



UR ARCHITECTS

20 Pitts Lane, Earley, RG6 1BT

Design and Access Statement

31st July 2026

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1.1 Purpose of this Document

This Design and Access Statement has been prepared by Urban Regen Architects Limited (URA) on behalf of Mr Z Khan in support of a planning application to Wokingham Borough Council (WBC) for the demolition of the existing Gospel Hall building at 20 Pitts Lane, Earley, and the erection of a replacement detached dwelling with a detached double garage, new front boundary wall and gates.

The purpose of this statement is principally to explain what is proposed, why it takes the form it does, and how the design has been shaped by its context and by the Council's adopted guidance. The document structure follows the suggested content for Design and Access Statements set out at Section 3A.3 of the Wokingham Borough Design Guide SPD (adopted June 2012). This includes the principle headings of an introduction, an appraisal of context, a description of the proposal covering use, density, layout, scale, bulk and massing, landscape and amenity, and appearance, followed by access and movement, and sustainability. Section 4.0 of this Statement takes the relevant guidance points of the Design Guide in turn, quoting each and setting out our design response beneath it, so that the relationship between policy and proposal can be read directly.

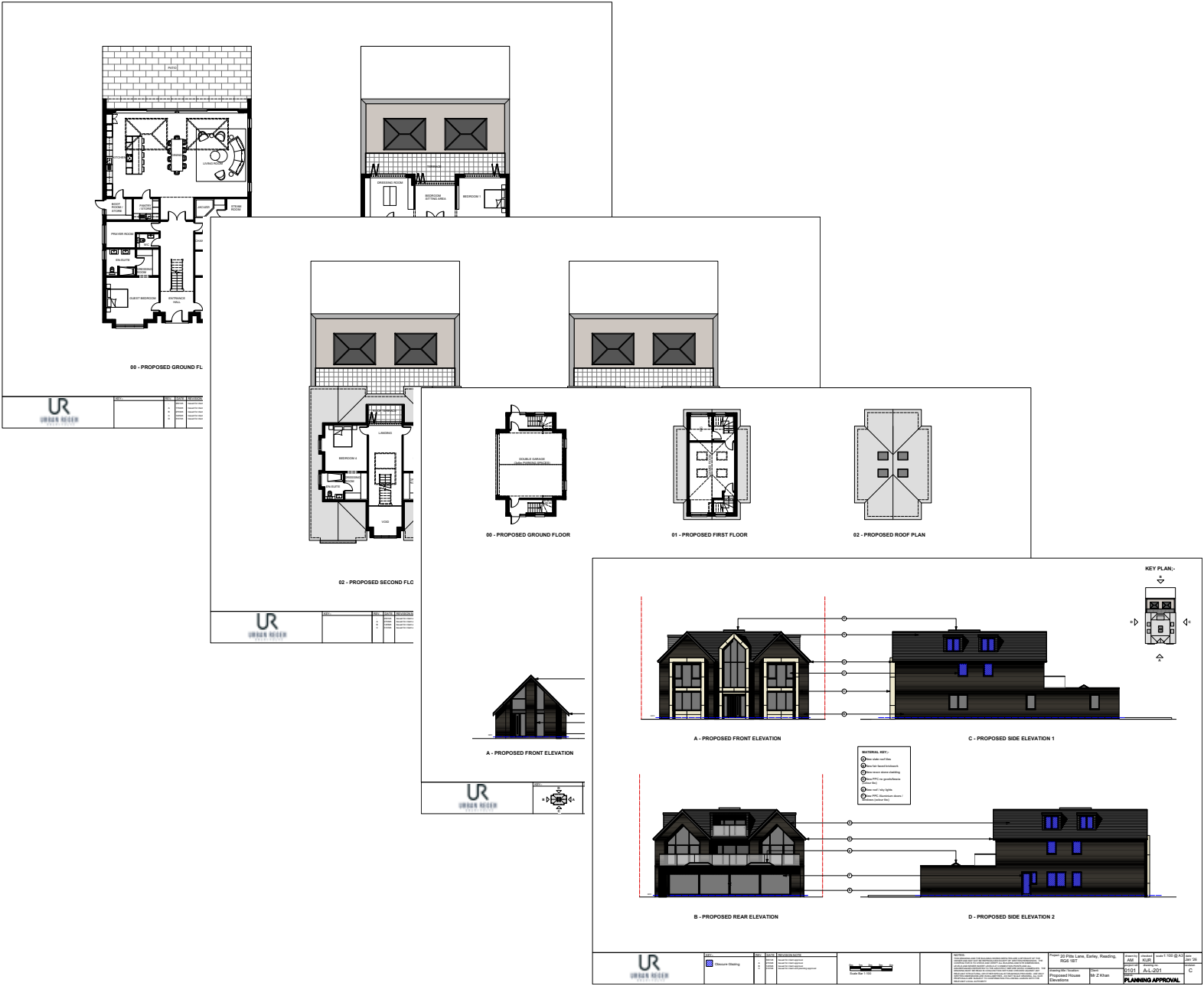


Initial artist Impression of new house at 20 Pitts Lane

1.0 INTRODUCTION

The Statement should be read alongside the submitted drawings, referred to throughout and reproduced at Section 6.0 (Schedule of Drawings):

- A-L-001 — Proposed Site Plan
- A-L-100 — Proposed Ground and First Floor Plan
- A-L-101 — Proposed Second Floor and Roof Plan
- A-L-102 — Proposed Garage Building Plans and Elevations
- A-L-200 — Existing Location Plan and Existing (Gospel Hall) Plans / Elevations
- A-L-201 — Proposed House Elevations
- A-L-202 — Proposed Street Elevation and Boundary Wall / Gate Details / Bin / Cycle Store





Aerial view of site and context with 20 Pitts Lane outlined in red

2.0 Site Location and Description

The application site is 20 Pitts Lane, Earley, Wokingham, RG6 1BT — a long plot on the northern side of Pitts Lane, which is a curving suburban lane in an established residential area. Neighbouring properties include Nos. 14, 16 and 18 Pitts Lane to the south west and Nos. 22 and 26 Pitts Lane to the north east of the site.

The site is presently occupied by a large single storey brick building with an unusual history for a residential street. The site originally had a residential property that was demolished to build a Gospel Hall as shown on the existing drawings (A-L-200). It is this building that is to be demolished and a residential building reinstated on the site. Mature trees stand along the site boundaries, and the frontage, side and rear is laid in block paving with lawn area to the rear and



Existing site photos of 20 Pitts Lane

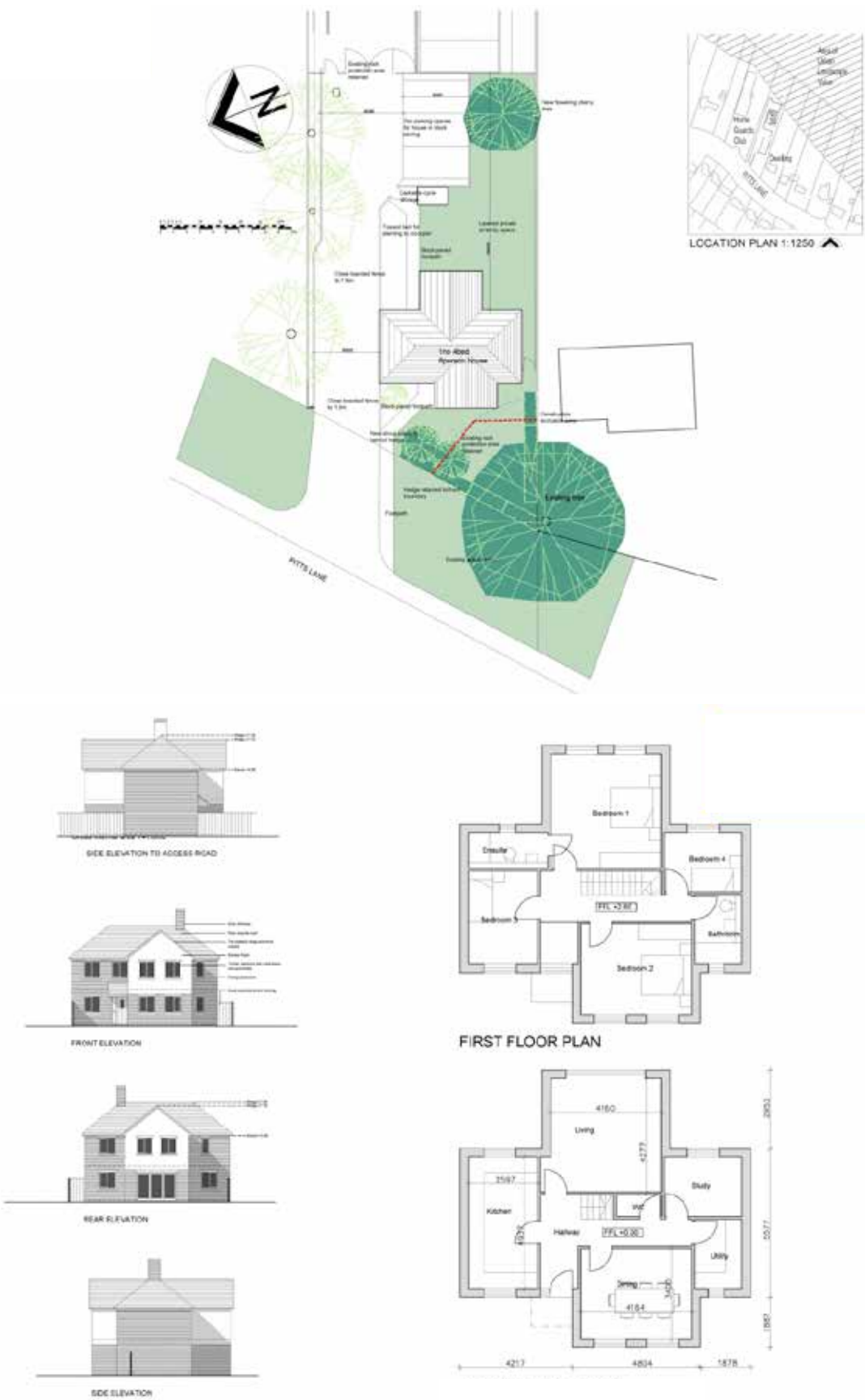
some to the front.

2.1 Relevant Planning History

The principle of a dwelling on this site has already been established with outline planning permission for one dwelling which was granted under reference 201370, and approval of reserved matters followed under reference 231648. The present application follows on from, and is consistent with, that planning history: it seeks to deliver the residential redevelopment of the site that the Council has already accepted historically in principle and in reserved matters.

