Notes

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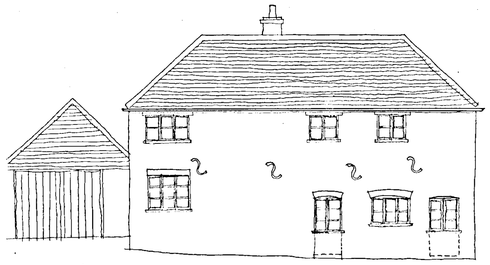
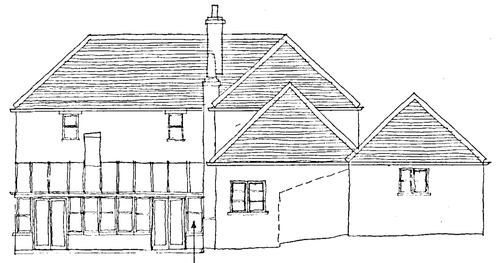
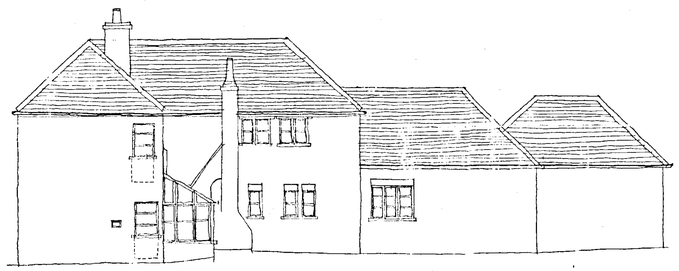


SIDE ELEVATION

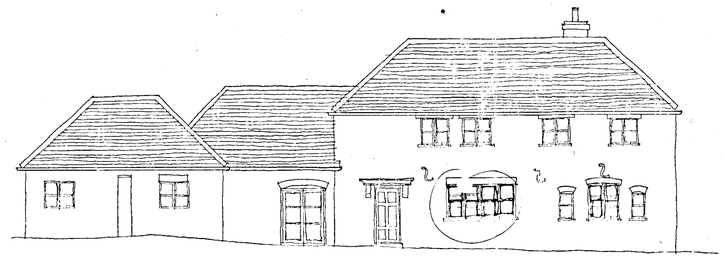


new conservatory to replace existing lean to

SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

Subject vertical proportions retained for the windows

Not This

Ht 09.05.02

02 MAY 2002

REV C Windows altered 30/09/02
REV B Conservation added 25/03/02
REV A Dining RH window + garage 02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 Date 01/02A

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks, RG40 2EF
Tel: 0118 989-4403 Fax: 0118 989-4383 E-mail: the@eipdesign.net

Job 1496 Dwg. 05c

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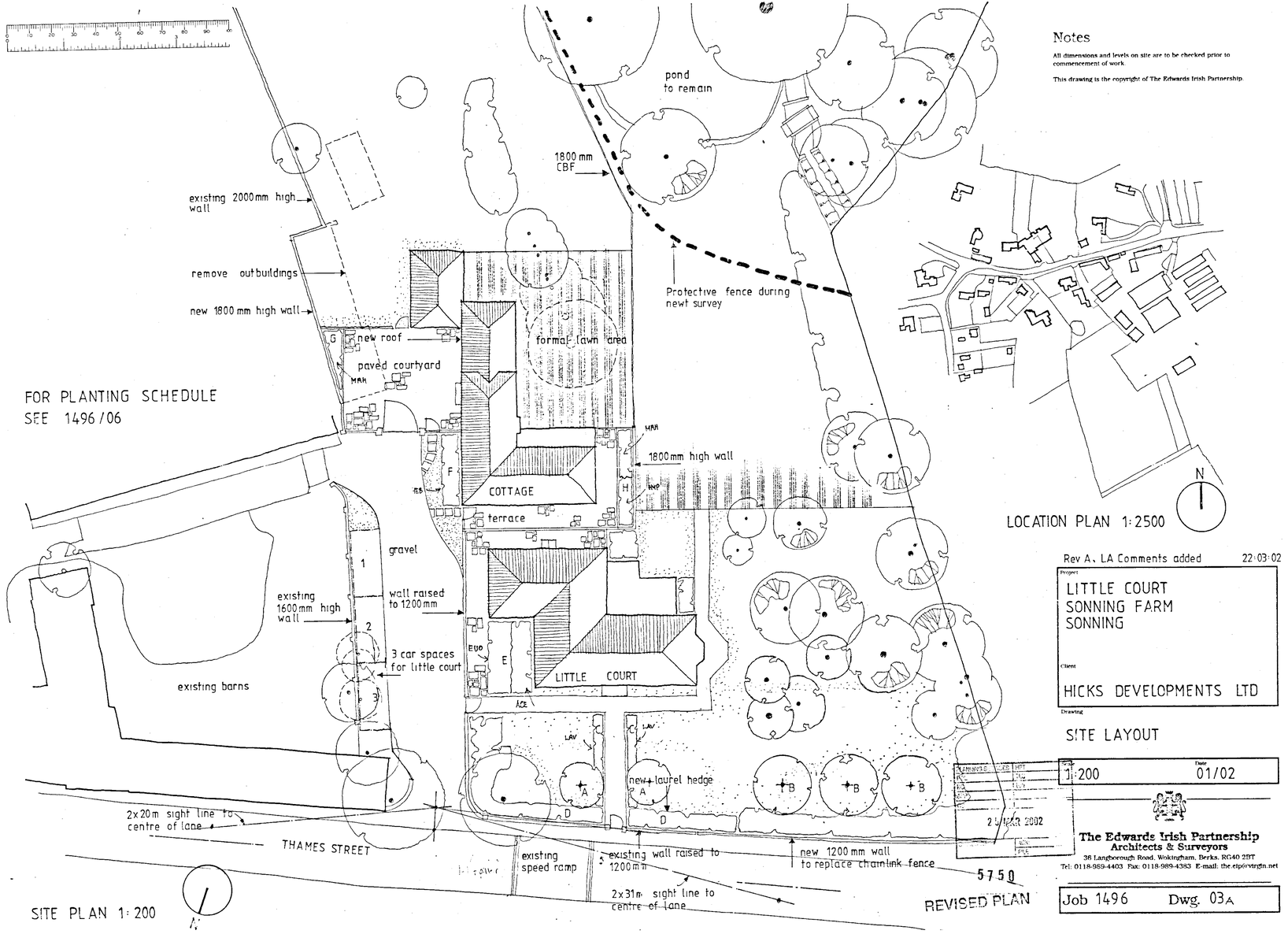

Notes

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Rev A. LA Comments added 22.03.02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT

1:200 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 03A

Notes

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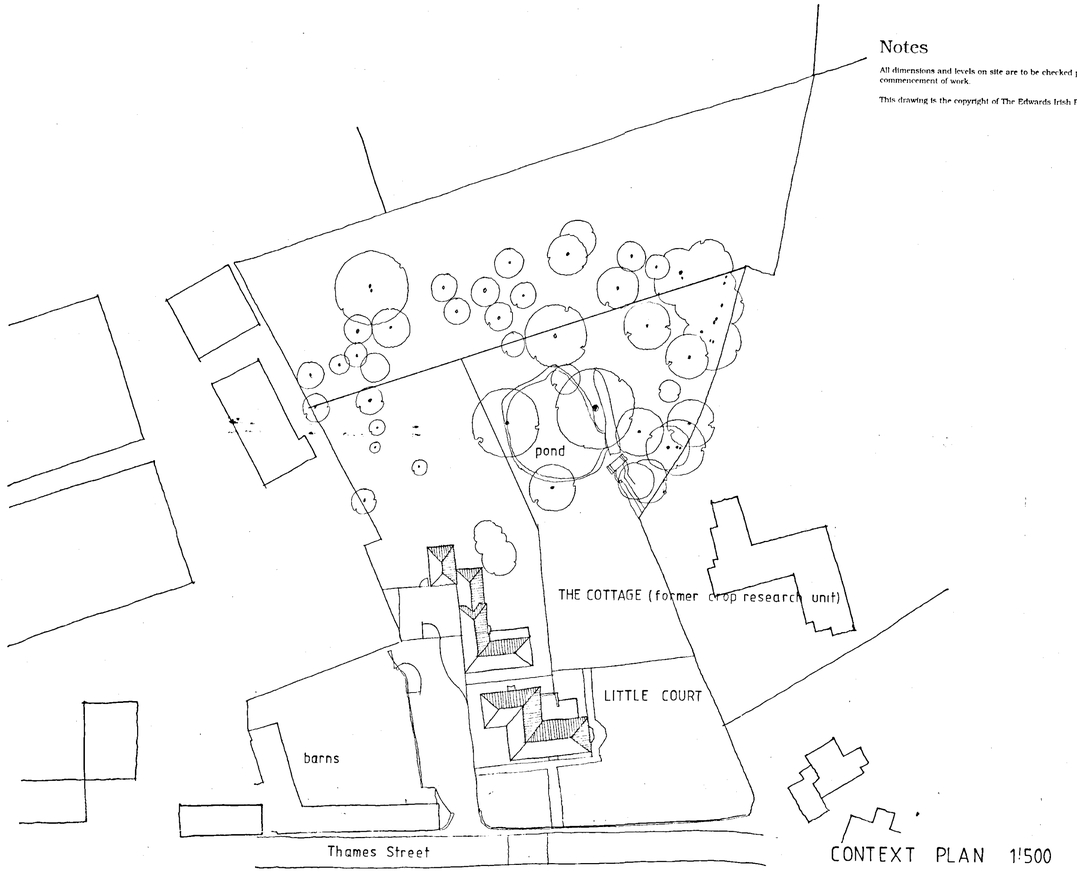

CONTEXT PLAN 1:500

SHRUB PLANTING BEDS C E F G and H

REF	SPECIES	SIZE	POT SIZE	HABIT	DENSITY
LAV	Lavandula Munstead	20/30cm	2 Litre	Bushy	5 per sq.m.
HEB	Hebe Mrs Winder	30/45cm	2 Litre	Bushy	4 per sq.m.
HYP	Hypericum Hidcote	30/40cm	2 Litre	Bushy	4 per sq.m.
ACE	Acer Palmatum Dissectum	30/40cm	3 Litre	5 branches	3 per sq.m.
EUO	Euonymus Emerald n gold	20/30cm	2 Litre	Bushy	5 per sq.m.
MAH	Mahonia Japonica	30/45cm	3 Litre	3 Branches	3 per sq.m.

