

# Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

**Wednesday 13<sup>th</sup> May 2020 at 6.30pm**

**Online via Zoom**

**[to be read in conjunction with the main agenda]**

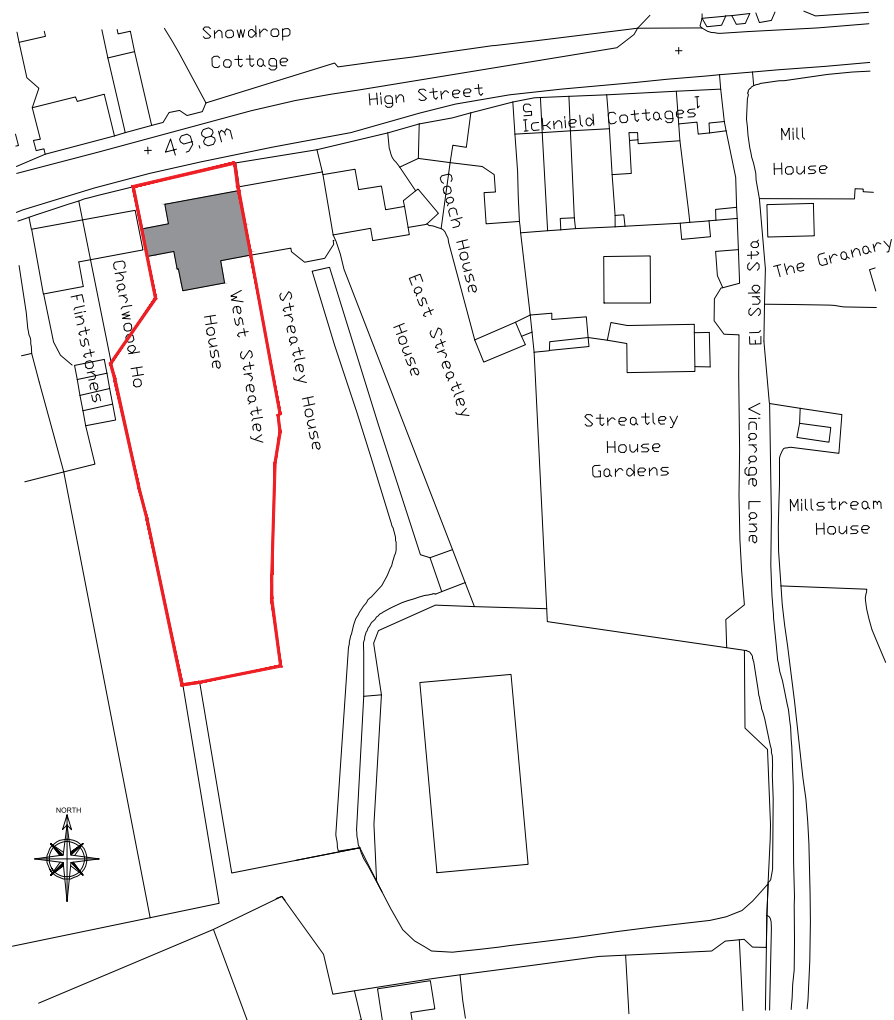
*Please note:*

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)*



**WestBerkshire**  
C O U N C I L

20/00221/HOUSE  
West Streatley  
House  
High Street  
Streatley  
Reading  
RG8 9HY



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revision	description	date	drawn
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□ architecture	□ urban design	□ graphic design	□ site: <b>WEST STREATLEY HOUSE</b>
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**Project Design Studio Ltd** ©

title: Location Plan

scheme: Residential

scale: 1:1250 @ A4      date: Jan'2020      drawn: MP      approved: FP

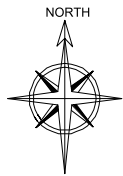
PROJECT DESIGN STUDIO Ltd  
The Old Parsonage  
Bedford Street  
Woburn MK17 9QL

T: 01525 292577  
F: 01525 292588  
E: admin1@projectdesignstudio.co.uk  
www.projectdesignstudio.co.uk

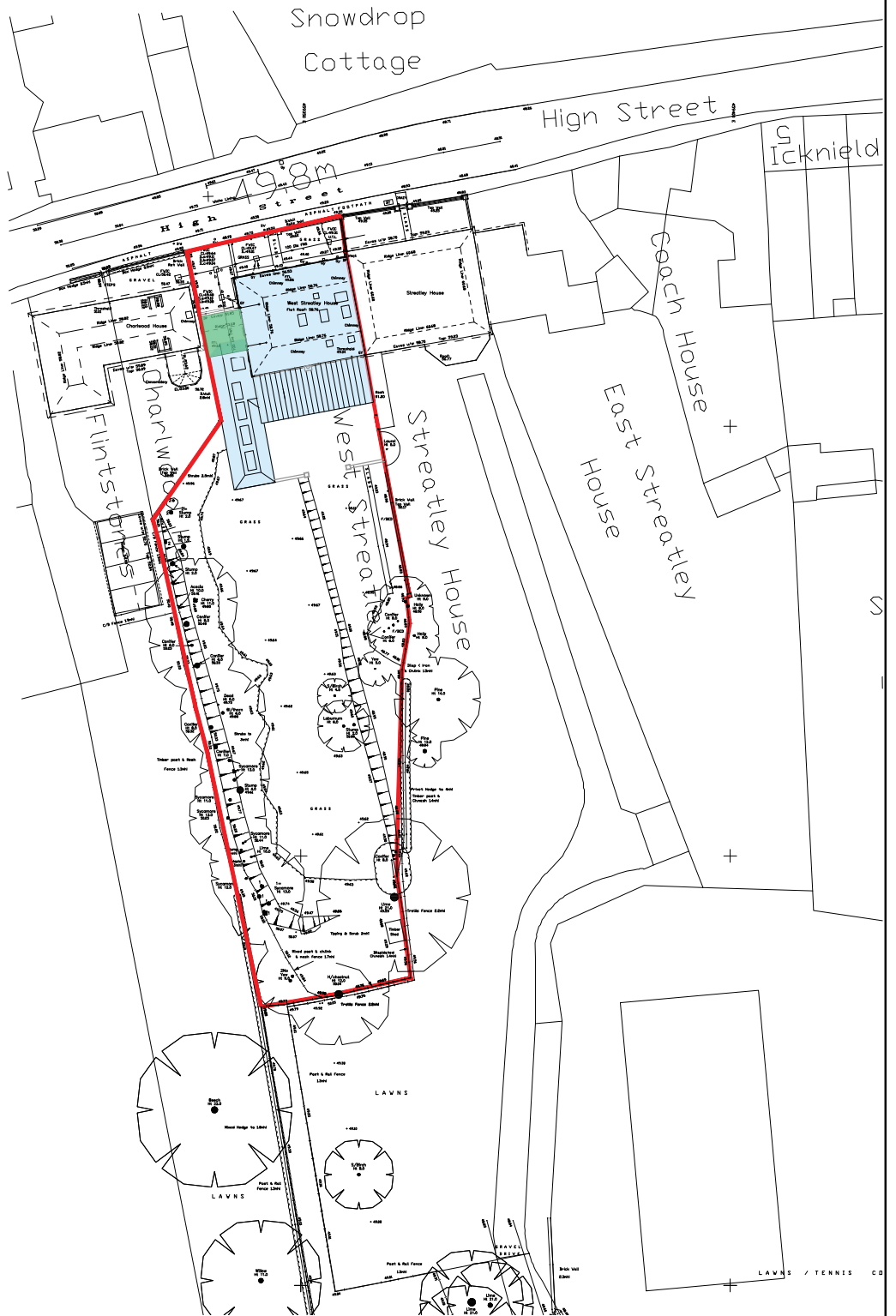
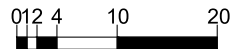
drawing number: 

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**LEGEND**  
Consented Scheme  
development approved under  
19/01227/HOUSE & 19/01228/LBC2  
Demolition and rebuilding  
of the Utility room



revision	description	date	drawn
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architecture	urban design	graphic design	site:	<b>WEST STREATLEY HOUSE</b>
			title:	BLOCK Plan
			scheme:	Residential



