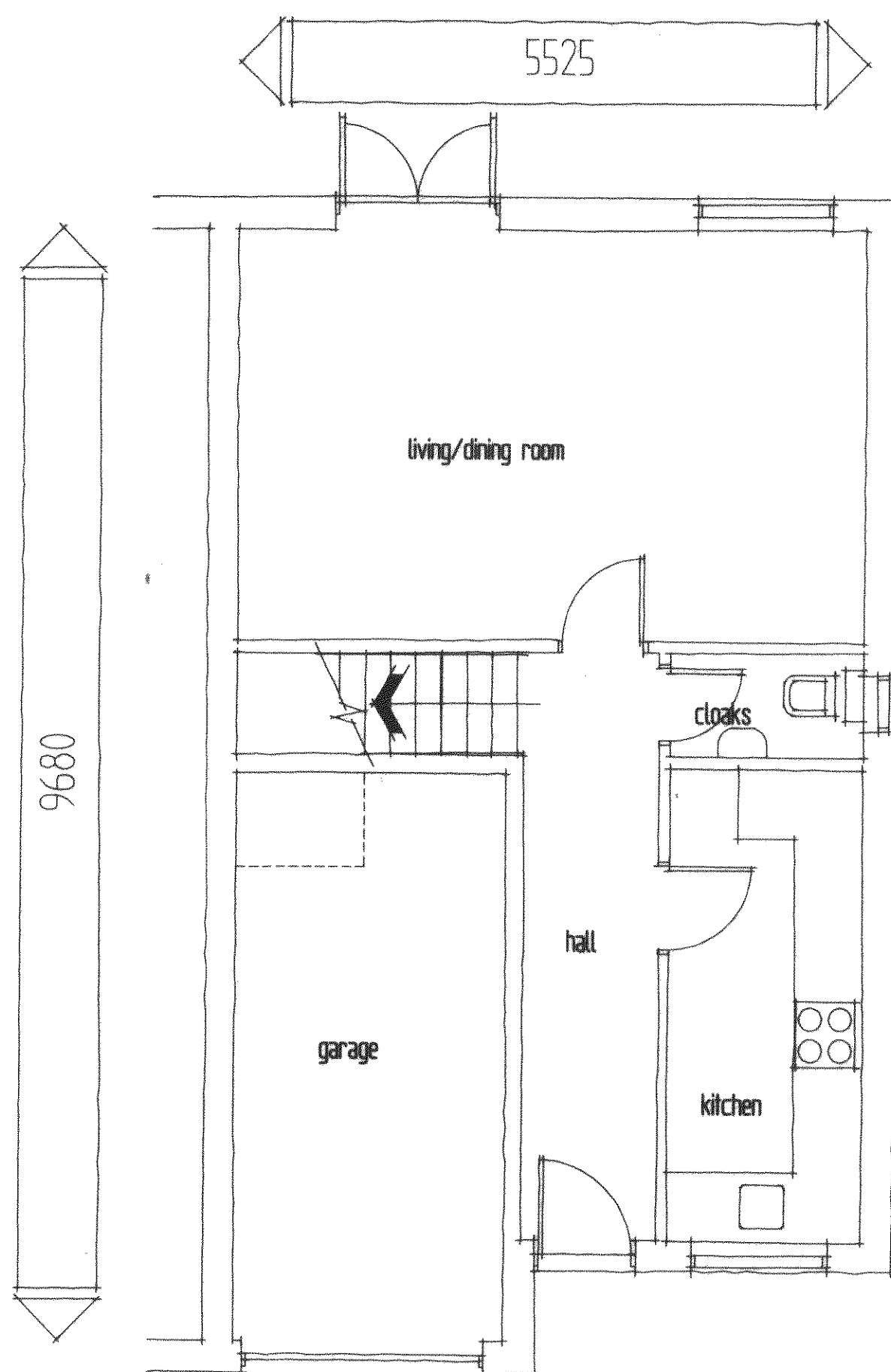
Scales 1:50' & 1:100 Dwg. No.
Date 15 DEC 1997 1289/JED.01



