ELECTRICAL SERVICES Unit 20
The Electrical subcontractor is to comply with all Code of Practice; and with the Regulations for electrical installations (17th Edition) issued by the Institution of Electrical Engineers
Provide a completion certificate in accordance with Appendix 16 of the IEE Regulations.

BUILDERS WORK
Prinicpal contractor is to allow for builders work required for the proper installation of Electrical services including 600mm trenches from electrical house to unit and making good on completion of cabling.

DISTRIBUTION.
Provide secondary meter and isolation in electrical house.
Lay two supply cables from Electrical House to new unit intake position with double pole isolation switches and MCB distribution boxes, complete with earth leakage trip and appropriate Minature Circuit Breakers for all circuits

WIRING
To IEE Regulations to suit situation surface mounted in galvanised conduit and surface mounted boxes, general distribution to be under floor with light fittings fixed to topside of upper purlin and bottom side of lower purlin.

ELECTRICAL FITTINGS & TRUNKING;
MK or Crabtree satin silver
All exposed cable runs to be in conduit

LIGHT & POWER OUTLETS
"A" 1800mm twin 50w fluorescent light tubes with clip on prismatic diffuser
"B" cast metal carriage lamp with 11w compact fluorescent light bulb
"D" 13amp twin switch socket outlets 450mm above floor
"E" 13amp switched spur with neon indicator 450mm or 1100mm above floor wired to adjacent fixture
"F" bulkhead light fitting with 11watt compact fluorescent light bulb
"G" 500 watt PIR Sensor operated sealed photoflood

HOT WATER
"H" 10 litre Sadia Hot flow electrical hot water heater, complete with appropriate accessory packs to suit situation. See manufacturer's details Heaters to be on separate breaker circuit with switched spur connection

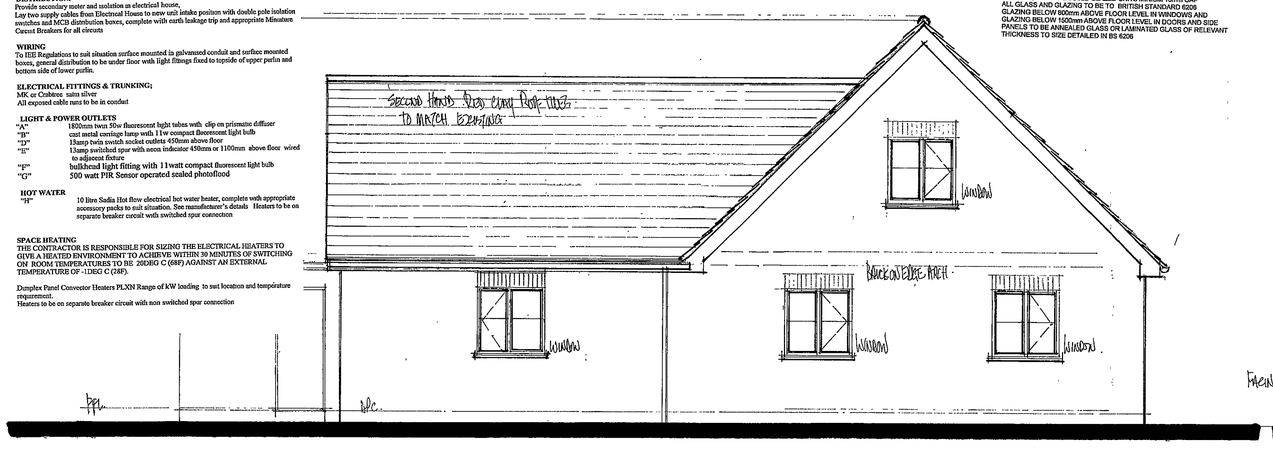
SPACE HEATING
THE CONTRACTOR IS RESPONSIBLE FOR SIZING THE ELECTRICAL HEATERS TO GIVE A HEATED ENVIRONMENT TO ACHIEVE WITHIN 30 MINUTES OF SWITCHING ON ROOM TEMPERATURES TO BE 20DEG C (68F) AGAINST AN EXTERNAL TEMPERATURE OF -10DEG C (28F).

Dimplex Panel Convector Heaters PLXN Range of kW loading to suit location and temperature requirement.
Heaters to be on separate breaker circuit with non switched spur connection

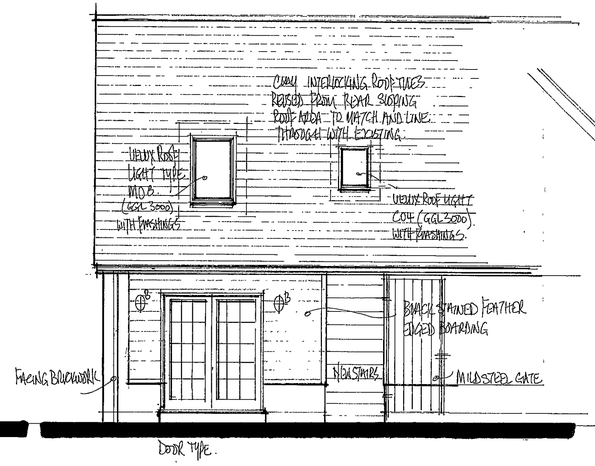
4.0 WIDOWS & GLAZING
WIDOWS TO BE STAINED TIMBER COTTAGE STYLE WINDOWS

ROOF LIGHTS TO BE VELUX OR SIMILAR APPROVED TYPE GGL (TYPE REFRENCES ON PLANS)

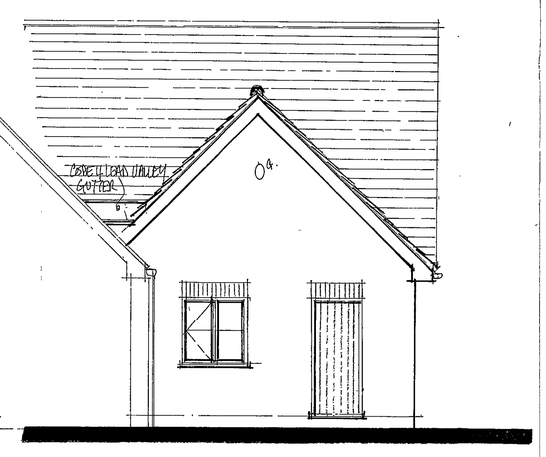
ALL WINDOWS TO BE DOUBLE GLAZED WITH PILKINGTON LOW * E* SOFT COATING, SEALED DOUBLE GLAZED UNITS MINIUM 16mm GAP
ALL GLASS AND GLAZING TO BE TO IRITISH STANDARD 6206
GLAZING BELOW 800mm ABOVE FLOOR LEVEL IN WINDOWS AND GLAZING BELOW 1500mm ABOVE FLOOR LEVEL IN DOORS AND SIDE PANELS TO BE ANNEALED GLASS OR LAMINATED GLASS OF RELEVANT THICKNESS TO SIZE DETAILED IN BS 6206



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

8.0 FOUL DRAINAGE SYSTEM
FOUL DRAINS
100mm SUPERSLEEVE OR SIMILAR DRAIN PIPES WITH FLEXIBLE JOINTS TO FALL A MINIMUM 1.40 AND LADED ON MIN. 100mm OF PEA SHINGLE TO HALF THE PIPE DEPTH AND COVERED WITH SELECTED FILL FREE FROM STONES LARGER THAN 40mm, LUMPS OF CLAY OVER 100mm, TIMBER, FROZEN MATERIAL OR VEGETABLE MATTER.(CLASS B BEDDING).

HEPWORTH OR SIMILAR GULLIES AND EASY BENDS TO CONNECT TO SOIL PIPES TO BE ENCASED IN CONCRETE WITH FLEXIBLE JOINT CONNECTIONS TO DRAINS

ABOVE GROUND DRAINAGE.
100mm DIAMETER SOIL AND VENT PIPES TAKEN UP ABOVE ANY ADJACENT WINDOWS BY 1000mm AND FITTED WITH VENTILATED TERMINATION CAP
CODE 4 LEAD FLASHING WHERE PIPES PASS THROUGH ROOF
SECONDARY VENTILATION PIPES AS INDICATED ON PLANS TO BE FITTED WITH NON-RETURNABLE AIR ADMITTANCE VALVES

100mm QUICK FIT ADAPTOR CONNECTION TO WCS max lenth 6 000 @18mm/m fall
40mm UPVC WASTE PIPES FROM SINKS max lenth 3 000 @min 18mm/m fall
32mm UPVC WASTE PIPES FROM HAND BASINS max lenth 1 700m @mm 18mm/mfall
60mm UPVC COMBINED WASTE PIPES WHERE USED WITH ANTI SIPHON TRAPS TO UNITS SERVED max lenth 4 000m @min 18mm/m fall
75mm DEEP SEAL P OR S TRAPS TO ALL FITTINGS

9.0 SURFACE WATER SYSTEM
RAINWATER GOODS.
115mm HALF ROUND UPVC GUTTERS TO MATCH AND LINE THROUGH WITH EXISTING FIXED TO FALL TO OUTLETS
64mm UPVC ROUND SECTION DOWNPIPES SECURED AT 1800mm CENTRES AND CONNECTED TO UNDERGROUND DRAINS WITH SEALED COLLAR

