APPLICATION NO:
F/2001/5532

LOCATION:
84 Egremont Drive, Lower Earley Reading.

APPLICANT:
Mr/Mrs Burgess C/O S J Atkinson

PROPOSAL:
Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/02/2002

CASE OFFICER: **Helen Pollock**

6 APPROVED

645

D.Q.

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr/Mrs Burgess
C/O S J Atkinson
44
Basingstoke Road
Reading
Berks
RG2 0EL

Application Number: F/2001/5532

Parish: **EARLEY**

Location: **84, Egremont Drive, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The driveway and crossing shall be extended to a minimum of 4.8 metres wide.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interest of highway safety and convenience.

Informative
The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

Notice checked by: _____

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5532

Applicant : Mr/Mrs Burgess C/O S J Atkinson.

Location : 84, Egremont Drive, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 12/02/2002. 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 :

Highways: C/A

Earley T. C: No objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.
3) Impact upon highway safety.

.cation Number: F/2001/5532

Appraisal :

The proposed development is an amendment to a previous consent (F/2001/4012) and would provide the same accommodation but would involve the front of the proposed extension coming straight up above the existing garage, instead of a long pitch from the proposed ridge height down to the ground floor eaves level. This would result in the rear building line of the proposed being 1·8m within the existing rear building line, instead of the previously approved gable end extending beyond the existing rear building line by 1·5m. The proposed garden room maintains the same dimensions, but would now have a pitched roof. It is also proposed to loose the previously approved window in the side elevation. (Copy of previously approved application attached).

1) Impact upon neighbouring properties.
The proposed dev. would have no impact on the neighbouring properties + would if anything represent an improvement than the previously approved scheme as the side window is to be omitted.

2) Impact upon Street Scene.
The proposed dev. is set back from the front building line of the property by 1·1m and is set down from the main ridge by 1m, it is considered that the proposed would have no significant adverse impact upon the street scene.

3) Impact upon highway Safety.
The parking standard for this property has been met + providing the parking + garaging are permanently maintained there would be no impact upon highway safety.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2001/4012

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed two storey side/rear extension to dwelling. The proposal is to add a garden room at ground floor to the rear of existing garage, and an additional bedroom at first floor level. The proposal is set below the existing ridge height by 1.5m. It is set back 2m from the existing front porch.

Adjacent to the No 84 are two detached garages which screen the impact to No 82. No 80 is in close proximity to No 84 at a distance of approx 15m's. However as the property is reduced in ridge height it is not considered the proposal will have an overbearing impact upon No 80. There is one proposed side facing window which it is considered may have an overlooking impact upon the residential amenity area of No 82 & No 80 therefore this window will be conditioned to be obscurely glazed.

IMPACT UPON STREET SCENE

The side elevation of the proposed extension is partially screened in the street scene by two detached garages adjacent to the property. The extension is set back 2m from the furthest front elevation of the property and set 1.5m below the ridge height. Therefore it is considered the prop extension will not have an adverse impact upon the street scene.

IMPACT UPON HIGHWAY SAFETY

Three car parking spaces are required within the curtilage of the property. 2 parking spaces will need to be provided to the front of the property for which the existing front hedging will need to be removed. However it is not considered the removal of the hedging will have an adverse effect upon the street scene.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/5532
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	'first floor level or above'
4	C049	R049	
5	C122	R122	
			The shall
6	———	———	Driveway & crossing ~~the~~ be extended to a minimum of 4.8m wide
		Reason	In the interest of highway safety & convenience.

Informative for approvals	
N16, N07	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBC2, LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 7.2.02

RECORD OF SITE VISIT

SITE ADDRESS: 84 Egremont Drive
Lower Earley Reading.

APPLICATION NUMBER: F/2001/5532

OFFICER: Helen Pollock

DATE OF SITE VISIT: 4/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front fence.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

~~See map~~. 2 storey hse with attached single garage / Existing conn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map

5. SITE CONSTRAINTS

TREES ~~#~~ 2m Conifers to front boundary

ACCESS/PARKING garage + 1 driveway

LEVELS down from Rd by ≈ 0.5m

BOUNDARY TREATMENT 2m fence to right, conifers to front

OTHERS open to left

detached double garage next to prop. ∴ no impact.