Furthermore, the full planning history of this site including appeal for the Gospel Hall is as follows:

080705	Proposed demolition of existing residential bungalow and the erection of a two storey building with Gospel Hall on ground floor and caretakers flat on first floor with associated car parking facilities.	20/06/2008	Ap-proved
200564	Full planning application for the proposed first floor extension to the Gospel Hall. Access to the first floor via external stairs also changes to car parking and landscaping.	22/05/2020	Ap-proved
081250	Application for submission of details to comply with the following conditions . Cond.2- Proposed planting scheme, Cond.3- Proposed fencing, Cond.4- Details of materials	16/10/2008	Ap-proved
200563	Outline application for the proposed erection of 2No 4-bed dwellings (Use Class C3) with access, layout and scale to be considered following removal of electricity pylon.		
231648	Application for the approval of reserved matters pursuant to outline planning consent 201370 for the erection of 1No. dwelling with access, layout and scale to be determined. Appearance and Landscaping to be considered only.	23/08/2023	Ap-proved
201370	Outline application for the erection of 1 no. dwelling (Use Class C3) with access, layout and scale to be determined.	10/09/2020	Approve



WBC Planning Reference	Planning Description	Planning Decision	Planning Status
060711	Proposed erection of a single storey gospel hall and detached caretakers dwelling. Demolition of existing dwelling.	01/03/2006	Refused
071169	Proposed demolition of existing residential bungalow and the erection of a single storey Gospel Hall with associated car parking facilities	01/08/2007	Refused
APP/ X0360/A/	Proposed demolition of existing residential bungalow and the erection of a single storey Gospel Hall with associated car parking facilities	17/06/2008	Appeal allowed for planning application 071169

Plans of proposed 4 bedroom house granted under planning reference 201370



No.22 Earley Home Guard Club (outlier in mainly residential context)



No.18 Pitts Lane (Neighbouring Property)



No.26 Pitts Lane (Large Detached House Neighbouring Property)



No.16 Pitts Lane (Neighbouring Property Recently Extended)



No.36 Pitts Lane (Context Large Detached House)



No.27, 29, 31 and recently extended no. 33 Pitts Lane (Opposite Context)

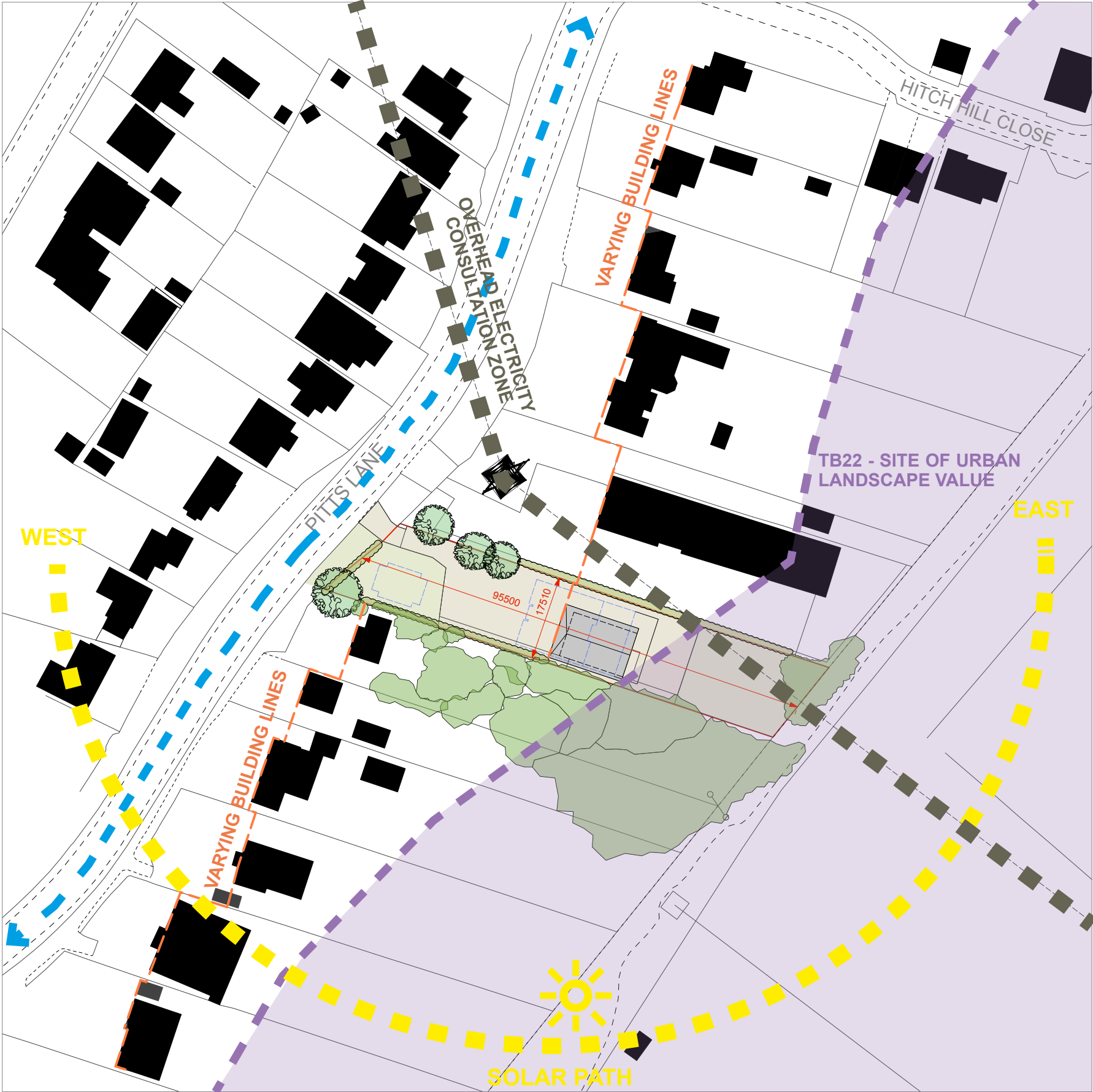
2.2 Local Character

The Design Guide SPD identifies Earley, at Section 3B.2.6, as a typical example of its ‘Informal suburban’ character type (Figures 3B.22 and 3B.25). The Guide describes such areas as ‘generally built up over the last 30 years... homogenous feel... designed around culs-de-sac... two-storey detached or semi-detached houses... small clusters, informally arranged... building lines are varied and front gardens are often open.’

This description fits Pitts Lane well. The lane curves through an area of detached and semi-detached family houses arranged informally rather than in rigid terraced lines, with varied building lines and generous planted frontages. Within this setting the existing hall is the anomaly — a single-storey institutional building of a kind the surrounding streets do not otherwise contain. Its replacement with a detached family dwelling returns the site to the prevailing pattern of the area.



No.105 Pitts Lane (Varying Architectural Style in Local Context)



Constraints and Opportunities Plan

2.4 Site Analysis

The defining characteristics of the site, drawn from the survey and existing drawings (A-L-200), are these:

- Plot shape — the plot is long and narrow, running back from Pitts Lane. This geometry naturally suggests a dwelling addressing the line of frontage to the north east, and it has driven the layout of the proposal;
- The existing building — the single-storey brick hall makes no meaningful contribution to the residential character of the lane and its community uses have ceased; its removal has already been accepted through the planning history;
- Trees — mature trees along the boundaries give the site enclosure and soften views along the lane; these are an asset, and the proposal retains them;
- Frontage — the existing block-paved frontage is serviceable and in keeping with neighbouring driveways; the proposal retains and reuses it rather than replacing it; and
- Neighbours — the relationship to Nos. 14, 16 and 18 on side of Pitts Lane and Nos. 22 and 26 are on the other side of the site. In terms of outlook, privacy and the rhythm of the street, this has informed the positioning, massing and fenestration of the new dwelling, as set out in Section 4.0.

3.1 Planning Policy Context

The principal design guidance against which this proposal is to be assessed is the Wokingham Borough Design Guide Supplementary Planning Document, adopted in June 2012. The Guide is directly relevant in three ways:

- (1) It sets out the content the Council expects a Design and Access Statement to cover, and this Statement is structured accordingly.
- (2) It characterises the area, defines the ‘Informal suburban’ character type and cites Earley itself as a typical example — so the Guide’s expectations for this character type apply here, and the proposal has been tested against them.
- (3) It contains a series of specific residential design guidelines — R2 and R3 (responding to context and the street network), R9 (height), R12 (boundary treatments), R14 (hard and soft landscape), R15 (privacy distances), R16 (amenity space), R19 (coherent design), R20 (the ‘forgotten elements’) — together with the parking guidance at Section 6 (P1 and P2). Each of these is addressed individually in Section 4.0 below, with the relevant guidance quoted and the design response set against it.



Wokingham Borough Council

Borough Design Guide

Supplementary Planning Document

June 2012

Click to begin

Section 4
Residential

Introduction

Character and context

Making connections

Safe streets and spaces

Creating place

Open space and landscape

Privacy, visual impact and amenity

Well designed homes

Sustainable design

0 'Backland' development

1 Alterations and extensions

2 Gypsy, traveller and travelling showpeople sites

3 Residential design checklist

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Section 4
Residential

4.1 Introduction

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4.3 Making connections

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4.13 Residential design checklist

lines are associated with more important places, such as centres, larger settlements or primary routes. Less continuous or more informal building lines are associated with the edges of settlements or more rural places.

The gaps between buildings can make an important contribution to local character, particularly where they occur regularly, such as between pairs of semi-detached houses.

Wokingham Borough Council



Figure 4.6: A variety of opportunities exist in this street to reinforce the frontage, distinguish this route from its more minor tributaries and raise overall density

Borough Design Guide

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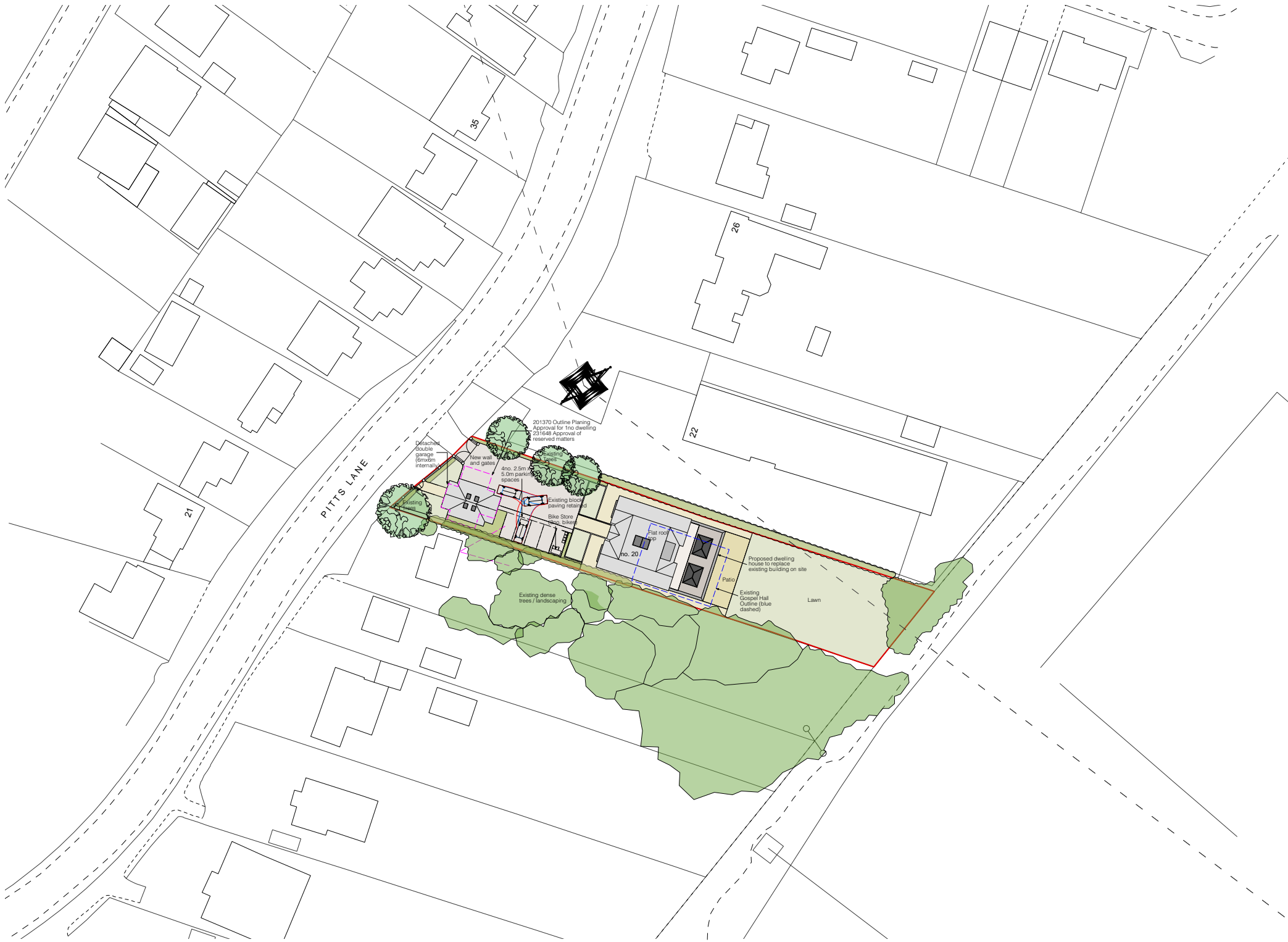
dwelling