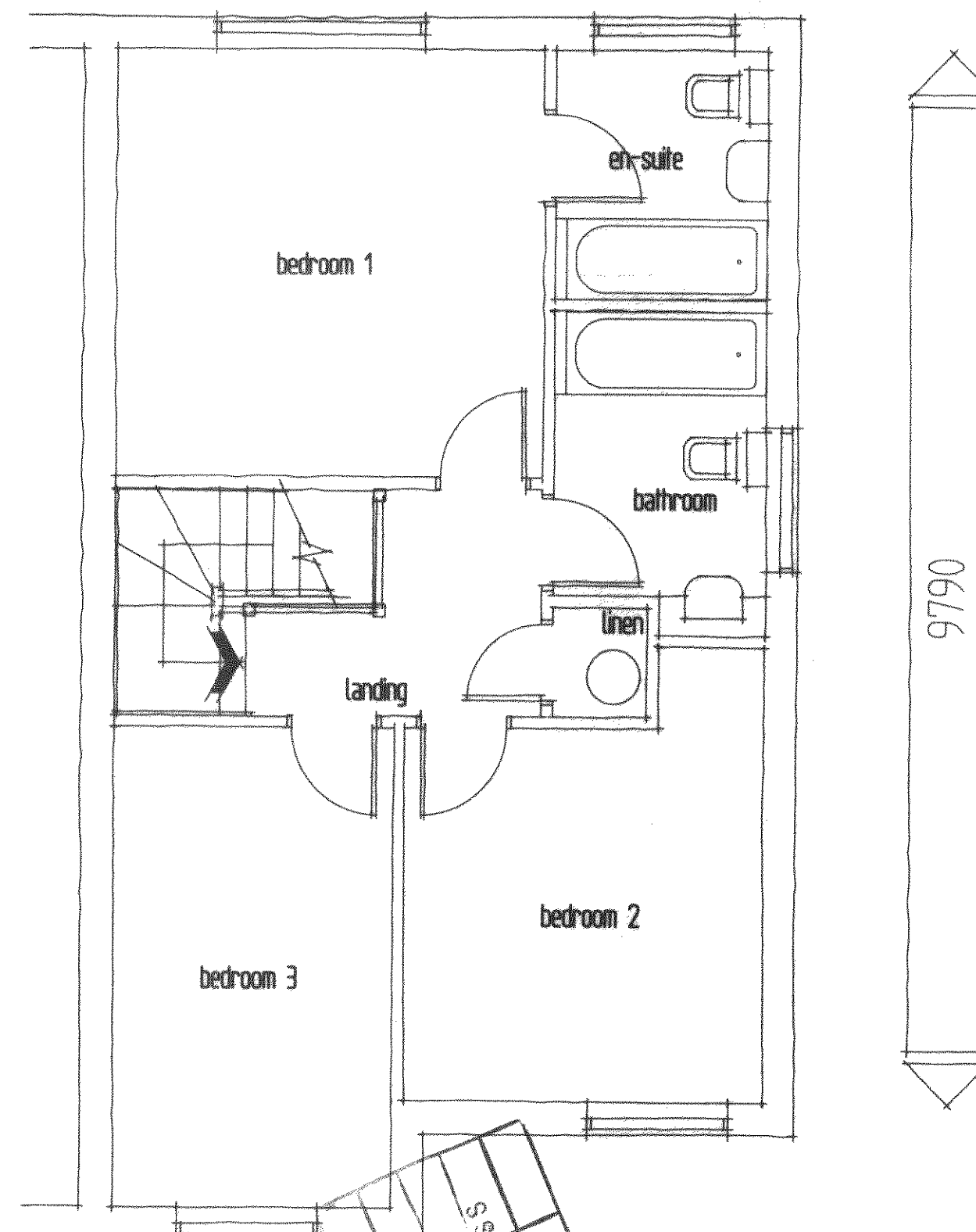
front elevation

side elevation

rear elevation



ground floor plan



first floor plan

98 0 057

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architects

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west sussex, BN11 1QG

tel (01903) 210099

fax (01903) 239643

client BARRATT THAMES VALLEY

project RANDOLPH ROAD
READING

drawing HOUSE TYPE DENBIEGH
PLANS & ELEVATIONS

scale 1:100 date DEC 97 drawn RWS

drawing no. 97106/DEN/01

the contractor should check all dimensions on site
no dimensions are to be scaled from this drawing
it is the contractors responsibility to ensure that all
works are in compliance with the building regulations



