

Colin Broughton

From: Colin Broughton
Sent: 05 December 2012 15:03
To: 'lee.turner@proairconsultants.co.uk'
Subject: Hungerford Field Drainage

Lee,

Attached is the response I have received from Building Control and by the look of it there are no plans/drawings.

However, it does seem as if the connection to the main sewer never happened and that any additional sanitary apparatus will need to connect to the existing septic tank.

If it becomes critical perhaps Dashwood Construction who moved the tank to its new position could be contacted to give any information they have, albeit it may be they never produced any plans of drain runs but merely moved the tank and took a line back to the nearest manhole chamber.

Regards,

Colin

From: Chris Eke
Sent: 05 December 2012 14:47
To: Colin Broughton
Subject:

Hi Colin,

The original septic tank would have been under the extension to the south of the pavilion, and was moved further south including new land drains from it, a cover should be visible in or just outside the carpark.

It would appear that there is not a public sewer near enough to connect to.

Yours Faithfully,

Chris Eke.

Senior Building Control Consultant
East Area Team
West Berkshire Building Control Consultancy
01635 503030

Colin Broughton

From: Martin Miller
Sent: 05 December 2012 13:59
To: Colin Broughton
Cc: Anna Challis
Subject: RE: Hungerford Triangle Field Changing Rooms

Hi Colin,

I have looked at application 06/00871/A and unfortunately, neither of the drawings give any detail of drainage.

The officer who dealt with the site was Chris Eke, but his area has changed now. However, I have forwarded your email onto him in case he can advise.

Kind Regards

Martin

Martin J Miller

Senior Technical Support Officer

Building Control West Berkshire Council Market Street Newbury Berkshire RG14 5LD
01635 519657 | Ext 2657 | mmiller@westberks.gov.uk

From: Colin Broughton
Sent: 05 December 2012 12:08
To: Anna Challis; Martin Miller
Subject: Hungerford Triangle Field Changing Rooms

Anna, Martin,

I am not sure if you can assist on this request but Hungerford Parish Council to whom WBDC lease the Triangle Field in Hungerford are looking to carry out alterations to the changing room building and are trying to obtain details of the drainage runs servicing the building .

I have looked out the planning applications to the original building ref 146205 made in 1995 where the application shows drains to the main sewer but a more recent application in 2006 ref 06/00871/A makes reference to moving an existing septic tank and the specification submitted by the builder Dashwood Construction refers to relocating the septic tank and backfilling the location in an area agreed with Building Control but I can find no drawings on the Portal showing the position of the tank and the drainage runs or any reference as to what happened to the original proposal in 1995 to run the waste into the main sewer.

Would you have copies of plans, microfiche or any other record that would show the drainage to this building or is it not necessary to provide detailed drawings for such work.

Regards,

Colin

05/12/2012

23 January 2007



Hungerford Rugby Club
Fao Martin Digweed
2 Homefield Way
Hungerford
Berkshire
RG17 0JY

Planning & Transport Strategy

West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Please ask for: Chris Eke
Direct Line: (01635 503030)
Fax: (01635 519408)
e-mail: ceke@westberks.gov.uk

Dear Sir/Madam,

Building Regulation Application No. 06/00871/A

Single storey extension at

Hungerford Rugby Club Triangle Field Priory Road Hungerford Berkshire RG17 0AP.

The above Building Regulation application has been approved and the approval notice has been sent to your agent.

As you are aware the building, which is the subject of the application, is to be used as a workplace under the definitions of the Fire Precautions (workplace) Regulations 1999. In 1992 the Department of the Environment, the Home Office and the Department of Trade and Industry jointly issued a guidance document recommending a process to ensure building work met the requirements of all the bodies enforcing fire safety legislation.

This letter is part of the recommended process and I write to invite you to begin to prepare fire safety drawings that will be required by the fire brigade, after the work is complete. These fire safety drawings should show the fire safety provisions required to meet the requirements of the Building Regulations and the provisions to be made for Fire Certification.

They should show the building work as constructed on site and should include:

- a. means of escape and their protection, including position and type of fire doors;
- b. structural fire precautions (lines of compartmentation etc.);
- c. access and facilities for the fire service;
- d. fire alarms;
- e. fire fighting equipment;
- f. emergency lighting;
- g. fire exit signs and other notices;
- h. 'active' fire protection systems such as sprinklers, or other fixed extinguishing systems, smoke control, fire ventilation, with notes on arrangements for their ongoing maintenance.

You will be requested, in writing, to send the drawings to the Fire Brigade when the work is complete.

If you have any queries regarding the drawings please contact the Berkshire Fire Service directly on 01635 48112.

