

COUNTY BOROUGH OF READING**Town and Country Planning Acts, 1962 to 1968****Town and Country Planning General Development Orders, 1963 to 1969**

TO:—

**Messrs. Sidney Kaye, Eric Firmin and Partners,
Thevies Inn House,
5 Holborn Circus,
London E.C.1.**

IN PURSUANCE of their Powers under the above Act and Order,
the READING COUNTY BOROUGH COUNCIL, as Local Planning Authority, HEREBY
PERMIT

**the erection of shops, stores, offices and off-loading facilities
on the site of the store formerly owned by Helasa the Furnishers Limited in
St. Mary's Butts, Reading and the part of the Commercial Centre to the
South thereof**

in accordance with the deposited plan and application subject to the following
conditions;

1. That the development to which this consent relates must be commenced not later
than the expiration of five years beginning with the date on which this permission
is granted or, where outline permission has been granted not later than the
expiration of five years beginning with the date of the outline permission,
i.e. , Application No. T. P. refers.

Continued on attached sheet

The reason for the Council's decision to grant permission subject to the
abovementioned conditions

1. the need to comply with the provisions of Sections 65 and 66 of the Town and
Country Planning Act, 1968.

Continued on attached sheet

This permission relates to Planning Control only. Any other statutory consent
necessary must be obtained from the appropriate authority.

DATED this 11th day of November, 1969.

John Henry Lee
.....
Town Clerk & Chief Executive Officer

PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Date of Despatch: 10.2.70

Conditions Continued ...

2. That the use of the building, whether as originally erected or as subsequently altered or altered, shall be restricted so that (whether in connection with a change of use or otherwise) it does not at any time contain office premises having an aggregate gross office floor space which exceeds 10,000 sq. ft. including any office floor space erected, or to be erected, in any related development.
3. That drawings showing the detailed construction and design of the elevations, plant rooms and other roof structures shall be submitted for the approval of the Planning Authority before the erection of the new building proceeds above ground level.
4. That details and samples of the materials to be used in the external elevations of the building, the internal ereades, the basement servicing area and the roof surfaces shall be submitted for the approval of the Planning Authority before the 1st March, 1970, or such further date as may be agreed by the Planning Authority.
5. That the elevations of the proposed building and in particular the window treatment shall be modified to the Planning Authority's satisfaction.
6. That (a) the position and height of the 14ft motor room and roadway, and
(b) the height of the first floor in relation to permanent levels south of the enclosed pedestrian wall
shall be modified to the planning authority's satisfaction.
7. That the treatment and basic design of the ereades and shop fronts shall be submitted for the prior approval of the Planning Authority before any fitting commences on any shop.
8. That specially design schemes for a variety of shop front facades, advertisements and signs for each group of shops comprising shops fronting one side of the arcade or pavement shall be submitted for the prior approval of the Planning Authority before any shop fitting work commences in the group concerned.

Reasons Continued ...

2. the need to comply with the provisions of the Control of Office and Industrial Development Act 1965.
3. that the drawings do not give sufficient information to assess the design of these parts of the building.
4. That further details and samples of the materials are required to assess the finish and quality of the building.
5. the need to modify and so improve the design of the proposed building.
6. (a) that there is a discrepancy in the submitted plans, elevations and model of the proposed development.
(b) the need to secure a development which will permit continuity of similar treatment in redevelopment of the adjacent site to the south of the corner of St. Mary's Butte and Roker Street.
7. & 8. the need to provide a basic design of the shop fronts, ereades and signs of shops in various groups within the proposed scheme.

DATED this 11th day of November, 1968.

.....
Room Clerk and
Chief Executive Officer

LIST 69

1612	42017
17218	42017/A
19433/A	46838
20678/B	48122
20678/C	48123
21075	TP8117
21158/A	48973 - 47835
21687	48832
21720	48852

Roll 392

" 424

" 433

" 436

" 440-435

COUNTY BOROUGH OF READING

Reg. No. 172

Date of Deposit 11. 11. 69. File Ref. S.13/RSS/DNB	Developer Second Covent Garden Property Co. Ltd., Address 171 Shaftesbury Avenue, London W.C.2.
Plan No. Adv. T.P. No. B.P. No. 42017A	Agent Sidney Keyo, Eric Firmin and Partners, Address Thavies Inn House, 5 Holborn Circus, London E.C.1.
Location of Site St. Mary's Butts (Holmes' site)	
Proposal Ground floor - shops 1st floor - shops, showroom and storage 2nd floor - showrooms and offices basement - storage also modifications to previous scheme approved on 10.1.69.	

In pursuance of their powers under the following Acts and Orders, the Reading County Borough Council, as Local Planning Authority, hereby give notice that the abovementioned application was dealt with as follows:-

TOWN AND COUNTRY PLANNING ACTS, 1962-1968 & GENERAL DEVELOPMENT ORDERS 1963-1969

APPROVED pursuant to the Town & Country Planning General Development Orders 1962-1969. The development to which this consent relates must be begun not later than the expiration of 5 years beginning with the date on which this permission is granted in accordance with Section 65 of the Town & Country Planning Act, 1968.

APPROVED pursuant to the Town & Country Planning General Development Orders 1963-1969, subject to the terms and conditions set out in the notice which accompanies this approval.

REFUSED pursuant to the Town and Country Planning General Development Orders 1963-1969 for the reasons set out in the accompanying notice.

BUILDING REGULATIONS 1965

APPROVED subject to compliance with all the stipulations and conditions contained in the Building Regulations 1965 and allied legislation.

APPROVED subject to compliance with all the stipulations and conditions contained in the Building Regulations 1965 and allied legislation in force, with the exception of Building Regulation(s) E.4.4. which has/have been relaxed by the Minister of Housing and Local Government. ON 12th JANUARY 1970

REFUSED pursuant to the Building Regulations 1965, Section(s) E.4.4.

HIGHWAYS ACT, 1959

APPROVED under Section 25 of the Highway Act, 1959 to bring forward the front main wall in front of the front main wall of the house or building on the side thereof.

PUBLIC HEALTH ACTS, 1936 & 1961

CLEAN AIR ACT, 1956

THERMAL INSULATION (INDUSTRIAL BUILDINGS) ACT, 1957

Take notice that the passing of the said plans operates as an approval thereof only for the purposes of the requirements of Section 25, 37, 43, 53, 54, 55, 59 and 137 of the Public Health Act, 1936, of Section 10 of the Clean Air Act, 1956, of the Thermal Insulation (Industrial Buildings) Act, 1957 and of Sections 31 and 33 of the Public Health Act, 1961 (in each case if applicable) and does not operate as an approval for the purposes of any other statutory provisions whatsoever.

If this work is not commenced within three years of the deposit of the plans as aforesaid, the Council may, by notice given to you, declare that the deposit of the said plans shall be of no effect, pursuant to Section 66 of the Public Health Act, 1936.

Dated **11th November, 1969.**

Signed *[Signature]*

Town Clerk & Chief Executive Officer

10. 2. 70

Please see over/.....

COUNTY BOROUGH OF READING

Town and Country Planning Act, 1968 to 1968
Town and Country Planning General Development Orders, 1963 to 1968

(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, by notice served within six months of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such 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 other than subject to the conditions imposed by them, having regard to the provisions of the Development Order and to any directions given under the Order. An Applicant wishing to appeal against the decision of the Local Planning Authority should obtain Form T.C.P. 201 from the Ministry of Housing and Local Government, Whitehall, London, S.W.1.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government, 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 Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962. (As amended by the Town and Country Planning Act, 1968).

(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 Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

The reason for the Council's decision to grant permission subject to the above mentioned conditions is the need to comply with the provisions of Sections 65 and 66 of the Town and Country Planning Act, 1962.

Continued on attached sheet

This permission relates to Planning Permission only. Any other statutory consent necessary must be obtained from the appropriate authority.

DATED this 11th day of November, 1968.

Town Clerk & Chief Executive Officer

PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Date of Dispatch: 10 2 70

COUNTY BOROUGH OF READING

COUNTY BOROUGH OF READING

BUILDING REGULATIONS, 1965 - PART A.

Pursuant to Regulation A 10 of the Building Regulations, you are required to give notice in writing 24 hours before:-

A. The commencement of any building operation.

B. The covering up of:-

- (1) Any excavation for a foundation.
- (2) Any foundation.
- (3) Any damp proof Course.
- (4) Any concrete or other material laid over a site.
- (5) Before any drain or private sewer (to which the Building Regulations apply) is to be haunched or covered in any way.

C. To give notice in writing not more than seven days after the work of laying a drain or private sewer has been carried out, including any necessary work of haunching or surrounding a drain or private sewer with concrete and the back filling of the trench.

D. To give the Local Authority the following notices in writing:-

- (1) Not more than seven days after the completion of the erection of a building, or
- (2) If a building or part of a building is occupied before completion not less than seven days notice before occupation as well as not more than seven days notice after completion.

E. In the case of any alteration or extension of a building, to give notice in writing not more than seven days after the work has been completed. (This also applies to the execution of work of the installation of fittings in connection with a building if plans and notices have been deposited for the work).

Printed cards for the purpose of giving the appropriate notices are available at the address given below, if required.

If a person fails to comply with any provision contained in the Building Regulations (this includes the foregoing) he shall be liable to a fine not exceeding £100, and a further fine not exceeding £10 for each day on which the default continues after he is convicted.

Building Inspection Section,
Borough Surveyor's Office,
Northern Rock House,
Cheapside,
Reading.

COUNTY BOROUGH OF READING
BOROUGH SURVEYOR AND PLANNING OFFICER'S DEPT.
DEPOSITED PLANS REPORT SHEET

Date

Date of Deposit 11.11.1969. File Ref.	Developer Second Covent Garden Property Co. Ltd. Address 171 Shaftesbury Avenue London, W.C. 2		
Plan No. Adv. T. P. No. B. P. No. 42017/A	Agent Sidney Kaye, Eric Firmin and Partners Address Tavies Inn House, 5 Holborn Circus London, E.C. 1		
Location of Site St. Mary's Butts (Holmes' site)			
Proposal (A) Ground floor - shops 1st floor - shops, showroom and storage 2nd floor - showrooms and offices basement - storage } (B) also modifications to previous scheme approved on 10.1.69.			
T. & C.P. Act 1962 S.16 Certificate	S.15 Advertised	I. D. C.	O. D. P.
To be dealt with by Mr. Committee C. A. P. O.'s Remarks		Consultations Borough Architect M. O. H. Petroleum Officer Drainage Road Engineer Fire Officer Police Adjacent L. A. B. O. R. J. A. P. C.	
Remarks		P. D.	
Recommendation			
Conditions			
Reasons		Reminders Fire Precautions Use Classes Land Allocation Road Widening Tree Preservation Parking Daylighting Advertisements Building Preservation S. 75 (HWY Act 1954) S. 62 (1881 Act 1954) S. 36 (1954 Act)	
Notes to Admin.		B.S. Form 261	

COUNTY BOROUGH OF READING
BOROUGH SURVEYOR AND PLANNING OFFICER'S DEPT.
DEPOSITED PLANS INSPECTION SHEET

Date of Deposit	11.11.1969.	Developer	Second Covent Garden Property Co. Ltd.
File Ref.		Address	171 Shaftesbury Avenue London, W.C. 2
Plan No.	Adv.	Agent	Sidney Kaye, Eric Firmin and Partners
	T. P. No.	Address	Thames Inn House, 5 Holborn Circus
	B. P. No.		London, E.C. 1
Location of Site	St. Mary's Butts (Holmes' site)		
Proposal	④ Ground floor - shops 1st floor - shops, showroom and storage 2nd floor - showrooms and offices basement - storage ⑤ also modifications to previous scheme approved on 10.1.69.		
T. & C.P. Act 1962 S.16 Certificate	S.15 Advertised	I.D.C.	O.D.P.

