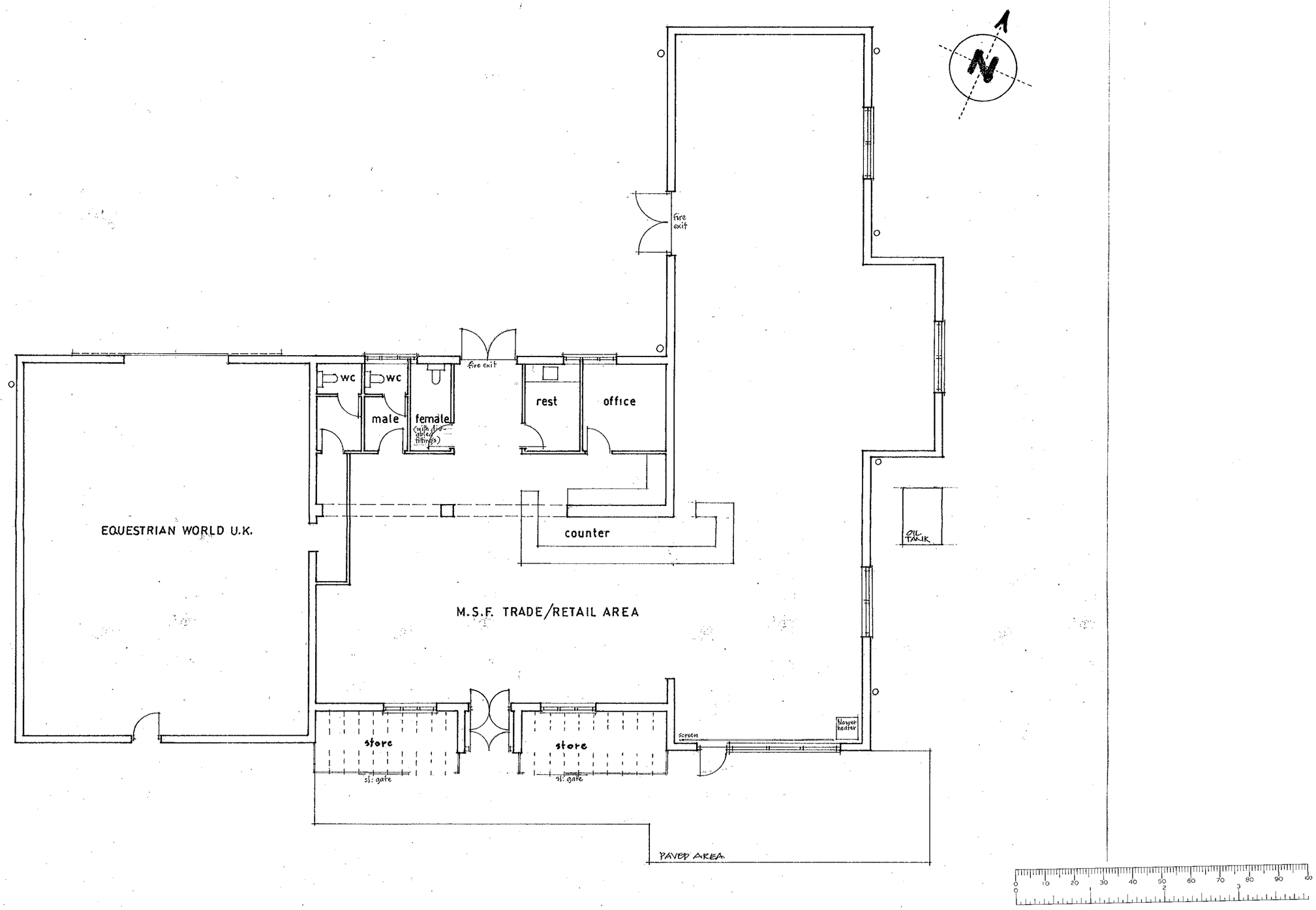



**Barrie R. Steele AADipARIBA FFB** chartered architect

consultants town planning landscaping building law costs and development

GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050


**MSF at Twyford Farm Shop, London Road, Twyford**

date 13/1/99 scale 1:100

**MAIN BUILDING PLAN 9803/105**

A4

PART 1 REGISTER

DELEGATED
04. JAN. 2000* 0308

grassed verge

low post & tail fence

indigenous tree screen (exg: reinforced)

grassed area

80'X30' existing on footing

low hedge + fence

oil tank

2.0m high chain-link fence (m/s anglo posts)

2.0m. high close-boarded fence (timber posts)

extent of exg: building

proposed warehouse

Farm (MSF)

parking (gravel: shared)

A 3032

exg: indigenous tree screen

yard

2.0M high close-boarded fence (timber posts)

Shop (Equestrian World UK)

m/s swing gates (vertical bars at 100 c/c + 3 No horizontal rails) on m/s posts - all painted dark green.

deliveries

10.0M

20.5M

R: 9.0M

2.0M high close-boarded fence (timber posts)

low post & rail fence

access (shared)

2.0M high chain-link fence (m/s angle posts)

drive (E. Jarnett)

private drive

private gateway

coniferous tree screen

private garden

indigenous tree screen

House (landlord)

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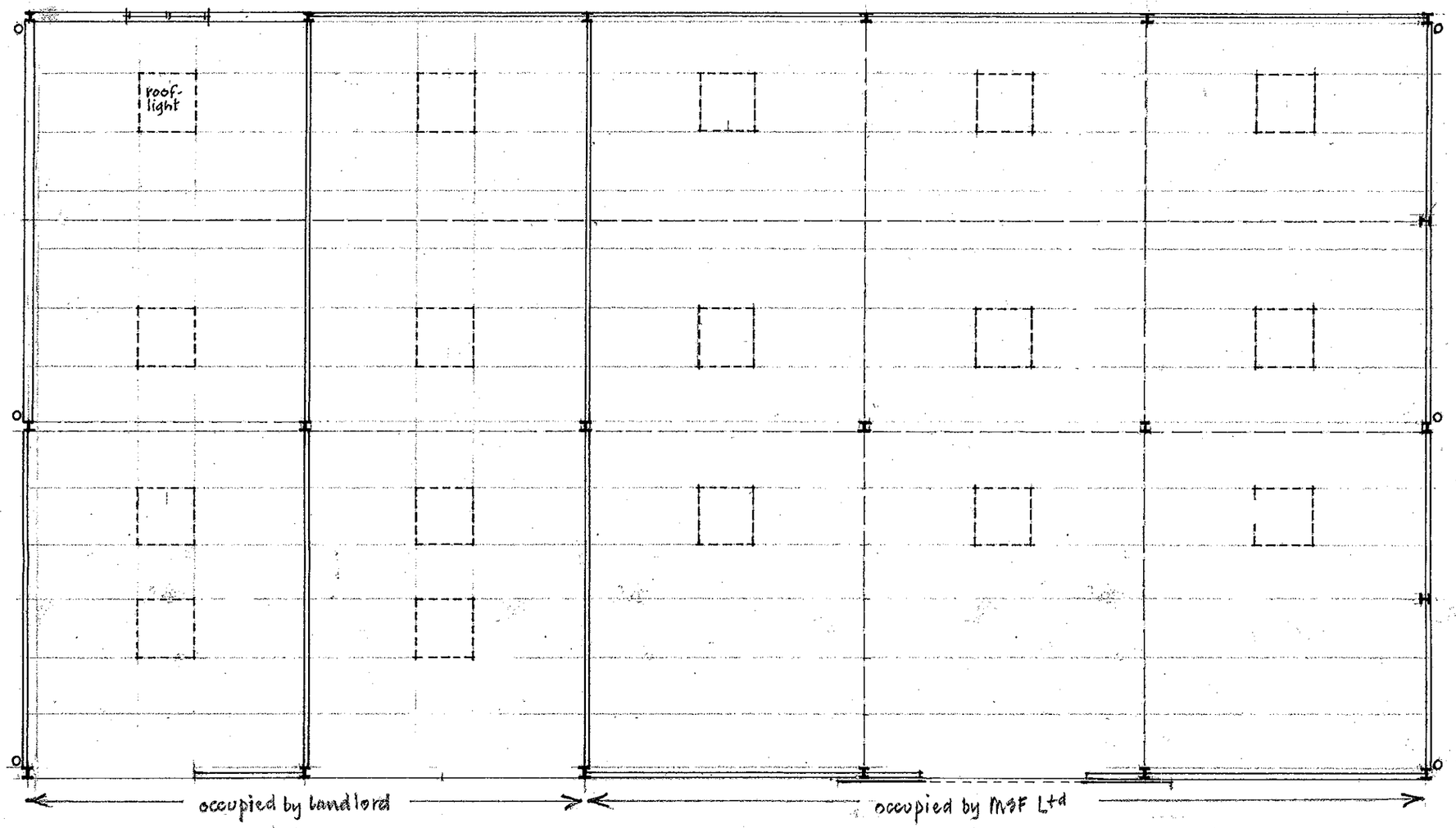
consultants town planning landscaping building law costs and development
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

Countrywide Farmers PLC, London Road, Twyford
proposed warehouse extension

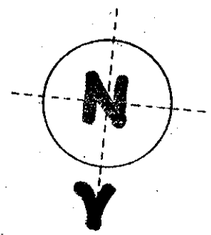
scale 1:500 date 14/1/00

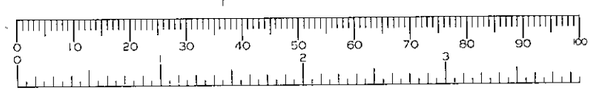
BLOCK PLAN (with fencing/gate details noted)

9803/506




FLOOR PLAN




**Barrie R Steele AADipARIBA FFB** chartered architect
consultants town planning landscaping building law costs and development
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

**MSF at Twyford Farm Shop, London Road, Twyford**
date: 13/1/99 scale 1:100

BARN FLOOR PLAN **9803/107**

B 477

Garden Centre

to MAIDENHEAD

A4

to READING

grassed verge

low post & rail fence

indigenous tree screen

grassed area

low hedge + fence

oil tank

2.0m. high chain link fence.

extent of exg: building

proposed warehouse

Farm (MSF)

parking (gravel: shared)

A 3032

indigenous tree screen

yard

Shop (equestrian World UK)

fields (planted)

2.0m chain link fence

low post & rail fence

deliveries

10.0m

20.5M R: 9.0M

access (shared)

2.0m chain link fence

drive (E. Jarnett)

private drive

private gateway

turning area

coniferous tree screen

private garden

indigenous tree screen

Barn (E. Jarnett)

House (landlord)

04 JAN 2000*

to TWYFORD

N

NOTES 1. Turning area to Freight Transport Association standards: 20.5 M 'large banjo' shown for large rigid vehicles (16.5 M only 'banjo' required for artics).