Yours faithfully

Chris Eke
Senior Building Control Surveyor



2006-2007
Approved by Public Services
Fire & Safety Commission

Switchboard: (01635) 42400 Document Exchange: DX 30825 Newbury
Minicom: (01635) 519001 Website: www.westberks.gov.uk



Revision 01/Uniform7 - DECNOT - ver 5 - 04/10/05

NEWBURY DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FOUR copies of this form and plans (five if the site adjoins a trunk road) to:-

FOR OFFICE USE ONLY

C O U N C I L

THE DIRECTOR OF DEVELOPMENT SERVICES
NEWBURY DISTRICT COUNCIL
COUNCIL OFFICES
MARKET STREET
NEWBURY. RG14 5LD

146205

1. **APPLICANT'S NAME** HUNGERFORD TOWN COUNCIL
ADDRESS C/O MRS B M J FOWLER
LAMBERT HOUSE
SOUTHVIEW HUNGERFORD BERKS
POSTCODE
PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME HUNGERFORD DESIGN
ADDRESS AGRICULTURE HOUSE
CHARNHAM LANE
HUNGERFORD
BERKS
POSTCODE RG17 OEY **PHONE** 0488 683424
PERSONAL CONTACT NAME SIDNEY WEBB
3. Show the site in RED on the plans. **SITE LOCATION** TRIANGLE FIELD - PRIORY ROAD
Other land in the applicant's ownership or control must be shown in BLUE HUNGERFORD BERKS
4. Give the area in hectares or part of a hectare **AREA OF SITE** SEE PLAN
5. **DESCRIPTION OF PROPOSED DEVELOPMENT** SPORTS CHANGING ROOMS & STORAGE
Give brief details and state for what purpose the site and any buildings will be used
6. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?**
Tick the box(es)
- | | |
|----------------------|--------------------------------|
| CHANGE OF USE | NEW BUILDING ✓ |
| DEMOLITION | REDEVELOPMENT |
| | ALTERATION or EXTENSION |
7. **WHAT KIND OF APPLICATION IS THIS?** Tick one box only
- | | |
|---|---------------------------------------|
| OUTLINE PERMISSION | See question 8 |
| FULL PERMISSION ✓ | |
| Approval of details (RESERVED MATTERS) | State relevant outline permission no. |
| TEMPORARY PERMISSION | State period required |
| RELAXATION OF CONDITIONS
(Please amplify your application in a covering letter) | State relevant application no. |
8. **IF THIS IS AN OUTLINE APPLICATION, which details, if any do you wish to be considered as part of this application?**
- | | |
|----------------------------|--------------------|
| EXTERNAL APPEARANCE | SITING |
| | DESIGN |
| MEANS OF ACCESS | LANDSCAPING |



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PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

21. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

USE CLASS	Existing floorspace		C O U N C I L Proposed additional floorspace created by	
	1 Retained in existing use	2 Lost by change of use or demolition	3 New building	4 Change of use
A1 SHOPS				
A2 FINANCIAL & PROFESSIONAL SERVICES				
A3 FOOD AND DRINK				
B1(a) OFFICE (other than A2)				
B1(b) RESEARCH AND DEVELOPMENT				
B1(c) LIGHT INDUSTRIAL				
B2 GENERAL INDUSTRIAL				
B3-7 SPECIAL INDUSTRIAL				
B8 STORAGE OR DISTRIBUTION				
C1 HOTELS AND HOSTELS				
C2 RESIDENTIAL INSTITUTIONS				
D1 NON-RESIDENTIAL INSTITUTIONS				
D2 ASSEMBLY AND LEISURE				
OTHER Please specify RECREATIONAL			200m ²	
OTHER Please specify				
TOTAL				

22. IF A C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

23. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing)	SEE PLAN	
Proposed)		

WHAT IS THE ESTIMATED NUMBER OF VEHICLES GOING TO THE SITE IN A NORMAL WORKING DAY?

NOT KNOWN

24. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON

Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

N/A

25. WHO WILL OCCUPY THE PREMISES?

- (a) Give the name and current operating address of the proposed occupier.
(b) Will these premises be vacated?

N/A

26. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
N/A			

27. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES

NO

If so, state which material, the quantity and method of storage

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See 'NOTES TO HELP APPLICANTS'.



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SPORTS FIELDS



9. WHAT IS THE EXISTING USE OF THE LAND?

e.g. residential, industrial, etc. If the site is vacant, say so, and also state its previous use.

10. IS THERE ANY PUBLIC RIGHT OF WAY ACROSS THE SITE?

NO

If so, show it clearly on the plans.

11. ARE THERE ANY TREES ON THE SITE?

YES NONE

TO BE FELLED

If so, show their positions, spread and species on the plans and which if any, are to be felled.

12. (a) STATE MATERIAL AND COLOUR OF WALLS

MULTI RED FACING BRICKS

(b) STATE MATERIAL AND COLOUR OF ROOFS

If more than one material or colour is used, show their use on the plans.

RED INTERLOCKING CONCRETE TILES

(MARLEY DOUBLE ROMAN - MOSBOROUGH RED)

13. HOW WILL THE SITE BE ENCLOSED?

Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed.