**Project Design Studio Ltd**

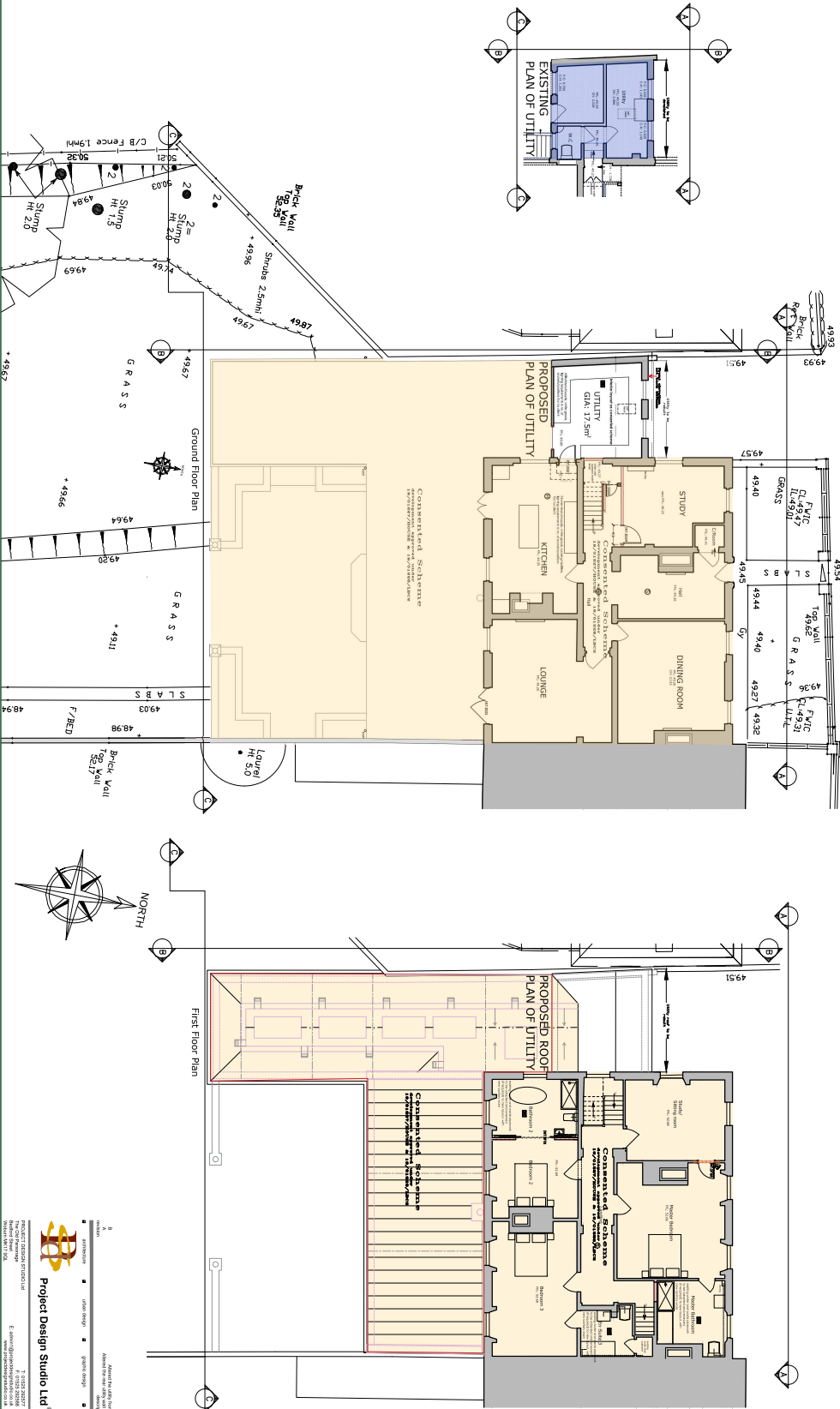
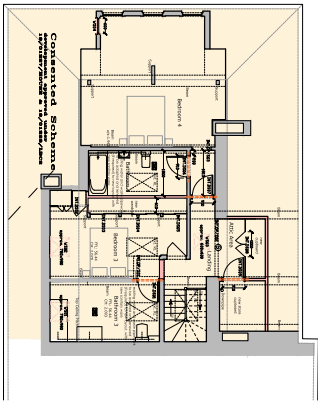
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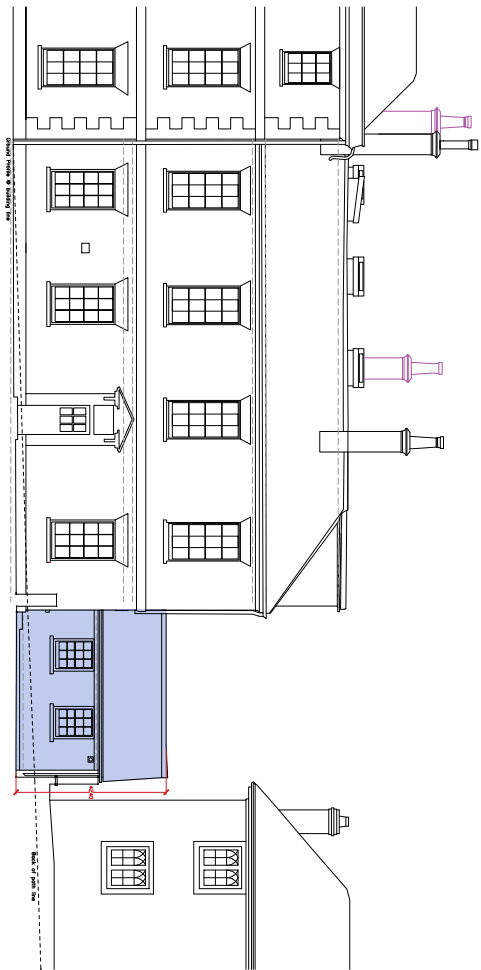
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scale: 1:500 @ A3 date: Jan'2020 drawn: MP approved: FP

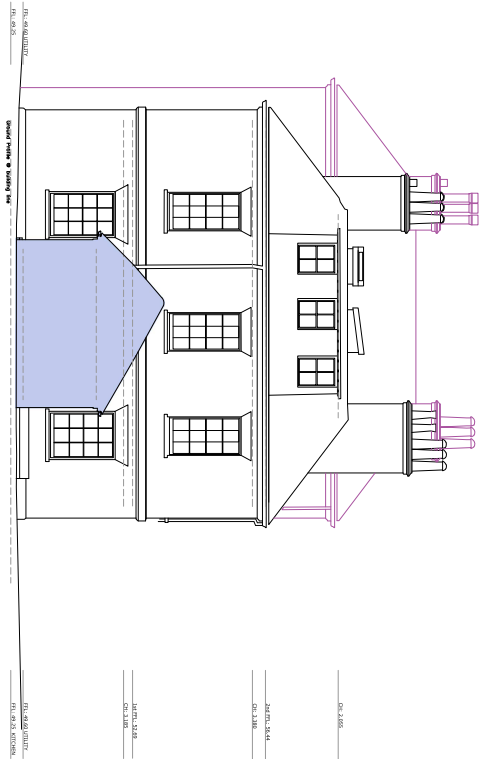
drawing number: 1 6 1 8 - L 04

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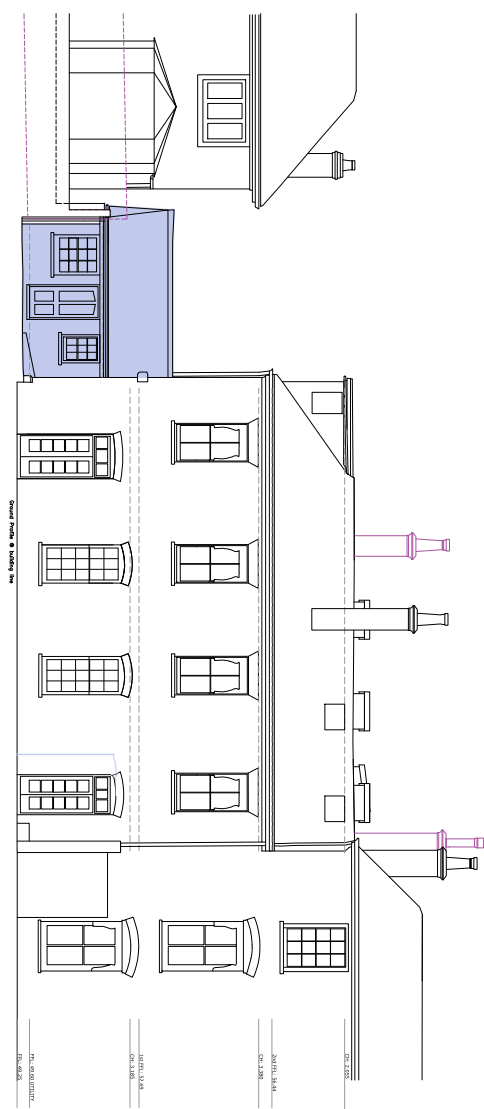




