

## **Appendix 1**



# Appeal Decision

Site visit made on 14 July 2009

by **C J Leigh BSc(Hons) MPhil(Dist) MRTPI**

an Inspector appointed by the Secretary of State  
for Communities and Local Government

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**Decision date:**  
**3 August 2009**

## Appeal Ref: APP/W0340/A/09/2103549

*Applecroft, Bethesda Street, Upper Basildon, Berkshire, RG8 8NT*

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Vinewest against the decision of West Berkshire District Council.
- The application Ref. 08/02374/FULD was dated 18 December 2008 and was refused by notice dated 1 April 2009.
- The development proposed is the demolition of the existing building and erection of three detached houses.

## Preliminary matters

1. There is a s106 Obligation before me relating to a financial contribution towards the provision of infrastructure provision in the District arising from the proposed new dwellings.

## Decision

2. I allow the appeal and grant planning permission for the demolition of the existing building and erection of three detached houses at Applecroft, Bethesda Street, Upper Basildon, Berkshire, RG8 8NT in accordance with the terms of the application (ref: 08/02374/FULD, dated 18 December 2008) and drawings 3023-17, 18, 19, 20, 21, 22, 23 & 24, subject to the conditions set out in the attached schedule.

## Reasons

### *Character and appearance*

3. The appeal site lies within a settlement boundary, as defined in the West Berkshire District Local Plan 1991-2006. Policy HSG.1 of the Local Plan permits new housing development in such areas, provided certain criteria are satisfied and that there is no conflict with other policies of the development plan. The site and wider area is also designated as lying within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
4. Two conjoined appeals were dismissed in June 2008 for the erection for 5 houses and for 6 houses on Applecroft and the adjoining property of Randars, which is in the same ownership as the current appellants (refs. APP/W0340/A/08/2067594 & 2068661). The Inspector identified no objection in principle to the proposed dwellings in both appeals, but dismissed both schemes on the basis of harm to the character and appearance of the surrounding area. I consider the conclusions of the Inspector a material consideration of substantial weight in the current appeal.

5. The submitted drawings show three dwellings of differing form and design. The southernmost dwelling would be of a similar general appearance to the adjoining properties of Willowdene and Field View, with first floor accommodation contained in the roofslope and a hipped roof. The scale of development would then gradually increase northwards to the full two storey house on plot 3. I think this design approach would result in a suitably scaled row of housing that responds well to the wider area. The differences in height and massing at first floor and roof level would result in a diversity of style and spacing that respects the wider character of the area. The depth of the proposed houses would also mean they would appear appropriate in size and scale to their plots and to the character of the wider area. The set-back from the road and the spacing between the dwellings would ensure an impression of spaciousness would remain; although less than currently exists on the site, it would be in character with the closer spacing that I saw at my site visit is part of the character of Bethesda Street.
6. I therefore think that the bulk, height, width and depth of the proposed individual dwellings proposed, and their detailed design, would represent acceptable infill development to the village. I also think that the view towards the village from the footpath to the east of the appeal site would be acceptable. Again, the height, spacing siting and design of the dwellings would mean that they appear as an appropriate continuation of the row of housing to the south. They would not intrude upon the landscape character of the area, nor detract from the landscape quality of the AONB.
7. The submitted drawings thus show a scheme that I consider would overcome the concerns of the previous Inspector. I acknowledge the view of the Parish Council and others that it is not sufficient for a development on the site to merely be better than the previous schemes, but that it should comply with the objectives of achieving good design that relates appropriately to the surrounding area. For the reasons given, I am satisfied that the submitted drawings show a scheme that would represent a high quality of design that would contribute positively to the wider area. Thus, the development would accord with the key principles set out in PPS1: Delivering Sustainable Development and PPS3: Housing, Policies HSG.1 and OVS.2 of the Local Plan, the Village Design Statement for Basildon and the Council's Supplementary Planning Document: Residential Development.

*Mitigation*

8. The Council seek a financial contribution towards appropriate mitigation measures upon infrastructure arising from the impact of the proposed development, in line with Policy CC7 of the South East Plan (superseding Policy DP4 of the Structure Plan) and Policy OV.3 of the Local Plan, and the Council's Supplementary Planning Guidance 4: Delivering Investment from Sustainable Development (SPG4). The appellant does not dispute the need for such a contribution. On the basis of the information before me I am satisfied that the contribution sought by the Council would meet the tests set out in paragraph B5 of Circular 05/2005.
9. I have been provided with a copy of a signed and dated unilateral undertaking that would provide the contributions sought by the Council. The Council have raised no objections to this undertaking, and I am therefore satisfied that the

submitted undertaking would provide the contributions sought by the Council, so complying with the planning policies referred to earlier, and thus overcoming the Council's third reason for refusal.