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3


Barrie R Steele AADipARIBA FFB chartered architect

consultants town planning landscaping building law costs and development

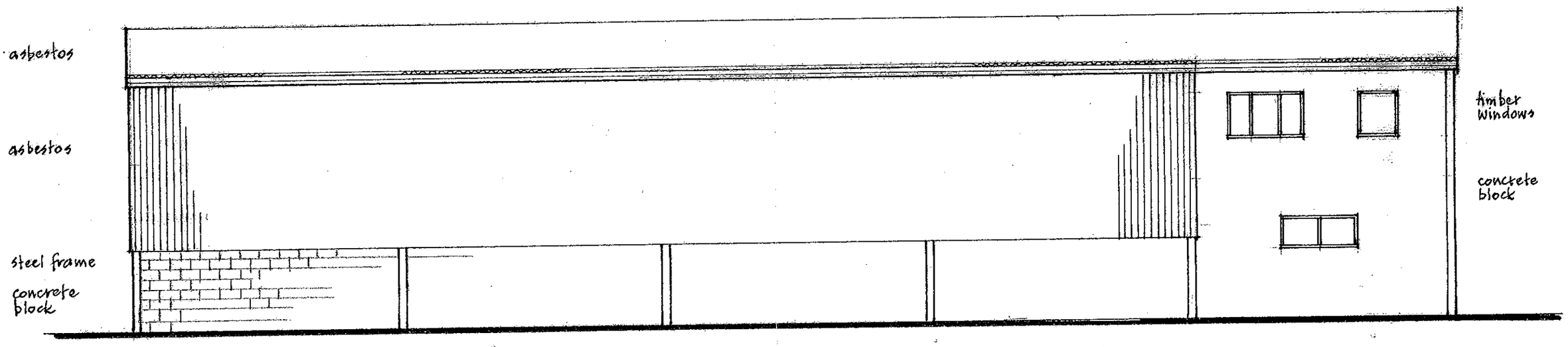
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9NB tel/fax 01491 875050


Countrywide Farmers P.L.C. London Road, Twyford

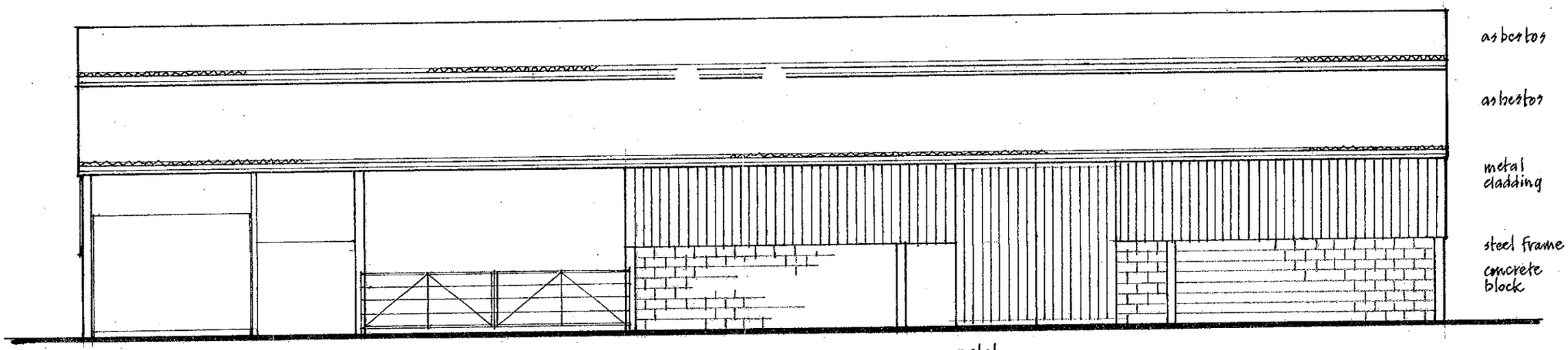
proposed warehouse extension.

scale 1:500 date Dec:'99

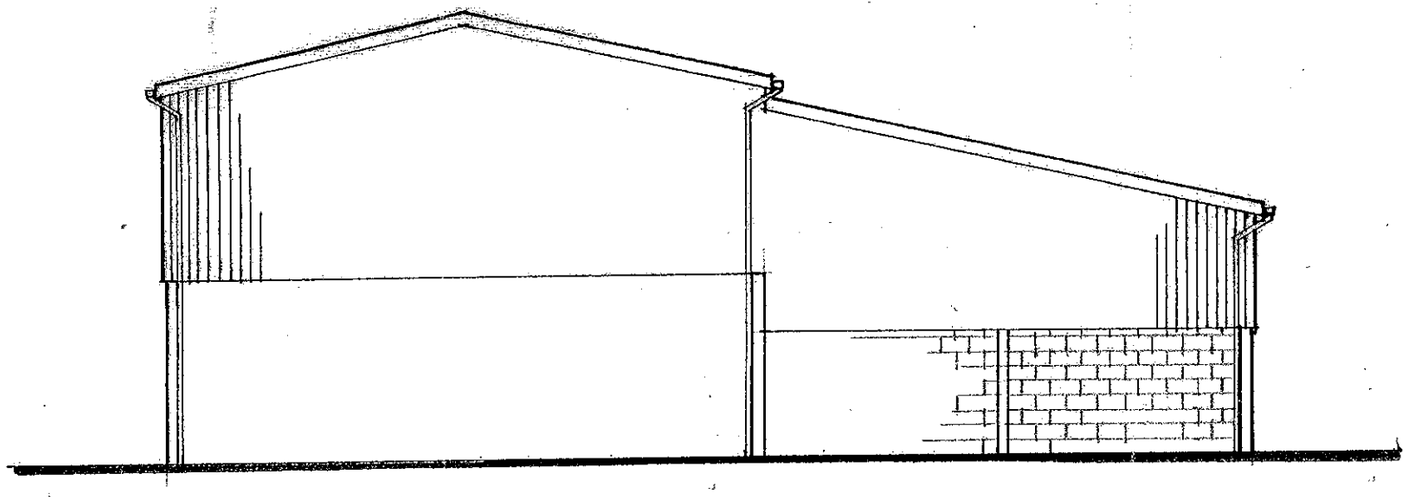
BLOCK PLAN (read in conjunction with 1:2500 LOCATION) 9803/505



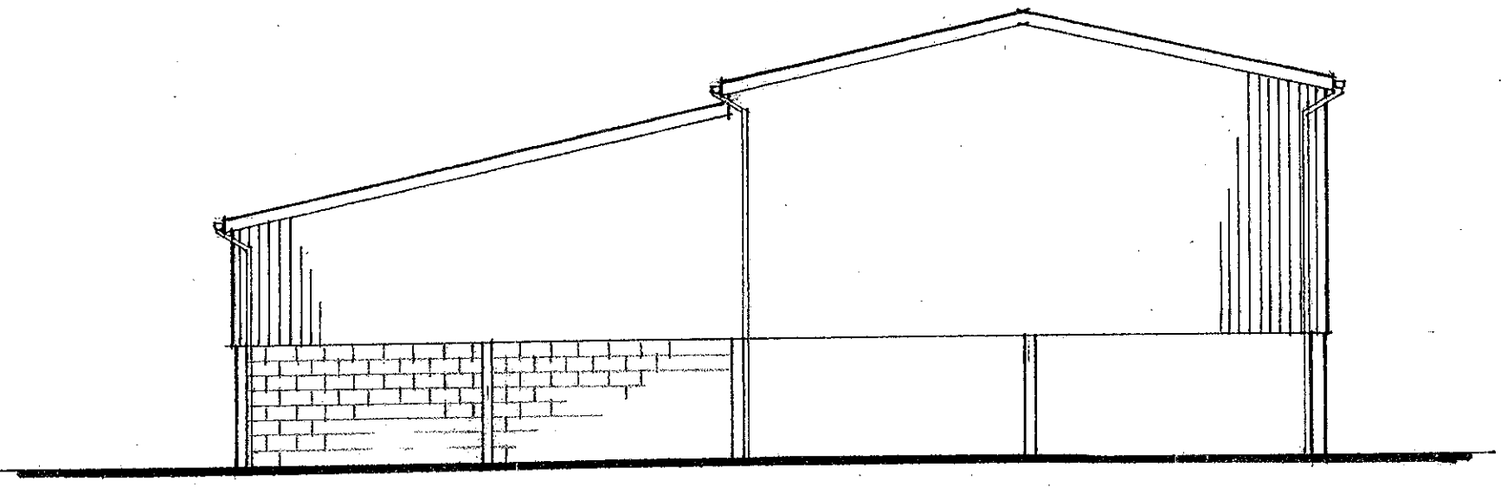

rear elevation



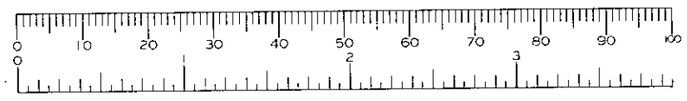

front elevation



side elevation



side elevation



Barrie R Steele AADipARIBA FFB chartered architect

consultants town planning landscaping building law costs and development

GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

# MSF at Twyford Farm Shop, London Road, Twyford

BARN ELEVATIONS

date: 13/1/99 scale: 1:100

9803/108

A4

grassed verge

low post & rail fence

indigenous tree screen (exg: reinforced)

grassed area

low hedge + fence

oil tank

2.0m high chain-link fence (m/s anglo posts)

