Notes

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

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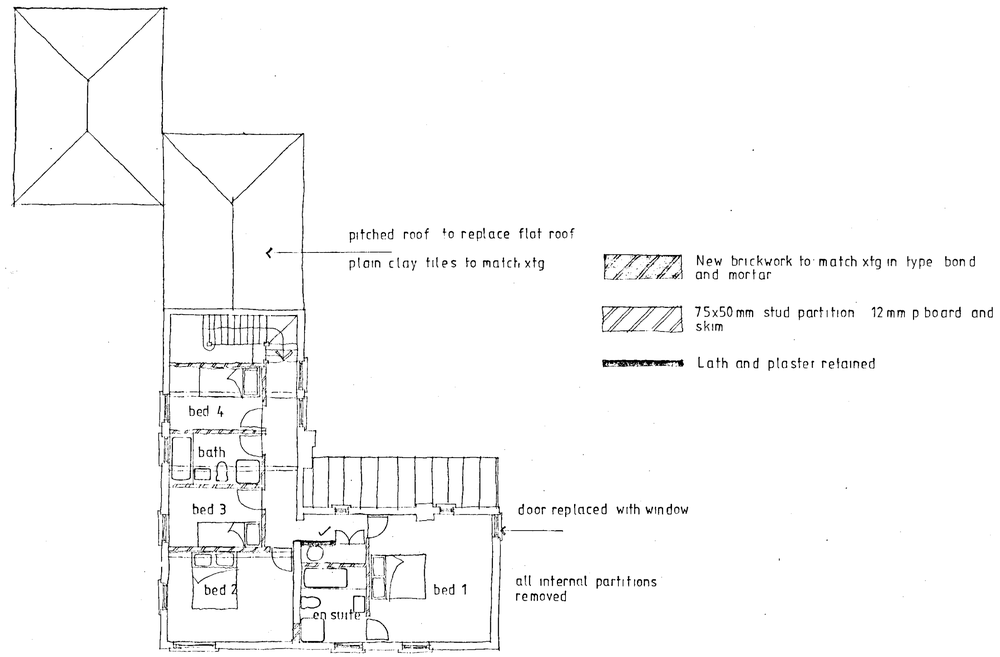
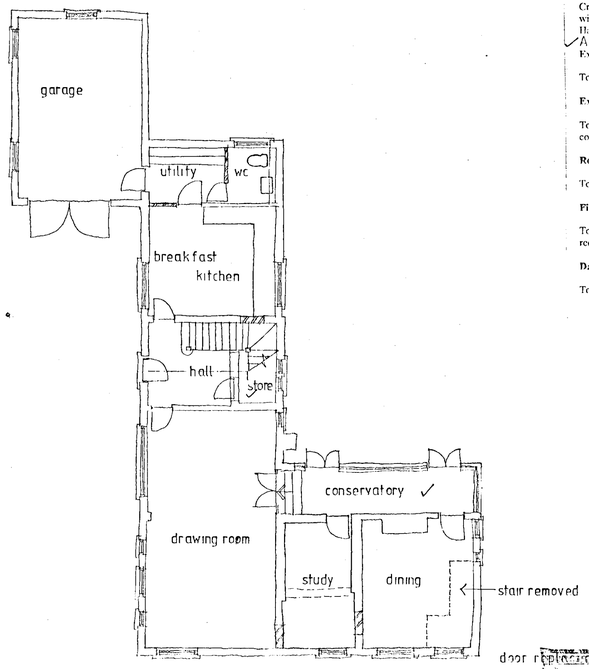


PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

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.
All window details to be agreed prior to manufacture.

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 B: ROOF NOTES + KEY ADDED 04/02.
REV A9 NOTES ADDED 25/03/02

Project
LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
COTTAGE

APPROVED

Scale 1:100 Date 01/02

12 APR 2002

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

Job 1496 Dwg. 02B

Reg. Arch DS (UK) 99811

Notes.

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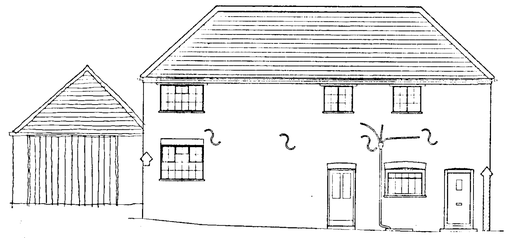
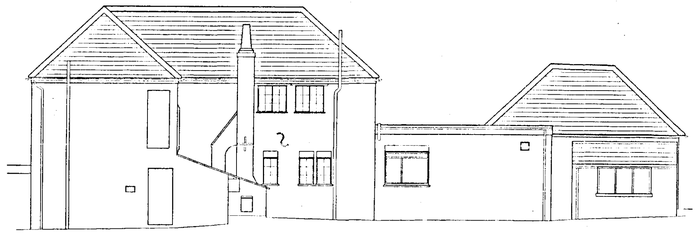


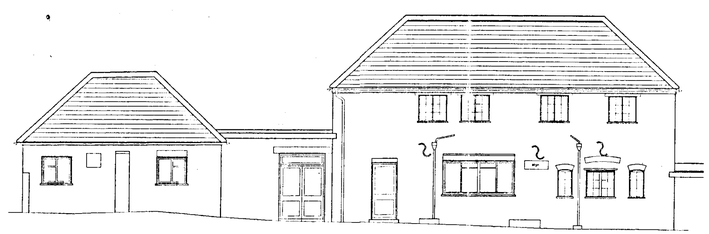
Side Elevation



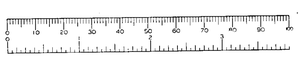
Side Elevation



Rear Elevation



Front Elevation



00.FEB.2002* 5750

REV A GARAGE ADDED 02/02

Project

Little Court,
Sonning Farm,
Berks.

APPROVED

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
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Job 1492 Dwg. 13 A

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

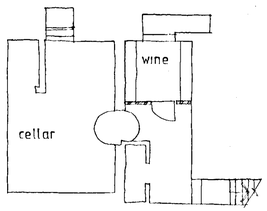
Where original to be renovated. All new mouldings in sw to match existing.

Roof

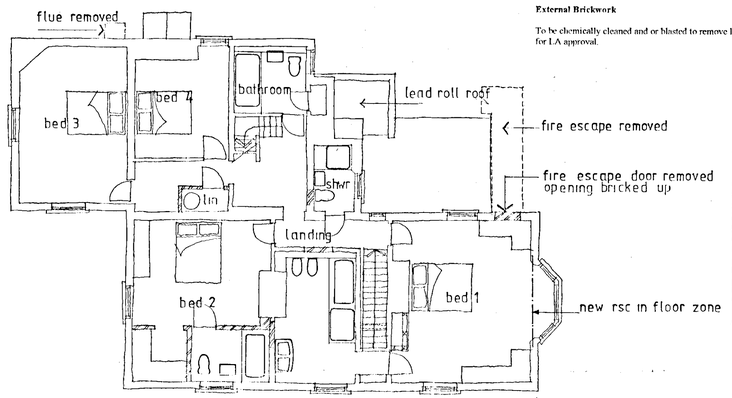
To be renovated in accordance with Condition Survey.

External Brickwork

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



PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

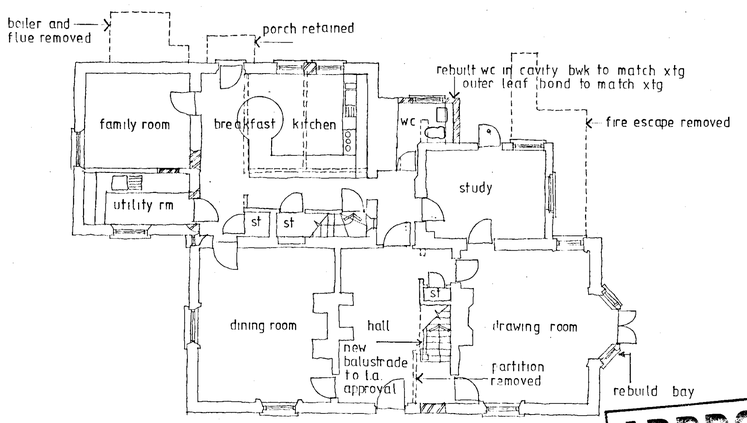


PROPOSED ATTIC PLAN 1:100

New brickwork to match xtg in type bond and mortar

New 75 X 50mm stud wall 12mm p board and skim ct

Existing lath and plaster to renewed to match xtg



PROPOSED GROUND FLOOR PLAN 1:100

REV B: LISTED BUILDING OFFICERS NOTES ADDED 9/04/02.
REV A: NOTES ADDED 25/08/02.

