REFER TO SEPERATE PLAN FOR PROPOSED PASSING PLACES NORTH OF HIGHFIELD FARM

Crazies Hill
7253
1.87
Gibstroude Farm
4227
6.15
2531
0.72
6233
2.30
7232
1.33
87 28
3.37
Fp
6122
1.07
1520
1.82
3510
1.86
5515
2.09
0215
4.04
Highfield Farm
BARN
SD
SB
FR
Fp
5299
2.99
7502
P1 1.43 GRP
3896
2.19
7293
2.44
A
Fp
Fp
9187
Fp 2.65
WARGRAVE C P
7476
2.58
5478
5.21
2169
31.48
HRP
UPGRADE EXTG. PULL-OFF AREA
R4
Fp
7156
5.08
5145
6.31
R3
9442
5.29
Green Lane
7324
8.77
2825
11.8
5619
2.27
9623
3.34
B
GK
GRP
9111
1.62
H1
ACL
AF
9585
3.23

N

O Existing passing place

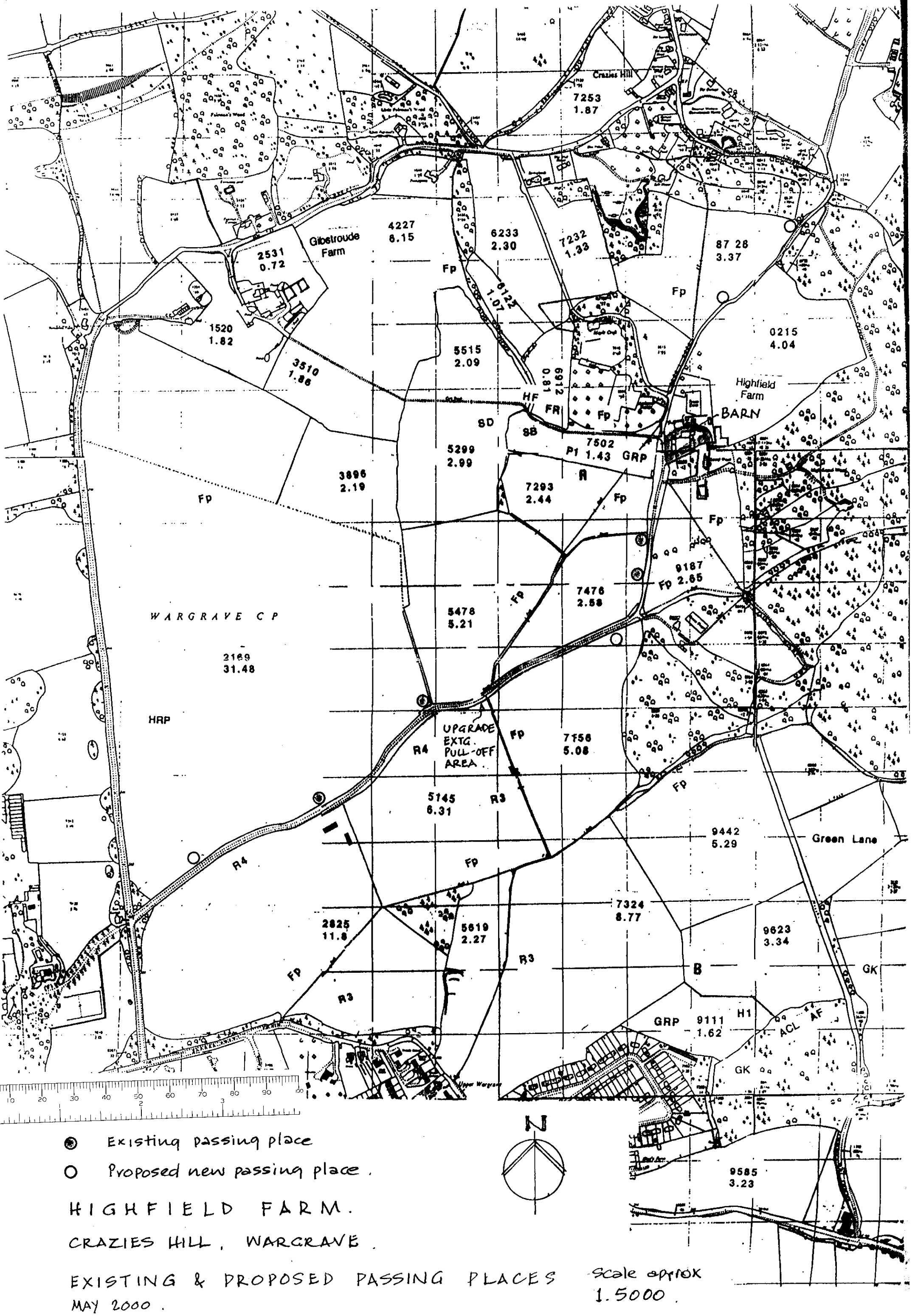
O Proposed new passing place.

HIGHFIELD FARM.

CRAZIES HILL, WARGRAVE.

EXISTING & PROPOSED PASSING PLACES
MAY 2000.

Scale approx
1.5000.



- ◉ Existing passing place
- ○ Proposed new passing place.

HIGHFIELD FARM.

CRAZIES HILL, WARGRAVE.

EXISTING & PROPOSED PASSING PLACES

MAY 2000.

Scale approx 1.5000.

Richard Bush
Highfield Farm, Wargrave
Reading, Berks RG10 8 PU.

Block Plan:-
Extra Car park Space Ancilliary to the use of Spring Meadows Business Centre

Scale 1: 500 May 1997

Spring Meadows Business Centre

8800
·049ha
·12

·98

9 New Car Parking places
2.4m by 4.8m

2 spaces redesignated as one Disabled space

940
288
71

N

Drain

Please note :

This plan has been enlarged photographically to 1:500 from a 1:2500 map

APPROVED

HIGHWAY.

DELEGATED

MAIN ENTRANCE.

CAR AND LORRY PARKING SPACES (8)

EXISTING TREES AND SHRUBS.

EXISTING DRIVE (NOT TO BE USED BY UNITS)

UNIT (3)

UNIT (2)

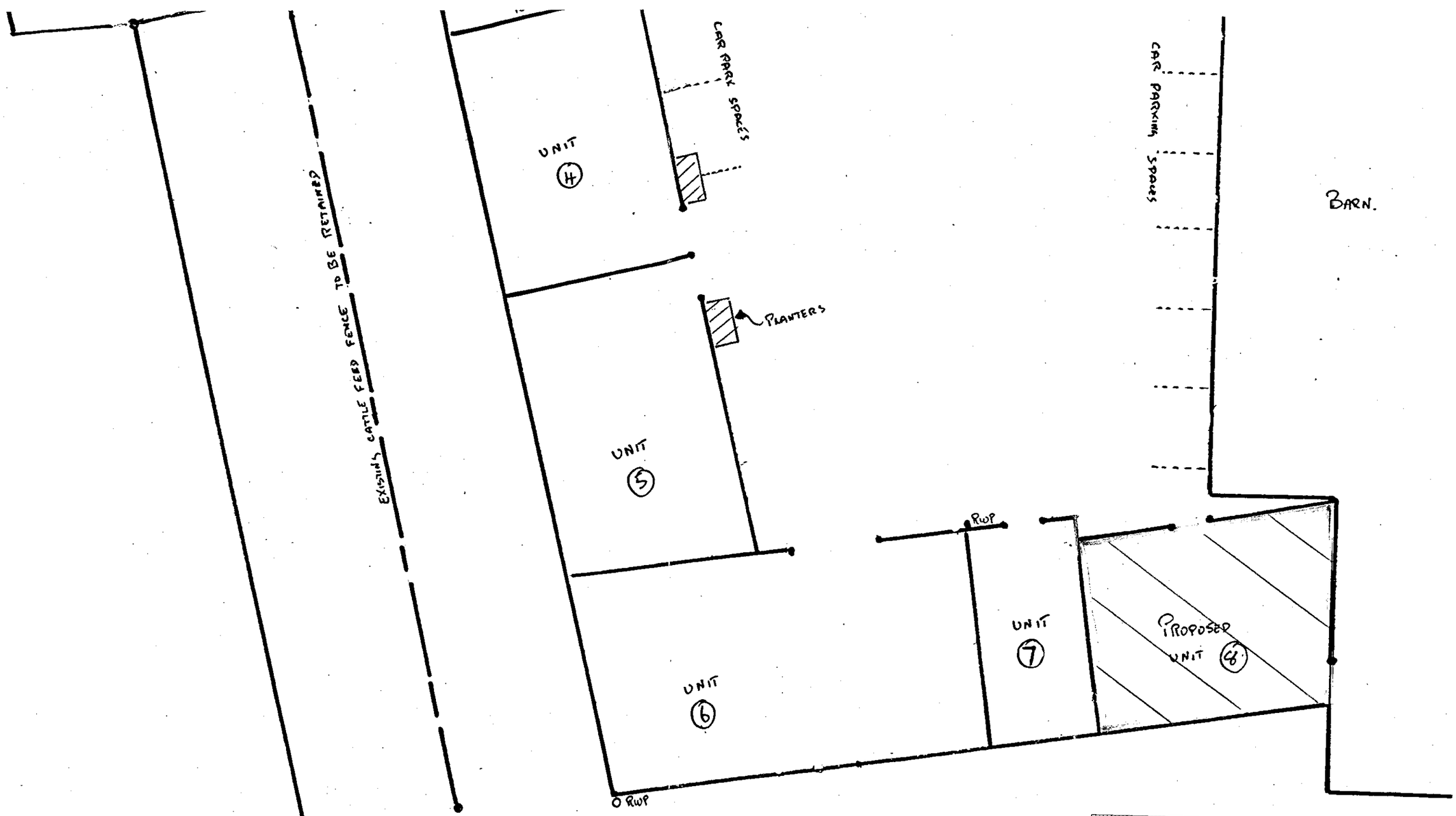
UNIT (1)

PROPOSED UNIT (1A.)

EXISTING STORE

CAR PARKING SPACES (6)

TREES AND SHRUBS



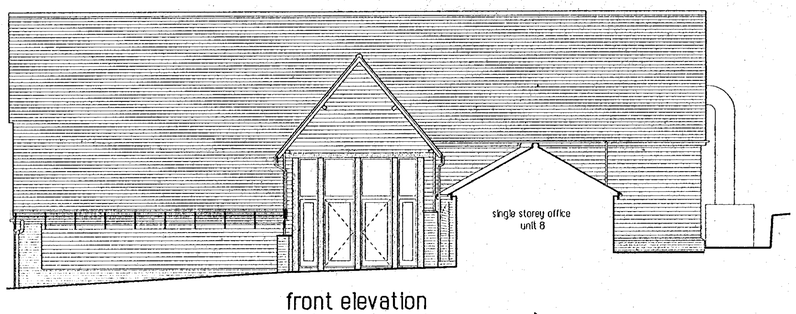
PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDINGS AT HIGHFIELD FARM TO B1 LIGHT INDUSTRIAL USE FOR R. J. BUSH AND SON.

SCALE: 1/10" TO 1 FOOT

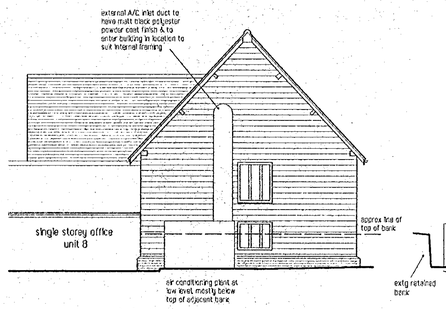
RJB MARCH 92.

REDRAWN MARCH 95. DO NOT SCALE.

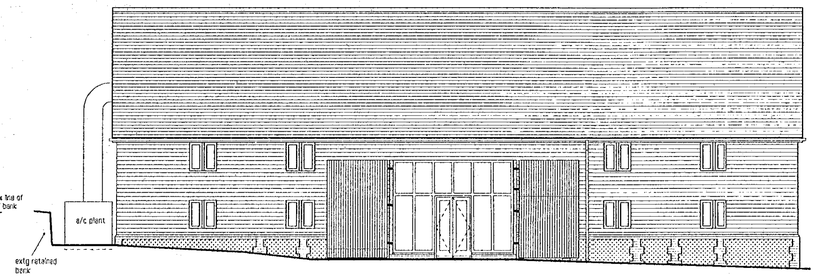
DEC 91/SB



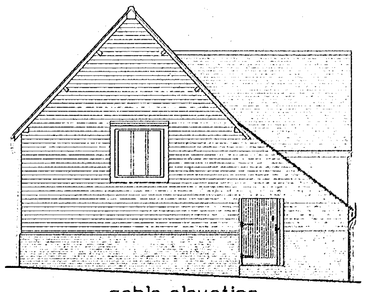
front elevation
south facing



gable elevation
east facing

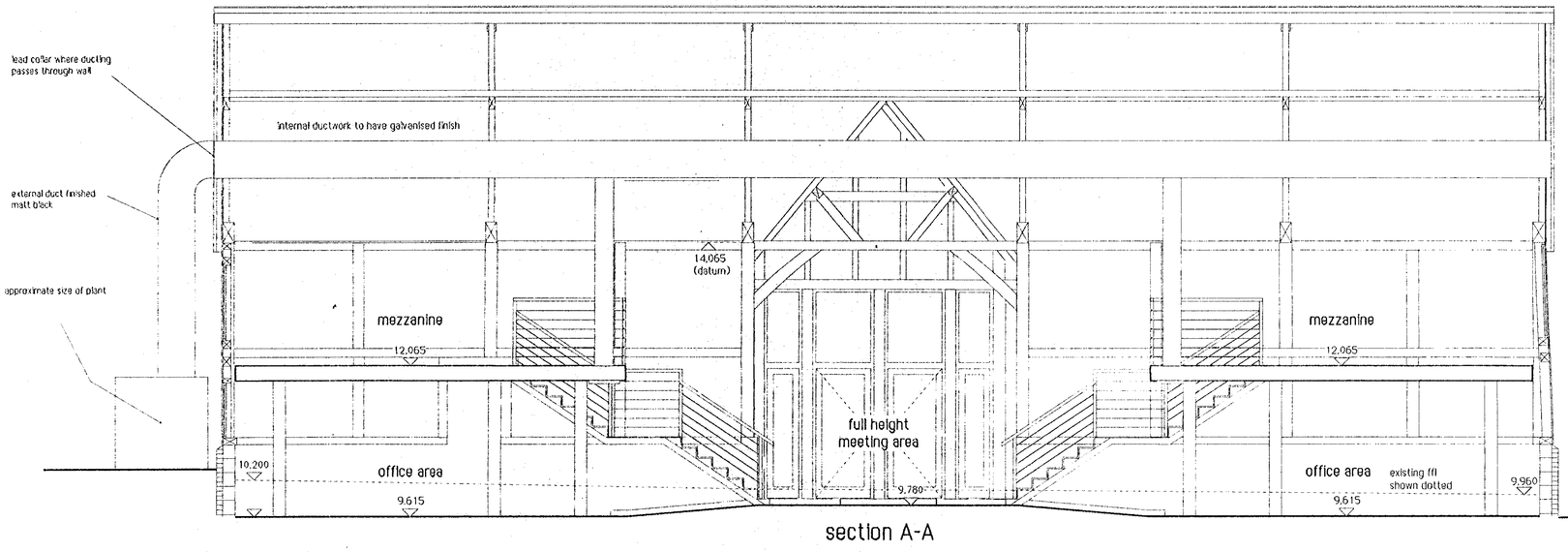


rear elevation
north facing

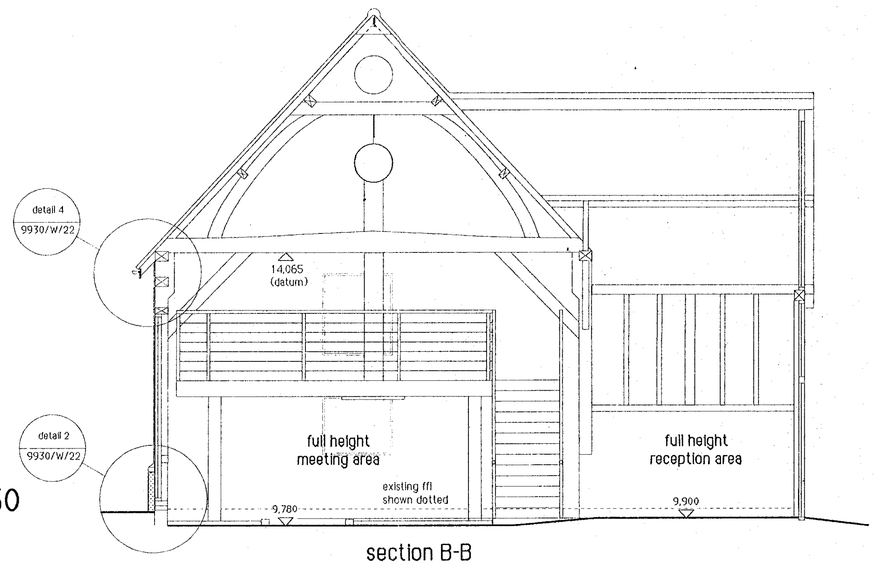


gable elevation
west facing

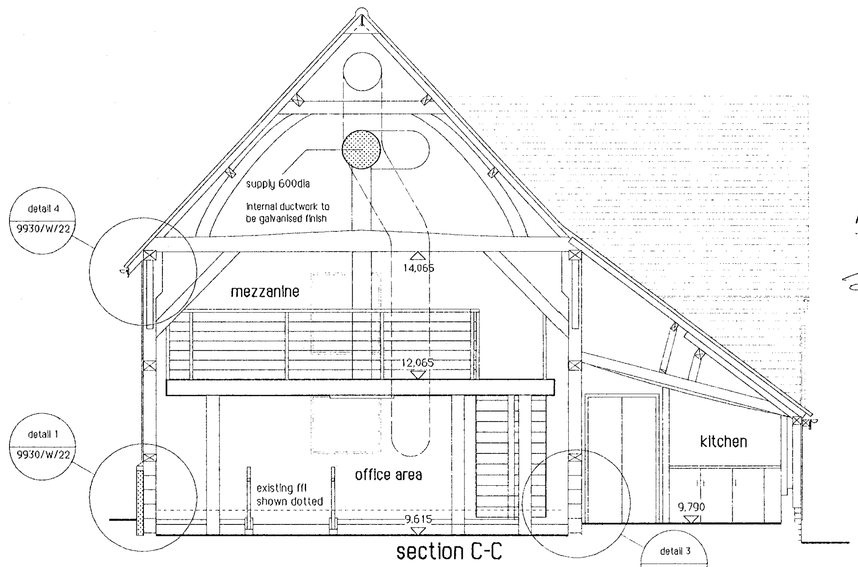
Elevations 1:100



section A-A



section B-B



section C-C

Sections 1:50

NOTES

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	Date	Revision
A	15/02/02	External A/C duct revised & noted finish matt black. Bank indicated adjacent A/C plant

Condition Details See letter dated 18 Feb 2002.

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

PROPOSED ELEVATIONS & SECTIONS SHOWING THE AIR CONDITIONING SYSTEM

ACCEPTABLE to me
18.02.02

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
tel. 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com

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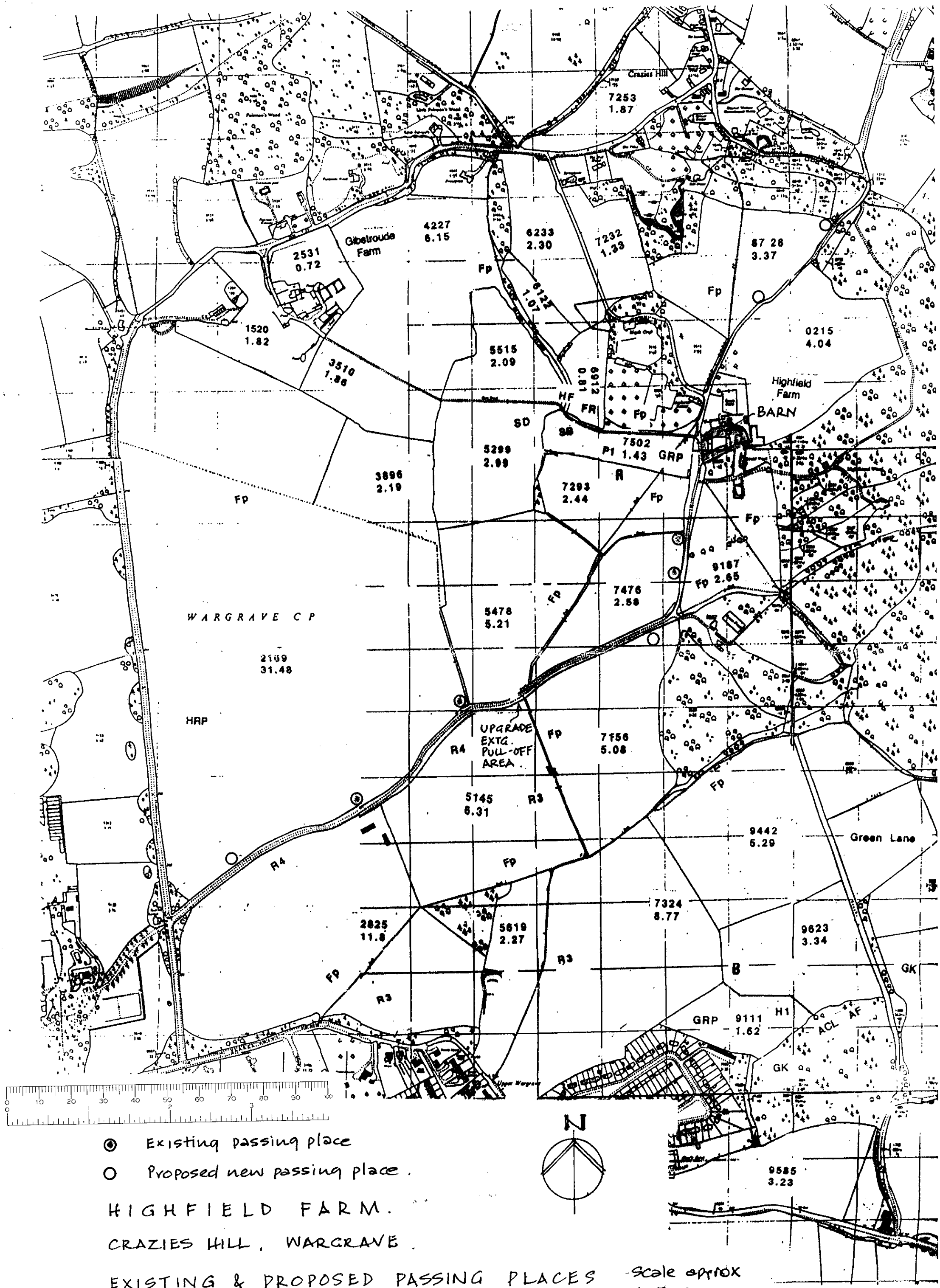
Scale 1:50 / 1:100

Date February 2002

Drawn

Drg No. 9930/25

Rev A
02 15/02/01



◉ Existing passing place

○ Proposed new passing place.

