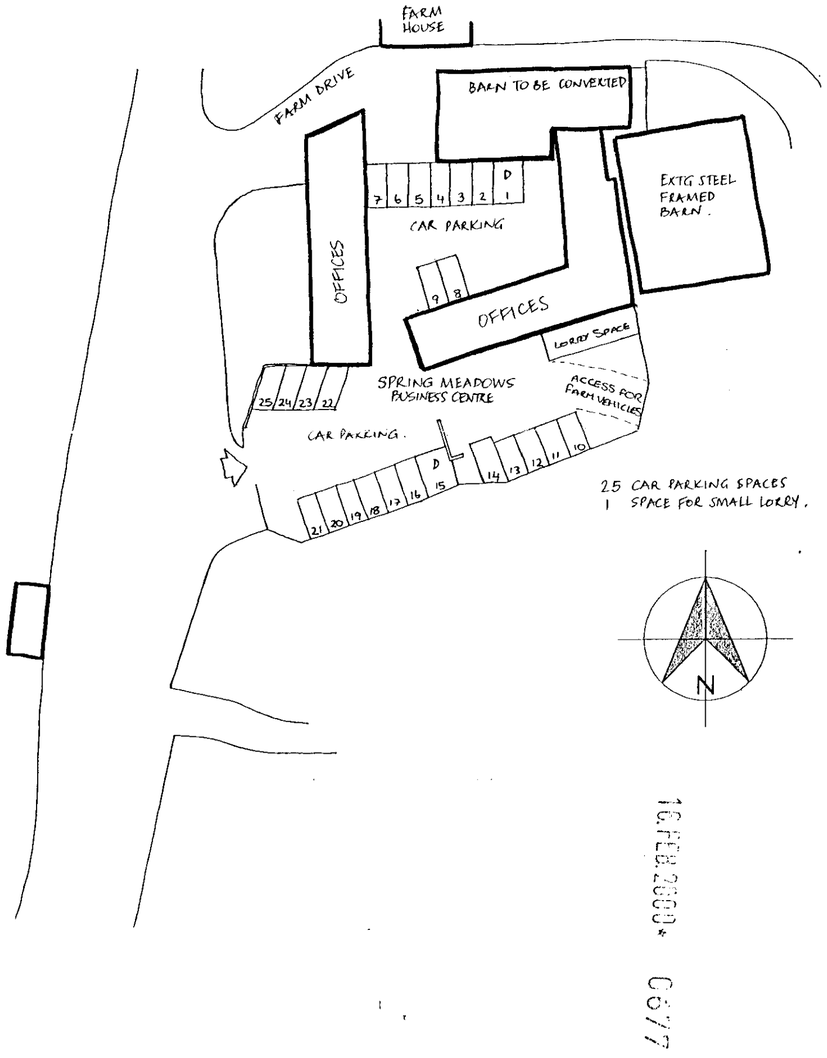
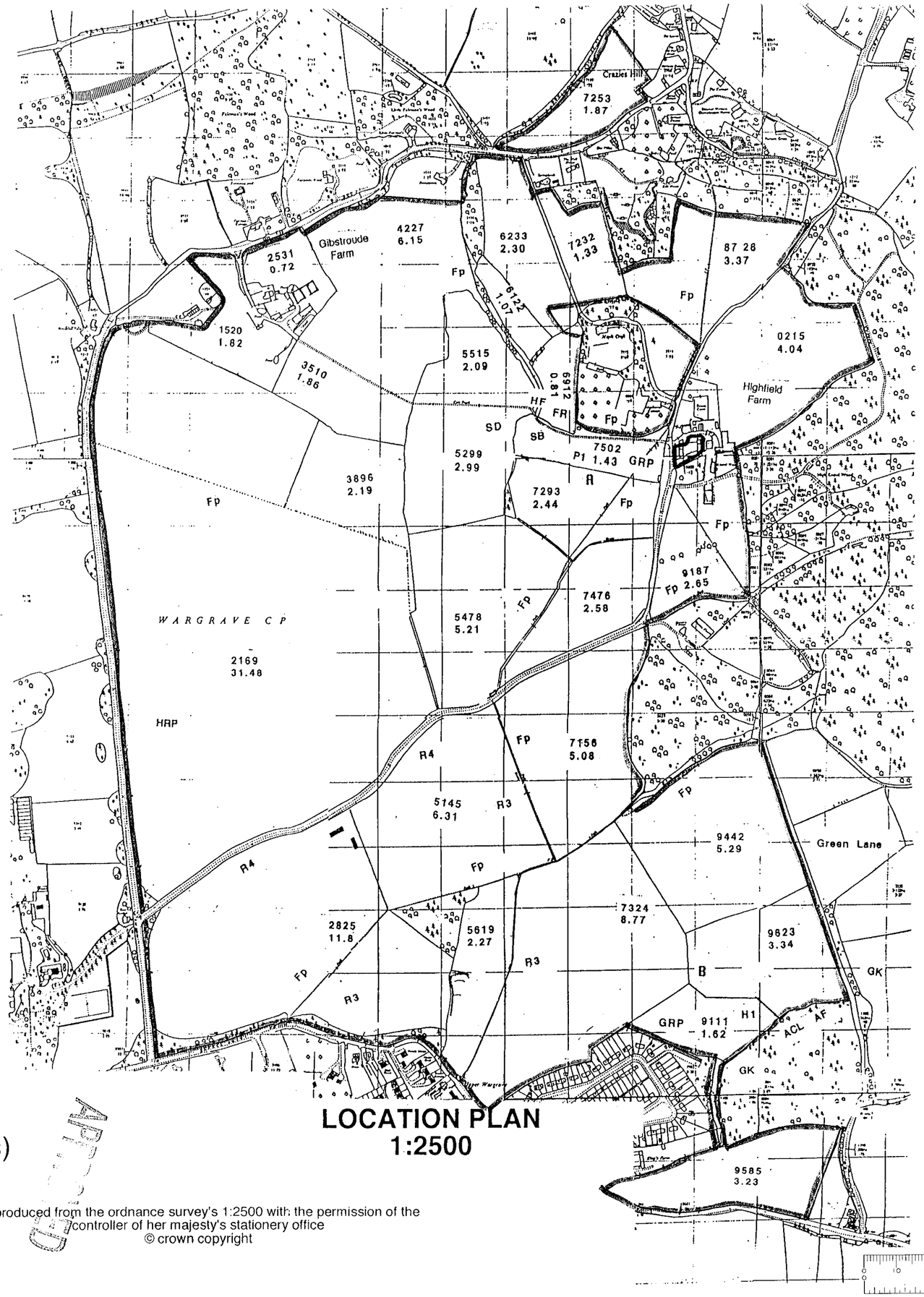