EXISTING HEDGES AND FENCES

14. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

15. HOW WILL FOUL SEWAGE BE DISPOSED OF?

If you are unsure of the position of the main sewer check with this Council.

If a septic tank or cesspool is proposed, refer to notes to help applicants.

MAIN SEWER CONNECTION

16. IS IT PROPOSED TO CONSTRUCT A NEW ACCESS OR ALTER AN EXISTING ACCESS?

NO

Give details of pedestrian and vehicular access. An access could be used for fire fighting purposes and you may need to obtain advice from the local fire station.

17. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT COMPLETE THE FOLLOWING TABLE

NO. OF NEW DWELLINGS PROPOSED

EXISTING DWELLINGS TO BE RETAINED

DWELLINGS TO BE LOST THROUGH DEMOLITION OR CHANGE OF USE

HOUSE

BUNGALOW

FLAT/MAISONETTE

OTHER

18. DOES THE PROPOSAL INVOLVE ANYTHING OTHER THAN HOUSING, HOUSE EXTENSIONS OR WORK WITHIN THE CURTILAGE OF A HOUSE?

YES

If YES complete part 2 of the form

19. DOES THE PROPOSAL INVOLVE THE EXTRACTION OF MINERALS OR DISPOSAL OF WASTE MATERIALS (TIPPING)

NO

If YES complete part 3 of the form

20. STATE THE FEE ENCLOSED WITH THIS APPLICATION

The current scale of fees is enclosed. If you believe a reduced fee is payable say why.

HALF NORMAL FEE £240

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I certify that, if planning permission is granted, I will ensure that the development is carried out strictly in accordance with the approved plans.

SIGNED: 

ON BEHALF OF: HUNGERFORD TOWN COUNCIL DATE: 28.2.95

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. AN INCORRECT APPLICATION WILL BE RETURNED. Every application must be accompanied by the appropriate certificate and fee. See NOTES TO HELP APPLICANTS.



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West Berkshire

SHWOOD CONSTRUCTION LTD

Martin Digweed
Hungerford Rugby Club
c/o 2 Homefield Way
Hungerford
Berkshire
RG17 0JY

12 Cromwell Place
NEWBURY
Berkshire
RG14 1AF
Tel: (01635) 580681
Fax: (01635) 580686

16th April 2007

DC-let-140207-824

Dear Martin

I have now had an opportunity to price the materials required for the foundations and superstructure of our new ruby club.

I have prepared a schedule of works roughly in the order of how they will need to be carried out and priced each phase.

1ST STAGE

1. Existing septic tank.

Pump out existing septic tank by another.

Excavate carefully around fibreglass tank so as not to damage to a dept of approximately 3.3 metres.

Disconnect the existing inflow and outflow pipe work.

Excavate a second trench approximately 4-6 metres from the Intended new building.

Reinstate septic tank and reconnect utilising existing pipe runs where possible.

Divert pipe work in manhole that falls in the new building to North side, the field side, create new drainage trench.

Reconnect existing pipe work into existing manhole.

Connect all existing flows into reinstated septic tank.

All trenches excavated to a depth of approximately 700mm.

25mm pea shingle bed and surrounding pea shingle.

Backfill and reinstate top soil.

Remove excess spoil to boundary embankment to be formed.

Backfill from septic tank location with rejects as already agreed with Building Control and level out.

Assuming existing septic tank can be reused.

All this work for a total cost of
(plus VAT if applicable)

£2,500.00

2. **Mark out location of new club House**
Excavate foundation trench 450 wide by 1 metre deep.
Make provision for any lateral or service pipe work.
Trench fill foundations to a depth of approximately 200mm
From existing ground level, making provision for service and
pipe work.
All spoil to be moved to form new embankment.

All this work for a total cost of
(plus VAT if applicable)

£2,750.00

3. Reduce ground levels approximately 2 metres beyond
foundations and all spoil to a depth of approximately
6 inches intended over site area.
Deposit topsoil a considerable location to new embankment
To be spread into as newly formed embankment and returned
field and ground.
New pavilion as necessary.
Construct foundations to DPC level in solid concrete blocks
And matching facing bricks.
DPC level anticipated two blocks from the foundation concrete
Works on the inside and one block and three courses of bricks
on the outside to PC level.
Fill oversite with minimum 100mm rejects hardcore.
Fit 100mm of thermal insulation.
Lay polythene DPM.
Fit reinforcing mesh.
Lay 100-150mm concrete oversite, pending Building Inspectors
requirements.
Making provisions for all services, pipe works and ducts.
Powerfloat finish to receive tiling or floor covering, to be agreed.

All this work for a total cost of:
(plus VAT if applicable)

£5,943.00

TOTAL COST OF 1ST STAGE
(PLUS VAT IF APPLICABLE)

£11,193.00

LAYOUT PLAN