Figure 4.25: Summary of the Council's minimum privacy and amenity distances guidelines in this section; refer to text for explanation and specific guidance for each. Character and context will also be relevant to the approach in any specific case

Wokingham Borough Council

Borough Design Guide

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Proposed Site Plan in context

4.1 Use

Design Guide, R2 & R3

‘New housing should respond to its context... New housing should connect into and strengthen the existing network of streets and spaces.’

Design response

The proposal is for a single detached dwellinghouse in an established residential street — the most contextually appropriate use available for the site, and the use already approved in principle under 201370 and in reserved matters under 231648. The existing building is a redundant hall whose former social and religious uses have no continuing place on the site; its replacement with a family home removes an anomalous institutional use from a residential lane and strengthens, rather than interrupts, the pattern of houses fronting Pitts Lane. The dwelling addresses the lane directly through its entrance gable and gated frontage, connecting into the existing street in exactly the manner R3 seeks.

4.2 Amount

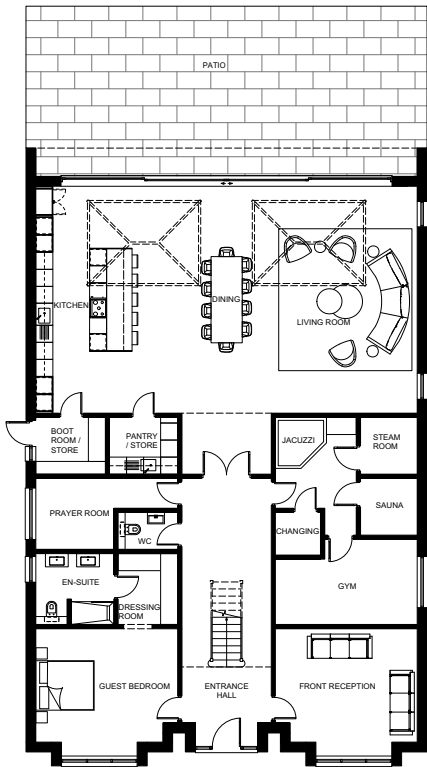
Design Guide, 3A.3
‘New housing should respond to its context.’

Design response

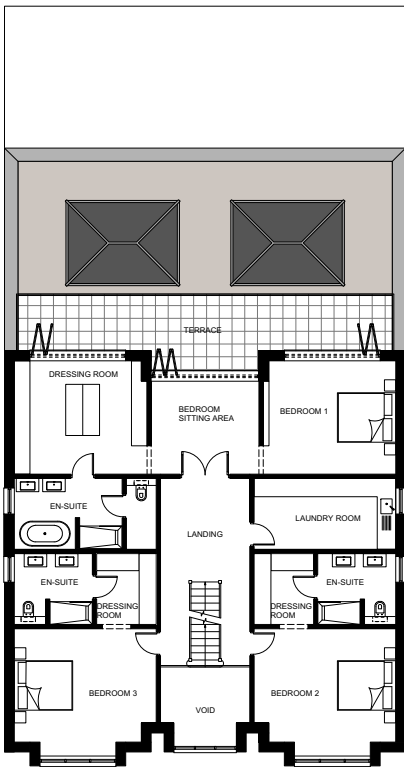
The amount of development is one dwelling — no more than the outline permission established for the site.

The dwelling provides six bedrooms: a guest bedroom at ground floor and five further bedrooms at first and second floor, each with its own dressing room and en-suite. The ground floor otherwise accommodates kitchen, dining and living space, a prayer room, and wellness accommodation comprising a gym, sauna, steam room and jacuzzi. A detached double garage with a first-floor games room and WC completes the accommodation.

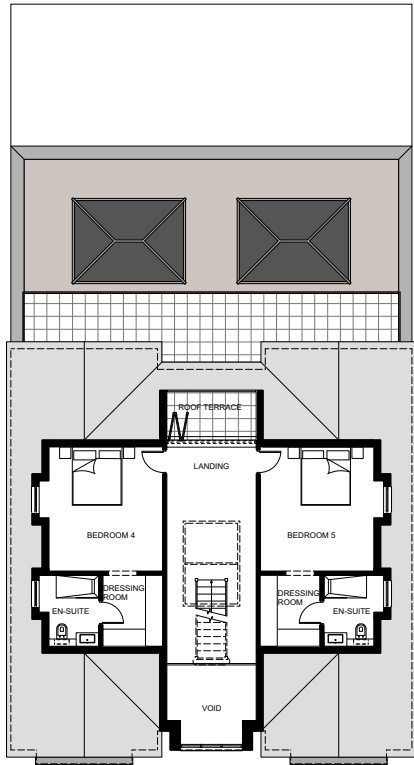
This is a generous family home, but it remains a single dwelling on a single plot — a density entirely consistent with the informal suburban character of the lane, where detached houses in individual plots are the prevailing grain. The arrangement of accommodation is shown on drawings A-L-100, A-L-101 and A-L-102.



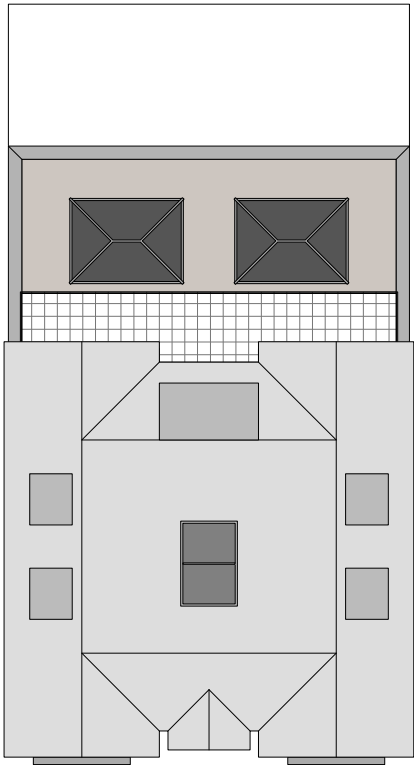
00 - PROPOSED GROUND FLOOR



01 - PROPOSED FIRST FLOOR



02 - PROPOSED SECOND FLOOR



03 - PROPOSED ROOF PLAN



Initial artist impression aerial view of concept for proposed house

4.3 Layout

Design Guide, R3

‘New housing should connect into and strengthen the existing of streets and spaces’

Design response

The layout follows the logic of the long, narrow plot. The dwelling is positioned to address Pitts Lane, with the entrance announced by the tallest, central gable of the front elevation; the private garden extends behind, served directly from the extensively glazed rear living spaces. The detached garage sits within the site as a companion building to the house, and the frontage accommodates four car parking spaces together with a covered store for three bicycles. The new boundary wall and gates define the edge to the lane while the retained mature trees hold the established green boundaries of the plot. The overall arrangement — house fronting the street, parking to the frontage, garden to the rear — is precisely the pattern of the neighbouring residential plots, so the proposal knits the site back into the street rather than standing apart from it. The layout is shown on the Proposed Site Plan, A-L-001.

4.4 Scale, Bulk and Massing

Design Guide, R9

‘The height of residential buildings should respond to a number of factors: the prevailing heights and degree of variation in height in the local context; its position in the street hierarchy; the position of the building line in relation to the street... and whether it is a potential landmark location.’

Design response

The dwelling is arranged over ground, first and second floors, with the second floor accommodated substantially within the roof and lit by rooflights (A-L-101) — so the perceived massing from the street is of a pitched-roofed house rather than a three-storey block. The bulk of the front elevation is deliberately broken down into a series of steep-pitched gables, which fragments the roofline into distinct vertical elements and steps the composition up to the tallest, central entrance gable. This gabled rhythm avoids a single monolithic roof mass and gives the building a scale that reads comfortably alongside its detached suburban neighbours, as illustrated on the Proposed Street Elevation (A-L-202). The garage is a clearly subordinate building — a double garage with a games room and WC at first floor (A-L-102) — and its lower massing helps grade the composition down across the site. Pitts Lane is a residential lane rather than a landmark location, and the scale of the proposal has been judged accordingly.





A - PROPOSED FRONT ELEVATION



B - PROPOSED REAR ELEVATION

4.5 Appearance

Design Guide, R19

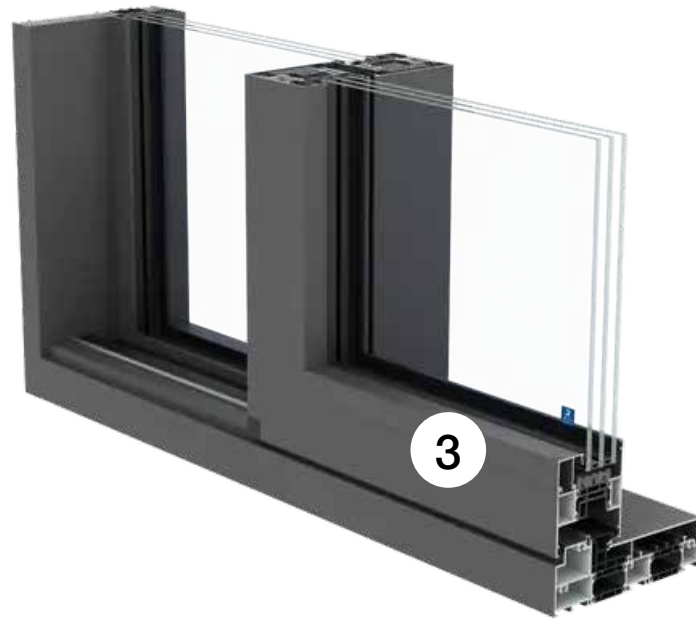
‘New housing must be designed with care and with a coherent design approach that influences the whole building, from its form to the elevations, including the detailing.’