SURFACE WATER DRAINS
100mm OSMA OR SIMILAR UNDERGROUND PLASTIC DRAINS TO FALL AT 1 60 SURROUNDED IN 150mm PEASHINGLE TO CONNECT TO EXISTING MAIN SURFACE WATER DRAIN OR SOAKAWAY

SOAKAWAYS
EXCAVATE SOAKAWAY TO SIZES SHOWN ON PLANS MIN 5000mm FROM ANY BUILDING FILL WITH CLEAN BROKEN BRICK AND COVER WITH 1000 GAUGE POLYTHENE SHEET 600mm BELOW GROUND LEVEL MAKE GOOD TO SUIT EXISTING MAKEUP

10.0 VENTILATION
10.4 CLOAKROOM OR TOILET VENTILATION, AIREDALE OR SIMILAR MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 3 AIR CHANGES PER HOUR AND CONTROLLED BY LIGHT SWITCH WITH 15 MINS OVERRUN TIME DELAYED TURN OFF

LIGHTING EFFICIENCY
FLUORESCENT TUBE LIGHT FITTINGS OR COMPACT FLUORESCENT LAMPS TO CEILING ROSE LOCATED TO LANDING CEILING

5.2 EXTERNAL STUDWORK WALLS.
20mm WHITE PAINTED SAND AND CEMENT RENDER ON EXPAMET LATH FIXED TO 10mm 5PLY SHEATHING PLYWOOD TO EXTERNAL FACE NAIL FIXED AT 300mm cts TO ALL EDGES

100mm x 63mm SOFTWOOD TIMBER VERTICAL FRAMING AT 400mm CENTRES WITH CROSS NOGGINS AT 1200mm CENTRES VERTICALLY TO SUIT PLASTERBOARD EDGES

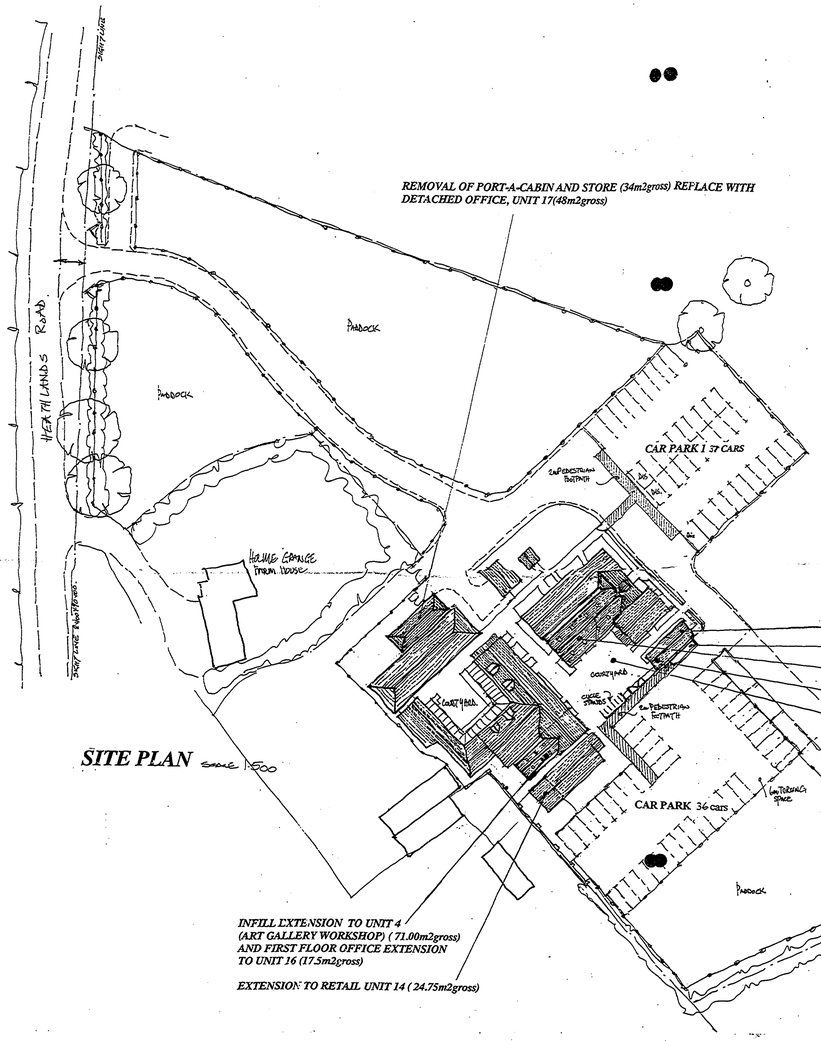
100mm FIBREGLASS INSULATION QUILT BETWEEN STUD MEMBERS
25mm CELOTEX TUFF-R GA30002 INSULATION BOARD FIXED TO INTERNAL FACE OF STUDS

15mm PLASTERBOARD FIXED AT 400mm CENTRES TO ALL EDGES
FINISHES READY TO RECEIVE DECORATIONS

100mm x 75mm SOLE PLATE UNDER FIRST FLOOR PARTITIONS WHERE RUNNING AT RIGHT ANGLES TO SPAN OF JOISTS
DOORS, IRONMONGERY DOOR FRAMES, DOOR LININGS, ARCHITRAVES, COVINGS, AND WINDOWS TO MATCH EXISTING IN HOLME GRANGE

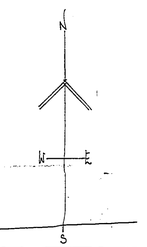
5.3 EXISTING EXTERNAL WALL TO OFFICE.
REMOVE BOARDING AND BATTENS TO FIRST FLOOR WALL OVER STAIRS
APPLY
20mm WHITE PAINTED SAND AND CEMENT RENDER ON EXPAMET LATH FIXED TO 10mm 5PLY SHEATHING PLYWOOD TO EXTERNAL FACE NAIL FIXED AT 300mm cts TO ALL EDGES

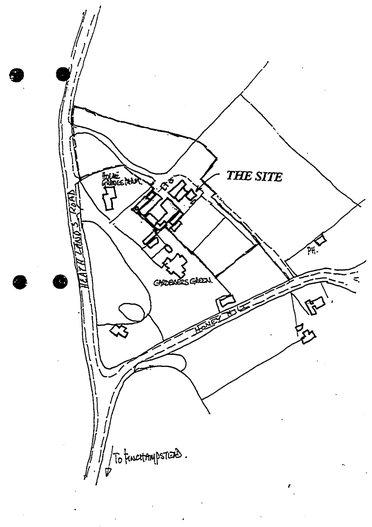
14200
C.
B
A
5052.
Panel Heater
Electrical supply cable with metal covering to FF office
75 Electrical hearth
MCB.
Panel Heater
Manual call point
Main call point
Main call point
Panel Heater
Panel Heater
Main call point
Main call point
Main call point



SITE PLAN scale 1:500

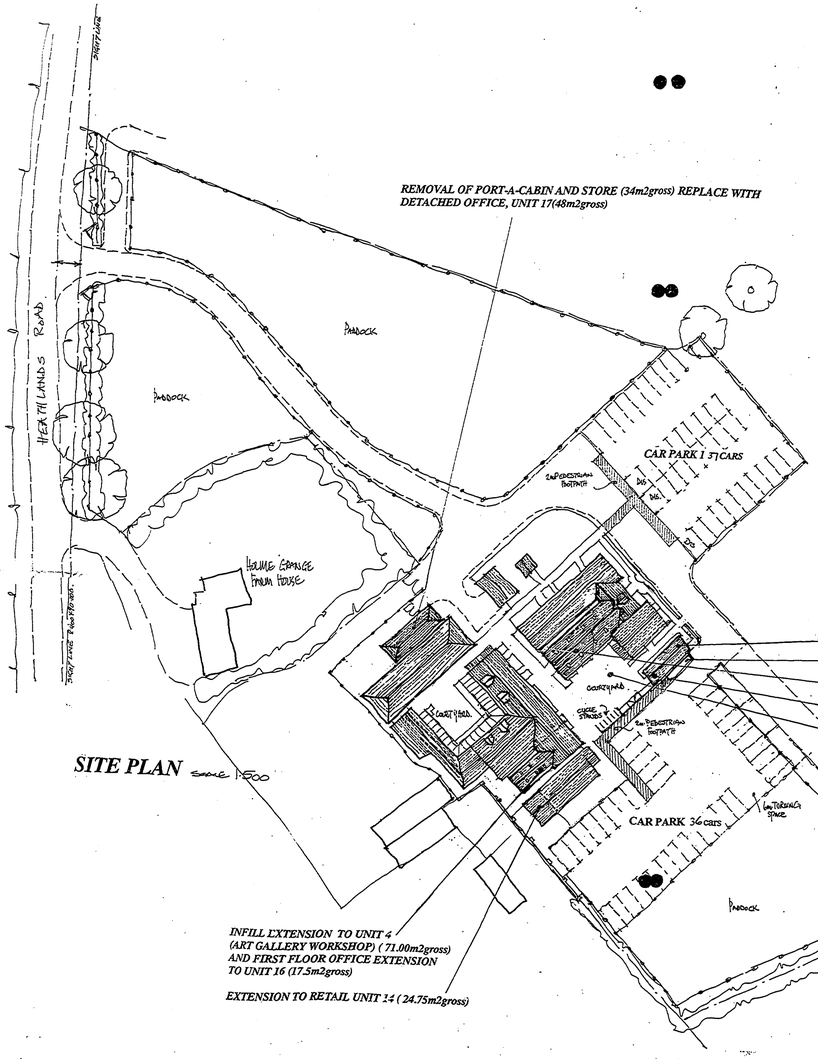
Pathway Specification
25mm Top wearing course of 10mm Red Tarmacadam
40mm base course of Tarmacadam
100mm x 100mm granite sets to edge pathway bedded in cement mortar
150mm scalping base well compacted





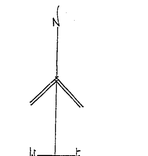
LOCATION PLAN scale 1:2500.