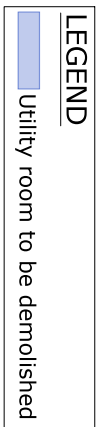
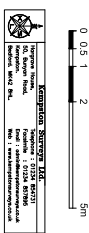
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Front Elevation AA



E3  
Datum line: 47.500m  
Side Elevation BB



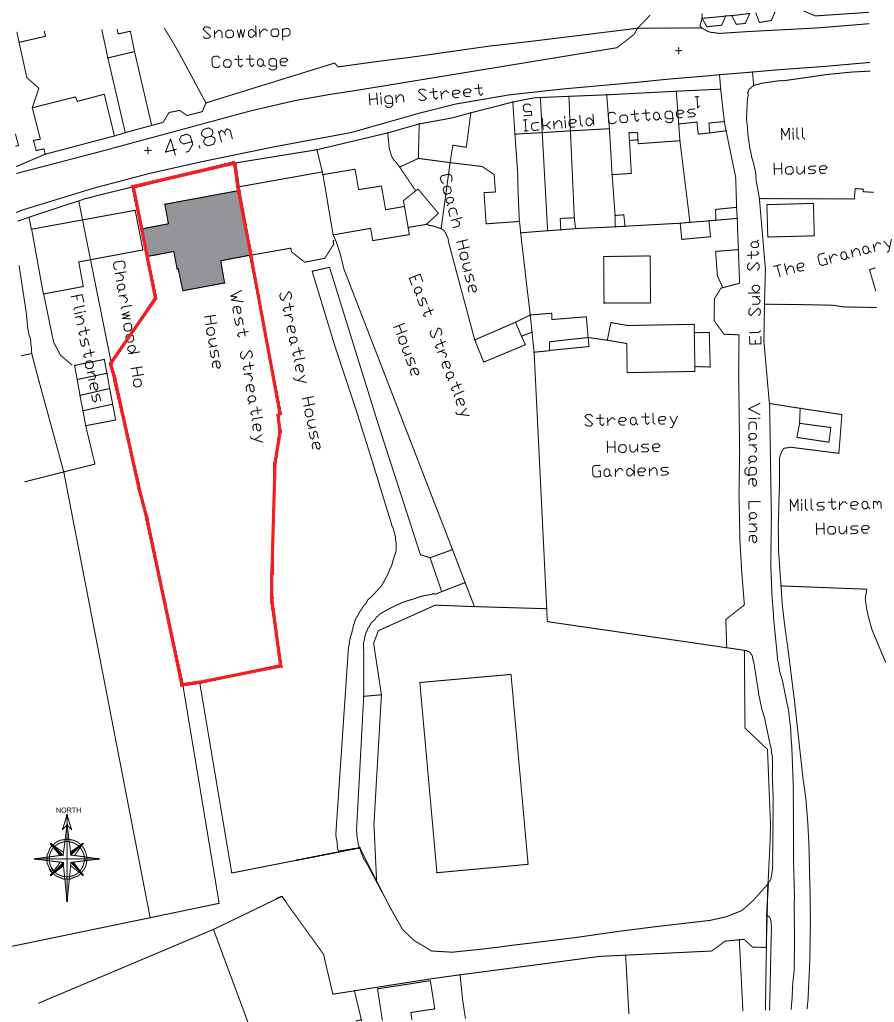
E5  
Datum line: 47.500m  
Rear Elevation CC





20/00222/LBC2  
West Streatley  
House  
High Street  
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RG8 9HY





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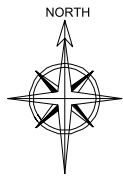
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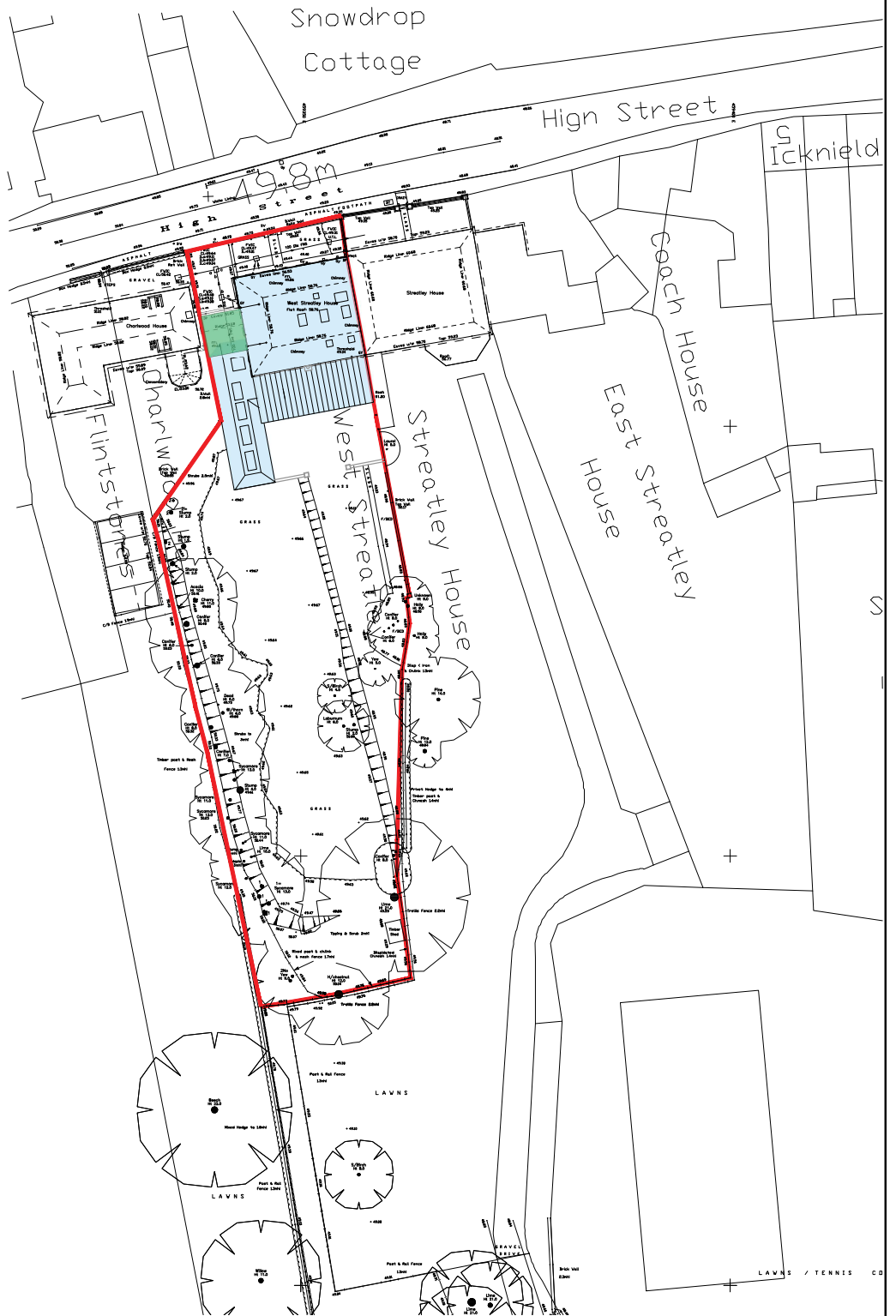
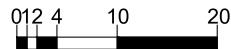
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drawing number: **1 6 1 8 - L 01**

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**LEGEND**  
Consented Scheme  
development approved under  
19/01227/HOUSE & 19/01228/LBC2  
Demolition and rebuilding  
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architecture	urban design	graphic design	site:	<b>WEST STREATLEY HOUSE</b>
			title:	BLOCK Plan
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**Project Design Studio Ltd**