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale	Date
1:100	01/02

APPROVED

REVISED PLAN

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 B

Registered DS (UK) 59/11

Notes

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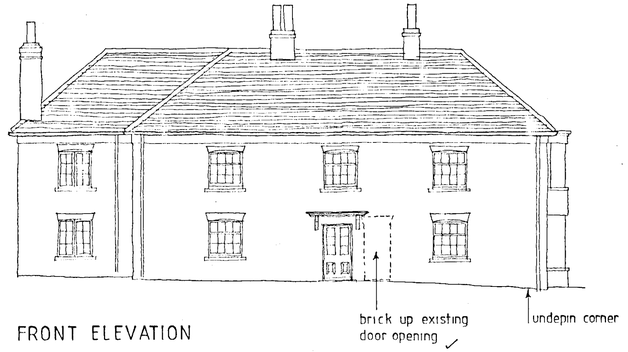
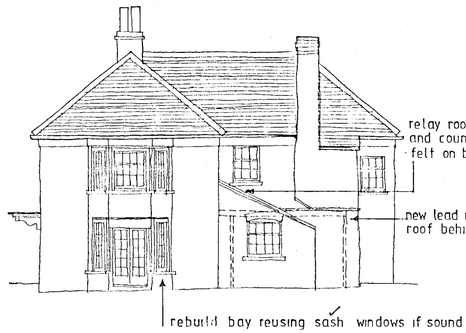
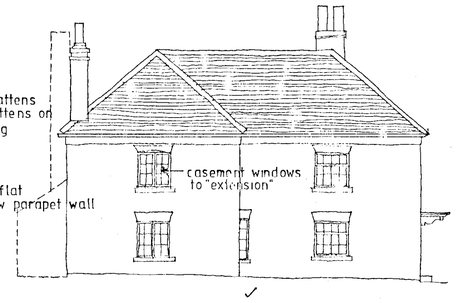


FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

APPROVED

REV C	CHIMNEY UNDELETED	04/02
REV B	NOTES ADDED	25/03/02
REV A	DINING ROOM WINDOW BED 1 WINDOW DELETED	02/02

Project
LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

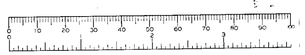
Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	01/02



REAR ELEVATION



12 APR 2002

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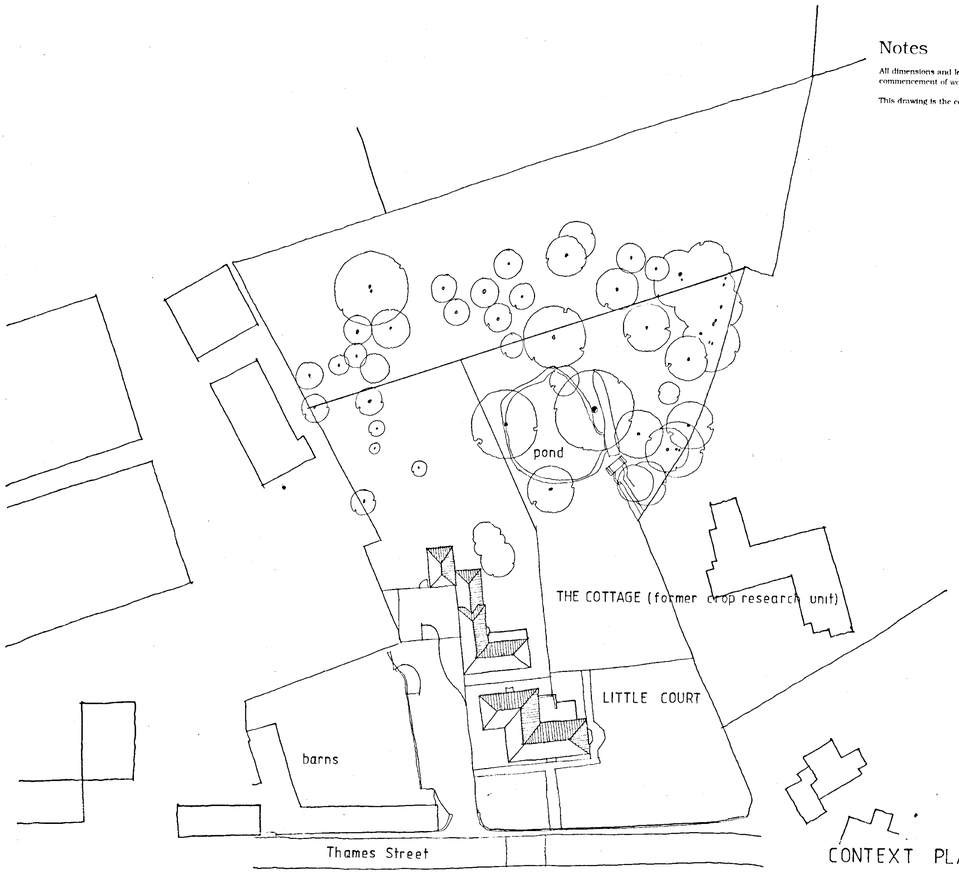
Tel: 0118 989 4403 Fax: 0118 989 4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 04B



CONTEXT PLAN 1:500

Notes

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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

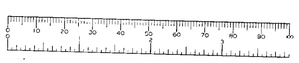
LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

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



REVISED PLAN

5750__

25 MAR 2002
COPIES TO
ACK
FILE

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

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

Job 1496 Dwg. 06A

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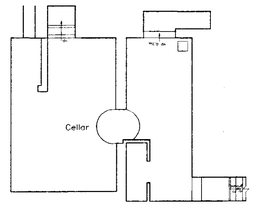
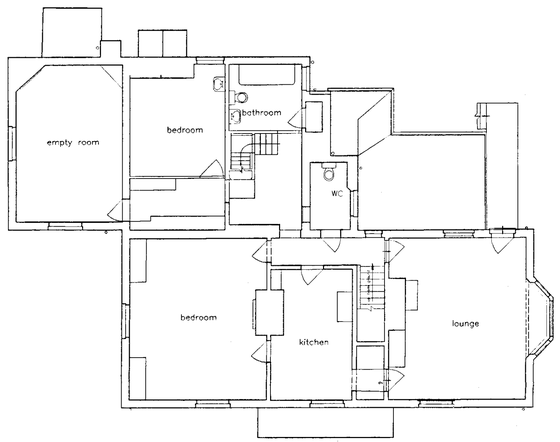
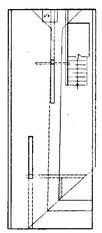


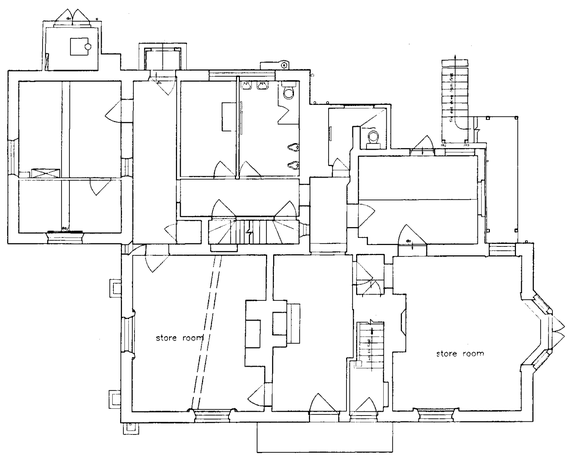
Cellar



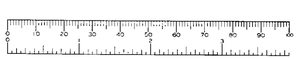
First Floor Plan



Loft



Ground Floor Plan



APPROVED
06.FEB.2002 5750

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
36 Langhorough 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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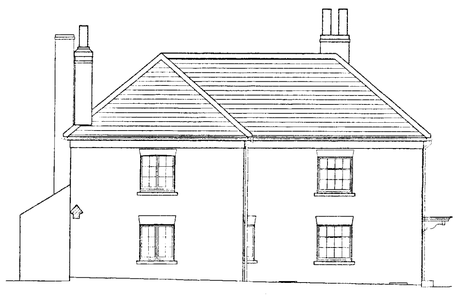
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

06.FEB.2002* 5750

Project

Little Court,
Sonning Farm
Berks.