BLOCK PLAN
(showing car parking spaces)
1:500



LOCATION PLAN
1:2500

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Revision	Date	Revision
A	29/02/00	LOCATION PLAN AMENDED

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
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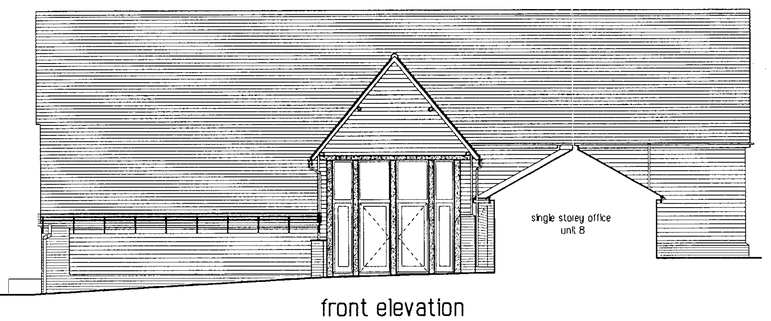
Scale 1:500 / 1:2500

Date February 2000

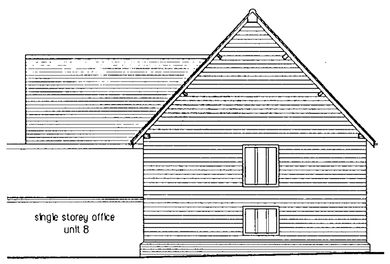
Drawn

Drg No. 9930/13

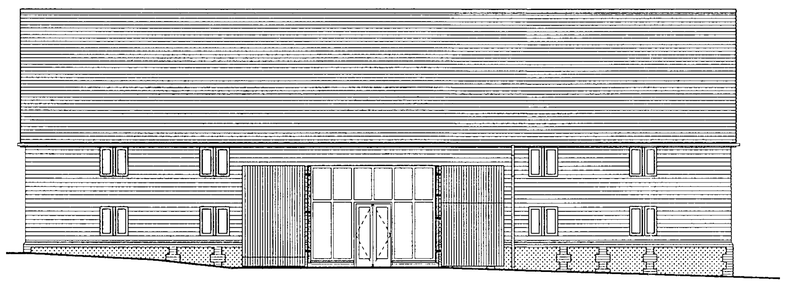
Rev A
01.14/02/00



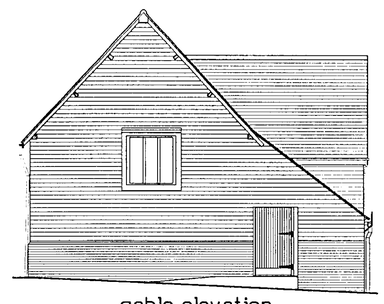
front elevation
south facing



gable elevation
east facing

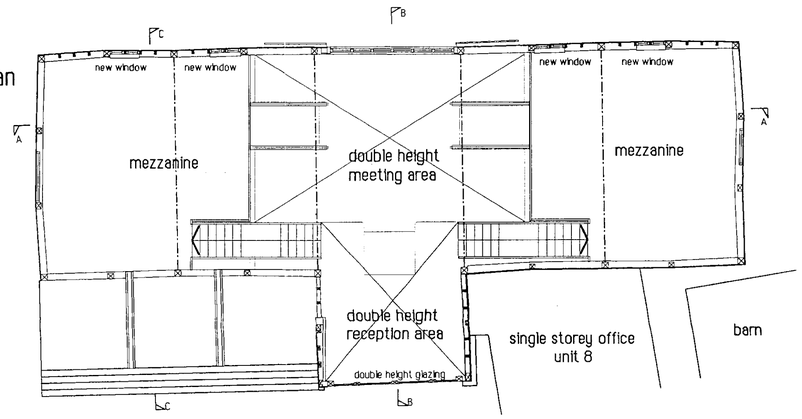


rear elevation
north facing

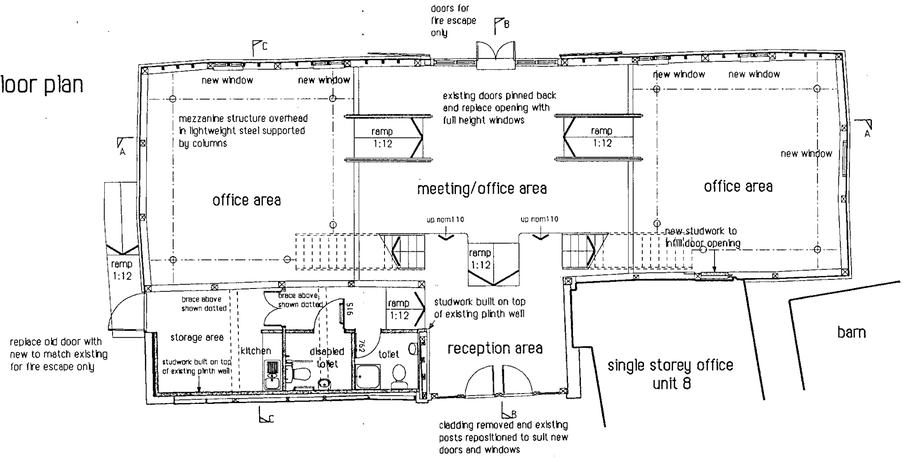


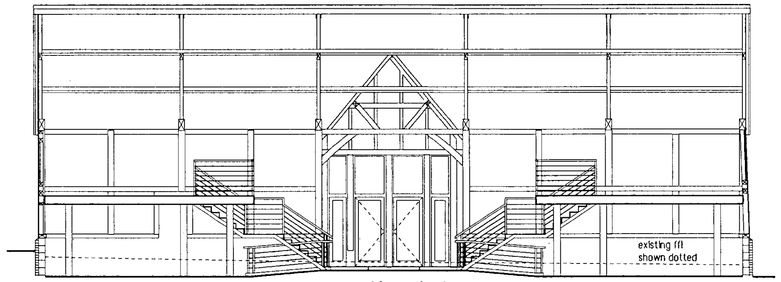