PLANNING SITE LAYOUT

SCHEDULE

ACCOMMODATION

REF	Nº	TYPE	DESCRIPTION
RM	8	RICHMOND	2 BEDROOM HOUSE
MS	1	MAIDSTONE	3 BEDROOM HOUSE
JB	10	JEDBURGH	3 BEDROOM HOUSE
DB	12	DENBEIGH	3 BEDROOM HOUSE
TOTAL	31	UNITS	

SITE AREA STATED (APPROX) 0.826Ha (2.04ac) inc open space

LEGEND

INDICATION OF PROPOSED TREE AND SHRUB PLANTING	PROPOSED GRASSED AREA	PROPOSED SCREEN WALL/FENCE 2000MM HIGH
INDICATION OF EXISTING TREE RETAINED DOTTED IF TO BE REMOVED		

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client BARRATT THAMES VALLEY

project RANDOLPH ROAD READING

drawing PLANNING SITE LAYOUT

scale 1:500 date DEC 97 drawn SJB

drawing no. 97106-11

the contractor should check all dimensions on site
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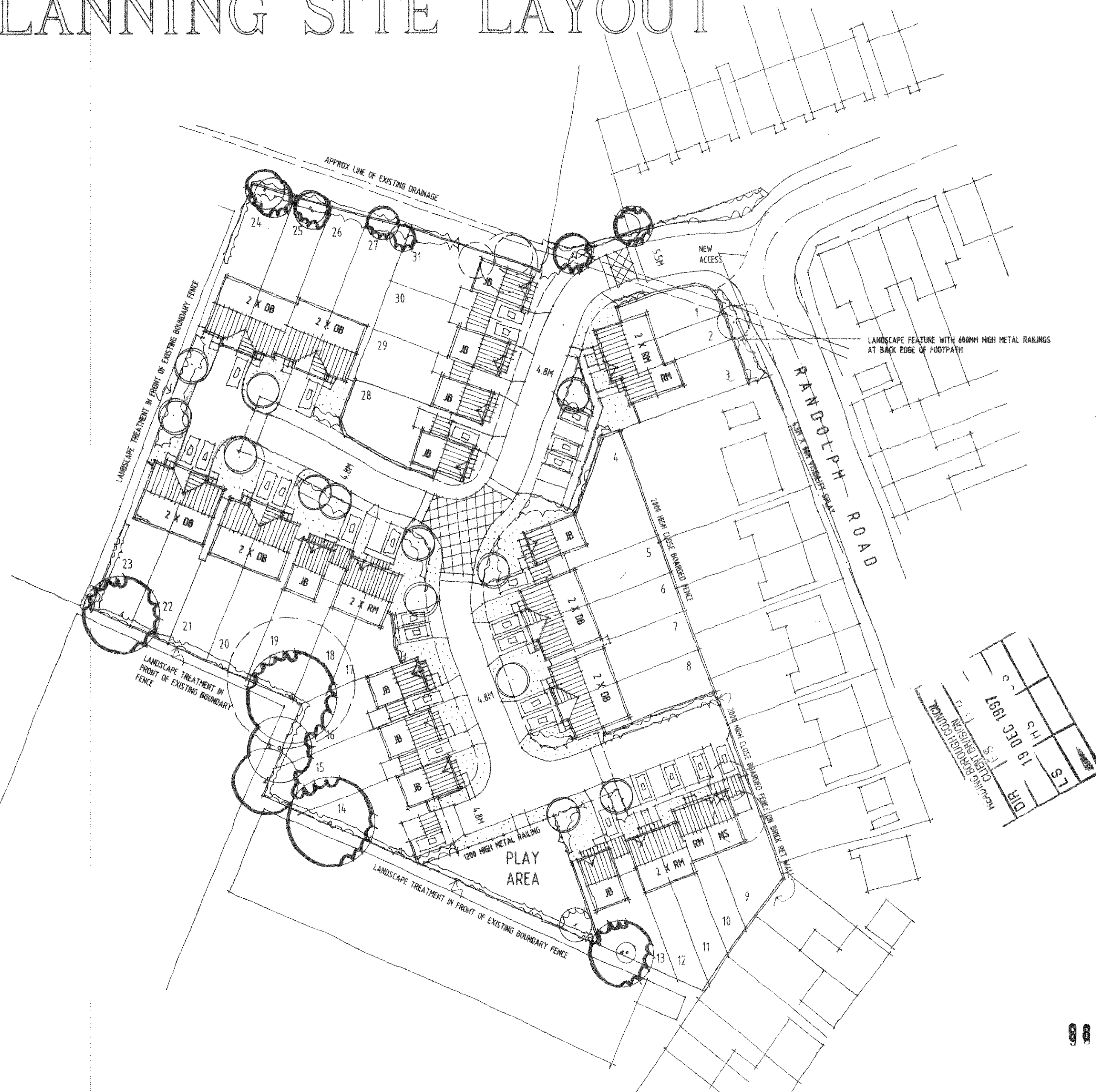
RANDOLPH ROAD READING