HIGHFIELD FARM.

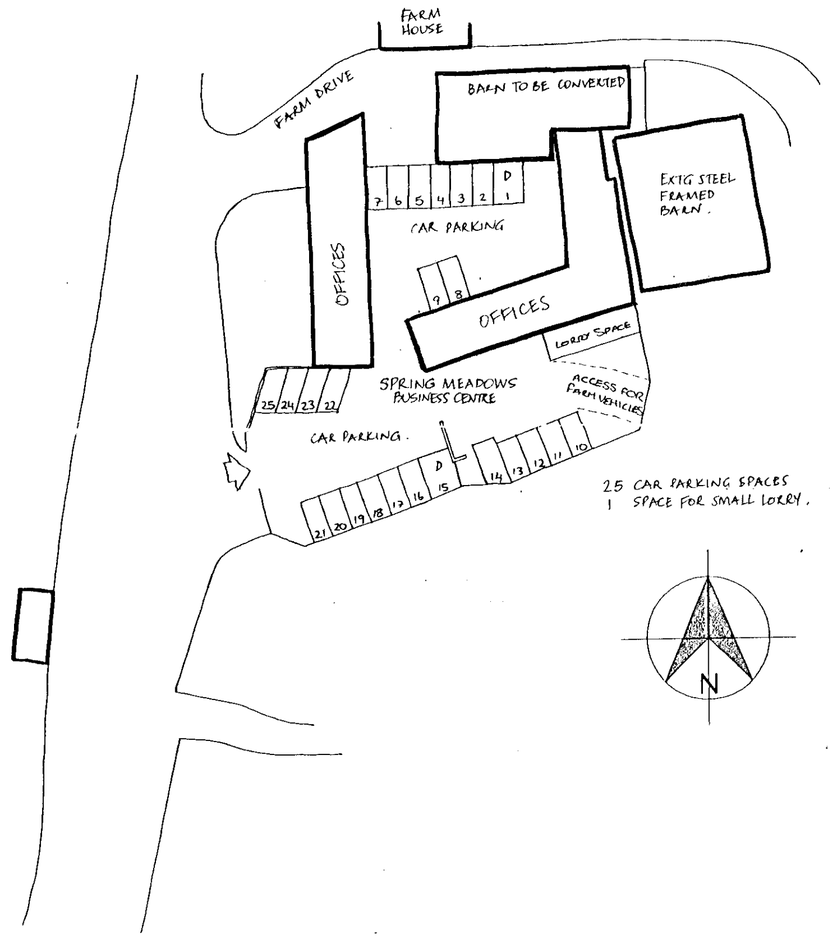
CRAZIES HILL, WARGRAVE.

EXISTING & PROPOSED PASSING PLACES

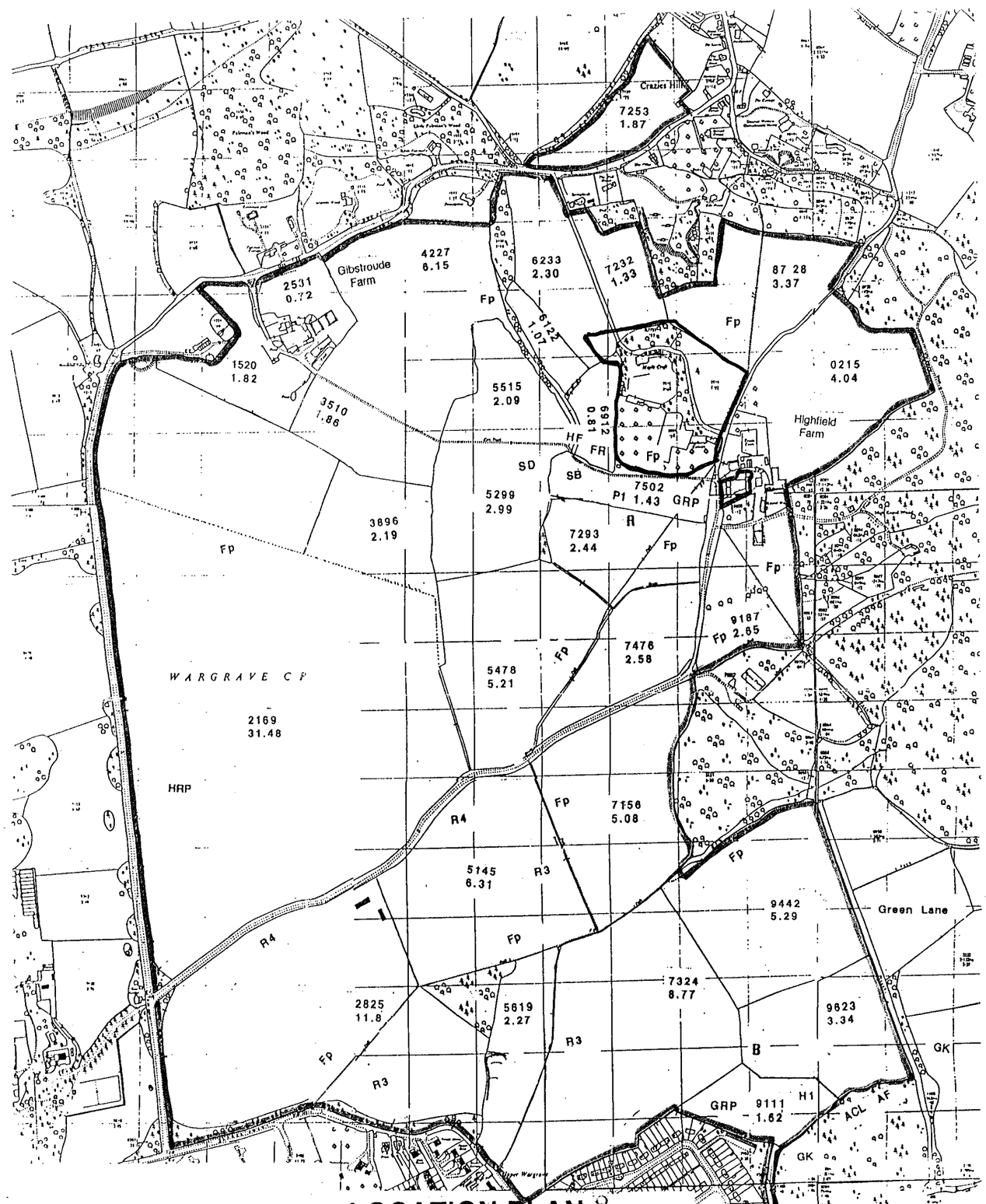
MAY 2000.

Scale approx 1.5000.

APPROVED



BLOCK PLAN
(showing car parking spaces)
1:500



LOCATION PLAN
1:2500

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16 FEB 2000

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	Date	Revision

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

PROPOSED BLOCK PLAN
& LOCATION PLAN

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742

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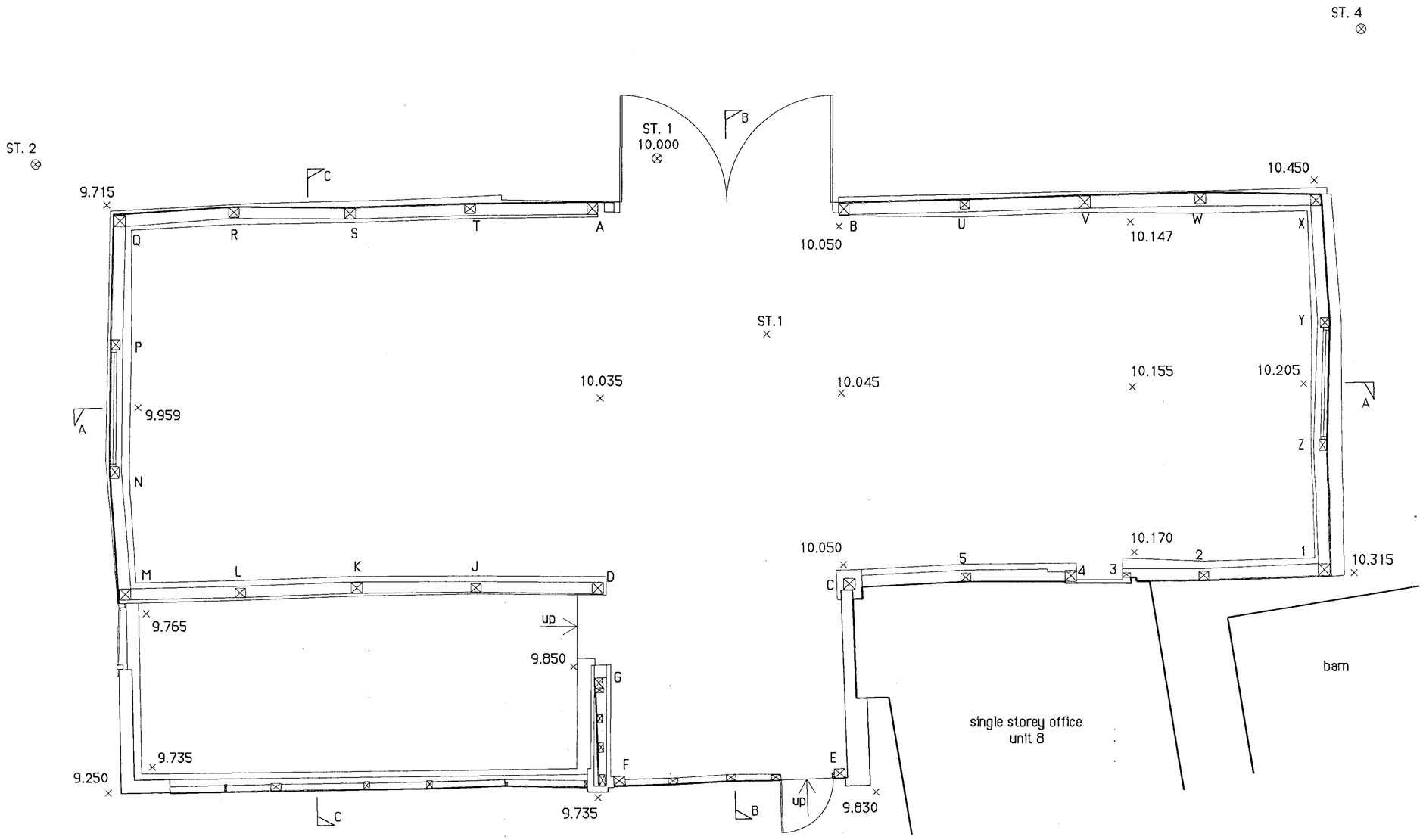
Scale	1:500 / 1:2500
Date	February 2000
Drawn	
Drg No.	9930/13
Rev	01.14/02/00

28/2/01



16.FEB.2000 0676

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APPROVED

	Date	Revision

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

EXISTING FLOOR PLAN

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742

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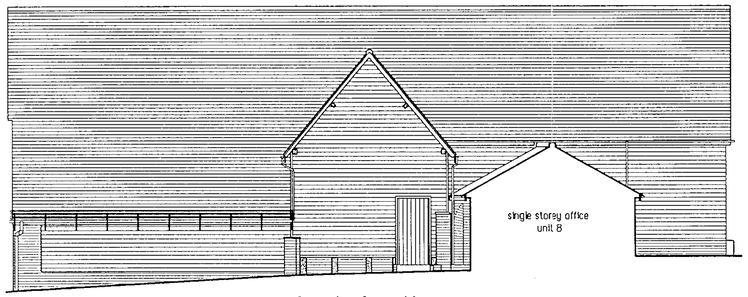
Scale 1:50

Date October 1999

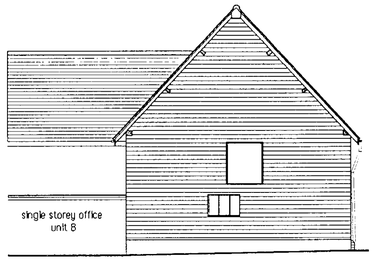
Drawn j camplin

Drg No. 9930/01

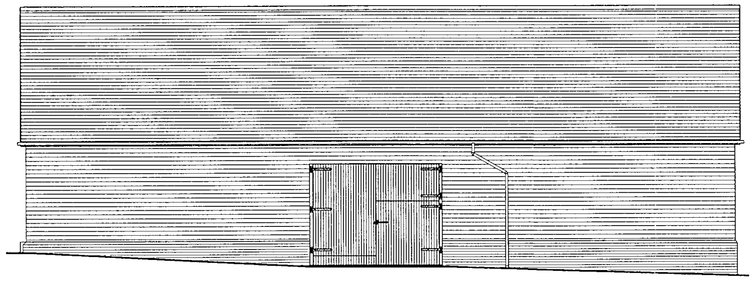
Rev 01.12/10/99



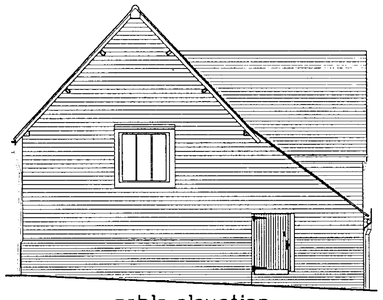
front elevation
south facing



gable elevation
east facing

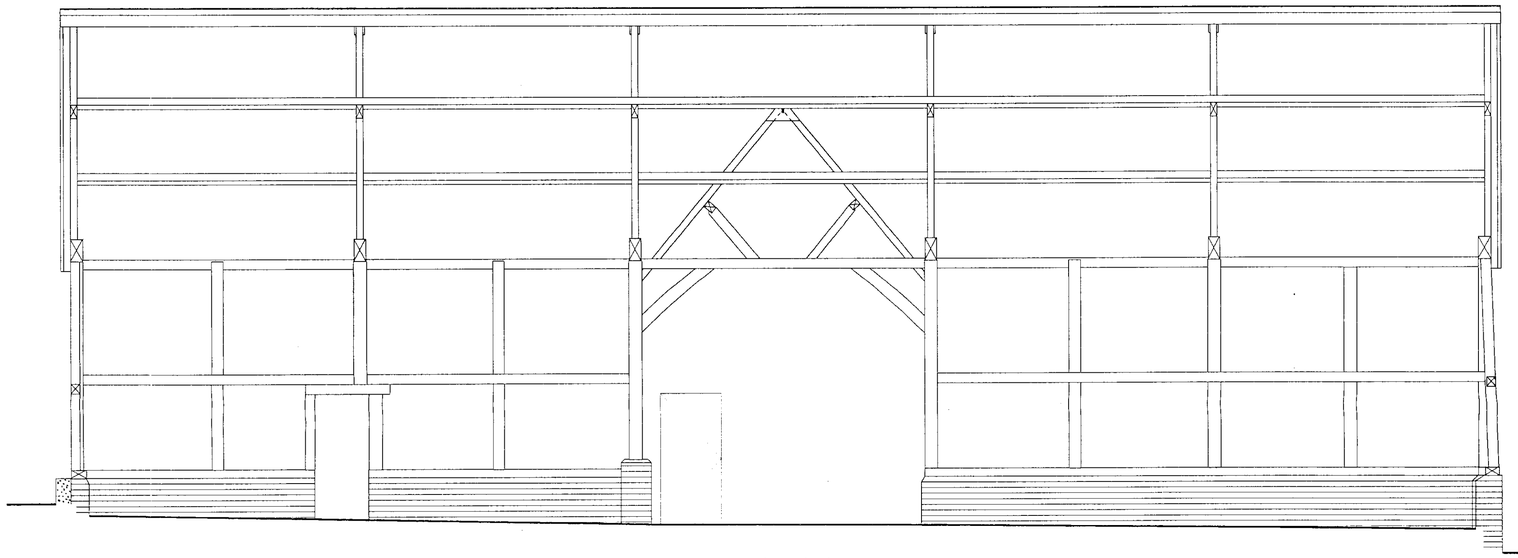


rear elevation
north facing

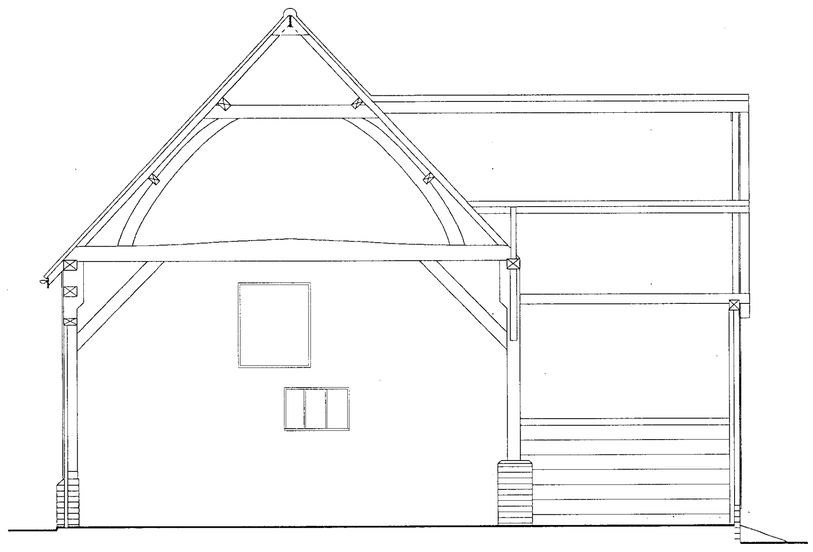


gable elevation
west facing

Elevations 1:100

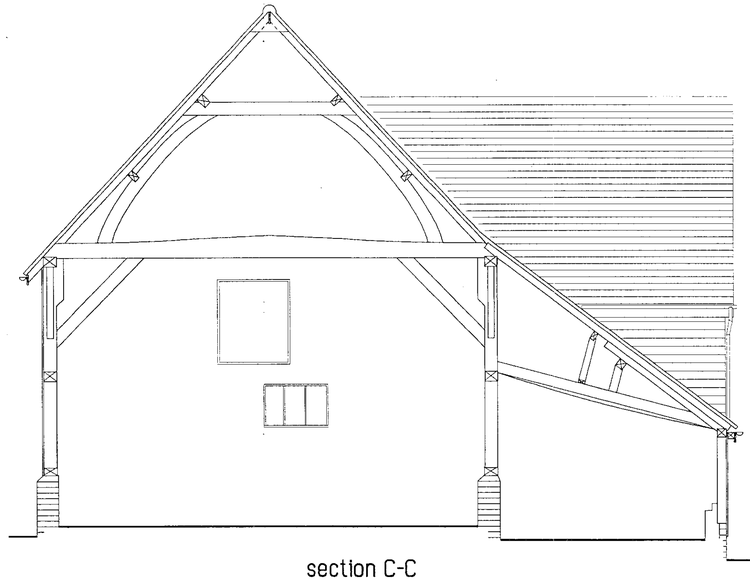


section A-A



section B-B

Sections 1:50



section C-C

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16.FEB.2000* C076

	Date	Revision

APPROVED

Job Title

THE BARN
Highfield Farm
Wargrave
BERKSHIRE

Drawing Title

EXISTING ELEVATIONS
& SECTIONS

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742

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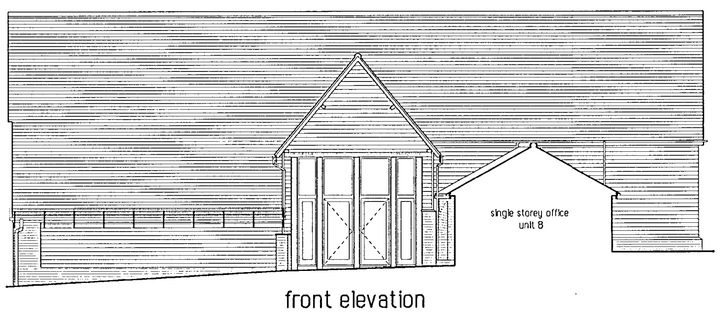
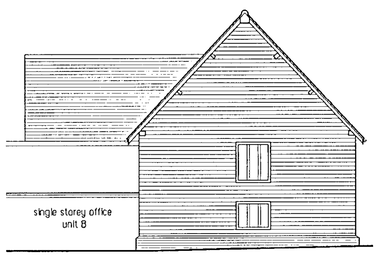
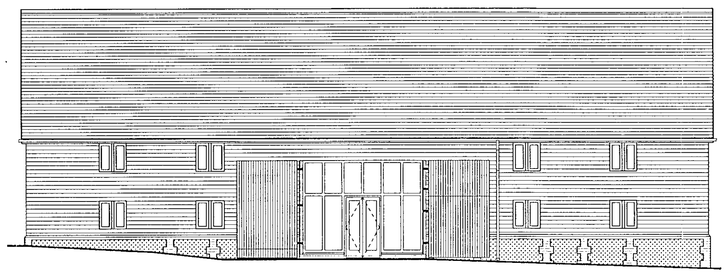
Scale	1:50 / 1:100
Date	October 1999
Drawn	
Drg No.	9930/02
Rev	01.18/10/99