gable elevation
west facing

mezzanine floor plan

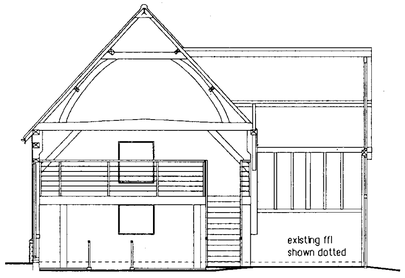


ground floor plan

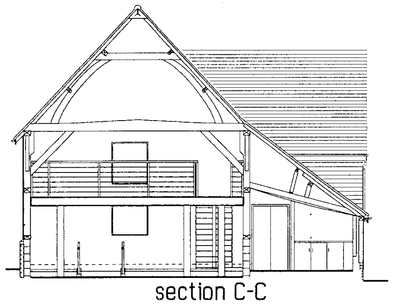




section A-A



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 superstructure. 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 independence 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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16 FEB 2000* 0677

	Date	Revision
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

APPROVED

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

PROPOSED FLOOR PLANS, ELEVATIONS & SECTIONS

Client

Mr R Bush

KNOTT & SHEPHERD
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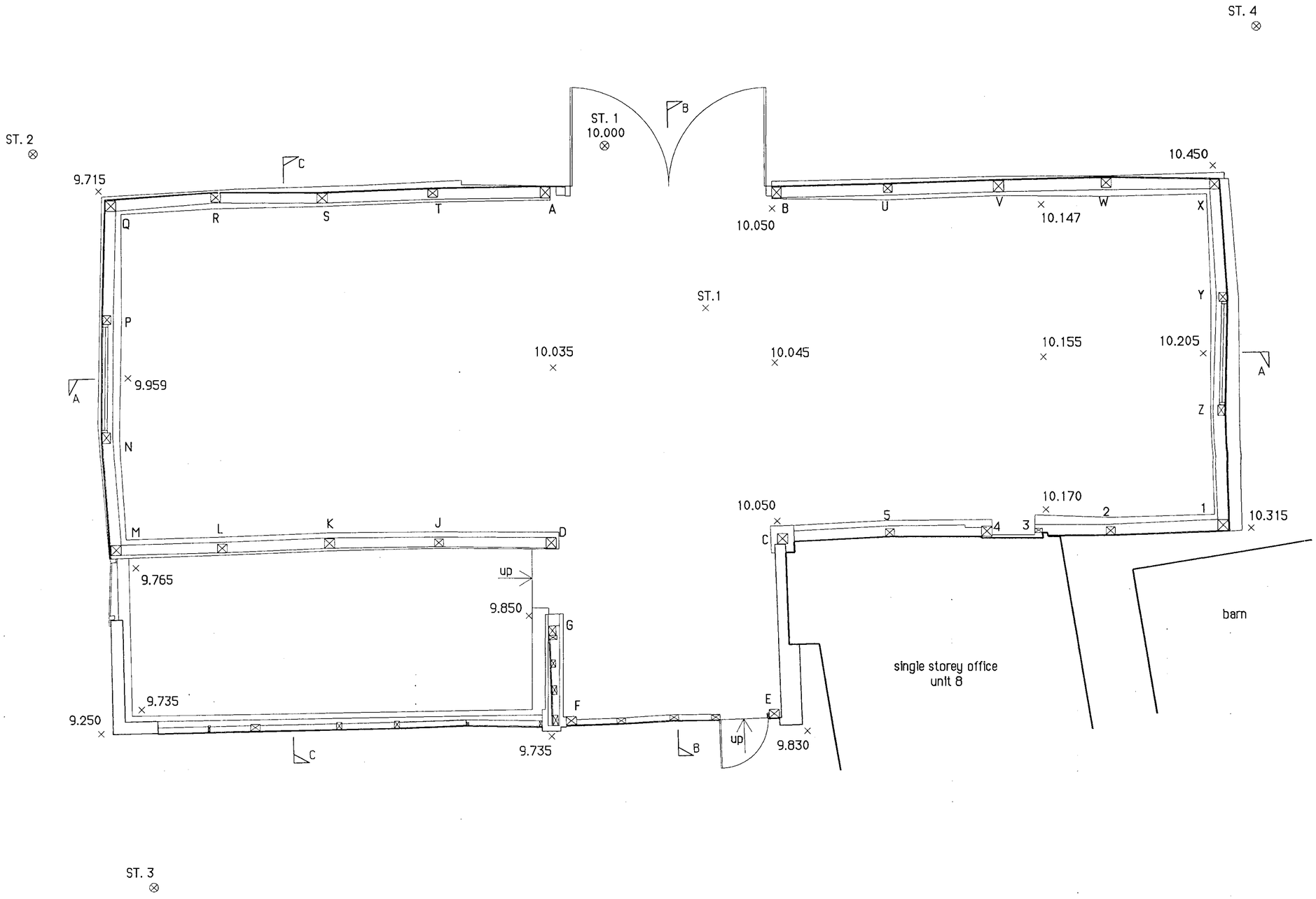
Date January 2000