EXAMINATION OF PLANS

Building Inspector	
Class of Building	Light and Ventilation
Building Line	Secondary Access
Flooded Areas	Housing Act 1936 (Part iv)
Open Space (front and back)	Steel Work
Thickness of Walls	Reinforced Concrete
New Streets Act	Initials
Factory Inspector	
Fire Brigade	
Medical Officer	
Final Byelaw Examination	Contravenes Building Regulation E 4 KD
Drainage Officer	
Petroleum Officer	
Borough Architect	

Refer to other Committees

CERTIFICATE B.

TOWN AND COUNTRY PLANNING ACT 1962

CERTIFICATE UNDER SECTION 16

I hereby certify that :

1. * ~~The applicant has~~ given the requisite notice to all the persons who, 21 days before the date of the accompanying application, were owners of any of the land to which the application relates, viz. : —

Name of Owner	Address	Date of service of notice
Holmes Store Ltd.	St. Mary Butts, Reading	October 20th 1969

- *2. None of the land to which the application relates constitutes or forms part of an agricultural holding.
or : —

- *2. * ~~The applicant has~~ given the requisite notice to every person who, 21 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz. : —

Name of tenant	Address	Date of service of notice
----------------	---------	---------------------------

Signed

Sidney Kaye Eric James Park

*On behalf of Second Covent Garden Property Co., Ltd.,

Date October 20th 1969

- * Delete where inappropriate.

Where the applicant for planning permission has given notice in the form shown in Notice No. 1 to all the owners of the land to which the application relates, this Certificate should be completed and attached to the application. (See Notes for Applicants.)

OC4



Ministry of Housing and Local Government
Whitehall London SW1

Telephone 01-~~2240415~~ ext. 651
930 4300

The Town Clerk
P O Box 17
Town Hall
READING
Berks

Please reply to The Secretary

Your reference
ER/GJK/227
Our reference

H8/SA/4516
Date
12 January 1970

Sir

PUBLIC HEALTH ACT 1961
BUILDING REGULATIONS 1965
HOLMES'S SITE
READING COMMERCIAL CENTRE

I am authorised by the Minister of Housing and Local Government to refer to your letter of 31 December 1969, concerning the application made on behalf of the Second Covent Garden Property Co Ltd for the relaxation of, or dispensation with, certain of the requirements of the Building Regulations in relation to the erection of a four-storey building on the above site.

I am to say that the application has now been considered and that, in pursuance of his powers under section 6(1) of the Public Health Act 1961, the Minister hereby directs that the requirements of Building Regulation E 4 (Provision of compartment walls and compartment floors) shall be relaxed, in so far as the areas coloured pink on the plans Nos 1, 2 and 3 do not comply with the requirements of that Regulation.

The details of the work concerned are shown on plans now marked "HOUSING AND LG 8 DEC 1969, No H8/SA/4316, PLAN No 1, 2, 3, 7 & 8", which were deposited with the Council in accordance with the Building Regulations. These plans are returned herewith.

A copy of this letter has been sent to the applicants' agents, Messrs Sidney Kaye, Eric Firmin & Partners.

I am Sir
Your obedient Servant

E. Jenkins
E. JENKINS
for the Minister

BOROUGH SURVEYOR, READING	
Committee	
Rec'd	15 JAN 1970 B
Ack'd	16-1-70
SEC. NO.	41-CBI
COORDINATE REPLY WITH	
TO WHOM COPY SENT	

15.1.70	
TOWN CLERK'S DEPT. READING	
13 JAN 1970	
MONEY	
SUBMITTED TO	
COMMITTEE	

COUNTY BOROUGH OF READING**Town and Country Planning Act, 1962 and Public Health Acts****APPLICATION FOR PLANNING CONSENT AND/OR APPROVAL
PURSUANT TO THE BUILDING REGULATIONS 1965 AND/OR
CONSENT UNDER THE HIGHWAY ACT 1959 (Part VIII).**

To the Reading County Borough Council,
Town Hall, Reading

Date ..20th. October. 1969.....

I/WE hereby apply for permission to carry out the development described in this application and on the attached plans and drawings.

I/We hereby give you notice, in accordance with the Building Regulations, 1965, that it is my/our intention to erect a building(s) as described in this application and on the accompanying plans and drawings.

To be deleted when the application does not relate to the erection of a building subject to the Building Regulations.

I/We hereby apply for consent, pursuant to the Byelaws with respect to New Streets, to the construction of a new street(s) in accordance with the accompanying Plans and Sections of such street(s).

To be deleted when the application does not relate to the construction of a new street.

(Signed)

Full Name and Address of Applicant ..Second. Cavent. Garden. Property. Co.. Ltd.,.....

(In Block Letters)

(State whether Mr., Mrs. or Miss)

..171. Shaftesbury. Avenue,.....

..London. W.C.2.,.....

Telephone number ..01.240.2781.....

If signed by an Agent, Architect or Builder :

Full Name and Address Sidney Kays, Eric Firmin & Partners,.....

(In Block Letters)

..Thavies. Inn. House,.....

..5. Holborn. Circus, London. E.C.1.,.....

Profession ..Architects.....

Telephone number ..01.583.8811.....

NOTES :

(1) Subject to the provisions of section 12 of the Town and Country Planning Act, 1962, "development" means the carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any buildings or other land.

(2) Highways Act, 1959 : If the proposed development abuts on a private street the owner may be liable for payments under the provisions of the Highways Act, 1959. Information in this connection may be obtained at the Borough Surveyor's Department, Town Hall, Reading.

(3) When completed, two copies of this form and two copies of plans and drawings in accordance with "Notes for Guidance," should be forwarded to the Borough Surveyor and Planning Officer, P.O. Box No. 17, Town Hall, Reading, together with the appropriate Certificate in accordance with Section 16 of the Town and Country Planning Act, 1962.

(4) Further information and advice may be obtained at Town Planning Office, Northern Rock House, Cheapside, Reading.

Part II

BUILDING REGULATIONS

(10) General Description of Construction

- (a) Height
- (b) Floor Area (of each purpose group)
- (c) Foundations
- (d) Damp Proof Course

(e) External Walls

(f) Separating Walls

(g) Compartment Walls

(h) Internal Walls

(i) Floors:-

Ground Floor

Other Floors

(j) Ceilings

(k) Roof

(l) Classification of surface spread of flame:

Walls

Ceilings

(11) Intended Mode of Ventilation

(12) Intended Method of Drainage

To be in accordance with the enactments and byelaws in force within the Borough with respect to the drainage of buildings and premises and in accordance with plans, sections and description, to be prepared by the Borough Surveyor at my cost. Application for drainage plans should be made by the owner or his agent calling personally at the Drainage Section of the Borough Surveyor's Department after the building plans have been approved and the level of the ground floor is known.

(13) Details of Sound Insulation

(14) Details of Heating Appliances and Incinerators

(15) Has the Building a Structural frame of:-

(i) reinforced concrete?

(ii) steel?

If so, state:-

(a) Protection (if applicable)

(b) Is the steel and/or reinforced concrete work designed in

NOTE: Full details of construction, including all materials, thickness of all walls, floors, etc. to be shown on the drawings.

to Eaves **Varying see drawings** to Ridge

40,000 sq.ft. Shops, Showrooms and Storeage.
6,300 sq.ft. Offices

Materials **Reinforced concrete** Type e.g. raft, strip. **Bases**

Materials:

Horizontal **Not applicable** Thickness

Vertical Thickness **see drawings**

Materials **Natural Stone, Mosaic (glass)**

Colour Thickness **Varying see drawings**

Thermal transmittance co-efficient

Materials **Brickwork** Thickness **8 1/2"**

Materials Thickness

Materials **Brickwork & blockwork** Thickness **8 1/2", 4 1/2", 8" and 4"**

Materials **Concrete** Thickness

Materials **Concrete** Thickness

Materials Thickness

Angle Colour

Materials **Asphalt** Insulation **Wool 1" thick**

Class **Class "1" and Class "0" for circulation spaces**

Class **ditto for ceilings**

Mechanical ventilation to Malls, Shops and Car Parks

Foul 4", 6" & 9" cast iron Surface Water . . ditto
connecting into drainage in Main Centre

Walls **Plaster on brickwork or blockwork**

Floors **Shops to be finished by Tenants**

Gas fired Boiler for heating/ventilation plant for
Malls. Electric domestic incinerators in Female
Toilets to Offices

Reinforced concrete

.

Stanchions

Beams

THERMAL INSULATION (Industrial Buildings) ACT, 1957

This information is required in respect of all proposed industrial buildings and extensions of existing industrial buildings other than (a) boiler houses and (b) unheated buildings.

- (15) (a) Form of heating used or to be used
- (b) Type of fuel
- (c) Height of any chimney
- (d) Internal design temperature in degrees F for each part of the building
- (e) Thermal resistance of roof construction
- (i) roof covering
- (ii) insulating material
- (iii) air space (if any) between (i) & (ii)
- (f) Has the insulating material been tested in accordance with B.S. 476 Part 1 1953 (flame spread)?
- (g) Classification under the above Test and F.R.O.S.I. No.

Yes/No

NOTE: Plans submitted for approval under Building Regulations, 1965, should include a large scale section of the roof construction showing clearly details of the covering and insulating material.

FOR OFFICE USE ONLY

Description

Situation

For

Date of { Disapproval }
{ Approval }

Date Received	Date Acknowledged	Date to T.P. & B. Committee	Decision Despatched

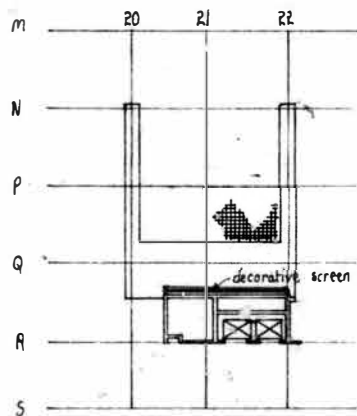
B. B.

T. P.

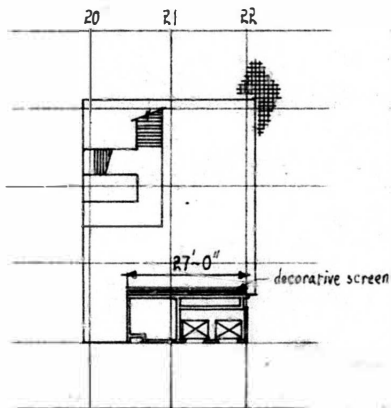
Part I

GENERAL INFORMATION

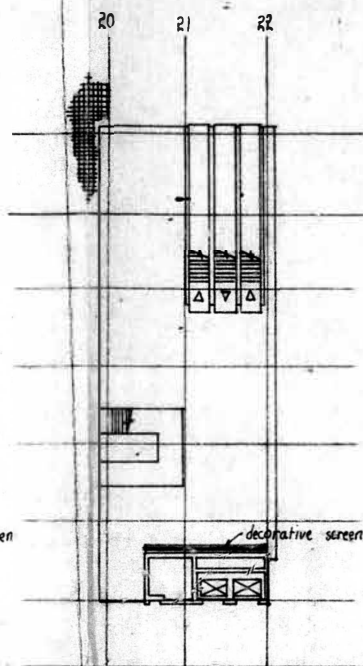
(1) Particulars of the applicant's interest in the land (e.g. owner, lessee, tenant, prospective purchaser, etc.).	(1) Lessee
(2) Address or location of the land to be developed, in sufficient detail to enable it to be readily identified by reference to distinctive colour on the block plan and/or site plan (where applicable).	(2) St Mary Butte, Reading, site of Holmes Store and adjacent Corporation land coloured pink on plan
(3) Describe briefly the proposed development including the purpose for which the land and/or buildings are to be used. If they are to be used for more than one purpose, give details.	(3) Erection of a four storey building consisting of a. Shops at Ground Floor level, Shops/Showroom/Storage at 1st Floor level and showrooms and Offices at 2nd Floor level. Basement storage b. Modification to previous scheme covered by Planning Consent on land shown pink hatched red to permit Shops at Ground Floor, Shops/Showroom/Store at 1st Floor, Offices and maisonettes at 2nd & 3rd Floor levels.
(4) State if application is for outline planning consent only.	(4) No
(5) State the purpose for which the land and/or buildings were used prior to the use now proposed, and if used for more than one purpose, give details.	(5) Commercial premises
(6) State whether the proposed development involves the construction of a new, or the alteration of an existing access to or from a highway, and if so whether vehicular or pedestrian	(6) No
(7) If the proposed development involves the laying out of a new street(s), state the intended name(s) of such street(s).	(7) No
(8) If the building is to be used wholly or partly for residential purposes state: The three maisonettes	
(i) the number of habitable rooms.	(i) 1 living room and 3 bedrooms in each
(ii) the total floor area of the non-residential part, if any. (See "Notes for Guidance.")	(ii) -
(9) If the building is to be used wholly or partly for industrial or commercial use, state:	
(i) the nature of the proposed industry or business, including, if for industrial use, a brief description of the type of processes to be carried on.	(i) Shopping Centre
(ii) the total floor area.	(ii) 46,000 sq. ft.
(iii) the intended provisions for the loading and unloading of vehicles.	(iii) Basement Service Road
(iv) area available for car parking.	(iv) Approx. 730
(v) if for industrial use, the means of	