Design response

A single architectural idea runs through the whole building: the steep-pitched gable. The front elevation is composed as a series of these gables, with a full-height glazed entrance feature set into the tallest, central one, so that the front door is legible from the lane and the elevation has a clear centre of gravity. The rear elevation responds to its different orientation with extensive ground-floor glazing opening the living accommodation onto the garden, and a first-floor balcony and terrace with a glazed balustrade above. Rooflights bring daylight into the second-floor rooms without cluttering the roof planes. The garage adopts the same architectural language and material treatment so that house and garage read as one composition rather than two unrelated buildings. Elevations are shown in full on A-L-201 (house), A-L-102 (garage) and A-L-202 (street scene).



1



3



4



2



5



6

MATERIAL KEY;-

1. **Facing brickwork**
Wienerberger, Hurstwood Multi, London Stock Facing Brick, code 24250190, laid in stretcher bond with grey mortar and raked joints.
www.wienerberger.co.uk/hurstwood-multi
2. **Roof tile**
Natural Brazilian First Quality Slate Roof Tile in Graphite
www.roofsperstore.co.uk/brazilian-slate
5. **Aluminium double glazed sliding doors**
Double glazed aluminium sliding doors Reynaers MasterPatio or similar approved. Colour RAL 9011, Graphite Black
www.reynaers.co.uk/aluminium-masterpatio
4. **Aluminium double glazed windows**
Double glazed aluminium windows Reynaers Masterline8 or similar approved. Colour Graphite Black, RAL 9011
www.reynaers.co.uk/aluminium-masterline-8
5. **Reconstituted stone cladding**
Buff reconstituted Portland finish stone detailing
www.taylormaxwell.co.uk/portland-stone
6. **PPC Aluminium RW goods / fascia**
Euroclad flat metal sheet, Graphite Black, RAL 9011
www.eurocladgroup.com/flat-metal-sheet

4.6 Materials

Design Guide, R19 and R20

'...from its form to the elevations, including the detailing... the materials used for walls and fences should relate to the materials used for the remainder of the building.'

Design response

The palette for the dwelling is London stock fair-faced brickwork, reconstituted stone cladding, new natural slate roof tiles, powder-coated aluminium windows and doors, and matching PPC rainwater goods. The garage carries the same family of materials — natural slate roof tiles and fair faced brick, and the same rainwater goods and window treatment — so that the two buildings are unmistakably parts of a single composition. These are robust, familiar materials in a suburban setting, deployed with contemporary crispness in the glazed entrance gable and aluminium fenestration.

4.6.1 Precedent Imagery

In developing the massing and materials approach, the design utilised comparable precedent of contemporary as well as traditional replacement dwelling in a suburban street. That involved pairing each policy guidance point with a direct design response, supported by precedent photographs of brick detailing and roof tile texture — informed both the structure of this document and the confidence with which a well-detailed contemporary house can sit in an established suburban context.



Artist impression of 20 Pitts Lane with retained private rear garden

4.7 Landscape and Amenity Space

Design Guide, R14 and R16

‘Development proposals should provide space for and include well designed hard and soft landscape... New housing must provide easy access to some form of amenity space.’

Design response

The landscape strategy is one of retention first. The existing mature trees along the site boundaries are retained, preserving the green enclosure of the plot and its contribution to the lane; and the existing block paving to the frontage is retained and reused, avoiding the waste of replacing sound hard landscape for its own sake. The long plot provides a private rear garden as the dwelling’s principal amenity space, reached directly from the ground-floor living accommodation through its extensive rear glazing, and supplemented at first floor by the balcony and terrace. Amenity space is therefore not merely provided but woven into the daily use of the house — the garden is on the doorstep of the rooms the family will live in.

4.8 Privacy and Residential Amenity

Design Guide, R15

‘The Council’s minimum distance of 22m is a generally accepted guideline for there to be no overlooking or material loss of privacy between the rear of two buildings that directly face one another. Across a street, the Council’s minimum distance of 10m is an accepted guideline...’

Design response

The relationships between the proposed dwelling and its neighbours has been tested against these guideline distances in developing the site layout, and the disposition of the dwelling within its long, narrow plot has been arranged with them in mind. The elements of the design with the greatest potential sensitivity have been handled deliberately: the principal areas of glazing at ground level face the private rear garden, contained by the retained mature boundary trees; the first-floor balcony and terrace address the garden within the plot; and second-floor accommodation is lit primarily by rooflights, which bring in daylight without creating outward-facing windows at the highest level. The retained boundary trees provide established screening in depth. The relevant relationships can be read on the Proposed Site Plan (A-L-001) and the Proposed Street Elevation (A-L-202).

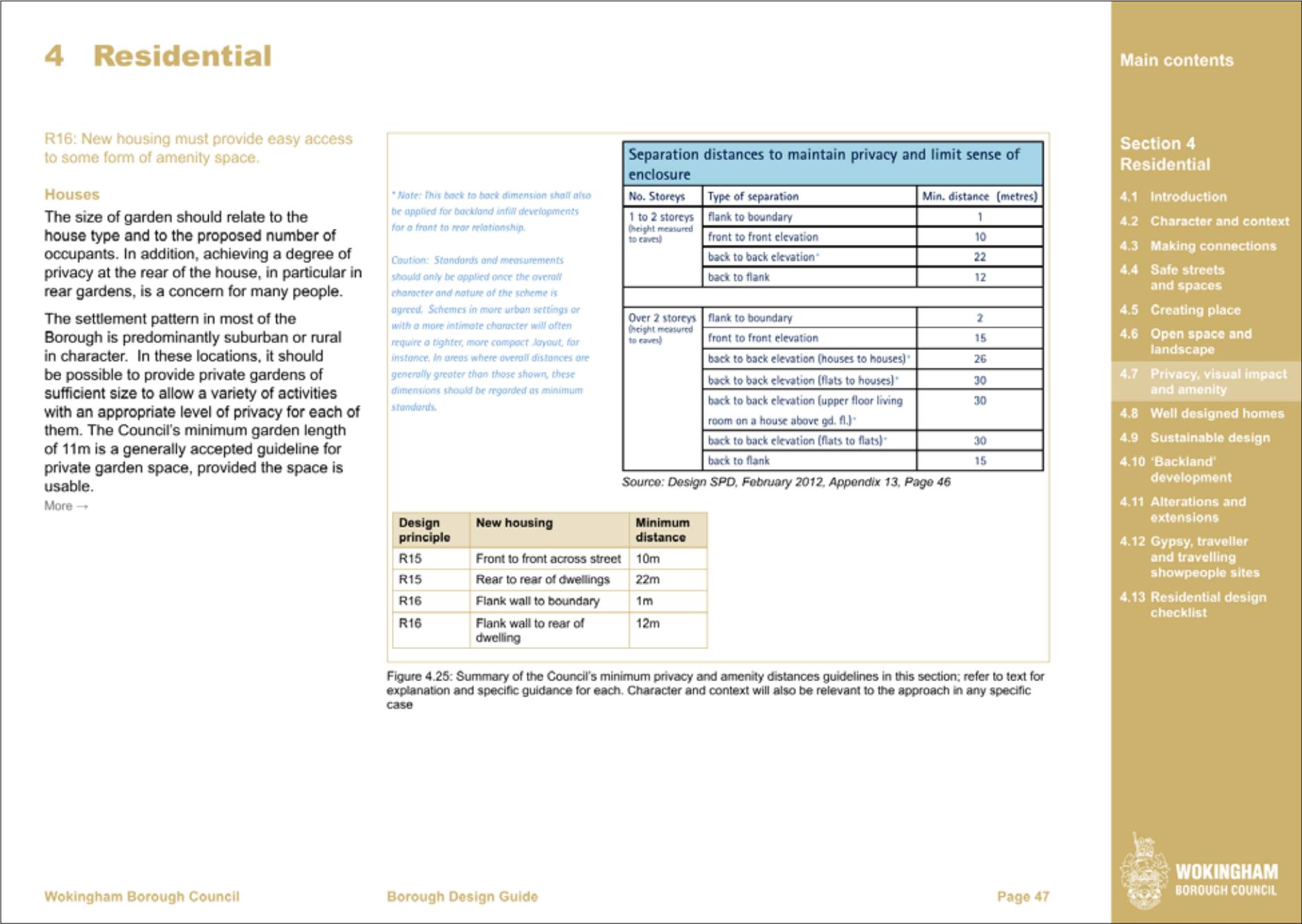


Figure 5: Wokingham Borough Design Guide, Figure 4.25 — summary of minimum privacy and amenity separation distances (Section 4.7, page 47)

4.9 Access and Movement

Design Guide, Section 6, P1 and P2

'The location, layout and design of parking areas for all uses and purposes must accommodate cars satisfactorily... [and] include cycle and motorcycle parking.'

Design response

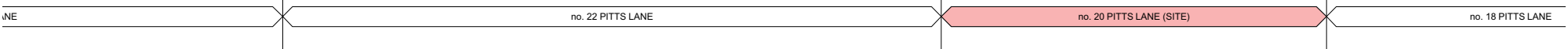
Vehicular and pedestrian access will be taken from Pitts Lane through the new gated frontage. The proposal provides parking well above the needs of a single dwelling, with four surface spaces, each 2.5m by 5.0m, plus a detached double garage, giving six spaces in total within the site. A covered store for three bicycles makes everyday cycling convenient rather than an afterthought. The retained block paving will form the hardstanding for the frontage and parking area. This arrangement is shown on A-L-001, with the garage detailed on A-L-102.



Site diagram showing access / egress and arrangement of cycle / bin storage



Existing front boundary of 20 Pitts Lane



REET ELEVATION, 1:200



Proposed boundary wall plan and elevation
PROPOSED WALL / GATE PLAN 1:200

4.10 Boundary Treatment and Security

Design Guide, R12

‘Boundary treatments should be designed to contribute positively to the character of the areas and to the quality of the public realm... Boundaries to public areas, such as streets, should be robust, for instance brick walls or railings.’

Design response

The boundary to Pitts Lane is exactly the robust treatment the Guide asks for: a new boundary wall with gates, designed as part of the architectural composition and detailed on drawing A-L-202 alongside the street elevation, so that wall, gates and house are conceived together rather than the boundary being left to chance. The wall gives the dwelling a defined, secure edge to the public realm and a dignified address to the lane, while the retained mature trees continue to provide the softer, green enclosure to the remaining boundaries. The gated frontage also provides natural security for the parking area and the approach to the house.

4.11 Refuse, Recycling and Other Servicing Elements

Design Guide, R20

‘The following elements, often the ‘forgotten elements’, must be considered early in the design process... bin stores and recycling facilities; meter boxes; bicycle storage; walls, fences and gates.’

Design response

These elements have been addressed as part of the design rather than left to be resolved on site. Bicycle storage is provided in a purpose-made covered store for three bicycles within the frontage. The boundary wall and gates — the most publicly visible of the ‘forgotten elements’ — have been fully designed and are detailed on A-L-202, in materials that relate to the palette of the dwelling itself, as R20 requires. The gated, walled frontage with its retained block paving provides a tidy, contained setting within which bin presentation and day-to-day servicing can take place without cluttering the street scene.



Example of bin store enclosure with sedum green roof



Example of bicycle store enclosure with sedum green roof



4.12 Sustainability

Design Guide, Section 3A.3 <i>Sustainability is identified as a required component of a well-prepared Design and Access Statement.</i>
Design response The proposal’s approach to sustainability begins with what it keeps. The mature boundary trees are retained, preserving established vegetation and its amenity and ecological value; the existing block paving to the frontage is retained and reused, reducing the demand for new materials and the waste arising from demolition. The replacement of an obsolete single-storey hall with a new dwelling built to current standards will, of itself, deliver a building of a wholly different order of construction quality from the structure it replaces. The design supports low-energy daily life in simpler ways too: rooflights and the extensive rear glazing maximise natural daylight through the house, reducing reliance on artificial lighting, and the covered cycle store makes cycling a practical everyday alternative to the car. The material palette — brick, stone, concrete tiles, powder-coated aluminium — is durable and low-maintenance, chosen to last.

