APPLICATION NO:
F/2000/1790

LOCATION:
61 Bowyer Crescent, Wokingham.

APPLICANT:
Mr & Mrs J R Hook C/O Roger Pring And Sons

PROPOSAL:
Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **21/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J R Hook
C/O Roger Pring And Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Application Number: *F/2000/1790*

Parish: **WOKINGHAM**

Location: **61, Bowyer Crescent, Wokingham.**

Proposal: **Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 28/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	1790 AT
BUILDING CONTROL NUMBER	FP2000/0778 Howard
~~APPLICANT~~/AGENT	Roger Ling + Sons.
ADDRESS OF SITE	61 Bonjer Crescent WOKINGHAM
DESCRIPTION OF PROPOSED WORK	S/S rear ext + part garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/298/1	00/298/1
ELEVATIONS	00/29/4A	00/298/4
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1790

Proposal:
Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.

Location:
61, Bowyer Crescent, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/07/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

27 June 2000

Received too late
approved 28/07/2000
AJ1.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 June 2000

Application Number: F/2000/1790

Proposal: Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
61, Bowyer Crescent, , Wokingham.

Applicant:
Mr & Mrs J R Hook C/O Roger Pring And Sons.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ ~~Recommend refusal for the reason(s) **stated below**;~~
2) ☐ ~~Recommend approval but with condition(s) & reason(s) **stated below**;~~
3) ☑ ~~Recommend approval with **no** condition(s) or reason(s).~~

Comment

The proposed garage does not meet our standards due to the position of the rear door. This reduces the length of the garage lower than the minimum allowed which is 5m. Please advise the applicant of this & that a vehicle will not be able to be parked within unless revised.

Signed: _____ **Print name:** Stephanie Kneller.

02/08/00.

Environmental Services

For office use only.
Application number: 20.JUN.2000* 1790

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS J.R HOOK
	Address and postcode	61 BOWYER CRESENT WOKINGHAM, BERKSHIRE, RG40 1TF
	Phone number	0118 978 3578
2	Agent's Name	ROGER PRING & SONS
	Address and postcode	178 NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM, BERKS, RG40 3NT
	Phone number	0118 973 3507
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	61 BOWYER CRESENT WOKINGHAM BERKS RG40 1TF
4	Give brief details of the proposal for example, two storey side extension. About the application	PART GARAGE CONVERSION & EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒ (TREES IN ADJACENT GARDENS)
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILES TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒ (GARAGE REDUCED TO 5.3M long)

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: NIL
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.	✓	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations. 1:100 & 1:50	✓	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MRS MRS J.R. HOOK

Date 19/06/00.

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

61 BOWYER CRESCENT (PLOT 46)

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/24/69			Res Dev	27/5/70c			
B/17/70	8124X	9.9.70	Dwellinghouse	22.10.70C	11.11.70		
3,328				4.11.88 GA			
	BRA5611		1st FLOOR EXT. / EXT. GARAGE (A & L. HAWKINS)		22.7.88 APP		

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1790

Applicant : Mr & Mrs J R Hook C/O Roger Pring And Sons.

Location : 61, Bowyer Crescent, , Wokingham.
Proposal : Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 25/7/00

Date Registered : 20/06/2000

Earliest Date for Decision : 21/07/2000

Latest Consultation Date/Site Notice Expiry Date : 21/07/2000

This application will have expired on: 15/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham Town council: No objection
Neighbours: None received.
Highways: None received

Planning Issues : (identified settlement)

1) Impact on [redacted] Neighbours
2) Impact on Streetscene
3) Highways

25/07/2000

Application Number: F/2000/1790

Appraisal:

1) Impact on neighbouring properties

The proposal is for the conversion of part of the garage to a playroom, plus a single storey rear extension, to a 2 storey detached house. There will be an extension of 1.55 metres to the existing rear part of the garage, while maintaining the same eaves and ridge height as the existing rear projection.

There will be two new windows, one window to be inserted in the south west elevation of the garage and a patio window to be inserted in the north elevation, these will not cause any overlooking to neighbouring properties. The entire rear garden is bounded with a 1.8 metre high enclosure.

No. 59, to the south west, 150 mm higher, 2 storey detached neighbour. Positioned 1 metre away from proposal behind a 1.85 metre high boundary fence no windows in flank elevation. Extended to the rear with a single storey extension, similar style to that of proposed. Due to the position and distance away the occupants of this property would not be adversely affected.

No.63, to the north, 2 storey detached neighbour. Footprint set forward and positioned 1 metre away behind a 1.8 metre high fence, no windows in flank elevation. Due to the position the occupants of this property would not be affected.