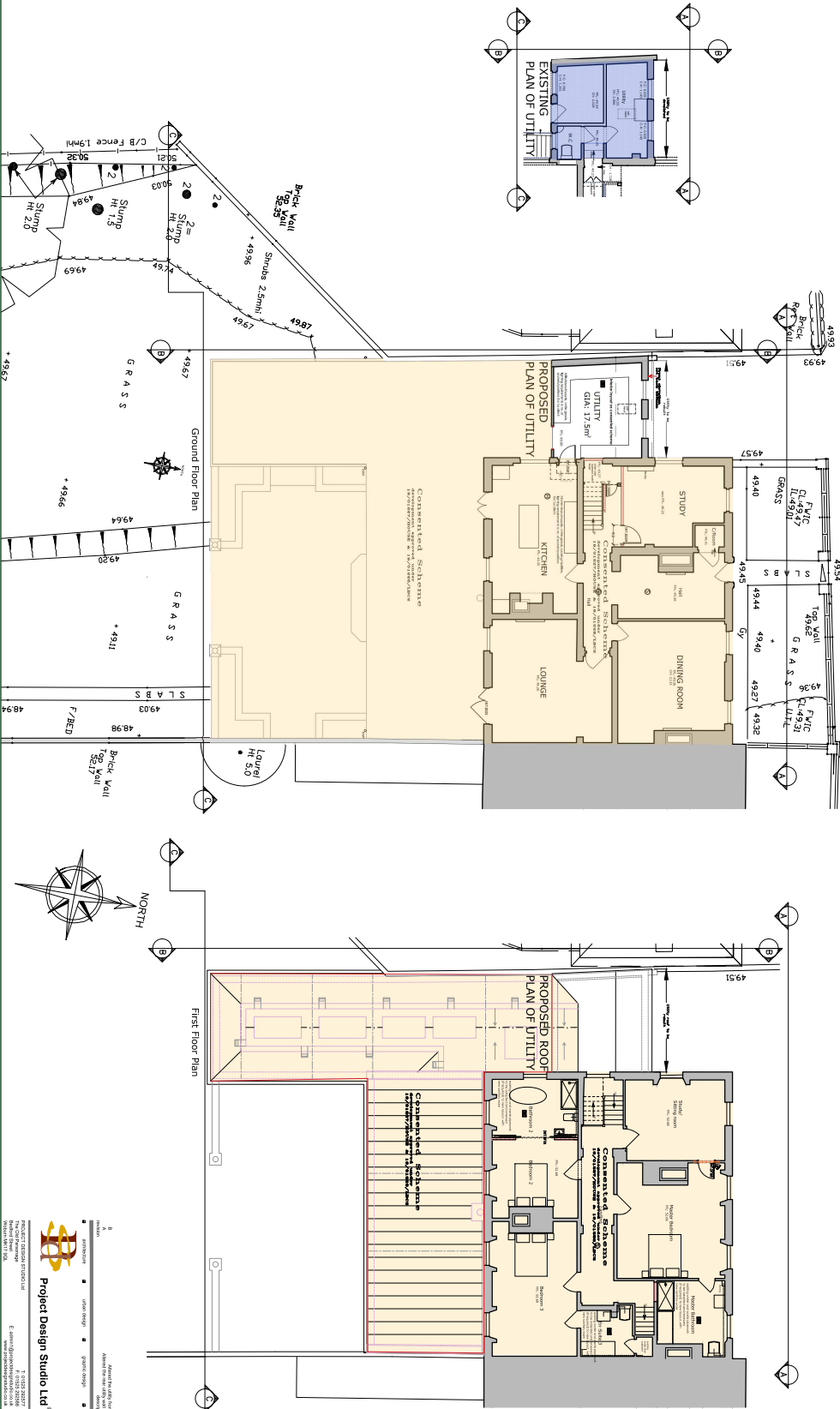
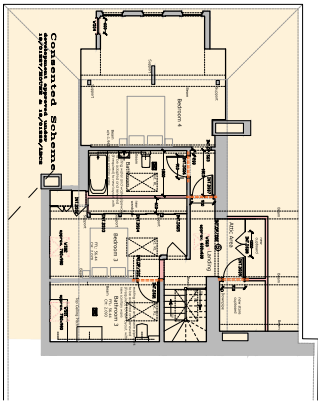
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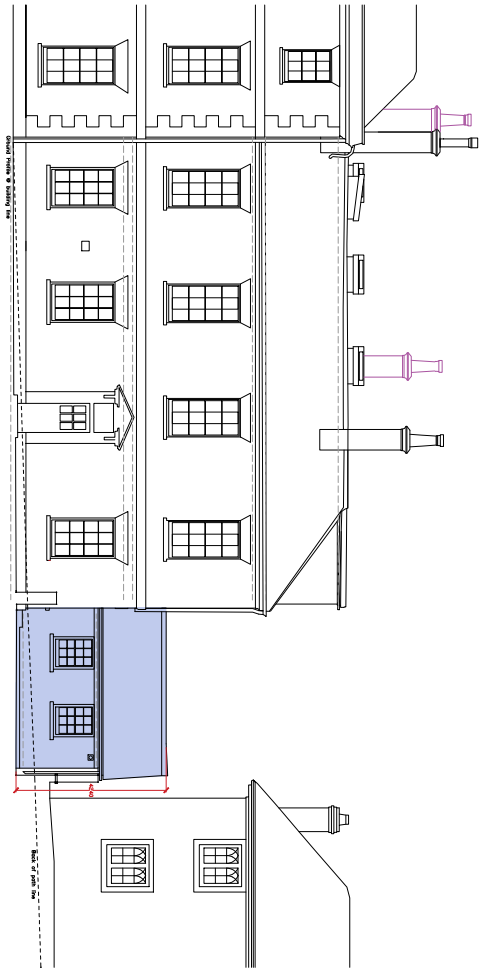
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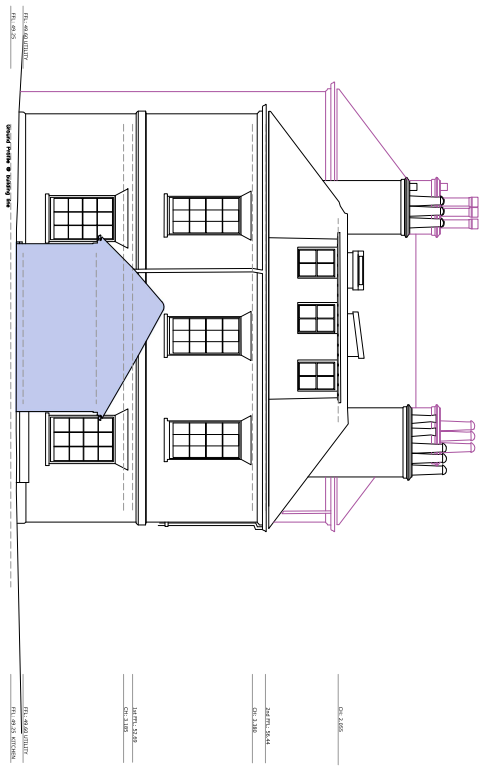
drawing number: 1 6 1 8 - L 04

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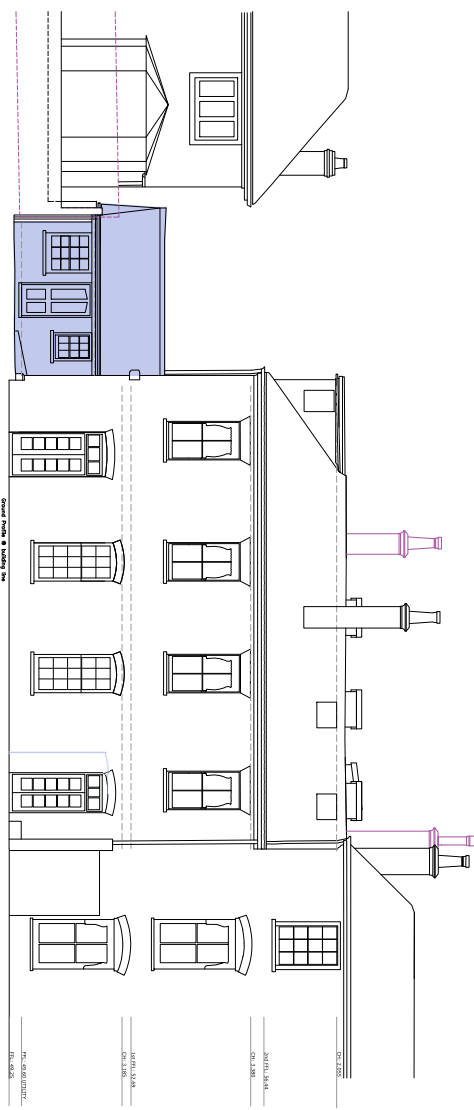




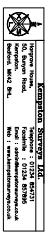
E1  
Datum line: 47.600m  
Front Elevation AA



E3  
Datum line: 47.600m  
Side Elevation BB



E5  
Datum line: 47.600m  
Rear Elevation CC



**LEGEND**  
Utility room to be demolished





## PROJECT DESIGN STUDIO LTD

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## DESIGN & ACCESS STATEMENT

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**THE SITE** – West Streatley House, High Street, Streatley on Thames, Berkshire, RG8 9HY

**THE SCHEME** – The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.

**CLIENT** – Anita Parratt

**DATE** – 27.01.2020

**PROJECT NO.** – 1618

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### THE APPLICATION PACK COMPRISES

- An online payment for £206 + £20 planning portal admin charge (including VAT)
- Householder & Listed Buildings Planning Application
- 1618 - Location Plan L01
- 1618 – Block Plan L02
- 1618 – House Plans P 30
- 1618 – Existing Elevations P31
- 1618 – Proposed Elevations P 32
- Heritage Statement – Heritage Collective (A4)
- 1618 – Design & Access Statement (A4)

**SITE LOCATION** – Centrally located within the Streatley Village, West Streatley House, Streatley High Street, Streatley on Thames, Berkshire, RG8 9HY is located approximately 100m to the west of the River Thames and about 1 mile away from Goring & Streatley railway station. The woodland 'Common Wood' is situated to the south west of the property and within 6miles is the city Reading in the southeast direction. The picturesque village of Streatley on Thames lies in a valley on the Berkshire side of Reading. The surrounding countryside is designated as an "Area of Outstanding Natural Beauty" and the high street and is within a "Conservation Area ".