DRAWING SUBJECT TO DETAILED SURVEY OF SITE AND REQUIREMENTS OF LOCAL AUTHORITY PLANNING AND HIGHWAY DEPARTMENTS



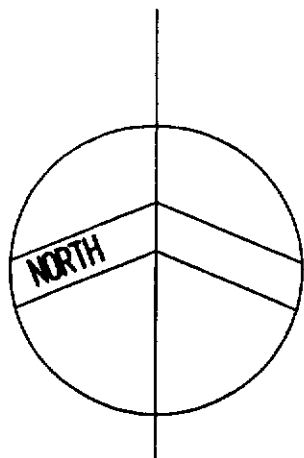
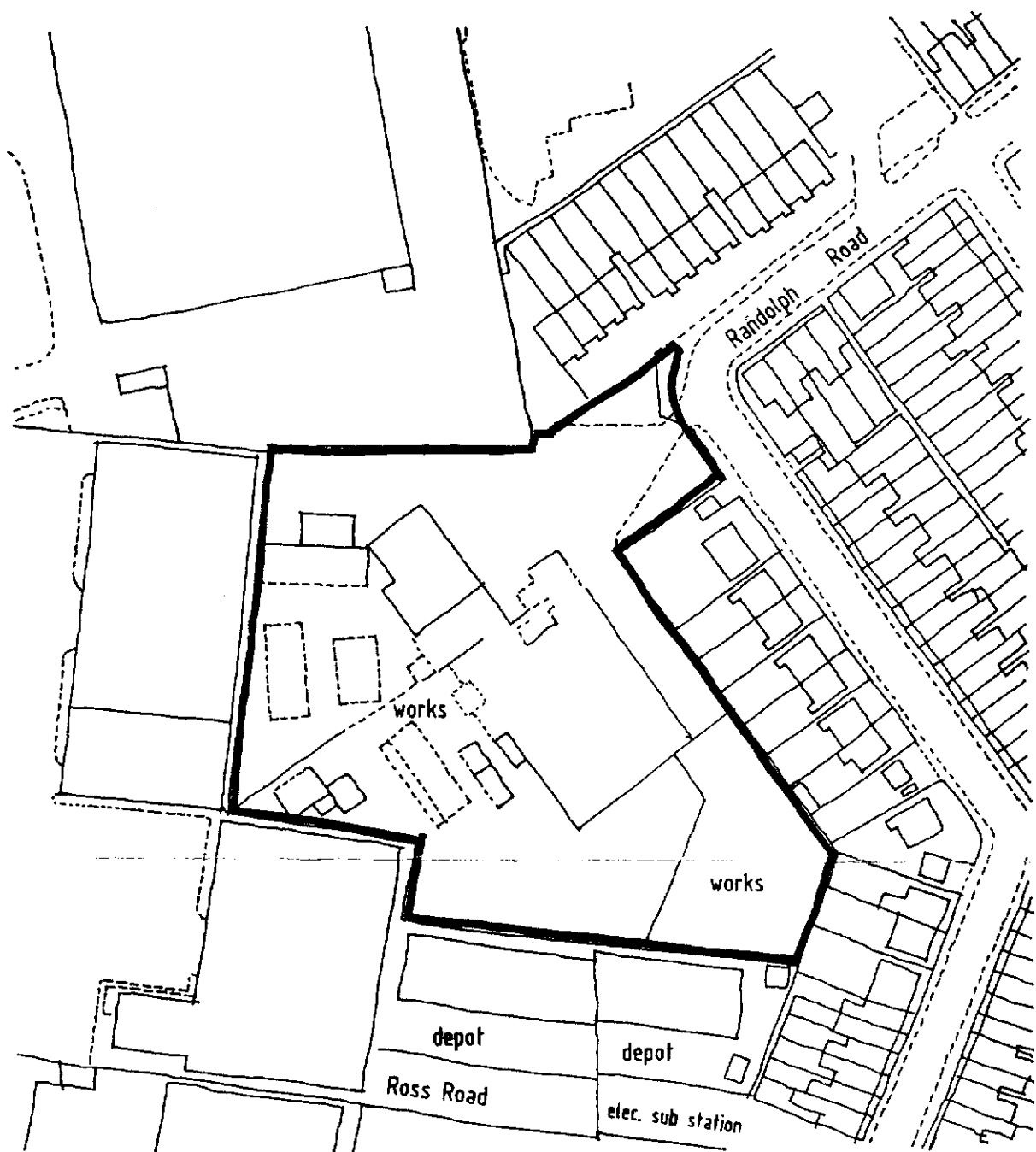
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C:\DRAWINGS\97106\97106-11 Thu Dec 18 04:34:12 1997