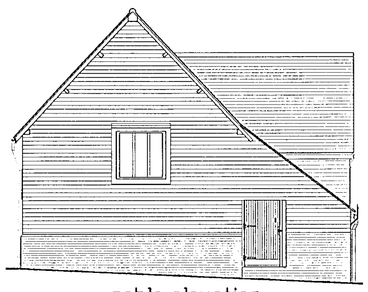
front elevation
south facing



gable elevation
east facing

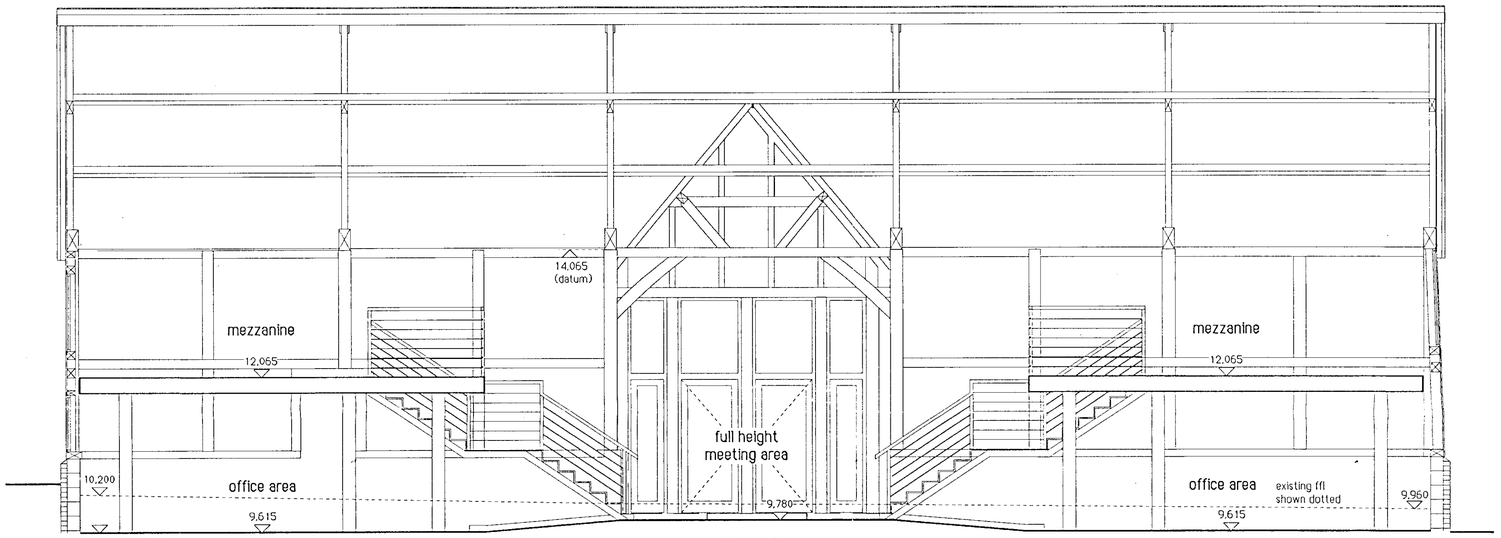


rear elevation
north facing

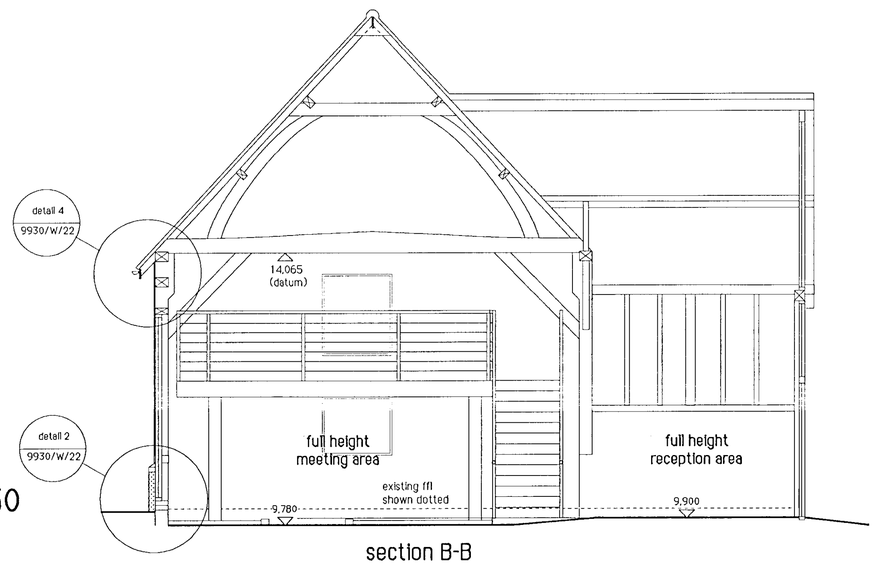


gable elevation
west facing

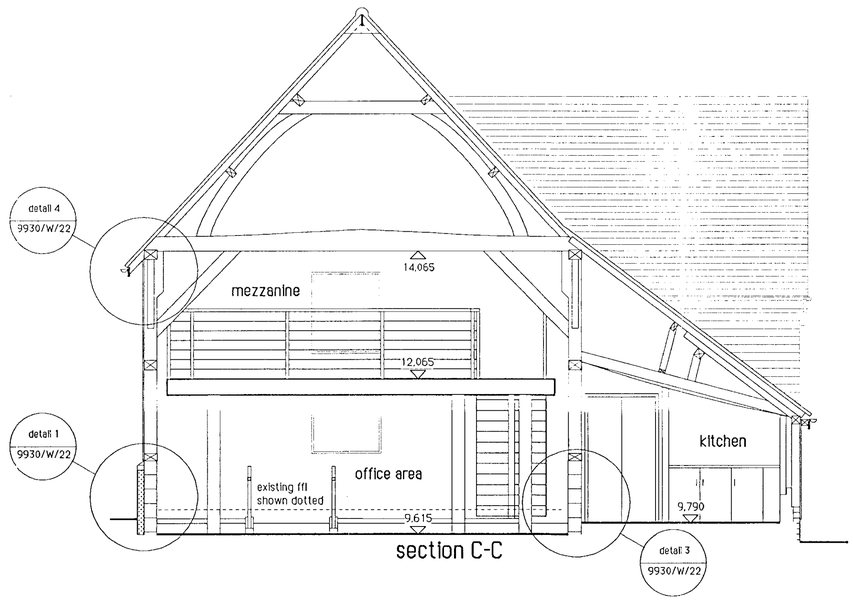
Elevations 1:100



section A-A



section B-B



section C-C

Sections 1:50

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Date	Revision

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

PROPOSED ELEVATIONS
& SECTIONS

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742 e-mail. knottshep@aol.com

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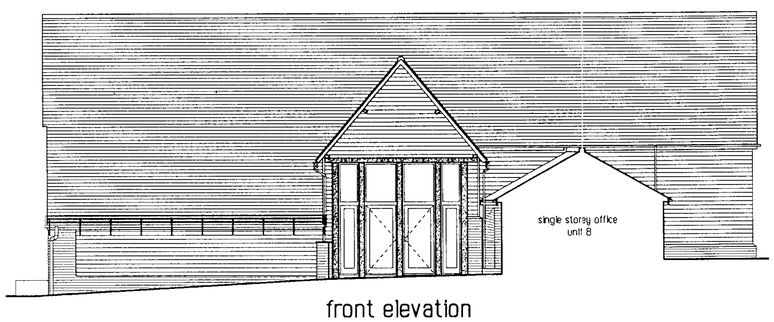
Date February 2001

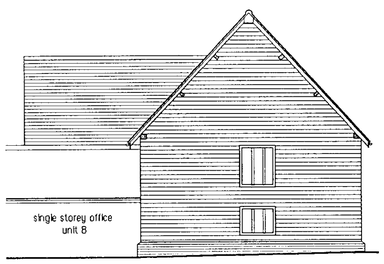
Drawn

Drg No. 9930/21

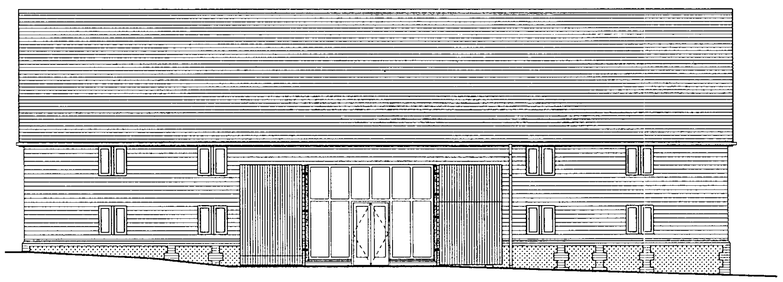
Rev 01.12/02/01



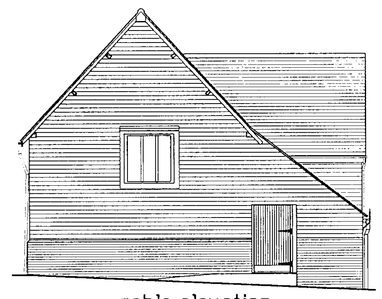
front elevation
south facing



gable elevation
east facing

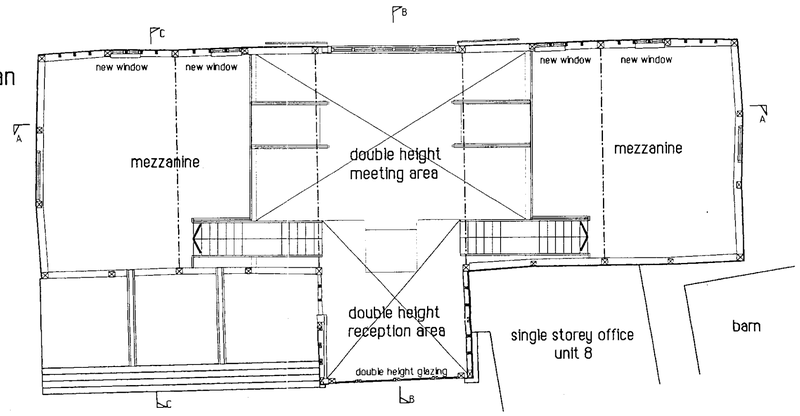


rear elevation
north facing

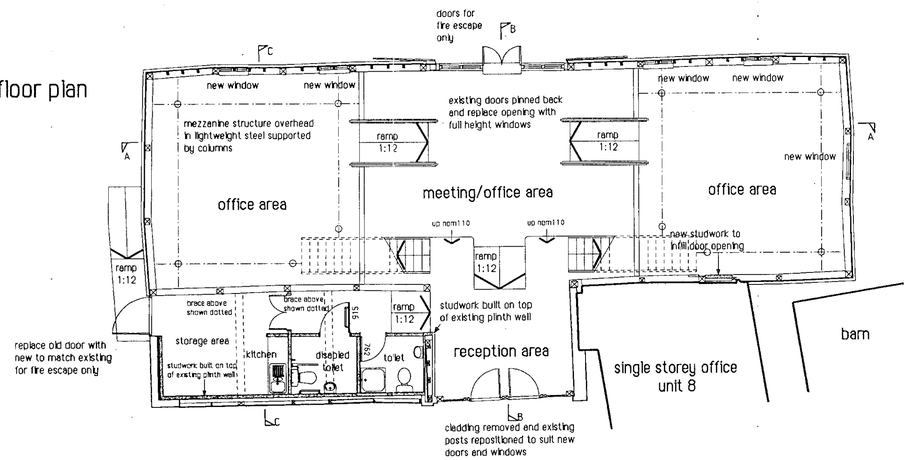


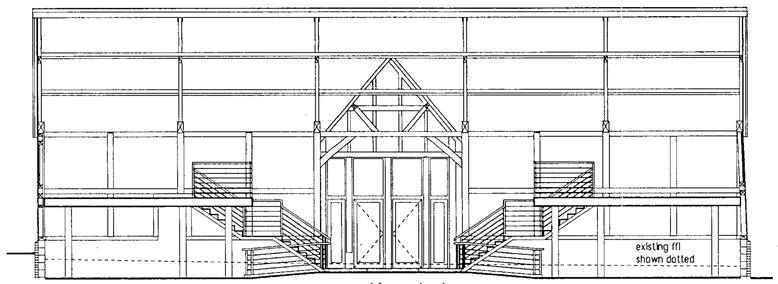
gable elevation
west facing

mezzanine floor plan

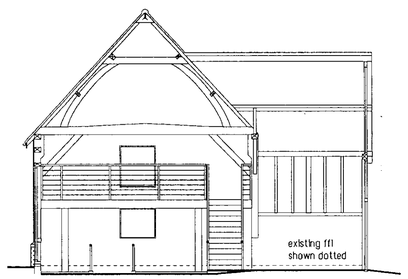


ground floor plan

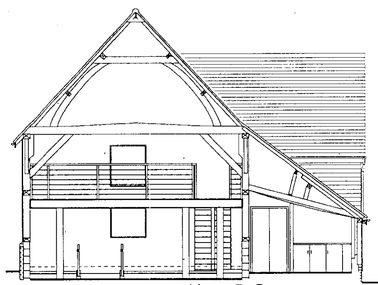




section A-A



section B-B



section C-C

SUMMARY DESCRIPTION OF WORK

WALLS
Existing brick and flint plinth walls are unstable and are to be re-built in loadbearing blockwork on new foundations to provide a sound support for the timber framed barn superstructure. The walls will be faced in re-claimed brick and flint and pointed with a lime mortar to give a similar appearance to existing.

The stained timber boarding will be removed from the barn super-structure. The frame will be repaired and strengthened by a specialist. The internal board finish and insulation will be applied to the outside of the frame members before re-cladding with new and re-claimed feather edge boarding to match existing. The exposed frame members will be left with a natural appearance finish.

WINDOWS
All windows and external doors are to be stained in softwood to suit new and existing openings in the timber structure. New small window openings to be formed between existing vertical frame members. Window positions shown on the elevations have been chosen to suit the frame member positions.

The two large glazed openings comprise the existing wagon door opening on the north elevation and the projecting gable on the south elevation, which is to become the main entrance. These will be divided with substantial timber frame members to retain the character & scale of the building. The glazing in the wagon door opening will incorporate fire escape doors. The existing boarded timber doors will be retained in a fixed open position.

ROOF
The existing clay peg tiles will be removed to allow access to the structure for repair by a specialist. Treatment of the roof will be similar to the timber frame walls, internal board finish and external insulation will be applied before re-cladding with existing and re-claimed clay peg tiles.

GROUND FLOOR
The floor level of the main part of the barn is to be reduced by a varying amount up to 600mm to provide sufficient height beneath the main truss members for the introduction of a mezzanine floor.

MEZZANINE
Two areas of mezzanine floor will be added, one at each end of the main part of the barn. These have been designed so that a large area of the barn is retained full height and standing in the centre the full volume of the building can be appreciated.

The structure of the mezzanines and the staircases serving them will be steel and timber to give a lightweight, modern feel in contrast to the old structure around it. The mezzanines will not rely on the existing barn structure for support, being independantly supported on new steel posts on new foundations. This independance of structure will permit removal of these additions if required in the future returning the building to its existing state.

SERVICES
These will be concealed in the new ground and mezzanine floors as far as possible. It will be necessary to introduce heating units and the design and location of these can be agreed.

NOTES

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This project has been assessed with respect to Regulation 13 of the Construction (Design and Management) Regulations 1994 and a Planning Supervisor will be required.

16 FEB 2000 0676

C	10/02/00	staircases repositioned, description of work amended, ramp to side fire exit added
B	07/02/00	cladding to gable on south elevation. Wagon opening on north ele amended to include fire escape doors. Summary work description added
A	28/01/00	windows to rear elevation amended, flint cladding added
	Date	Revision