**PROPOSAL** – The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.

The utility building is attached to the West Streatley House which is Grade II listed. The utility room does not have any historic value, as it was built at the turn of the 21st Century.

To enhance the design and facilitate temporary access.

## PLANNING HISTORY –

- 19/01227/HOUSE - Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear extension incorporating five hidden roof lights; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer.
- 19/01228/LBC2 - Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear extension incorporating five hidden roof lights; internal alterations; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer.
- 19/00878/HOUSE - Single storey detached outbuilding comprising a double garage with attached carport and store and associated hardstanding.
- 04/02854/HOUSE - Construction of outdoor inground domestic swimming pool.
- 00/56630/LBC Refurbishment of existing loft space to form 2 no bedrooms plus bathroom including new staircase access.
- 99/55174/LBC Extension/alterations.
- 99/55021/FUL Kitchen/utility/garage extension and alterations including railings and gate.
- 76/04999/LBC Extension to form double garage.
- 76/04833/CON New window in place of garage doors and change of garage to utility room and WC.
- 76/04844/LBC Replace garage doors with windows.

**PLANNING CONSTRAINTS** – The site lies within a Conservation Area of a valley in the Northeast of Berkshire. In the Ward of Basildon and Parish of Streatley Parish Council. The property is situated on land of 0.1933 ha/0.477653 ac<sup>2</sup> in size and faces the Streatley High Street with views of a treelined paddock and a Saxon built (and rebuilt in 1864) St Mary's Church of England church in the background. There are conservation woodlands to the south of the property.

During the research the following constraints were highlighted and will/have been taken into consideration in the design development of the project: Neighbouring Parish Buffer (200m), Neighbouring Authority Buffer (200m), SSSI Buffer (2km), NATS Wind Farm Development, Mineral Consultation Area, Listed Buildings, Conservation Area & Area of Outstanding Natural Beauty

**SITE CONSTRAINTS** – The house is centrally placed in a 5-house cluster, on Streatley High Street. Semi-detached westerly to a Georgian 3-storey house – Streatley House and neighbouring a Georgian 2-storey house to the west.

The garden boundary is partially tree lined with walls of 1.8m & 2.2m from the rear of the properties.

Mature hedgerows and trees define the boundary and the garden is on two levels.

## WEST STREATLEY HOUSE –

- The West Streatley House was listed as Grade II in 1983

The 3-storey house with a cellar, dates from the late Georgian period of the early 1800s with a tiled hipped roof and a large dormer to the west. The walls are light mortared orange & red brick with Georgian features of tall single-glazed sash wooden framed windows, a string course is at 1<sup>st</sup> floor level and there are flat soldier coursed arches above the windows. A single storey conservatory lean-to abuts the southern elevation.

An extension to the rear will be built asap. See the approved consents of 19/01227/HOUSE & 19/01228/LBC2

A garage within the garden will be built asap. See the approved consents of 19/00878/HOUSE

#### **THE UTILITY –**

To the west side of West Streatley House is a pitch roofed single storey room, which was originally garages and was altered into a utility and store in the year 2000 and was not designed or built ‘in keeping’ with West Streatley House.

#### **JUSTIFICATION FOR WORKS –**

To demolish the side Utility room extension to aid the access for the construction of the rear extension (19/01227/HOUSE & 19/01228/LBC2). It would then be rebuilt, ‘in keeping’ with the main house design, see the drawings listed above, showing the proposed.

The windows will be of a similar proportion to the main house and heritage glazed and painted white, as in the rear extension works (19/01227/HOUSE & 19/01228/LBC2) and the new eaves line will be raised to above the side elevation window head of the main house. Therefore, making the front and rear pitch of the Utility roof equal at 30 degrees. The brickwork colour and proportions will also match West Streatley House. These elements collectively will further enhance the aesthetics of the rebuilt utility room, making it ‘in keeping’ with the Main House.

#### **FURTHER PLANNING CONSIDERATIONS**

- **ACCESS** - The main entrance drive will remain as existing.
- **PARKING** – 1 parking space exists to the front of the property in the driveway and will remain as existing.
- **REFUSE COLLECTION** – Space for 2 wheelie bins exist within the driveway. It is anticipated that bins will be left on the roadside boundary (as is traditionally done along the high street) on collection days.
- **LANDSCAPE:** There will be no change to the front of the property, adjacent to the driveway.
- **CONSERVATION AREA:**
  - The proposed extension will be a single storey to the side of the property, in keeping with the main house design.
  - The scheme will enhance, reinstate and complement the character of the Listed Building.
- **BIO-DIVERSITY** – There will be no change or effect.
- **CONTAMINATION** – There is no history of uses on this site that would cause it to be contaminated.

#### **POLICY –**

- **NPPF 58:** Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on



stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- Are visually attractive as a result of good architecture and appropriate landscaping.
- **Streatley-Village-Design-Statement (2006):**
  - Establishment of the “green lung”, to the north of the High Street that remains to this day.
  - The whole of the parish lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and has further benefited from AONBs having the equivalent status with respect to planning policy as National Parks.
  - The natural environment of this rural parish is rich in flora and fauna, benefiting from a diverse mixture of river scenery, chalk downs, ancient agricultural meadows and wooded hillsides.
  - The residents are guardians of the Morrell legacy, wanting to ensure that future generations enjoy a safe and pleasant village in which to live, work, learn and play.
  - Guidelines: Development should seek to respect and enhance the existing character and visual amenities of the village. Development should seek to ensure that the varieties of native trees, plants and wildlife in the parish are conserved and their habitats improved. Individual mature trees, woodland groups and hedgerows should be retained or replanted where necessary with native species. Grass verges, hedgerows, ditches, water courses, ponds, and open spaces should be conserved and, where possible, improved in their role as habitats for wildlife. Roadside fences, hedgerows and trees should be maintained to provide safe footways and to enhance visual amenity.
  - Zone 1 comprises the Conservation Area, including the High Street, the River Thames frontage, the Bull crossroads area and the southern part of the Wallingford Road up to the Wantage Road junction.



Zone 1 shown in YELLOW. West Streatley House shown in RED - Streatley-Village-Design-Statement

- The most prominent building group in the High Street is Streatley House, flanked by East and West Streatley Houses (all listed buildings), facing north towards large expanses of tree-lined meadowland. These buildings are three and two storeys high and in a classic Georgian style with red brick walls, white painted window frames and plain tiled roofs.