Drawn

Drg No. 9930/10 Rev C 04/10/02/00



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16.FEB.2000* 0677

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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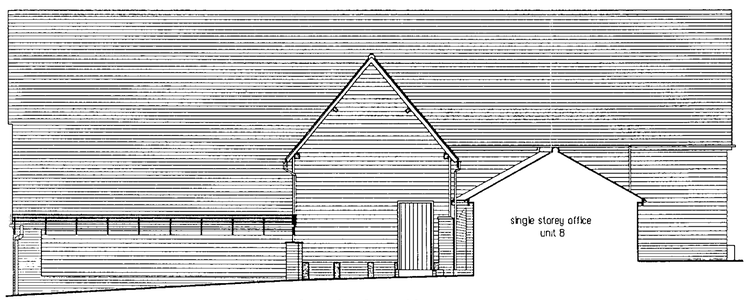
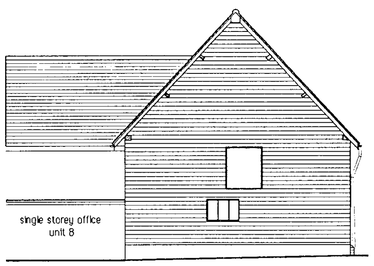
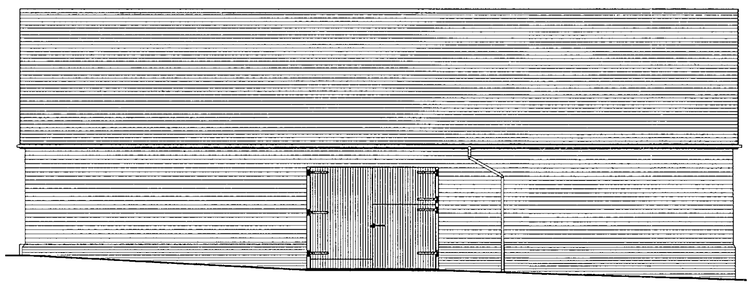
Scale	1:50
Date	October 1999
Drawn	j camplin
Drg No.	9930/01
Rev	01.12/10/99