APPROVED

Job Title
THE BARN
Highfield Farm
Wargrave

Drawing Title
PROPOSED FLOOR PLANS, ELEVATIONS & SECTIONS

Client
Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742

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Scale 1:100

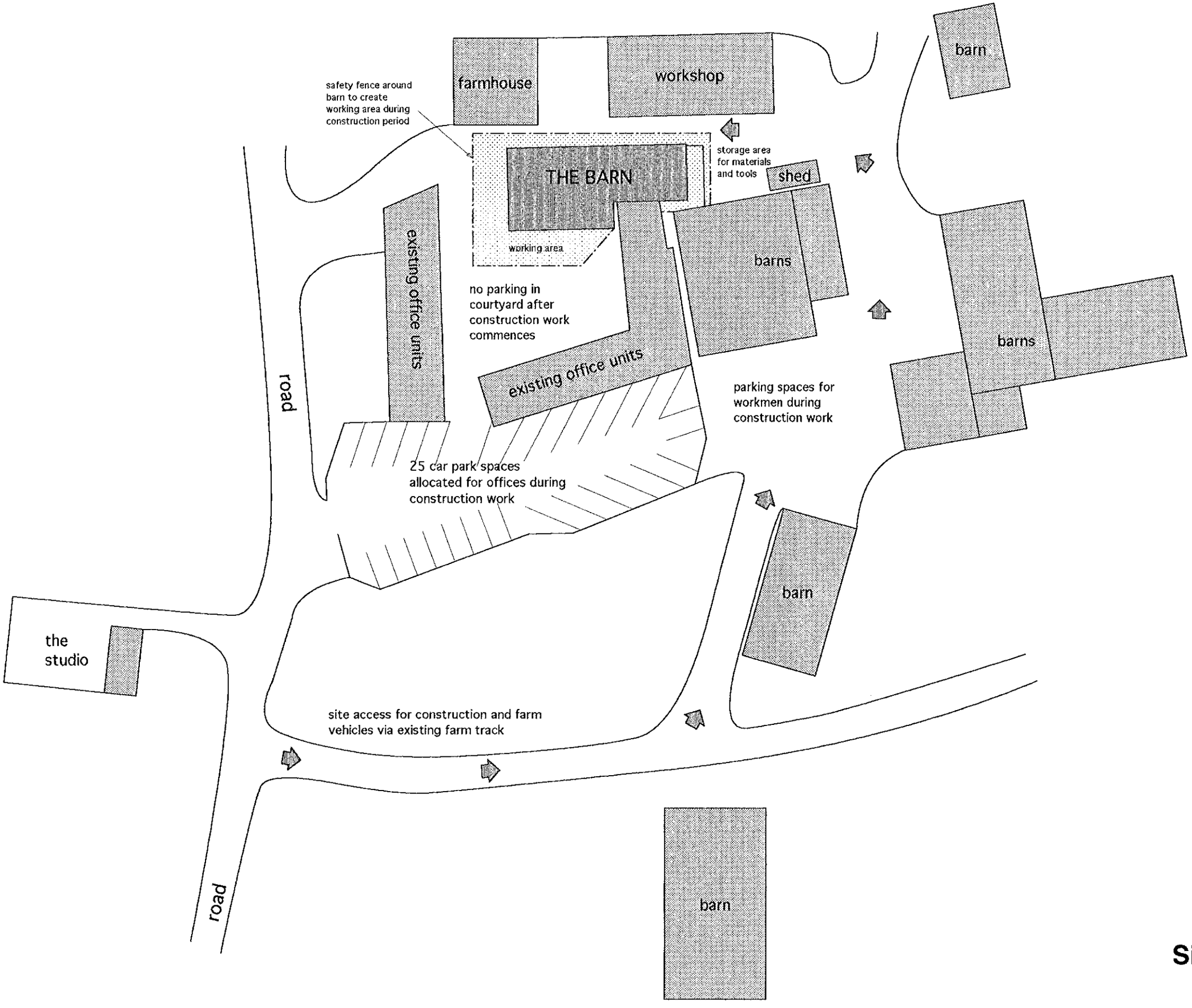
Date January 2000

Drawn

Drg No. 9930/10

Rev C
04.10/02/00

CD 28/1/01

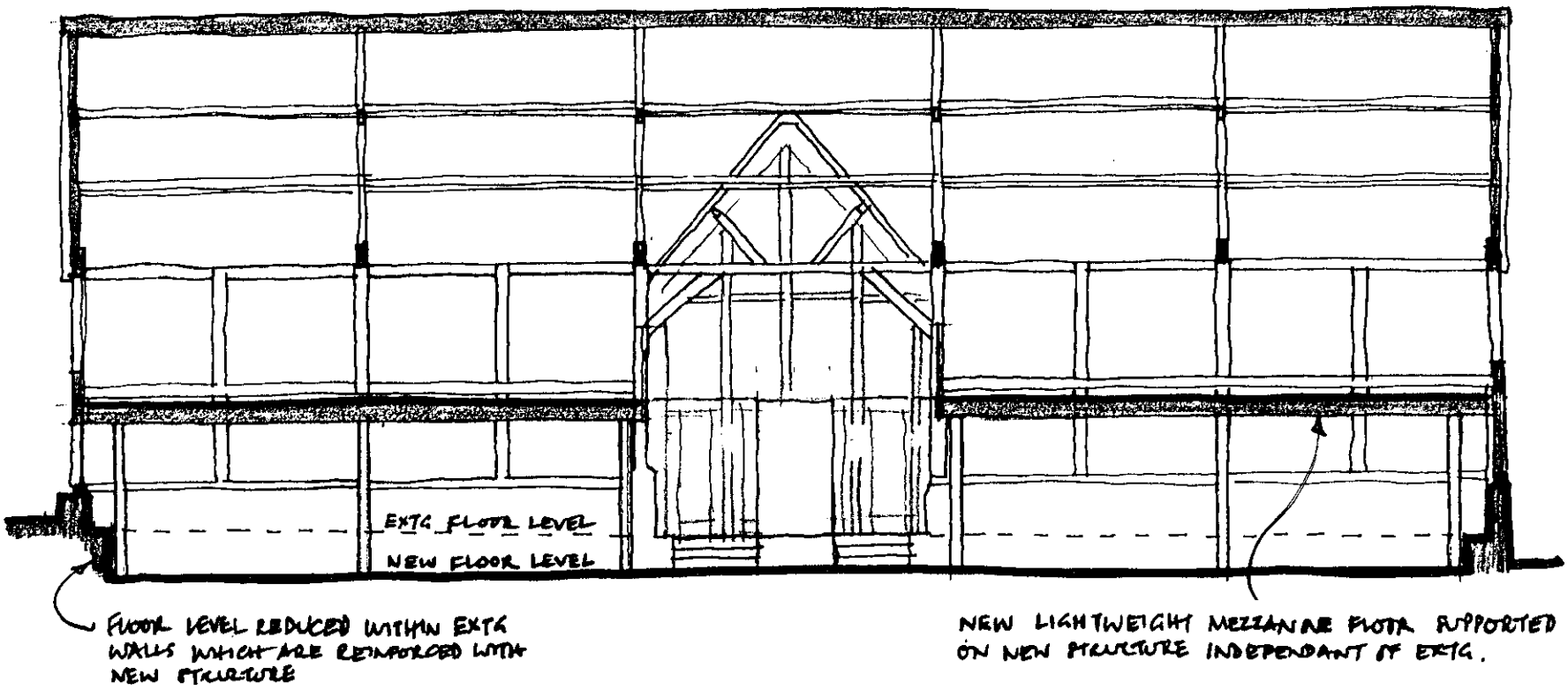


HIGHFIELD FARM

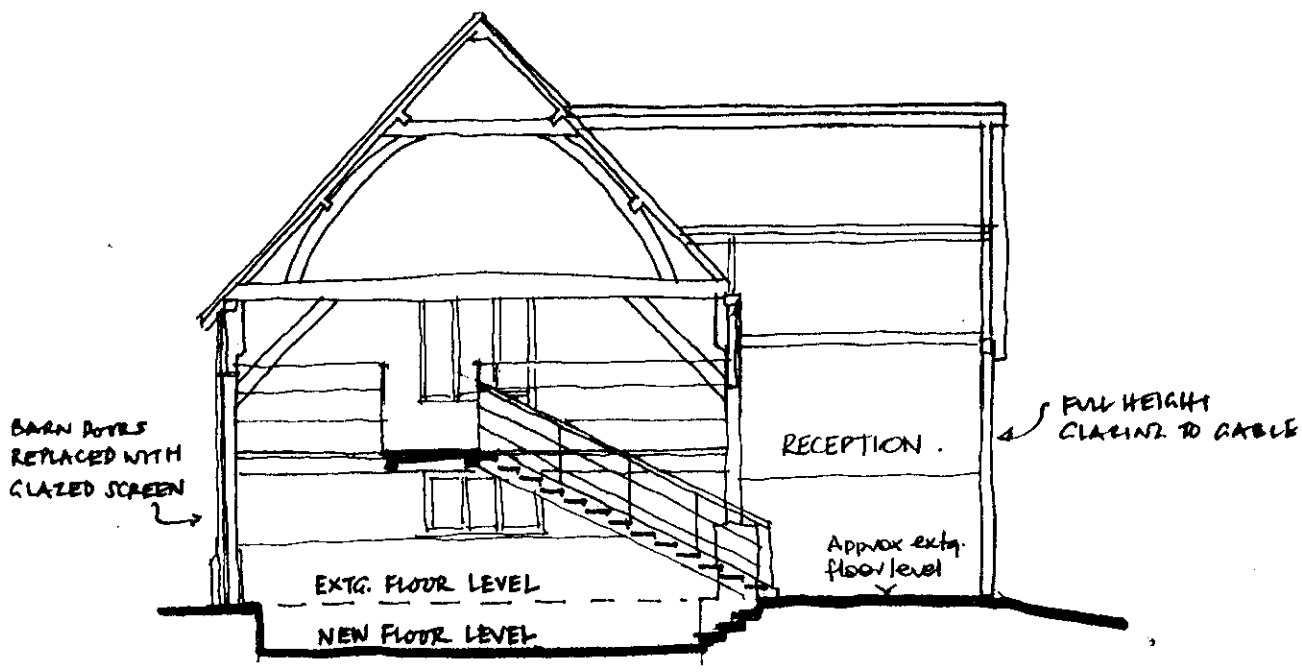
Site Organisation Plan

scale approximately 1:500

20/02/01



SECTION A-A

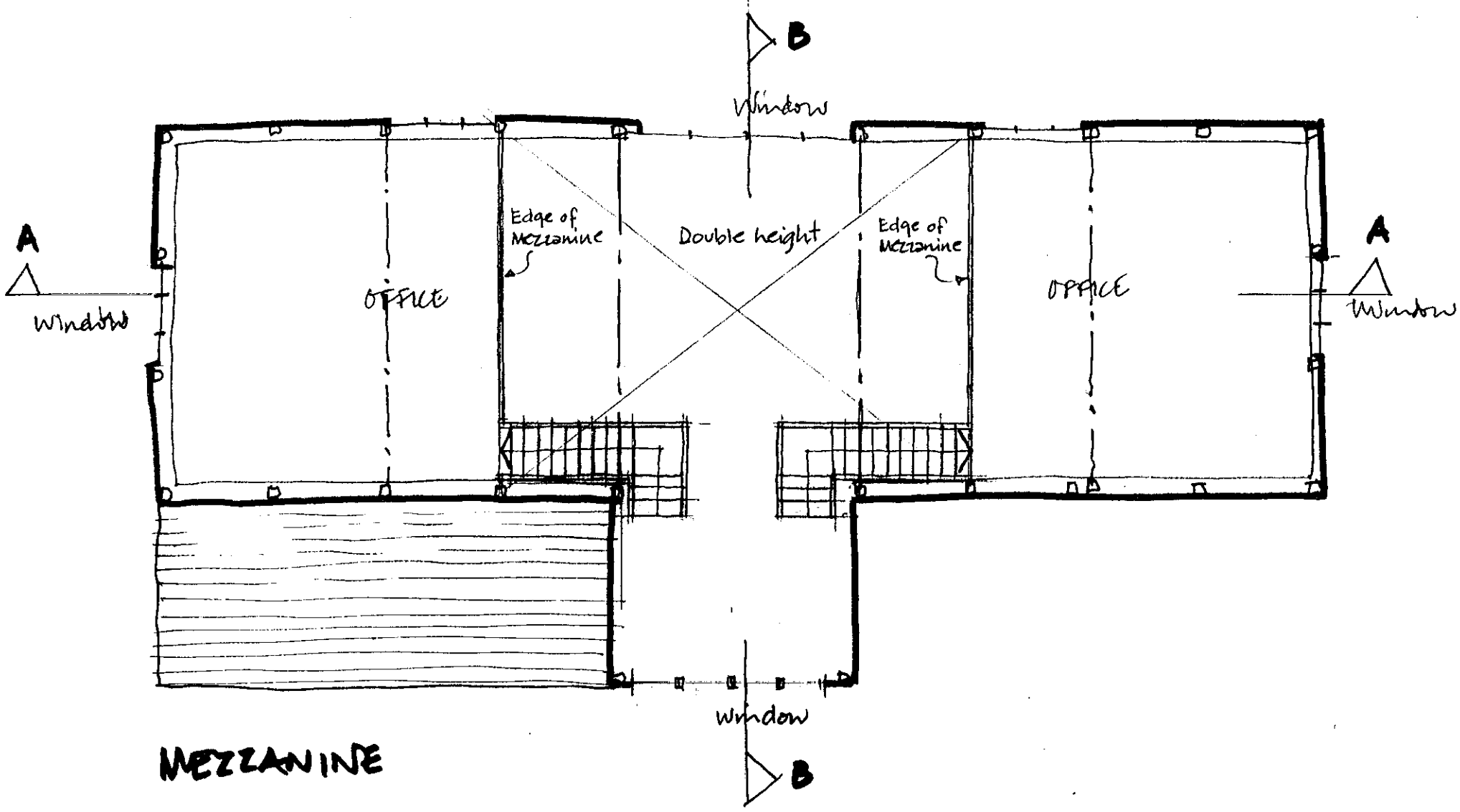


SECTION B-B

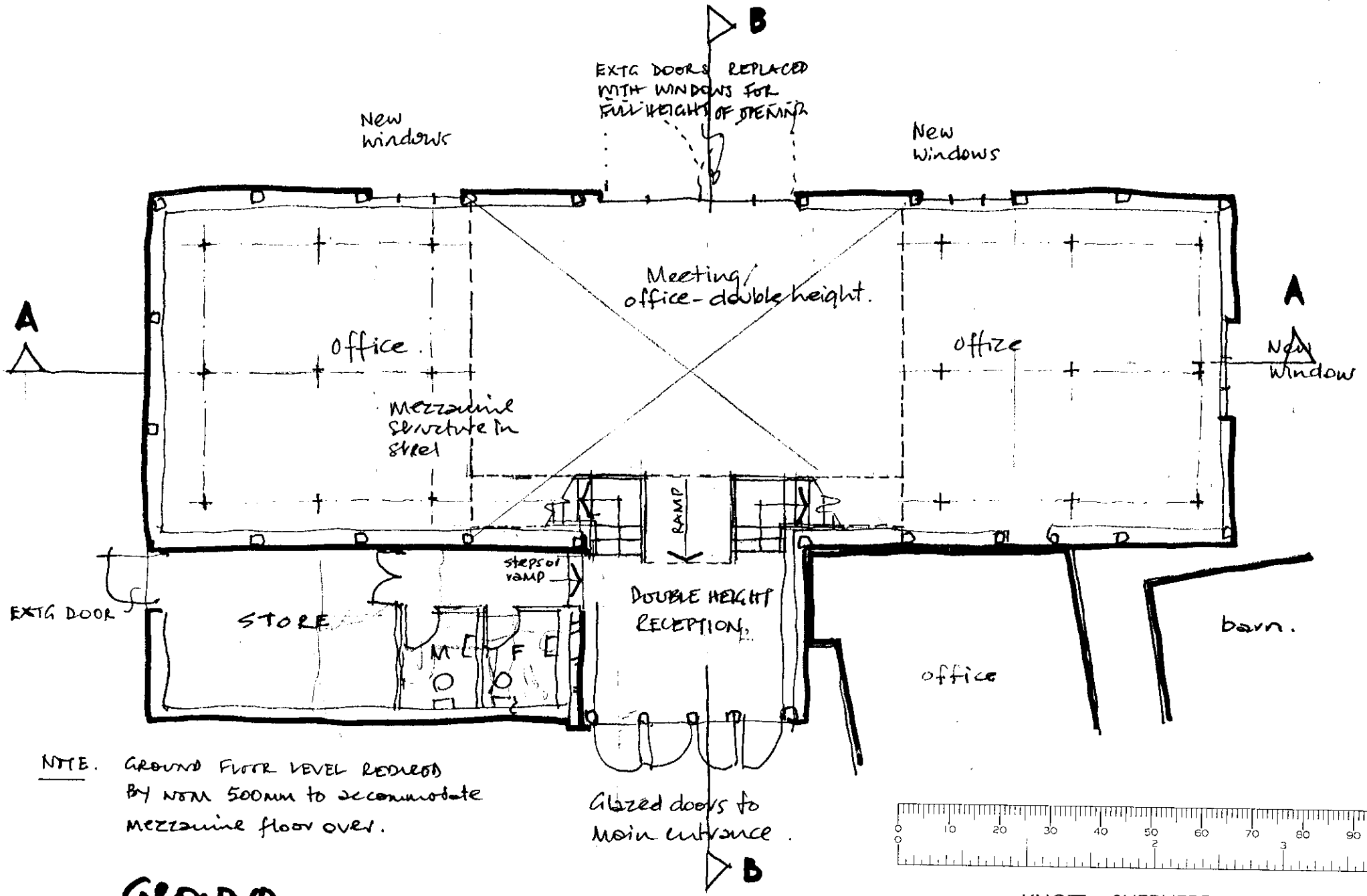
KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
Tel. 0118 940 1741 fax 0118 940 1742

BARN AT HIGHFIELD FARM
SKETCH PROPOSAL 1 - SECTIONS

1.100 22/10/99



MEZZANINE



NOTE. GROUND FLOOR LEVEL REDUCED BY NOM 500mm to accommodate mezzanine floor over.

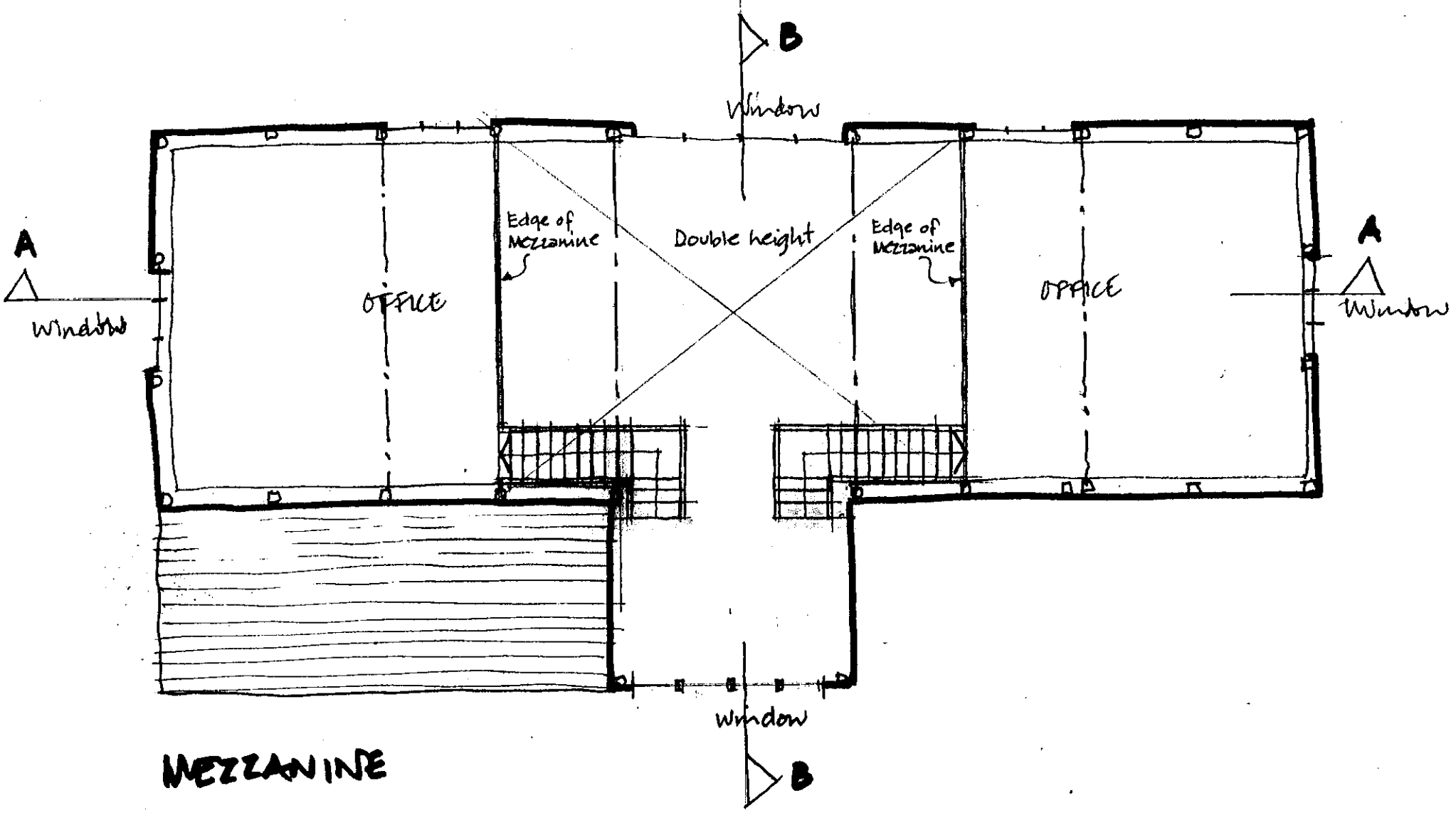
GROUND

BARN AT HIGHFIELD FARM

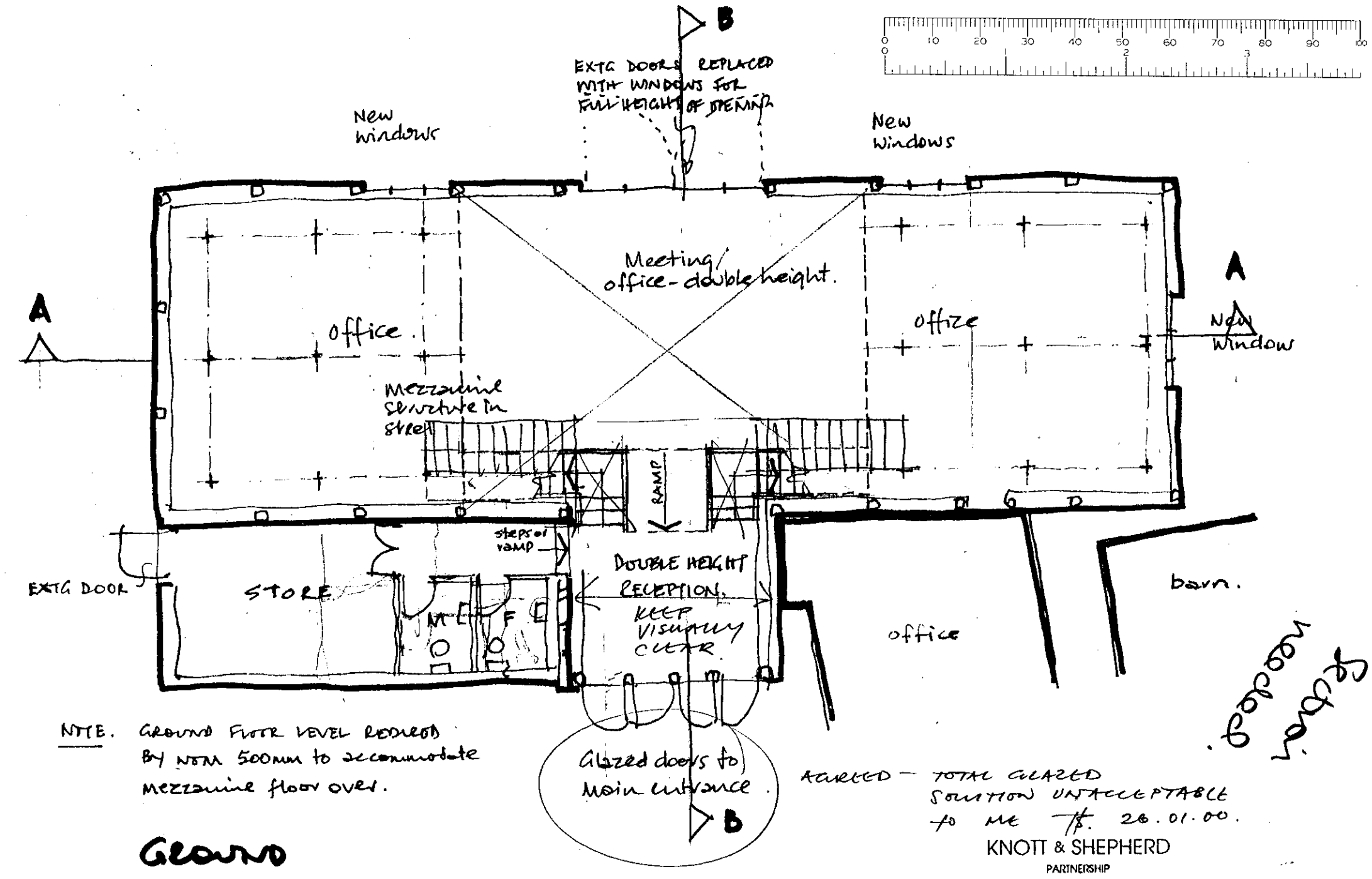
SKETCH PROPOSAL 1A — PLANS . 1:100 22/10/99 .

A . 13/01/00 MEZZANINE REDUCED - STAIRS

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
Tel. 0118 940 1741 fax 0118 940 1742



MEZZANINE



NOTE. GROUND FLOOR LEVEL REDUCED BY NOM 500mm to accommodate mezzanine floor over.

AGREED — TOTAL GLAZED SOLUTION UNACCEPTABLE to ME JS. 28.01.00.

GROUND

BARN AT HIGHFIELD FARM

SKETCH PROPOSAL 1A — PLANS. 1:100 22/10/99.