2.0m. high close-boarded fence (timber posts)

extent of exg: building

proposed warehouse

Farm (1455 F)

parking (gravel: shared)

A 3032

exg: indigenous tree screen

yard

2.0M high close-boarded fence (timber posts)

Shop (Equestrian World UK)

m/s swing gates (vertical bars @ 100 c/c + 3No horizontal rails) on m/s posts - all painted dark green.

low post & rail fence

deliveries

10.0M

20.5M R: 9.0M

2.0M high close-boarded fence (timber posts)

access (shared)

2.0M high chain-link fence (m/s anglo posts)

drive (E. Jarnett)

private drive

private gateway

coniferous tree screen

private garden

indigenous tree screen

House (landlord)

04 JAN 2000* 0608

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

Barrie R Steele AA Dip ARIBA FFB chartered architect

consultants town planning landscaping building law costs and development

GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

**Countrywide Farmers PLC, London Road, Twyford**

proposed warehouse extension

scale 1:500 date 14/1/00

**BLOCK PLAN** (with fencing/gate details noted)

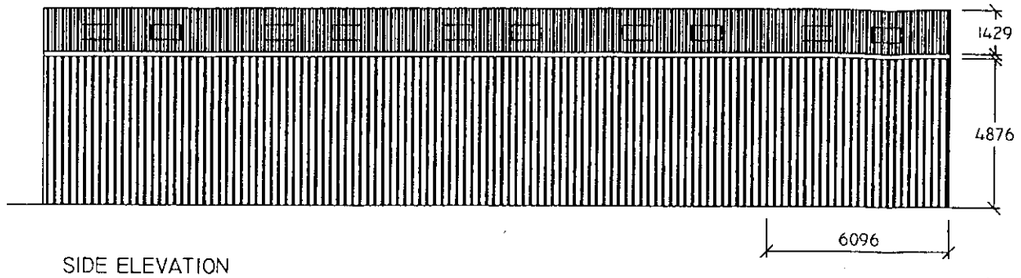
**9803/506**

ER JARNET

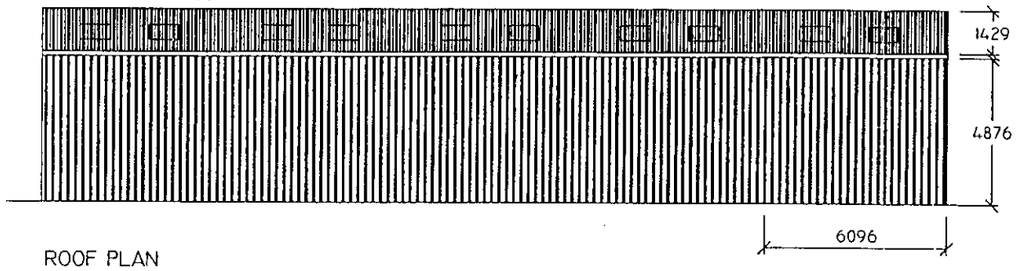
~~A003~~

22.001.2002 7642

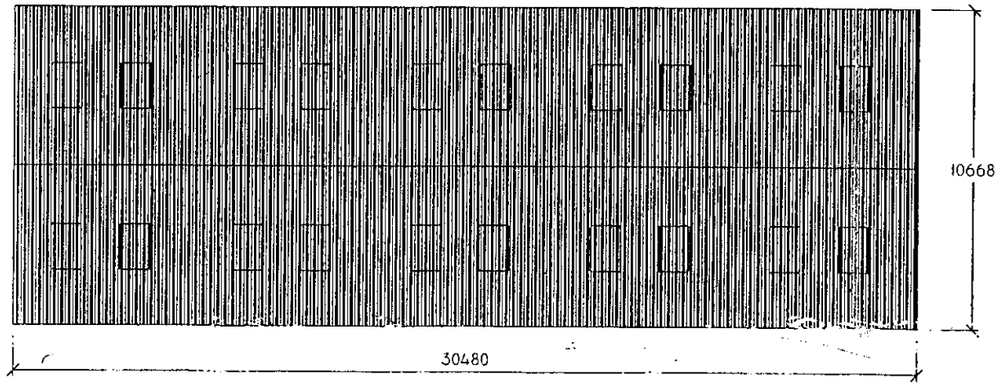
SIDE ELEVATION



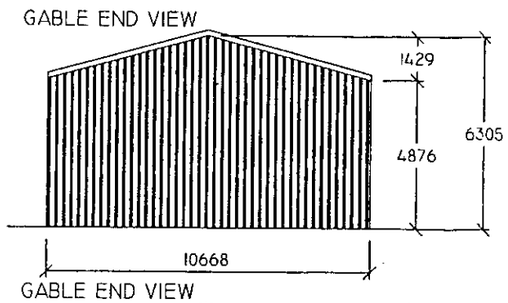

SIDE ELEVATION



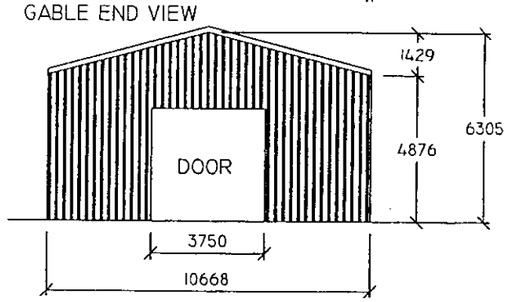

ROOF PLAN




GABLE END VIEW

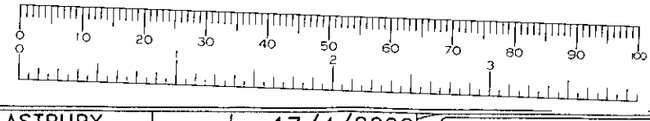



GABLE END VIEW




SPECIFICATION
TO SUPPLY GALVANISED STEEL PURLINS BOLTED TO FRAME AT 1.525M CENTRES.
EAVES BEAMS TO BE 225X75 TANALISED TIMBER.
TO SUPPLY 1000 PROFILE 0.7MM THICK PVC COATED BOX PROFILE STEEL SHEETS INCLUDING RIDGE AND VERGE FLASHINGS WITH ALL NECESSARY FIXINGS.
INCORPORATE 20 No 1.525M CORRUGATED GRP CLASS 3 ROOFLIGHTS IN ROOF CLADDING POSITIONED TO SUIT CUSTOMER'S REQUIREMENTS.
EAVES GUTTER TO BE 160 ON THE SIDE WITH 2 No 110 DIAMETER DOWN-PIPES TO EACH SIDE. ALL GUTTERS TO BE PVC WITH RUBBER SEALED JOINTS FIXED TO EAVES BEAMS WITH PVC BRACKETS AT 1M INTERVALS AND PVC DOWN-PIPE CLIPS TO STANCHIONS.
BOTH GABLE ENDS TO BE CLAD DOWN TO 4.876M (16') BELOW EAVES LEVEL WITH 0.7MM PVC COATED BOX PROFILE STEEL SHEETS ON 125X75 TANALISED TIMBER SHEETING RAILS, ALLOWING FOR DOORWAYS.
BOTH SIDES TO BE CLAD TO 4.876M (16').BELOW EAVES LEVEL WITH 0.7MM PVC COATED BOX PROFILE STEEL SHEETS ON 125X75 TANALISED TIMBER SHEETING RAILS.
1 No HAND GEARED, GALVANISED ROLLER SHUTTER DOOR TO BE 3.750M WIDE AND 3.750M HIGH.

Gross External Floor Area
325.16 m².