*Other considerations*

10. From my observations at the site visit, I am satisfied that the distance between the proposed houses and the trees shown on the submitted drawings as being retained would be sufficient to ensure no harm would be caused during construction of the dwellings, nor would there be any reasonable pressure for their removal in the longer term. I also think there is sufficient room on the site for future landscaping of the land within the site and along the highway frontage.
11. I note the concerns of local residents regarding the effect of the proposed development upon highway safety. On the basis of the information before me, I am satisfied the wider highway network has capacity to absorb the additional traffic generated by the extra houses. I also consider adequate car parking to be provided on the site, with the necessary visibility splays provided to Bethesda Street. Thus, I am satisfied there would be no harm to highway safety or the free flow of traffic in the area, and the absence of any objection to this matter from the Highways Authority reinforces my conclusions.
12. I consider the distance between the proposed and existing properties in the area, and the positioning of windows in the elevations, would ensure no material loss of privacy to existing occupants. The siting of the proposed dwellings would also ensure no harm to the outlook or levels of light to adjoining properties.
13. The previous Inspector found that information relating to flooding in the area was sketchy, but problems had arisen in the area in the past due to surface water during heavy rain. She recommended a flood risk assessment should be sought to show how surface water would be managed, but concluded that this was a matter that could be overcome by incorporating in the development any appropriate measures. I note the Environment Agency and Thames Water made no objections to the planning application. I further note the Council's Committee Report states that the properties are intended to meet Code for Sustainable Homes Level 3\*, and that Level would ensure the peak rate for water run-off is no greater than the pre-developed site. On the basis of this information, I am satisfied that any issues of flooding would be resolved through the imposition of an appropriate planning condition.
14. I acknowledge that the adjoining land at Randars is in the same ownership as the appellants, and that a proposal for further housing on that land is inevitable. No objection to the principle of housing on that land was identified by the previous Inspector. I think that the development of the Applecroft site in the manner shown on the drawings in the current appeal would not prejudice nor dictate the form or design of housing on Randars. I have further considered the effect upon the character and appearance of the area arising from additional housing on the adjoining land, and it is my view that it would be possible to design a scheme for that land which would cause no visual harm to the village when seen in the context of the housing on the Applecroft land.

*Conclusions and conditions*

15. For the reasons given, and having regard to all other matters raised, it is my conclusion that the proposed development would be acceptable. I have allowed this appeal and granted permission accordingly.
16. The Council have suggested a number of conditions in the event of the appeal being allowed. I agree that details of the materials used in the construction of the buildings, boundaries to the site and landscaping of the site should be approved by the Council, to ensure a satisfactory appearance to the development. Several conditions are suggested relating to the protection of the retained trees and, whilst I consider it necessary to ensure adequate protection measures from development activities and to secure appropriate construction means for the works close to the trees, there is duplication in those conditions and with other suggested conditions, so I have modified them accordingly.
17. Due to the sloping nature of the site, I shall attach a condition relating to the submission of slab levels to ensure the satisfactory relationship with adjoining properties is achieved. I also agree that, in this instance, the removal of permitted development rights is justified to allow the Council control over the design and siting of any future changes to the houses on land that lies in the AONB. I shall attach the suggested condition relating to compliance with the Code for Sustainable Homes, for the reasons stated earlier.
18. I shall attach the suggested conditions relating to highway matters, to ensure safe access to and from the site, and to ensure the permanent retention of parking areas. However, I shall not attach the condition relating to the stopping up of the existing access to Applecroft, since it is apparent from the drawings that this access is largely to be re-used for plot 3; other conditions relating to landscaping will be sufficient to ensure the satisfactory appearance of this altered access. Finally, in this instance, due to the proximity of residential properties and the lack of on-street parking, I shall also attach the Council's suggested conditions relating to construction matters. I have modified a number of conditions in the interests of precision, enforceability, and conciseness.

*CJ Leigh*  
INSPECTOR

### **APP/W0340/A/09/2103549: Schedule of conditions**

- 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
- 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 3) No development shall commence on site (including site clearance and any other preparatory works) until details of a scheme for the protection of the retained trees on the site has been submitted to and approved in writing by the local planning authority. Such a scheme shall include a plan showing the location and specification for the protective fencing, in accordance with BS5837:2005. Such fencing shall be erected prior to any development works taking place and at least two working days notice shall be given to the local planning authority that it has been erected. The fencing shall be maintained and retained for the full duration of works or until such time as agreed in writing with the local planning authority. No activity or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the local planning authority.
- 4) No development shall commence on site (including site clearance and any other preparatory works) until an arboricultural method statement showing the method for the demolition of the existing dwelling, construction details for plots 2 and 3, and details of any construction, drainage or service works within the defined tree protection area of the retained trees has been submitted to and approved in writing by the local planning authority. Development shall be undertaken in accordance with the approved details.
- 5) No development shall commence on site until details of floor levels in relation to existing and proposed ground levels are submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved levels.
- 6) No development shall commence on site until a scheme of fencing, gates and other means of enclosure to be erected on the site, including details of measures to allow badgers access through fences and gates across existing badger paths, has been submitted to and approved in writing by the local planning authority. No buildings shall be occupied before the fencing and other means of enclosure have been erected in accordance with the approved details.
- 7) No development shall commence until a scheme of landscaping for the site has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall include the position and species of fruit trees to replace those lost by the development. The development shall thereafter be landscaped in accordance with the approved scheme which shall ensure: (a) the carrying out of any earth moving operations concurrently with the carrying out of the building and other works; (b) completion of the scheme during the planting season next following the completion of the buildings, or such other date as may be agreed in writing by the local planning authority; (c) The maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the local planning authority, are dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- 8) No development shall commence until details of the surfacing arrangements for the vehicular accesses to the highway have been submitted to and approved in writing by the local planning authority. Such details shall ensure that bonded material is used across the entire width of the accesses for a distance of 5 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details and retained as such.