5.1 In Conclusion

This application brings forward the next stage of a planning position already established. Outline permission 201370 confirmed the principle of a single dwelling at 20 Pitts Lane, and reserved matters approval 231648 established the detailed parameters. The current proposal is consistent with both approvals.

The scheme replaces a redundant single-storey Gospel Hall with a building whose history reflects an earlier use of the site. The carefully designed family home restores the plot to the residential character of Pitts Lane. The design responds directly to the Wokingham Borough Design Guide SPD: it sits comfortably within Earley’s identified ‘Informal suburban’ character; uses gabled massing to reduce perceived bulk and maintain a suburban scale; applies a coherent palette of London stock brick, stone cladding and natural slate roof tiles across the dwelling, garage, boundary wall and gates; provides appropriate parking, cycle storage, boundary treatment and amenity space; and retains the mature trees and block paving that already contribute positively to the site.

Accordingly, the proposal represents a high-quality and context-sensitive redevelopment of the site. It accords with the established planning history and the Council’s adopted design guidance, and is therefore respectfully commended for approval.

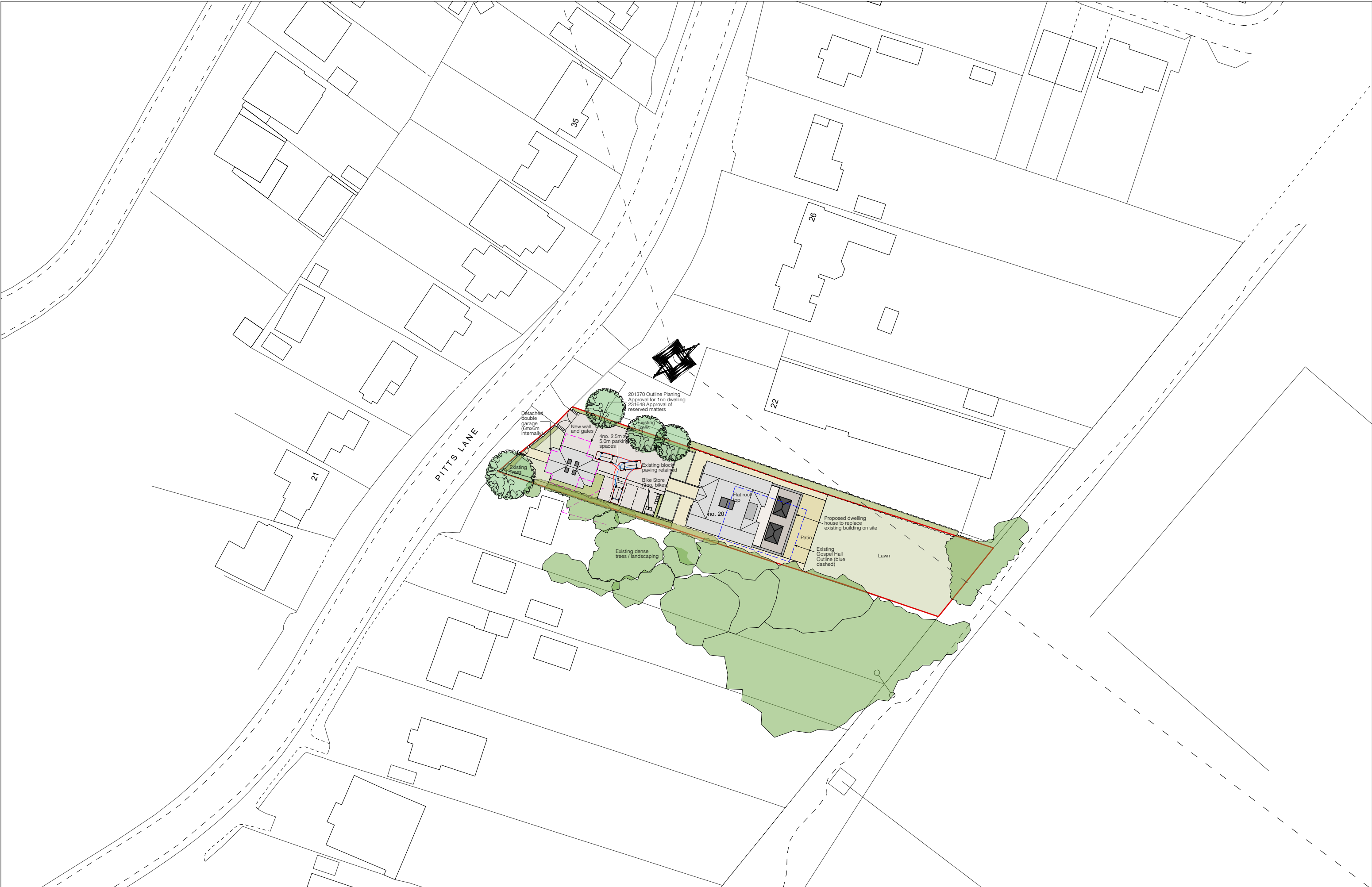


Proposed artist impression with possible landscaped frontage to house

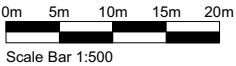
6.0 SCHEDULE OF DRAWINGS

The following drawings, prepared by UR Architects (under project ref. 0101), accompany this Statement and form part of the planning application:

Drawing No.	Rev.	Drawing Title	Scale @ A3
A-L-001	D	Proposed Site Plan	1:500
A-L-100	D	Proposed Ground & First Floor Plan	1:100
A-L-101	C	Proposed Second Floor & Roof Plan	1:100
A-L-102	C	Proposed Garage Building Plans & Elevations	1:100
A-L-200	C	Existing Location Plan & Existing (Gospel Hall) Plans / Elevations	1:100
A-L-201	C	Proposed House Elevations	1:100
A-L-202	C	Proposed Street Elevation & Boundary Wall / Gate Details	1:200



KEY:-		REV.	DATE	REVISION NOTE
		-	250126	Issued for client approval
		A	170226	Issued for client approval
		B	270326	Issued for client approval
		C	140526	Issued for client approval
		D	310726	Issued for client and planning approval



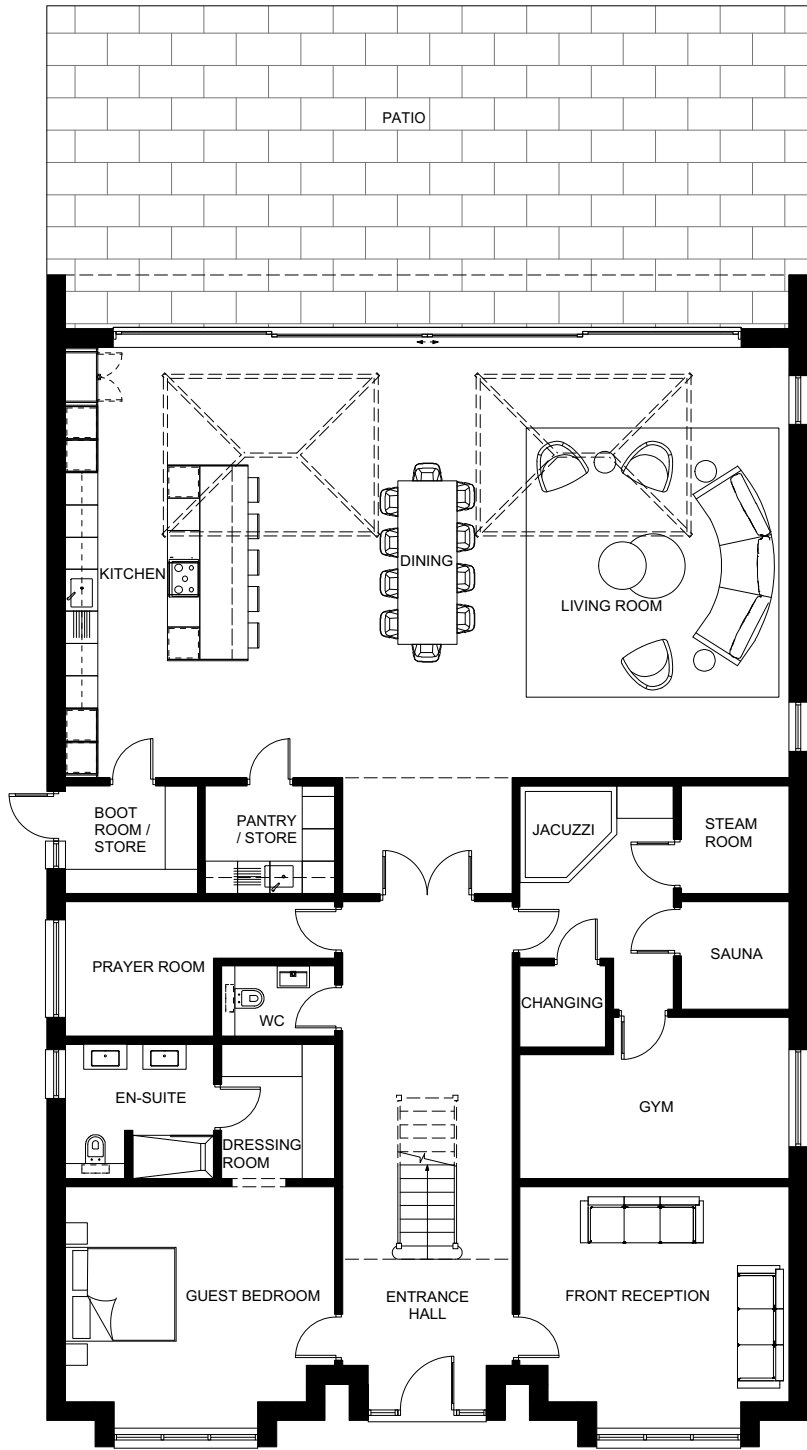
NOTES:
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Project: 20 Pitts Lane, Earley, Reading, RG6 1BT