MR JARNET

HAREHATCH

AGRICULTURAL BUILDING

MR E C JARNET
TWYFORD FRUIT FARM
LONDON ROAD
HAREHATCH
Nr READING
BERKS.
RG10 9RS

| | | |
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| | | 17/4/2000 |
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FIRST AVENUE, WESTON ROAD, CREWE, CHESHIRE. CW1 6BG.
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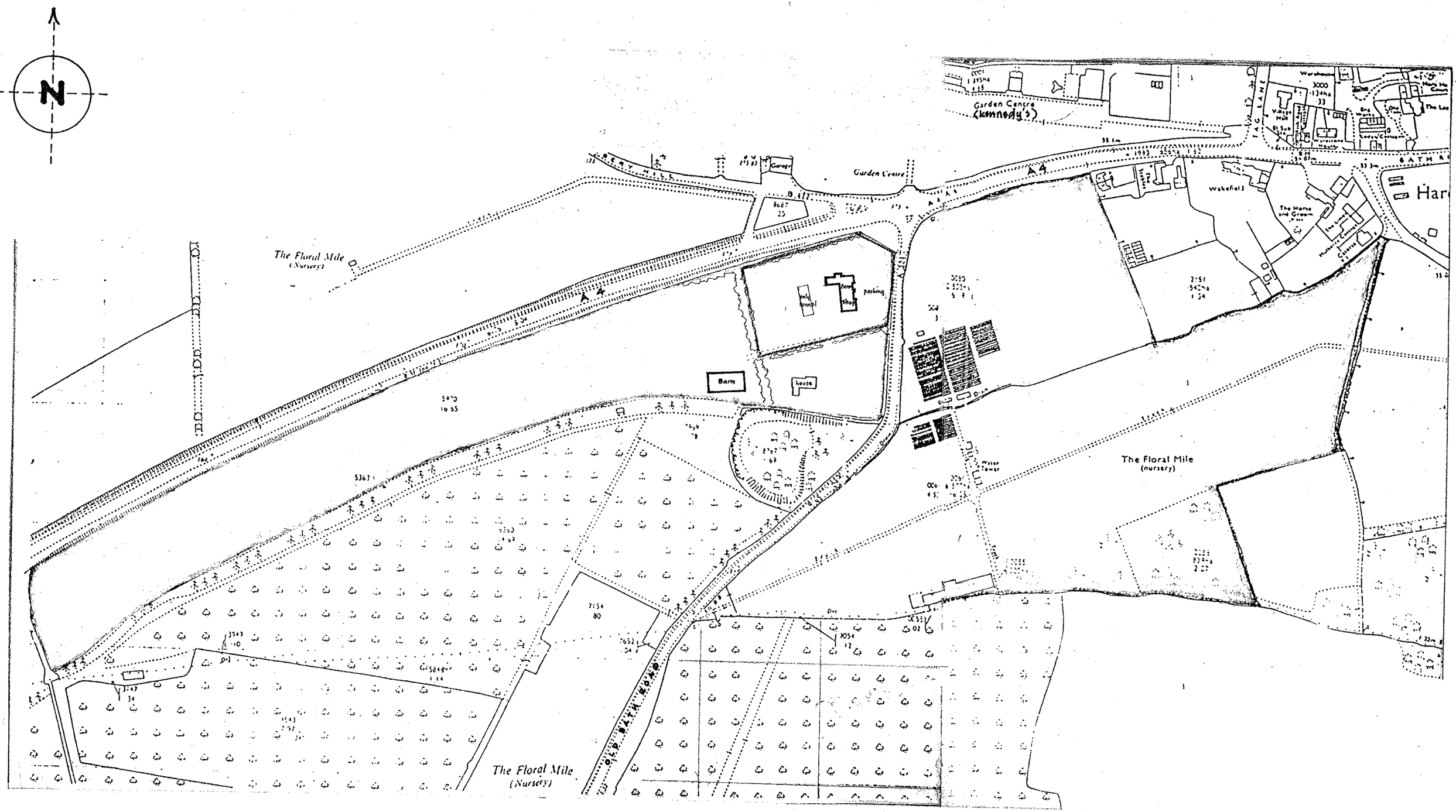



0 10 20 30 40 50 60 70 80 90 100

**Barrie R Steele AADipARIBA FFB** chartered architect
consultants town planning landscaping building law costs and development
GROVE HOUSE READING ROAD LOWER BASILDON . READING RG8 9ND . tel/fax 01491 875050

Countrywide Farmers P.L.C. . London Road, Twyford
proposed warehouse extension.

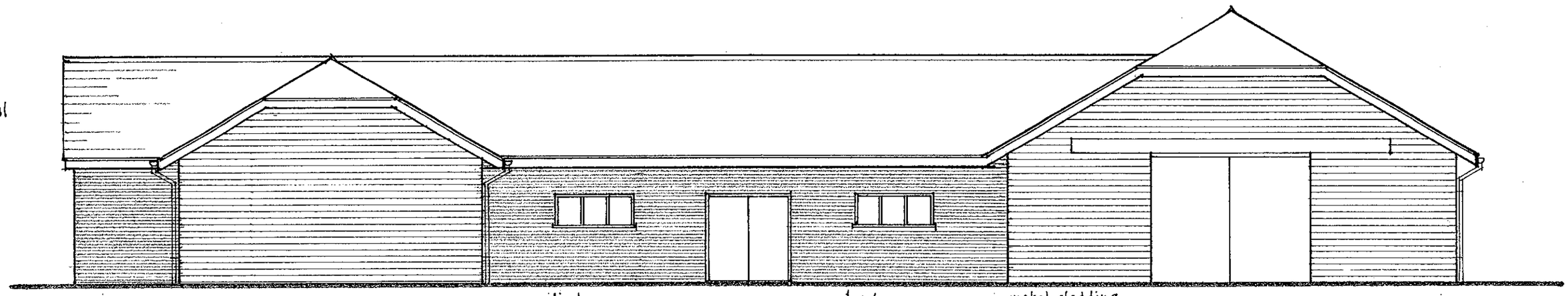
scale 1:2500 date: Nov.'99

# LOCATION PLAN

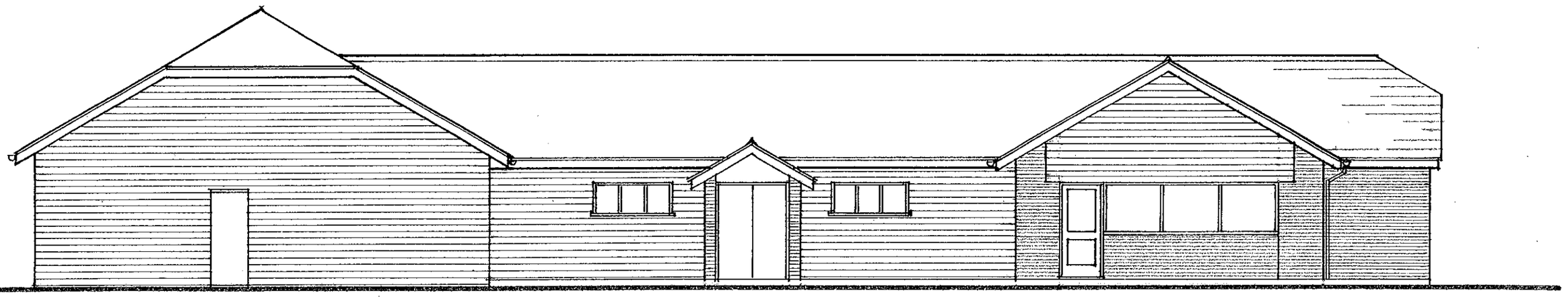
9803/2501

04 JAN 2000 *

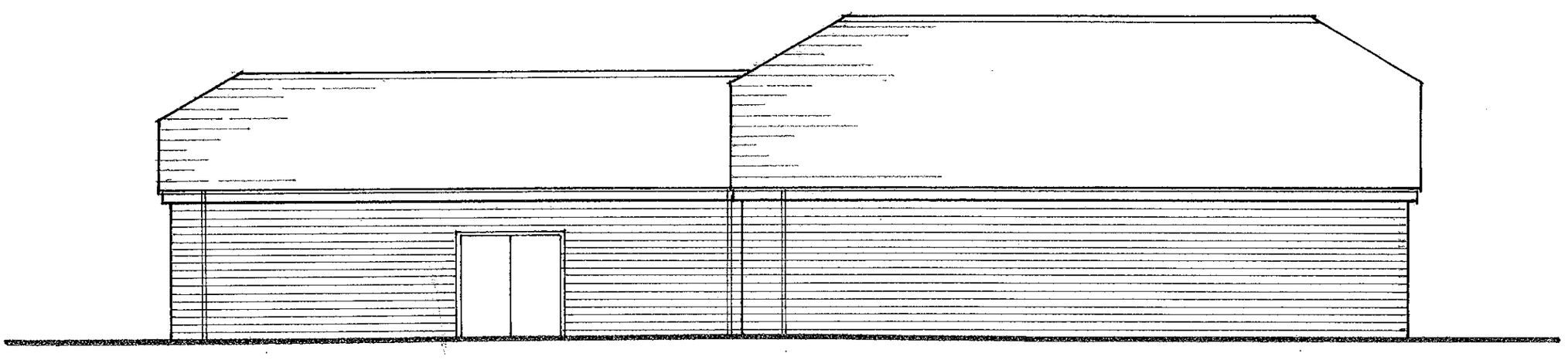
artificial slate



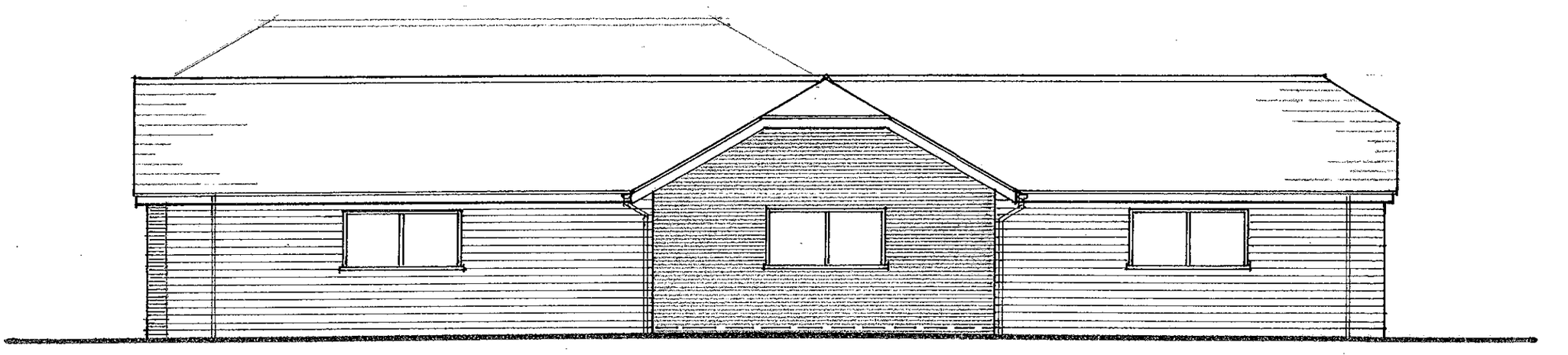

rear elevation (west)