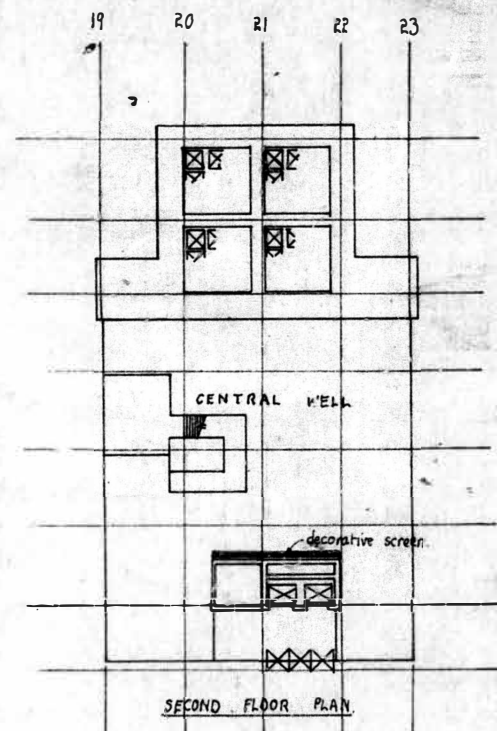
BASEMENT PLAN



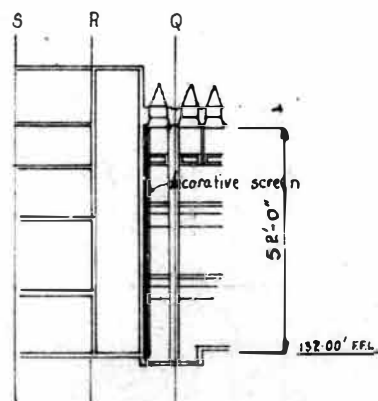
GROUND FLOOR PLAN



FIRST FLOOR PLAN



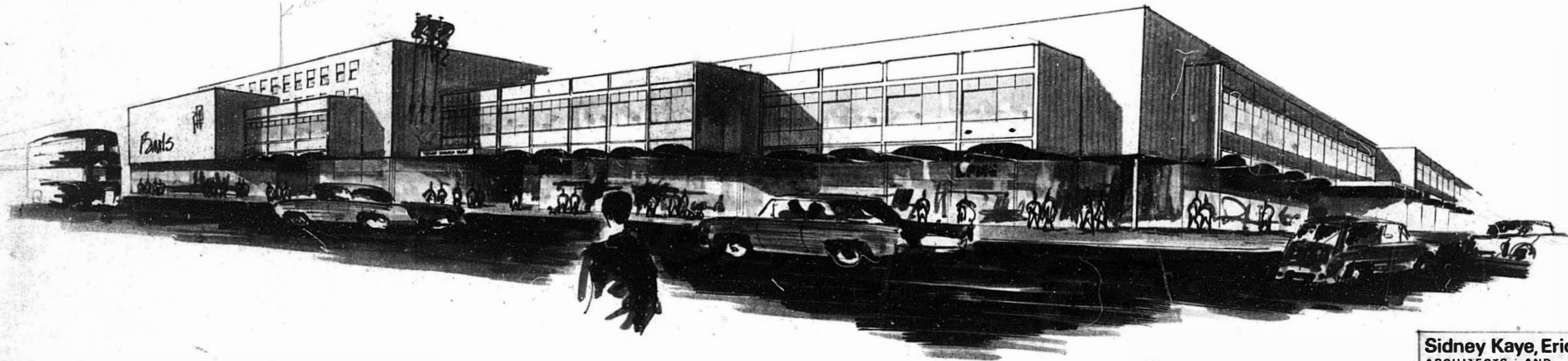
SECOND FLOOR PLAN



SECTION ALONG GRID 21

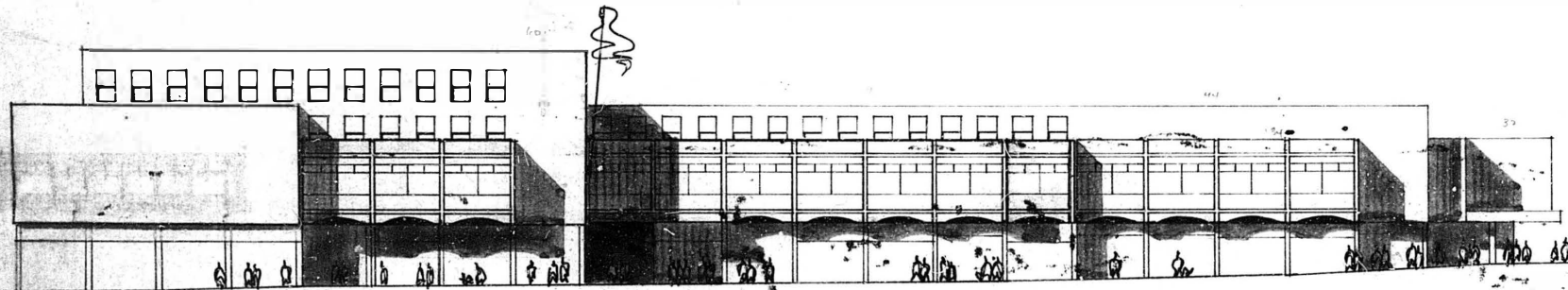
DATE REVISED	DETAIL OF REVISION	REVISION LETTER
READING COMMERCIAL CENTRE PROJECT 16 MAR 1970 HKS/SP/15185		
LOCATION OF DECORATIVE SCREEN SUBJECT		
Sidney Kaye, Eric Firmin & Partners ARCHITECTS AND PLANNING CONSULTANTS THAVIES INN HOUSE 5, HOLBORN CIRCUS LONDON E.C.1. 01-563 8811		
DRAWN	CHECKED	DATE
		FEB/70
SCALE		SK/201.
DRAWING NUMBER		REVISION

42017/A



Sidney Kaye, Eric Firmin & Partners
ARCHITECTS AND PLANNING CONSULTANTS
THAVIES INN HOUSE 5, MCLBORN CIRCUS LONDON EC1 01-583-8811

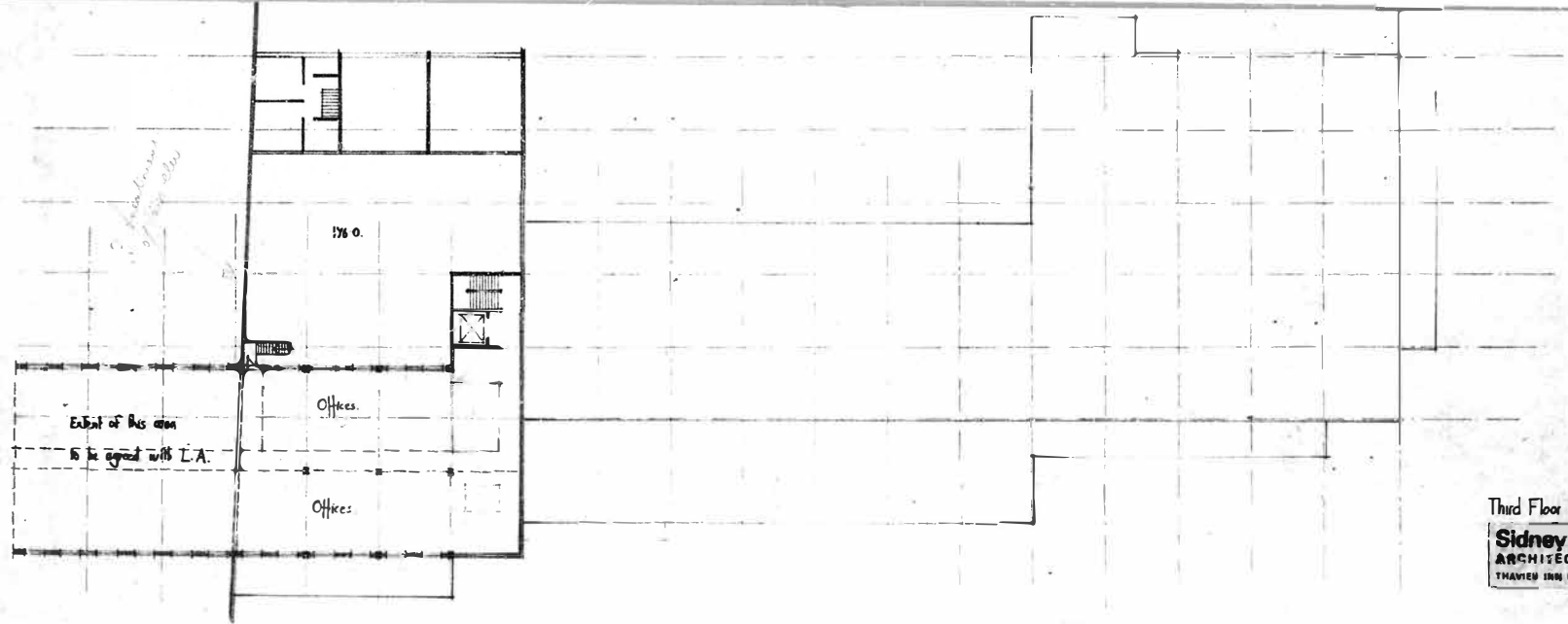
13017/A



ELEVATION from St. Mary's Bldg.