Street View image, from the High Street - Streatley-Village-Design-Statement

- Materials for new or replacement buildings, extensions or alterations should be in keeping with, and complement the appearance of existing nearby buildings, for example:
  - design doors and windows to match existing in size and proportions
  - replace, restore or repair brick and stonework to match existing in texture, colour, bonding and pointing
  - avoid using painted brickwork or pebbledash render
  - avoid protective coverings or coatings concealing original materials
- New buildings in the central area of the village, including the Conservation Area should:
  - respect the general lines - heights and frontages – of the existing buildings
  - usually be not more than two storeys in height
  - be predominately of brick or stone construction or, if timber-framed, be clad in sustainable hardwoods, brick or stone
  - have pitched roofs, of plain tile, slate or thatch at pitches to match existing nearby properties
- “Traditional materials” for external walls and roofs:  
 Walls: To be of bricks “handmade” or with the appearance of “handmade”; in soft red/brown tones and textures that replicate the bricks made and used locally in the 18<sup>th</sup>, 19<sup>th</sup> Centuries; with traditional lime mortar jointing or contemporary mortars in matching light brown/fawn colours; of dressed local flint panels or of West Country Limestone or Portland stone
- Doors and windows to match existing “good traditional detailing”:  
 To maintain the existing character of Streatley, external joinery items should be made of softwoods painted (in white or light colour tones) or natural finished hardwoods or aluminium. In aluminium the profiles should be colour coated in white or wood tones and within the cross-section dimensions of hardwood windows; glass panes should be rectangular and over-square in height.
- New access to development should be designed to minimise damage or loss of existing high-quality boundary planting whilst meeting appropriate highway design standards for public safety.
- Driveways and hardstanding’s for vehicles should be surfaced with materials appropriate to the location and have adequate drainage.
- Driveways... appropriate to the “location”: In the various geographically separate zones of Streatley, the majority of houses in each zone have driveways of similar materials specific

to that locality. New or improved driveways should follow the primary scale and type of the driveway surfacing, roadway materials, kerb edgings, gateposts and gates in that locality.

- Informal... appropriate to the local environment: Throughout Streatley the overall character and charm of the village is maintained by the existing careful integration of local, traditional materials as described above. Future refurbishment, maintenance and new-build should respect all the features of each specific locality and use appropriate materials and workmanship that will conserve or enhance the local environment.

**SPECIAL CIRCUMSTANCES** exist to justify the proposed works for the following reasons:

- The proposed scheme complies in all respects with the relevant NPPF Policies.
- The rebuilt Utility will be in keeping with the main house – West Streatley House
- To improve security.
- The proposed extension will have no adverse impact on its setting, the character of the area or the openness of the green belt or its surrounding uses.

**SUMMARY** - The new extension is designed to complement the existing house; the completed building will sit comfortably within the existing volume of the existing utility room, with a slightly raised eaves line and windows matching the proportions of the main house.

The proposed extension will enhance house interactions and help to bring the building up to current standards.

**Image of the West Streatley House:**



Google - Street View image

Prepared by Maria Peralta on behalf of Project Design Studio Ltd – January 2020

Resources – Streatley Village Design Statement, NPPF 58, the Homebuyers Guide.

19/02522/FUL  
Church View Barn  
Back Lane  
Stanford Dingley  
Reading  
Berkshire  
RG7 6LR

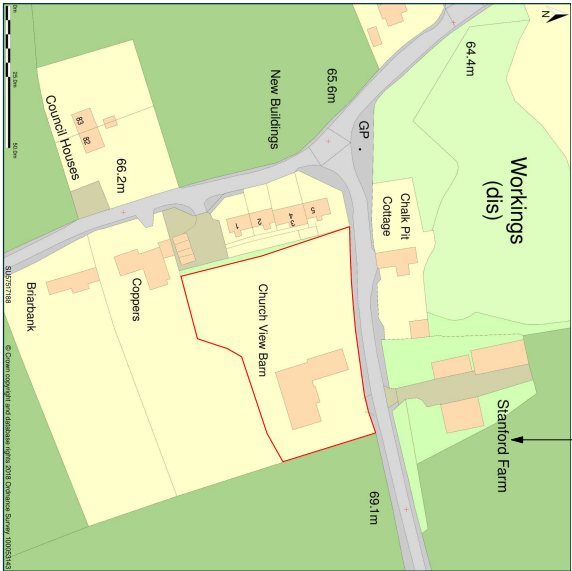
Stanford Farm now known  
as Blossom Cottage



1 Site Plan  
1:500 @ A2

Back Plot shows area bounded by 457467 2, 171528 19 457556 25, 171867 43 at a scale of 1:500. OSDataRef: SUS7537190. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. Produced on 14th Nov 2018 from the Ordnance Survey National Designated Database and incorporating unrecorded revision available at the date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey. The national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.blossom.co.uk website are Copyright © Plans Inc Ltd 2018

Stanford Farm now known  
as Blossom Cottage



2 Location Plan  
1:1250 @ A2

Back Plot shows area bounded by 457411 31, 171787 28 457511 3, 171867 43 at a scale of 1:1250. OSDataRef: SUS7537190. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. Produced on 14th Nov 2018 from the Ordnance Survey National Designated Database and incorporating unrecorded revision available at the date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey. The national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.blossom.co.uk website are Copyright © Plans Inc Ltd 2018

Jo Thompson  
Landscape & Garden Design  
10 Church Street, Titchhurst East Sussex TN35 7JH  
T 01580 201553 www.jo-thompson-garden-design.co.uk

Client  
Carol Garbutt

Project Title  
Church View Barn  
Back Lane, Stanford Dingley,  
Reading, RG7 6LR

Drawing Title  
Site Location Plan

Status: Planning

Scale: As Shown

Date: 30/07/2019

Drawing No.: JT-0090-L06

Drawn: LR

Approved: JT

Rev: .





New timber field style gate to driveway and parking area.  
Existing brick gate piers and solid timber gate to be removed.

New trees on boundary for screening

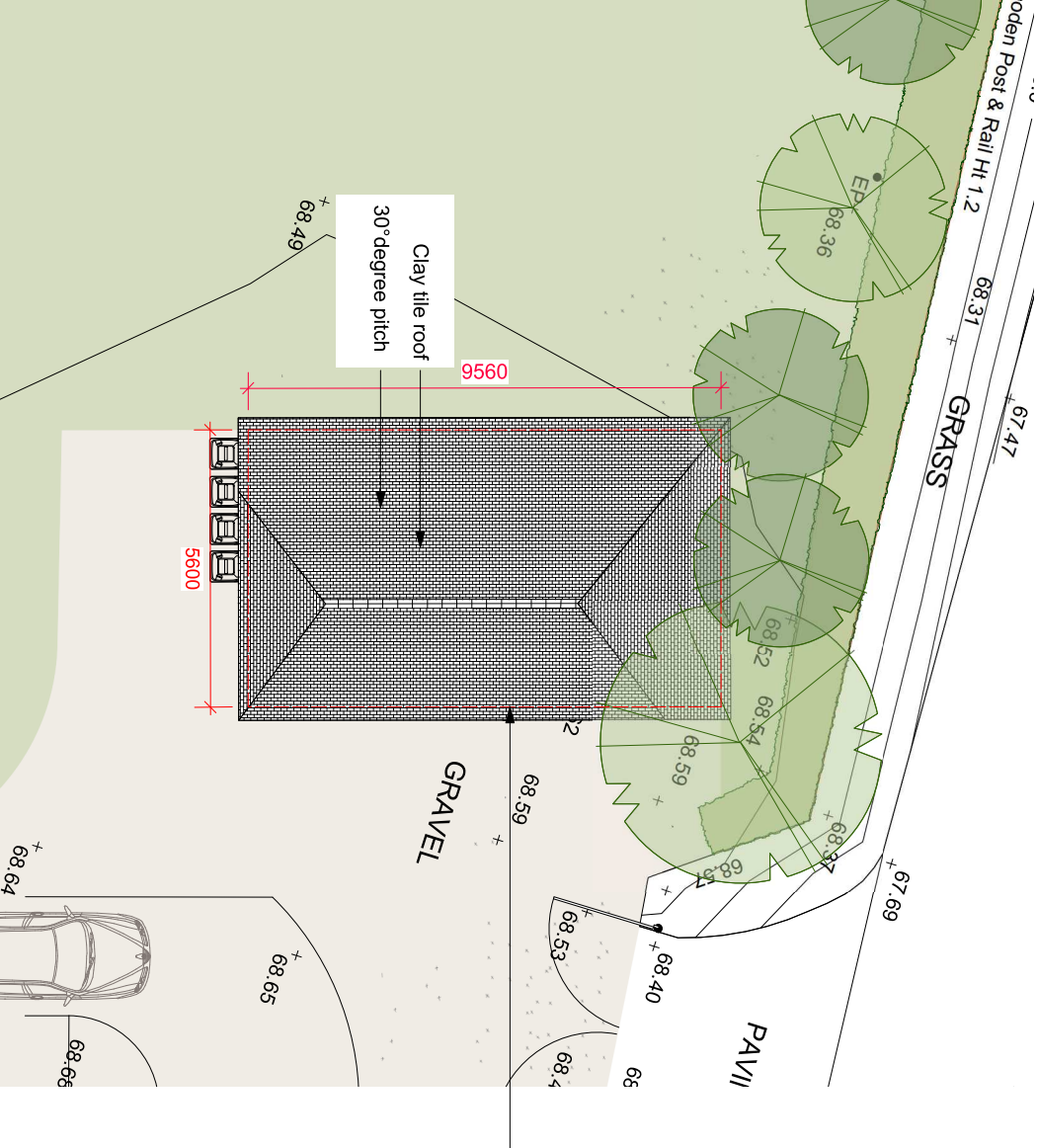
Laurel hedging at a height of 2.6m to be retained

New timber pedestrian gate to front entrance (paved access to be retained).  
Existing brick gate piers and solid timber gate to be removed.