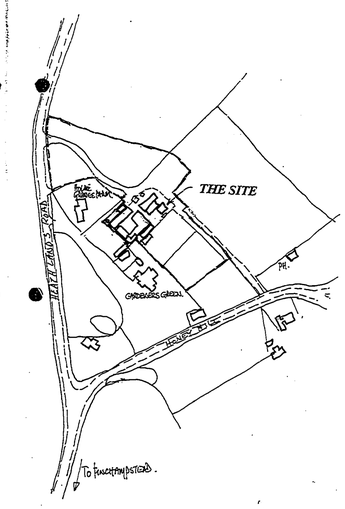
RECEIVED 03 DEC 2002



SITE PLAN scale 1:500

Pathway Specification
25mm Top wearing course of 10mm Red Tarmacadam
40mm base course of Tarmacadam
100mm x 100mm granite sets to edge pathway bedded in cement mortar
150mm scalping base well compacted





LOCATION PLAN scale 1:2500.

Car Parking

A1 Retail	1 per 30m2 *gross* floor area	Existing 27 *(793.9m2)*	New 9 *(244.47m2)*
B1 Offices	1 per 25m2 *net* floor area	Existing 4 *(91.31m2)*	New 3 *(58.20m2)*
A3 Food and Drink	1 per 3m2 customer area	Existing 15 *(42.9m2)*	
	+ 1 per member of staff	3 *(3 staff)*	

Total Car parking Requirement 61
Actual car parking provision 73 + 3 disabled

CAR PARKING LAYOUT PLAN

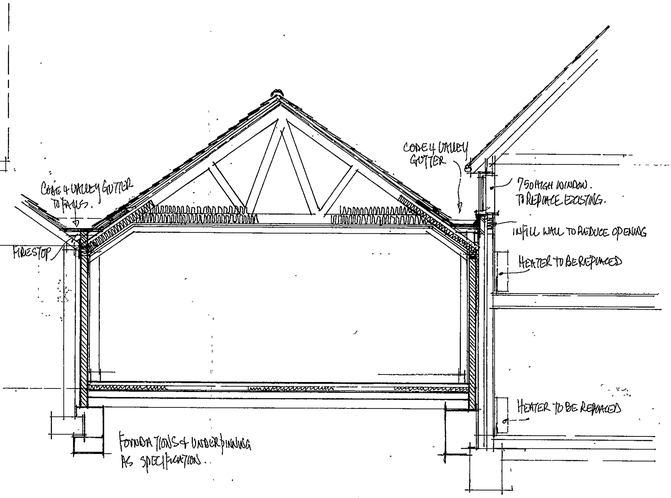
Proposal: *PROPOSED EXTENSIONS.*	Drawing: *DEVELOPMENT PLAN*
Site: **HOLME GRANGE CRAFT VILLAGE, WOKINGHAM, BERKSHIRE**	
Date *6 April, 2002*	Scale *1:500 & 1:2500*
	Drawing No *D 474-.01 D*

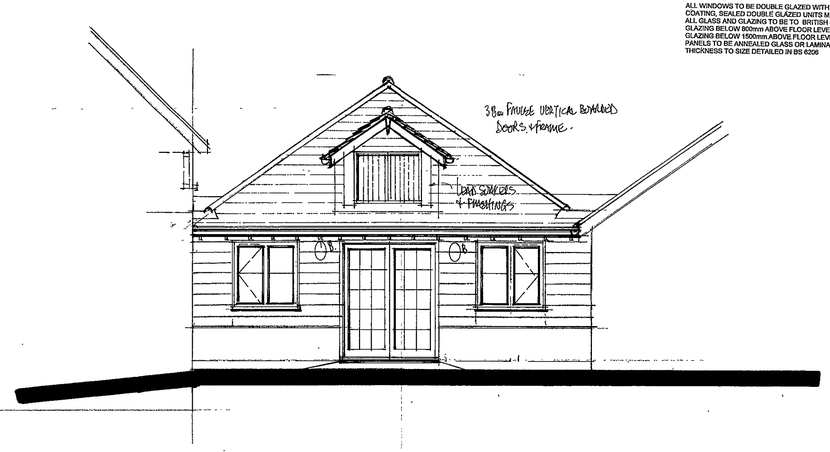
COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING, BERKSHIRE, RG10 9PY.
Tel. (0118) 9343322 Fax (0118) 9343322.

PLANNING
7758
13 DEC 2002

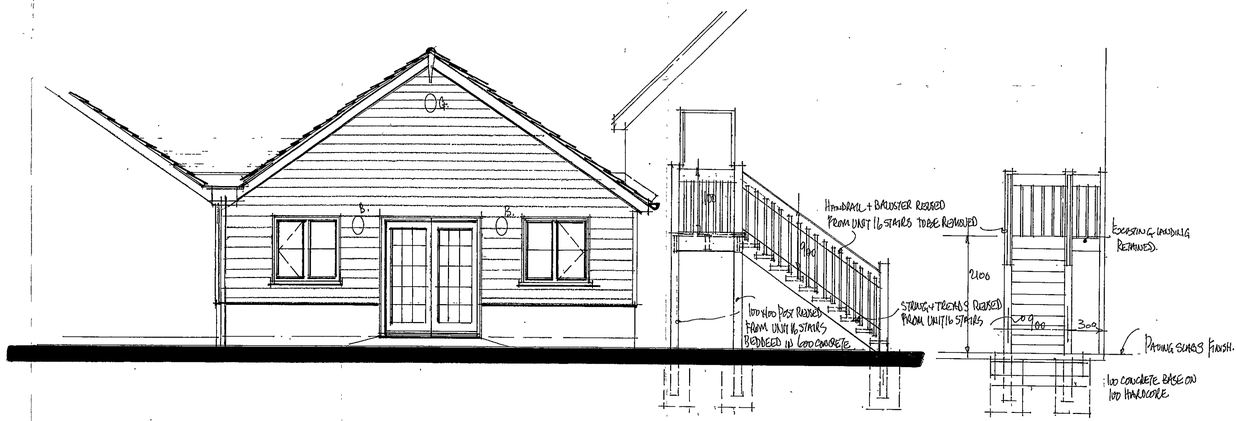


SOUTH EAST ELEVATION





NORTH EAST ELEVATION



SOUTH WEST ELEVATION

4.0 WIDOWS & GLAZING
WIDOWS TO BE STAINED TIMBER COTTAGE STYLE WINDOWS

ROOF LIGHTS TO BE VELUX OR SIMILAR APPROVED TYPE GGL (TYPE REFRENCES ON PLANS)

ALL WINDOWS TO BE DOUBLE GLAZED WITH PILKINGTON LOW * E* SOFT COATING, SEALED DOUBLE GLAZED UNITS MIMUM 16mm GAP
ALL GLASS AND GLAZING TO BE TO BRITISH STANDARD 6206
GLAZING BELOW 800mm ABOVE FLOOR LEVEL IN WINDOWS AND GLAZING BELOW 1500mm ABOVE FLOOR LEVEL IN DOORS AND SIDE PANELS TO BE ANNEALED GLASS OR LAMINATED GLASS OF RELEVANT THICKNESS TO SIZE DETAILED IN BS 6206

EXTERNAL WINDOWS.
JELD-WEN CATALOGUE 2003/2004
SOVEREIGN STOREMURE HORIZONTAL BAR SOFTWOOD WINDOW
REF LEWH12C 1200MM X 1200MM
COMPLETE WITH CLEAR 24MM LOW E DOUBLE GLAZED UNITS, 4000MM2 HEAD VENTS
SOVEREIGN STOREMURE HORIZONTAL BAR NARROW MODULE SOFTWOOD WINDOWS
REF LEWH612C 480MM X 1200MM
COMPLETE WITH CLEAR 24MM LOW E DOUBLE GLAZED UNITS, 4000MM2 HEAD VENTS

IN

EXTERNAL DOORS AND FRAMES
JELD-WEN CATALOGUE 2003/2004
PAIR 1981 X 838 X 44, HARDWOOD TYPE HESA DOORS WITH BASE WHETHER STRIP , WATER BAR AND REBATED MEETING STYLE
FRAME
DISABLED ACCESS HARDWOOD FLUSH CILL AND WAYER BAR TO OPEIN IN GLAZING
CLEAR 24MM LOW E DOUBLE GLAZED UNITS
IRONMONGERY
WWW..IRONMONGERY DIRECT. CO. UK. ALLOW PROVISIONAL SUM OF £50 00 PER DOOR