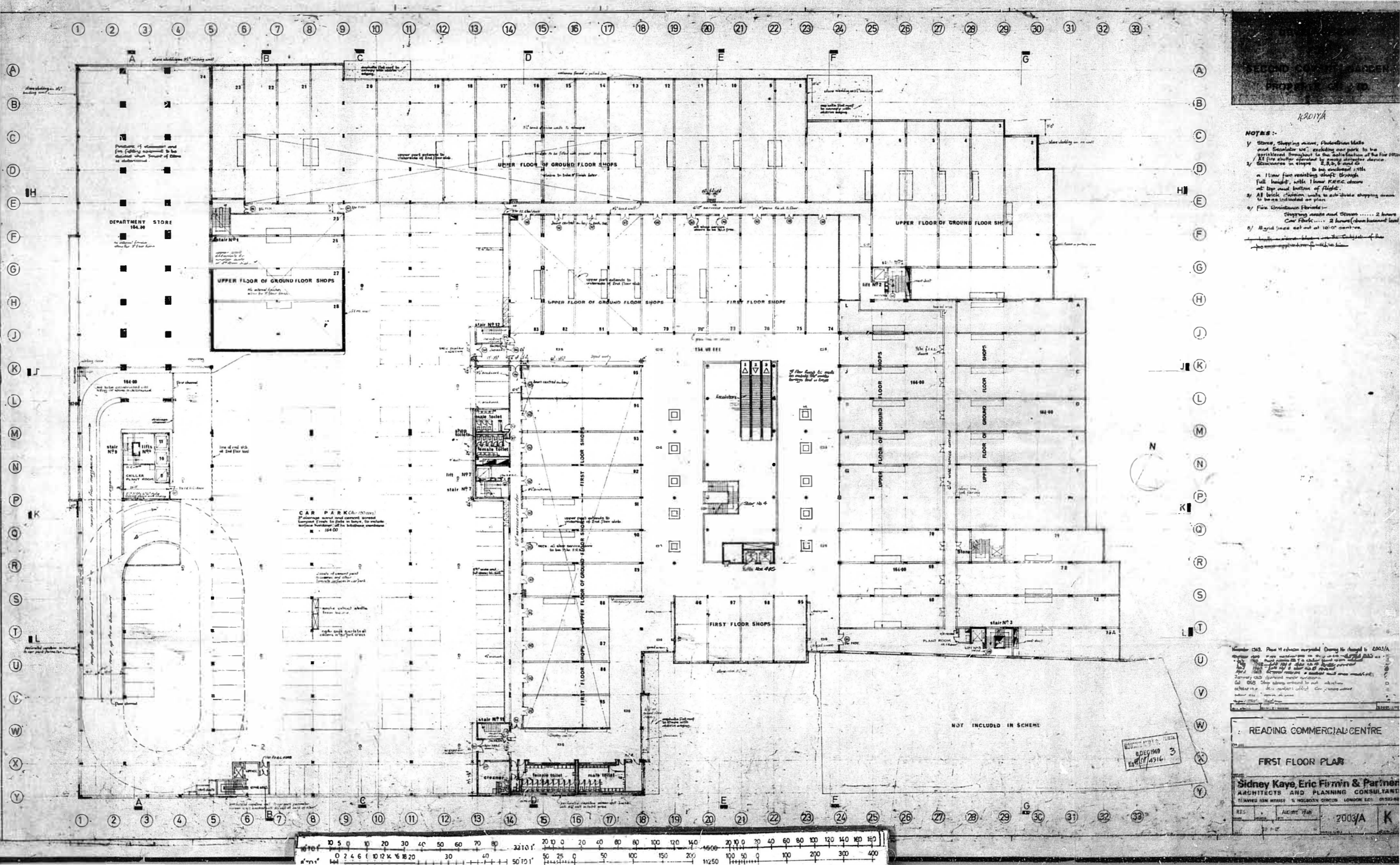
Sidney Kaye, Eric Firmin & Partners
ARCHITECTS AND PLANNING CONSULTANTS
THAVIES INN HOUSE 5, HOLBORN CIRCUS LONDON EC1 01583-8811

1/2017/A



Third Floor Plan.

Sidney Kaye, Eric Firmin & Partners
ARCHITECTS AND PLANNING CONSULTANTS
THAVIEY INN HOUSE & HOLBORN CIRCUS LONDON EC1



READING COMMERCIAL CENTRE
FLOOR PLAN

RADIYA

- NOTES:-
- y Store, shopping centre, Richardson Malls and Sainsbury's, excluding car park to be constructed throughout the development of the first floor.
 - All fire shutters operated by ground anchor device.
 - Staircases in shops to be enclosed with fire doors.
 - Flow from existing street through full length, with 1 hour fire door at top and bottom of flight.
 - All brick, "Indian" units to suit shops shopping centre to be enclosed in glass.
 - Fire Protection Details:-
 - Shopping centre and Sainsbury's 2 hours
 - Car Park 2 hours (down basement level)
 - May 1988 not at 10:00 hours.
 - For more details see the details of the fire protection details.

Number 1263, Phase 1 extension completed. During the change to 2003/A, the plan was amended to show the new layout of the car park and the new layout of the shops. The plan was amended to show the new layout of the car park and the new layout of the shops. The plan was amended to show the new layout of the car park and the new layout of the shops.

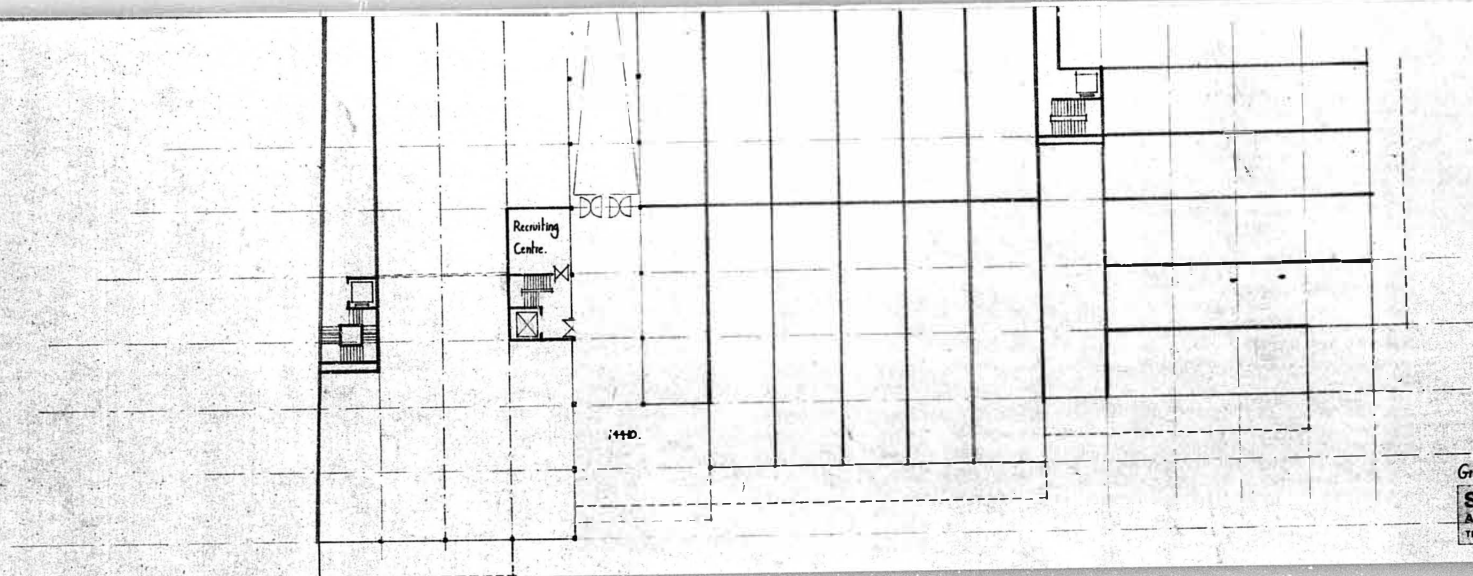
READING COMMERCIAL CENTRE

FIRST FLOOR PLAN

Sidney Kaye, Eric Firmin & Partners
ARCHITECTS AND PLANNING CONSULTANTS

2003/A K

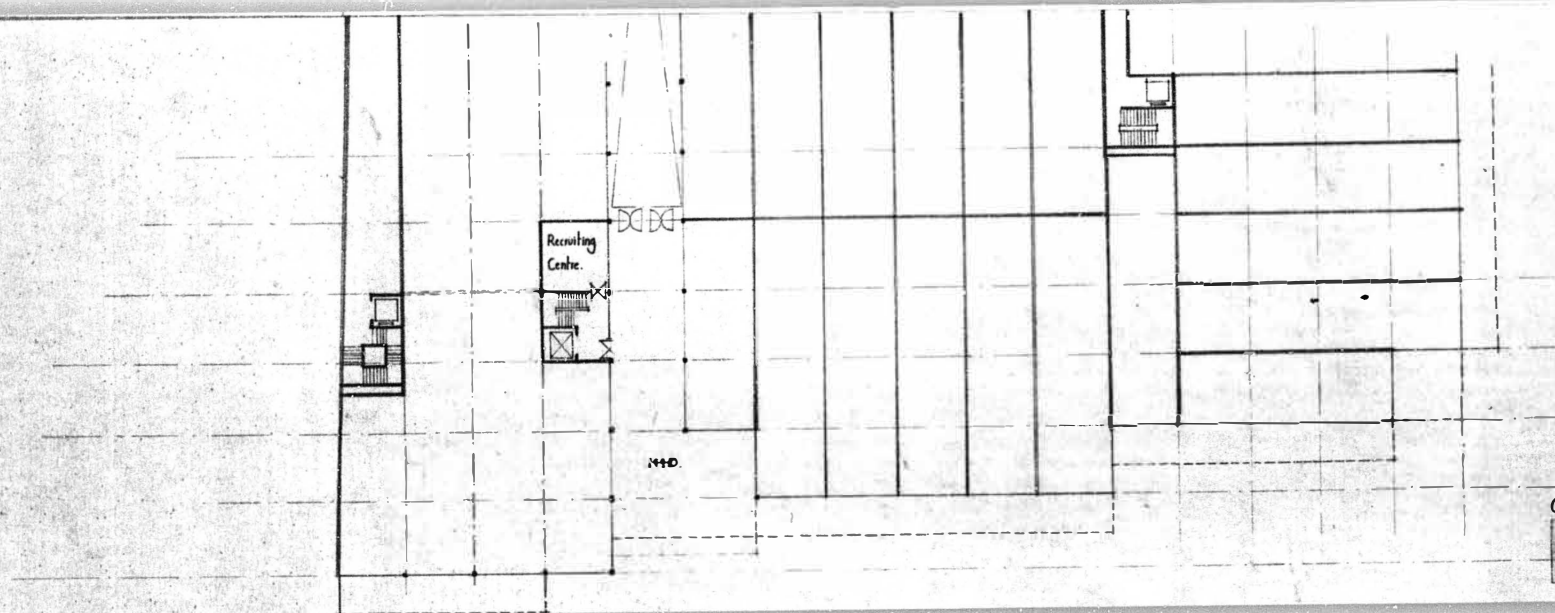
K2017/A



Ground Floor Plan.
Sidney Kaye, Eric Firmin & Partners
 ARCHITECTS AND PLANNING CONSULTANTS
 THAVIE HOUSE 6 HOLBORN CIRCUS LONDON EC1 0193-8911