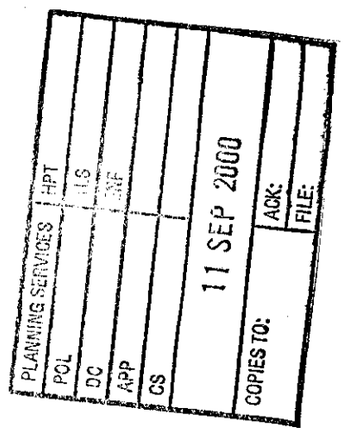
front elevation (east)

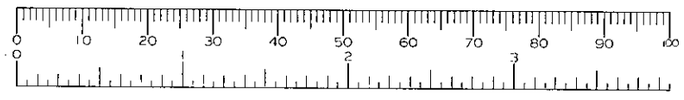


side elevation (south)



side elevation (north)



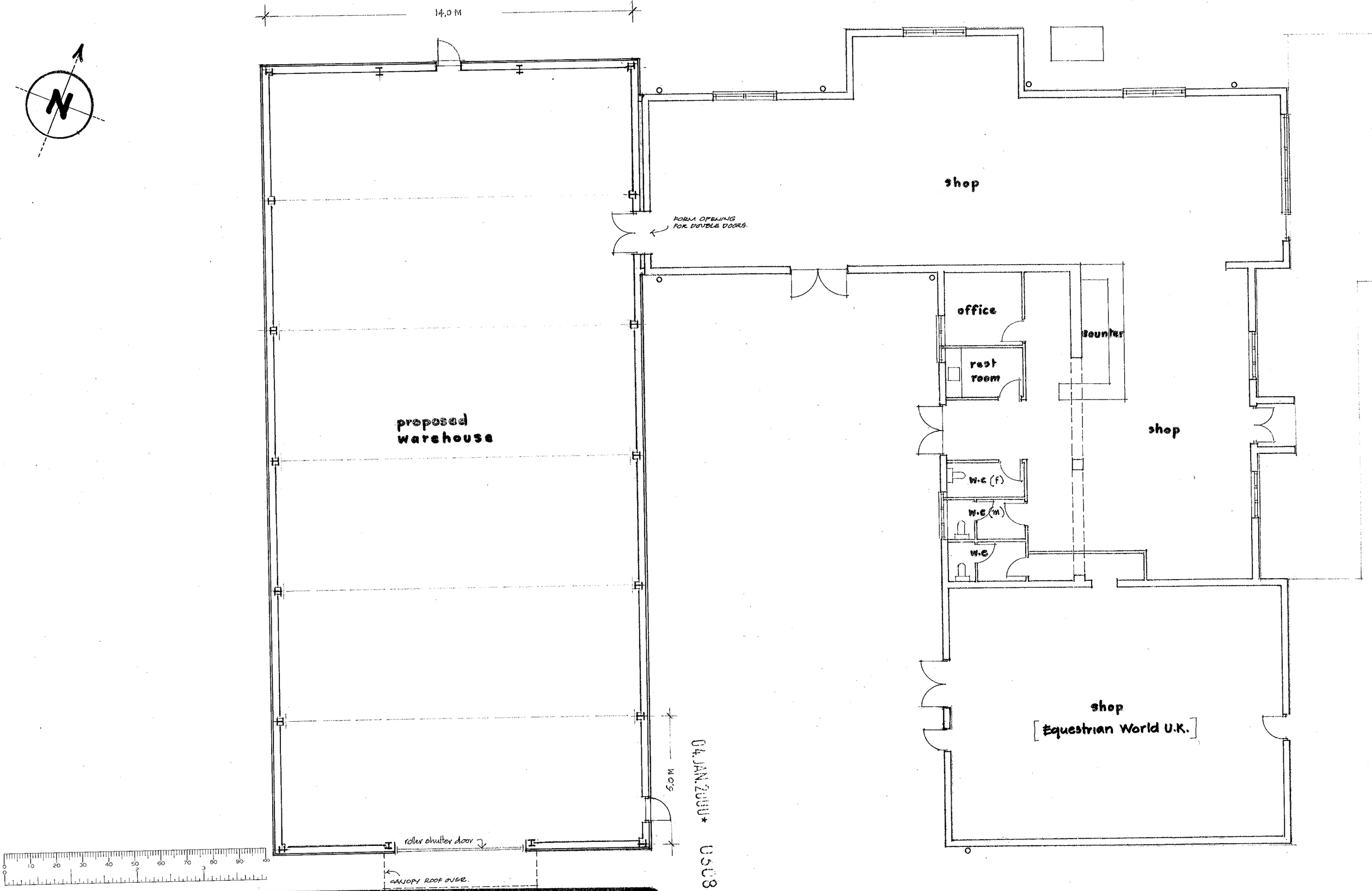




**Barrie R Steele AADipARIBA FFB** chartered architect
consultants town planning landscaping building law costs and development
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

**Countrywide Farmers PLC. London Road, Twyford.**

scale 1:100 date: NOV. 99

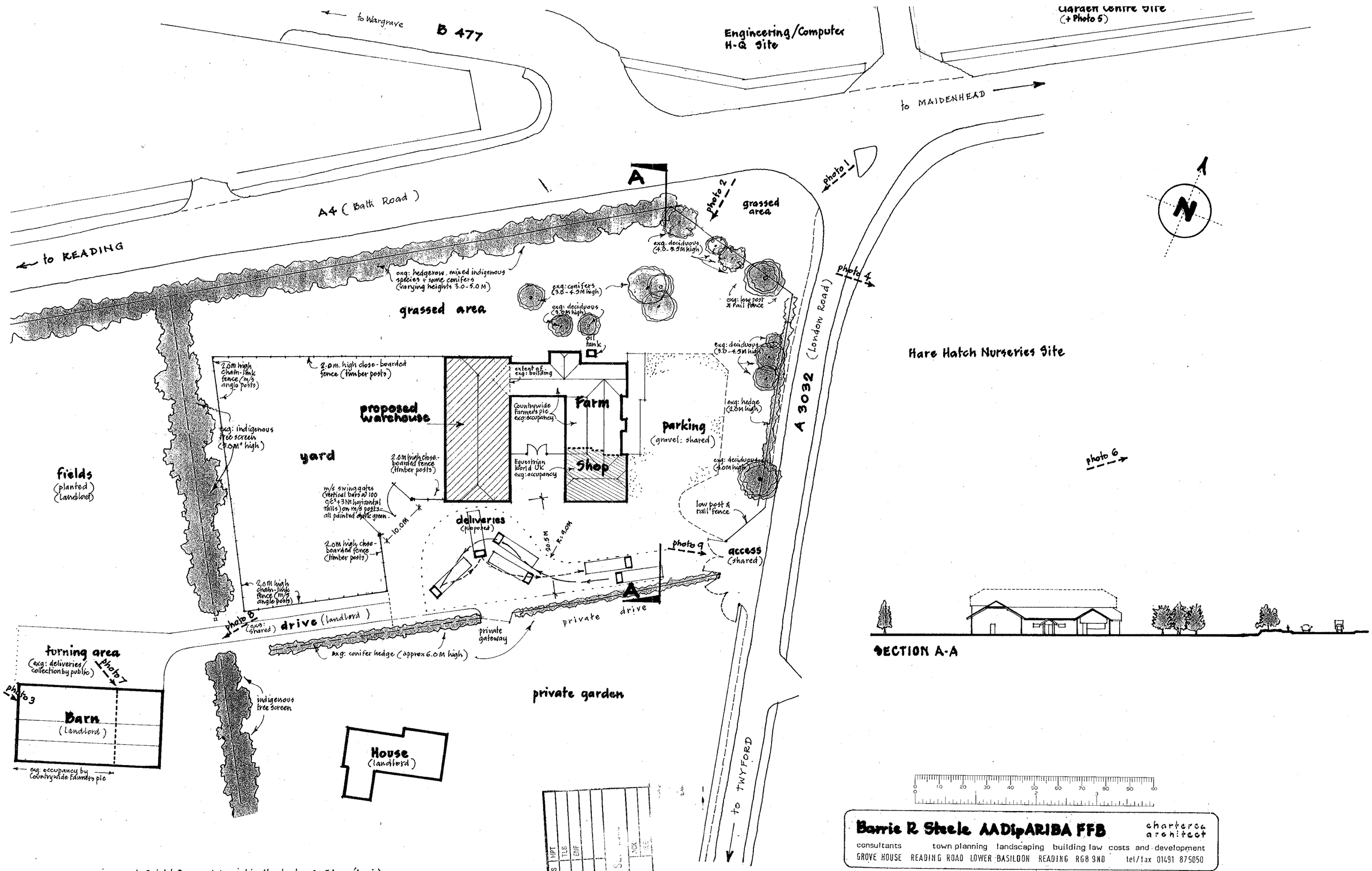
**ELEVATIONS (existing)** **9803/106**




04. JAN. 2000 * 0503

**Countrywide Farmers P.L.C., London Road, Twyford**
proposed warehouse extension
scale 1:100 date 22/11/99
**PLAN** **9803/111**

**Barrie R Steele AADipARIBA FFB** chartered architect
consultants town planning landscaping building law costs and development
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050




NOTES: 1. Turning area to Freight Transport Association Standards: 20.5 large 'banjo' shown for large rigid vehicles (16.5 M only 'banjo' required for 'artics')