HEDGE PLANTING BED D

LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

TREE PLANTING A

SPECIES	GIRTH	ROOTS	HABIT	HEIGHT
Taxus Baccata	6/8cm	Balled	LT Standard	2000mm

TREE PLANTING B

Quercus Robur	8/10cm	Balled	Standard	3000mm

PLANS TO MEET CONDITIONS
5750-1

REVA: GARAGE DELETED, PLANTING SCHEDULE ADDED 03/02.

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 Date 01/02

PLANNING SERVICES
POL
GC
MP
CS
11 DEC 2002
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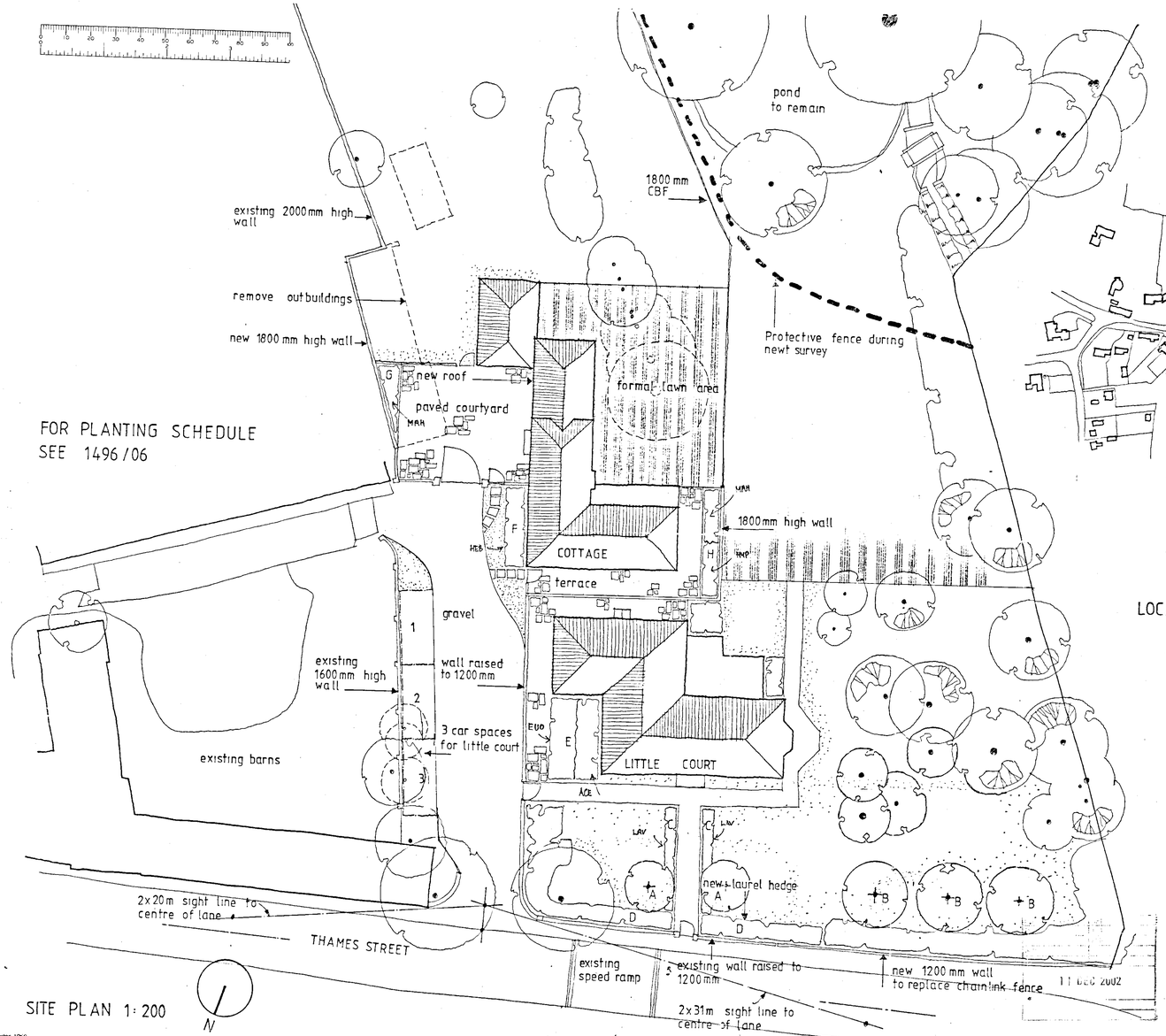
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2HT
Tel: 0118-989-4403 Fax: 0118-989-4383 E mail: the.eip@virgin.net

Job 1496 Dwg. 06A

Rapidrix DS (UK) Ltd



Notes

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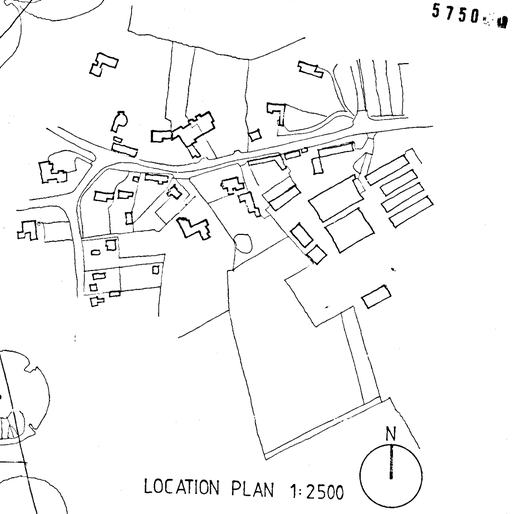
PLANS TO MEET CONDITONS

5750.



LOCATION PLAN 1:2500

Rev A, LA Comments added 22:03:02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT

Scale 1:200 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4523 E-mail: the.eipartn@n.net

Job 1496 Dwg. 03A

Notes

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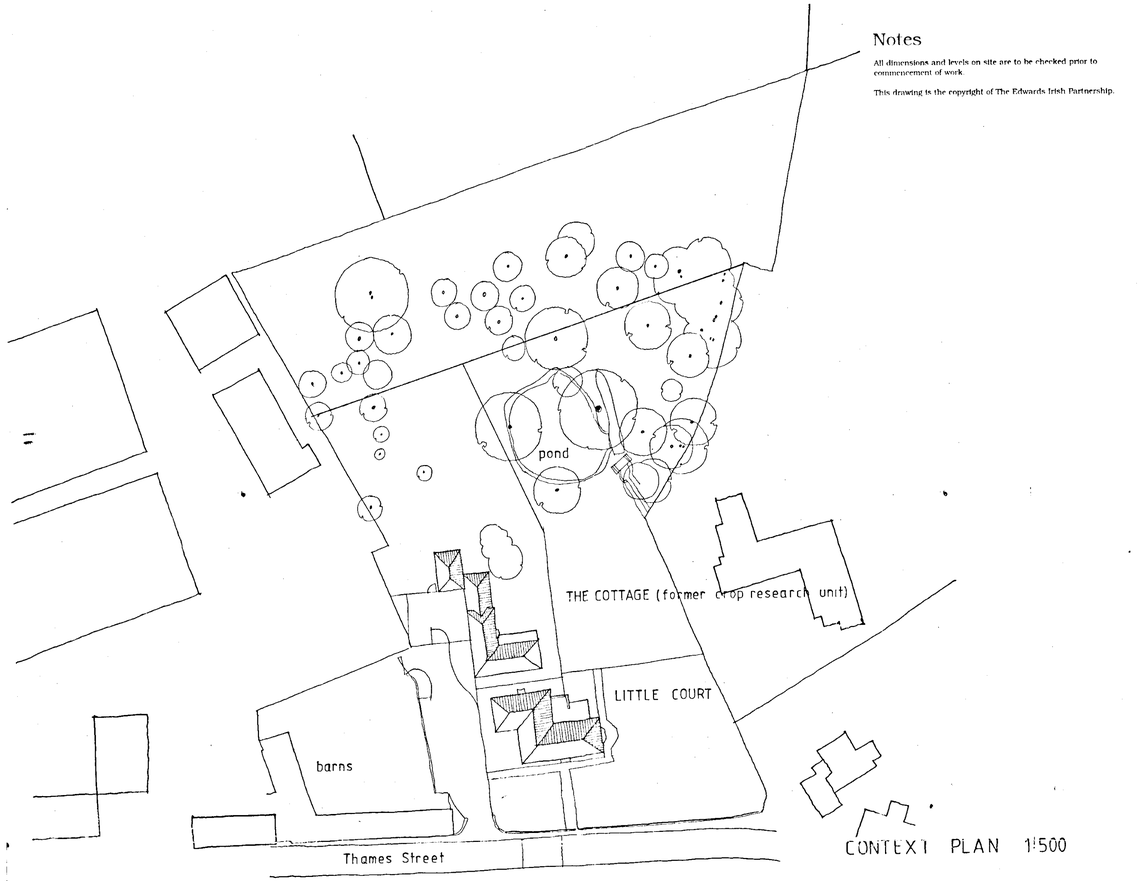