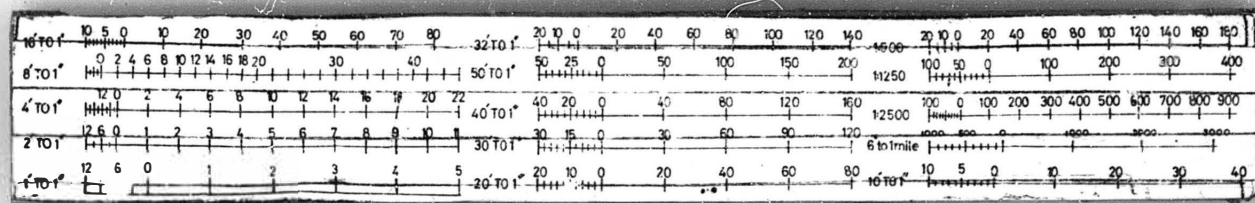


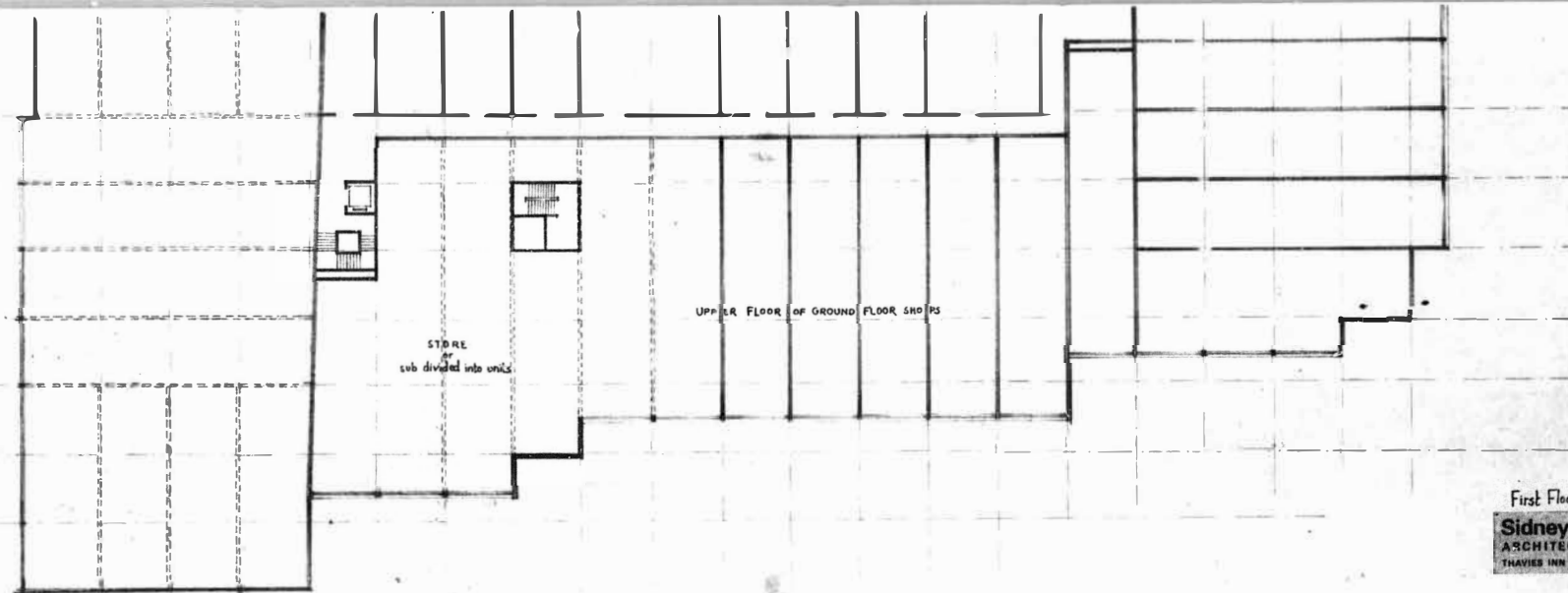
A2011/A



Ground Floor Plan.

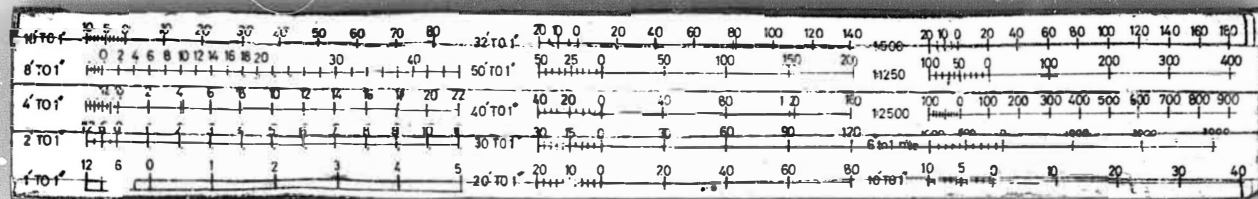
Sidney Kaye, Eric Firmin & Partners
 ARCHITECTS AND PLANNING CONSULTANTS
 THAVIES INN HOUSE 5, HOLBORN CIRCUS LONDON EC1 0HS 0811

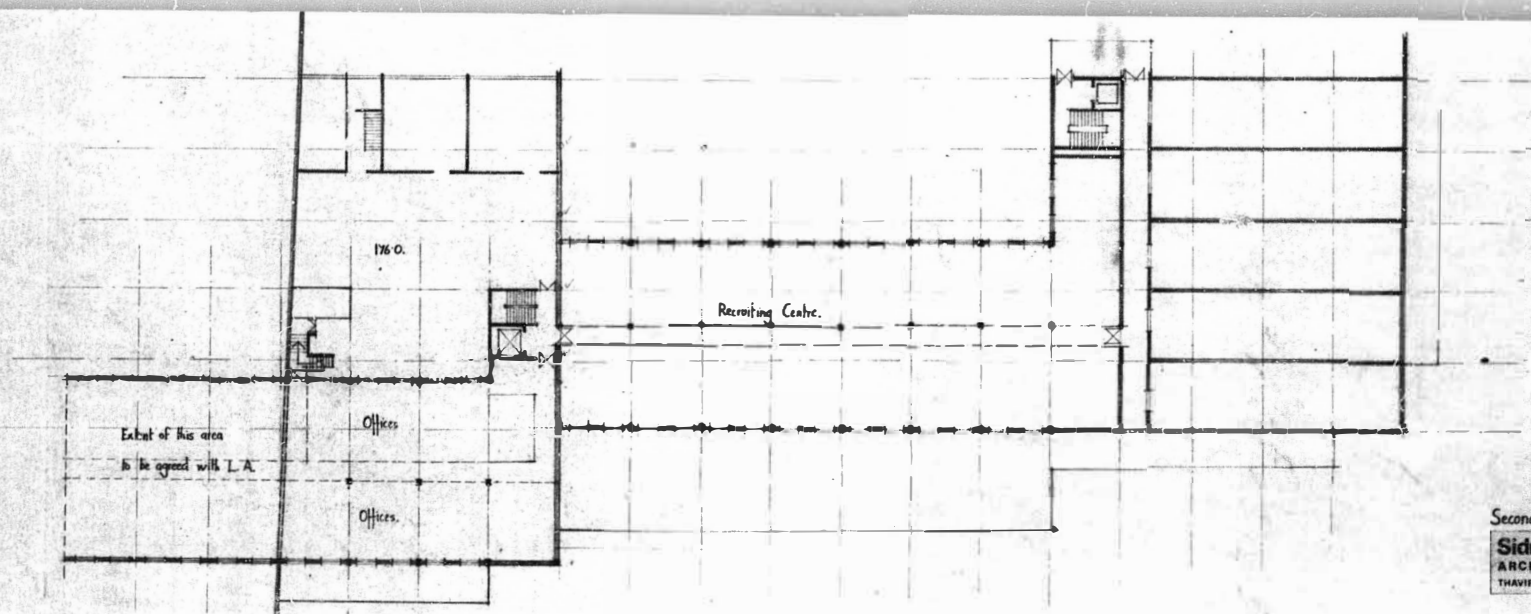




First Floor Plan.

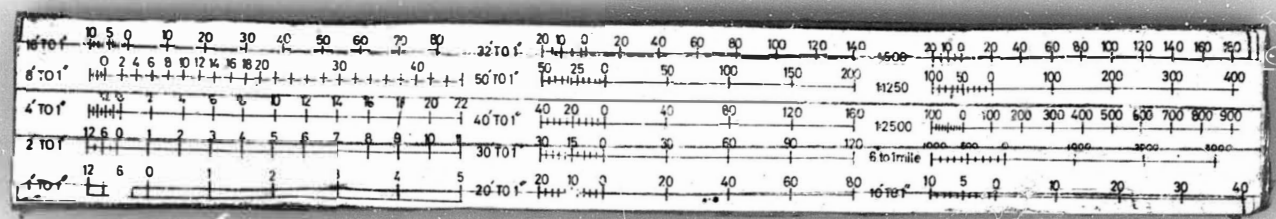
Sidney Kaye, Eric Firmin & Partners
 ARCHITECTS AND PLANNING CONSULTANTS
 THAMES INN HOUSE 5 HOLBORN CHURCH LONDON EC1 0J 05838811