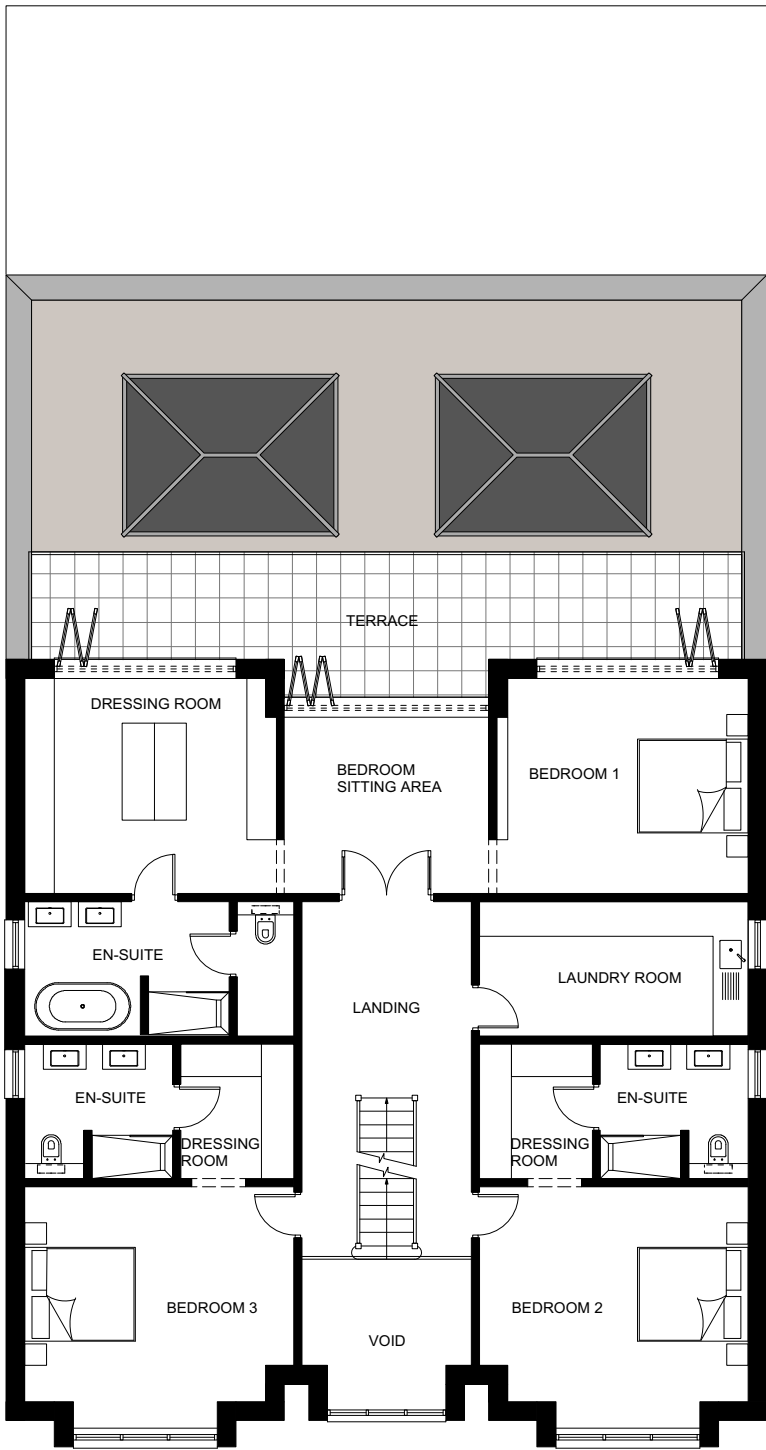
drawing title / location:
Proposed Site Plan

Client:
Mr Z Khan

drawn by AM	checked KUR	scale 1:500 @ A3	date Jan '26
project ref: 0101	drawing no. A-L-001		revision D
status: PLANNING APPROVAL			

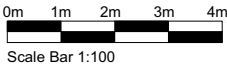


00 - PROPOSED GROUND FLOOR



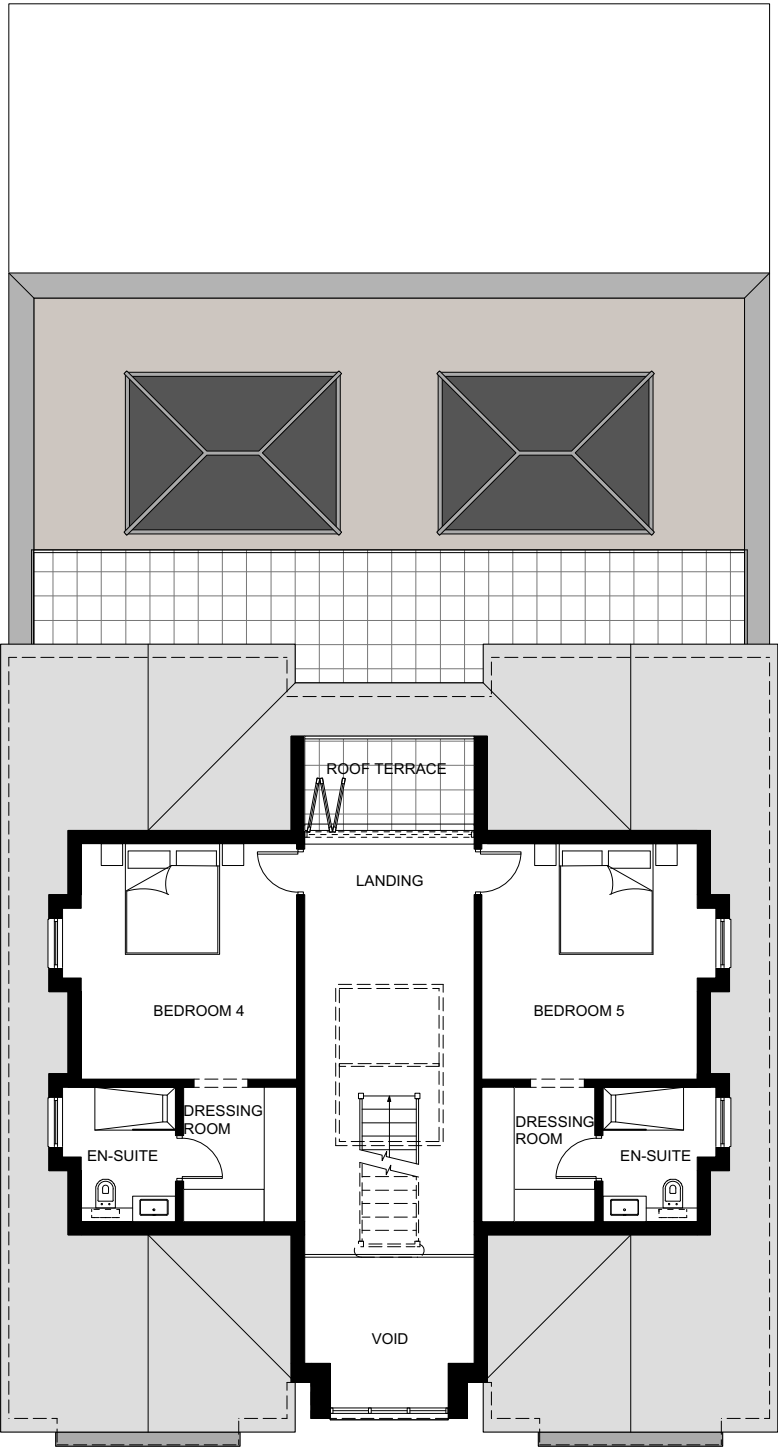
01 - PROPOSED FIRST FLOOR

KEY:-	REV.	DATE	REVISION NOTE
	-	250126	Issued for client approval
	A	170226	Issued for client approval
	B	270326	Issued for client approval
	C	140526	Issued for client approval
	D	310726	Issued for client and planning approval

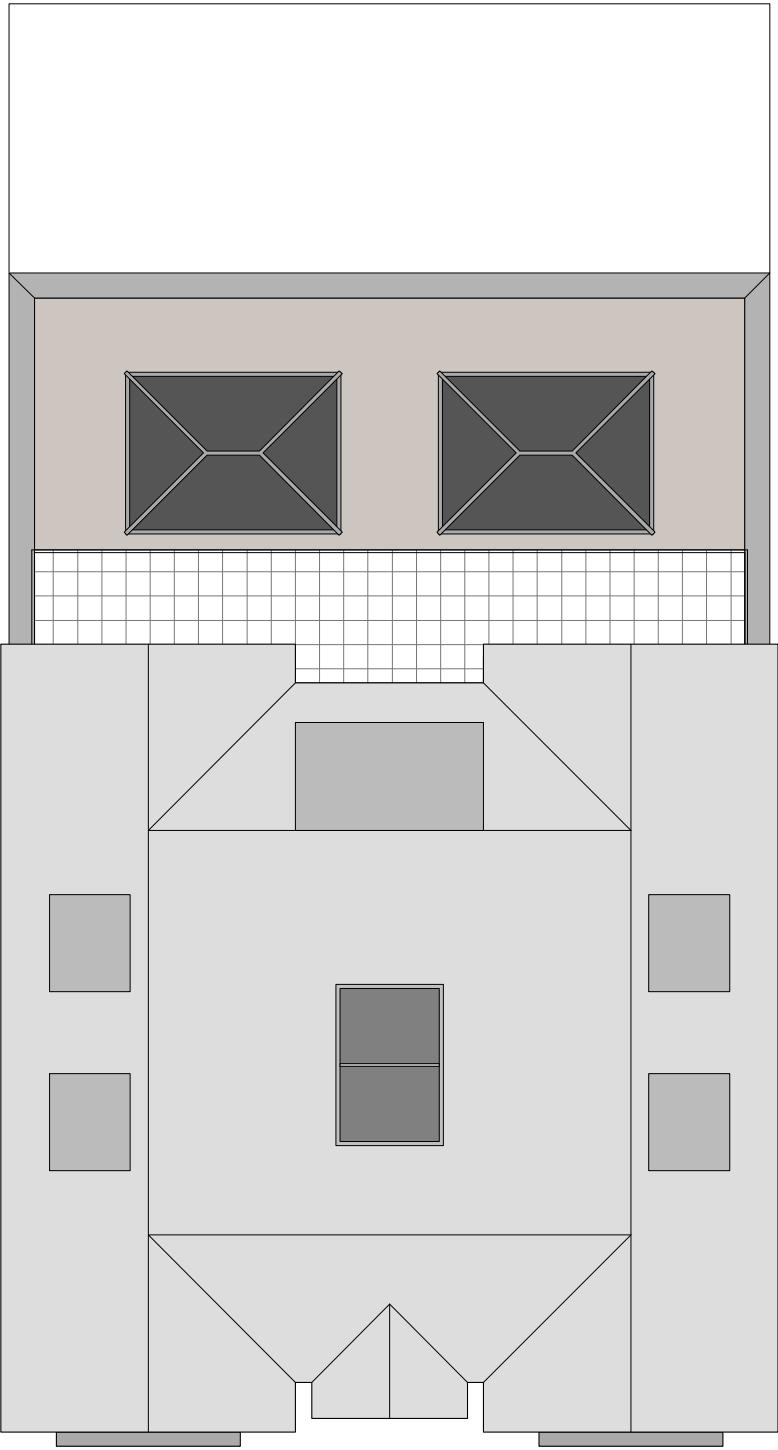


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Project: 20 Pitts Lane, Earley, Reading, RG6 1BT		drawn by AM	checked KUR	scale 1:100 @ A3	date Jan '26
drawing title / location: Proposed Ground & First Floor Plan		Client: Mr Z Khan		project ref: 0101	revision D
				drawing no. A-L-100	
				status: PLANNING APPROVAL	



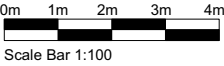
02 - PROPOSED SECOND FLOOR



03 - PROPOSED ROOF PLAN

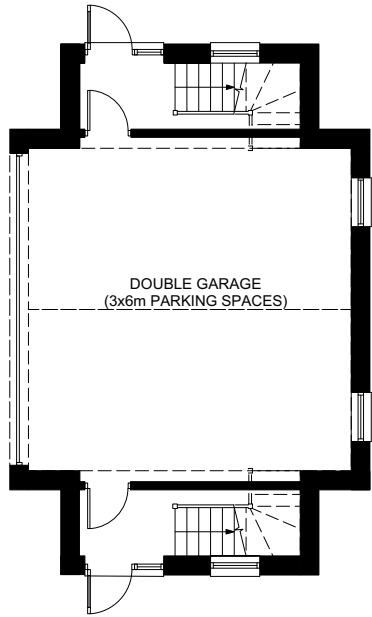


KEY:-	REV.	DATE	REVISION NOTE
	-	250126	Issued for client approval
	A	270326	Issued for client approval
	B	140526	Issued for client approval
	C	310726	Issued for client and planning approval