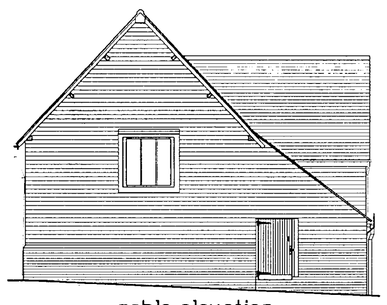
front elevation
south facing



gable elevation
east facing

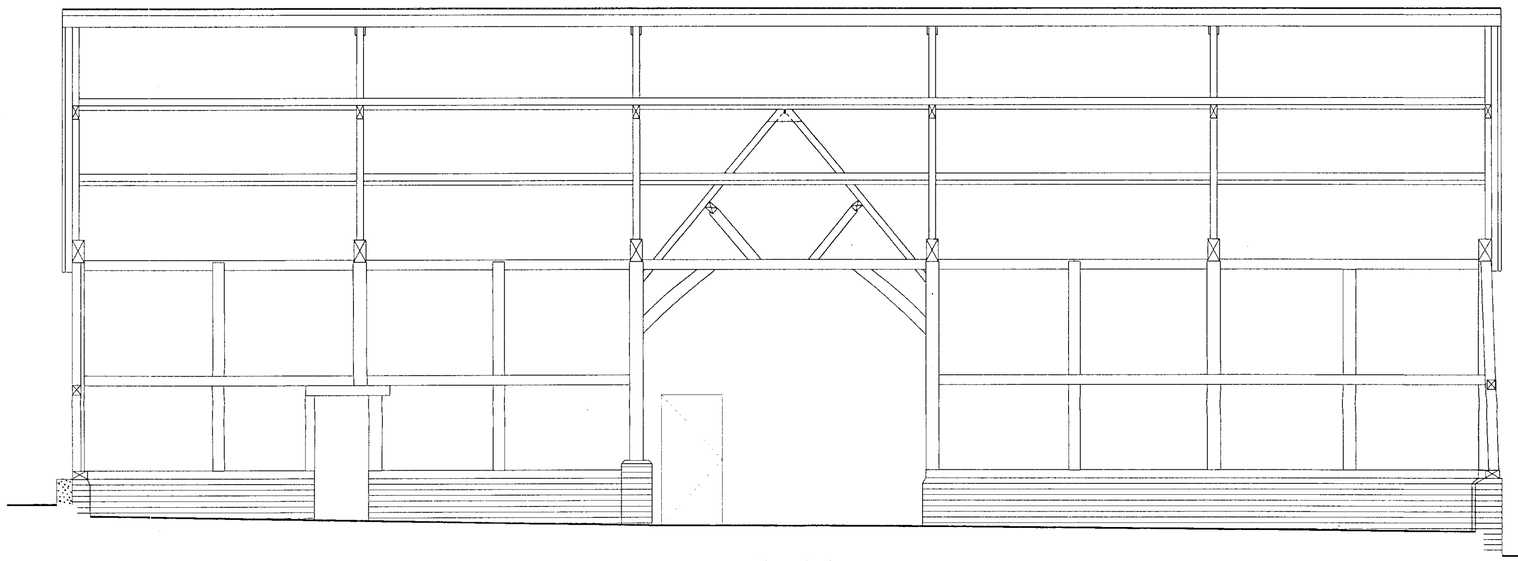


rear elevation
north facing

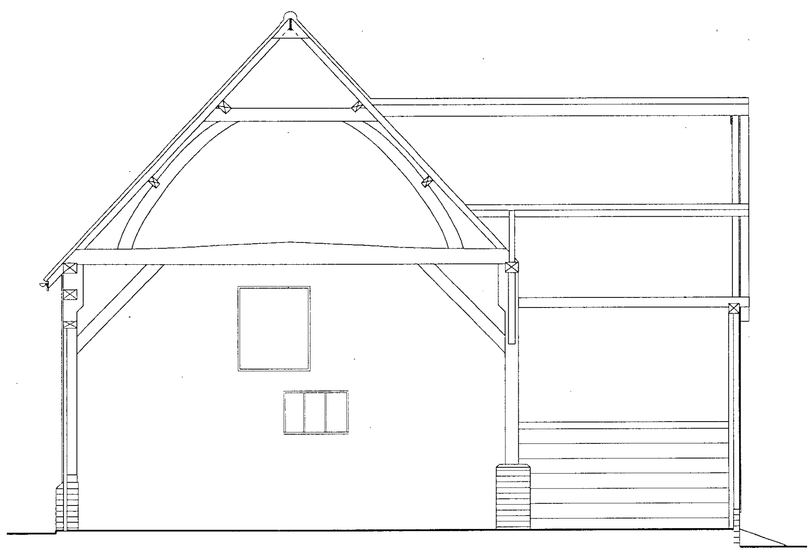


gable elevation
west facing

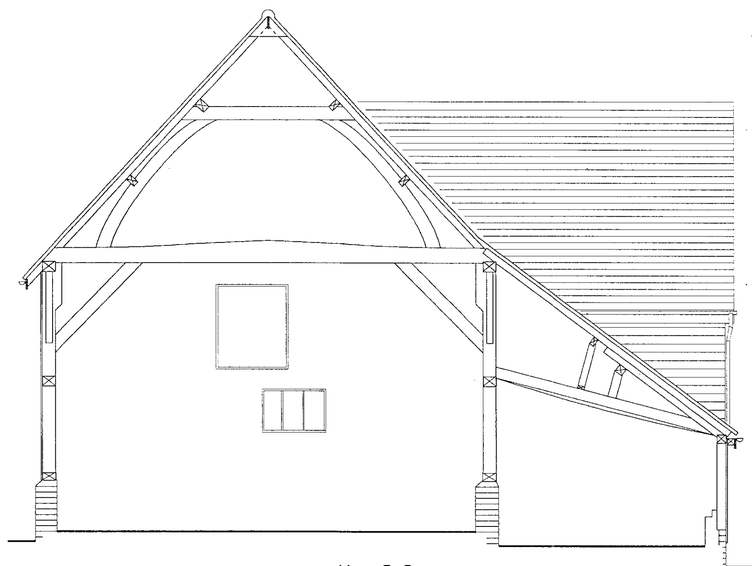
Elevations 1:100



section A-A



section B-B



section C-C

Sections 1:50

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16 FEB 2000* 0677

	Date	Revision

APPROVED

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

EXISTING ELEVATIONS
& SECTIONS

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
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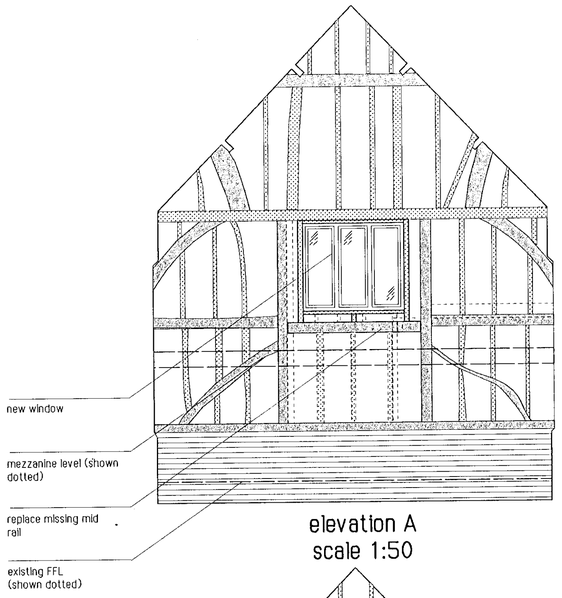
Scale	1:50 / 1:100
Date	October 1999
Drawn	
Drg No.	9930/02
Rev	01.18/10/99