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RANDOLPH ROAD READING



LOCATION PLAN

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client BARRATT THAMES VALLEY

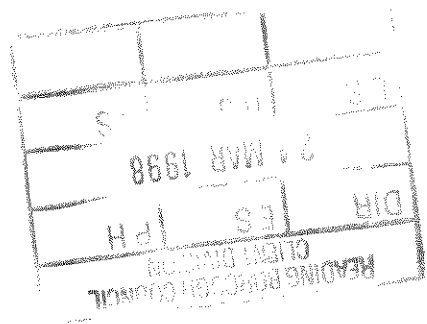
project RANDOLPH ROAD READING

date DEC 97 drg no 97106-LOC scale 1:1250

98 0057

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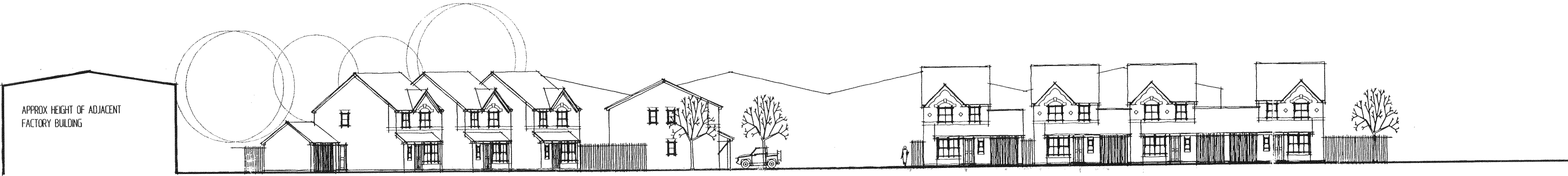
SITE ELEVATIONAL SECTIONS

SCALE 1:200

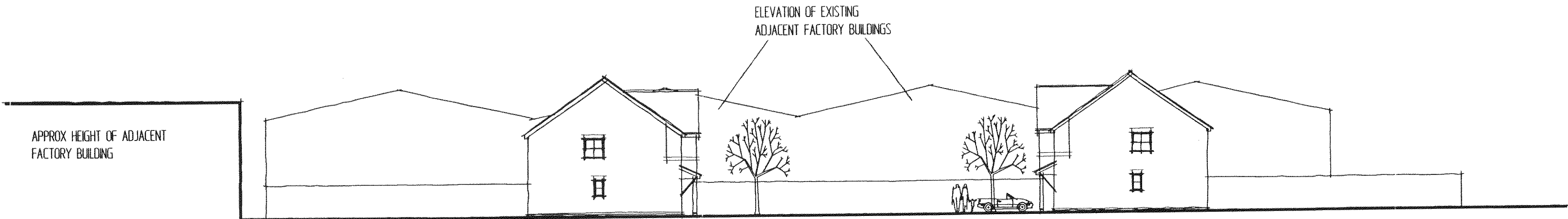
READ WITH SITE LAYOUT



SECTIONAL ELEVATION 1 - 1



SECTIONAL ELEVATION 2 - 2



SECTIONAL ELEVATION 3 - 3

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client BARRATT THAMES VALLEY