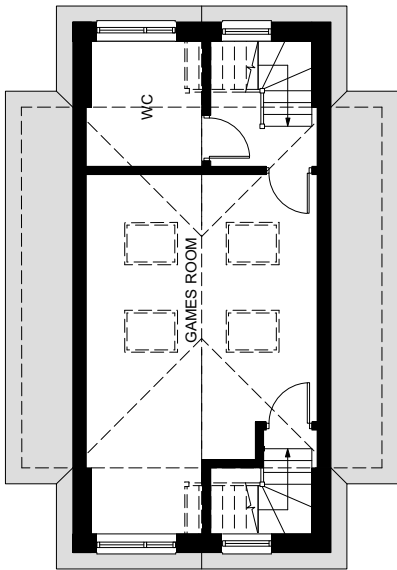


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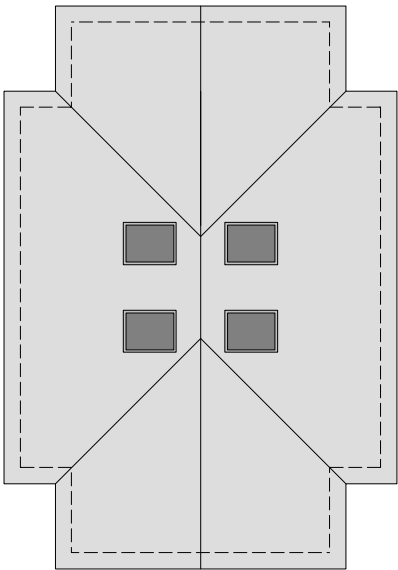
Project: 20 Pitts Lane, Earley, Reading, RG6 1BT		drawn by AM	checked KUR	scale 1:100 @ A3	date Jan '26
drawing title / location: Proposed Second & Roof Plan	Client: Mr Z Khan	project ref: 0101	drawing no. A-L-101		revision C
		status: PLANNING APPROVAL			



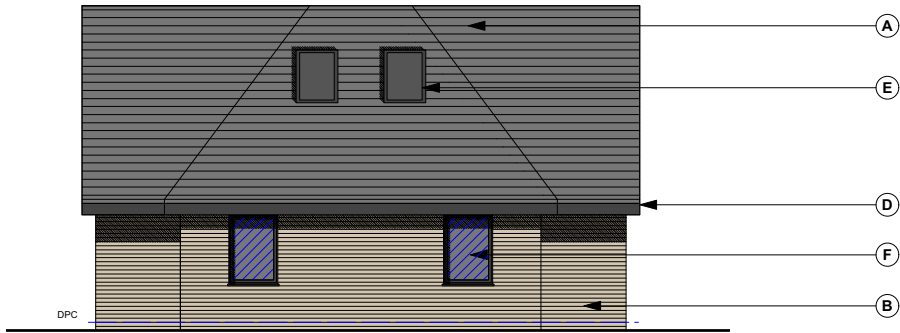
00 - PROPOSED GROUND FLOOR



01 - PROPOSED FIRST FLOOR



02 - PROPOSED ROOF PLAN

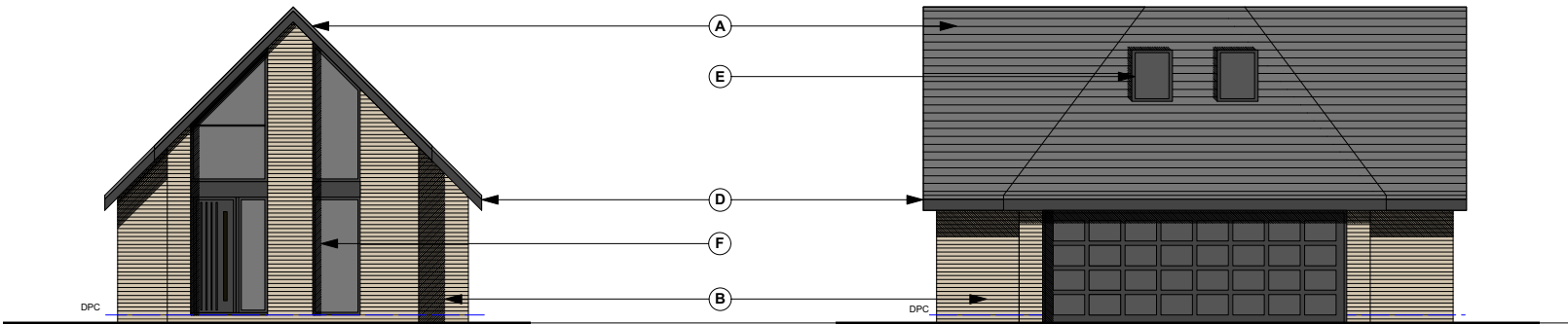


D - PROPOSED SIDE ELEVATION 2

MATERIAL KEY;-

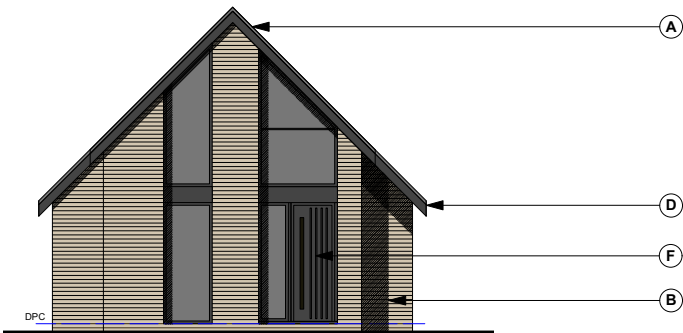
- (A) New slate roof tiles
- (B) New fair faced brickwork
- (C) New recon stone cladding
- (D) New PPC rw goods/fascia (colour tbc)
- (E) New roof / sky lights
- (F) New PPC Aluminium doors / windows (colour tbc)

Obscure Glazing

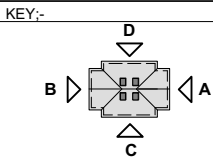


A - PROPOSED FRONT ELEVATION

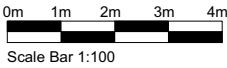
C - PROPOSED SIDE ELEVATION 1



B - PROPOSED REAR ELEVATION



REV.	DATE	REVISION NOTE
-	250126	Issued for client approval
A	270326	Issued for client approval
B	140526	Issued for client approval
C	310726	Issued for client and planning approval

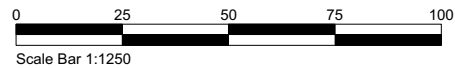


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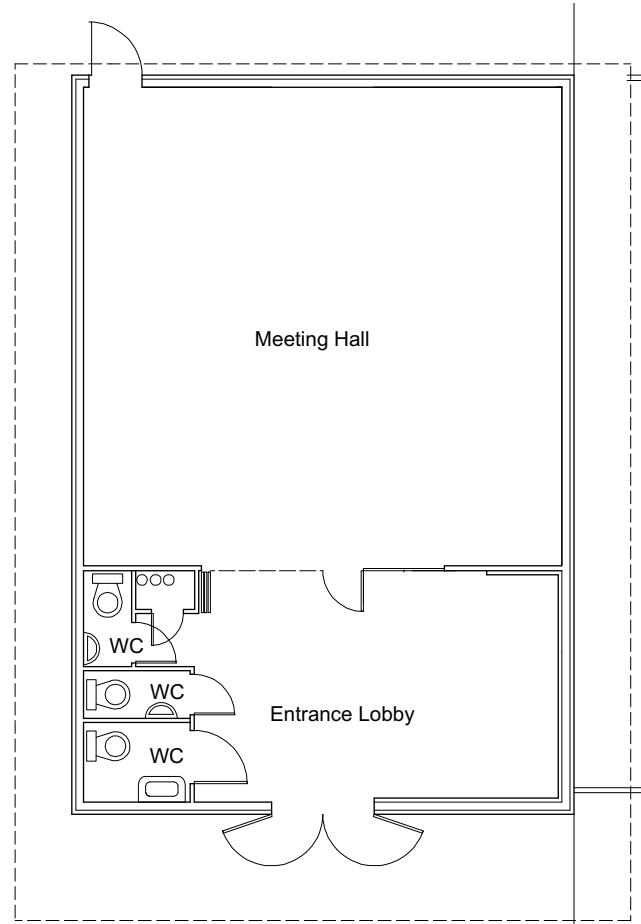
Project: 20 Pitts Lane, Earley, Reading, RG6 1BT		drawn by AM	checked KUR	scale 1:100 @ A3	date Jan '26
drawing title / location: Proposed Garage Plans		Client: Mr Z Khan		project ref: 0101	revision C
				drawing no. A-L-102	
				status: PLANNING APPROVAL	



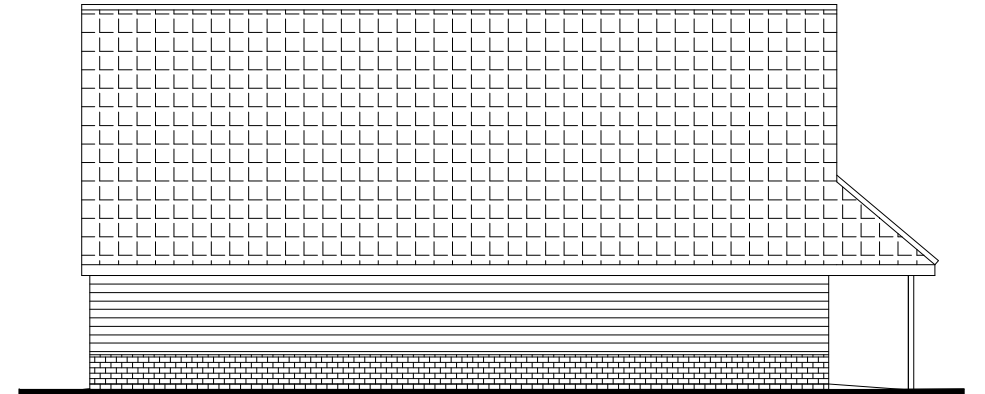
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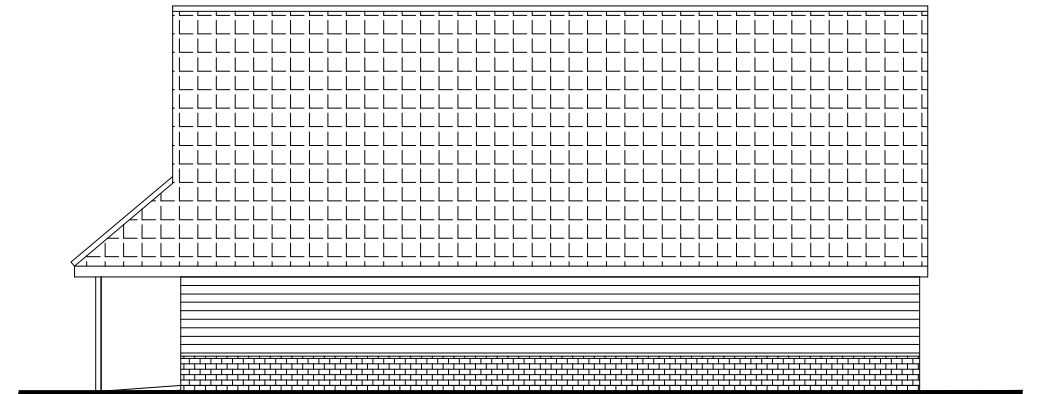
LOCATION PLAN