A. 13/01/00 MEZZANINE REDUCED - STAIRS

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
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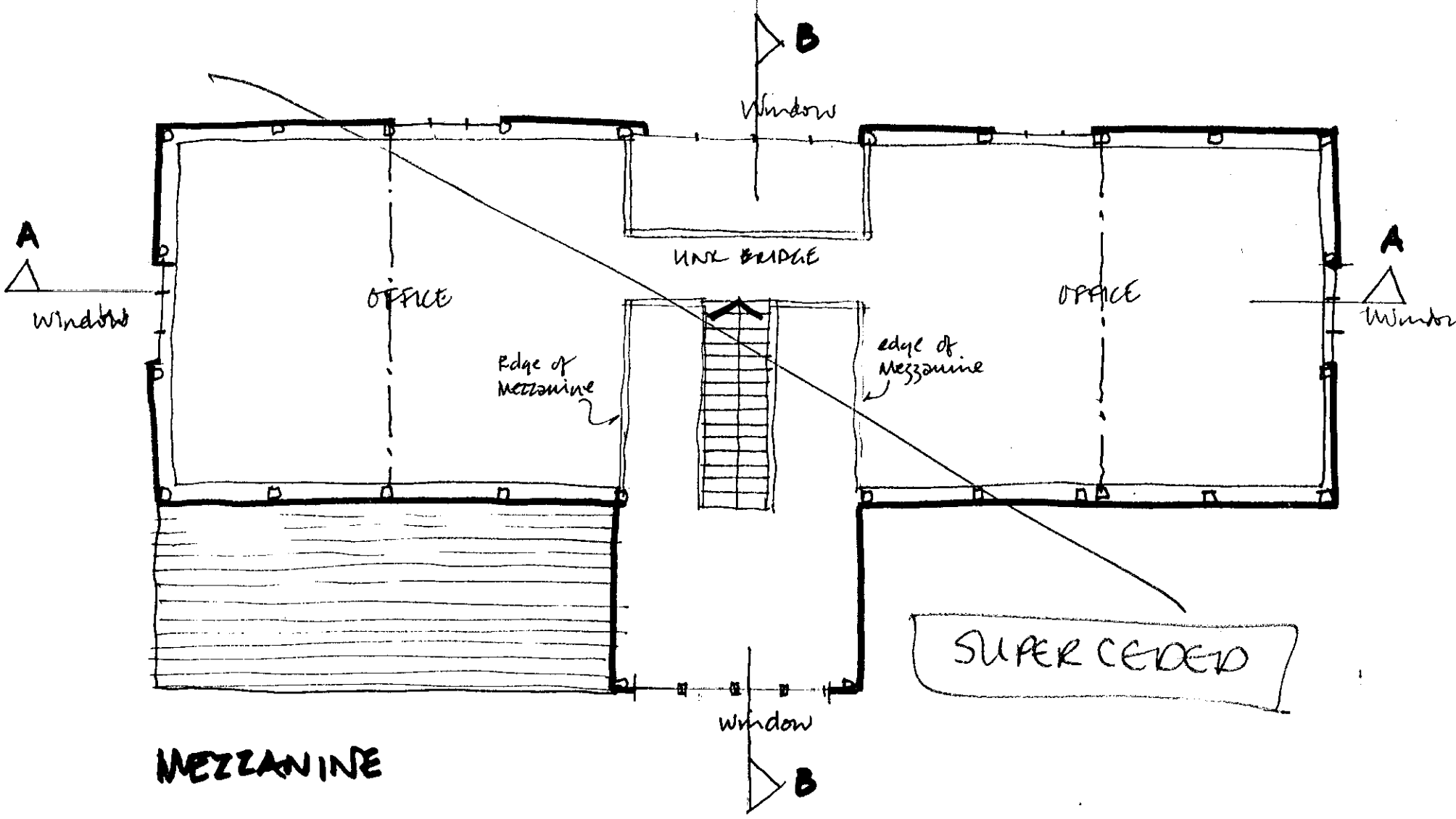
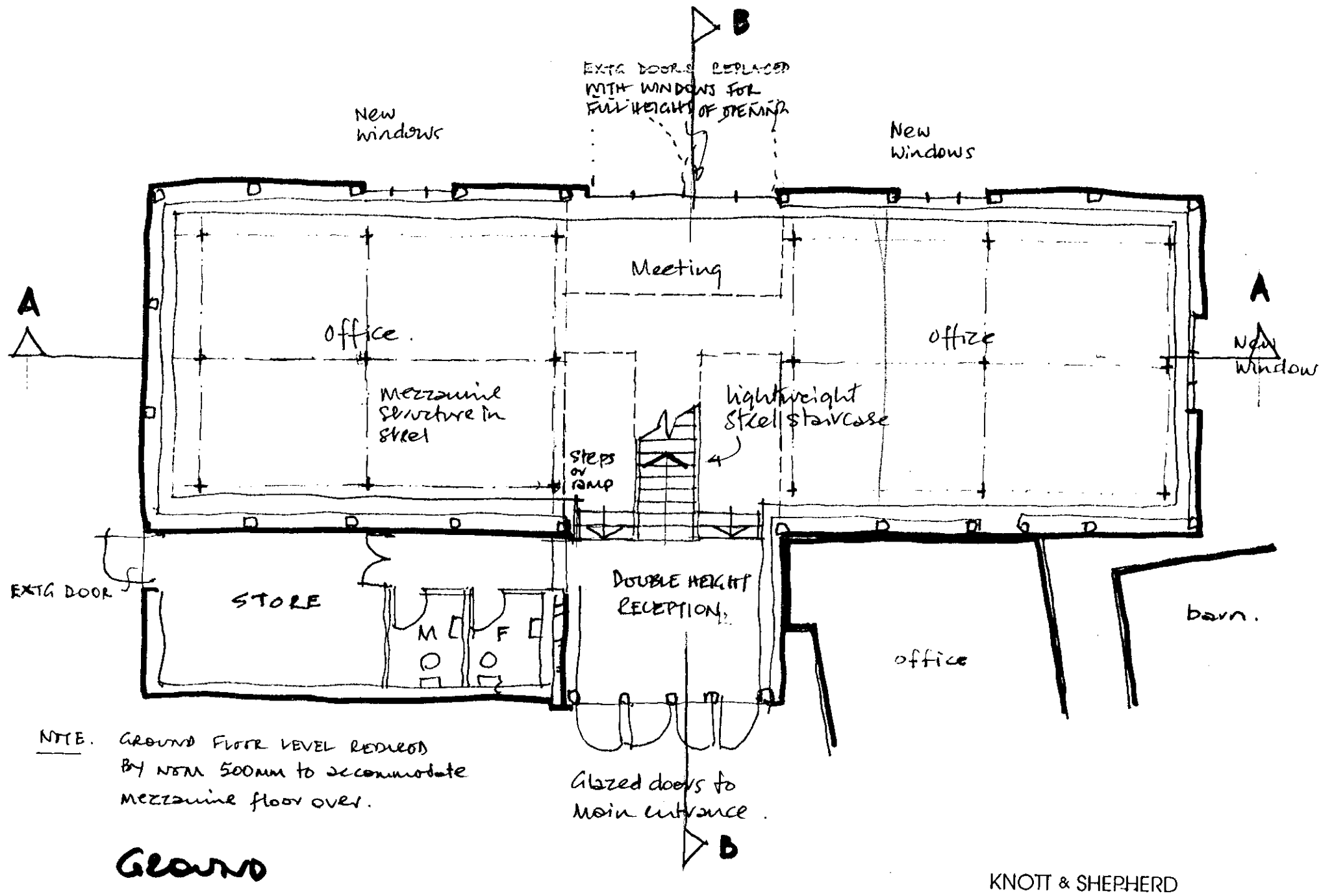


MEZZANINE



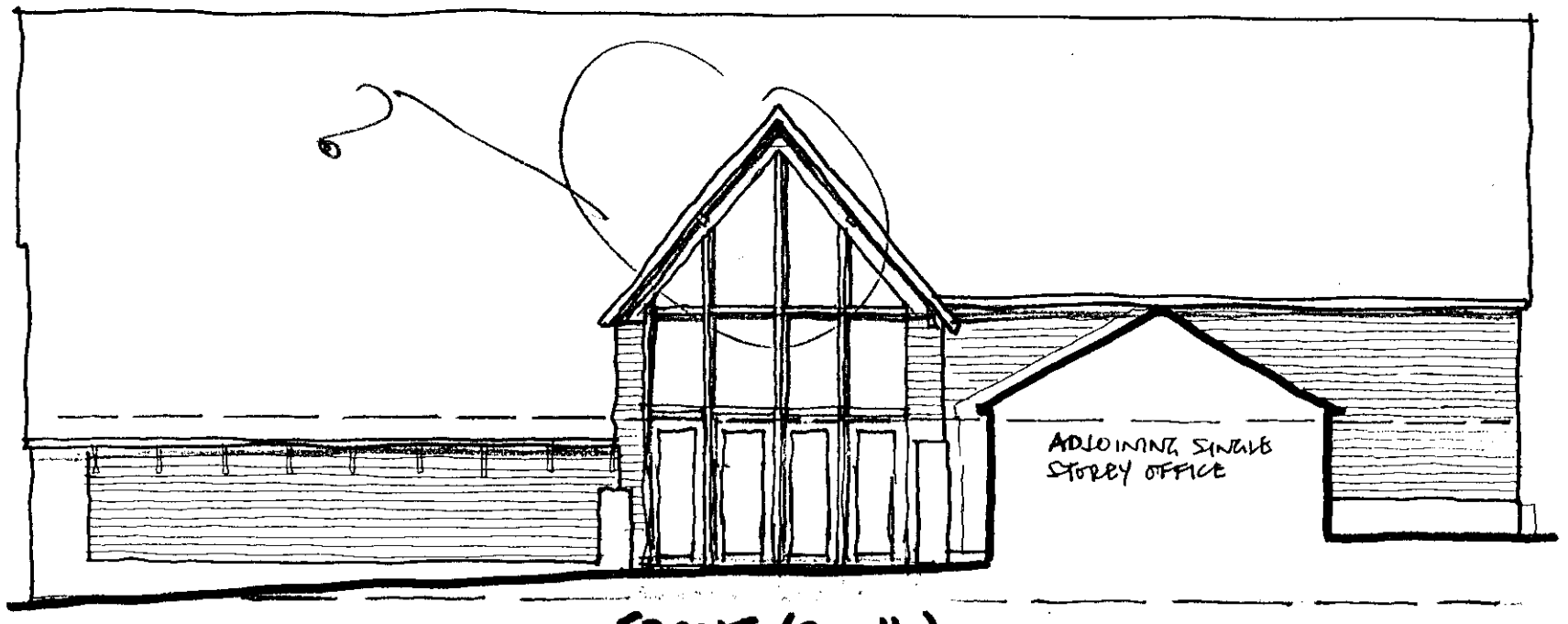
NTTE. GROUND FLOOR LEVEL REDUCED BY NOM 500MM to accommodate mezzanine floor over.

GROUND

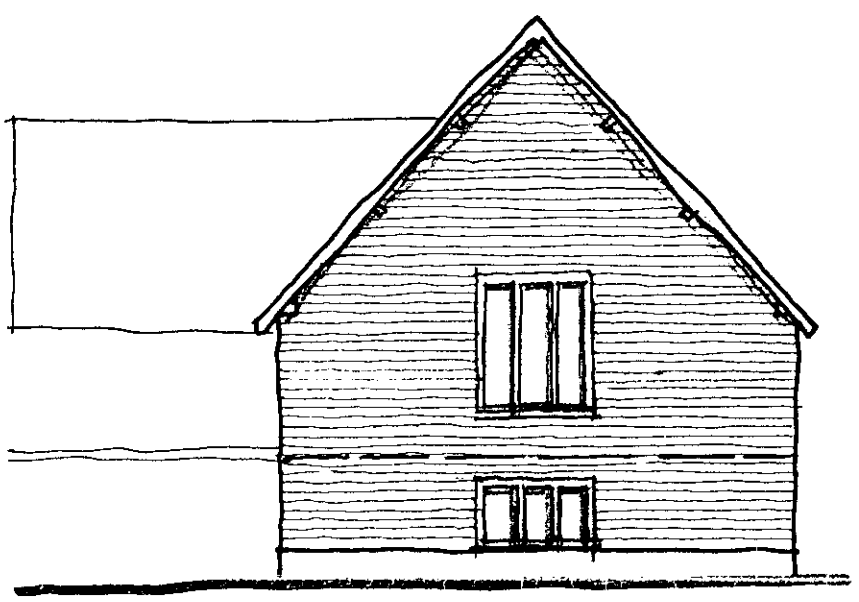
BARN AT HIGHFIELD FARM

SKETCH PROPOSAL 1. — PLANS. 1:100 22/10/99.

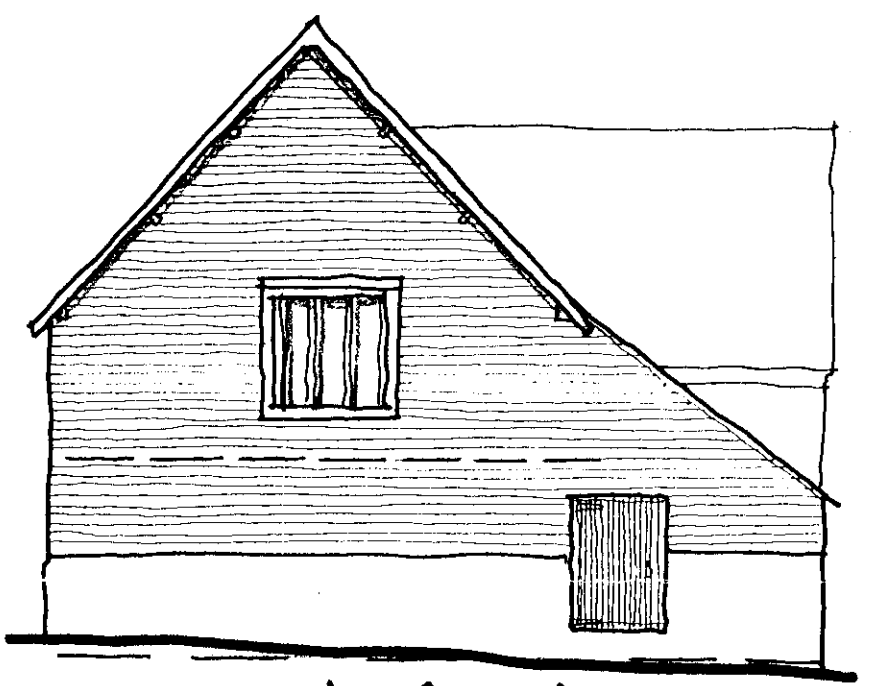
KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
Tel. 0118 940 1741 fax 0118 940 1742



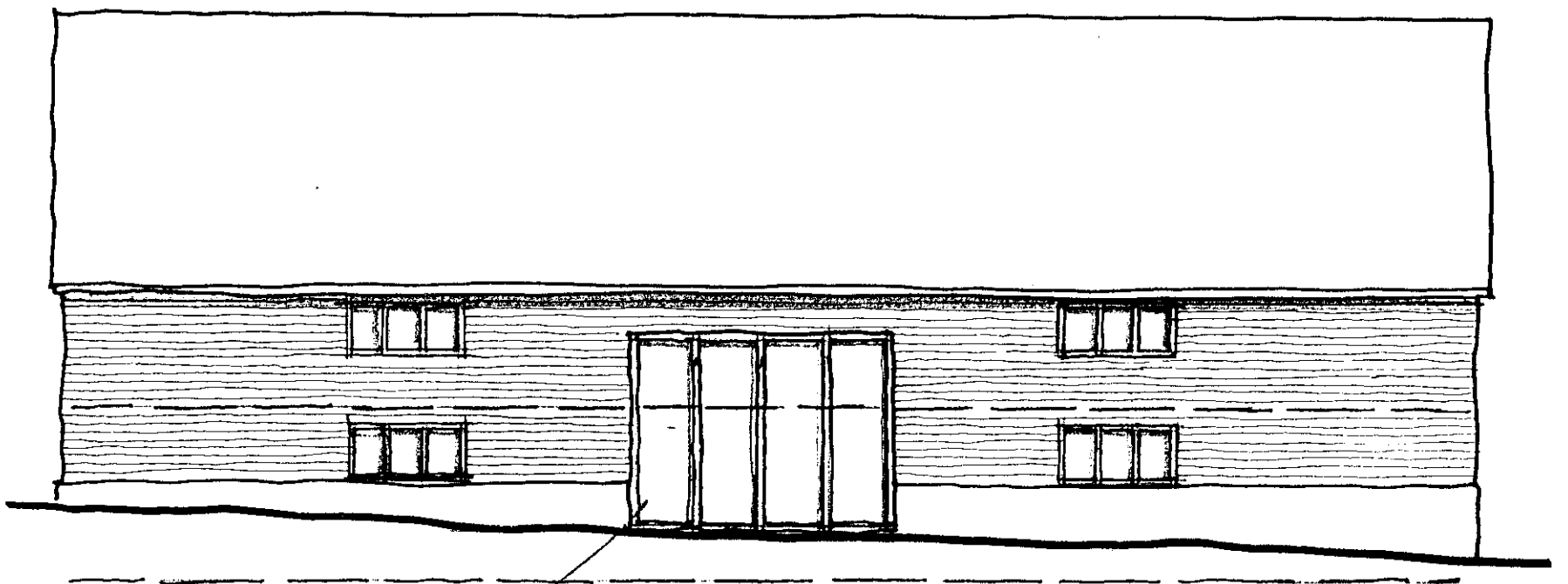
FRONT (SOUTH)



side (east)



side (west)

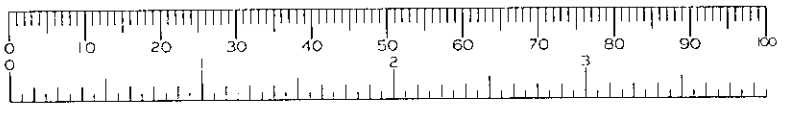


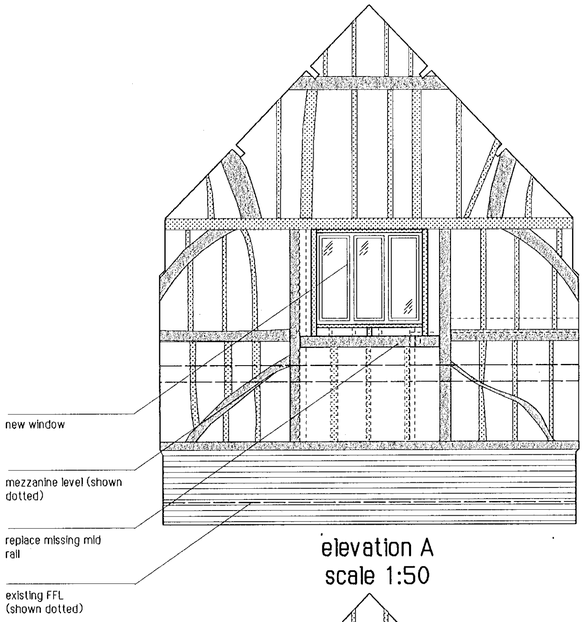
REAR (North)

Doors to be retained.

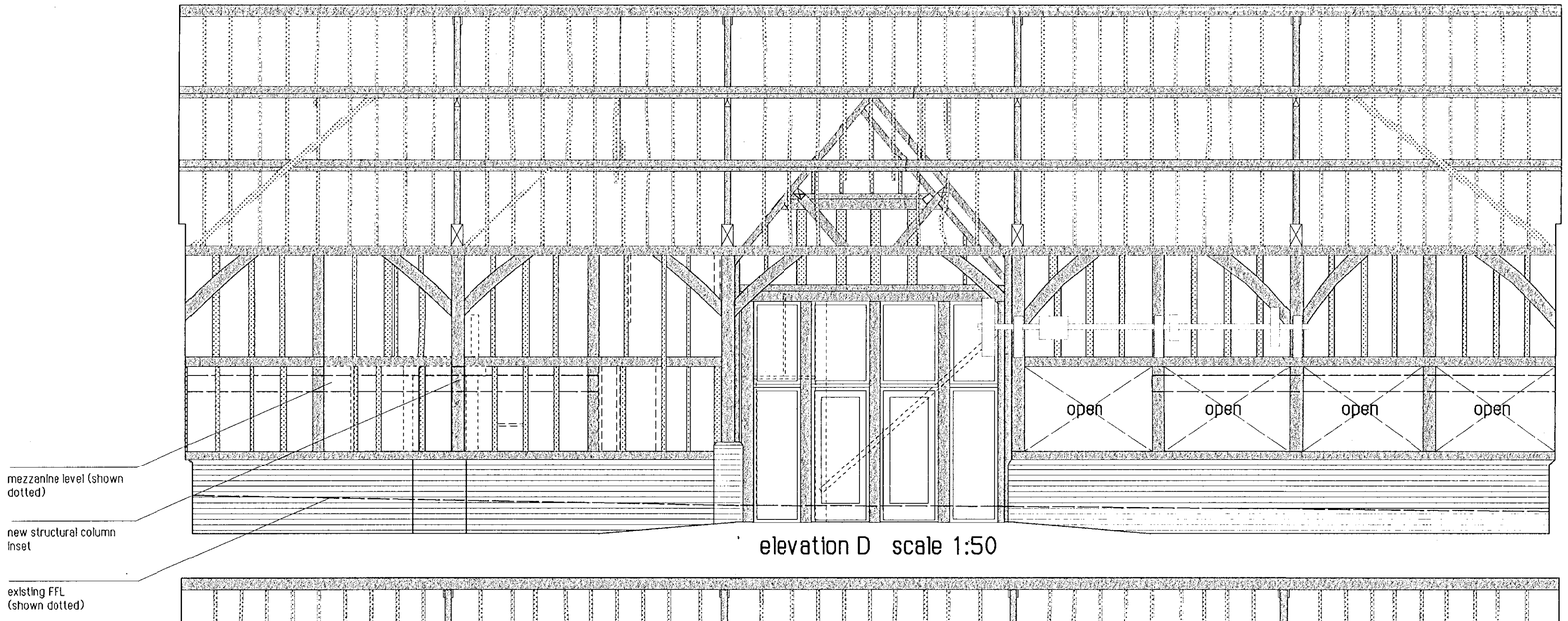
KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
Tel. 0118 940 1741 fax 0118 940 1742