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- 9) No development shall commence on site until a scheme for the means of treatment of the hard surfaced areas of the site, excluding the vehicular accesses, are submitted to and approved in writing by the local planning authority. No building shall be occupied before the hard surfaced areas have been constructed in accordance with the approved scheme.
- 10) The dwellings hereby approved shall not be occupied until the visibility splays at the accesses have been provided in accordance with the Transport Statement received by the Council 22 December 2008. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
- 11) The dwellings hereby approved shall not be occupied until the vehicle parking, turning space and garages have been provided in accordance with the approved plans. The parking, turning space and garages shall thereafter be kept available for parking of private motor cars and/or light goods vehicles at all times.
- 12) No development shall commence on site until a full Code for Sustainable Homes or equivalent assessment demonstrating that the development will attain Level 3\* rating is submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved assessment. Prior to the first occupation of the dwellings hereby approved, a post construction review, carried out by a licensed assessor, shall be submitted to and approved in writing by the local planning authority.
- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within the curtilage.
- 14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows other than those expressly authorised by this permission shall be constructed in the first floor south-west elevation of plot 1 or the first floor northeast elevation of plot 3.
- 15) The windows at first floor level in the north-eastern elevation of plot 1, first floor level in the south-western elevation of plot 2, and at first floor level in the north-eastern elevation of plot 2 shall be fitted with obscure glass before the dwelling is occupied and the obscure glazing shall thereafter be retained in position.
- 16) No development shall commence until details to show a temporary parking area and turning space to be provided and maintained concurrently with the development of the site, have been submitted to and approved in writing by the local planning authority. Such approved parking area and turning space shall at the commencement of development be provided and thereafter retained in accordance with the approved details until the development has been completed and shall during that time be used for parking by all employees, contractors and operatives or other visitors during all periods that they are working at or visiting the site.
- 17) The hours of work for all contractors for the duration of the site development shall, unless otherwise agreed by the local planning authority in writing, be limited to 0730 to 1800 on Mondays to Fridays, 0730 to 1300 on Saturdays and no work shall be carried out on Sundays or Bank Holidays.



## **Appendix 2**



# Appeal Decision

Site visit made on 15 March 2011

**by Mike Robins MSc BSc(Hons) MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 4 April 2011**

**Appeal Ref: APP/W0340/A/10/2142650**

**Plot One 'Applecroft', Bethesda Street, Upper Basildon, Reading, Berkshire RG8 8NT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Vinewest against the decision of West Berkshire Council.
- The application Ref 10/02066/FULD, dated 5 August 2010, was refused by notice dated 28 October 2010.
- The development proposed is erection of a house and garage

## Decision

1. I dismiss the appeal.

## Procedural Matter

2. A Unilateral Undertaking was submitted by the appellants under the provisions of the Town and Country Planning Act 1990. Although signed, this undertaking was not dated, and therefore, while I note the appellants' preparedness to make the contributions, it carries little weight in my assessment of this case. An obligation was sought by the Council to provide contributions to services and infrastructure related to the impact of a new dwelling on the area. I consider the need for these contributions later.

## Main Issue

3. The effect on the character and appearance of the surrounding area.

## Reasons

4. The appeal site is located in the village of Upper Basildon, lying within the defined settlement boundary and the wider North Wessex Downs Area of Outstanding Natural Beauty, (AONB). The housing along the road is typically large detached properties of a variety of styles and age set in substantial plots. There are later infills resulting in some more closely grouped properties, such as those to the immediate south west of the appeal site. The area has a semi-rural character established by the large gardens with hedges and trees to the front boundaries, along with large gaps between many properties which allow for glimpses of woodland or open countryside to the rear.
5. The appeal site is one of three plots currently under development replacing a single large property, Applecroft. Permission for these was allowed on appeal<sup>1</sup>, and Applecroft has been demolished and construction of the properties on Plots two and three is well advanced. This previous permission represents a material

<sup>1</sup> APP/W0430/A/09/2103549

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consideration of considerable weight in this case. The dwelling approved under the previous permission was a chalet style property set further back in its plot than the neighbouring Willowdene and forward of the larger two storey property proposed on Plot two.