INTERNAL WOODWORK
DOOR LININGS
STANDARD SOFTWOOD TO SUIT WALL THICKNESS X 25MM THICK
ARCHITRAVES:
EX 75MM X 19MM TAURUS/OGEE PRE PRIMED MDF
DOOR STOPS
EX 50MM X 19MM PLANTED, PRE PRIMED SOFTWOOD
SKIRTINGS:
EX 150MM X 25MM TAURUS/OGEE PRE PRIMED MDF

EXTERNAL DECORATIONS.
WINDOWS DOORS AND FRAMES
ONE BASE COAT AND TWO FULL COATS OF TEAK COLOURED STAIN TO BOTH OUTSIDE AND INSIDE WINDOWS, DOORS AND FRAMES
BROWN MASTIC SEAL ADJACENT TO WALL TO ALL FRAMES

FEATHER EDGED BOARDING
ONE BASE SEALING COAT AND ONE FULL COAT OF JACOBEAN OAK STAIN TO ALL FACES OF BOARDS PRIOR TO FIXING WITH ONE FINISHING COAT ON COMPLETION OF FIXING
ONE FULL COAT OF JACOBEAN OAK STAIN TO EXISTING BOARDING

FASCIAS BARGE BOARDS AND SOFFIT
ONE BASE SEALING COAT AND ONE FULL COAT OF JACOBEAN OAK STAIN TO ALL FACES OF BOARDS PRIOR TO FIXING WITH ONE FINISHING COAT ON COMPLETION OF FIXING
ONE FULL COAT OF JACOBEAN OAK STAIN TO EXISTING BOARDING

INTERNAL DECORATIONS.
WOODWORK: INCLUDING TRUSSES AND EXPOSED ROOF TIMBERS
ONE BASE SEALING COAT AND ONE FULL COAT OF JACOBEAN OAK STAIN TO ALL FACES OF TIMBERS PRIOR TO FIXING WITH ONE FINISHING COAT ON COMPLETION OF FIXING

WOODWORK: SKIRTINGS INT. DOORS /LINING , ARCHITRAVES
WOODWORK TO BE KNOTTED AND STOPPED WITH ONE COAT PRIMER BEFORE FIXING
PEIPARE AND APPLY TWO UNDERCOATS AND ONE GLOSS FINISHING COAT TO CLIENTS COLOUR CHOICE

CEILINGS:
APPLY ONE MIST COAT OF EMULSION PAINT TO PLASTER, FILL AND PEIPARE, APPLY ONE FULL COAT ICI DULUX VINYL SILK OR MAT EMULSION PAINT TO CLIENTS COLOUR CHOICE.

WALLS:
APPLY ONE MIST COAT OF EMULSION PAINT TO PLASTER, FILL AND PREPARE, APPLY ONE FULL COAT ICI DULUX VINYL SILK OR MAT EMULSION PAINT TO CLIENTS COLOUR CHOICE

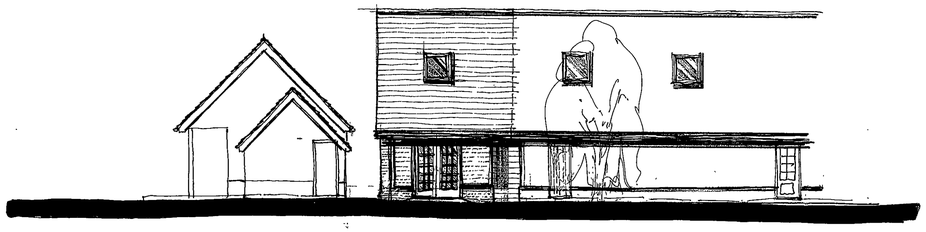
Proposal
PROPOSED EXTENSION.

Drawing
BUILDING REGULATION DETAILS

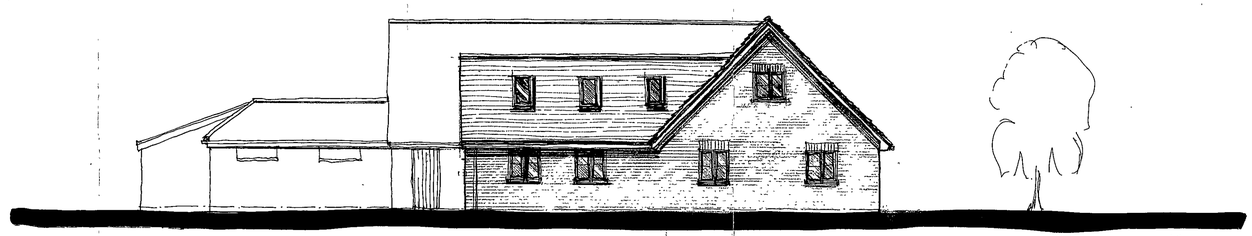
Site
HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE.

Date ***February 2004*** *Scale* ***1:50.*** *Drawing No* ***D474-18-02A***

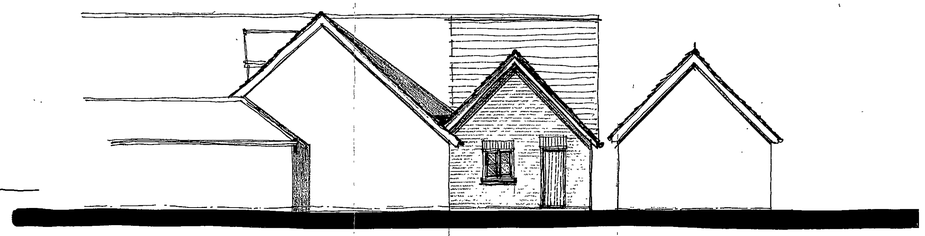
COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322.**



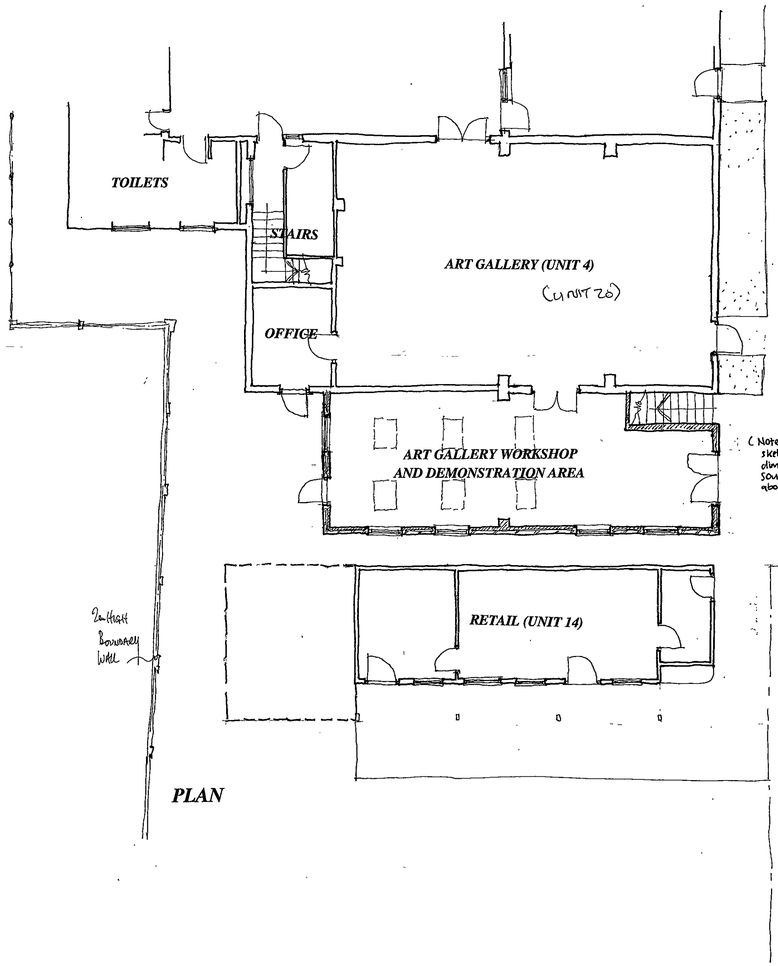
NORTH EAST ELEVATION



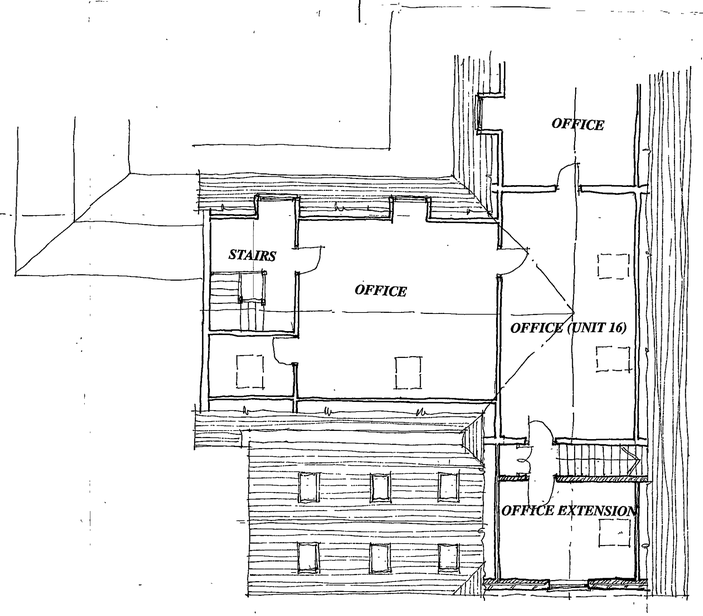
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