APPROVED

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
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E-mail the.eip@virgin.net

Job 1492 Dwg. 11

Notes

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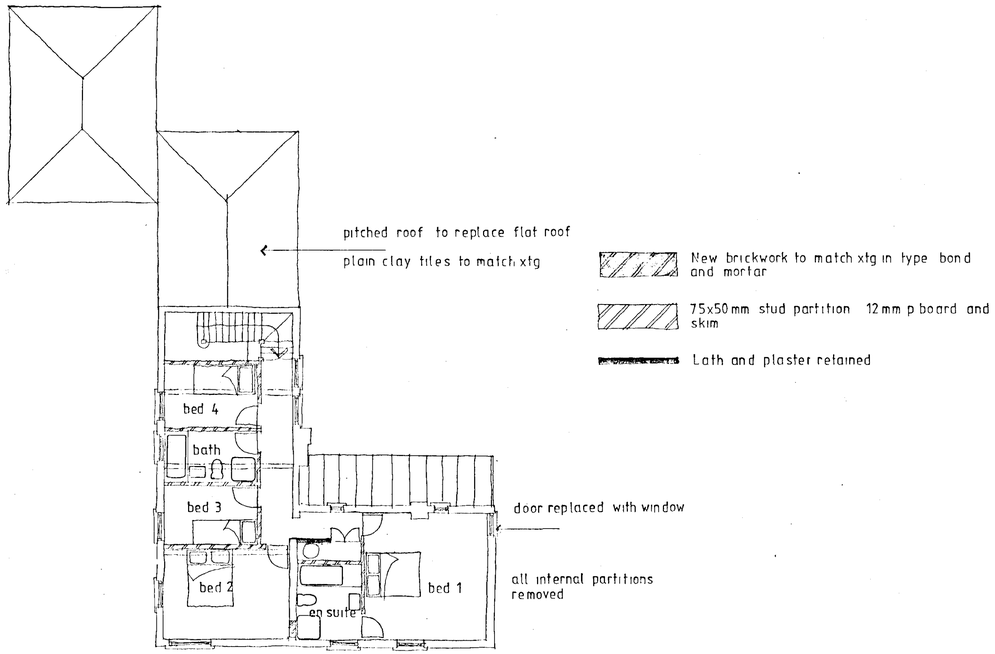
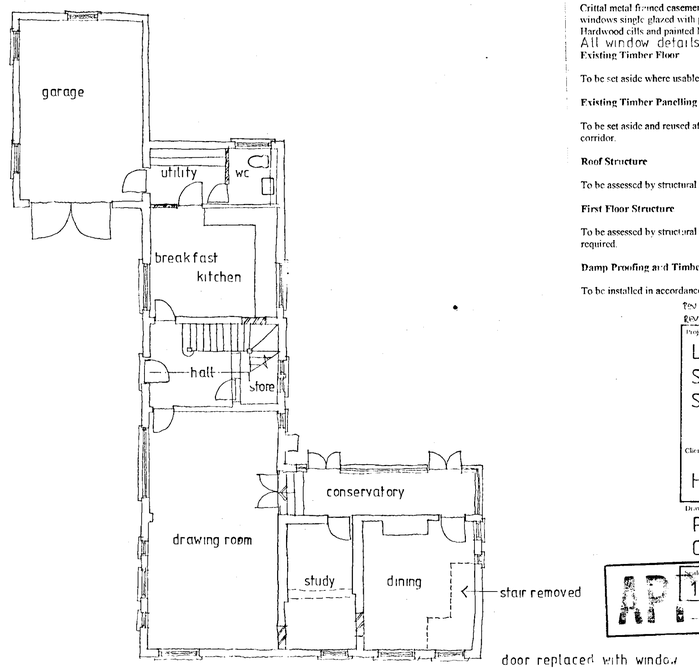


PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

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.
All window details to be agreed prior to manufacture.

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 D: ROOF NOTES + KEY ADDED 04/02
REV A: NOTES ADDED 25/03/02

Project
LITTLE COURT
SONNING FARM
SONNING

REVISED
11 APR 2002

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
COTTAGE

APPROVED

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. 02B

Rapidos DS (UK) 99811

Notes.

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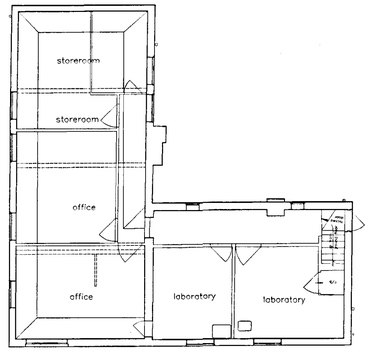
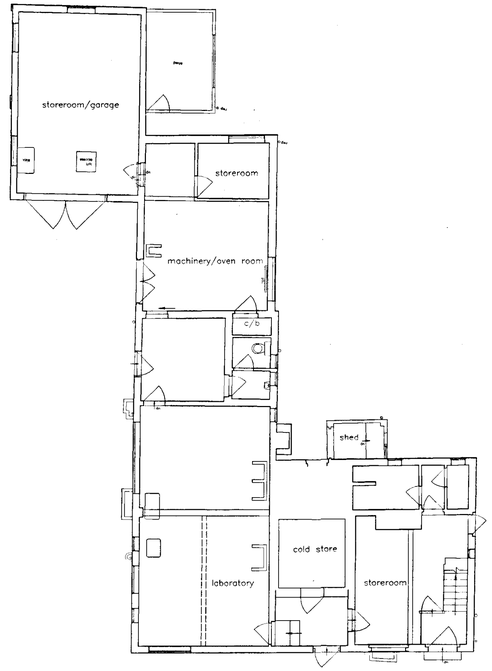


First Floor Plan



Ground Floor Plan



08.FEB.2002 5750

APPROVED

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
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E-mail the.eip@virgin.net

Job 1492 Dwg. 12

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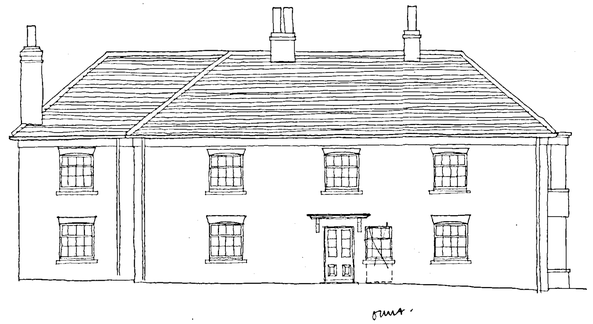
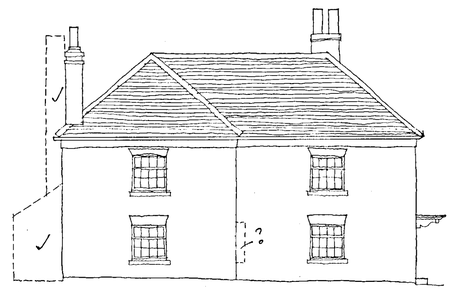


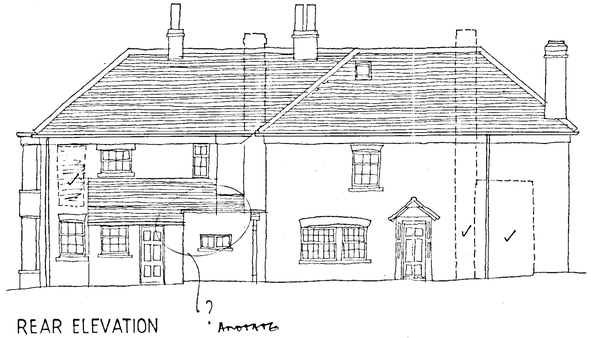
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

SUPERSEDED

03.FEB.2002 5751

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

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	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. 04A

Rapidos DS (UK) 99811

Notes

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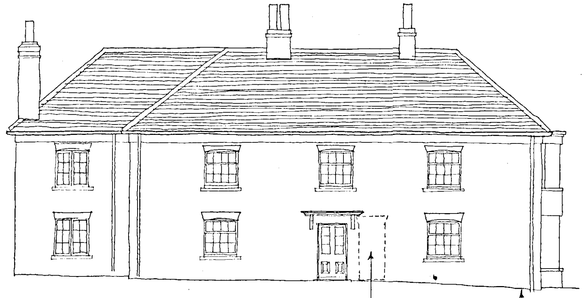