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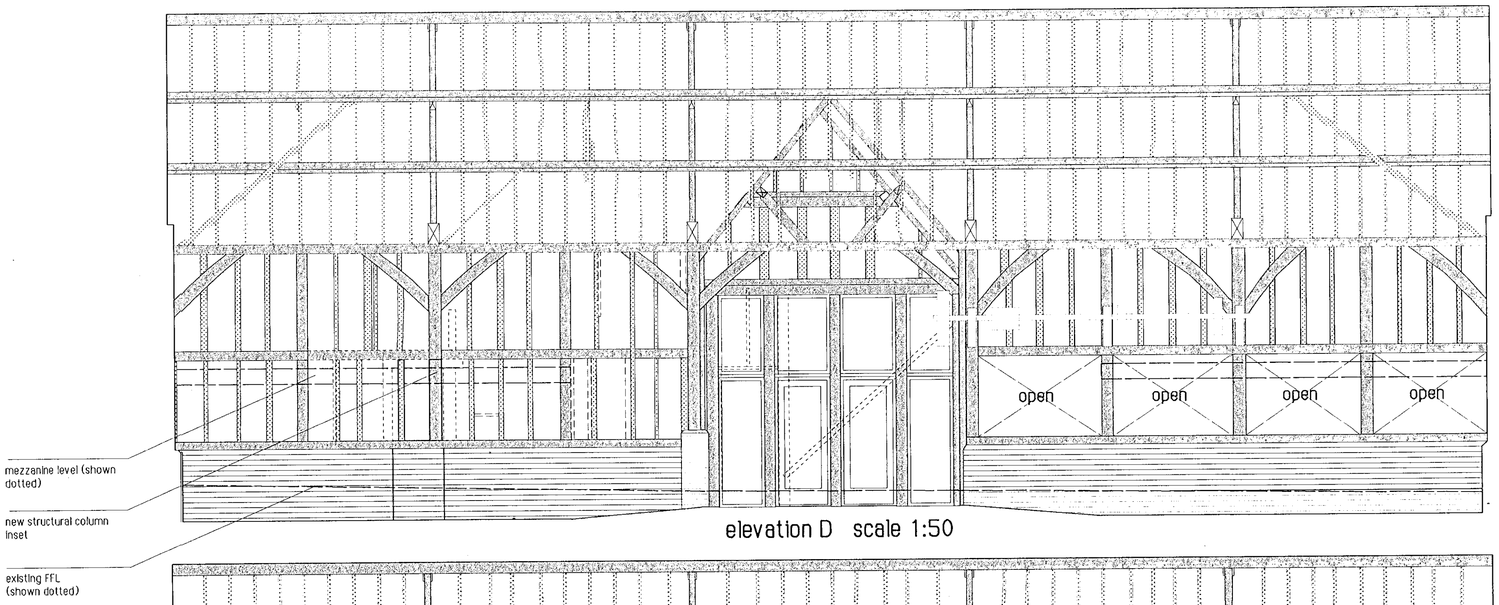
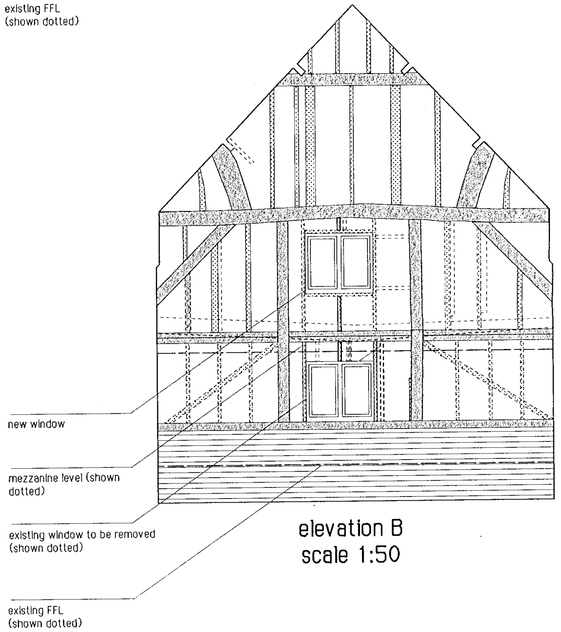
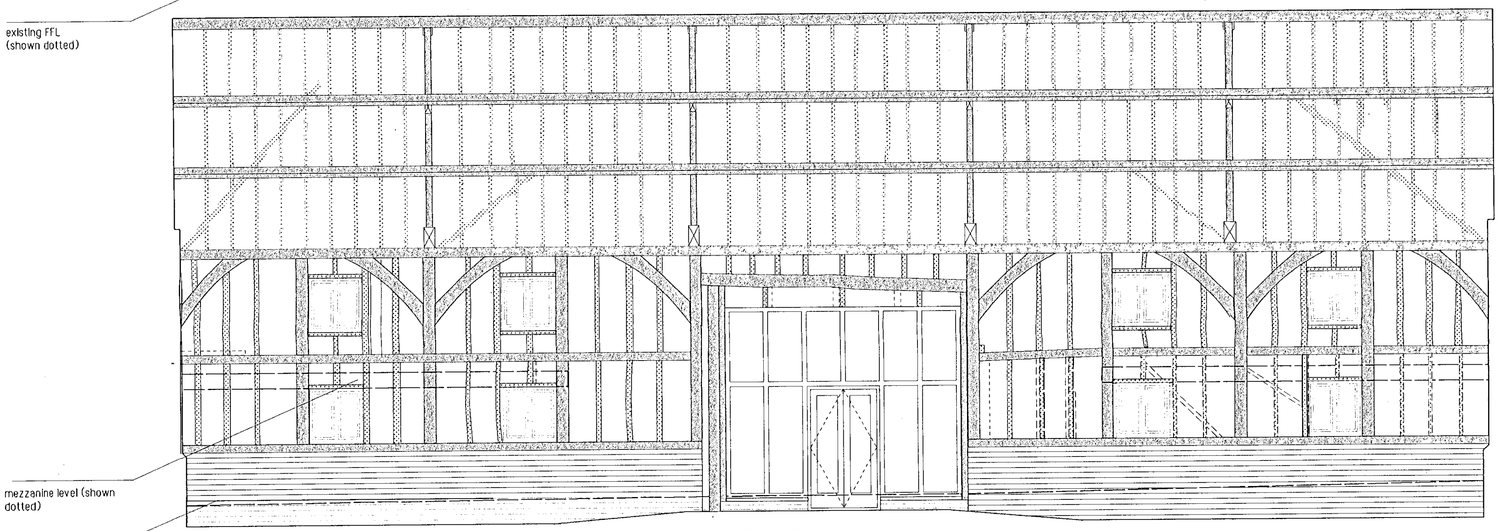
scale 1:50