1.8m rear enclosure. + mix trees to rear

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 21 December 2001

Application Number: F/2001/5532

Proposal: Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)

Parish: EARLEY TOWN

Site Address:
84, Egremont Drive, Lower Earley, Reading.

Applicant:
Mr/Mrs Burgess C/O S J Atkinson.

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).

1/ Driveway + crossing to be extended to a minimum of 4.8 metres wide.

2/ C049, R049

3/ C122, R122

NOT

Signed: _____ **Print name:** AC 24/12/01

FROM: Helen Pollock

DATE: 21 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

18 JAN 2002

COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5532

Proposal: Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012).

Site Address: 84, Egremont Drive, Lower Earley, Reading.

Applicant: Mr/Mrs Burgess C/O S J Atkinson.

Your observations are required in respect of this application **by 14/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

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

Tel: 0118 974 6480

Date: **21 December 2001**

My ref: F/2001/5532

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/5532
84, Egremont Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5532**
84, Egremont Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6480

Date: **21 December 2001**

My ref: F/2001/5532

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2001/5532
84, Egremont Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5532**
84, Egremont Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6480

Date: **21 December 2001**

My ref: F/2001/5532

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5532
84, Egremont Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5532**
84, Egremont Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2001/5532

PROPOSAL:
Proposed two storey side extension to dwelling .(Amendment to consent 2001/4012)

LOCATION:
84, Egremont Drive, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5532 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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 be possible for an individual reply to be issued 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 of Planning and Transportation

21 December 2001

Application Number : F/2001/5532	Map No : 58
Case Officer : HP	Site Area : 0 03
Valid Date : 18-12-01	Received Date: 18/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling. (Amendment to consent 2001/4012)

Location : 84, Egremont Drive, Lower Earley, Reading.

Parish : EA Ward : LIT 21-12-01 JB

Applicant : Mr/Mrs Burgess C/O S J Atkinson.

Fee Required: £0 Fee Received: £95

Additional: ..... or Refund: £95 fee paid on 2001/4012

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 21.12.01 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

+ attached list

No pre-apps

Ohc

Applicationo	Name & Address
F/2001/4012	Mark Everet 61 Egremont Drive Lower Earley Reading Berkshire RG6 3BS
F/2001/4012	Sally Dawson 59 Egremont Drive Lower Earley Reading Berkshire RG6 3BS
Application approved	Letter sent 10/07/01

10 DEC 2001 * 5532

David Neal
60 Egremont Drive
Lower Earley
Reading
RG6 3BS

Paul Webb
63 Egremont Drive
Lower Earley
RG6 3BS.

18 DEC. 2001
5532

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

17th December 01

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WW

Re: 84 Egremont Drive, Lower Earley.

Dear Sir,

Please find enclosed six copies of drawing11363-01 and 02, forms, certificates and a cheque for £95 in support of an application for a two storey side extension.

Following the consent of a recent application (no. 2001/4012), the applicants wish to reduce the size of the first floor room and change the roof configuration. It is proposed that the bedroom is directly above the garage, instead of partly within the roof space as previously shown. This reduces the impact of the building from the side and steps it down and back from the front elevation. Parking and other aspects are as the last application.

Yours faithfully,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

Environmental Services

For office use only.
Application number: 18 DEC 2001 5532

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 BURGESS
	Address and postcode	84 EGREMONT DRIVE LOWER EARLEY READING.
	Phone number	
	Agent's Name	S. J. ATKINSON
	Address and postcode	44 BASINGSTOKE ROAD, READING BERKS RG6 0EL
	Phone number	0118 9212223
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.	84 EGREMONT DRIVE LOWER EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	CONCRETE ROOF TILES + RED BRICKS TO MATCH EXISTING. PVCU WINDOWS WHITE FASCIAS + BARGE B'DS
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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.		

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 MR + MRS BURGESS

Date 17th DEC 01.