CONTEXT PLAN 1:500

REVISED PLAN

5750

SHRUB PLANTING BEDS C E F G and H

REF	SPECIES	SIZE	POT SIZE	HABIT	DENSITY
LAV	Lavandula Munstead	20/30cm	2 Litre	Bushy	5 per sq.m.
HEB	Hebe Mrs Winder	30/45cm	2 Litre	Bushy	4 per sq.m.
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HEDGE PLANTING BED D

LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

TREE PLANTING A

SPECIES	GIRTH	ROOTS	HABIT	HEIGHT
Taxus Baccata	6/8cm	Balled	LT Standard	2000mm

TREE PLANTING B

Quercus Robur	8/10cm	Balled	Standard	3000mm

PLAN	
POL	
DC	
APP	
CS	
25 MAR 2002	
COPIES TO	ACK
	FILE

REV A : GARAGE DELETED, PLANTING SCHEDULE ADDED 03/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 Date 01/02

APPROVED

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118 989 4403 Fax: 0118 989 4383 E mail: the.eip@virgin.net

Job 1496 Dwg. 06A

Rapidus DS IUK-95611

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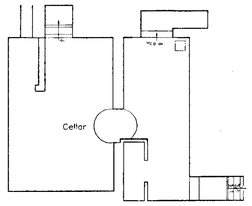
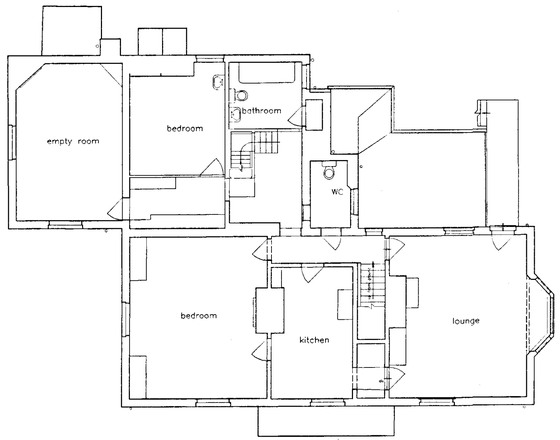
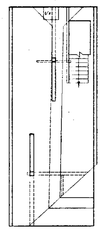


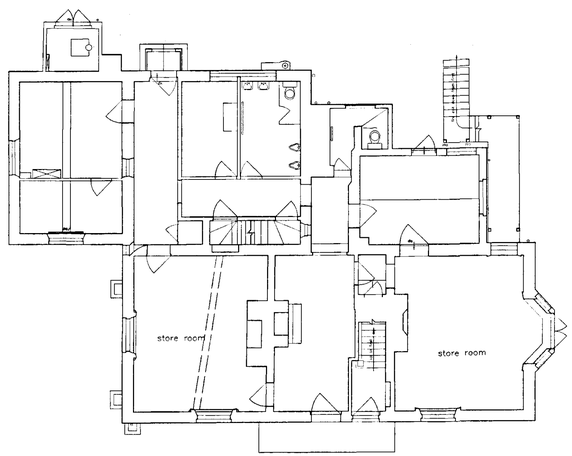
Cellar



First Floor Plan



Loft



Ground Floor Plan



RECEIVED 5751

Project
Little Court,
Sonning Farm
Berks.

Client
Hicks Developments Ltd

Drawing
Main House
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
16 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118 989 4403 Fax: 0118 989 4383
E-mail: the.eip@virgin.net

Job 1492 Dwg. 10

Notes.

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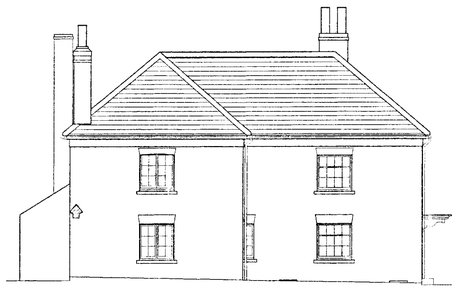
Front Elevation



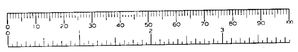
Side Elevation



Side Elevation



Rear Elevation



06.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100 Date Jan 02

APPROVED

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail: the.eip@virgin.net

Job 1492 Dwg. 11

Notes.

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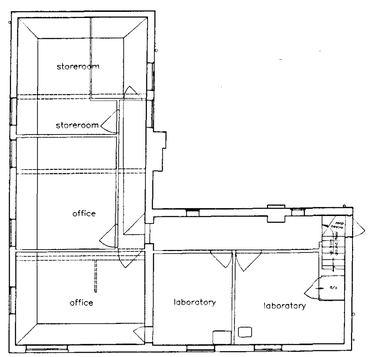
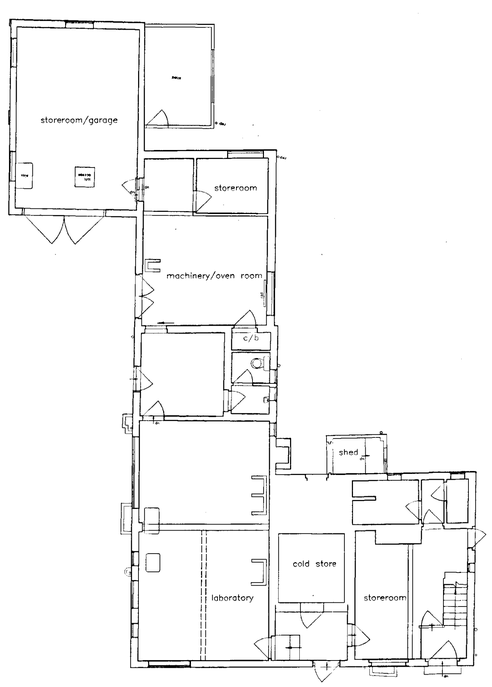


First Floor Plan



Ground Floor Plan



10.FEB.2002 5751

Project
Little Court,
Sonning Farm
Berks.

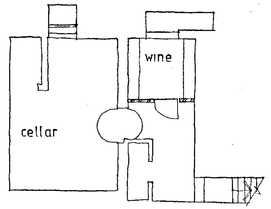
Client
Hicks Developments Ltd

Drawing
The Cottage
Plans as existing

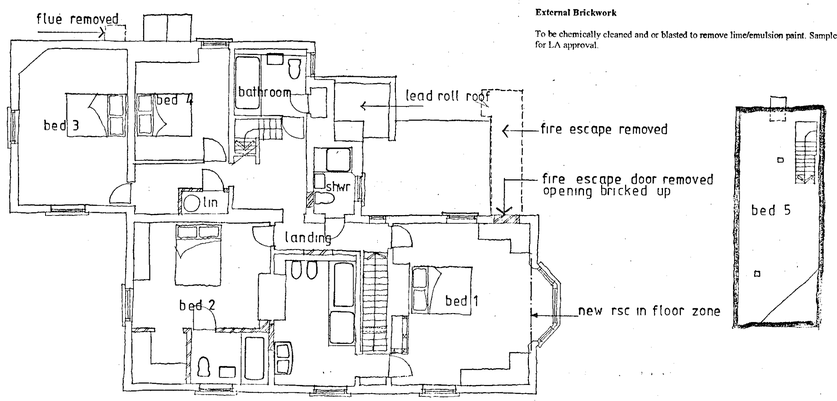
Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Job 1492 Dwg. 12

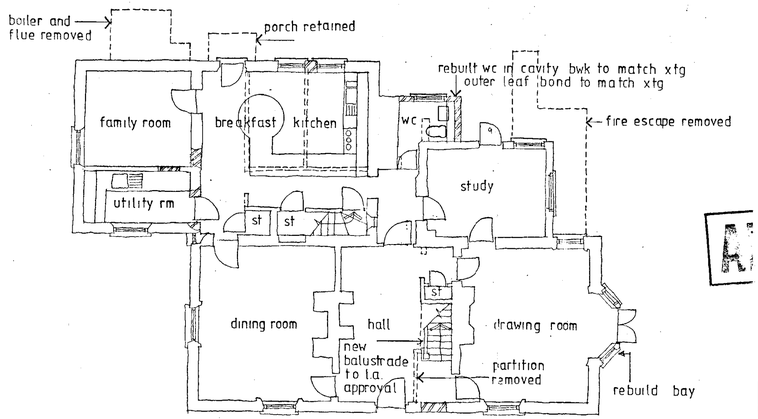


PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

PROPOSED
ATTIC PLAN
1:100



PROPOSED GROUND FLOOR PLAN 1:100



Notes

All dimensions and levels on site are to be checked prior to commencement of work.

Windows

Existing windows to be replaced in sw to match existing where required otherwise windows to be renovated. Two windows to be removed to assess condition and repair replacement agreed with LA. Single glazing to be used with glazing bars to be period. 8000mm sq. trickle vents to new replacement windows only. Brass ironmongery.

Drawing Room/Bedroom 1 Bay Window

To be removed and rebuilt to period detail. Corner of building to be underpinned. New steel inserted within floor zone to support first floor joists.

Floor Structure

Existing timber floors to be retained, treated and reinforced where structural engineers report requires all to LA approval.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA. Attic bedroom to have structural report on existing post and beam roof support

Damp Proof Course

To be in accordance with Southern Remedial Services report. Finish coat over waterproof render to be agreed with LA.