6. The proposal subject to this appeal is of a similar form and height but includes a very large double garage extension to the front. Although retaining dormers to the front, albeit enlarged, a more substantial rear element to the house would result in a two-storey form here with raised eaves. As a result the dwelling's south west elevation would be considerably deeper and the rear, south east elevation, of greater size and bulk. In addition, I consider the property would be perceived as larger overall and set further forward in its plot.
7. The position of the garage to the front is a layout seen in other properties in the area, such as at Terlanen or the neighbouring Willowdene and Field View. However, the garages at these properties are well spaced from their neighbours whereas the proposed front extension would be set alongside that at Willowdene, separated by only approximately 4m. I consider that this would introduce a cramped relationship at odds with the character of the area.
8. Furthermore when viewed from the public footpath to the rear, the two-storey properties on Plots two and three stand out as substantial dwellings. While this is in part because they are new and have not been landscaped, they are in contrast to the much lower and more visually integrated properties nearby, including the immediate neighbours. I have no doubt that the increased bulk of the rear elevation proposed here would be similarly perceived from the footpath and would be in notable contrast to Willowdene. As a result of this and the proposed front extension, the transition anticipated in the design of the permitted scheme, with a smaller property set part way back in its plot, would be compromised.
9. This has relevance in relation to the conclusions in the previous Inspector's decision. He found that the proposal considered under that appeal, which drew on the differences in height and massing at first floor and roof level, would respect the character of the area. He considered that the depth of the properties and set back from the road would mean they would appear appropriate in size and scale. In contrast I consider that the transition between the row of properties leading to Willowdene and the more substantial approved properties on Plots two and three would be compromised by the proposed enlargement of the dwelling as permitted for Plot one. As a result, this would be harmful to the character and appearance of the area, and, perceived clearly from the footpath to the rear, would be imposing rather than integrated into the landscape character. It would therefore fail to preserve the natural beauty of the AONB, which national guidance identifies as having the highest status of protection.
10. While I note the appellants' points with regard to visibility and landscape screening, this does not sufficiently mitigate the harm that I consider would arise in terms of the relationship between this property and those local to it. The proposal would therefore conflict with Policy OVS.2 of the West Berkshire District Local Plan, adopted 2007, in this regard. This policy seeks development that shows a high standard of design that respects the character and appearance of the area.

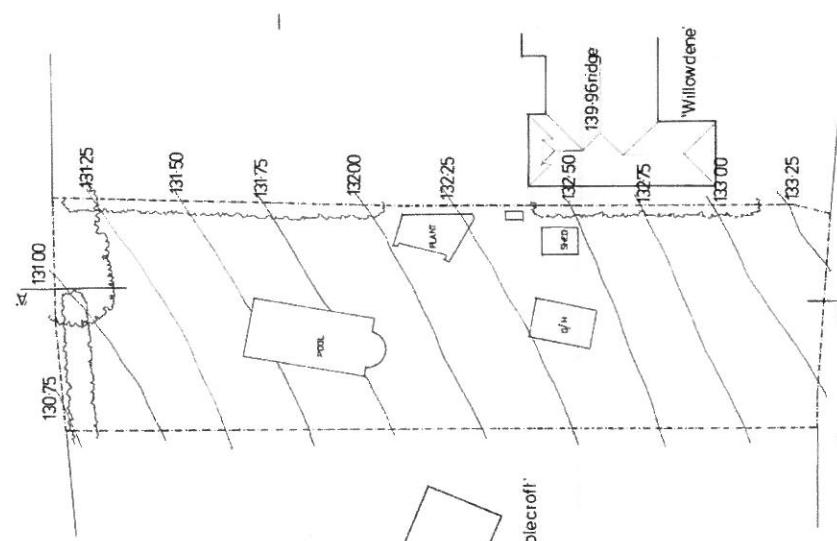
11. Turning to other matters, the Council have submitted a detailed statement supporting the need for contributions for open space, highways, adult social care, health care and library facilities. The Officer's report and undated Unilateral Undertaking also refer to educational facilities. I have considered these in light of Circular 05/2005 – Planning Obligations, and in light of the statutory tests introduced by Regulation 122 of The Community Infrastructure Levy (CIL) Regulations, 2010.
12. The Council have set out the amounts sought in individual statements drawing on Topic Papers, all updated in May 2010, which support adopted Supplementary Planning Guidance- *Delivering Investment from Sustainable Development*. The principle for such contributions is established within the Local Plan by Policy OVS.3. I am satisfied, on the basis of the information before me, that the Council's calculations of the charges per person are soundly based. In the case of open space and transport, specific schemes that are local and relevant to the development are identified and I am satisfied that the contributions sought are necessary and reasonably related to the proposal. No specific facilities or improvements are highlighted in relation to library services and adult social care, however, given the nature of provision for such services, I consider the submissions adequately reflect the relationship between increased population and need for contributions.
13. In relation to health care, it is not clear which practice would serve the scheme and therefore whether it would fall below the average level of 1838 identified in the Topic Paper, No 6. In addition, no supporting information is supplied in relation to education contributions and therefore, on the evidence before me, I am unable to give these elements weight in my consideration of the proposal. Notwithstanding these specific elements, the proposal would result in increased pressure on infrastructure and services. In the absence of a valid obligation, I conclude it would have a harmful impact in respect of transport, health care services, libraries and the provision of open space, and would conflict with Local Plan Policy OVS.3 in this regard.
14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Mike Robins*