project RANDOLPH ROAD
READING

drawing no. SITE ELEVATIONAL SECTIONS

scale 1:200 date MAR 98 drawn RWS

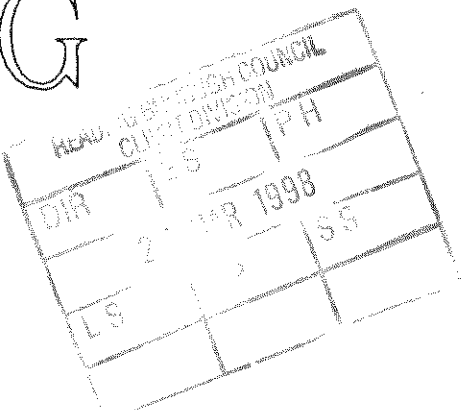
drawing no. 97106-12

PROPOSED RESIDENTIAL SCHEME RANDOLPH ROAD READING



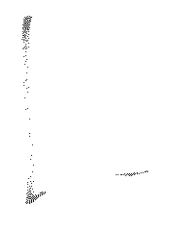
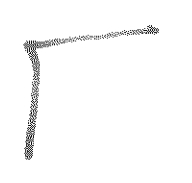
DRAWING SUBJECT TO DETAILED SURVEY OF SITE AND REQUIREMENTS OF LOCAL AUTHORITY PLANNING AND HIGHWAY DEPARTMENTS