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| COPIES TO: | |

**Barrie R Steele AADipARIBA FFB** chartered architect

consultants town planning landscaping building law costs and development

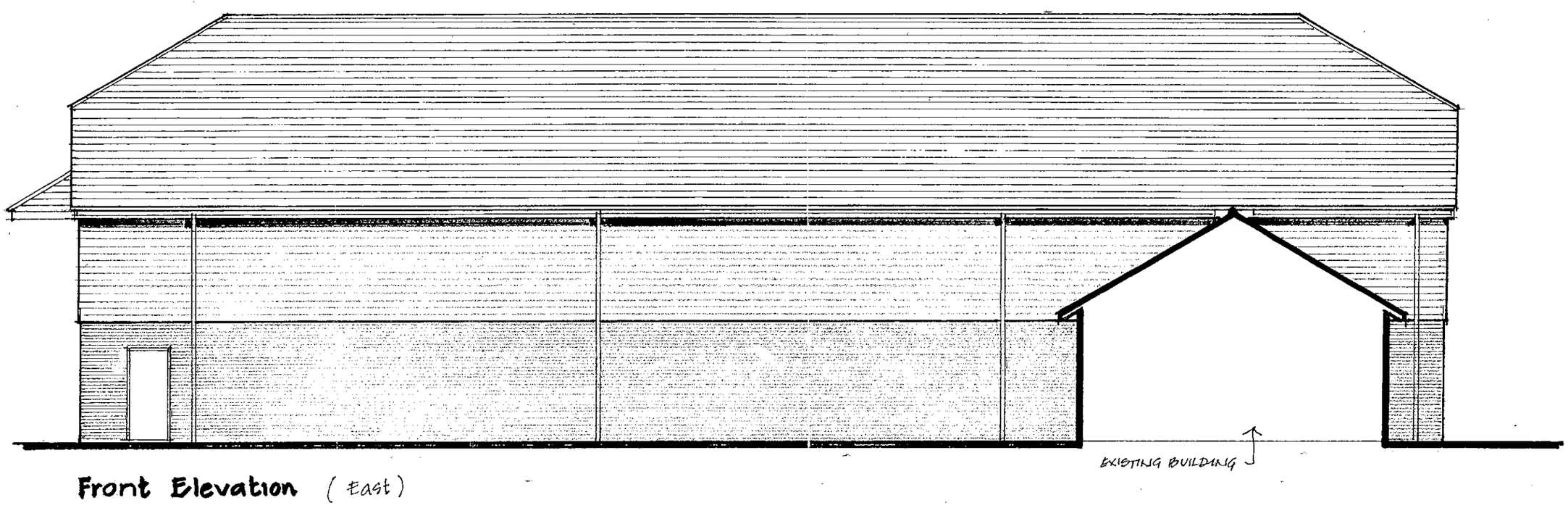
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

**Countrywide Farmers P.L.C. London Road, Twyford**

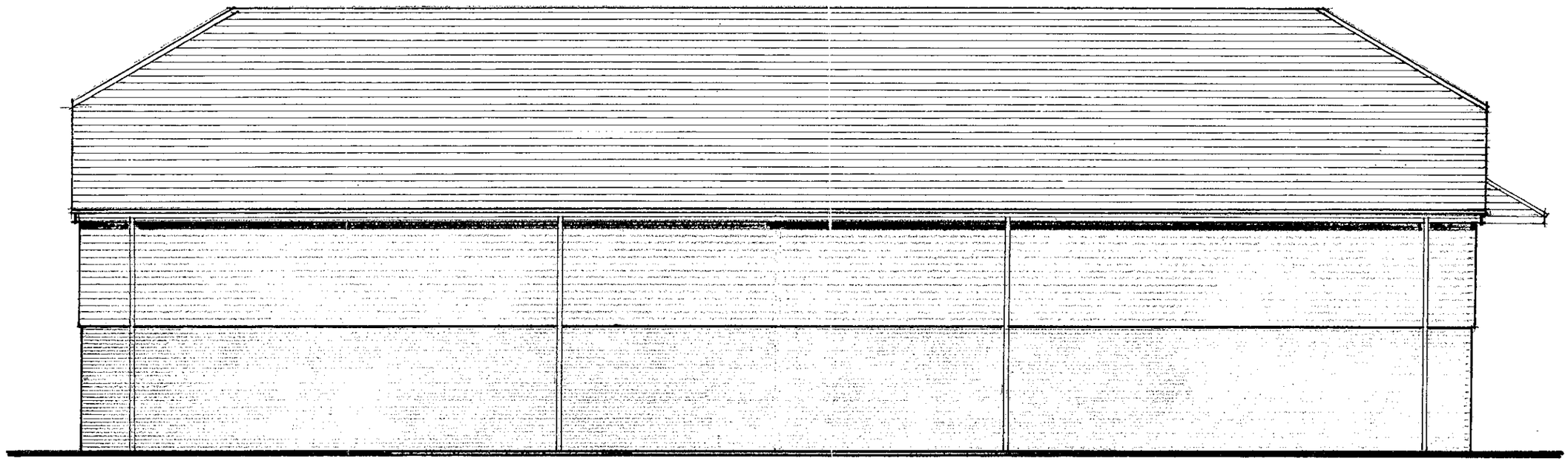
proposed warehouse extension.