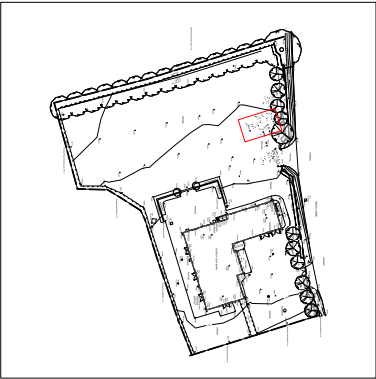
New trees on boundary for screening

New hedging to replace existing Laurel hedge

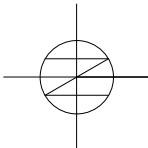
Rev C	Date: 14.02.20	By: JC	Updated garage and parking location
Rev A	Date: 22.10.19	By: JC	Updated pedestrian gate location
Rev A	Date: 27.06.19	By: NA	Updated garage location and orientation
<b>Jo Thompson</b> Landscape & Garden Design 10 Church Street, Trehurt East Sussex, TN3 7AH T 01590 201593 www.jo-thompson-garden-design.co.uk			
<b>Client</b> Carol Garbutt			
<b>Project Title</b> Church View Barn Back Lane, Stanford Dingley, Reading, RG7 6LR			
<b>Drawing Title</b> Proposed Layout Plan			
<b>Status</b> Planning			
<b>Scale</b> 1:200 @ A2		<b>Drawn</b> NA	
<b>Date</b> 30/07/2019		<b>Approved</b> JT	
<b>Drawing No.</b> JT-0090-L08		<b>Rev.</b> C	



1 Roof Plan Layout  
1:100 @ A3



2 Location Plan  
1:1300 @ A3

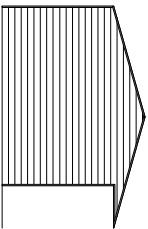


Dashed red line denotes floor area beneath roof overhang  
Refer to Drawing No. JT-0090-L10 Plan and Elevation of Proposed Garage  
for floorplan layout and dimensions

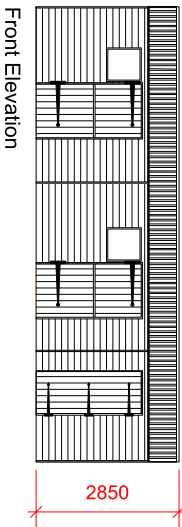
Rev A	Date 14.02.20	By JC	Updated garage and parking location
<b>Jo Thompson</b> Landscape & Garden Design 10 Church Street Ticehurst East Sussex TN3 7AH T 01580 201593 www.jo-thompson-garden-design.co.uk			
Client <b>Carol Garbutt</b>			
Project Title <b>Church View Barn Back Lane, Stanford Dingley, Reading, RG7 6LR</b>			
Drawing Title <b>Roof Plan of Proposed Garage</b>			
Status : Planning			
Scale : As Shown @ A3	Drawn : JC		
Date : 22/10/2019	Approved: JT		
Drawing No. : JT-0090-L14	Rev : A		



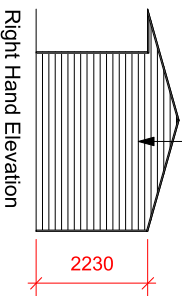
1 Reference photo  
not to scale



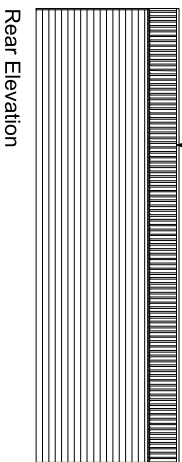
Left Hand Elevation



Front Elevation



Right Hand Elevation

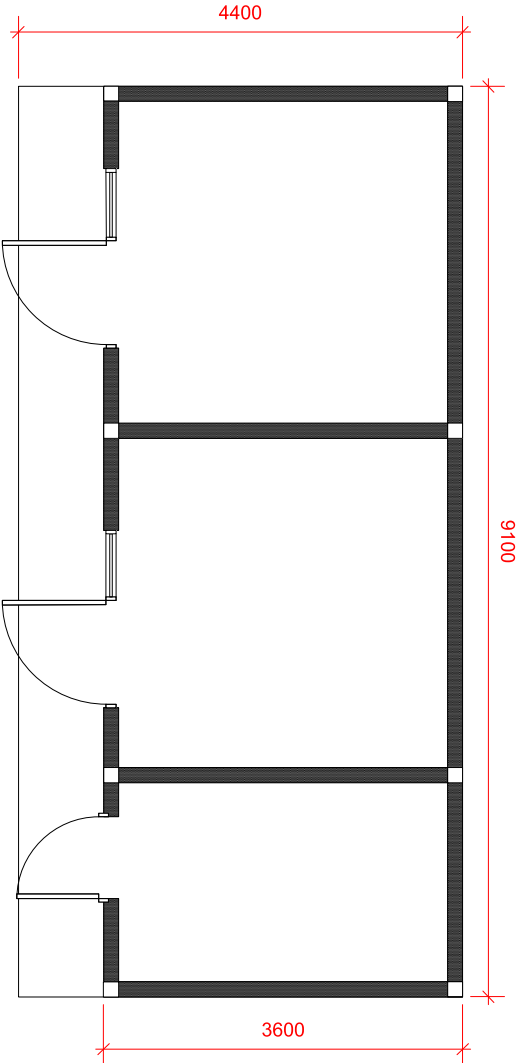


Rear Elevation

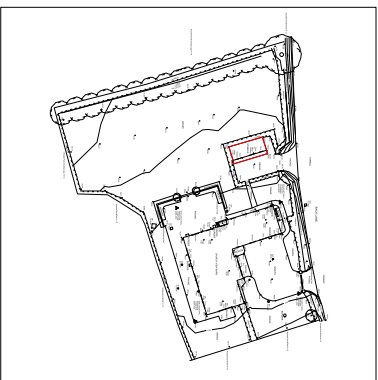
Softwood weatherboard

Corrugated roof

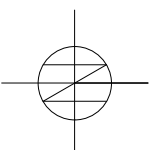
2 Elevations  
1:100 @ A3



3 Floorplan Layout  
1:50 @ A3

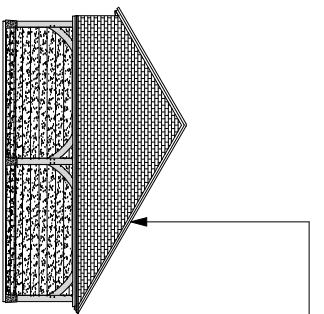


4 Location Plan  
1:1300 @ A3

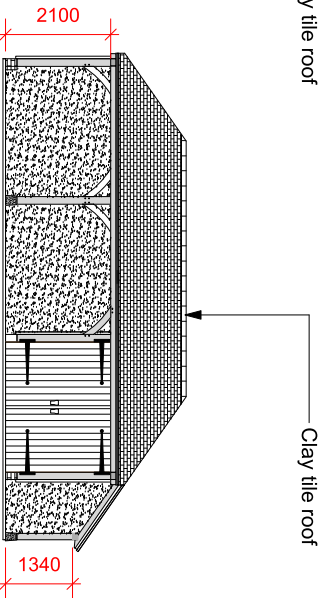


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Client <b>Carol Garbutt</b>			
Project Title <b>Church View Barn Back Lane, Stanford Dingley, Reading, RG7 6LR</b>			
Drawing Title <b>Plan &amp; Elevation of Existing Stable Unit</b>			
Status : <b>Planning</b>			
Scale : <b>As Shown @ A3</b>	Drawn : <b>LR</b>		
Date : <b>30/07/2019</b>	Approved: <b>JT</b>		
Drawing No. : <b>JT-0090-L09</b>	Rev : <b></b>		