Dado Rails, Picture Rails and Skirtings

Where original to be renovated. All new mouldings in sw to match existing.

Roof

To be renovated in accordance with Condition Survey.

External Brickwork

To be chemically cleaned and or blasted to remove lime/emulsion paint. Sample panels to be executed for LA approval.

New brickwork to match xtg in type bond and mortar

New 75X50mm stud wall 12mm p board and skim ct

Existing lath and plaster to renewed to match xtg

REV B: LISTED BUILDING OFFICERS NOTES ADDED 19/04/02.
REV A: NOTES ADDED 25/03/02.

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale 1:100 Date 01/02

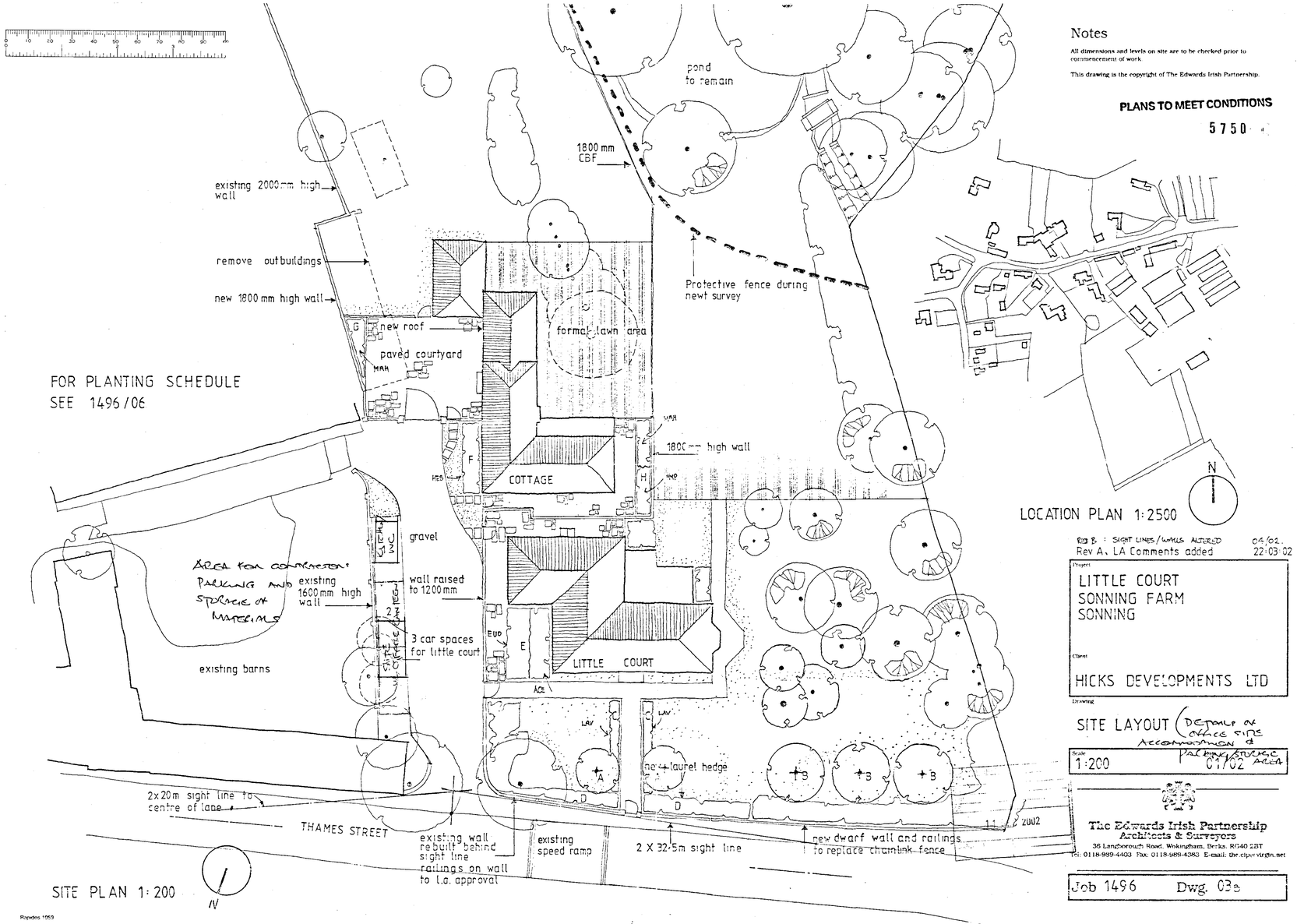
REVISED PLAN

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks, RG40 2EF
Tel: 0118 989 4403 Fax: 0118 989 4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 01 B

Rendos DS (UK) 9811

9/6/02



Notes

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PLANS TO MEET CONDITIONS

5750

Rev B : SIGHT LINES/WALLS ALTERED 04/02.
Rev A. LA Comments added 22/03/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT (DETAILS OF OFFICE AND ACCOMMODATION & PARKING/STORAGE AREA)

Scale 1:200 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eipw@virgin.net

Job 1496 Dwg. 03a

Rapidos 1959

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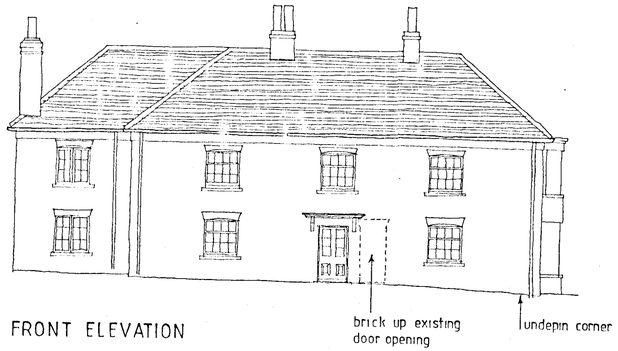
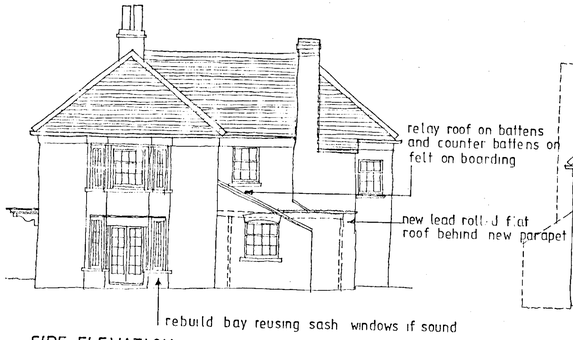
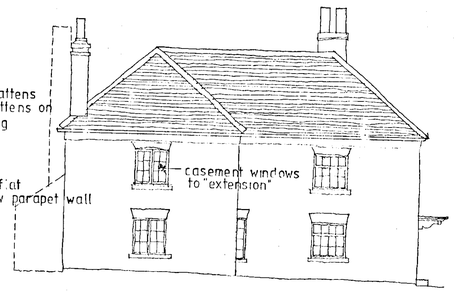


FRONT ELEVATION



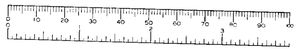
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