scale 1:500 date 31/08/00

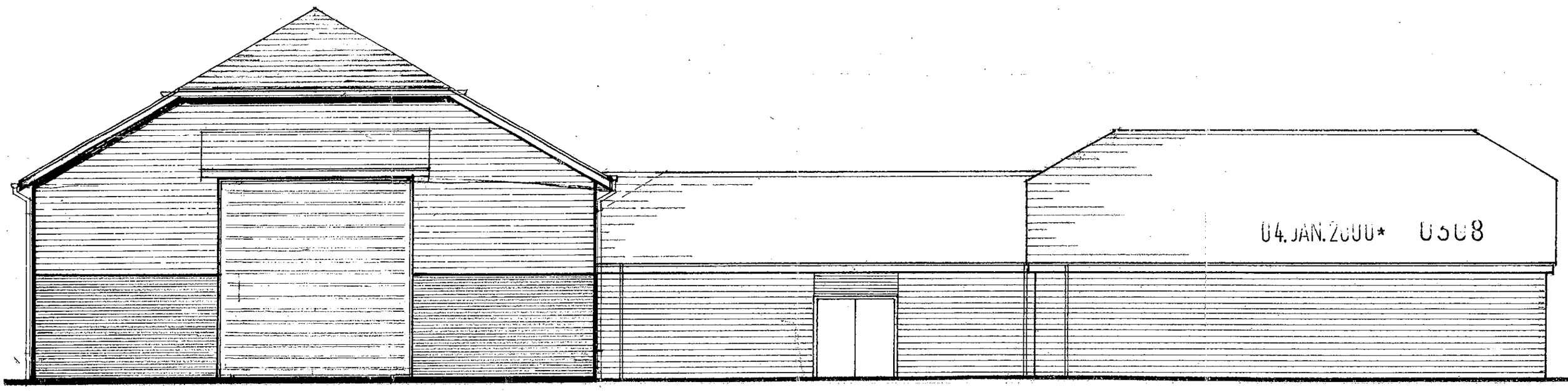
**BLOCK PLAN/SECTION 9803/508**




**Front Elevation** (East)

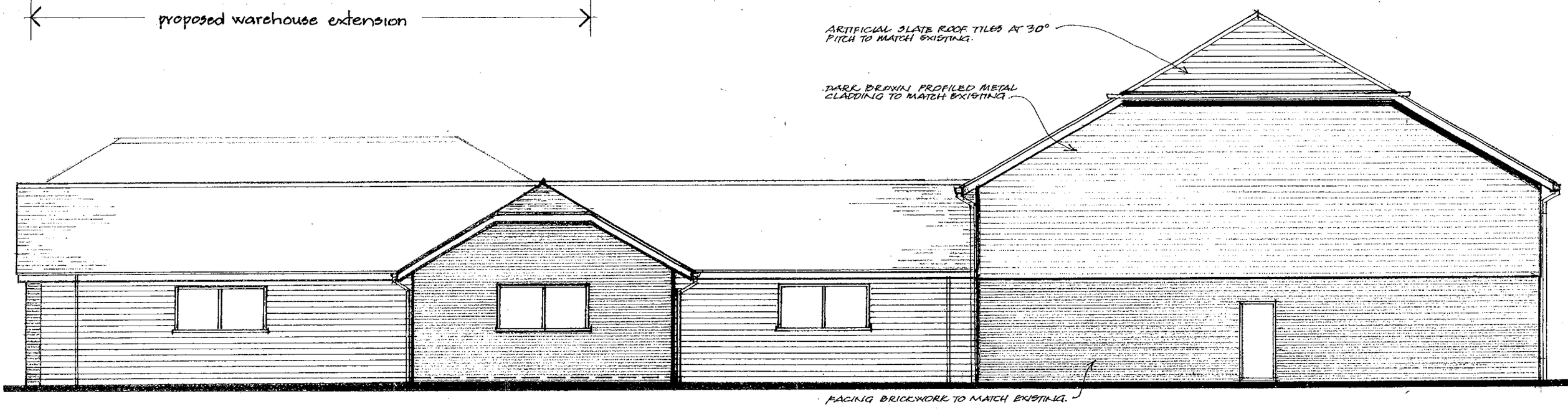


**Rear Elevation** (West)



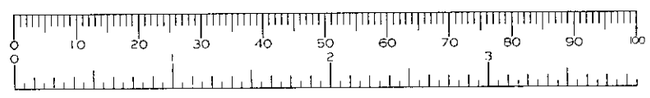

**Side Elevation** (South)

proposed warehouse extension




**Side Elevation** (North : to A4)

proposed warehouse extension



**Barrie R Steele AADipARIBA FFB** chartered architect

consultants town planning landscaping building law costs and development

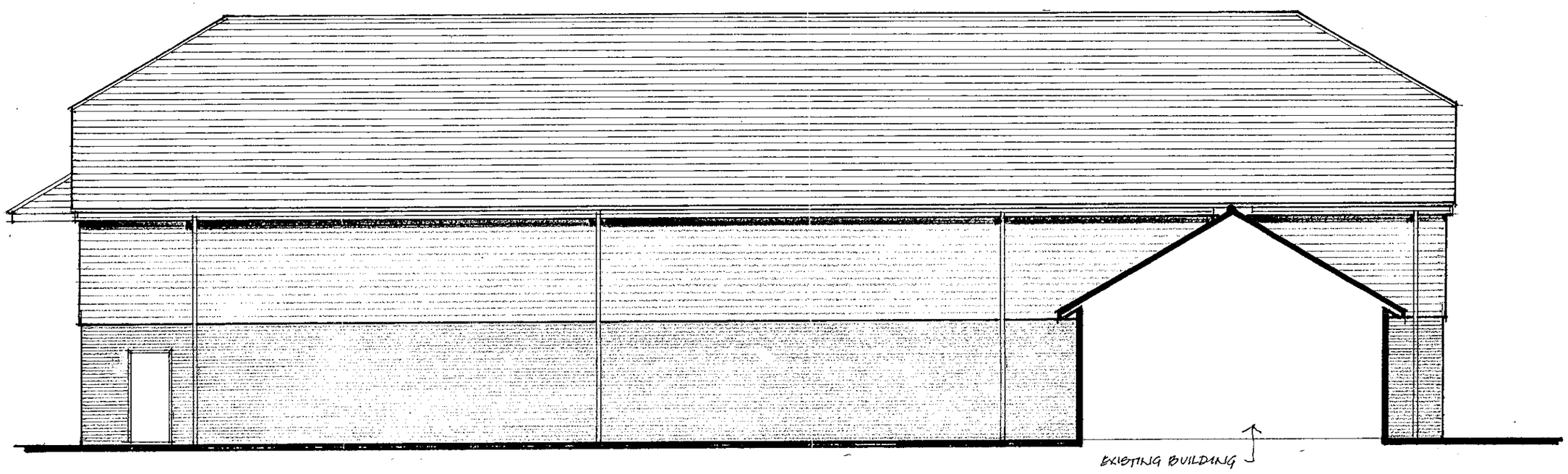
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

**Countrywide Farmers P.L.C., London Road, Twyford**

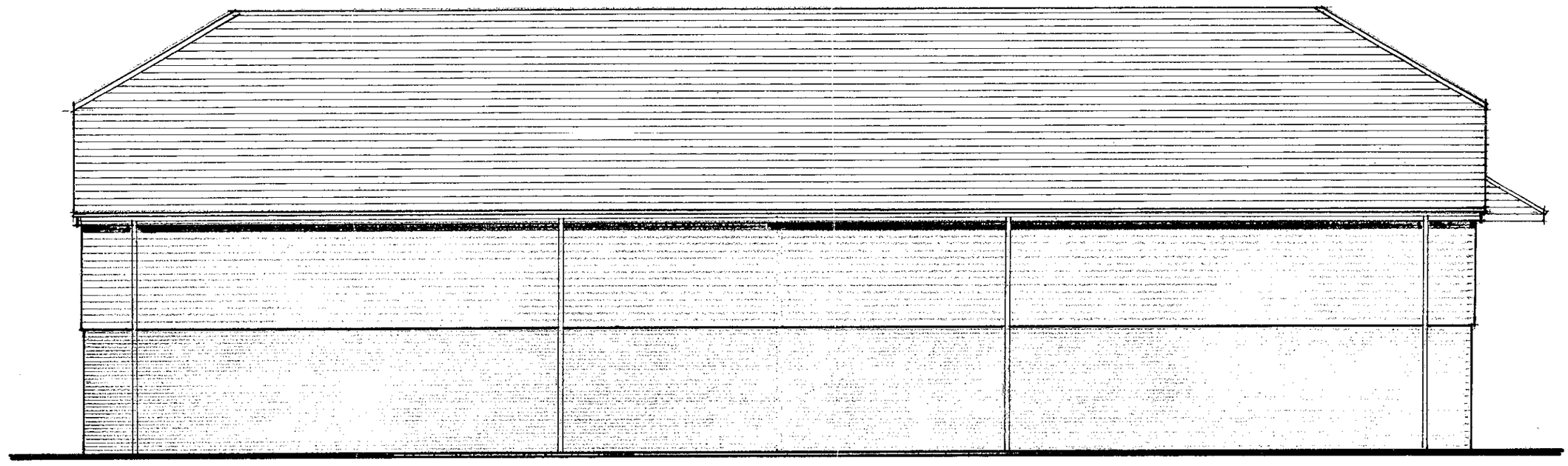
proposed warehouse extension

date: 22/11/99 scale: 1:100

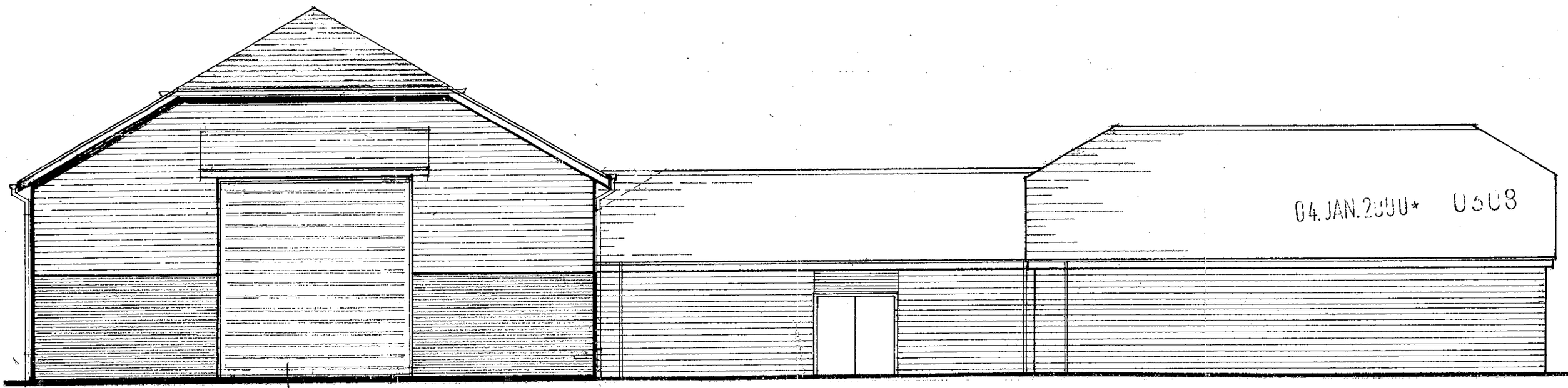
**ELEVATIONS** **9803/112**




**Front Elevation** (East)

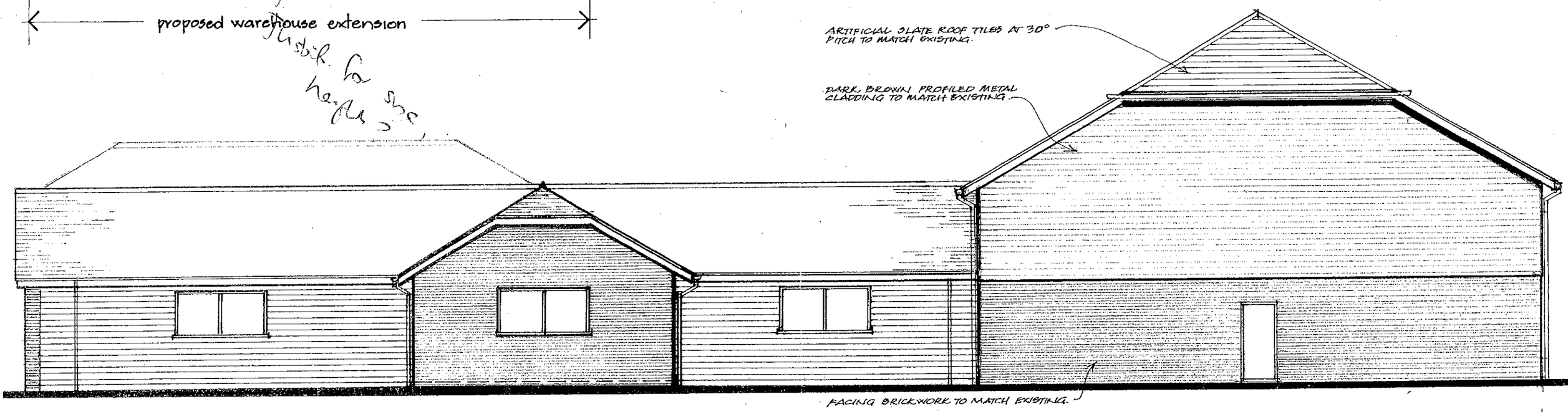


**Rear Elevation** (West)




**Side Elevation** (South)

proposed warehouse extension




**Side Elevation** (North: to A4)

proposed warehouse extension

P+L, C+S & N+P.