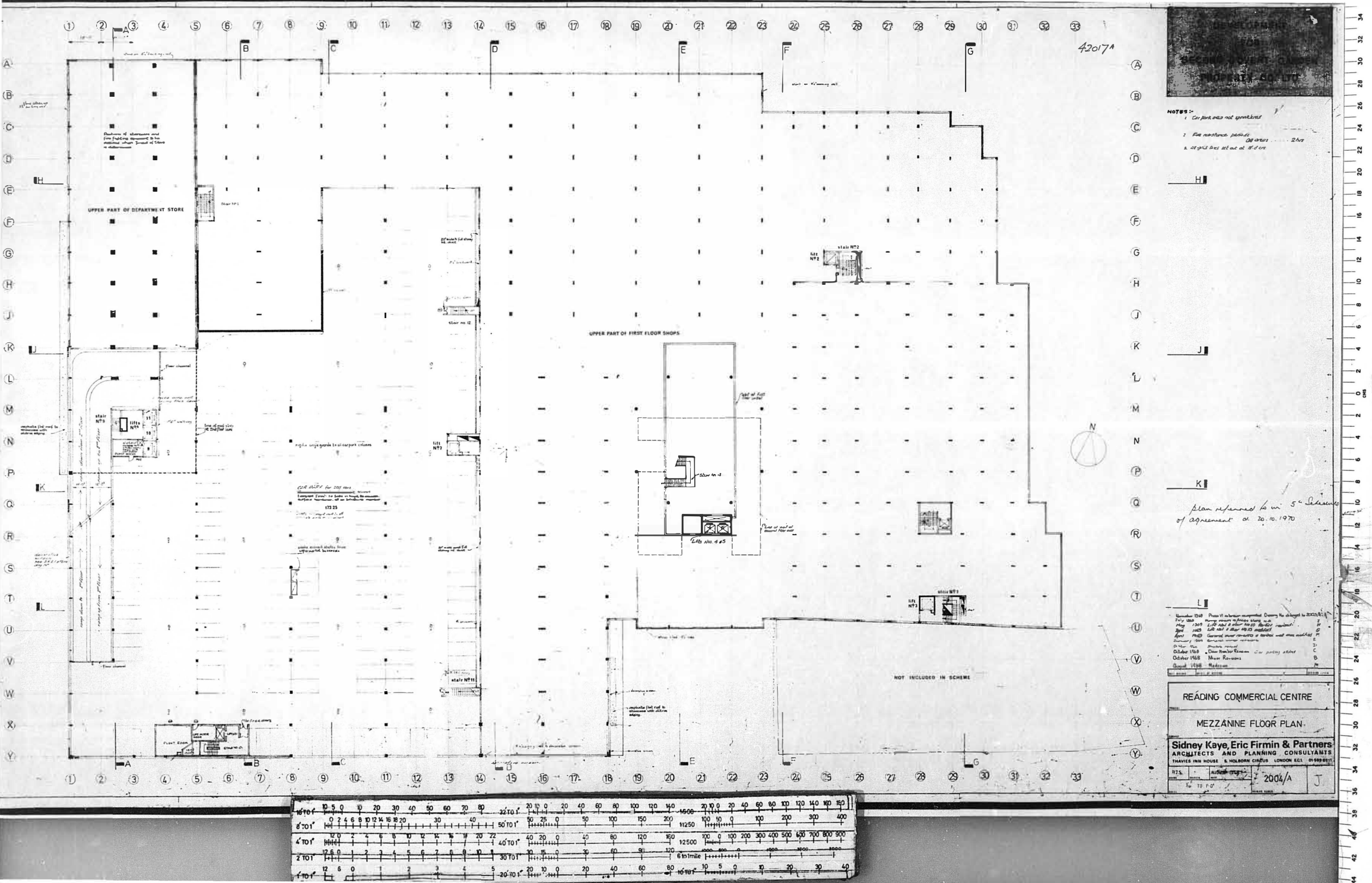


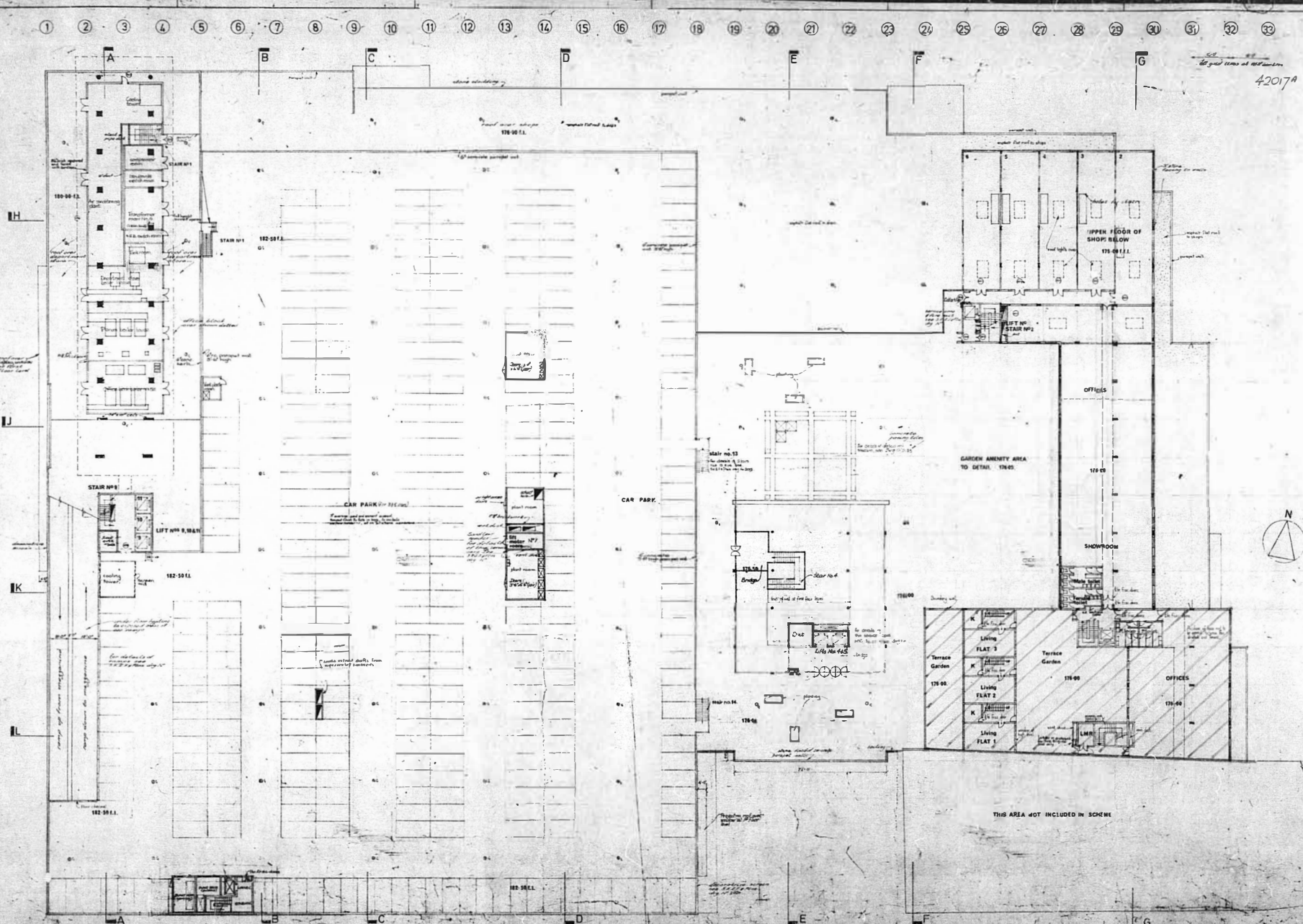


K2017A

Second Floor Plan.
Sidney Kaye, Eric Firmin & Partners
 ARCHITECTS AND PLANNING CONSULTANTS
 THAVES INN HOUSE 5, HOLBORN CIRCUS LONDON EC1 0TH







- NOTES -
1. Shoppers
Spring
Fire at
2. Shoppers
Lake
Lough
and
3. All
reduced
4. First