REV C	CHIMNEY UNDELETED	04/02
REV B	NOTES ADDED	25/03/02
REV A	DINING ROOM WINDOW ~~BED HEADING~~ DELETED	02/02

Project

LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

11 APR 2002

Client

HICKS DEVELOPMENTS LTD

Drawing

PROPOSED ELEVATIONS
LITTLE COURT

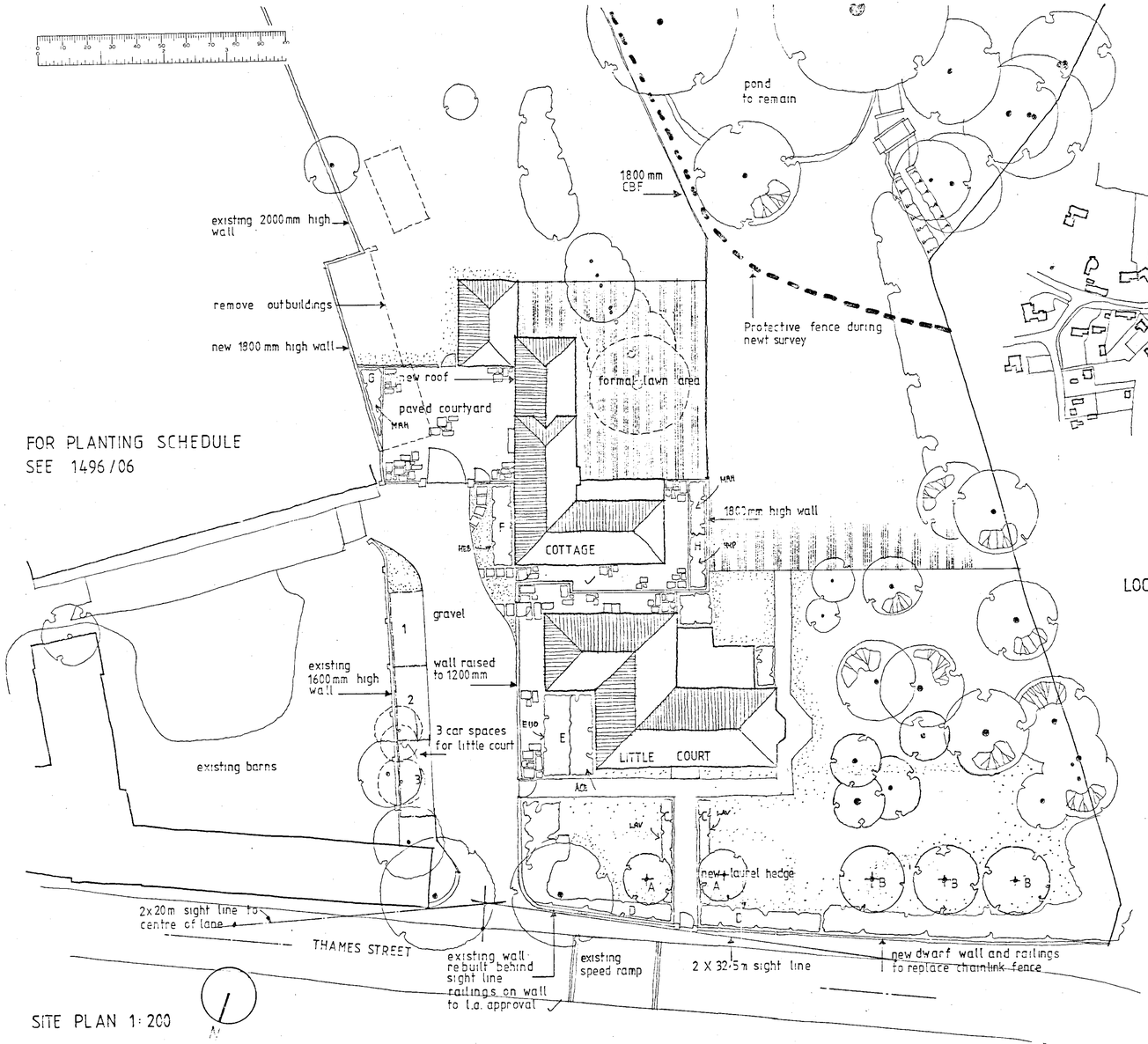
Scale 1:100 Date 01/02

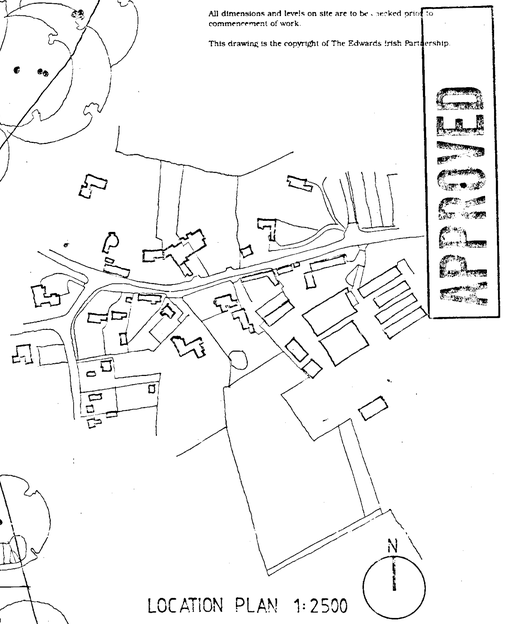
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E mail: the.cip@virgin.net

Job 1496 Dwg. 04B

Regulus DS (UK) Part 1

16/10/02





LOCATION PLAN 1:2500

Notes

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APPROVED

Rev B : SIGHT LINES/WALLS ALTERED 04/02
Rev A. LA Comments added 22/03/02

Project
LITTLE COURT
SONNING FARM
SONNING

12 APR 2002

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT REVISED PLAN

Scale 1:200 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-0283 E-mail: theirish@virgin.net

Job 1496 Dwg. 03B ✓

16/10/02

Notes.

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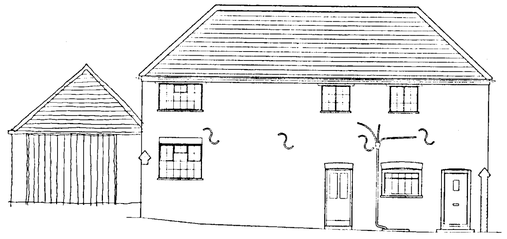
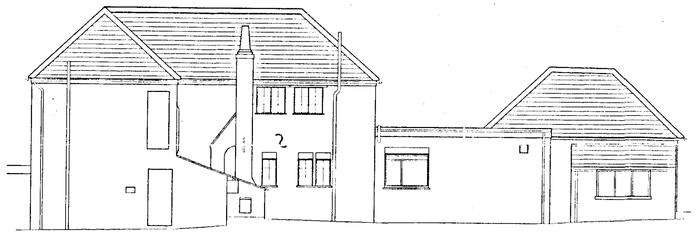


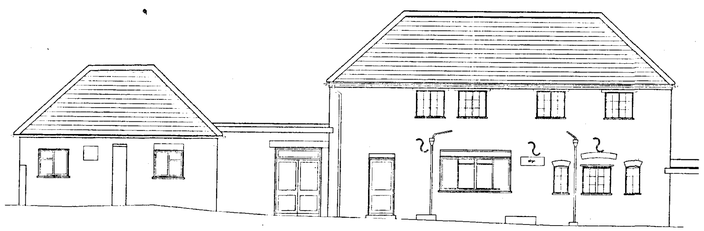
Side Elevation



Side Elevation



Rear Elevation



Front Elevation



08.FEB.2002 5751

REV A GARAGE ADDED 02/02

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
16 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail: the-eip@virgin.net

Job 1492 Dwg. 13 A

Notes

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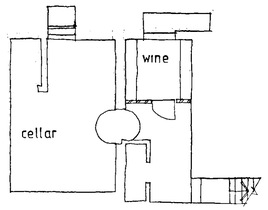
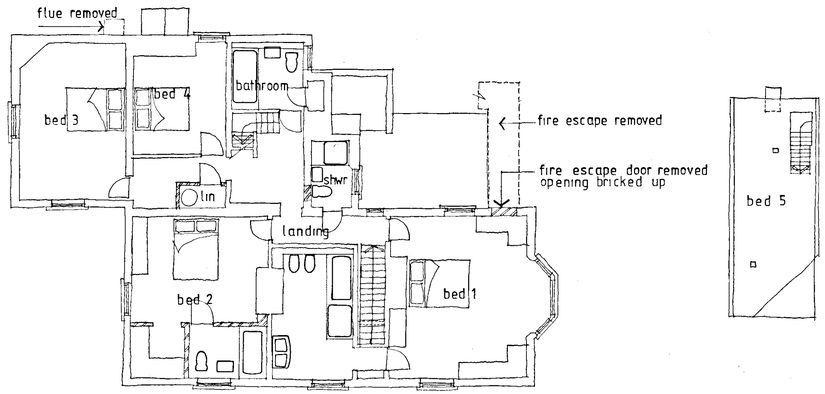
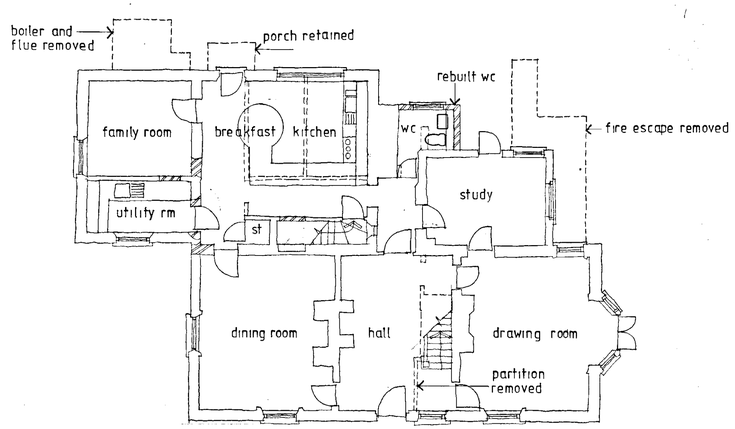


PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

PROPOSED
ATTIC PLAN
1:100



PROPOSED GROUND FLOOR PLAN 1:100



SUPERSEDED

06.FEB.2002 5750

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

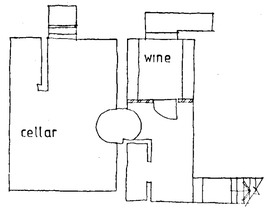
Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale 1:100 Date 01/02

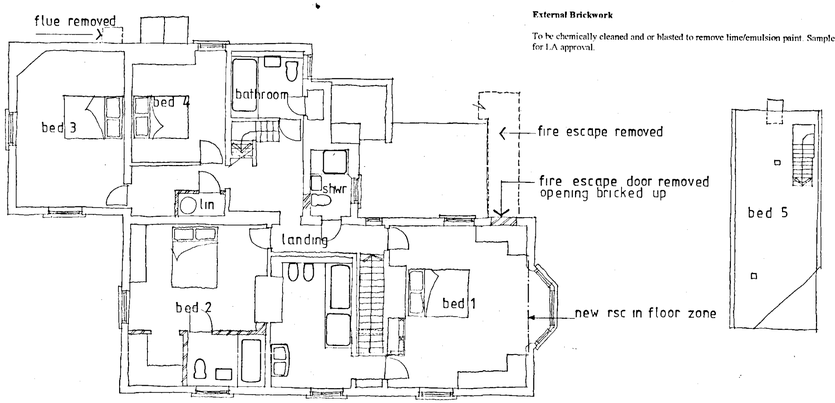
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 01

Rapidox 05 (UK) 99811

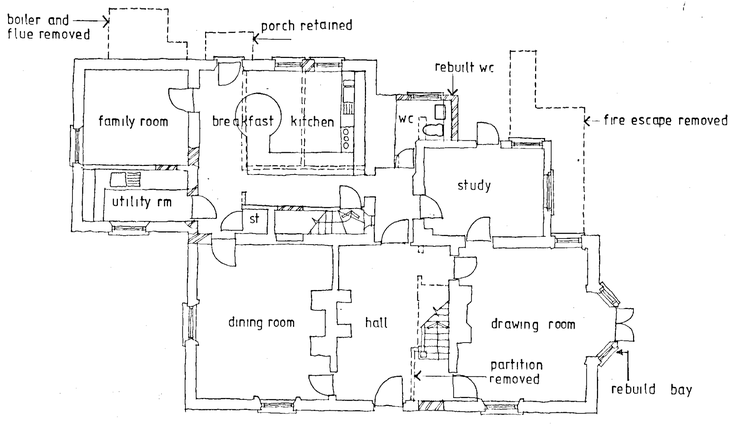


PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

PROPOSED
ATTIC PLAN
1:100



PROPOSED GROUND FLOOR PLAN 1:100



Notes

All dimensions and levels on site are to be checked prior to commencement of work.