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7



- _____

REAR	
DIR	
LG	

A	2 BED TERRACE	8	No
B	3 BED END TERRACE	3	No
C	3 BED LINK/ DETACHED	6	No
D	3 BED TERRACE/ SEMI	14	No

B: LEVELS ADDED 15: 1:37.
A: SECTION LINES ADDED. DEL. 9%

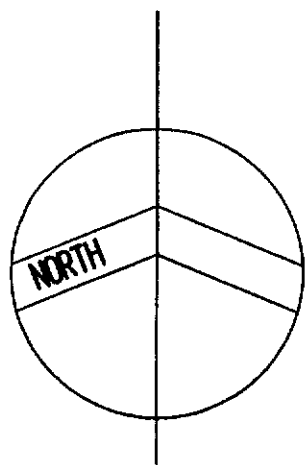
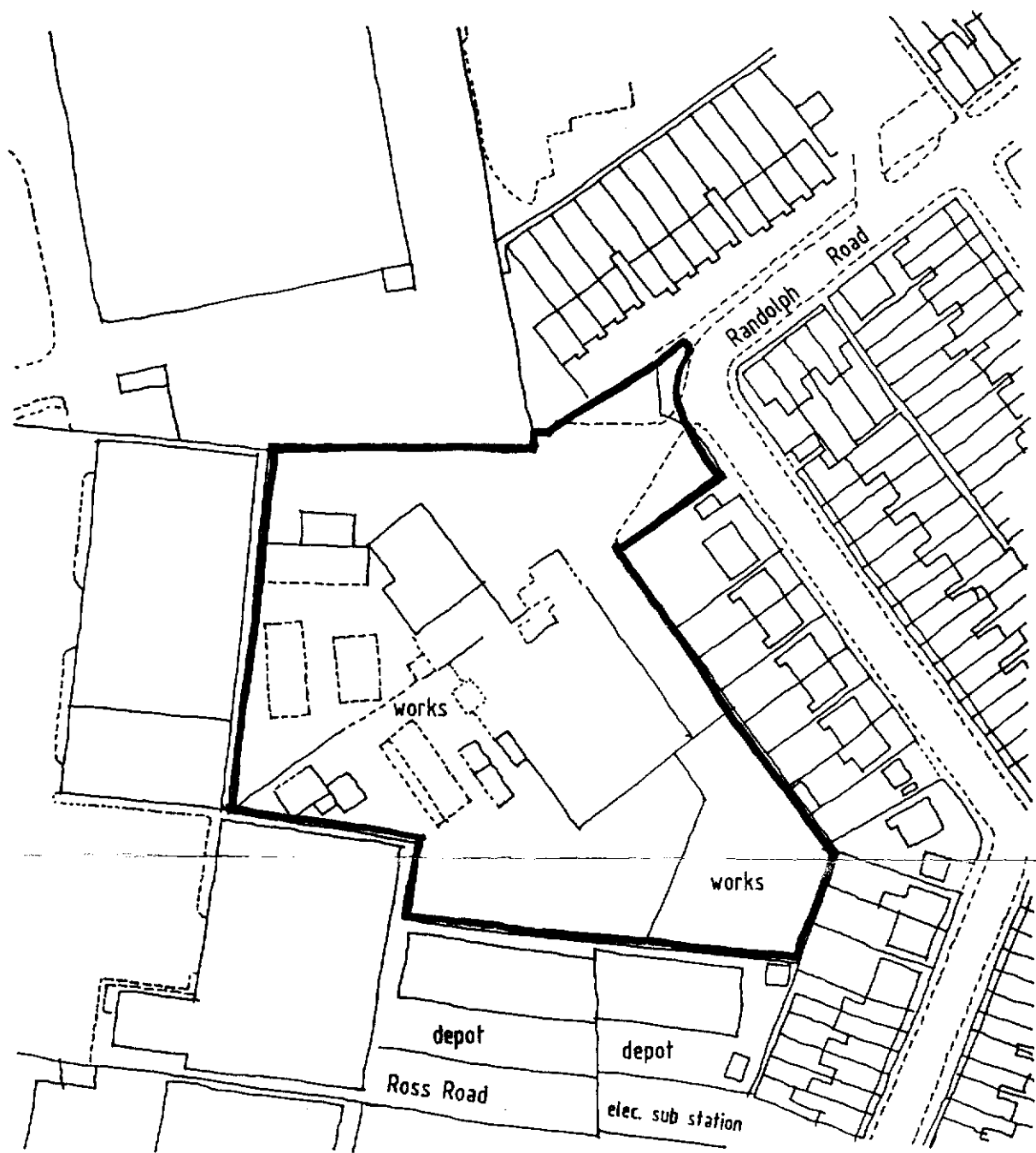
Drawing

Scale 1.500 Date Oct 96



Job 1115 Dwg. 01 *B*

RANDOLPH ROAD READING



LOCATION PLAN

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client BARRATT THAMES VALLEY

project RANDOLPH ROAD READING

date DEC 97 drg no 97106-LOC scale 1:1250

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PLANNING SITE LAYOUT

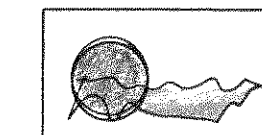
SCHEDULE

ACCOMMODATION

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LEGEND



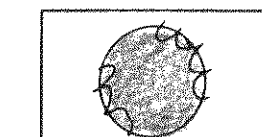
INDICATION OF PROPOSED
TREE AND SHRUB PLANTING



PROPOSED GRASSED AREA



PROPOSED SCREEN WALL/
FENCE 2000MM HIGH



INDICATION OF EXISTING
TREE RETAINED
DOTTED IF TO BE REMOVED



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client BARRATT THAMES VALLEY

project RANDOLPH ROAD READING

drawing PLANNING SITE LAYOUT

scale 1:500 date DEC 97 drawn SJB

drawing no. 97106-11 rev A

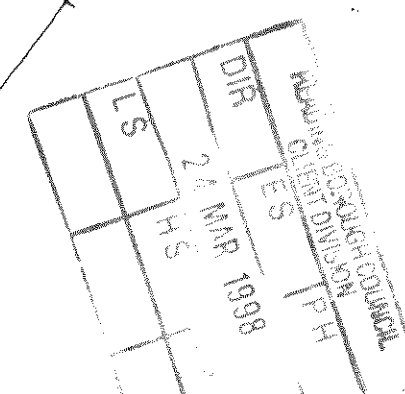
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RANDOLPH ROAD READING

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REV A 20:03:98 SITE SECTION LINES ADDED - RM GABLETTES REVISED
JB RECESSED GARAGES ADJUSTED