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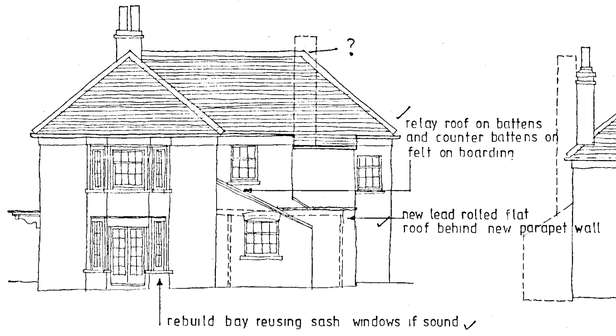
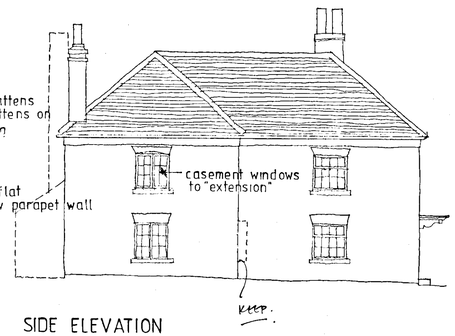
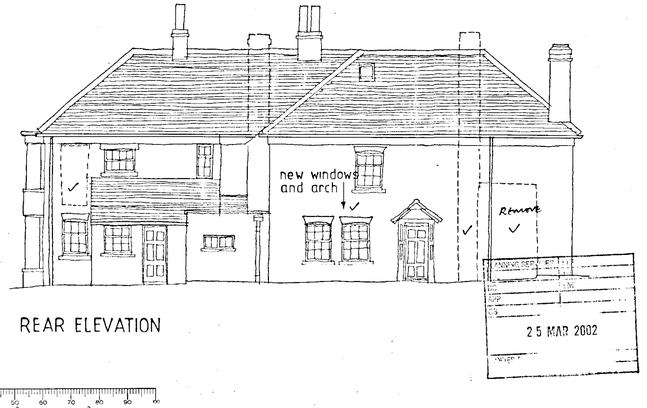


SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

REVISED PLAN

5750

SUPERSEDED

RBI B NOTES ADDED 25/03/02
RBI A DINING ROOM WINDOW BED 1 WINDOW DELETED 02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
LITTLE COURT

Scale 1 100 | Date 01/02

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Architects & Surveyors
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Job 1496 Dwg. 04B

Rapidus DS (UK) 99811

Notes

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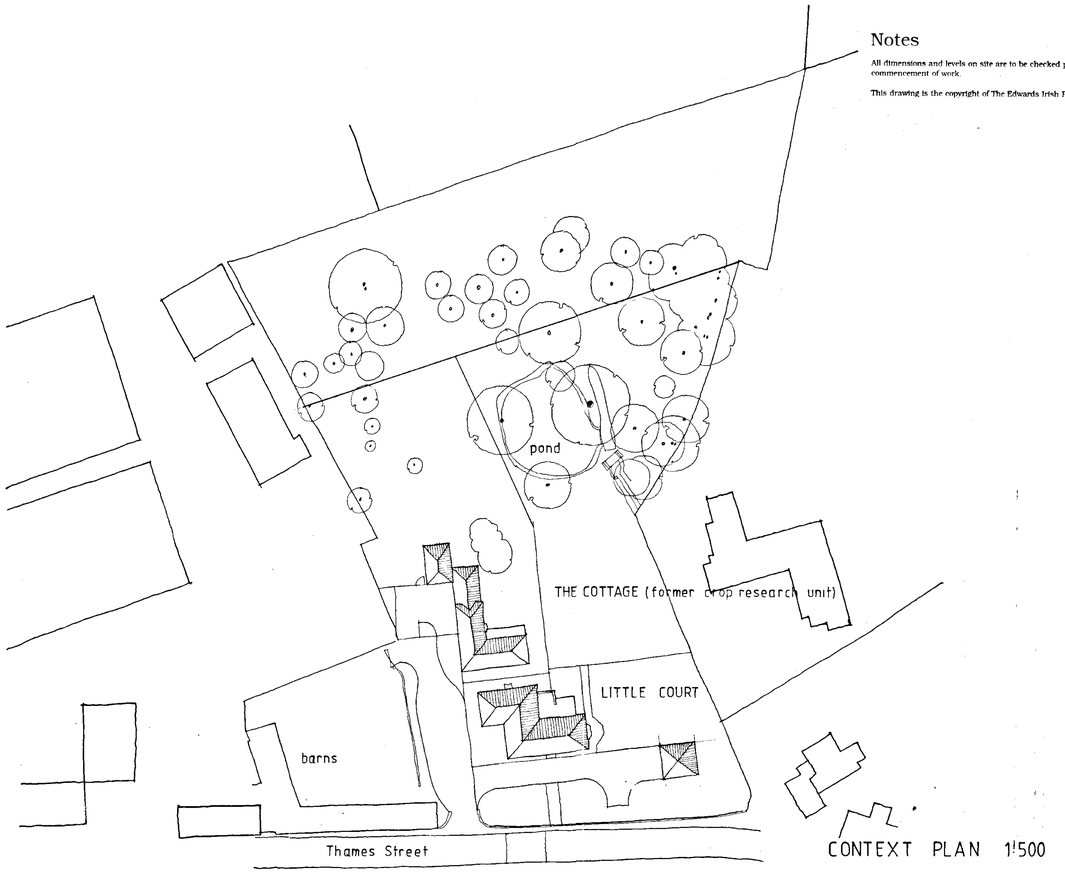
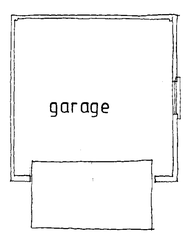
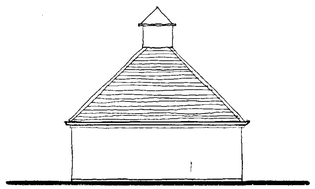


CONTEXT PLAN 1:500

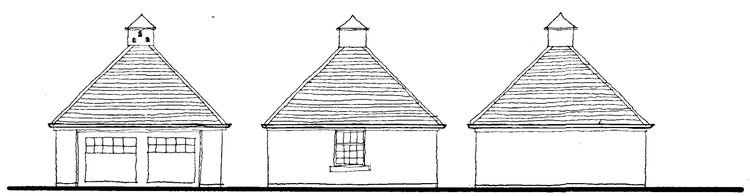


PLAN



REAR ELEVATION

NB
all materials to match main house



FRONT SIDE SIDE

SUPERSEDED

08.FEB.2002 5751

Project
LITTLE COURT
SONNING FARM
SONNING

LOCATION + SCALE INAPPROPRIATE IN THIS ~~AREA~~ CP CONSERVATION AREA

Client
HICKS DEVELOPMENTS LTD

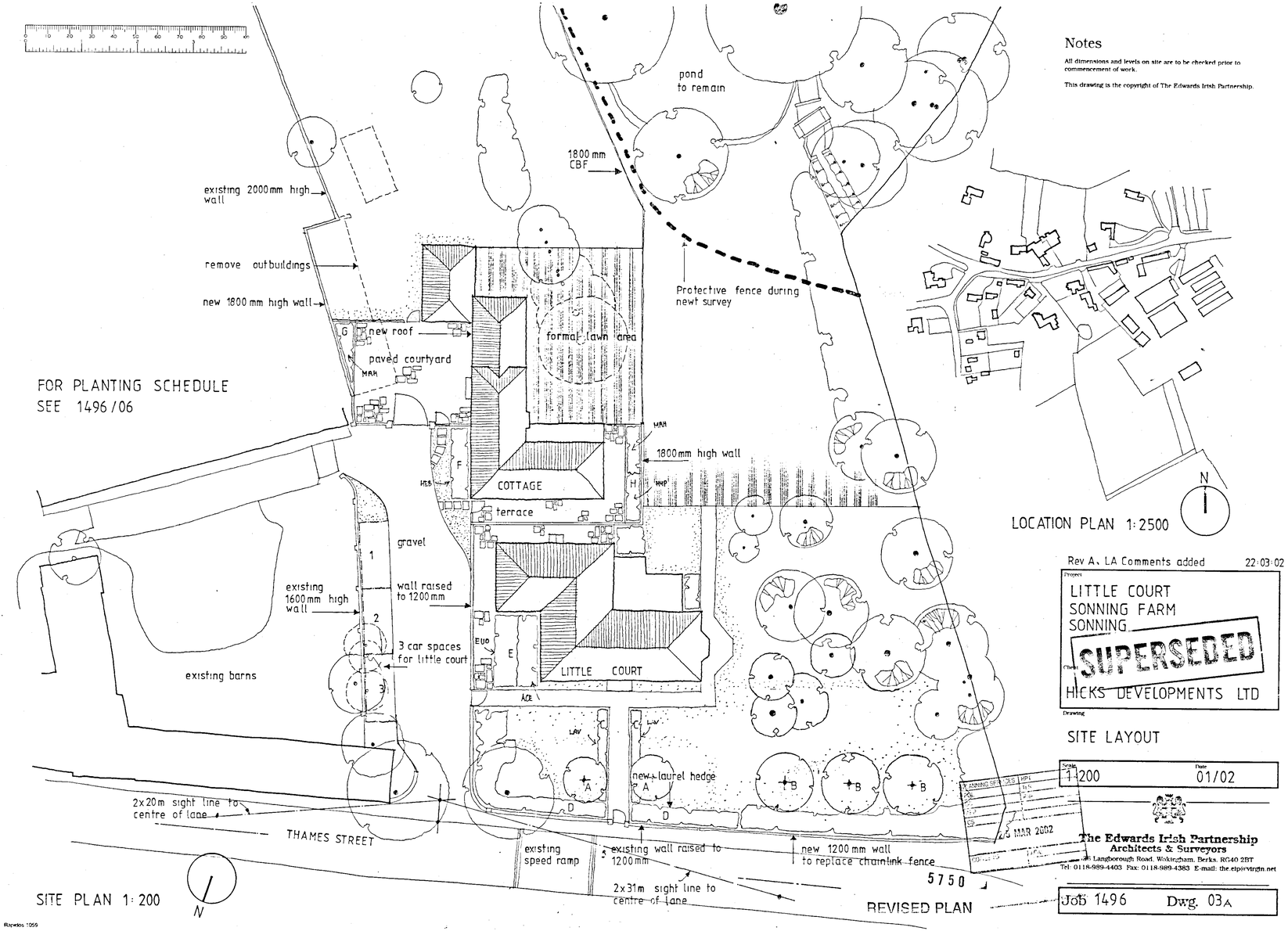
Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 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. 06