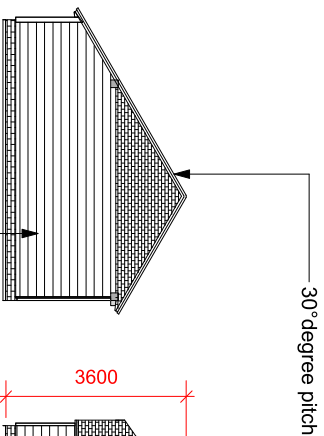




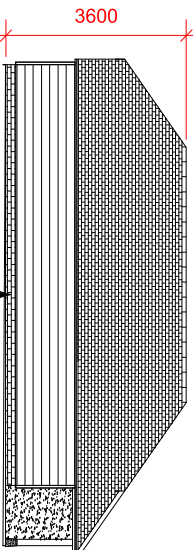
Right Hand Elevation



Front Elevation



Left Hand Elevation

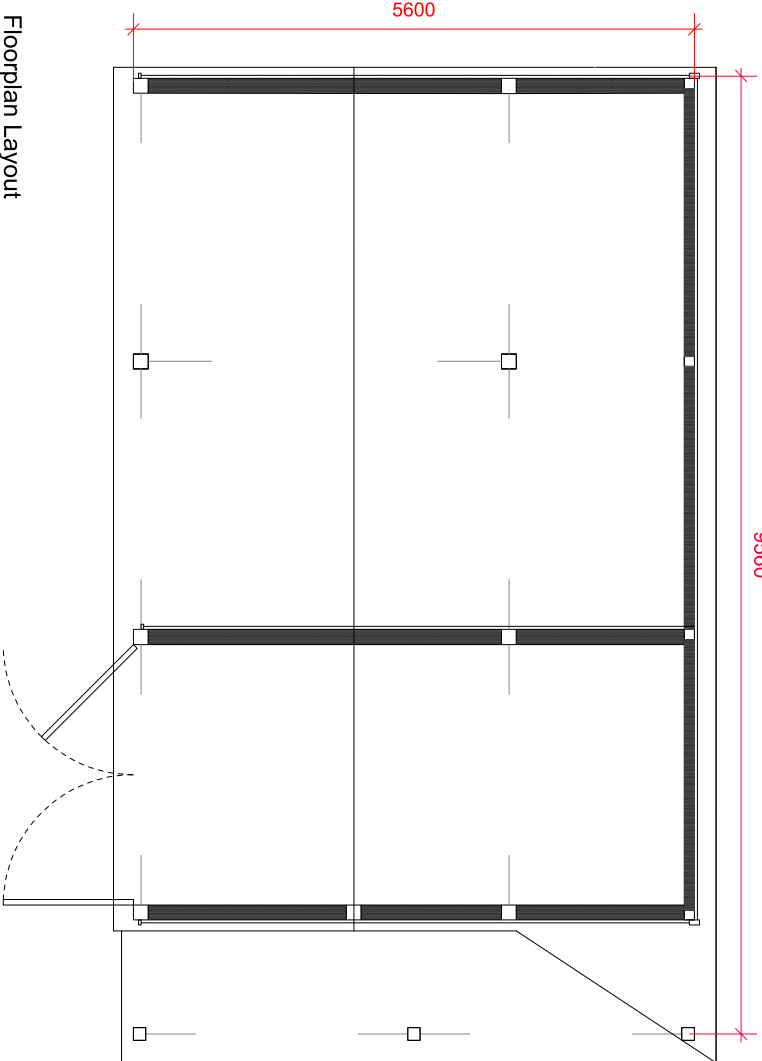


Rear Elevation

Softwood  
weatherboard

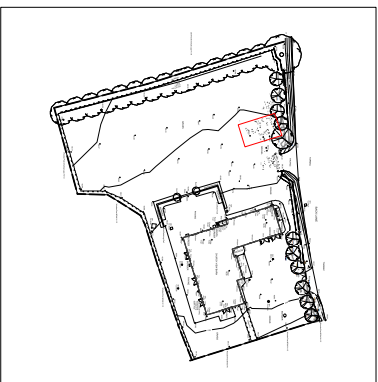
225mm H Brickwork

1 Elevations  
1:100 @ A3

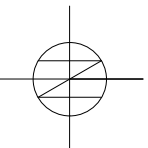


2 Floorplan Layout  
1:50 @ A3

Garage and log store floor area: 53.53 sqm



3 Location Plan  
1:1300 @ A3



Rev	C	Date	25.10.19	By	JC	Floor area sqm note added
Rev	B	Date	27.08.19	By	NA	Updated orientation of log store
Rev	A	Date	30.07.19	By	LR	Revisions

**Jo Thompson**  
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**Client**  
**Carol Garbutt**

**Project Title**  
**Church View Barn**  
**Back Lane, Stanford Dingley,**  
**Reading, RG7 6LR**

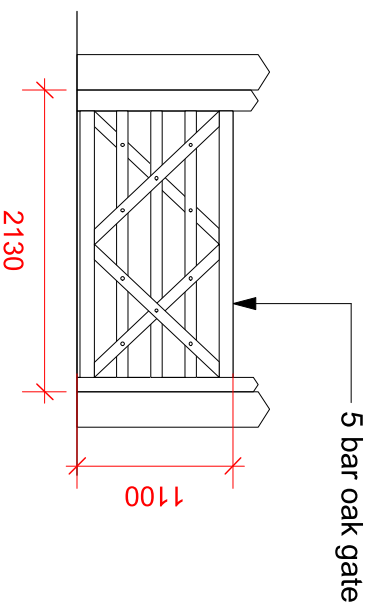
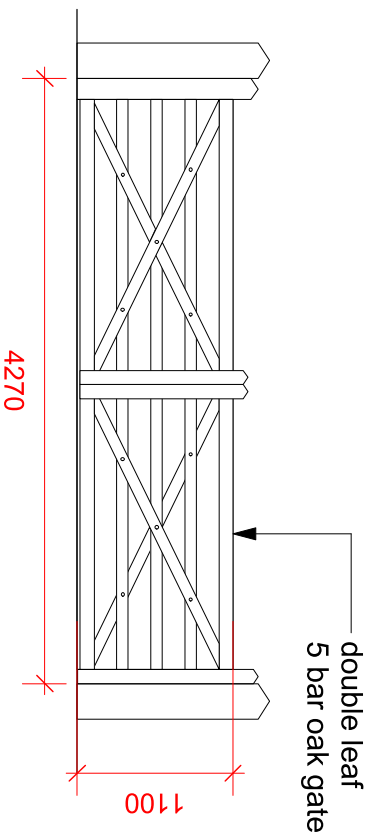
**Drawing Title**  
**Plan & Elevation of Proposed Garage**

**Status :** Planning

**Scale :** As Shown @ A3 **Drawn :** NA

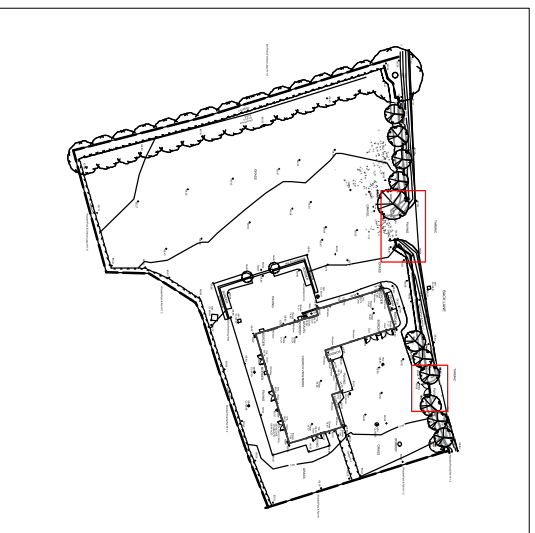
**Date :** 30/07/2019 **Approved:** JT

**Drawing No. :** JT-0090-L10 **Rev. :** C

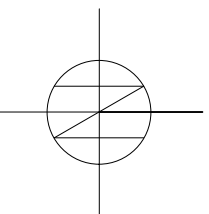


1 Driveway gate elevation  
1:50 @ A4

2 Pedestrian gate elevation  
1:50 @ A4



3 Location Plan  
1:1300 @ A4



4 Precedent image  
NA

<p><b>Jo Thompson</b> Landscape &amp; Garden Design</p> <p>10 Church Street Ticehurst East Sussex TN5 7AH T 01580 201593 www.jo-thompson-garden-design.co.uk</p>			
Client			
Carol Garbutt			
Project Title			
Church View Barn Back Lane, Stanford Dingley, Reading, RG7 6LR			
Drawing Title			
Proposed gates elevations			
Status :			
Planning			
Scale :	As Shown @ A4	Drawn :	JC
Date :	22/10/2019	Approved:	JT
Drawing No. :	JT-0090-L15	Rev. :	-