BARN AT HIGHFIELD FARM
SKETCH PROPOSAL 1 - ELEVATIONS 1.100 22/10/99

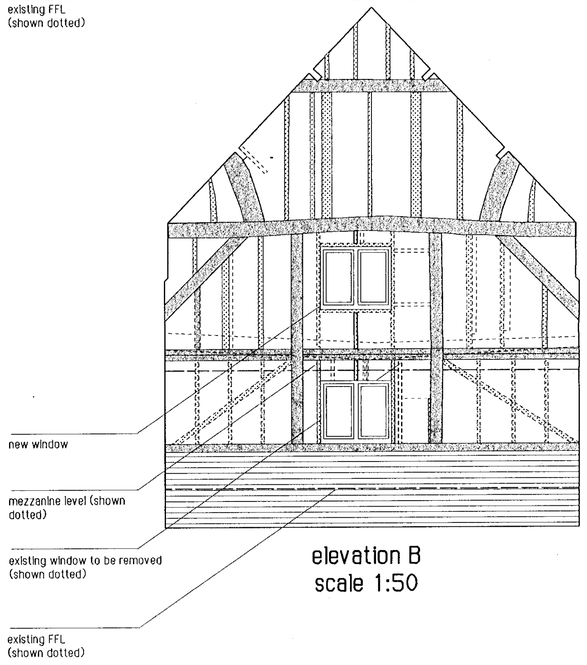




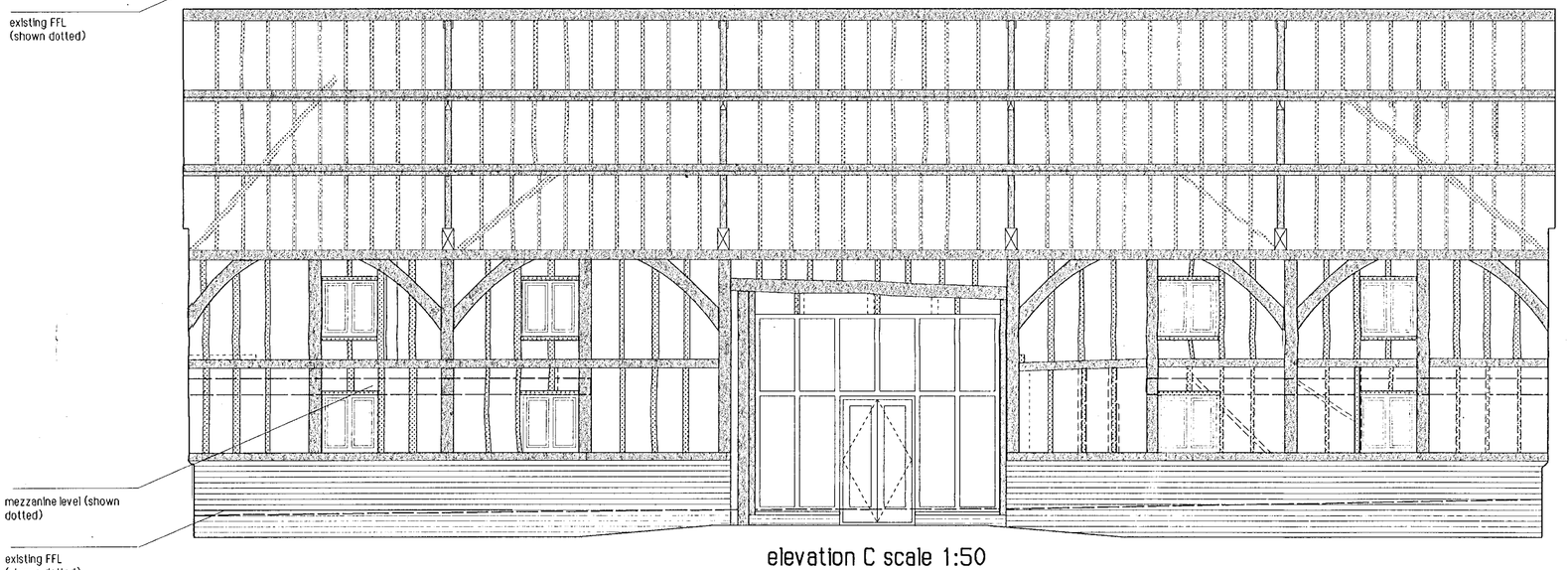
elevation A
scale 1:50



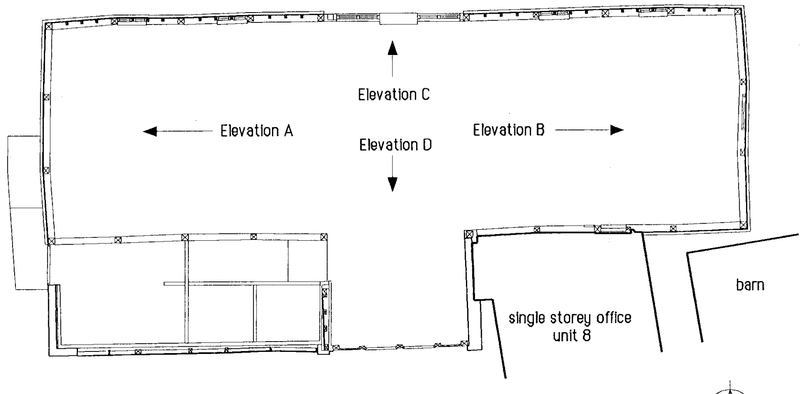
elevation D scale 1:50



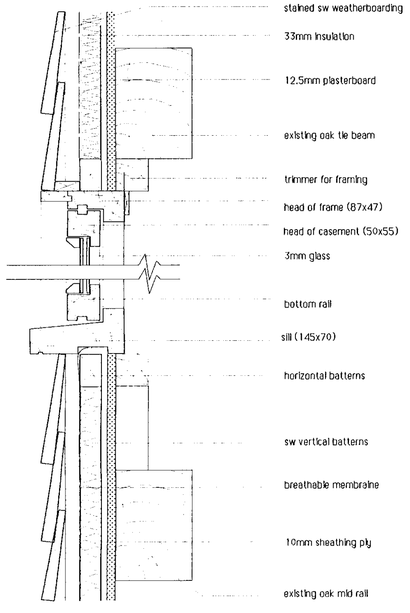
elevation B
scale 1:50



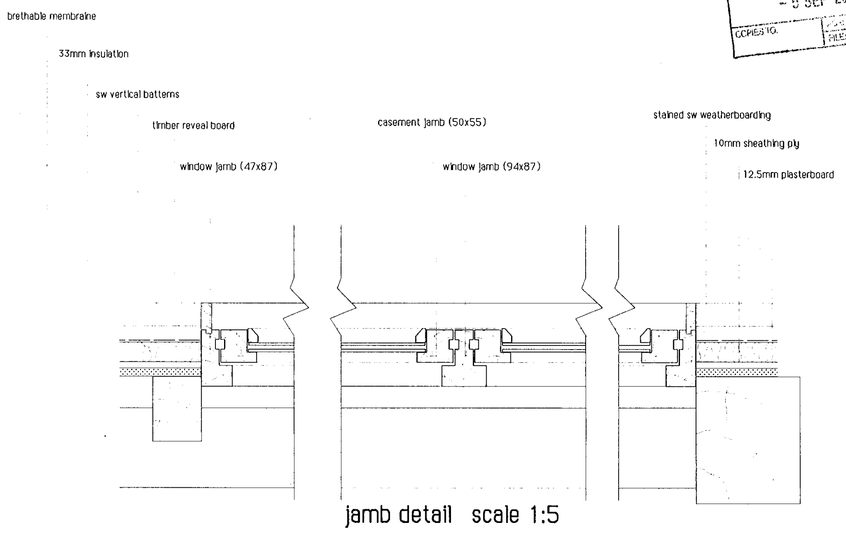
elevation C scale 1:50



Key map scale 1:100



head and sill detail scale 1:5



jamb detail scale 1:5

NOTES

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This project has been assessed with respect to Regulation 13 of the Construction (Design and Management) Regulations 1994 and a Planning Supervisor will be required.

key

= main structural support

= member to be replaced

= position of new member

	Date	Revision

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

PROPOSED INTERNAL WALL ELEVATIONS

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742

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Scale 1:50

Date JULY 2001

Drawn MPS

Drg No. 9930/16 Rev /

PLANNING SERVICES
POL
DC
APP
CS
- 5 SEP 2001
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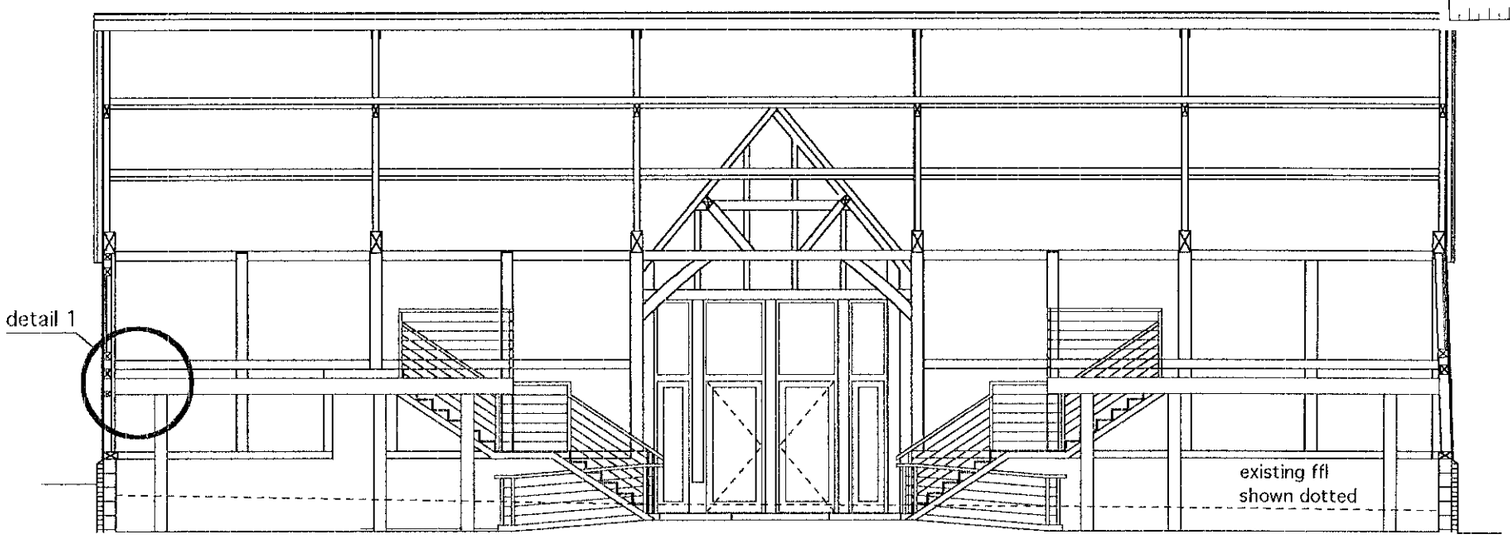
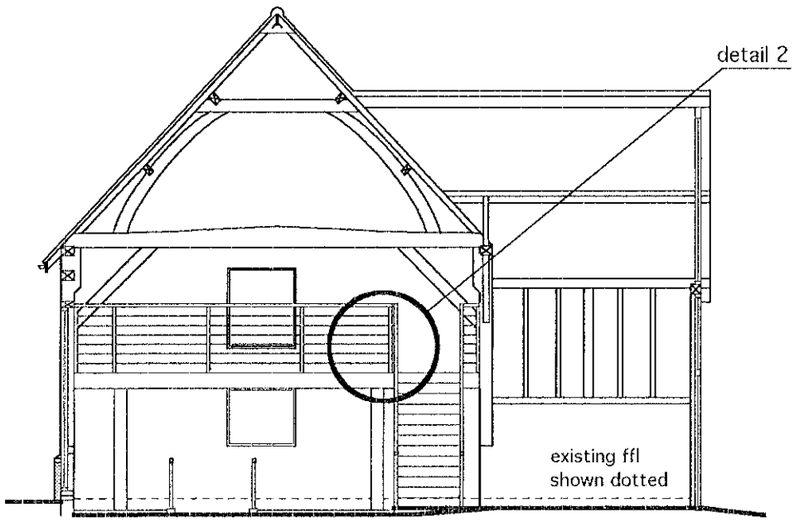
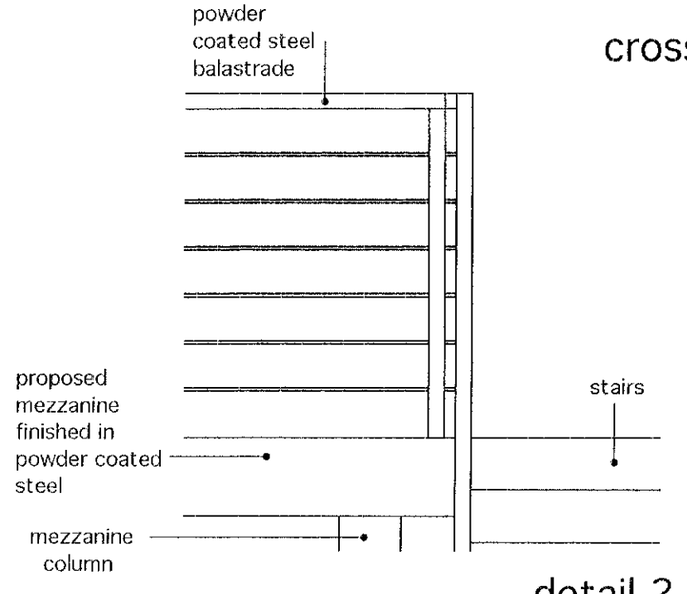


longitudinal section



cross section



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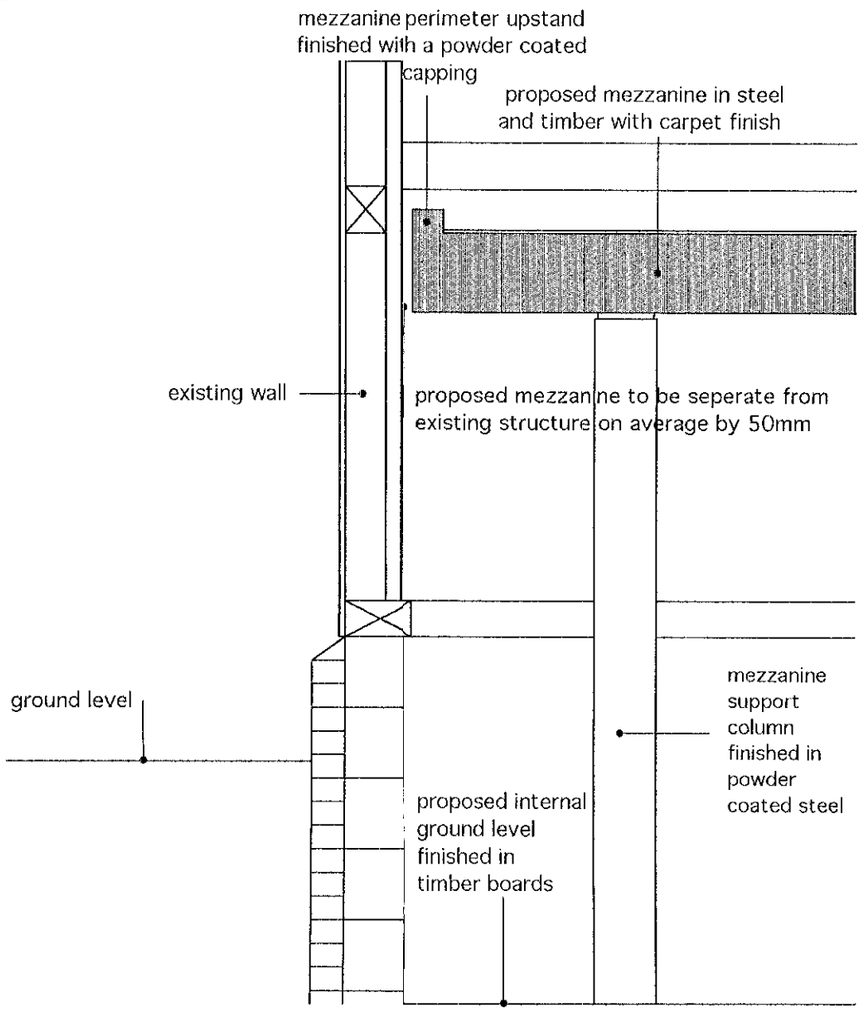

detail 1

PLANNING SUPERVISOR
HET
FOL
- 5 SEP 2001
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	Date	Revision

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

PROPOSED MEZZANINE

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742

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Scale 1:100/ 1:20

Date august 2001

Drawn m.p.s.

Drg No. 9930/17

Rev 01.30/08/01

existing office units

exising
brick wall

exising
planting

existing office units

Russian ivy to be
planted to grow over
existing wall

all car park spaces to remain

carpark

existing gate

new bed planted
with a mix of the
following shrubs:

Cotoneaster
Viburnum
Hebe

road

the studio

N

HIGHFIELD FARM

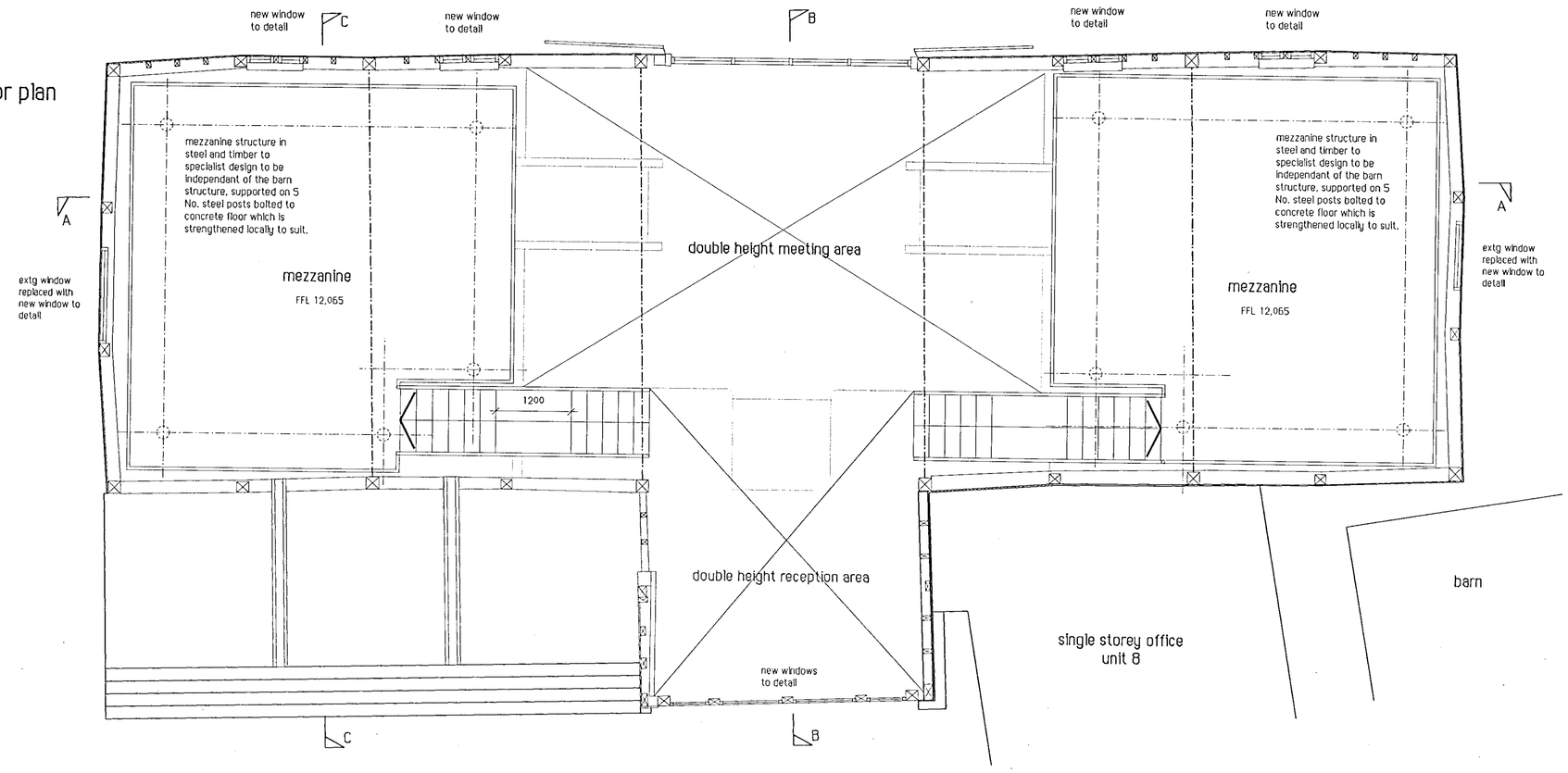
landscaping

9930/18

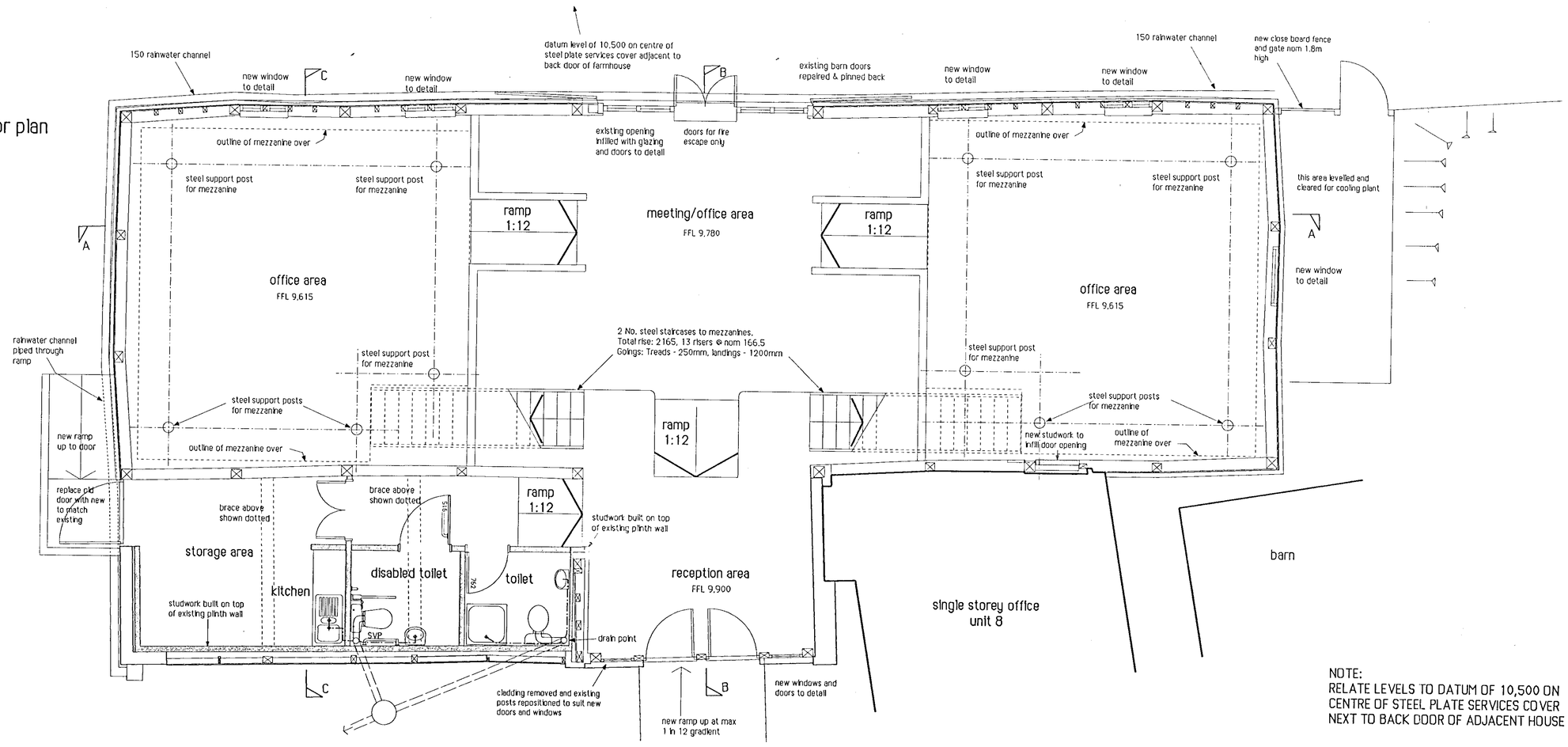
scale approximately 1:200

31/08/01

mezzanine floor plan



ground floor plan



NOTE:
RELATE LEVELS TO DATUM OF 10,500 ON CENTRE OF STEEL PLATE SERVICES COVER NEXT TO BACK DOOR OF ADJACENT HOUSE

NOTES

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Date	Revision

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

PROPOSED FLOOR PLANS

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre Highfield Farm Wargrave Berks RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742 e-mail: knottshep@aol.com