INSPECTOR

10/02066

WISBECH  
COUNCIL  
11 JULY 2010  
PLANTING AND  
COUNTRYSIDE SERVICE

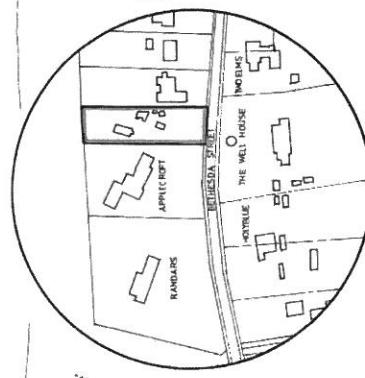


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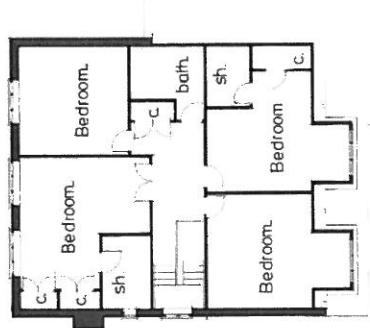
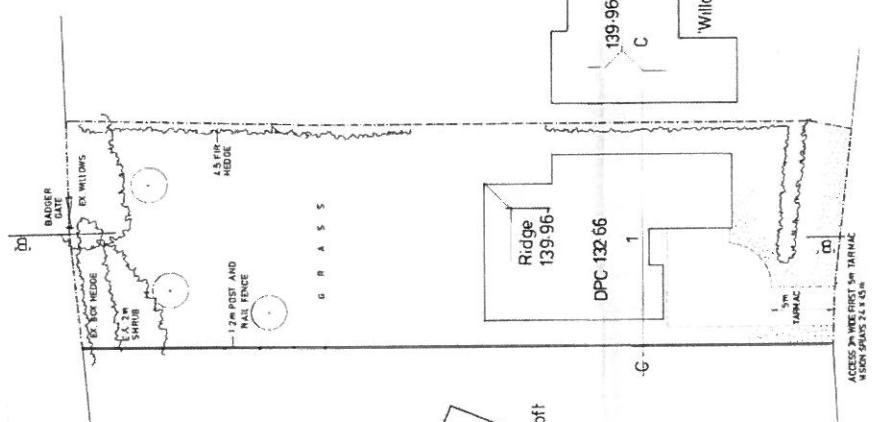
Location Plan  
1:1250

PROJECT	Applecroft (plot 1)	
ADDRESS STREET, U.B.	ANTESZA STREET, U.B.	
TIME	Planning	
DATE	1/1/2010	
SCALE	1 : 100	
DESIGN	S.C.	
DRAWN	JUNE 2010	
DRAWN NO.	30023	
PRINT NO.	232	

**CHAMBERLAIN ARCHITECTURE**  
Mary's Avenue, Purley on Thames, Reading, Berkshire, RG3 8RJ.  
Tel. 0118 375 1442



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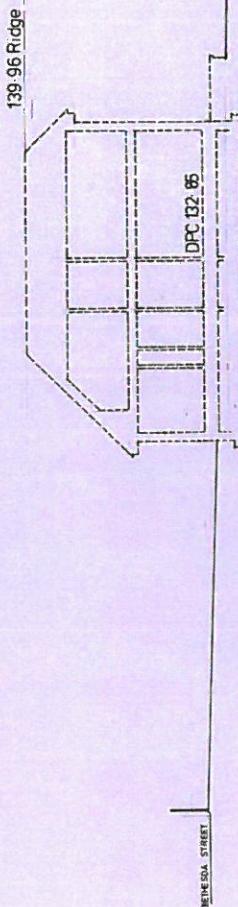
The floor plan illustrates the layout of a ground floor. It includes a Lounge, a Kitchen, a Dining area, a study, and a Garage. The Kitchen is equipped with a Sink (S), a Cooker (C), and a Fridge (F). The Dining area is adjacent to the Kitchen. The study features a built-in shelf. A central hallway provides access to the Dining area, Kitchen, and a Utility room. The Utility room contains a Sink (S) and a Tumble Dryer (T). A staircase (St) leads to the upper floor. The plan is labeled 'Ground Floor Plan'.

Forward Plan

No dimension is to be isolated from this drawing. Contractors must check all dimensions on site before starting any work or shop drawings. All errors or discrepancies are to be reported to the Architect before commencing any work.

10/0206

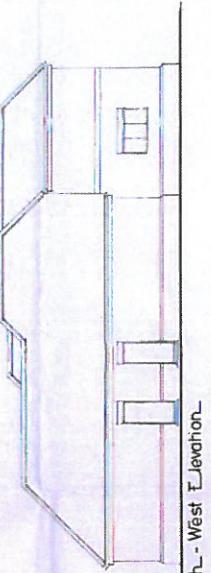
WEST BERKSHIRE  
COUNCIL  
11 APR 2005  
PLANNING AND  
COMMUNITY SERVICES