PLAN



FIRST FLOOR PLAN

INFILL EXTENSION TO UNIT 4
(ART GALLERY WORKSHOP) (71.00m2gross)
AND FIRST FLOOR OFFICE EXTENSION
TO UNIT 16 (17.5m2gross)

SUPERSEDED

General Specification of materials
Roof to be orange/red plain clay tiles.
Plinth walls to be red facing bricks
Darks Oak stained feather edged horizontal boarding
Dark Oak stained windows and doors

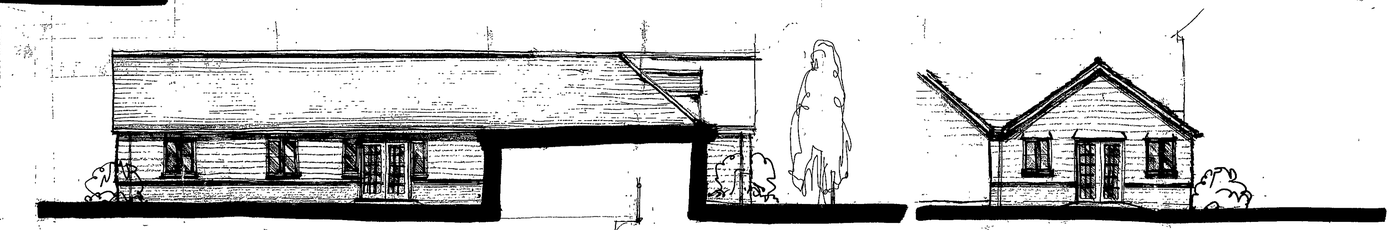
APPROVED
09 OCT 2002 7758

Proposal: PROPOSED EXTENSIONS.
Drawing: UNIT 4 EXTENSION (unit 20)
Site: HOLME GRANGE CRAFT VILLAGE, WOKINGHAM, BERKSHIRE
Date: September 2002 Scale: 1:100 freehand Drawing No: D 474-06-.02 B

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING, BERKSHIRE, RG10 9PY.
Tel: (0118) 9343322 Fax: (0118) 9343322.

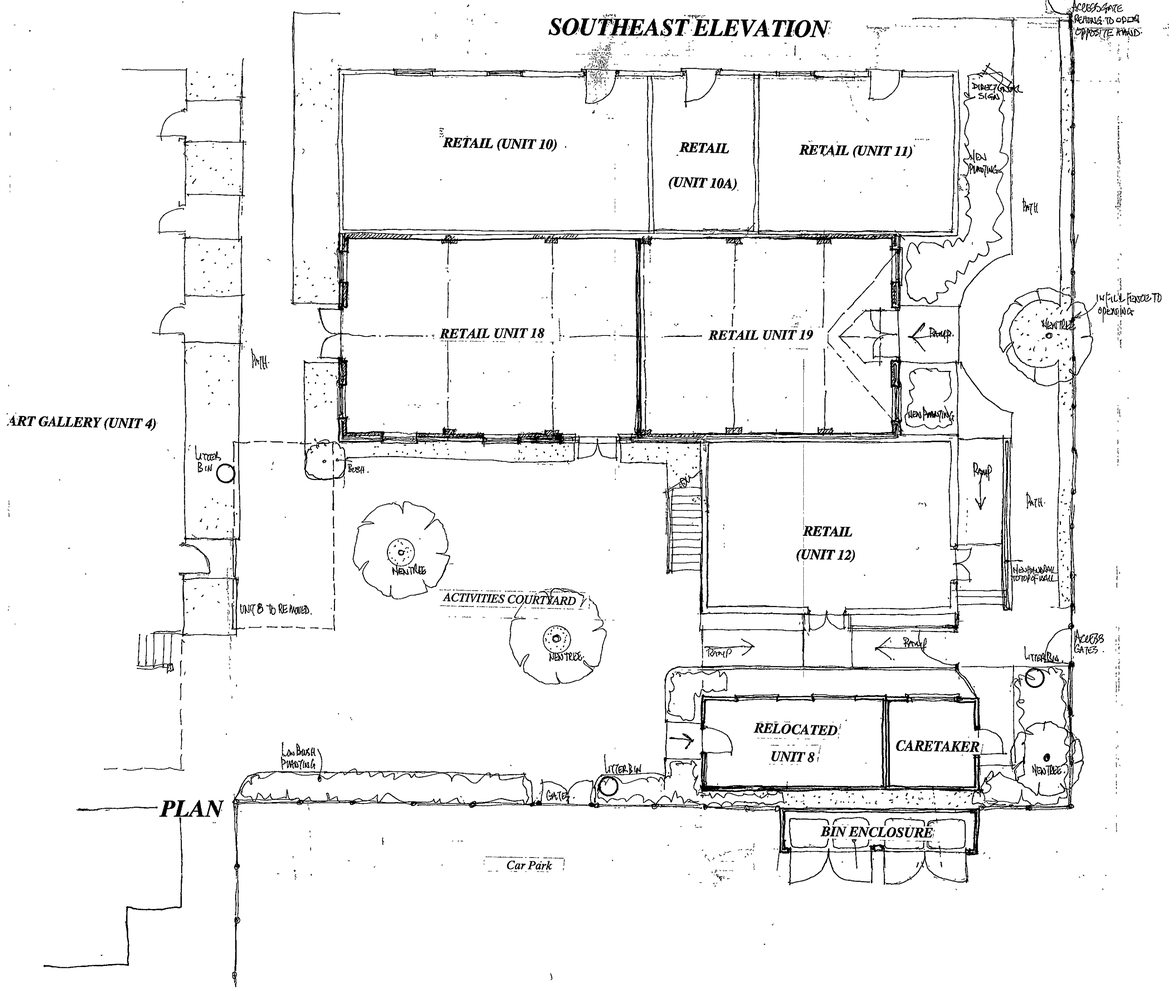


NORTHEAST ELEVATION



SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



PLAN

INFILL RETAIL EXTENSION
UNIT 18 *(74.36 M2 GROSS)* UNIT 19 *(74.36 M2 GROSS)*

APPROVED

MINOR AMENDMENTS

--7758

General Specification of materials
Roof to be orange/red plain clay tiles.
Plinth walls to be red facing bricks
Darks Oak stained feather edged horizontal boarding
Dark Oak stained windows and doors

PLANNING SERVICES	HPT
POL	FILE
DC	
APP	
CS	
-4 FEB 2005	
COPIES TO	ADA
	FILE

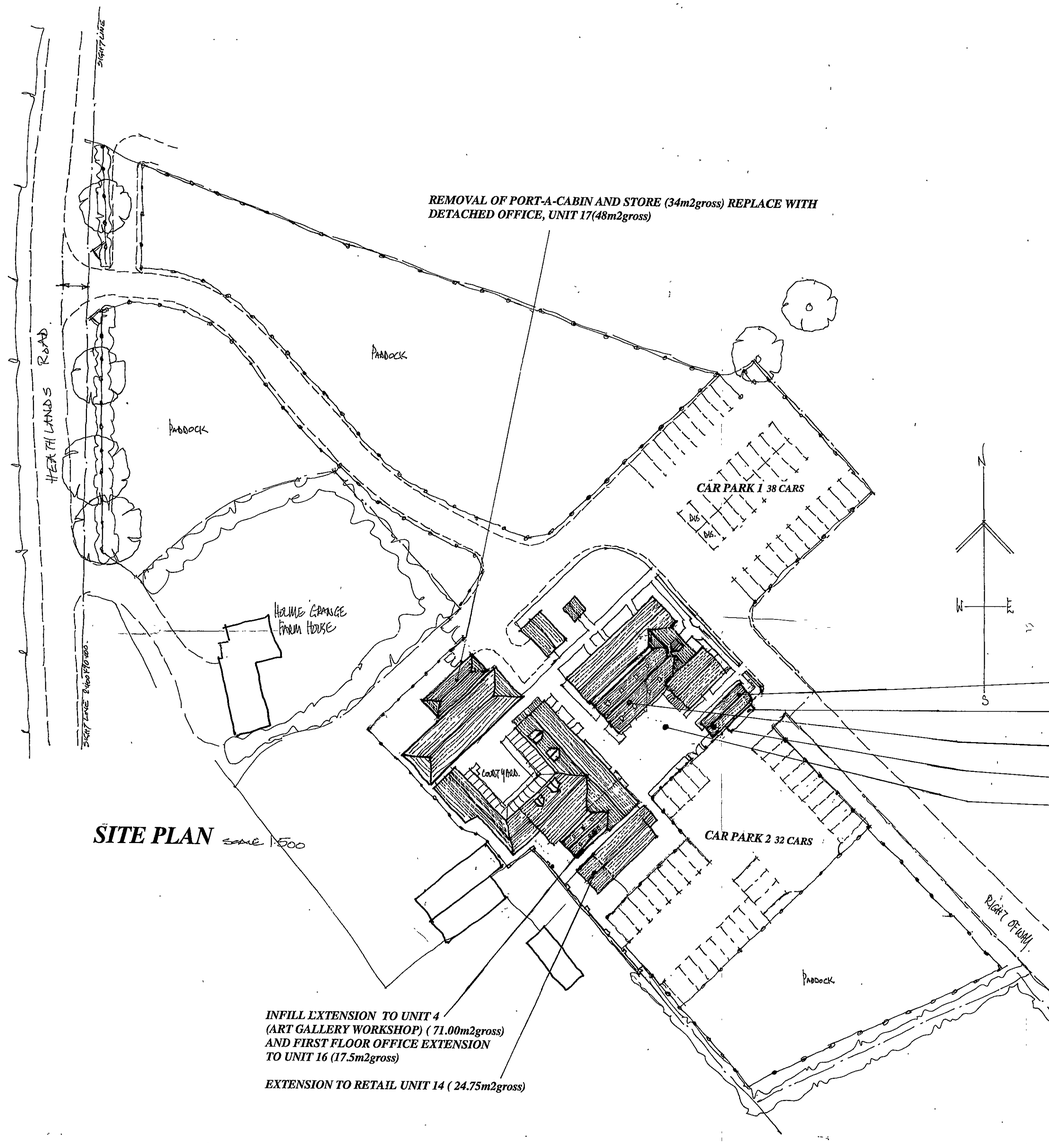
Proposal PROPOSED EXTENSIONS.