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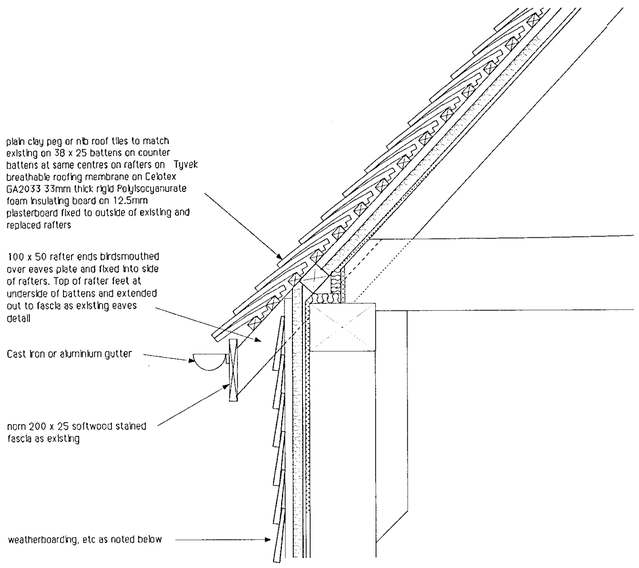
Date February 2001

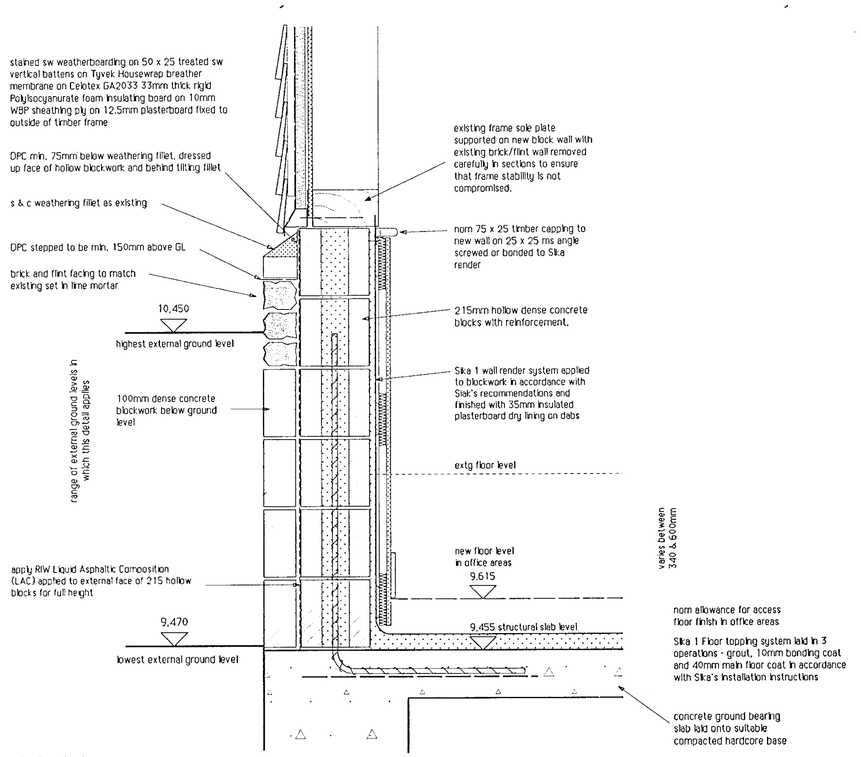
Drawn

Drg No. 9930/W/20

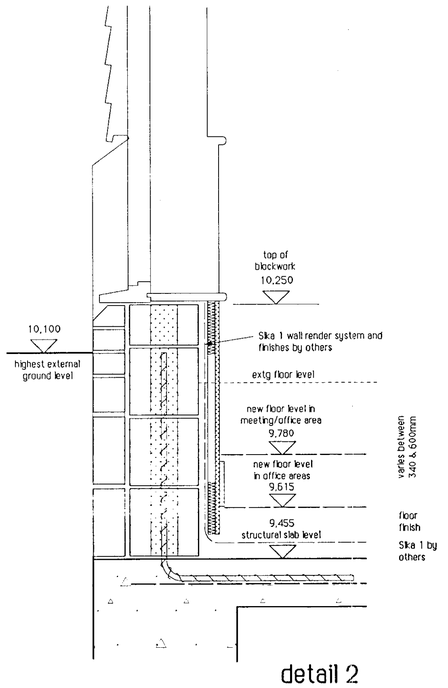
Rev 01.09/02/01



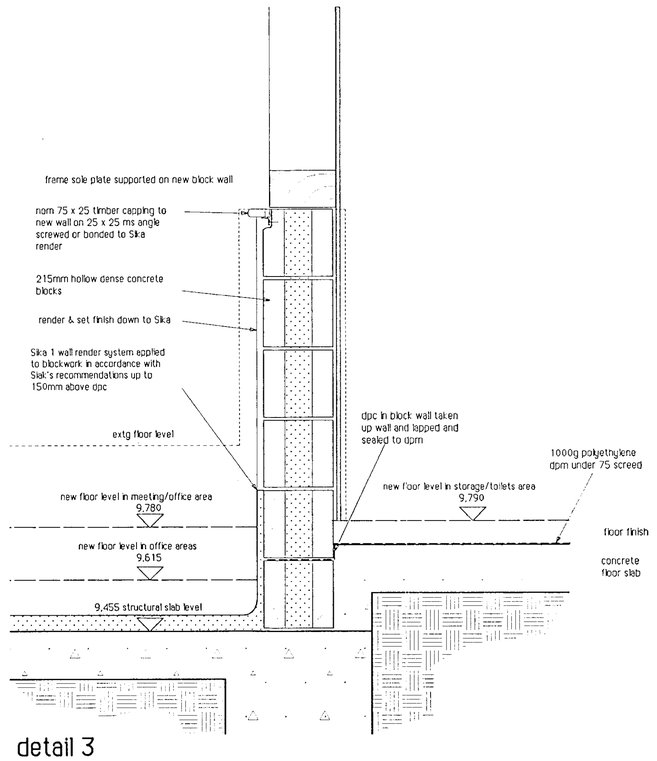
detail 4



detail 1



detail 2



detail 3

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Date	Revision

PLANNING SERVICES RECEIVED 01 FEB 2001 REGISTRY

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

DETAILS

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre Highfield Farm Wargrave Berks RG10 8TZ
Tel. 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com

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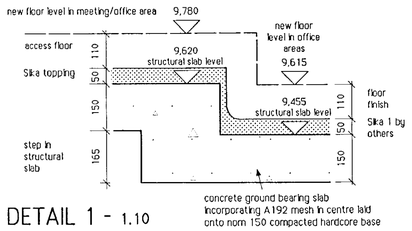
Scale 1:10

Date February 2001

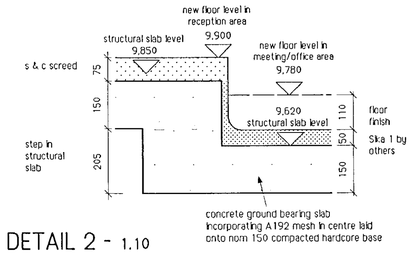
Drawn

Drg No. 9930/W/22

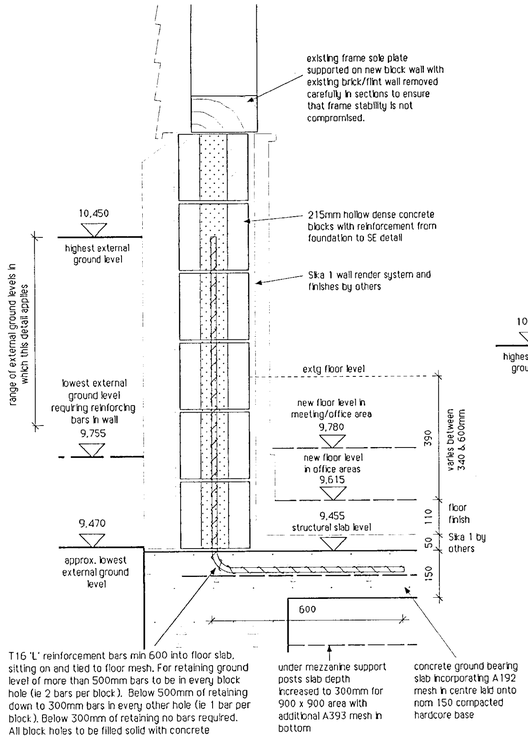
Rev 01.12/02/01



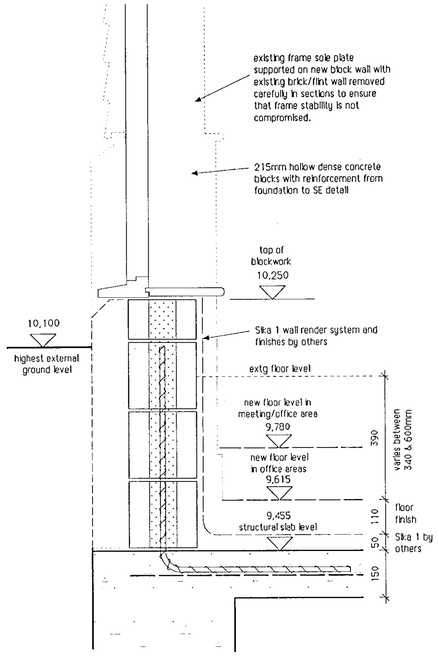
DETAIL 1 - 1.10
MEETING/OFFICE AREA TO OFFICE AREA STEP



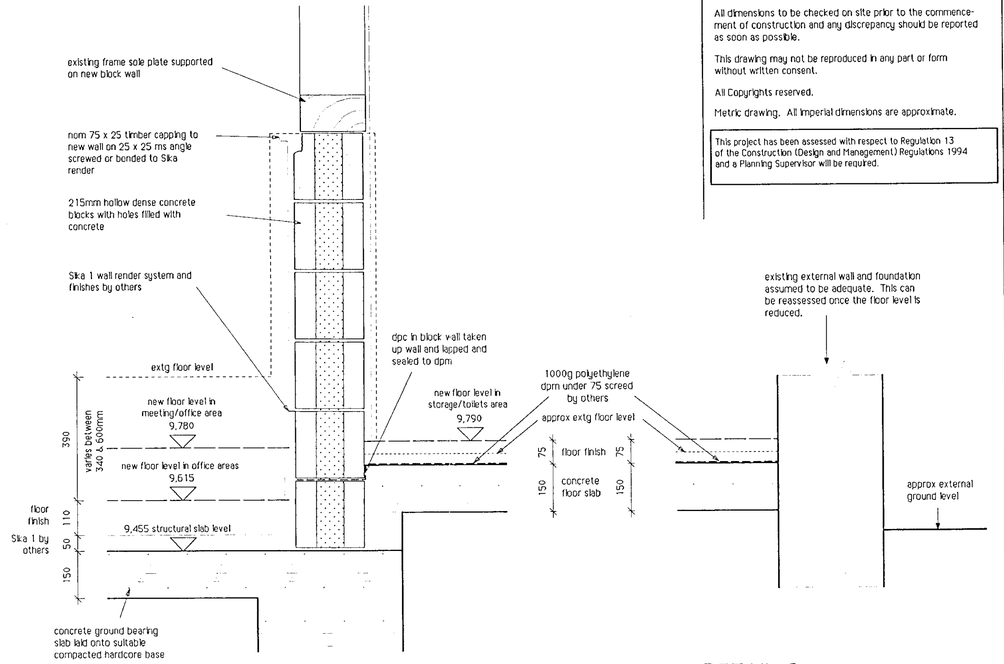
DETAIL 2 - 1.10
RECEPTION AREA TO MEETING/OFFICE AREA



DETAIL 3 - 1.10
STANDARD EXTERNAL WALL SECTION



DETAIL 4 - 1.10
EXTERNAL WALL SECTION
THROUGH BARN DOORS OPENING



DETAIL 5 - 1.10
INTERNAL FRAME WALL SECTION

DETAIL 6 - 1.10
FLOOR/EXISTING EXTERNAL
WALL JUNCTION

NOTES

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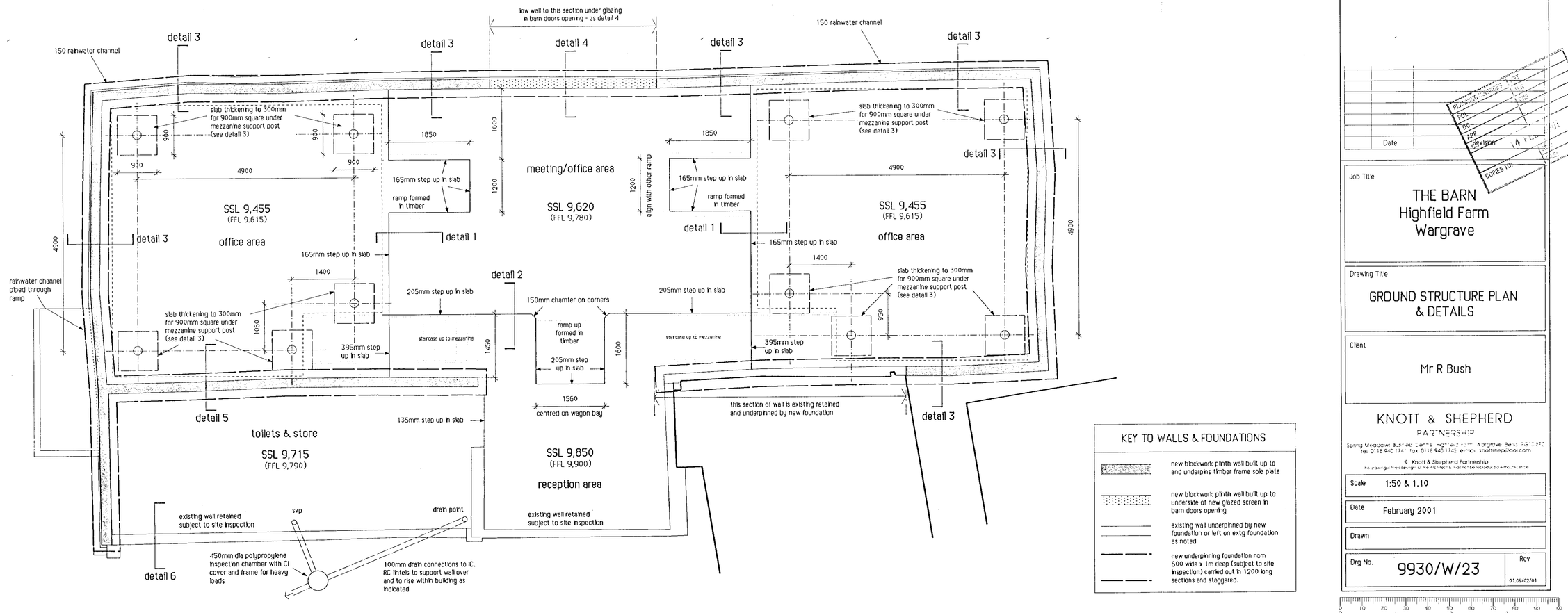

KEY TO WALLS & FOUNDATIONS

- new blockwork plinth wall built up to and underpins timber frame sole plate
- new blockwork plinth wall built up to underside of new glazed screen in barn doors opening
- existing wall underpinned by new foundation or left on extg foundation as noted
- new underpinning foundation nom 600 wide x 1m deep (subject to site inspection) carried out in 1200 long sections and staggered.

Rev	Date
A	01.09.02

PLANNING
BC
PDE
DW
JAW
DRAWN
COPIES TO

Job Title
THE BARN
Highfield Farm
Wargrave

Drawing Title
GROUND STRUCTURE PLAN
& DETAILS

Client
Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadow Business Centre, Hatches Farm, Aldgrove, Berks RG10 8PT
Tel: 0118 940 1741 fax: 0118 940 1742 e-mail: knottshep@aol.com

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Scale	1:50 & 1.10
Date	February 2001
Drawn	
Drg No.	9930/W/23
Rev	01.09/02/01

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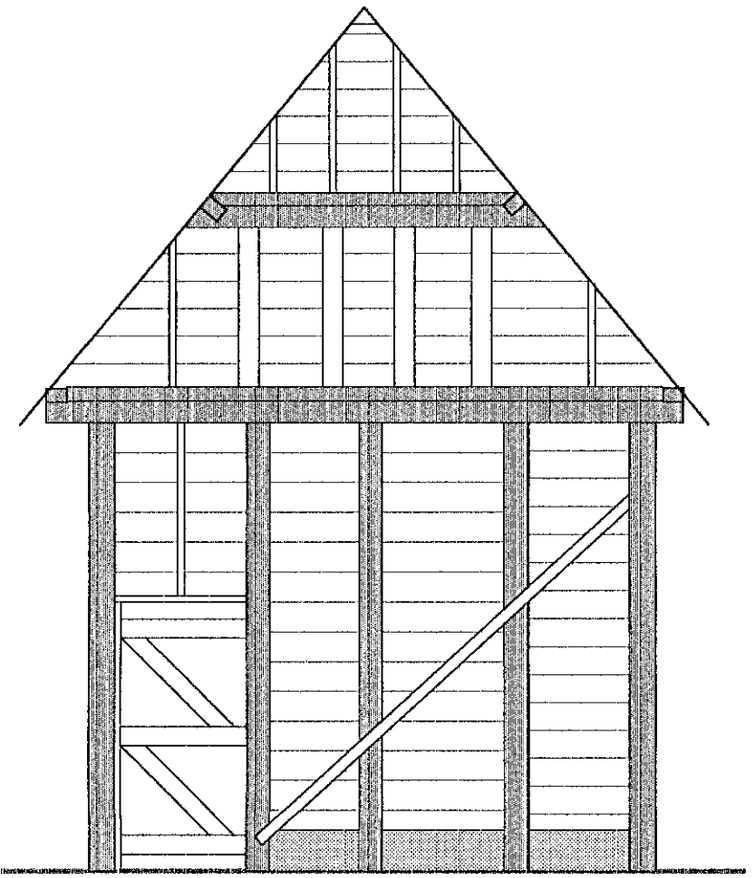
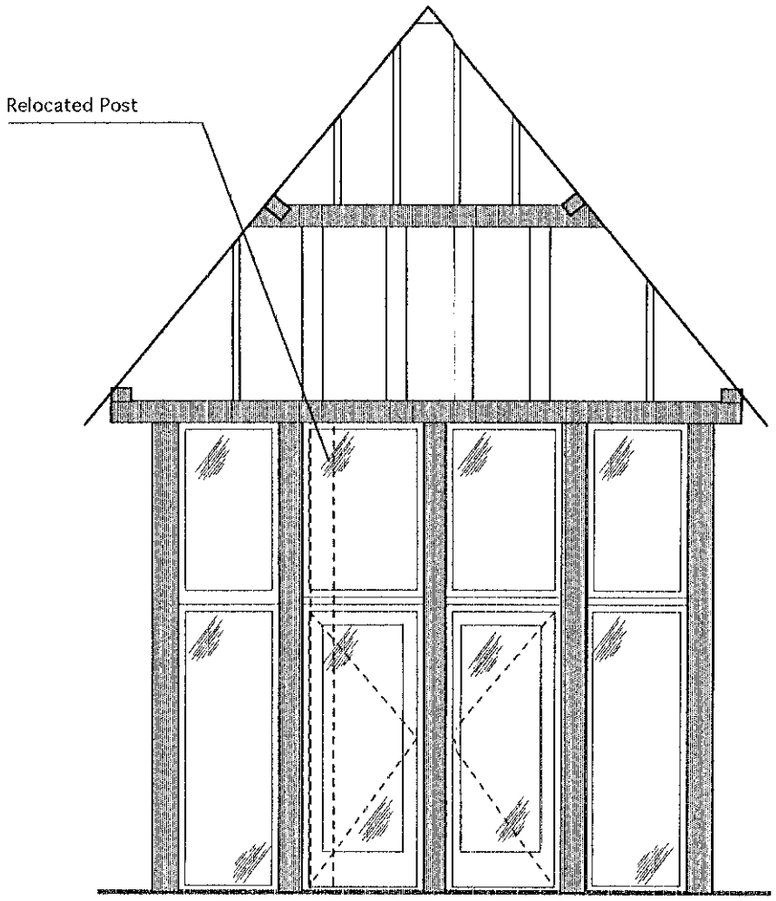