Windows

Existing windows to be replaced in sw to match existing where required otherwise windows to be renovated. Two windows to be removed to assess condition and repair replacement agreed with LA. Single glazing to be used with glazing bars to be period. 8000mm sq. trickle vents to new replacement windows only. Brass ironmongery.

Drawing Room/Bedroom 1 Bay Window

To be removed and rebuilt to period detail. Corner of building to be underpinned. New steel inserted within floor zone to support first floor joists.

Floor Structure

Existing timber floors to be retained, treated and reinforced where structural engineers report requires all to LA approval.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA. Attic bedroom to have structural report on existing post and beam roof support.

Damp Proof Course

To be in accordance with Southern Remedial Services report. Finish coat over waterproof render to be agreed with LA.

Dado Rails, Picture Rails and Skirtings

Where original to be renovated. All new mouldings in sw to match existing.

Roof

To be renovated in accordance with Condition Survey.

External Brickwork

To be chemically cleaned and or blasted to remove lime/emulsion paint. Sample panels to be executed for LA approval.

REVISED PLAN

5750

25 MAR 2002

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REV A: NOTES ADDED 25/03/02.

Project
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SONNING

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Client
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Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale 1:100 | Date 01/02

The Edwards Irish Partnership
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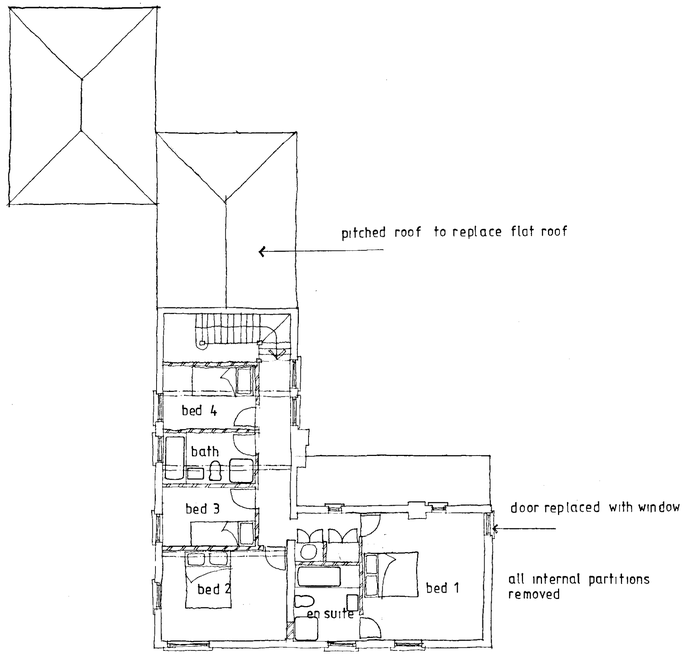
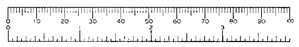


PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100



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Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
COTTAGE

Scale 1:100 Date 01/02

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Job 1496 Dwg. 02

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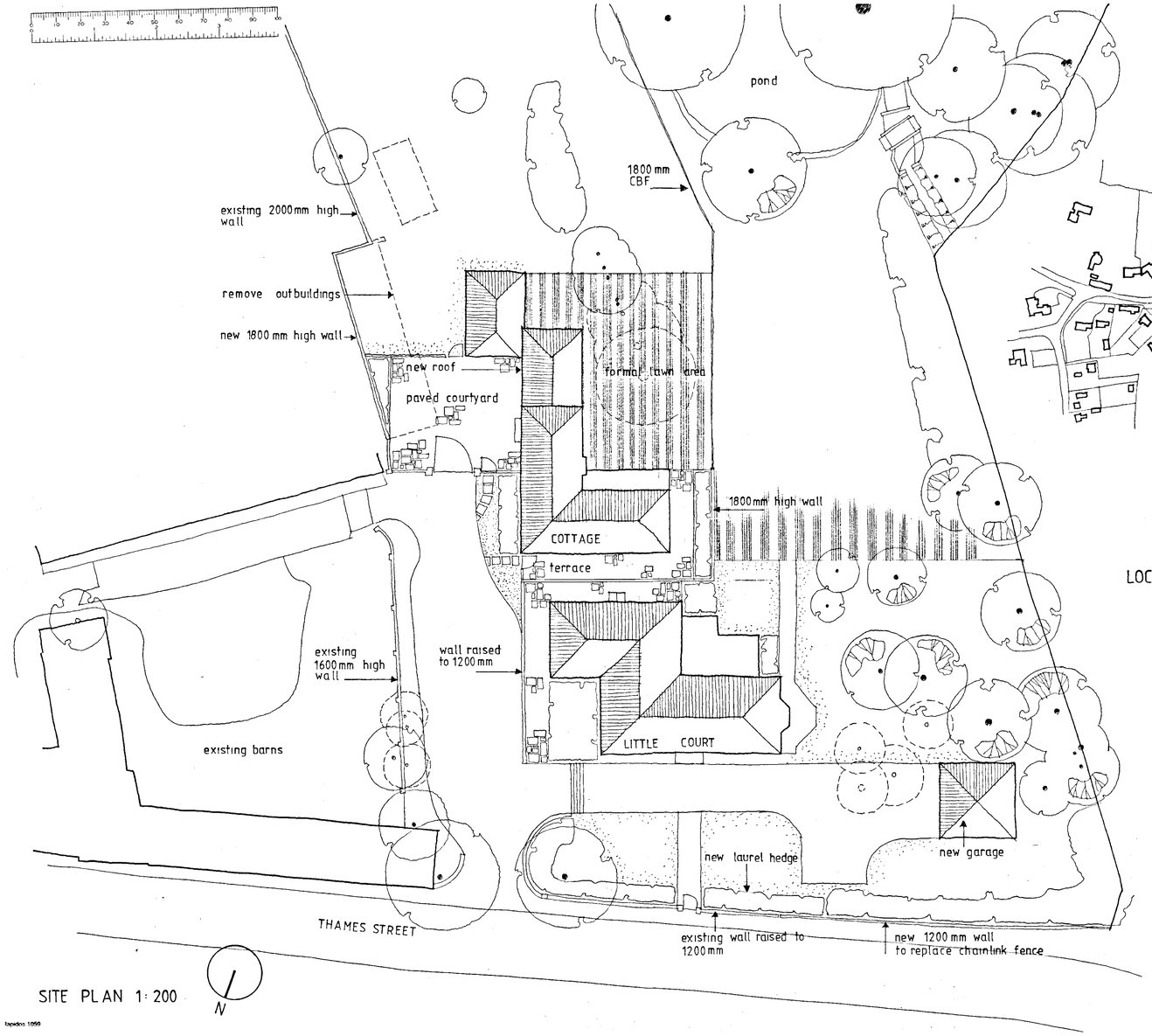
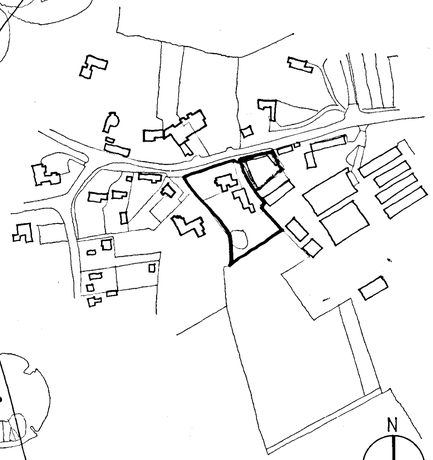