Rapidos DS (UK) 99811



Notes

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Rev A. LA Comments added 22:03:02

Project
LITTLE COURT
SONNING FARM
SONNING

SUPERSEDED

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT

Scale 1:200 Date 01/02

25 MAR 2002

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

Job 1496 Dwg. 03A

Rapidos 1059

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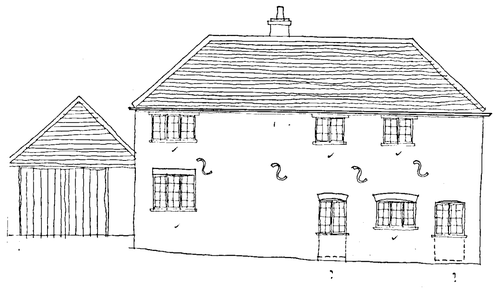
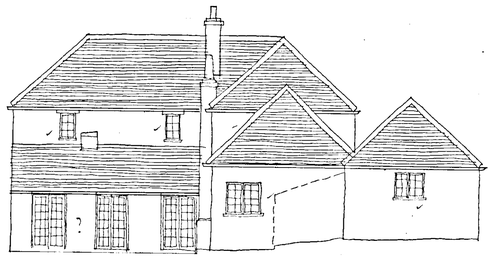
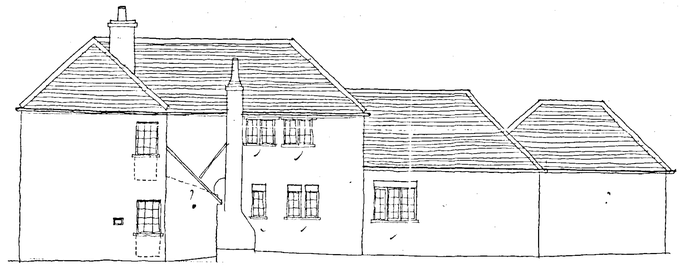


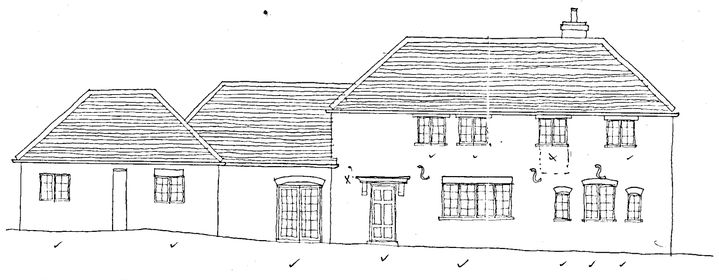
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SUPERSEDED

03.FEB.2002 5751

R/A DINING RM WINDOW & PORCH 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 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989 4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 05A

Rapidos DS (UK) 99811

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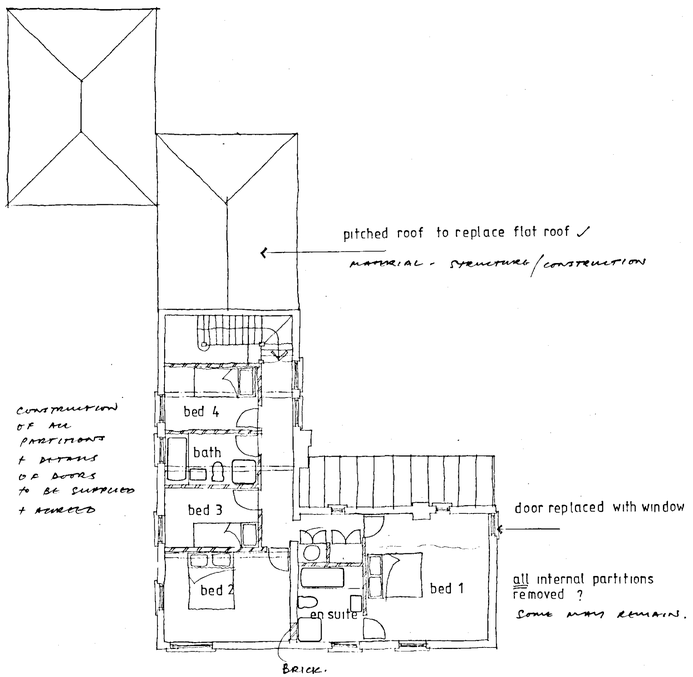
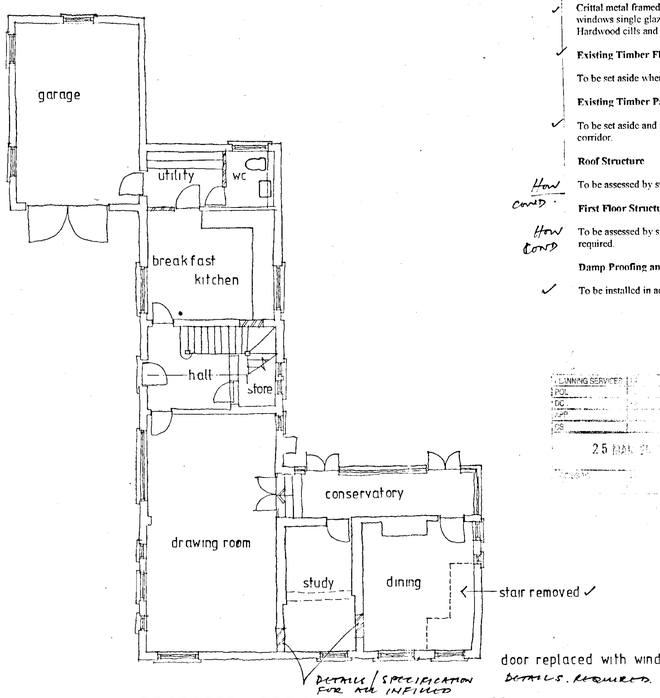


PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100
AREAS TO BE AGREED

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

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

First Floor Structure

How cond 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

LANNING SERVICES
POL
DC
APP
CS
25 MAR 2002

Project
LITTLE COURT
SONNING FARM
SONNING

SUPERSEDED

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
COTTAGE

Scale 1:100 Date 01/02

5750 -1

REVISED PLAN

The Edwards Irish Partnership
Architects & Surveyors
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Tel: 0118 989 4403 Fax: 0118 989 4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 02A