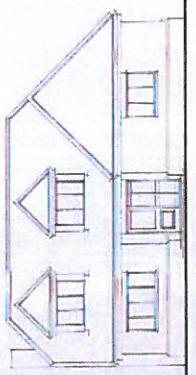
Section B-B Photo proposed

131.00

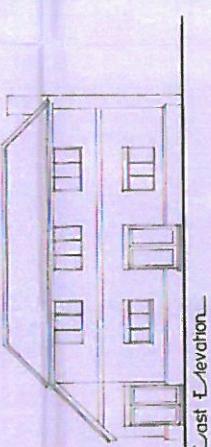
Section A-A Thru. existing site



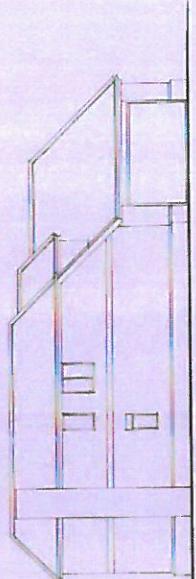
South-West Elevation



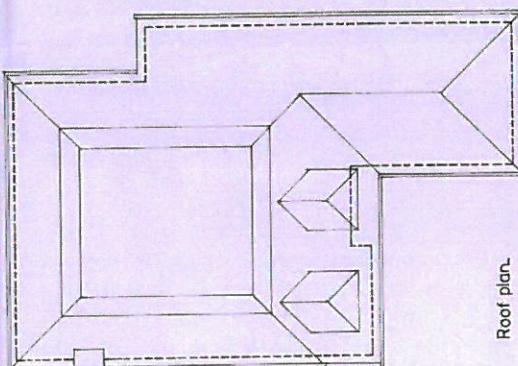
North-West Elevation



South-East Elevation



North-East Elevation



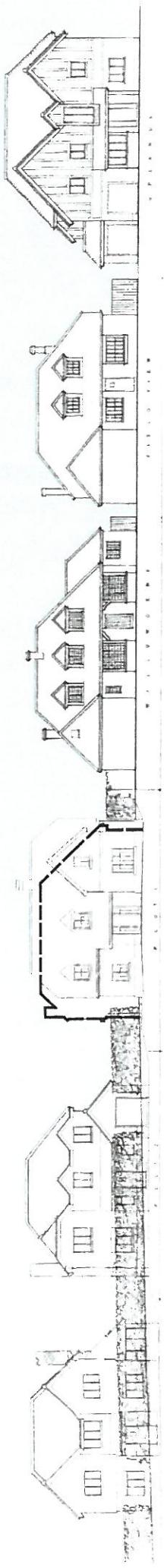
Roof plan

Project	Planning
Applecroft (plot 1)	REF NO.
METHUDA STREET, U.K.	300 23
Scale	1:100
Drawn	S. C.
Date	10/4/2005

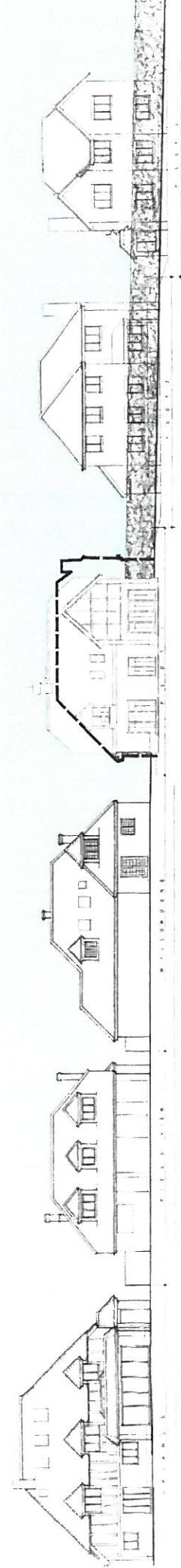
CHAMBERLAIN ARCHITECTURE  
25 St Mary's Avenue, Pewsey, Wiltshire, RG25 3AS  
Tel: 0115 975 3455

No dimension is to be scaled from these drawings. Contractors must check all dimensions on site before starting any work or shop drawings.  
All errors or discrepancies are to be reported to the Architect before commencing any work.