Drawing SKETCH SCHEME

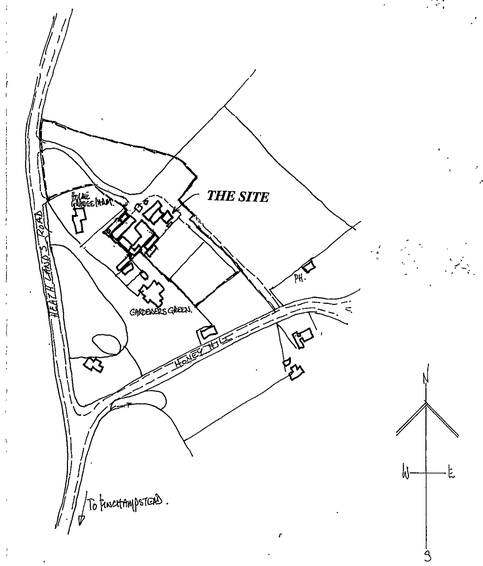
Site HOLME GRANGE CRAFT VILLAGE, WOKINGHAM, BERKSHIRE

Date 6 April, 2002 *Scale* 1:100 *Drawing No* D 474-06-01F

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. (0118) 9343322 *Fax:* (0118) 9343322.



SITE PLAN scale 1:500



LOCATION PLAN scale 1:2500.

Car Parking

A1 Retail	1 per 30m2 *gross* floor area	Existing 27 *(793.9m2)*	New 9 *(265.6 m2)*
B1 Offices	1 per 25m2 *net* floor area	Existing 4 *(91.31m2)*	New 3 *(65.5 m2)*
A3 Food and Drink	1 per 3m2 customer area	Existing 15 *(42.9m2)*	
	+ 1 per member of staff	3 *(3 staff)*	

Total Car parking Requirement 61
Actual car parking provision 70

APPROVED

09.OCT.2002 7758

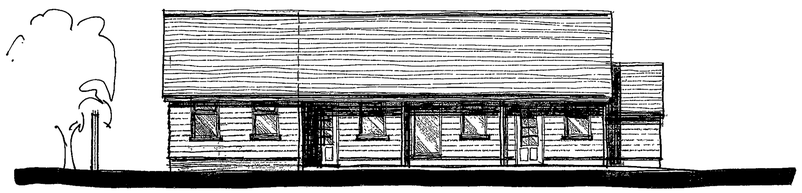
Proposal PROPOSED EXTENSIONS.

Drawing DEVELOPMENT PLAN

Site HOLME GRANGE CRAFT VILLAGE, WOKINGHAM, BERKSHIRE

Date 6 April, 2002 *Scale* 1:500 & 1:2500 *Drawing No* D 474-.01C

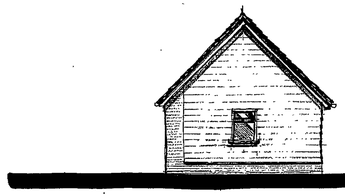
COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. (0118) 9343322 Fax: (0118) 9343322.



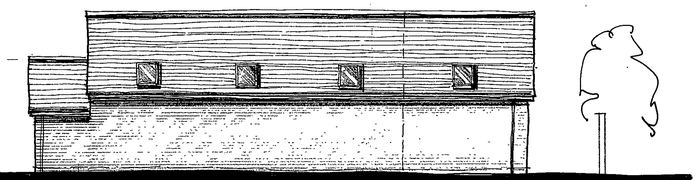
SOUTH EAST ELEVATION



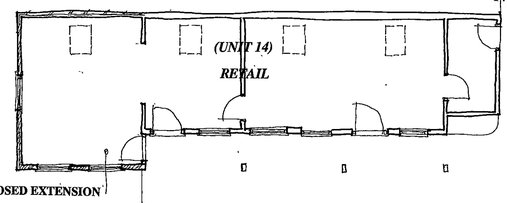
NORTH EAST ELEVATION



SOUTH WEST ELEVATION

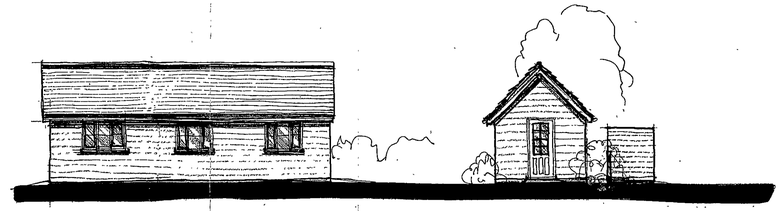


NORTH WEST ELEVATION



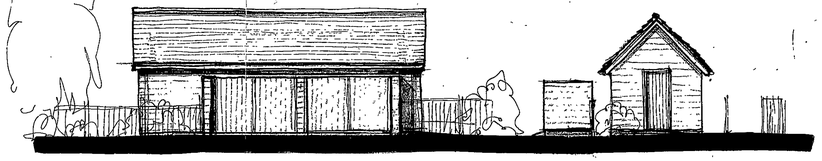
PLAN

EXTENSION TO RETAIL UNIT 14 (24.75m2gross)



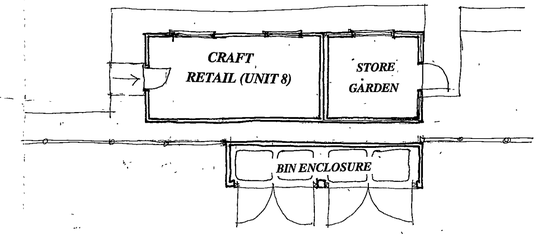
NORTH WEST ELEVATION

SOUTH WEST ELEVATION



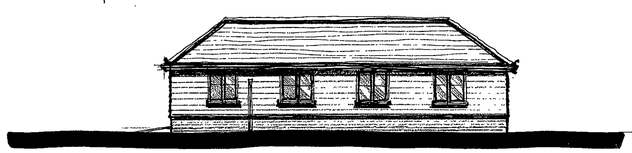
SOUTHEAST ELEVATION

NORTH EAST ELEVATION

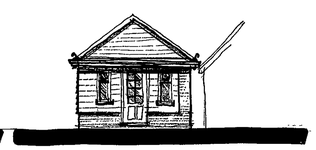


RELOCATED RETAIL UNIT 8 (21.12m2gross)
CARETAKER / GARDEN STORE.
BIN ENCLOSURE FOR GRUNDON WHEEL BINS

09 OCT 2002 7758



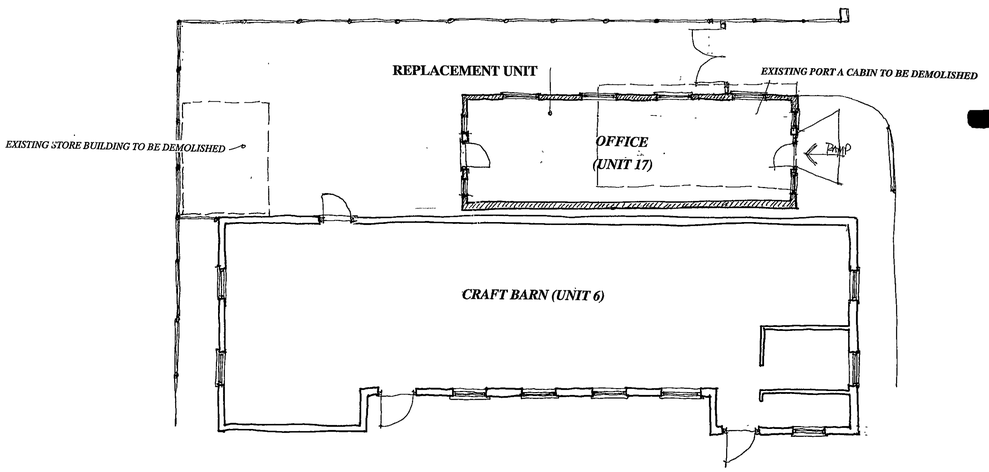
NORTH WEST ELEVATION



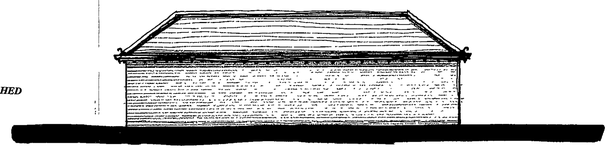
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