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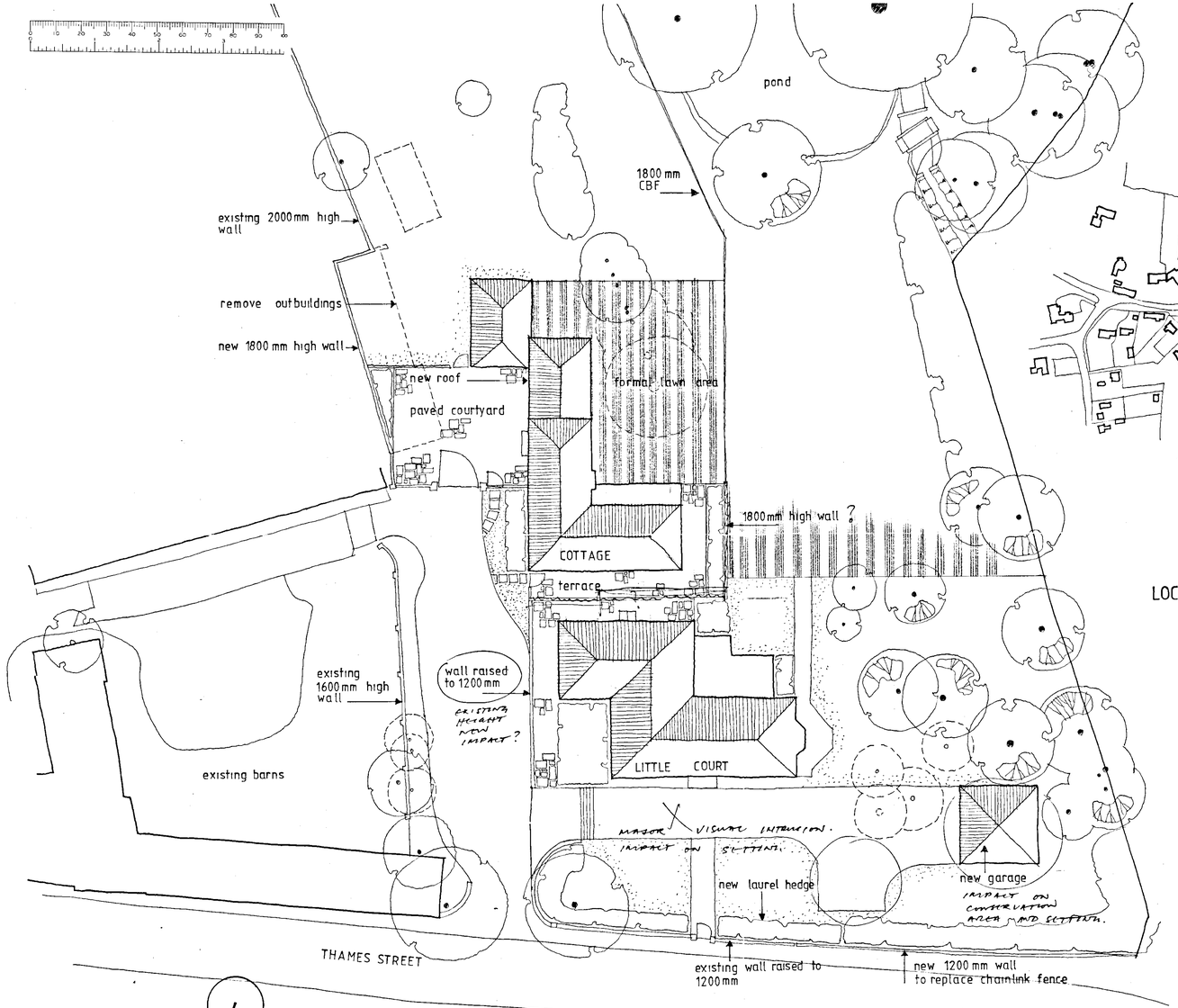
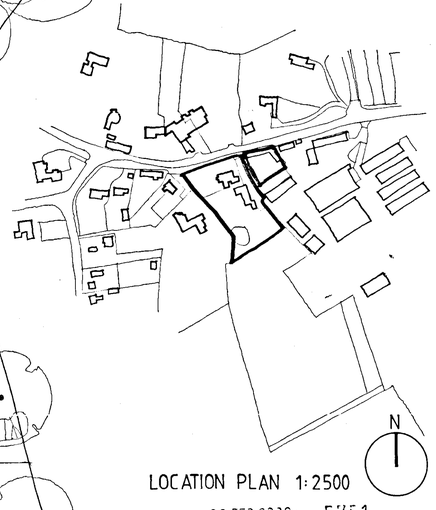


SITE PLAN 1:200



LOCATION PLAN 1:2500

Notes

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06.FEB.2002 5751

Project
LITTLE COURT
SONNING FARM
SONNING

Client
SUPERSEDED
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT

Scale 1:200 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
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Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 03

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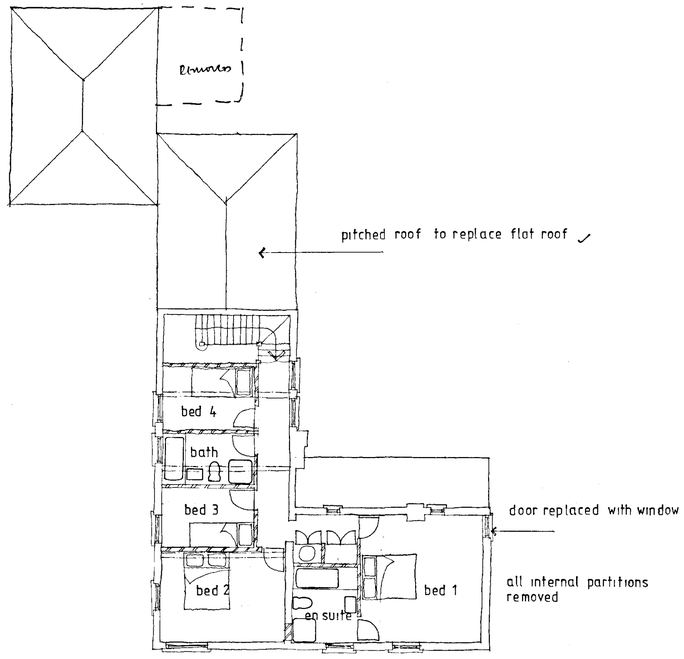
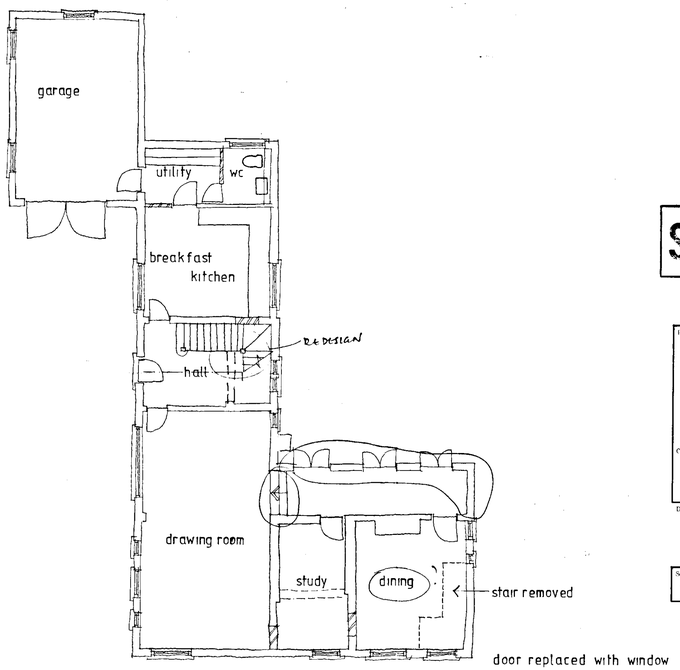
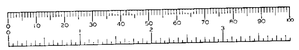


PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100



SUPERSEDED

06.FEB.2002 5751

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

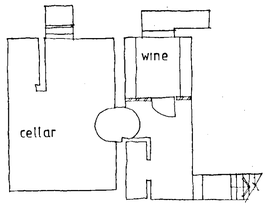
Drawing
PROPOSED ALTERATIONS
COTTAGE

Scale	Date
1:100	01/02

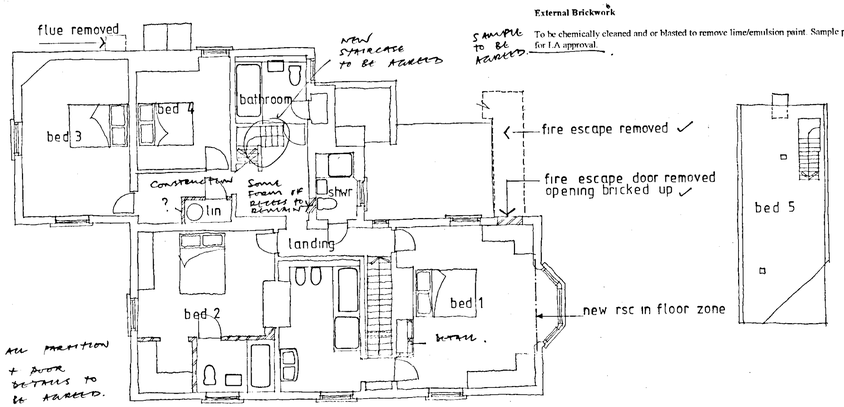
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 02

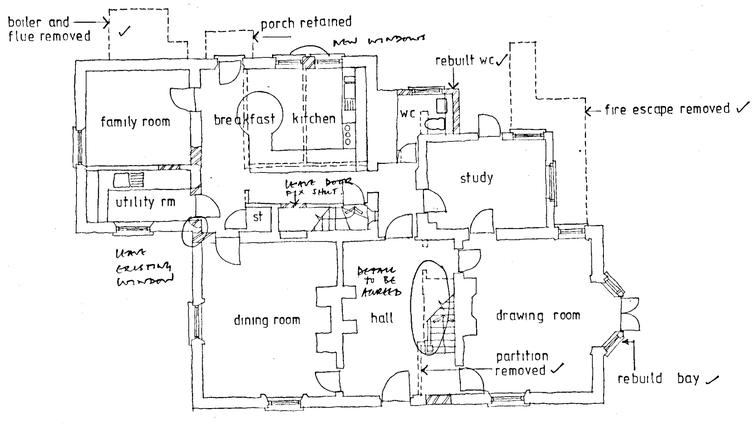
Rapidos DS (UK) 99811



PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR 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. DETAILS TO BE SUBMITTED

Floor Structure

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

Roof Structure

How 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

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

PROPOSED
ATTIC PLAN
1:100

REVISED PLAN

5750

PLANNING SERVICES UNIT
25 MAR 2002
CONSULTEE

REVA: NOTES ADDED 25/03/02.