2) Impact on street scene /visual impact.

The materials will match that of the existing house. It is considered that there will be no significant impact upon street scene or visual amenity of the area.

3) Highways

This 4 bed roomed property has 3 no. parking spaces, one in the garage and the other two on the drive. The proposal will retain the garage space therefore no reduction in parking spaces.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2000/1790
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
3.	SC23	SR06	"PARKING + GARAGING"

28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 61 Bowyer Crescent Wokingham.

APPLICATION NUMBER: F/2000/1790

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 25/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS 1970's estate dev. open plan front gardens, residential, 2 storey, detached houses, integral garages + drives.

3. DESCRIPTION OF SITE/BUILDING Extended to side over garage. 2 storey detached house, brown coloured brick, white UPVC windows + doors, white fascia boards + grey guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan / quiet road.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — 2 spaces for parking on drive at front will retain a garage space inside existing garage.

LEVELS — No 59, 150mm higher

BOUNDARY TREATMENT — No 59, 1.85m fence, extended to rear with a single storey extension (of similar design + size) No windows in flank elev.

OTHERS — No 63, 1.8m fence, property set forward no windows in flank elev, no overlooking/impact.

— Rear boundary 1.8m fence.

Nb No impact on street scene. ~~left yard~~ will not be seen, maintains same height as existing.

**********FILE COPY**********

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1790

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1790
61, Bowyer Crescent, , Wokingham.
Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1790**
61, Bowyer Crescent, , Wokingham.
Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1790

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1790**
61, Bowyer Crescent, , Wokingham.
Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1790

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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61, Bowyer Crescent, , Wokingham.
Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 JUN
Officer: AT	Application No. F/2000/1790

Map No. 68B Site 2.03

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED CONVERSION OF PART OF GARAGE TO PLAYROOM PLUS SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 61 BOWYER CRESCENT

Parish: WOKINGHAM Ward: Norreys 27.6.2000

Applicant: MR | MRS HOOK

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

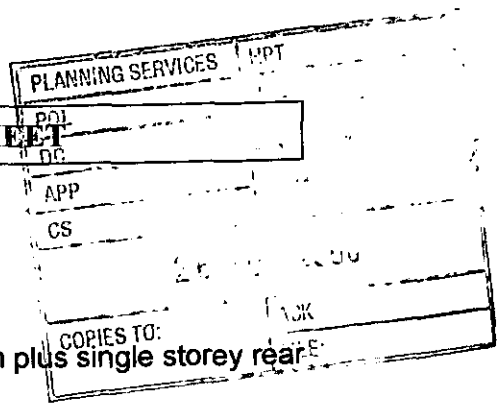
OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + 44, 46, 59 + 63 Bowyer Cresent

16, 18 + 20 BENNING WAY



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/1790

Proposal: Proposed conversion of part of garage to playroom plus single storey rear extension to dwelling.

Site Address: 61 Bowyer Cresent, Wokingham.

Applicant: Mr & Mrs J R Hook C/O Roger Pring and Sons

Your observations are required in respect of this application by **21/07/2000**

No objection

SIGNED: _____ **DATE:** 24/07/00

CLERK TO Wokingham Town Council

61 BOWYER CRESCENT (PLOT 46)

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/24/69			Res Dev	27/5/70c			
B/17/70	8124X	9.9.70	Dwellinghouse	22.10.70C	11.11.70		
31328				4.11.88 GA			
	BRA5611		1st FLOOR EXT. / EXT. GARAGE (A & L. HAWKINS)		22.7.88 APP		

Environmental Services

For office use only.
Application number:

20. JUN. 2000 * 1790

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS J.R HOOK
	Address and postcode	61, BOWYER CRESENT WOKINGHAM, BERKSHIRE, RG40 1TF
	Phone number	0118 978 3578
	Agent's Name	ROGER PRING & SONS
	Address and postcode	278 NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM, BERKS, RG40 3NT
	Phone number	0118 973 3502
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	61, BOWYER CRESENT WOKINGHAM, BERKS RG40 1TF
4	Give brief details of the proposal for example, two storey side extension. About the application	PART GARAGE CONVERSION & EXTENSION.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒ (TREES IN ADJACENT GARDENS)
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILES TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒ (GARAGE REDUCED TO 5.3M long)

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: NIL.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations. 1:100 & 1:50	✓	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MRS J.R. HOOK

Date 19/06/00.

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.

21 June 2000

Scale: 1 : 1250

N W E S