PLAN



SOUTH EAST ELEVATION

REMOVAL OF PORT-A-CABIN AND STORE (34m2gross)
REPLACE WITH
DETACHED OFFICE, UNIT 17 (48m2gross)

General Specification of materials
Roof to be orange/red plain clay tiles.
Plinth walls to be red facing bricks
Darks Oak stained feather edged horizontal boarding
Dark Oak stained windows and doors

APPROVED

Proposal
PROPOSED EXTENSIONS.

Drawing
UNITS 8.14 & 17

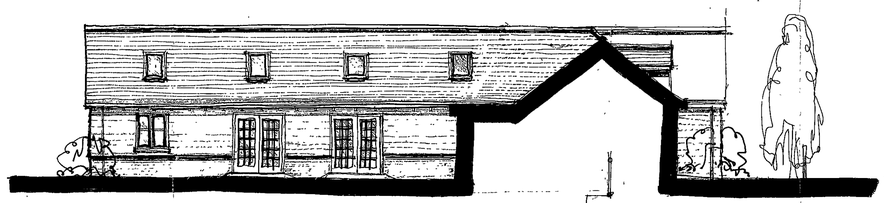
Site
HOLME GRANGE CRAFT VILLAGE, WOKINGHAM, BERKSHIRE

Date September 2002 Scale 1:100 freehand Drawing No D 474-06-.03 E

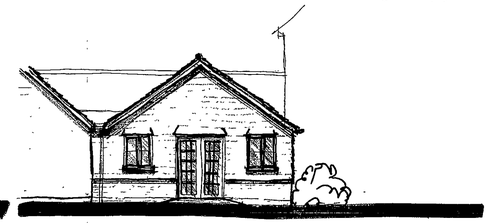
COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING, BERKSHIRE, RG10 9PN.
Tel: (0118) 9343322 Fax: (0118) 9343322.



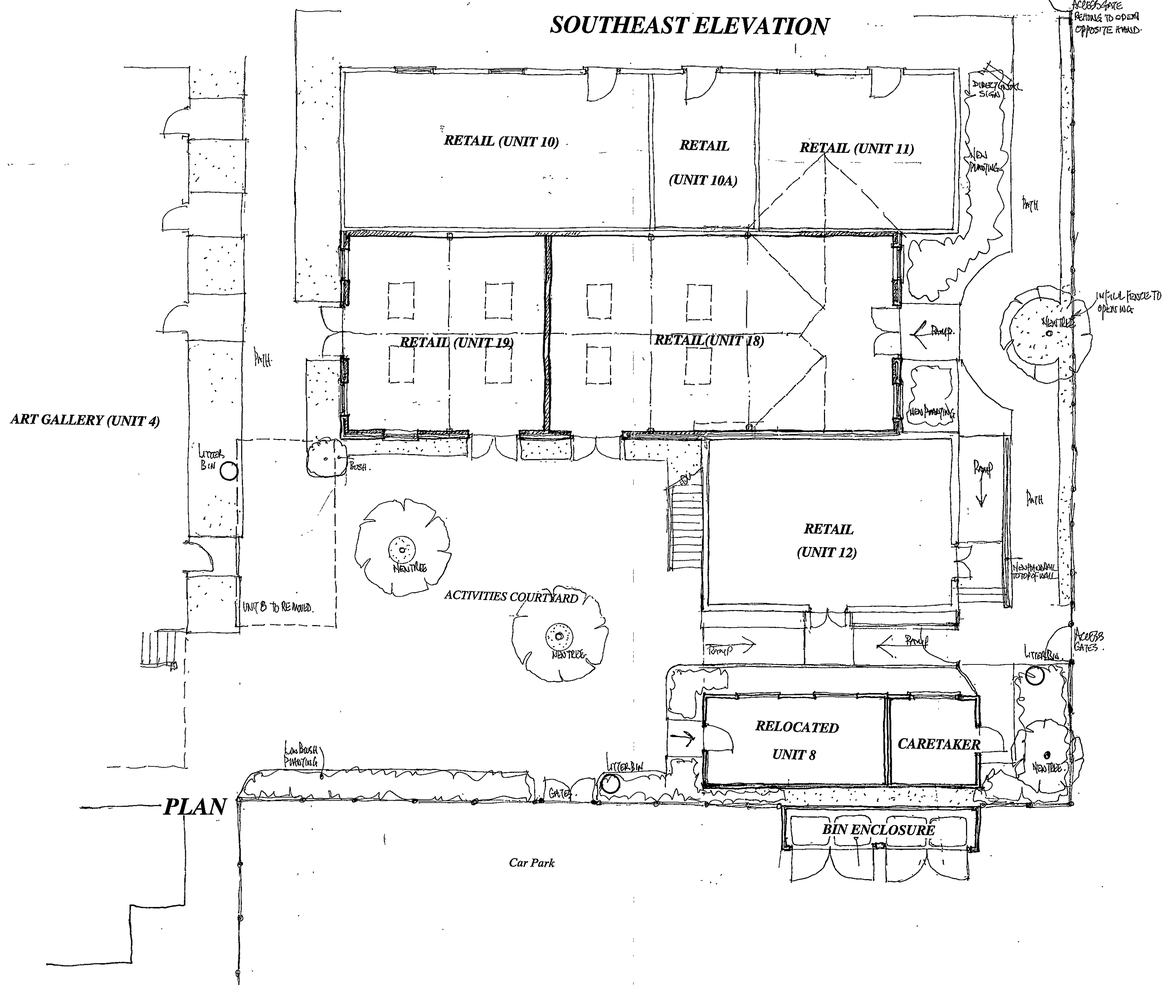
NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



SUPERSEDED

INFILL RETAIL EXTENSION
UNIT 18. (94.72m2gross) AND UNIT 19 (54.00m2gross)

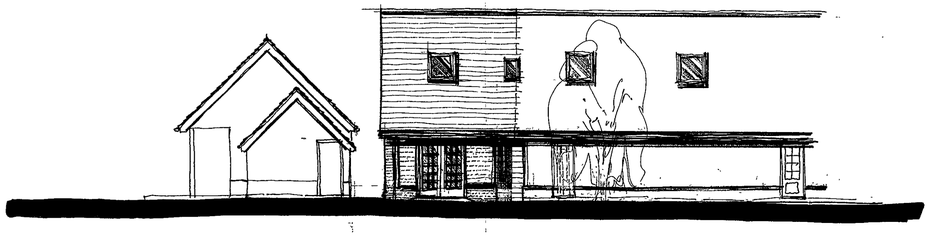
APPROVED

General Specification of materials
Roof to be orange/red plain clay tiles.
Plinth walls to be red facing bricks
Darks Oak stained feather edged horizontal boarding
Dark Oak stained windows and doors

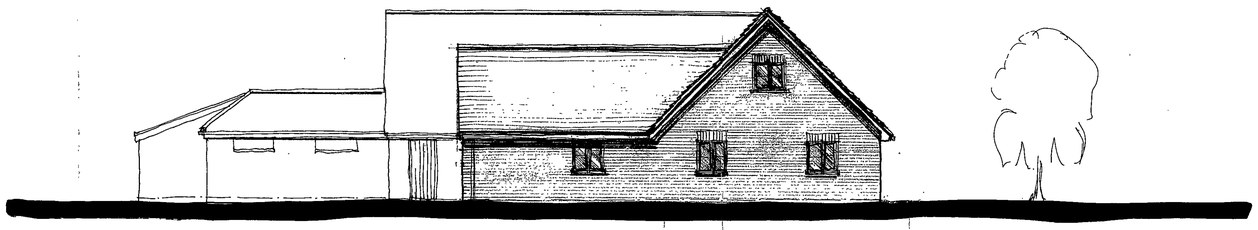
13.OCT.2002 7758

Proposal: PROPOSED EXTENSIONS.
Drawing: SKETCH SCHEME
Site: HOLME GRANGE CRAFT VILLAGE, WOKINGHAM, BERKSHIRE
Date: 6 April, 2002 Scale .1:100 Drawing No D 474-06-01 E

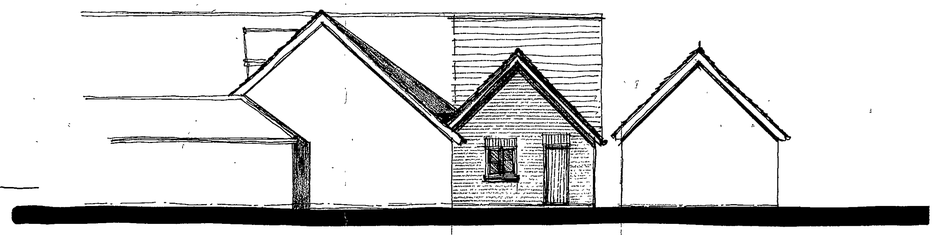
COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE RG10 9PY.
Tel:. (0118) 9343322 Fax: (0118) 9343322.