SITE PLAN 1:200



LOCATION PLAN 1:2500

Notes

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Project

LITTLE COURT
SONNING FARM
SONNING

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Drawing

SITE LAYOUT

Scale	Date
1:200	01/02

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Job 1496	Dwg. 03

tapedes 1099

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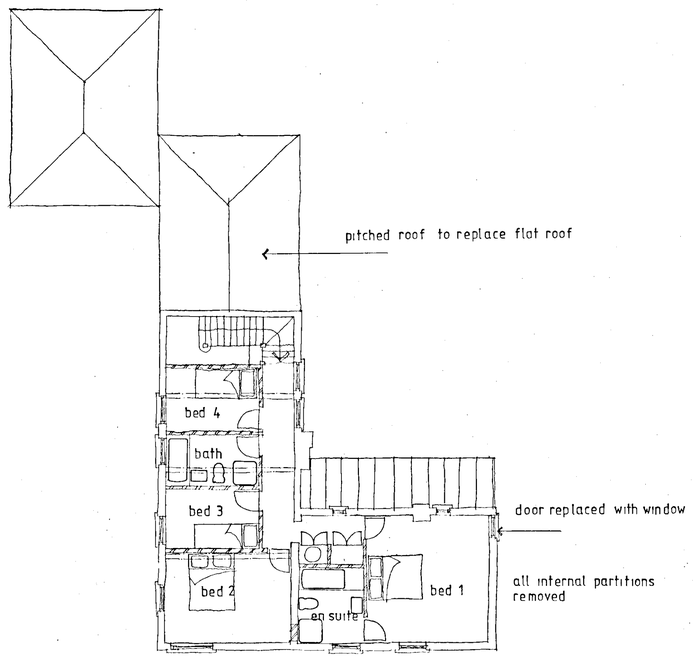
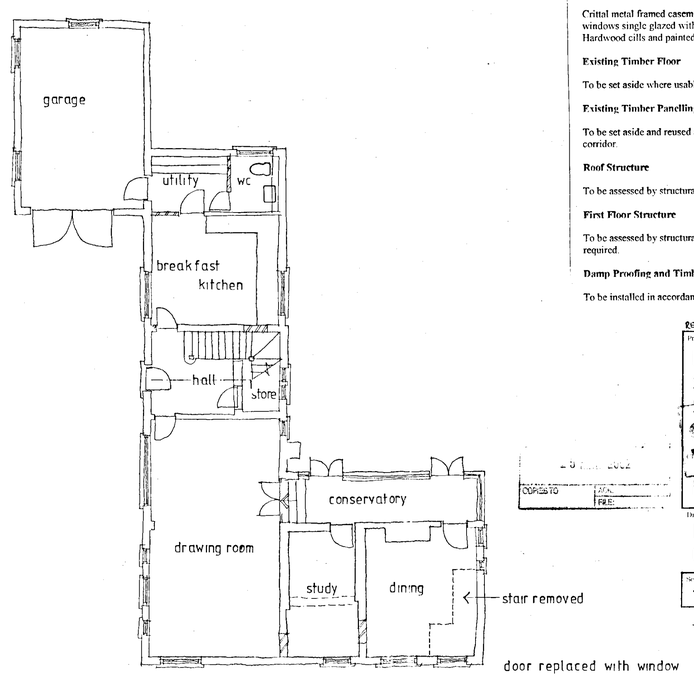


PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

REVISED PLAN

Windows

Crittal metal framed casement windows to be replaced with soft wood side hung casement windows single glazed with period glazing bars and 8000mm sq. trickle vents to heads. Hardwood cills and painted MDF cill boards. Brass ironmongery.

Existing Timber Floor

To be set aside where usable and refitted after treatment to nominated room(s).

Existing Timber Panelling

To be set aside and reused after treatment as dado panelling in nominated rooms and/or corridor.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA where required

First Floor Structure

To be assessed by structural engineer and reinforced by agreement with the LA where required.

Damp Proofing and Timber Treatment

To be installed in accordance with Southern Remedial Services report

REV A: NOTES ADDED 25/03/02

Project
LITTLE COURT
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SONNING

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Drawing
PROPOSED ALTERATIONS
COTTAGE

Scale 1:100 Date 01/02

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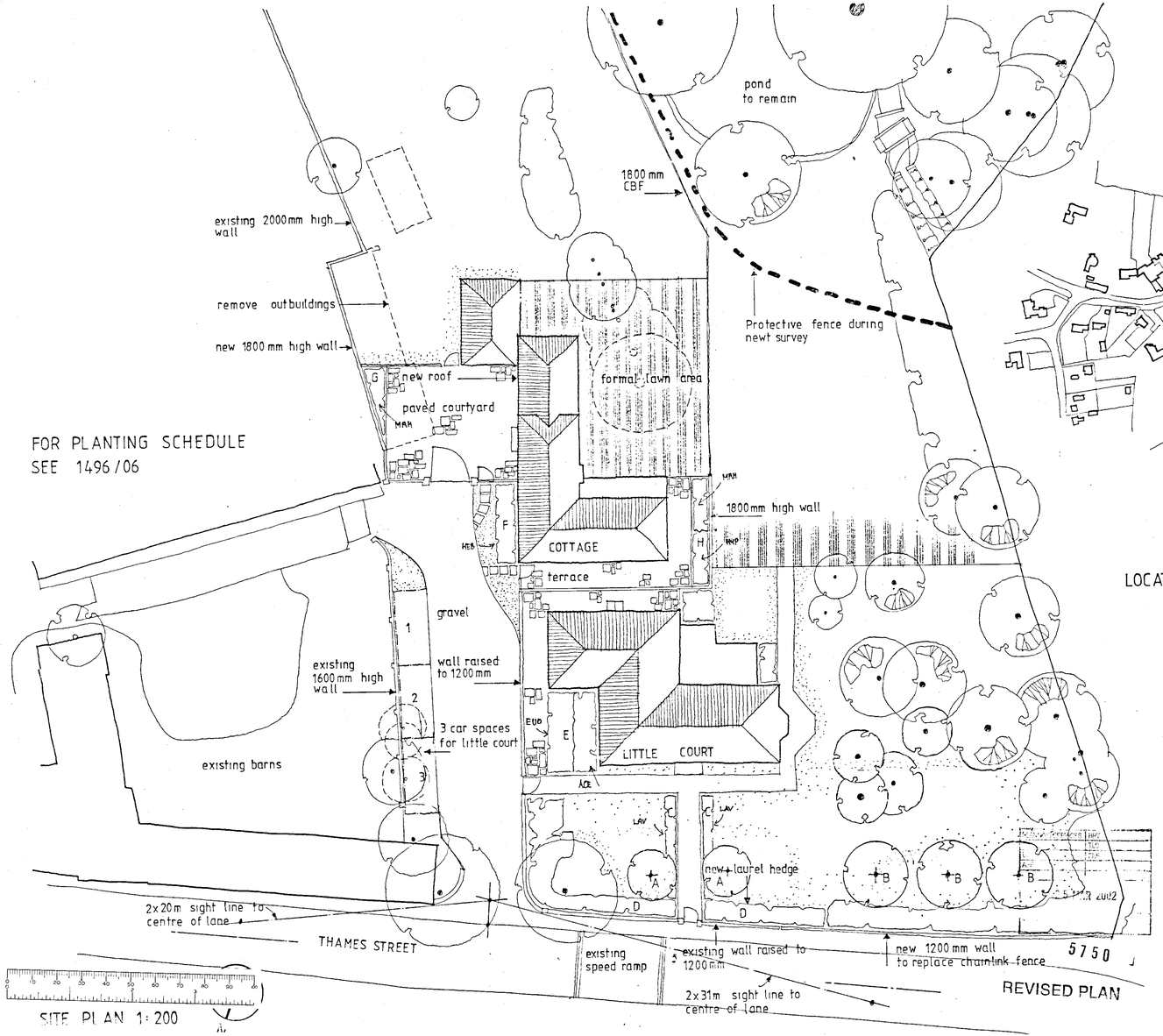

Notes

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Rev A. LA Comments added 22:03:02

Project
LITTLE COURT
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SONNING

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Client
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Drawing
SITE LAYOUT

Scale 1:200 Date 01/02

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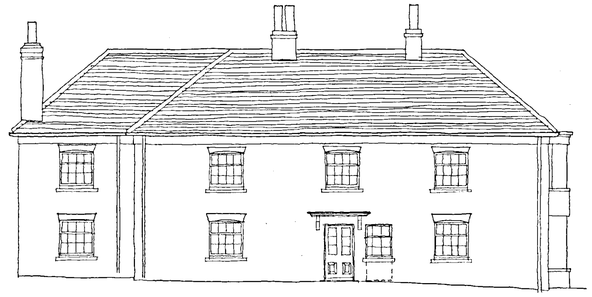
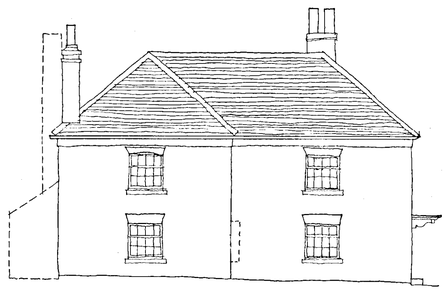


FRONT ELEVATION



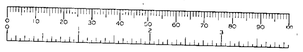
SIDE ELEVATION west



SIDE ELEVATION east



REAR ELEVATION



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RBI A DINING ROOM WINDOW BED 1 WINDOW DELETED 02/02

Project
LITTLE COURT
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SONNING

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Drawing
PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	01/02

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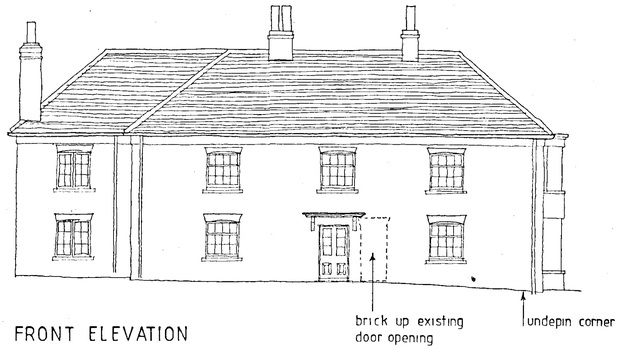
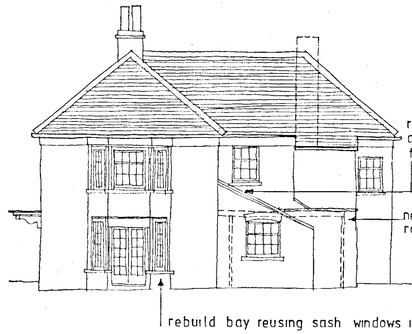