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

EARLEY 1.4.86

1764

ADDRESS 84 EGREMONT DRIVE PARISH ~~[illegible]~~

PLOT No. 33 TL AREA J LOWER EARLEY ORD. SHEET No. SU 7570 58

BUILDER 7571 52

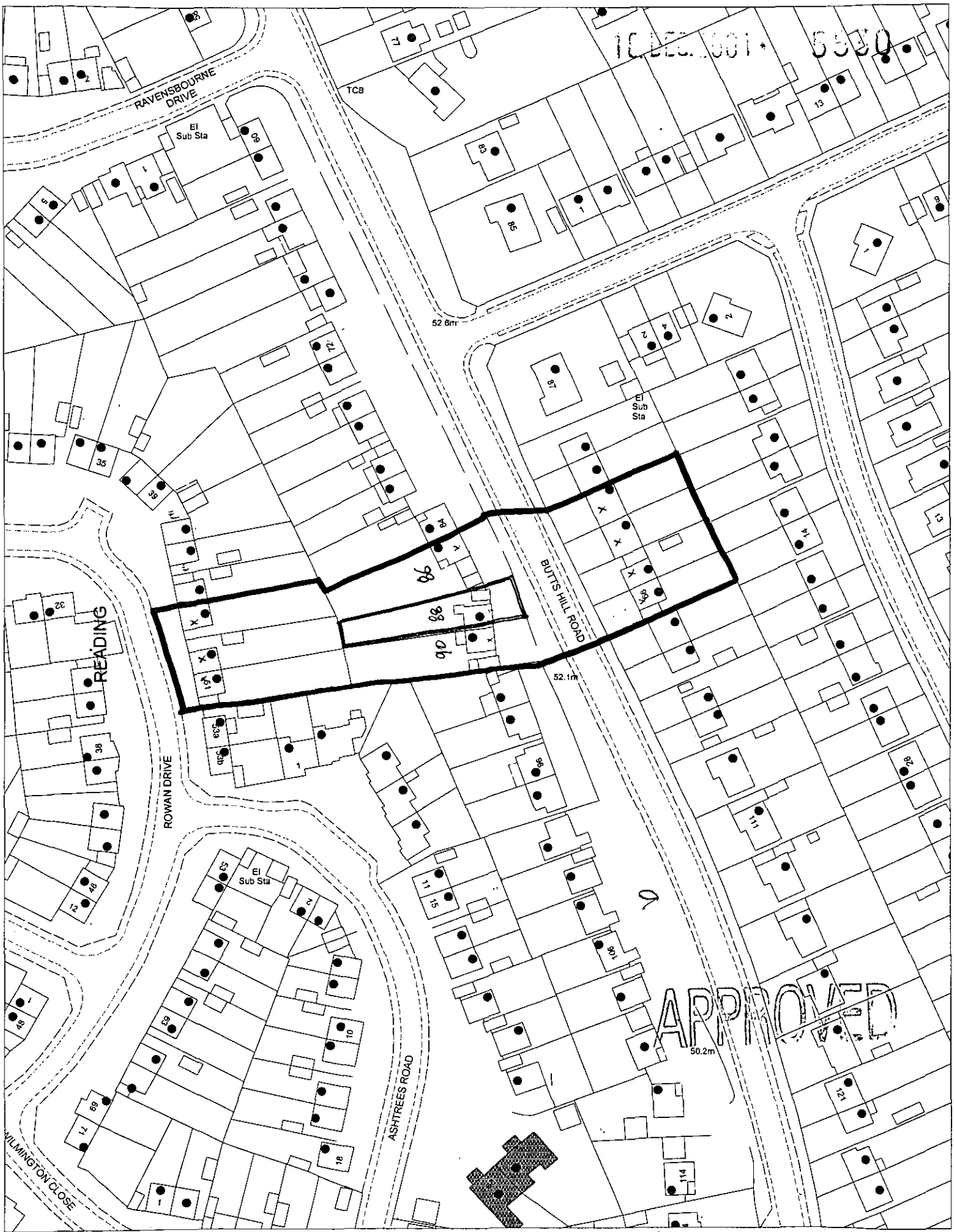
Plan No.	Applicant	Description of Development	Date of Decision	Decision
21821	ABBEY	DET. HOUSE & GARAGE	23.8.84	C/A
BR23682	"	"	13.11.84	APP
22895	"	"	7.3.85	C/A
F/2001/4012	Mr. + Mrs. Burgess	2/st side/rear ext	4.7.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

20 December 2001

Scale: 1 : 1250

20 Ravens



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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2001

Scale: 1 : 1250

N
W E
S