## **Appendix 3**



FRONT - STREET ELEVATION



REAR ELEVATION

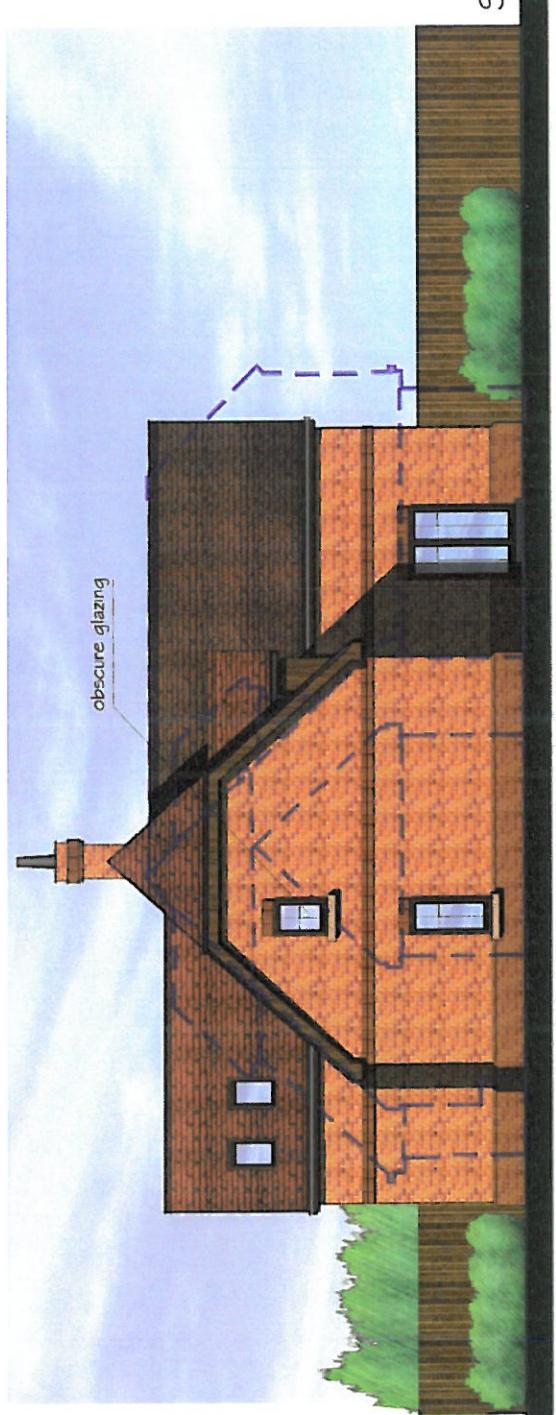


Health & Safety Notes		Client		Project	
Do not scale. Work from figured dimensions only. Except where scaling for Town Planning purposes is a requirement. All dimensions to be checked on site prior to commencement of work or manufacturing.		Mr Steve Munson		Bethesda Street, Upper Basildon, Reading	
REV	REVISION DESCRIPTION LINE	dd mm yy	status	SITE PLAN AS PROPOSED	
			PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		
			Scales	Author	Date
			T:200	1D	11/10/11
			Original Size	Checker	RF
			A3	Date	
Issue	Description	Date	Copyright Reserved 3Dmm or Original		

**dpl** DPL DESIGN LTD, 8 GOLDMINTON ROAD, MILDORD, MK45 3LG  
 TEL: 01234 747 262 FAX: 01234 347 473  
 Beckenham Design Ltd, www.beckenham.co.uk  
 OFFICES ALSO AT BIRMINGHAM, CARDIFF, SHEFFIELD  
 Project No. BKS1058D-L Drawing No. PL02 Date 11/10/2011 11:58 AM