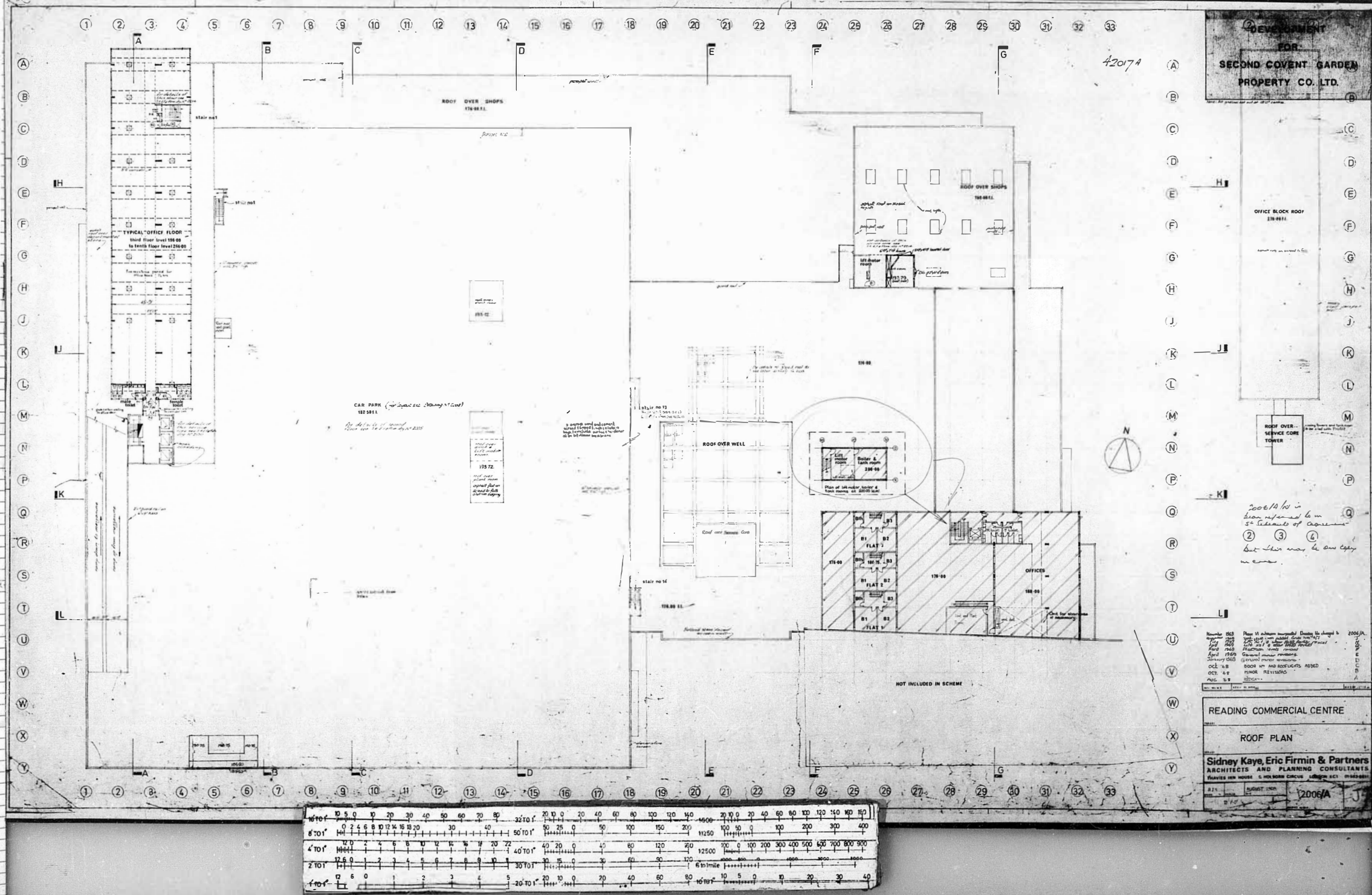


November 1963	Phon Waxman
December 1963	Sam Grant
January 1964	Barbara Grant
February 1964	Sam Grant
March 1964	Sam Grant
April 1964	Sam Grant
May 1964	Sam Grant
June 1964	Sam Grant
July 1964	Sam Grant
August 1964	Sam Grant
September 1964	Sam Grant
October 1964	Sam Grant
November 1964	Sam Grant
December 1964	Sam Grant
January 1965	Sam Grant
February 1965	Sam Grant
March 1965	Sam Grant
April 1965	Sam Grant
May 1965	Sam Grant
June 1965	Sam Grant
July 1965	Sam Grant
August 1965	Sam Grant
September 1965	Sam Grant
October 1965	Sam Grant
November 1965	Sam Grant
December 1965	Sam Grant
January 1966	Sam Grant
February 1966	Sam Grant
March 1966	Sam Grant
April 1966	Sam Grant
May 1966	Sam Grant
June 1966	Sam Grant
July 1966	Sam Grant
August 1966	Sam Grant
September 1966	Sam Grant
October 1966	Sam Grant
November 1966	Sam Grant
December 1966	Sam Grant
January 1967	Sam Grant
February 1967	Sam Grant
March 1967	Sam Grant
April 1967	Sam Grant
May 1967	Sam Grant
June 1967	Sam Grant
July 1967	Sam Grant
August 1967	Sam Grant
September 1967	Sam Grant
October 1967	Sam Grant
November 1967	Sam Grant
December 1967	Sam Grant
January 1968	Sam Grant
February 1968	Sam Grant
March 1968	Sam Grant
April 1968	Sam Grant
May 1968	Sam Grant
June 1968	Sam Grant
July 1968	Sam Grant
August 1968	Sam Grant
September 1968	Sam Grant
October 1968	Sam Grant
November 1968	Sam Grant
December 1968	Sam Grant
January 1969	Sam Grant
February 1969	Sam Grant
March 1969	Sam Grant
April 1969	Sam Grant
May 1969	Sam Grant
June 1969	Sam Grant
July 1969	Sam Grant
August 1969	Sam Grant
September 1969	Sam Grant
October 1969	Sam Grant
November 1969	Sam Grant
December 1969	Sam Grant
January 1970	Sam Grant
February 1970	Sam Grant
March 1970	Sam Grant
April 1970	Sam Grant
May 1970	Sam Grant
June 1970	Sam Grant
July 1970	Sam Grant
August 1970	Sam Grant
September 1970	Sam Grant
October 1970	Sam Grant
November 1970	Sam Grant
December 1970	Sam Grant
January 1971	Sam Grant
February 1971	Sam Grant
March 1971	Sam Grant
April 1971	Sam Grant
May 1971	Sam Grant
June 1971	Sam Grant
July 1971	Sam Grant
August 1971	Sam Grant
September 1971	Sam Grant
October 1971	Sam Grant
November 1971	Sam Grant
December 1971	Sam Grant
January 1972	Sam Grant
February 1972	Sam Grant
March 1972	Sam Grant
April 1972	Sam Grant
May 1972	Sam Grant
June 1972	Sam Grant
July 1972	Sam Grant
August 1972	Sam Grant
September 1972	Sam Grant
October 1972	Sam Grant
November 1972	Sam Grant
December 1972	Sam Grant
January 1973	Sam Grant
February 1973	Sam Grant
March 1973	Sam Grant
April 1973	Sam Grant
May 1973	Sam Grant
June 1973	Sam Grant
July 1973	Sam Grant
August 1973	Sam Grant
September 1973	Sam Grant
October 1973	Sam Grant
November 1973	Sam Grant
December 1973	Sam Grant
January 1974	Sam Grant
February 1974	Sam Grant
March 1974	Sam Grant
April 1974	Sam Grant
May 1974	Sam Grant
June 1974	Sam Grant
July 1974	Sam Grant
August 1974	Sam Grant
September 1974	Sam Grant
October 1974	Sam Grant
November 1974	Sam Grant
December 1974	Sam Grant
January 1975	Sam Grant
February 1975	Sam Grant
March 1975	Sam Grant
April 1975	Sam Grant
May 1975	Sam Grant
June 1975	Sam Grant
July 1975	Sam Grant
August 1975	Sam Grant
September 1975	Sam Grant
October 1975	Sam Grant
November 1975	Sam Grant
December 1975	Sam Grant
January 1976	Sam Grant
February 1976	Sam Grant
March 1976	Sam Grant
April 1976	Sam Grant
May 1976	Sam Grant
June 1976	Sam Grant
July 1976	Sam Grant
August 1976	Sam Grant
September 1976	Sam Grant
October 1976	Sam Grant
November 1976	Sam Grant
December 1976	Sam Grant
January 1977	Sam Grant
February 1977	Sam Grant
March 1977	Sam Grant
April 1977	Sam Grant
May 1977	Sam Grant
June 1977	Sam Grant
July 1977	Sam Grant
August 1977	Sam Grant
September 1977	Sam Grant
October 1977	Sam Grant
November 1977	Sam Grant
December 1977	Sam Grant
January 1978	Sam Grant
February 1978	Sam Grant
March 1978	Sam Grant
April 1978	Sam Grant
May 1978	Sam Grant
June 1978	Sam Grant
July 1978	Sam Grant
August 1978	Sam Grant
September 1978	Sam Grant
October 1978	Sam Grant
November 1978	Sam Grant
December 1978	Sam Grant
January 1979	Sam Grant
February 1979	Sam Grant
March 1979	Sam Grant
April 1979	Sam Grant
May 1979	Sam Grant
June 1979	Sam Grant
July 1979	Sam Grant
August 1979	Sam Grant
September 1979	Sam Grant
October 1979	Sam Grant
November 1979	Sam Grant
December 1979	Sam Grant
January 1980	Sam Grant
February 1980	Sam Grant
March 1980	Sam Grant
April 1980	Sam Grant
May 1980	Sam Grant
June 1980	Sam Grant
July 1980	Sam Grant
August 1980	Sam Grant
September 1980	Sam Grant
October 1980	Sam Grant
November 1980	Sam Grant
December 1980	Sam Grant
January 1981	Sam Grant
February 1981	Sam Grant
March 1981	Sam Grant
April 1981	Sam Grant
May 1981	Sam Grant
June 1981	Sam Grant
July 1981	Sam Grant
August 1981	Sam Grant
September 1981	Sam Grant
October 1981	Sam Grant
November 1981	Sam Grant
December 1981	Sam Grant
January 1982	Sam Grant
February 1982	Sam Grant
March 1982	Sam Grant
April 1982	Sam Grant
May 1982	Sam Grant
June 1982	Sam Grant
July 1982	Sam Grant
August 1982	Sam Grant
September 1982	Sam Grant
October 1982	Sam Grant
November 1982	Sam Grant
December 1982	Sam Grant
January 1983	Sam Grant
February 1983	Sam Grant
March 1983	Sam Grant
April 1983	Sam Grant
May 1983	Sam Grant
June 1983	Sam Grant
July 1983	Sam Grant
August 1983	Sam Grant
September 1983	Sam Grant
October 1983	Sam Grant
November 1983	Sam Grant
December 1983	Sam Grant
January 1984	Sam Grant
February 1984	Sam Grant
March 1984	Sam Grant
April 1984	Sam Grant
May 1984	Sam Grant
June 1984	Sam Grant
July 1984	Sam Grant
August 1984	Sam Grant
September 1984	Sam Grant
October 1984	Sam Grant
November 1984	Sam Grant
December 1984	Sam Grant
January 1985	Sam Grant
February 1985	Sam Grant
March 1985	Sam Grant
April 1985	Sam Grant
May 1985	Sam Grant
June 1985	Sam Grant
July 1985	Sam Grant
August 1985	Sam Grant
September 1985	Sam Grant
October 1985	Sam Grant
November 1985	Sam Grant
December 1985	Sam Grant
January 1986	Sam Grant
February 1986	Sam Grant
March 1986	Sam Grant
April 1986	Sam Grant
May 1986	Sam Grant
June 1986	Sam Grant
July 1986	Sam Grant
August 1986	Sam Grant
September 1986	Sam Grant
October 1986	Sam Grant
November 1986	Sam Grant
December 1986	Sam Grant
January 1987	Sam Grant
February 1987	Sam Grant
March 1987	Sam Grant
April 1987	Sam Grant
May 1987	Sam Grant
June 1987	Sam Grant
July 1987	Sam Grant
August 1987	Sam Grant
September 1987	Sam Grant
October 1987	Sam Grant
November 1987	Sam Grant
December 1987	Sam Grant
January 1988	Sam Grant
February 1988	Sam Grant
March 1988	Sam Grant
April 1988	Sam Grant
May 1988	Sam Grant
June 1988	Sam Grant
July 1988	Sam Grant
August 1988	Sam Grant
September 1988	Sam Grant
October 1988	Sam Grant
November 1988	Sam Grant
December 1988	Sam Grant
January 1989	Sam Grant
February 1989	Sam Grant
March 1989	Sam Grant
April 1989	Sam Grant
May 1989	Sam Grant
June 1989	Sam Grant
July 1989	Sam Grant
August 1989	Sam Grant
September 1989	Sam Grant
October 1989	Sam Grant
November 1989	Sam Grant
December 1989	Sam Grant
January 1990	Sam Grant
February 1990	Sam Grant
March 1990	Sam Grant
April 1990	Sam Grant
May 1990	Sam Grant
June 1990	Sam Grant
July 1990	Sam Grant
August 1990	Sam Grant
September 1990	Sam Grant
October 1990	Sam Grant
November 1990	Sam Grant
December 1990	Sam Grant
January 1991	Sam Grant
February 1991	Sam Grant
March 1991	Sam Grant
April 1991	Sam Grant
May 1991	Sam Grant
June 1991	Sam Grant
July 1991	Sam Grant
August 1991	Sam Grant
September 1991	Sam Grant
October 1991	Sam Grant
November 1991	Sam Grant
December 1991	Sam Grant
January 1992	Sam Grant
February 1992	Sam Grant
March 1992	Sam Grant
April 1992	Sam Grant
May 1992	Sam Grant
June 1992	Sam Grant
July 1992	Sam Grant
August 1992	Sam Grant
September 1992	Sam Grant
October 1992	Sam Grant
November 1992	Sam Grant
December 1992	Sam Grant
January 1993	Sam Grant
February 1993	Sam Grant
March 1993	Sam Grant
April 1993	Sam Grant
May 1993	Sam Grant
June 1993	Sam Grant
July 1993	Sam Grant
August 1993	Sam Grant
September 1993	Sam Grant
October 1993	Sam Grant
November 1993	Sam Grant
December 1993	Sam Grant
January 1994	Sam Grant
February 1994	Sam Grant
March 1994	Sam Grant
April 1994	Sam Grant
May 1994	Sam Grant
June 1994	Sam Grant
July 1994	Sam Grant
August 1994	Sam Grant
September 1994	Sam Grant
October 1994	Sam Grant
November 1994	Sam Grant
December 1994	Sam Grant
January 1995	Sam Grant
February 1995	Sam Grant
March 1995	Sam Grant
April 1995	Sam Grant
May 1995	Sam Grant
June 1995	Sam Grant
July 1995	Sam Grant
August 1995	Sam Grant
September 1995	Sam Grant
October 1995	Sam Grant
November 1995	Sam Grant
December 1995	Sam Grant
January 1996	Sam Grant
February 1996	Sam Grant
March 1996	Sam Grant
April 1996	Sam Grant
May 1996	Sam Grant
June 1996	Sam Grant
July 1996	Sam Grant
August 1996	Sam Grant
September 1996	Sam Grant
October 1996	Sam Grant
November 1996	Sam Grant
December 1996	Sam Grant
January 1997	Sam Grant
February 1997	Sam Grant
March 1997	Sam Grant
April 1997	Sam Grant
May 1997	Sam Grant
June 1997	Sam Grant
July 1997	Sam Grant
August 1997	Sam Grant
September 1997	Sam Grant
October 1997	Sam Grant
November 1997	Sam Grant
December 1997	Sam Grant
January 1998	Sam Grant
February 1998	Sam Grant
March 1998	Sam Grant
April 1998	Sam Grant
May 1998	Sam Grant
June 1998	Sam Grant
July 1998	Sam Grant
August 1998	Sam Grant
September 1998	Sam Grant
October 1998	Sam Grant
November 1998	Sam Grant
December 1998	Sam Grant
January 1999	Sam Grant
February 1999	Sam Grant
March 1999	Sam Grant
April 1999	Sam Grant
May 1999	Sam Grant
June 1999	Sam Grant
July 1999	Sam Grant
August 1999	Sam Grant
September 1999	Sam Grant
October 1999	Sam Grant
November 1999	Sam Grant
December 1999	Sam Grant
January 2000	Sam Grant
February 2000	Sam Grant
March 2000	Sam Grant
April 2000	Sam Grant
May 2000	Sam Grant
June 2000	Sam Grant
July 2000	Sam Grant
August 2000	Sam Grant
September 2000	Sam Grant
October 2000	Sam Grant
November 2000	Sam Grant
December 2000	Sam Grant
January 2001	Sam Grant
February 2001	Sam Grant
March 2001	Sam Grant
April 2001	Sam Grant
May 2001	Sam Grant
June 2001	Sam Grant
July 2001	Sam Grant
August 2001	Sam Grant
September 2001	Sam Grant
October 2001	Sam Grant
November 2001	Sam Grant
December 2001	Sam Grant
January 2002	Sam Grant
February 2002	Sam Grant
March 2002	Sam Grant
April 2002	Sam Grant
May 2002	Sam Grant
June 2002	Sam Grant
July 2002	Sam Grant
August 2002	Sam Grant
September 2002	Sam Grant
October 2002	Sam Grant
November 2002	Sam Grant
December 2002	Sam Grant
January 2003	Sam Grant
February 2003	Sam Grant
March 2003	Sam Grant
April 2003	Sam Grant
May 2003	Sam Grant
June 2003	Sam Grant
July 2003	Sam Grant
August 2003	Sam Grant
September 2003	Sam Grant
October 2003	Sam Grant
November 2003	Sam Grant
December 2003	Sam Grant
January 2004	Sam Grant
February 2004	Sam Grant
March 2004	Sam Grant
April 2004	Sam Grant
May 2004	Sam Grant
June 2004	Sam Grant
July 2004	Sam Grant
August 2004	Sam Grant
September 2004	Sam Grant
October 2004	Sam Grant
November 2004	Sam Grant
December 2004	Sam Grant
January 2005	Sam Grant
February 2005	Sam Grant
March 2005	Sam Grant
April 2005	Sam Grant
May 2005	Sam Grant
June 2005	Sam Grant
July 2005	Sam Grant
August 2005	Sam Grant
September 2005	Sam Grant
October 2005	Sam Grant
November 2005	Sam Grant
December 2005	Sam Grant
January 2006	Sam Grant
February 2006	Sam Grant
March 2006	Sam Grant
April 2006	Sam Grant
May 2006	Sam Grant
June 2006	Sam Grant
July 2006	Sam Grant
August 2006	Sam Grant
September 2006	Sam Grant
October 2006	Sam Grant
November 2006	Sam Grant
December 2006	Sam Grant
January 2007	Sam Grant
February 2007	Sam Grant
March 2007	Sam Grant
April 2007	Sam Grant
May 2007	Sam Grant
June 2007	Sam Grant
July 2007	Sam Grant
August 2007	Sam Grant
September 2007	Sam Grant
October 2007	Sam Grant
November 2007	Sam Grant
December 2007	Sam Grant
January 2008	Sam Grant
February 2008	Sam Grant
March 2008	Sam Grant
April 2008	Sam Grant
May 2008	Sam Grant
June 2008	Sam Grant
July 2008	Sam Grant
August 2008	Sam Grant
September 2008	Sam Grant
October 2008	Sam Grant
November 2008	Sam Grant
December 2008	Sam Grant
January 2009	Sam Grant
February 2009	Sam Grant
March 2009	Sam Grant
April 2009	Sam Grant
May 2009	Sam Grant
June 2009	Sam Grant
July 2009	Sam Grant
August 2009	Sam Grant
September 2009	Sam Grant
October 2009	Sam Grant
November 2009	Sam Grant
December 2009	Sam Grant
January 2010	Sam Grant
February 2010	Sam Grant
March 2010	Sam Grant
April 2010	Sam Grant
May 2010	Sam Grant
June 2010	Sam Grant
July 2010	Sam Grant
August 2010	Sam Grant
September 2010	