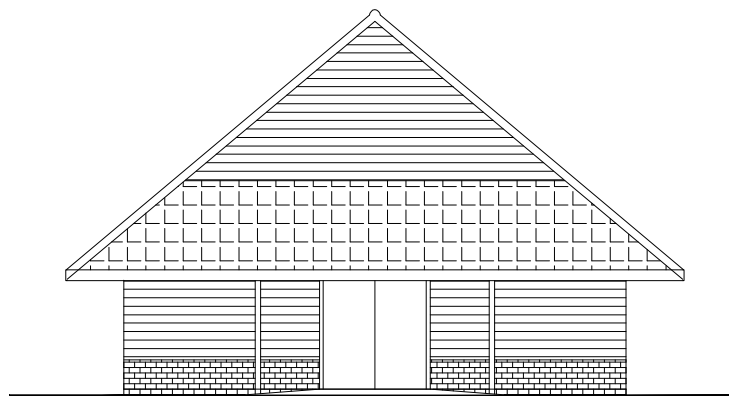
00 - EXISTING MEETING HALL GROUND FLOOR



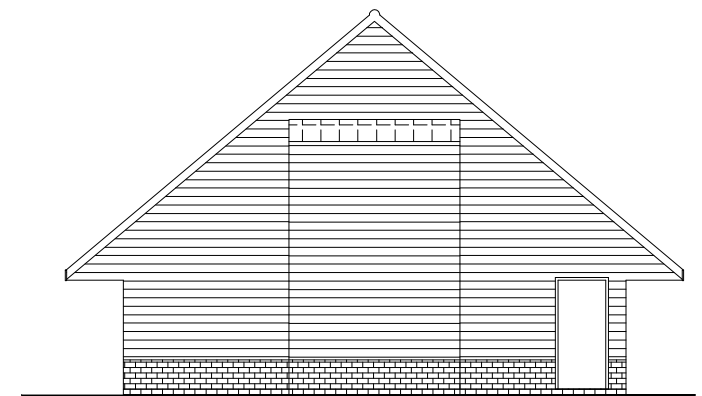
D - EXISTING MEETING HALL SIDE ELEVATION 2



C - EXISTING MEETING HALL SIDE ELEVATION 1

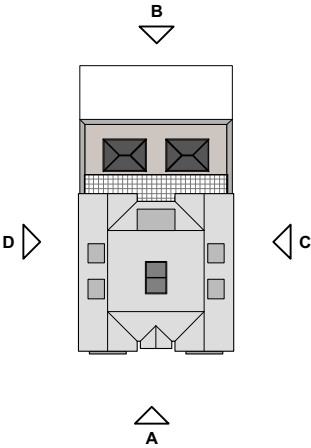


A - EXISTING MEETING HALL FRONT ELEVATION



B - EXISTING MEETING HALL REAR ELEVATION

KEY PLAN;-



A - PROPOSED FRONT ELEVATION



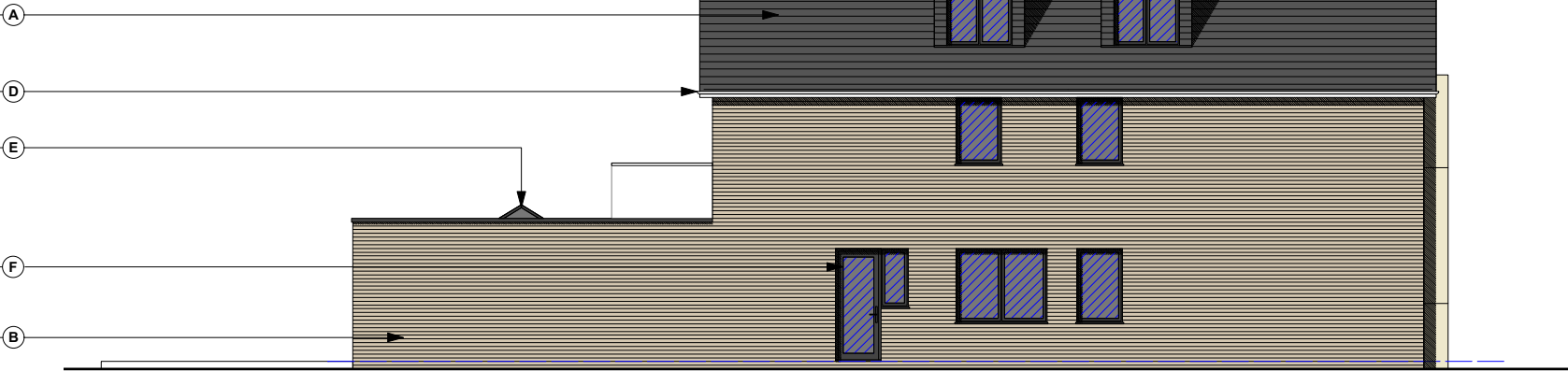
C - PROPOSED SIDE ELEVATION 1

MATERIAL KEY:-

- (A) New slate roof tiles
- (B) New fair faced brickwork
- (C) New recon stone cladding
- (D) New PPC rw goods/fascia (colour tbc)
- (E) New roof / sky lights
- (F) New PPC Aluminium doors / windows (colour tbc)



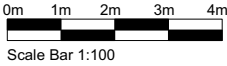
B - PROPOSED REAR ELEVATION



D - PROPOSED SIDE ELEVATION 2

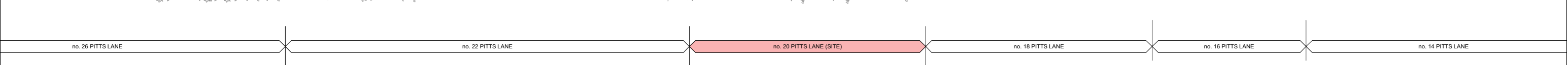


KEY:-	REV.	DATE	REVISION NOTE
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	A	270326	Issued for client approval
	B	140526	Issued for client approval
	C	310726	Issued for client and planning approval

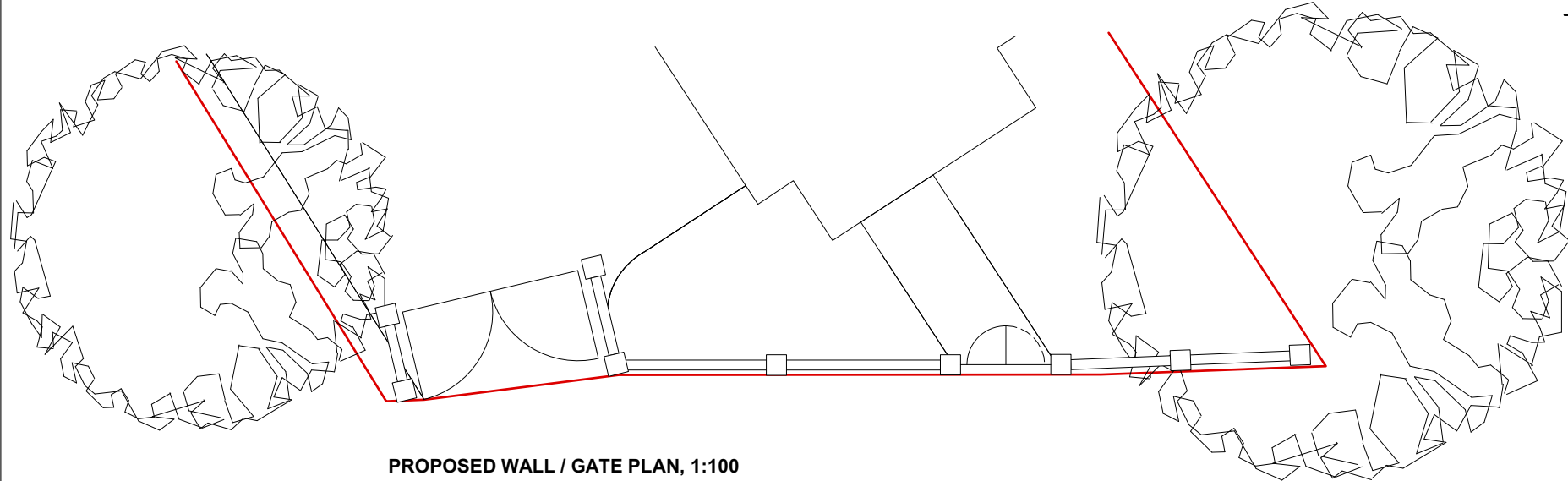


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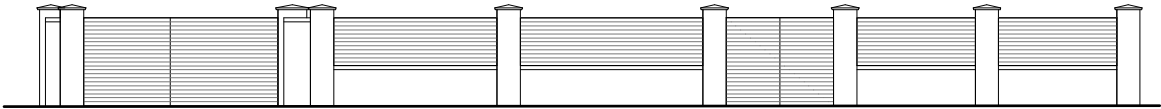
Project: 20 Pitts Lane, Earley, Reading, RG6 1BT		drawn by AM	checked KUR	scale 1:100 @ A3	date Jan '26
drawing title / location: Proposed House Elevations	Client: Mr Z Khan	project ref: 0101	drawing no. A-L-201		revision C
		status: PLANNING APPROVAL			



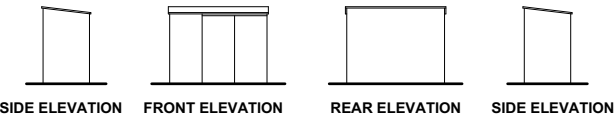
PROPOSED STREET ELEVATION, 1:200



PROPOSED WALL / GATE PLAN, 1:100

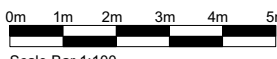
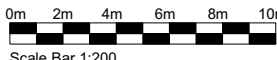


PROPOSED WALL / GATE ELEVATION, 1:100



00-PLAN

PROPOSED BIKE STORE, 1:100

	KEY:-	REV.	DATE	REVISION NOTE	 Scale Bar 1:100  Scale Bar 1:200	NOTES: THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE COPYRIGHT OF THE OWNER AND MAY NOT BE REPRODUCED EXCEPT BY WRITTEN PERMISSION. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS AND ALL DISCREPANCIES REPORTED TO THE ARCHITECT BEFORE WORK COMMENCES. THE DRAWING MUST BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ANY RELEVANT STRUCTURAL OR OTHER SPECIALIST DRAWINGS PROVIDED. USE ONLY WRITTEN DIMENSIONS ARE IN MILLIMETRES - DO NOT SCALE DRAWING. ALL OUR PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING LIAISON WITH THE RELEVANT LOCAL AUTHORITY	Project: 20 Pitts Lane, Earley, Reading, RG6 1BT		drawn by AM	checked KUR	scale 1:100 & 1:200 @ A3	date Jan '26
							drawing title / location: Proposed Street & Boundary Wall Elevation	Client: Mr Z Khan	project ref: 0101	drawing no. A-L-202	revision -	
									status: PLANNING APPROVAL			

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