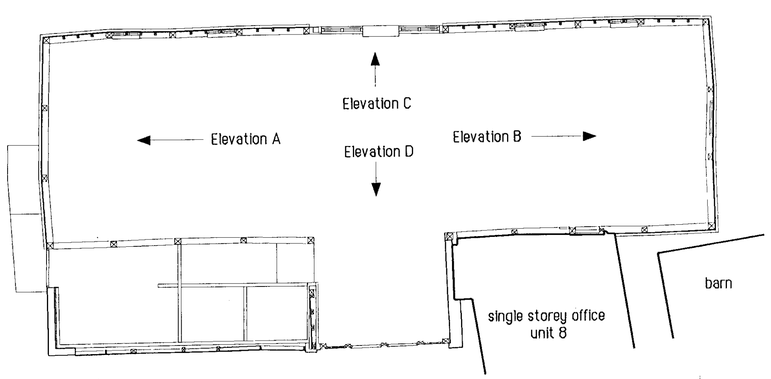
elevation D scale 1:50



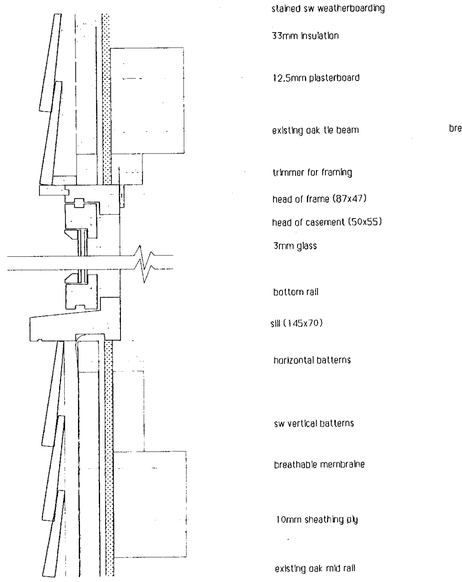
elevation B
scale 1:50



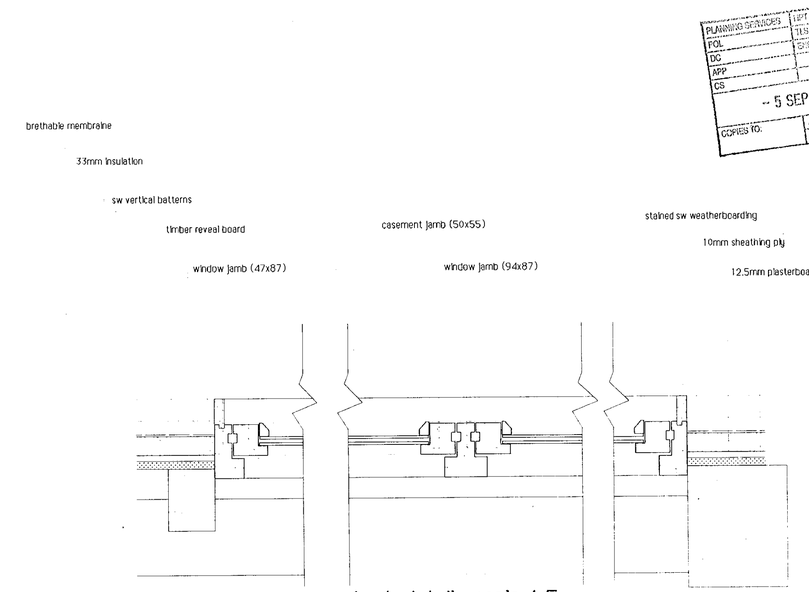
elevation C scale 1:50



Key map scale 1:100



head and sill detail scale 1:5



jamb detail scale 1:5

PLANNING SERVICES
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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

Details For Conditions. See letter Dated 18th Feb 2002.

KNOTT & SHEPHERD
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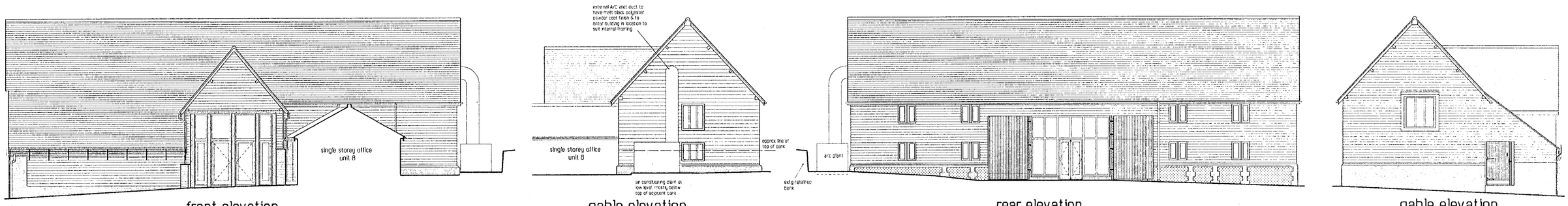
Date JULY 2001