READING COMPREHENSION

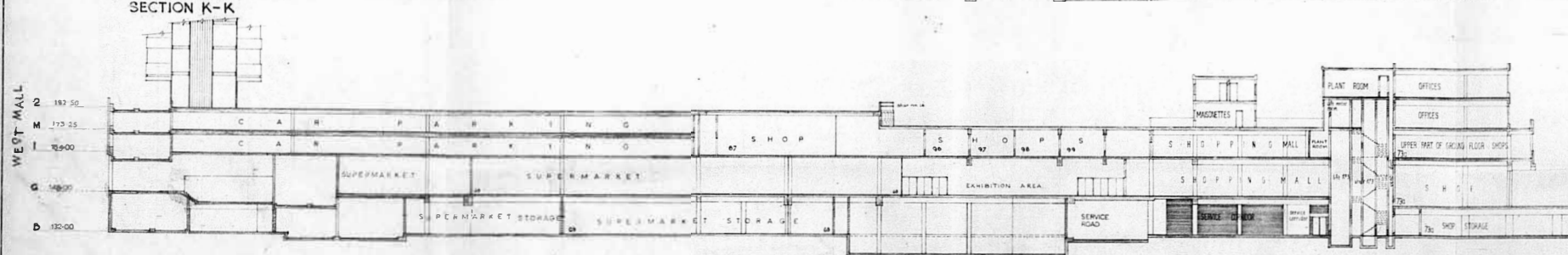
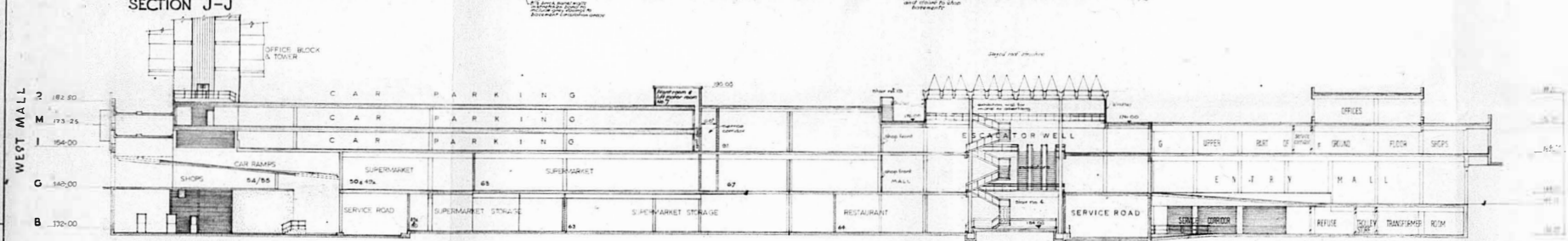
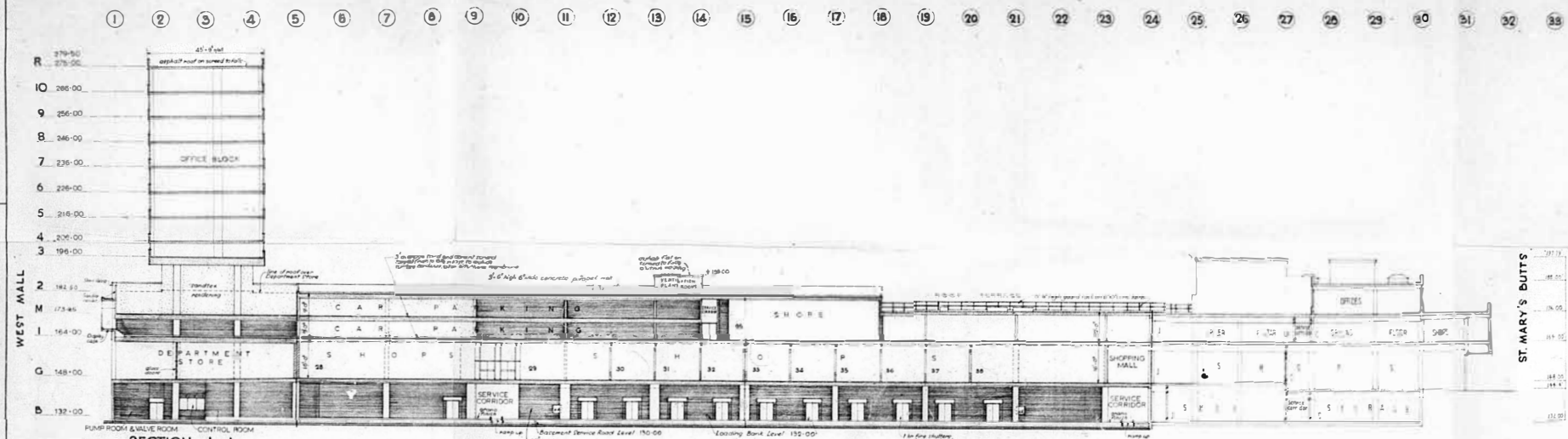
SECOND FLG

Sidney Kaye, Eric
ARCHITECTS AND
TALAMON INH ENGINEERS



DEVELOPMENT
FOR
SECOND COVENT GARDEN
PROPERTY CO. LTD.

4.201/1



ST. MARY'S BUTTS

ST. MARY'S BUTTS

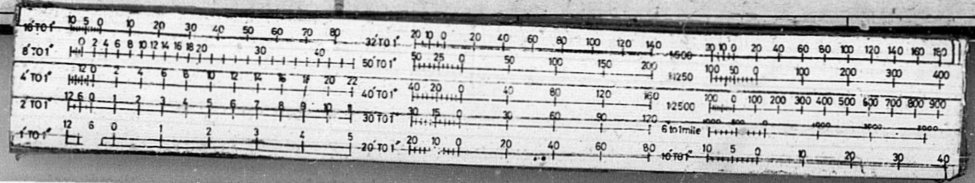
See also Plan T. section recorded by 31 changed to 2010

READING COMMERCIAL CENTRE.

SECTIONS J-J, K-K & L-L

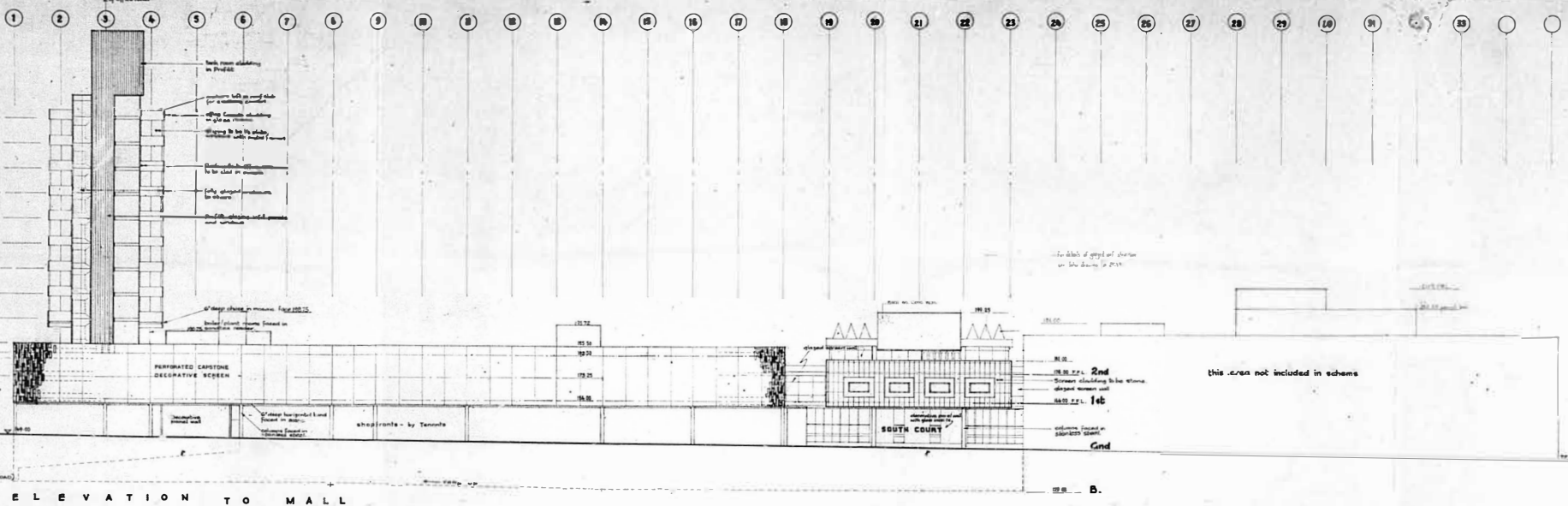
Sidney Kays, Eric Firmin & Partners
ARCHITECTS AND PLANNING CONSULTANTS

2010/1

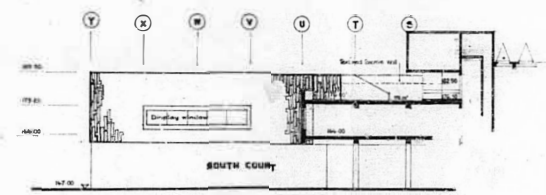


ARE 174

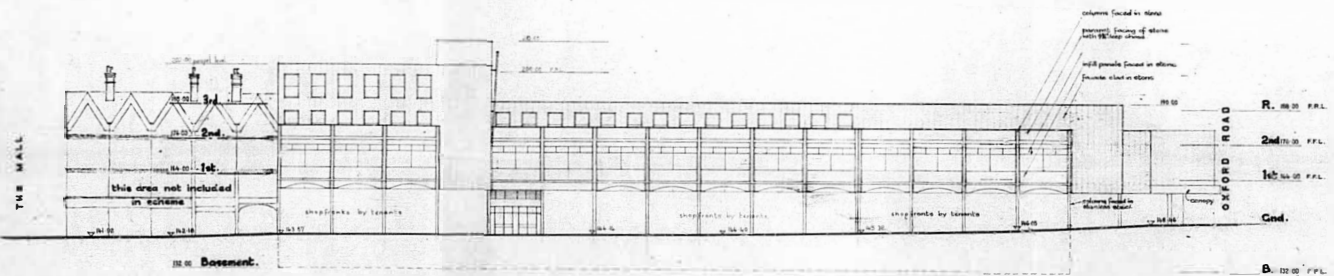
ST. MARY'S BUTTS



ELEVATION TO MALL



ELEVATION TO SHOPFRONTS - SOUTH COURT



ELEVATION TO ST. MARY'S BUTTS

RECEIVED
10/10/2008
10/10/2008