SOUTH EAST ELEVATION

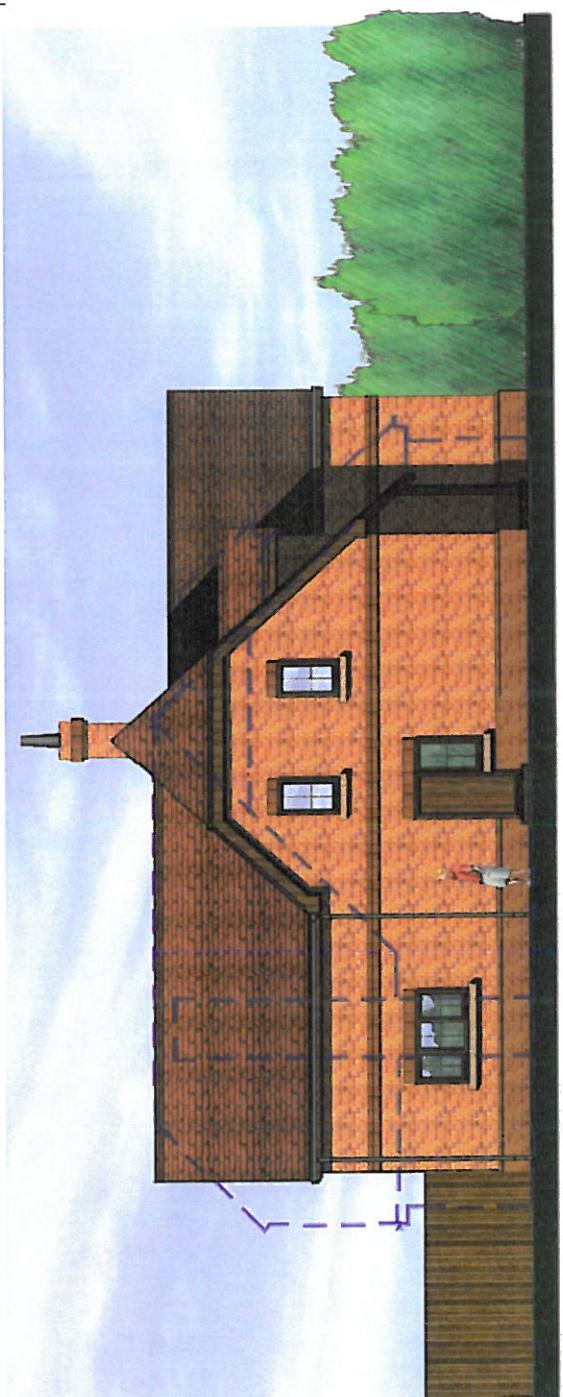


SOUTH WEST ELEVATION

 <p>DESIGN &amp; PROJECTS LTD SARACEN HOUSE, 24A SOUTHERN AVENUE, READING, BERKSHIRE RG1 4JG T: 0118 955 2424 F: 0118 955 4117 Email: <a href="mailto:info@dlp-uk.com">info@dlp-uk.com</a> Web: <a href="http://www.dlp-uk.com">www.dlp-uk.com</a></p>		Drawing No. B	
		Project No. BK1058D-L	Date 30/Mar/2009 11:10 AM
<p><b>Mr Steve Munson</b> Bethesda Street, Upper Basildon, Reading</p> <p><b>SOUTH EAST &amp; SOUTH WEST ELEVATIONS AS PROPOSED</b></p>		<p>Index</p> <p>Sheet</p>	
<p><b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION</p> <p>Scales 1:100</p> <p>Signatures</p> <p>Author</p> <p>Original Size A3</p> <p>dd mm yy 10/03/09</p> <p>Copyright reserved</p>		<p>Author</p> <p>Mr Steve Munson</p> <p>Date 11/11/09</p> <p>Printed on Original</p>	
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Issue	\V192.168.16.252\dlp\isks\0---DRAWINGS---\0-DLP PROJECTS\000-BERKSHIRE\BK1058D-L Bethesda Street, Upper Basildon, Reading\01 SKETCHNS01.dwg		



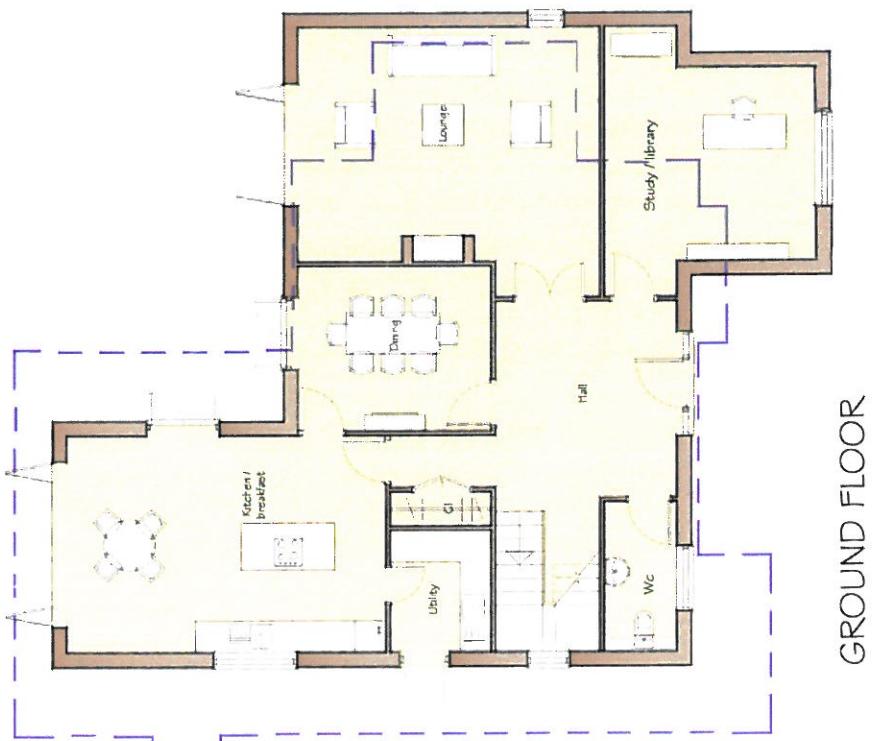
NORTH WEST ELEVATION



NORTH EAST ELEVATION

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<b>Project:</b> Bethesda Street, Upper Basildon, Reading <b>Title:</b> NORTH WEST & NORTH EAST ELEVATIONS AS PROPOSED		<b>Client:</b> Mr Steve Munson <b>Signatures:</b> <table border="1"> <tr> <td>Author</td> <td>TH</td> </tr> <tr> <td>Other</td> <td>Ken</td> </tr> <tr> <td>Date</td> <td>11/11/11</td> </tr> </table>		Author	TH	Other	Ken	Date	11/11/11		
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<b>Status:</b> PRELIMINARY <b>NOT TO BE USED FOR CONSTRUCTION</b> <b>Scales:</b> 1:100		<b>Signatures:</b> <table border="1"> <tr> <td>Original Size</td> <td>A3</td> </tr> <tr> <td>Copyright reserved</td> <td>©</td> </tr> <tr> <td>dd mm yy</td> <td>North</td> </tr> <tr> <td>Date</td> <td>11/11/11</td> </tr> </table>		Original Size	A3	Copyright reserved	©	dd mm yy	North	Date	11/11/11
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SIZE 216.30 m<sup>2</sup>



<p>NOT TO BE USED FOR CONSTRUCTION</p> <p>1:100</p> <p>Author: A3</p> <p>Original Size: TB Character: D Ref: H111</p> <p>dd mm yy Date: 30/03/2009</p> <p>North</p>		<p>Project: Belhesda Street, Upper Basildon, Reading</p> <p>Title: FLOOR PLANS AS PROPOSED</p> <p>Client: Mr Steve Munson</p> <p>Signatures: </p> <p>Copyright reserved: </p>	
<p>Health &amp; Safety Notes:</p> <p>No not scale. Work item figured dimensions only. For plan where scaling for Town Planning purposes is a requirement. All dimensions to be checked on site prior to commencement of work or manufacturing.</p>			
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