Drawn MPS

Drg No. 9930/16

Rev /



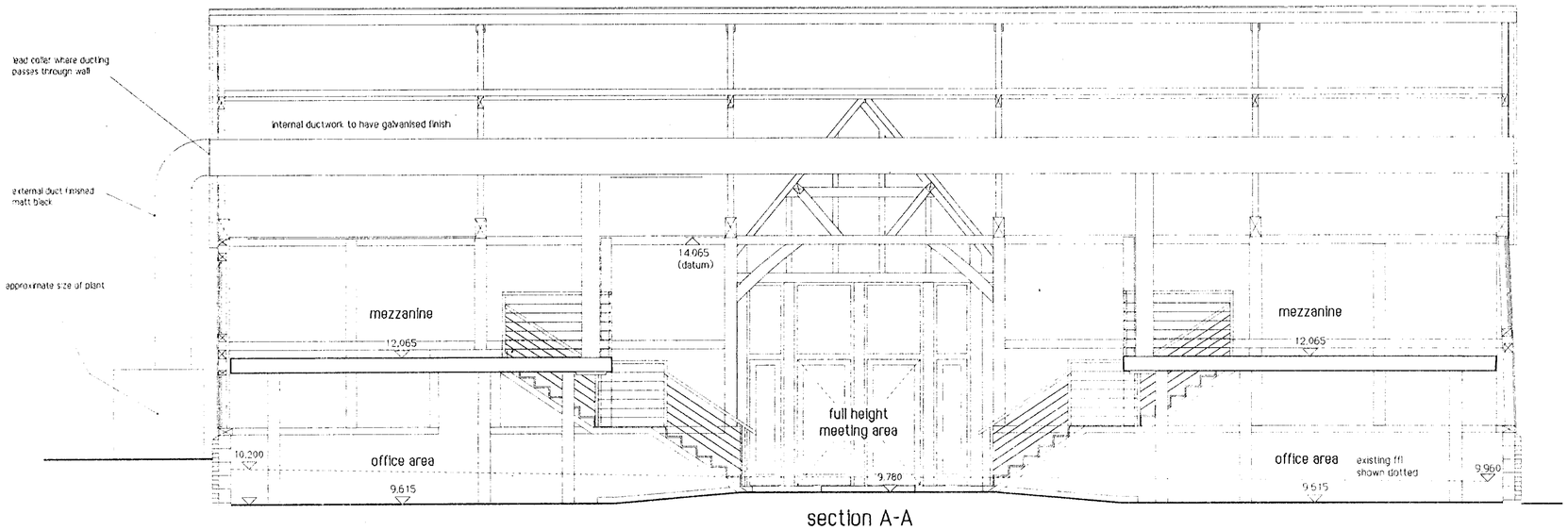
front elevation
south facing

gable elevation
east facing

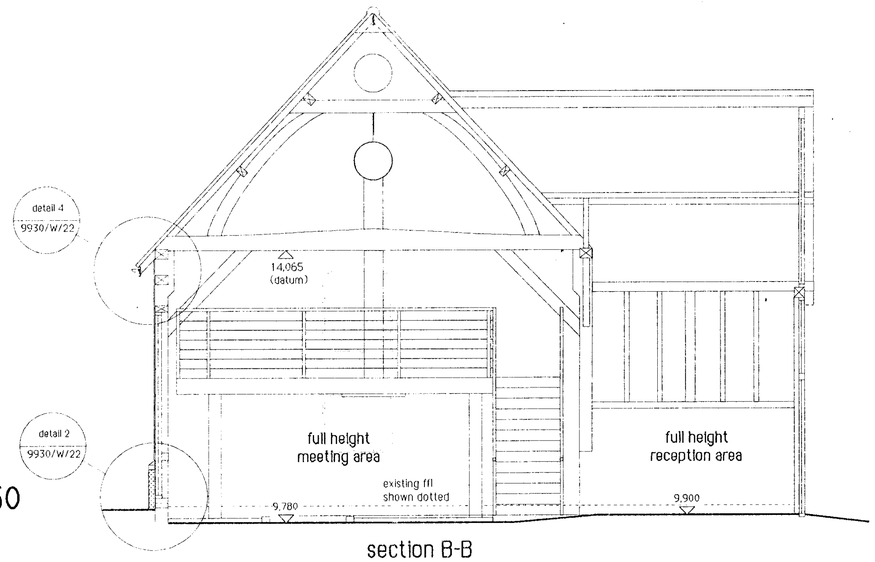
rear elevation
north facing

gable elevation
west facing

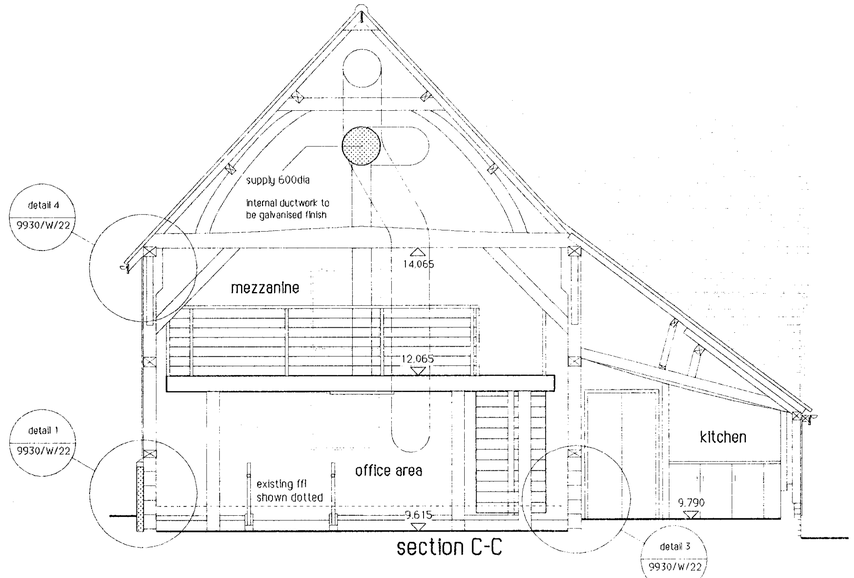
Elevations 1:100



section A-A



section B-B



section C-C

Sections 1:50

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

Job Title

THE BARN
Highfield Farm
Wargrave

Detail for conditions - So letter dated 15 Feb 2002.

Drawing Title

PROPOSED ELEVATIONS & SECTIONS SHOWING THE AIR CONDITIONING SYSTEM

Client

Mr R Bush

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Date February 2002

Drawn

Drg No. 9930/25

Rev A
02.15/02/01