Project
LITTLE COURT
SONNING FARM
SONNING

SUPERSEDED

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 2HF
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Job 1496 Dwg. 01A

Rapidus DS (UK) 95611

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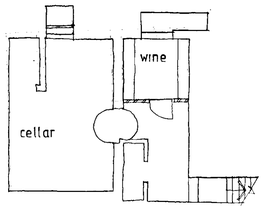
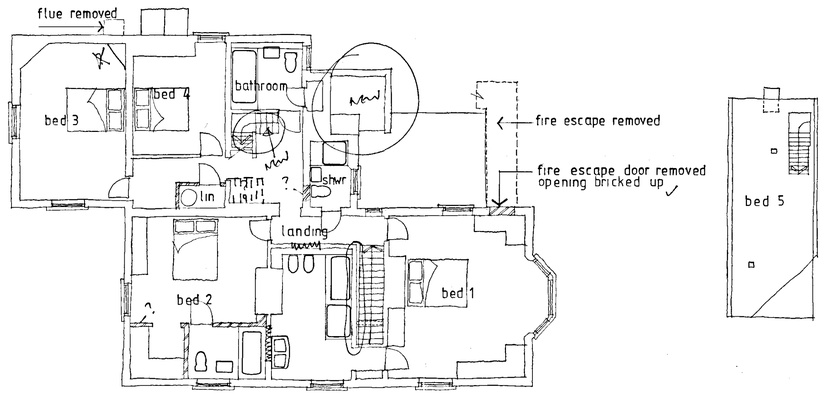
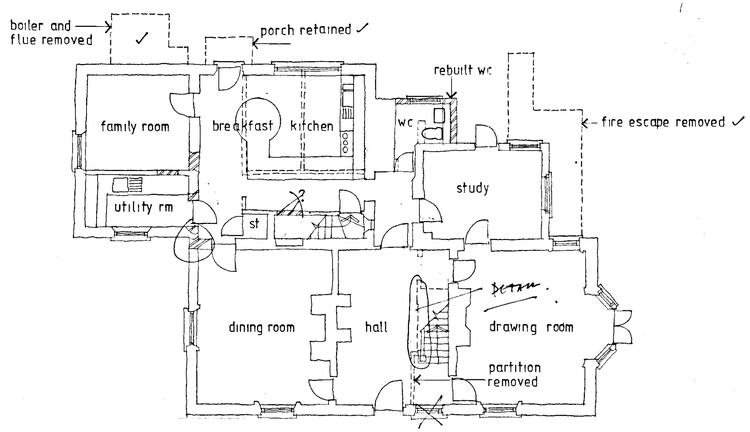


PROPOSED BASEMENT PLAN 1:100

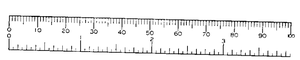


PROPOSED FIRST FLOOR PLAN 1:100

PROPOSED
ATTIC PLAN
1:100



PROPOSED GROUND FLOOR PLAN 1:100



08.FEB.2002 5751

Project
LITTLE COURT
SONNING FARM
SONNING

SUPERSEDED

Client
HICKS DEVELOPMENTS LTD

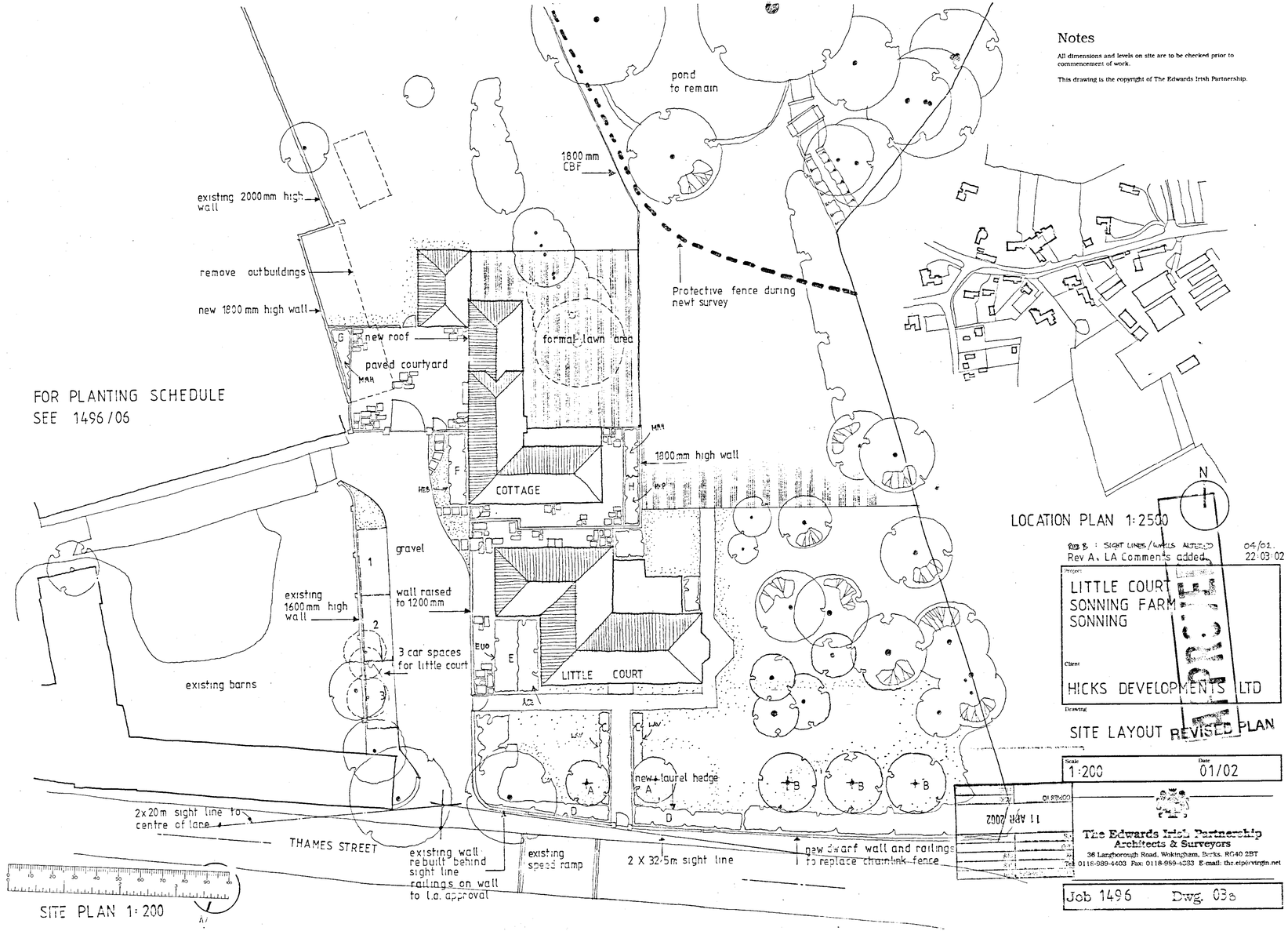
Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale	Date
1:100	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

Rapidex DS (UK) 99811



Notes

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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 REVISED PLAN

Scale: 1:200 Date: 01/02

11 APR 2002

The Edwards Irish Partnership
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Job 1496 Dwg. 03a

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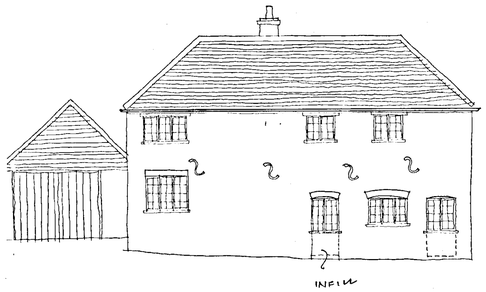
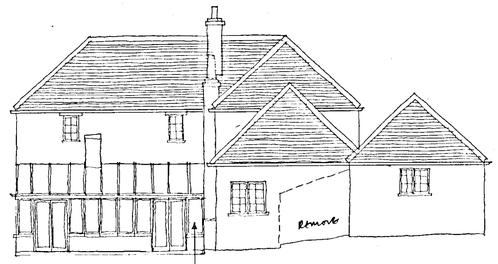