FRONT ELEVATION



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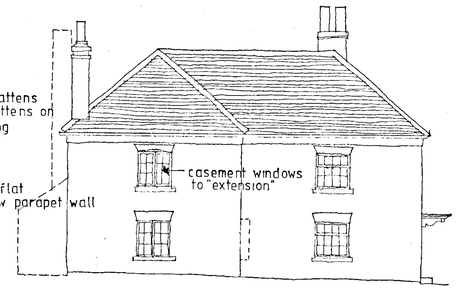

SIDE ELEVATION

REVISED PLAN

5750 A



REAR ELEVATION

PLANNING/BUILDING CONTROL	DRT
FCL	TEC
UAT	EMF
APP	
GS	
25 MAR 2002	
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RBI B NOTES ADDED 25/03/02
RBI A DINING ROOM WINDOW BED 1 WINDOW DELETED 02/02

Project
LITTLE COURT
SONNING FARM
SONNING

SUPERSEDED

Client
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Drawing
PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	01/02

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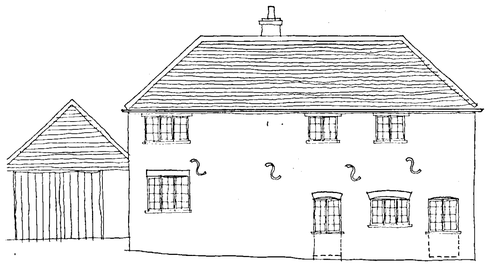
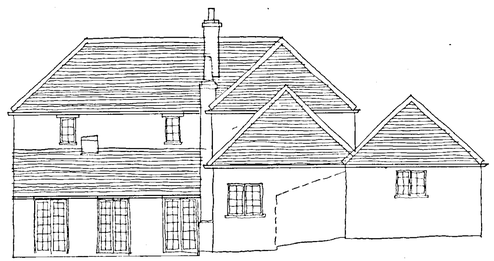


SIDE ELEVATION (Front)



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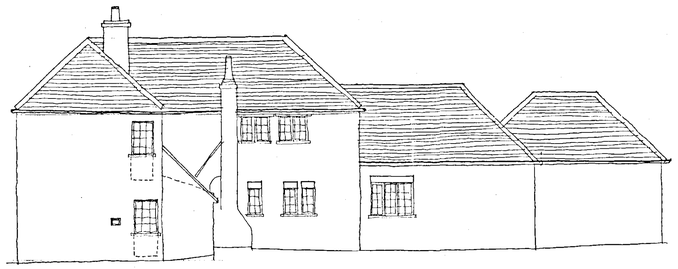

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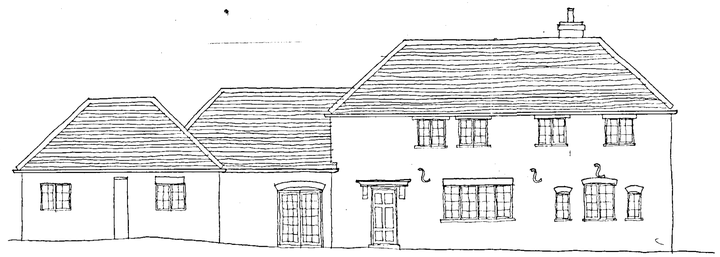

FRONT ELEVATION



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08.FEB.2002 5750

02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
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Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100

Date 01/02A

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Job 1496 Dwg. 05A

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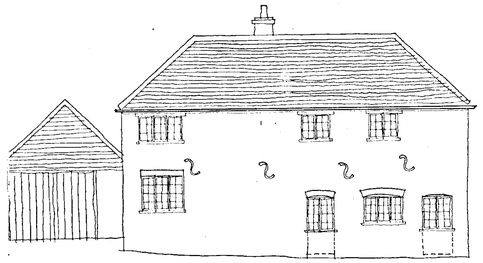

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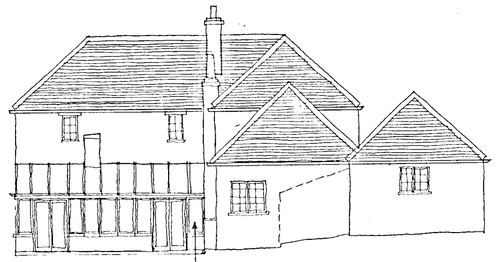

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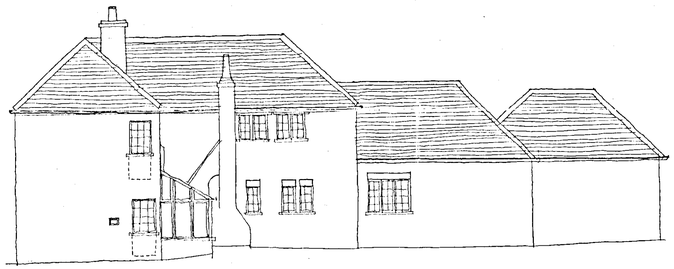

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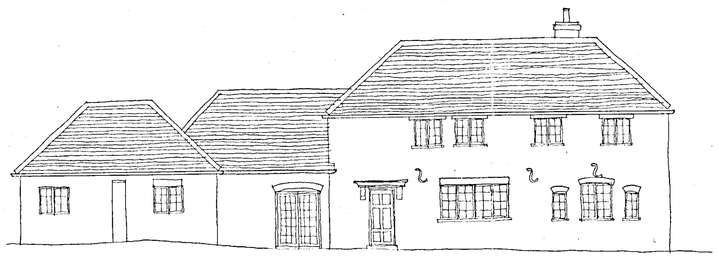

FRONT ELEVATION

REVISED PLAN

S.

5750

25 MAR 2002

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REV B CONSERVATORY ADDED 25/03/02
REV A DINING RM WINDOW + GARAGE 02/02

Project
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SONNING

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Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 | Date 01/02A

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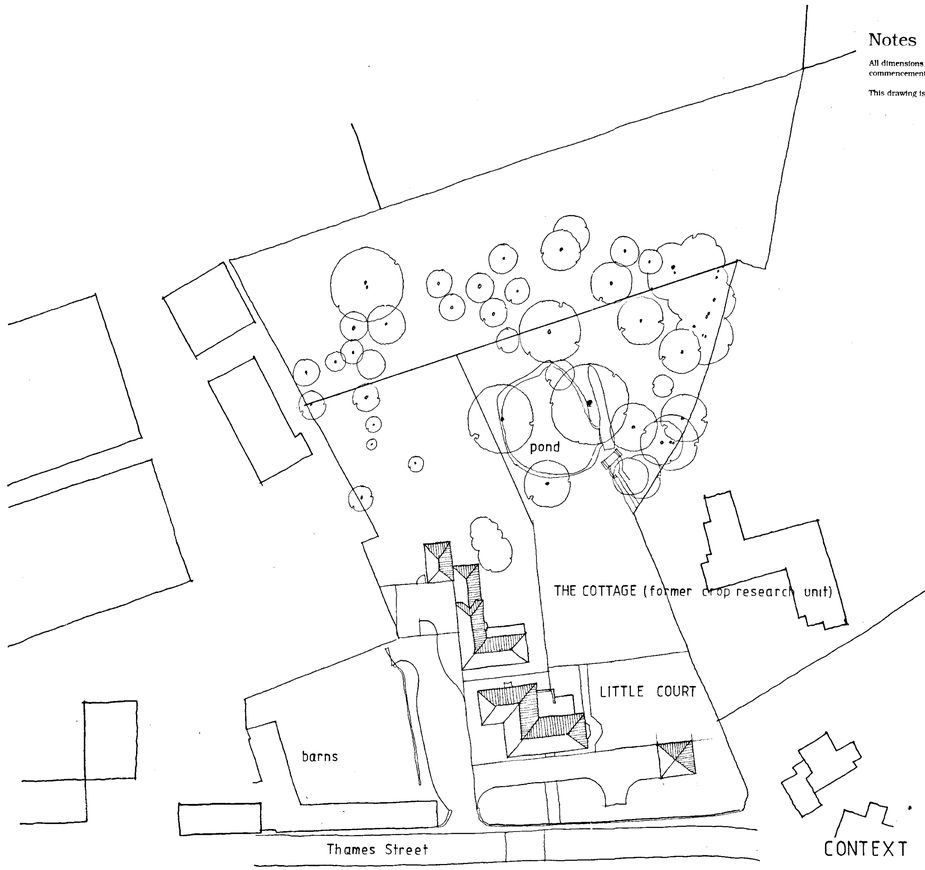
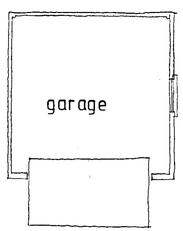
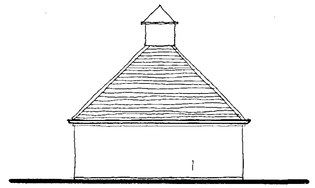


CONTEXT PLAN 1:500

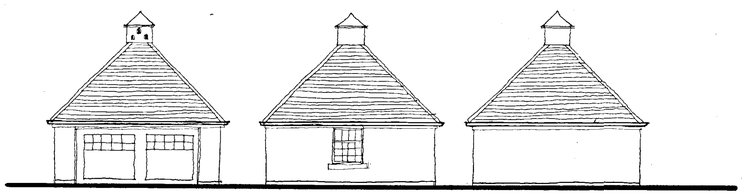


PLAN

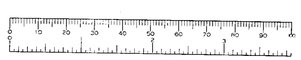


REAR ELEVATION

NB
all materials to match main house



FRONT SIDE SIDE



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Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 Date 01/02

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Job 1496 Dwg. 06

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