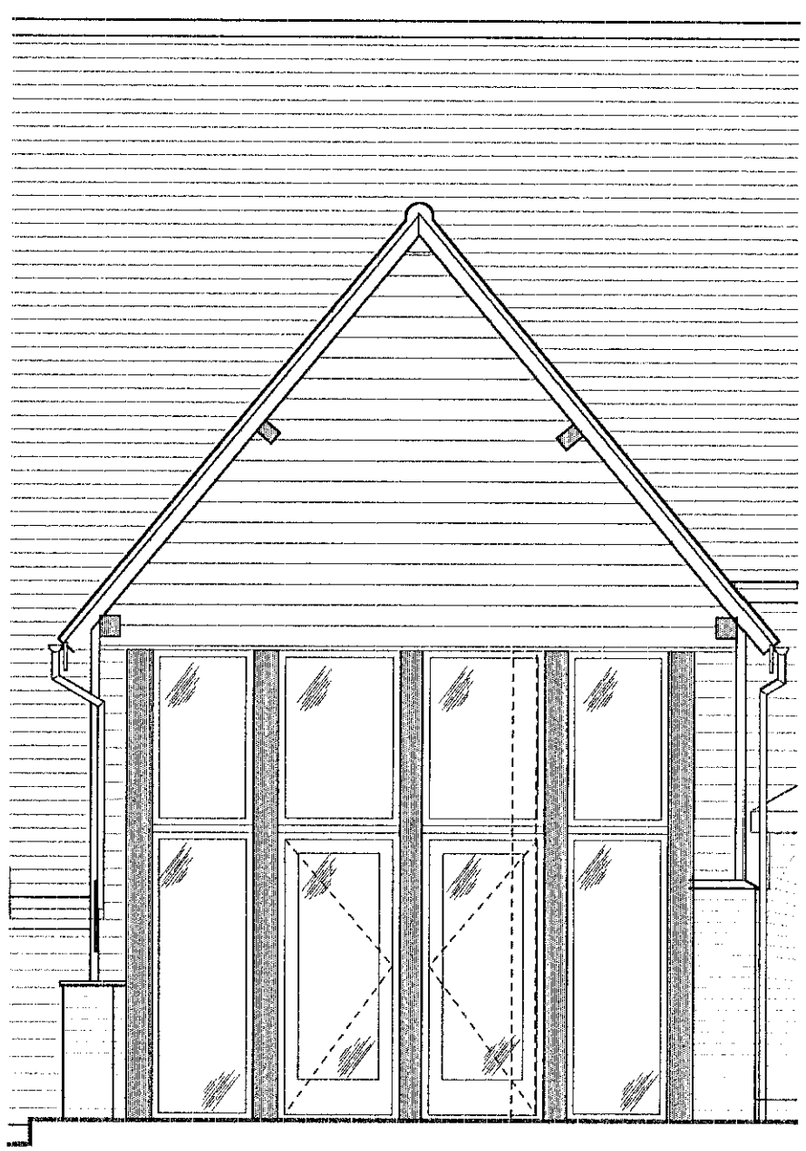
190 965 170 660 165 890 180 740 190

Part Elevation View A
Existing 1.50

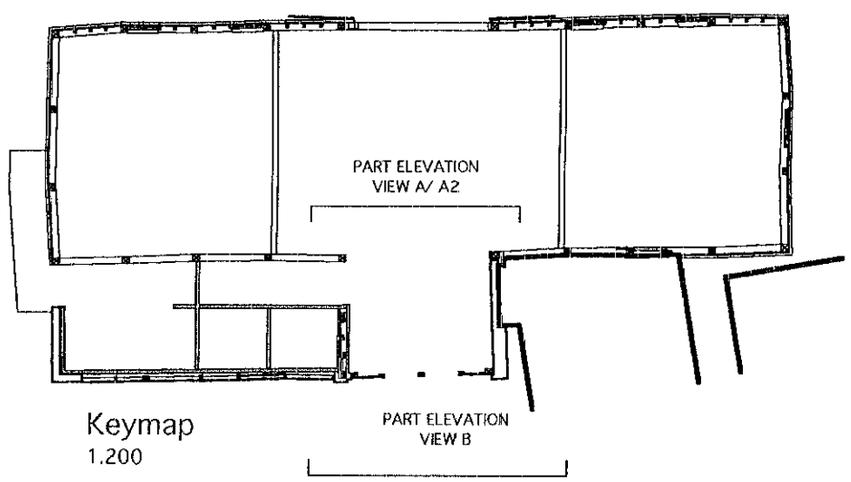


190 735 170 890 165 890 180 740 190

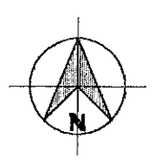
Part Elevation View A2
Proposed 1.50

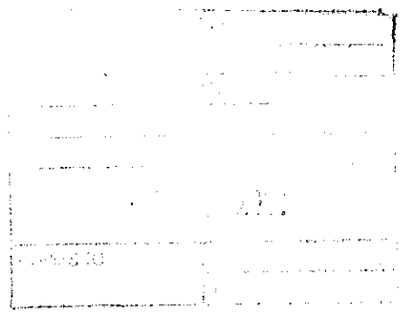


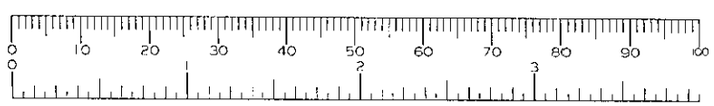
Part Elevation View B
Proposed 1.50



Keymap
1.200







Drawing title: Entrance Gable Proposals		Client: Mr R. Bush
Scale: 1.50 @A3	Date: 07/01	Drawn: MS
		Project: THE BARN, Highfield Farm, Wargrave
Drg No.: 9930/15	Rev: /	

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742 e-mail knottshep@aol.com

existing office units

existing office units

exising
brick wall

exising
planting

Russian ivy to be
planted to grow over
existing wall

all car park spaces to remain

carpark

existing gate

new bed planted
with a mix of the
following shrubs:

Cotoneaster
Viburnum
Hebe

road

the studio

N

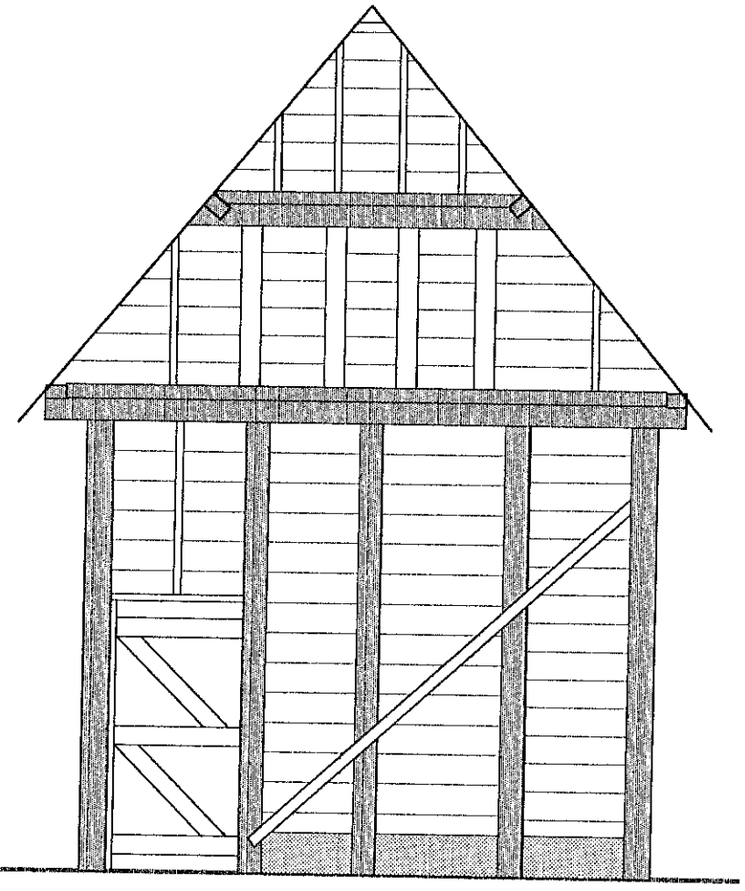
HIGHFIELD FARM

landscaping

9930/18

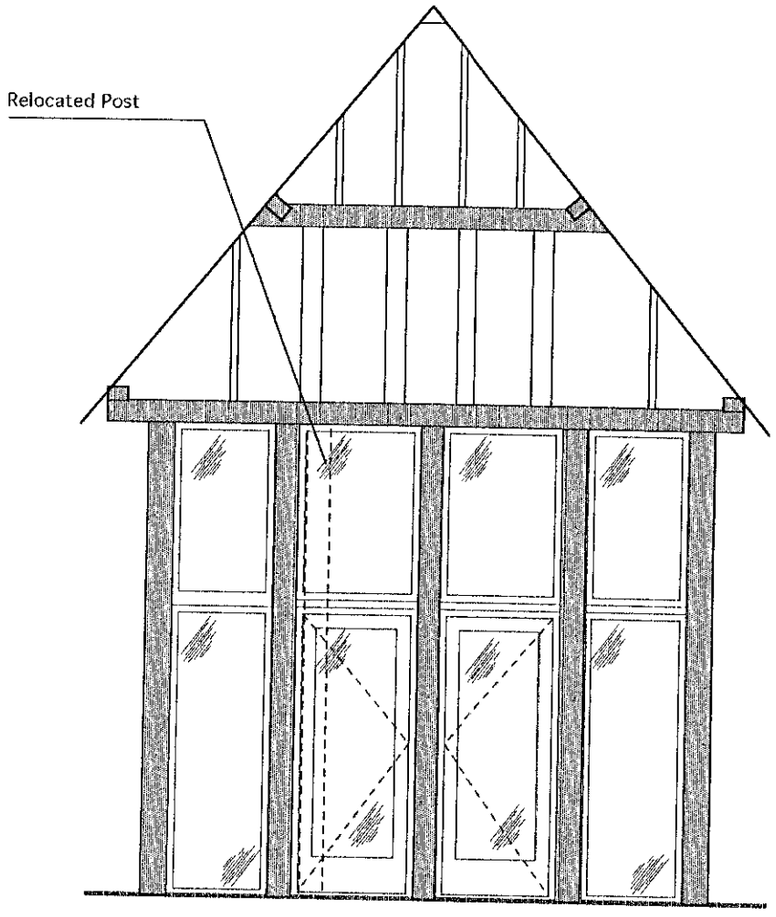
scale approximately 1:200

31/08/01



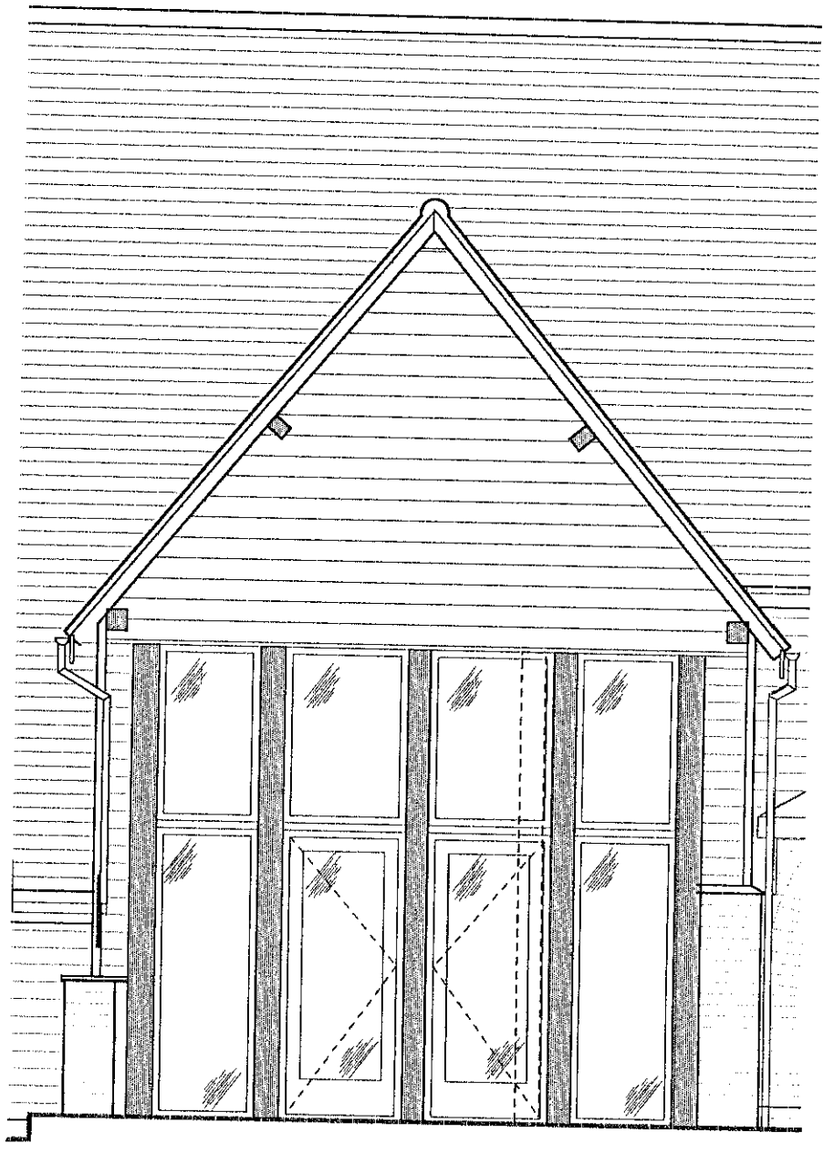
190 965 170 660 165 890 180 740 190

Part Elevation View A
Existing 1.50

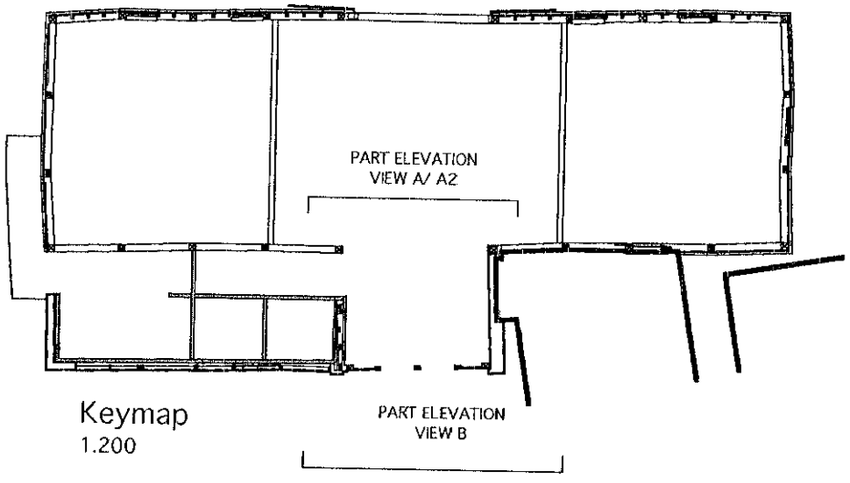


190 735 170 890 165 890 180 740 190

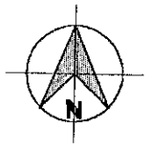
Part Elevation View A2
Proposed 1.50



Part Elevation View B
Proposed 1.50



Keymap
1.200





Drawing title: Entrance Gable Proposals			Client: Mr R. Bush
Scale: 1.50 @A3	Date: 07/01	Drawn: MS	Project: THE BARN, Highfield Farm, Wargrave
Drg No.: 9930/15	Rev: /		KNOTT & SHEPHERD PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
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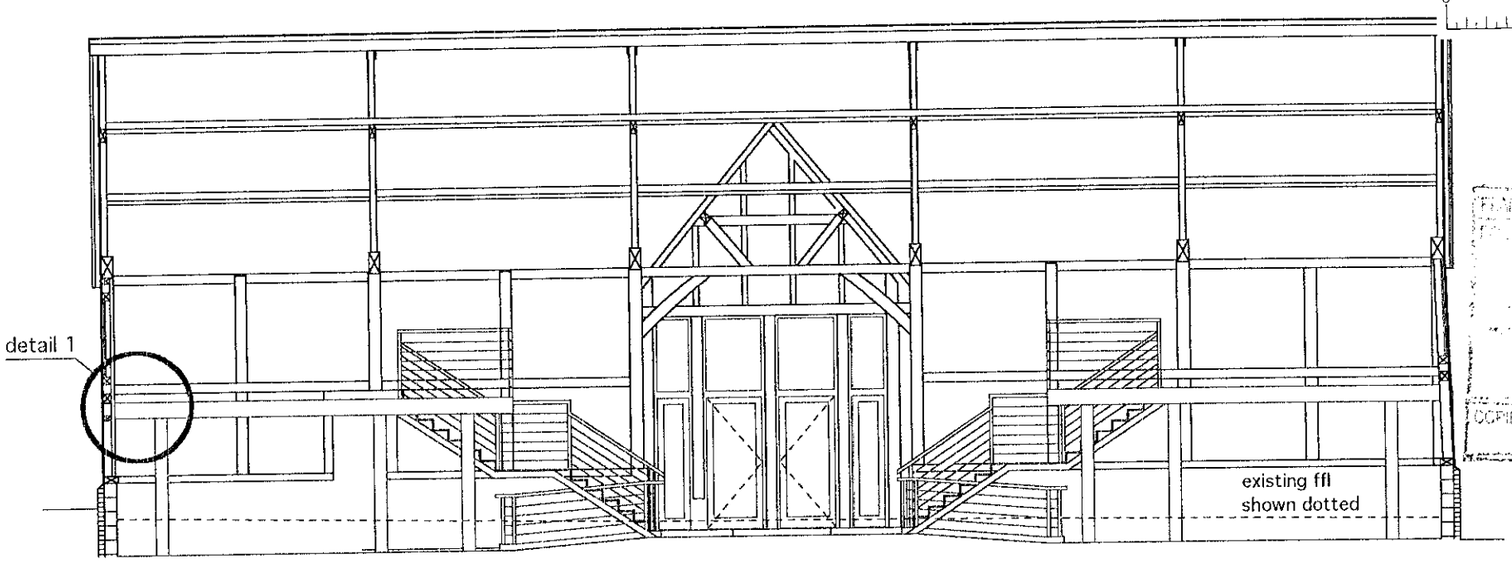
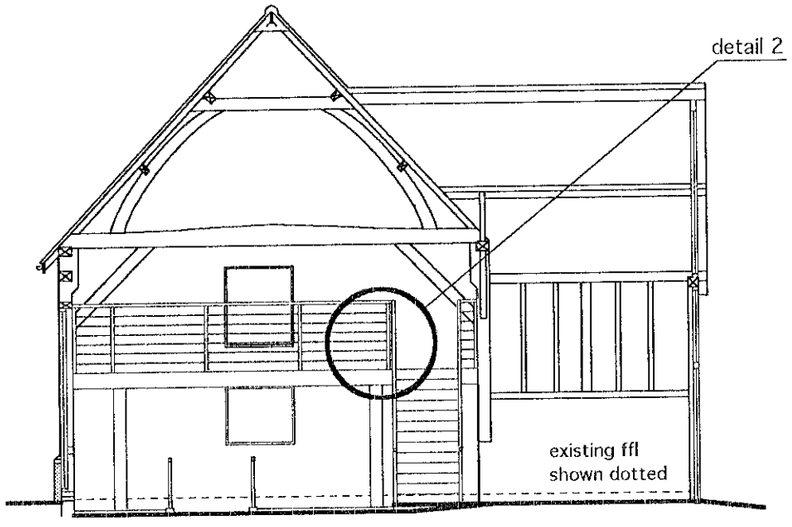
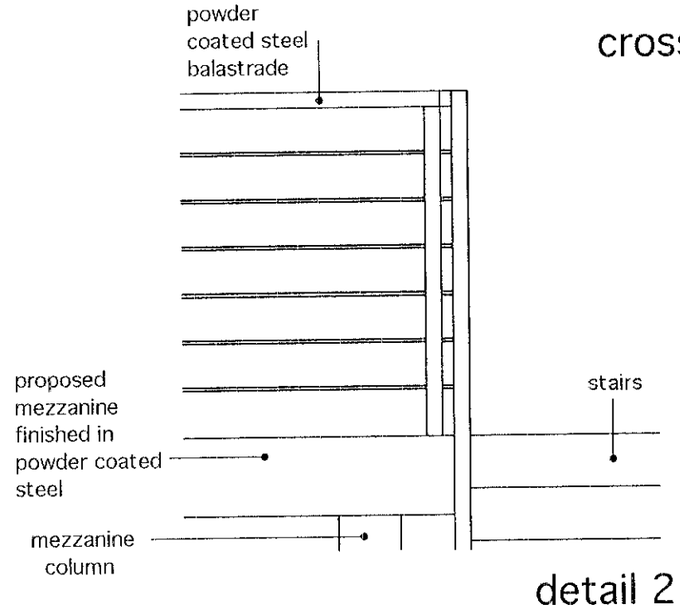


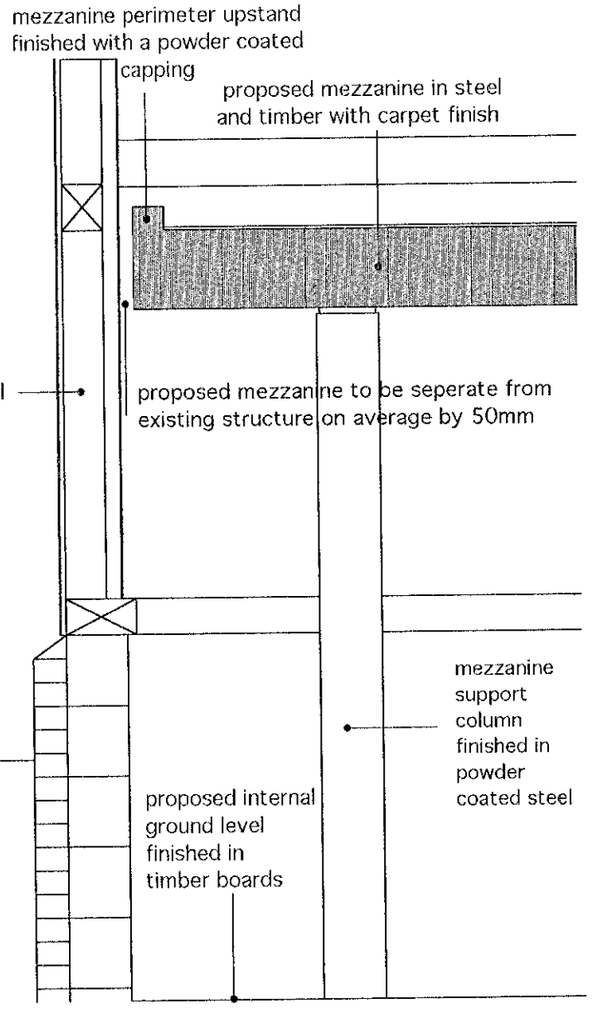
longitudinal section



cross section



detail 2



detail 1

NOTES

All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported as soon as possible.

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Metric drawing. All imperial dimensions are approximate.

This project has been assessed with respect to Regulation 13 of the Construction (Design and Management) Regulations 1994 and a Planning Supervisor will be required.

	Date	Revision

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

PROPOSED MEZZANINE

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742

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Scale	1:100/ 1:20
Date	august 2001
Drawn	m.p.s.
Drg No.	9930/17
Rev	01.30/08/01