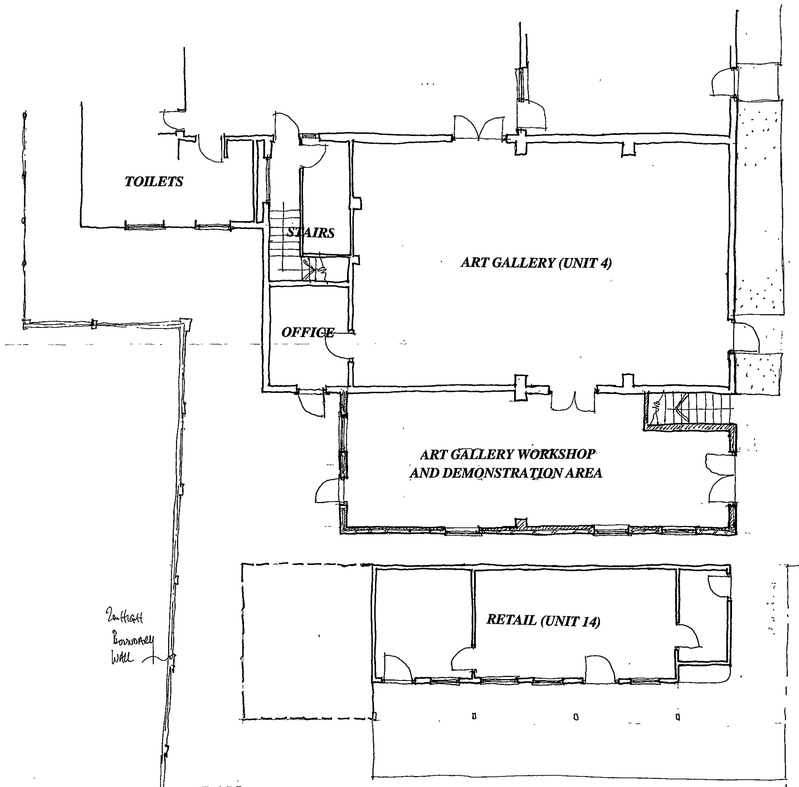
NORTH EAST ELEVATION



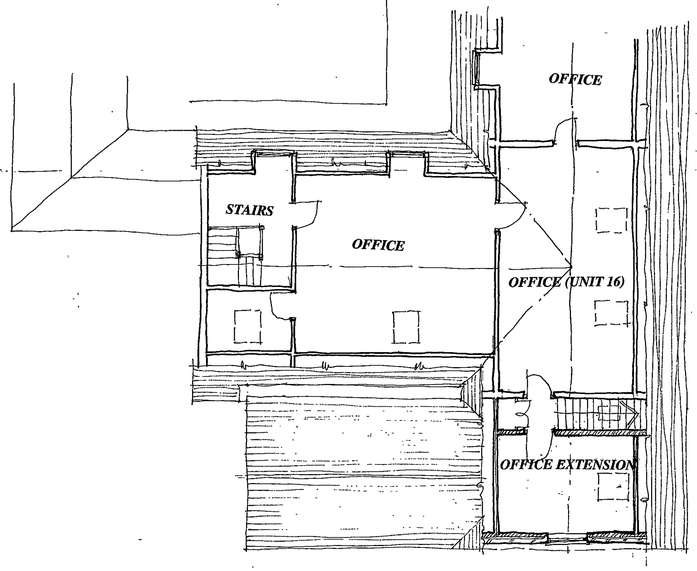
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



PLAN



FIRST FLOOR PLAN

INFILL EXTENSION TO UNIT 4
(ART GALLERY WORKSHOP) *(71.00m2gross)*
AND FIRST FLOOR OFFICE EXTENSION
TO UNIT 16 *(17.5m2gross)*

MINC ...ENTS
--7758
APPROVED

General Specification of materials
Roof to be orange/red plain clay tiles.
Plinth walls to be red facing bricks
Darks Oak stained feather edged horizontal boarding.
Dark Oak stained windows and doors

PLANNING SERVICES	
POL	IPT
DC	TLS
APP	ENF
CS	
-4 FEB 2005	
COPIES TO.	ACK
	FILE

Proposal
PROPOSED EXTENSIONS.

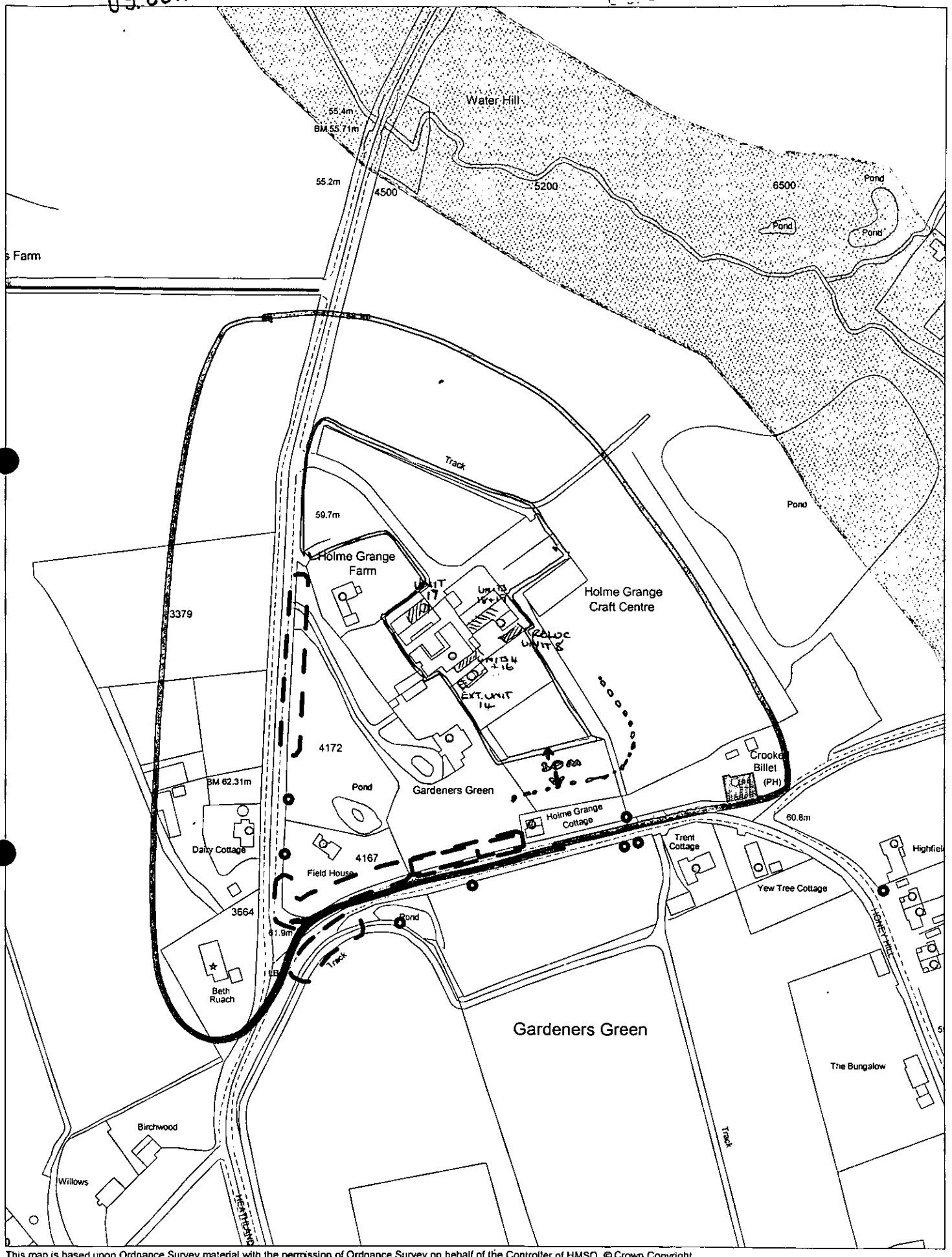
Drawing
UNIT 4 EXTENSION

Site
HOLME GRANGE CRAFT VILLAGE, WOKINGHAM, BERKSHIRE

Date *September 2002* *Scale .1:100 freehand* *Drawing No* **D 474-06-.02** C

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: (0118) 9343322 *Fax:* (0118) 9343322.

09.OCT.2002 7758



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control,Wokingham District Council.
11 October 2002

Scale: 1 : 2500

N
W E
S