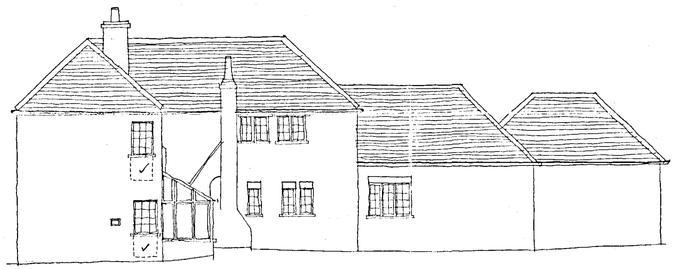
SIDE ELEVATION



SIDE ELEVATION

new conservatory to replace existing lean to ✓

DETAILS OF CONSTRUCTION + MATERIALS — CONDITION



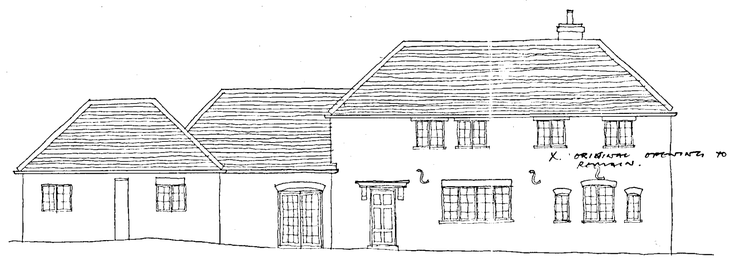
NEW WINDOWS. DETAILS.

REAR ELEVATION

INFILL. — BRICK.

REVISED PLAN

5750



FRONT ELEVATION

PORCH DETAILS TO BE APPROVED AS A CONDITION.

ALL NEW WINDOWS. — DETAILS REQUIRED AS A CONDITION.

25 MAR 2002

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

Project
LITTLE COURT
SONNING FARM
SONNING

Superceded

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 | Date 01/02A

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. 05B

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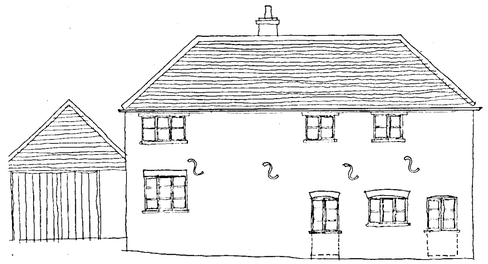
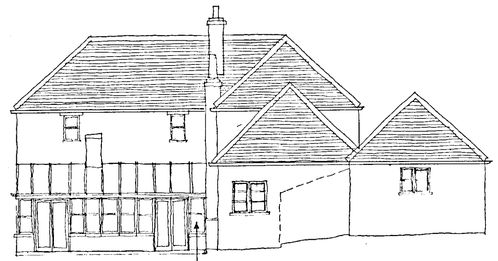
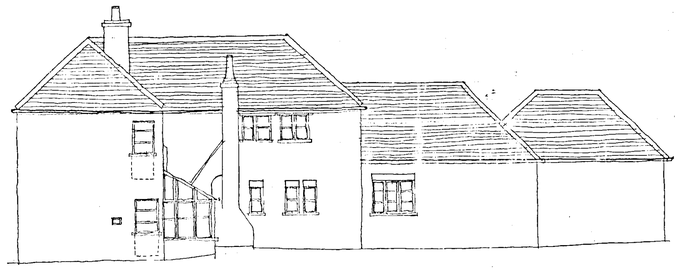


SIDE ELEVATION



new conservatory to replace existing lean to

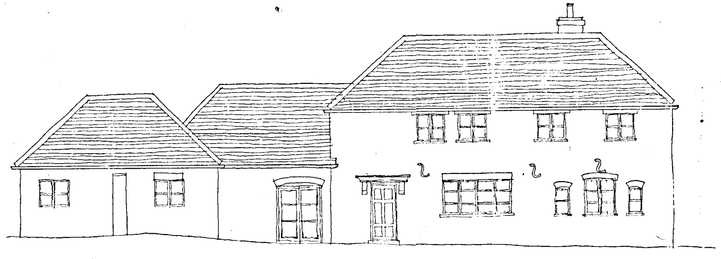
SIDE ELEVATION



REAR ELEVATION

REVISED PLAN

5751..



FRONT ELEVATION

Rev C	WINDOWS ALTERED 30/04/02
Rev B	CONSERVATORY ADDED 25/03/02
Rev A	DINING RM 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 Langborough Road, Wokingham, Berks. RG40 2HT
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Notes

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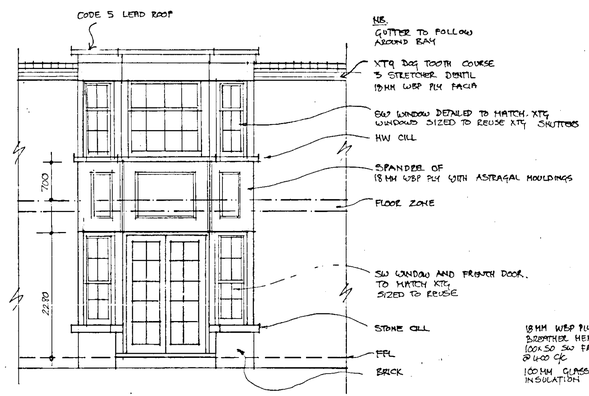
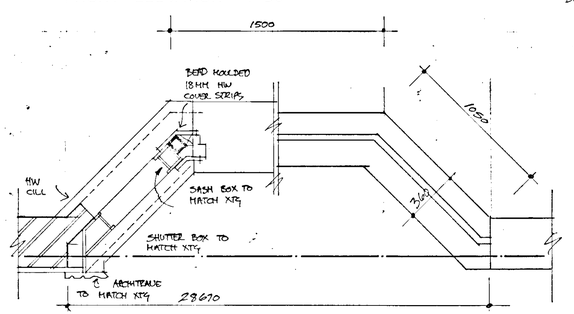
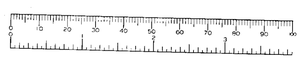


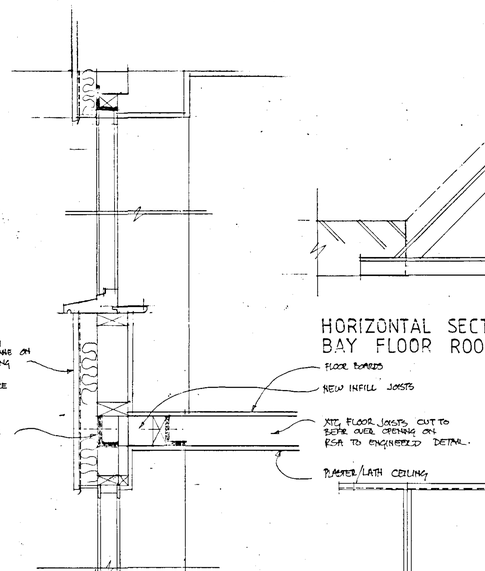
FRONT ELEVATION 1·50



CILL SECTION 1 20

FOUNDATION SECTION 1 20





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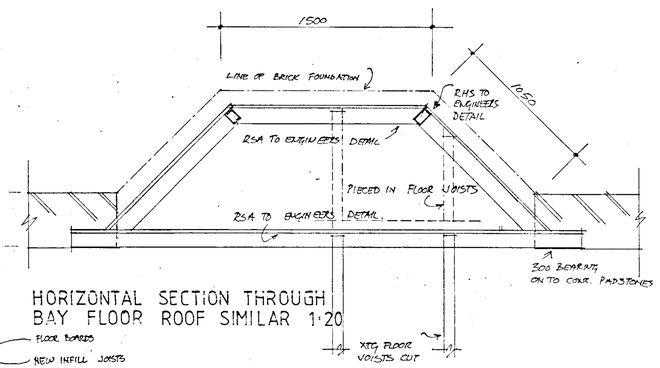
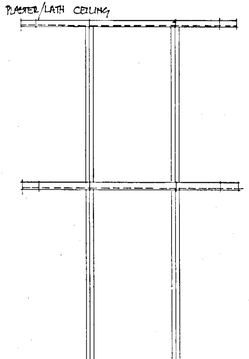


HORIZONTAL SECTION THROUGH
BAY FLOOR ROOF SIMILAR 1·20



STEEL FRAME FRONT ELEVATION

Project
LITTLE COURT
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
BAY WINDOW DETAIL

Scale 1 20 1 50 Date 07/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
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Job 1496 Dwg. BW1