Existg [ (M²) 944.2 retained
55.1 lost

Nas [ 331.1

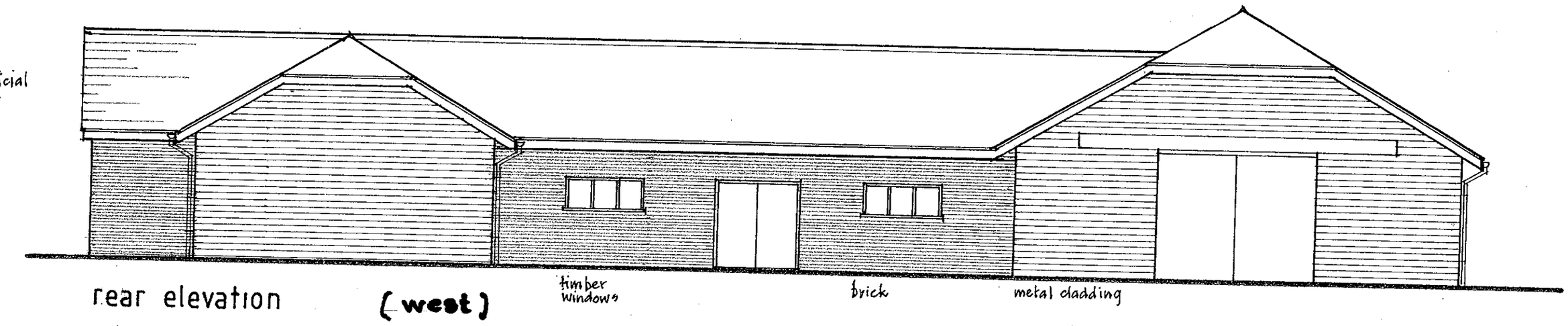
re Agreement to restrict mix of uses and in respect of limit goods sold.

1330.4 sqM gross

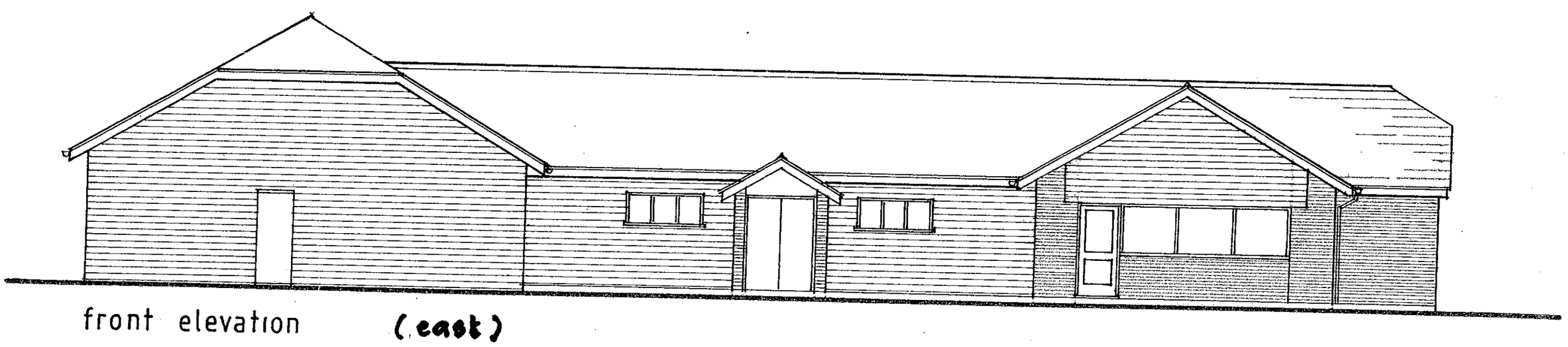
**Barrie R Steele** AADipARIBA FFB chartered architect
consultants town planning landscaping building law costs and development
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

**Countrywide Farmers P.L.C., London Road, Twyford**
proposed warehouse extension
date: 22/11/99 scale: 1:100
**ELEVATIONS** **9803/112**

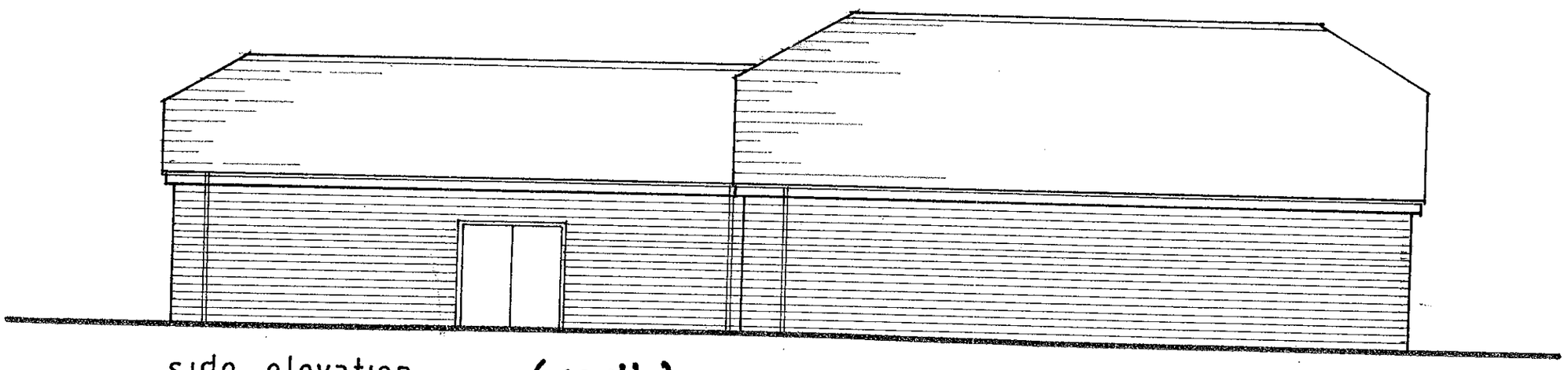
artificial slate



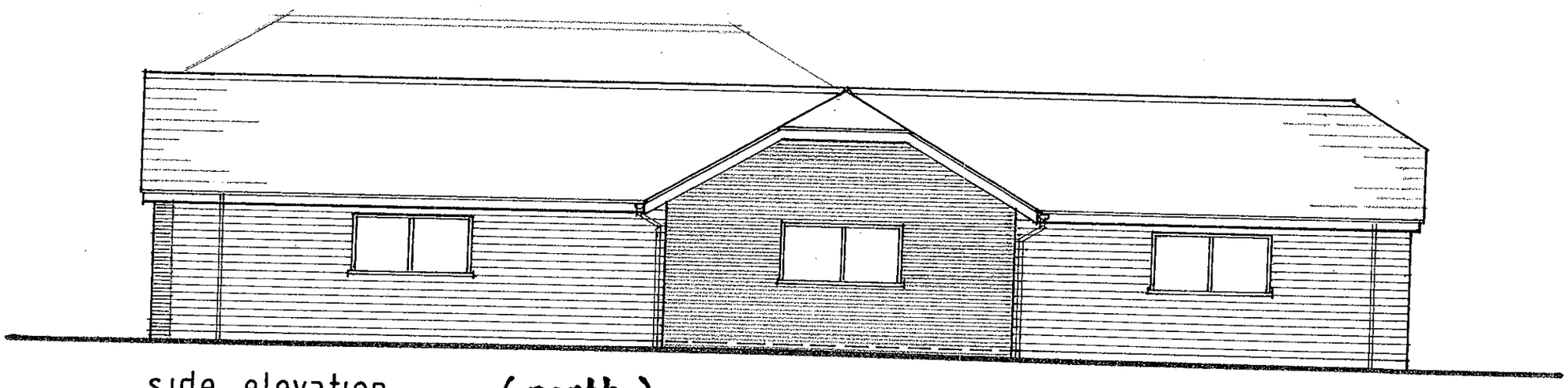

rear elevation (west)



front elevation (east)

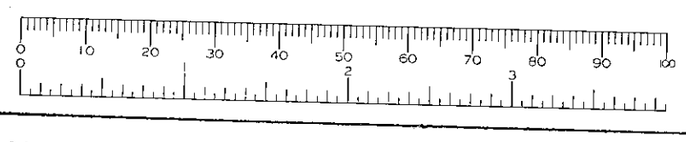


side elevation (south)



side elevation (north)

04. JAN. 2000* 0508

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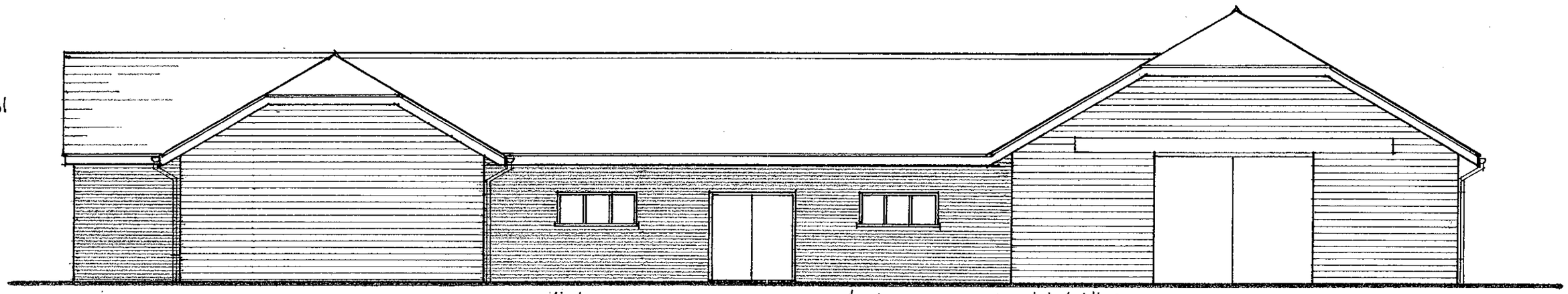
GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

Countrywide Farmers PLC. London Road, Twyford.

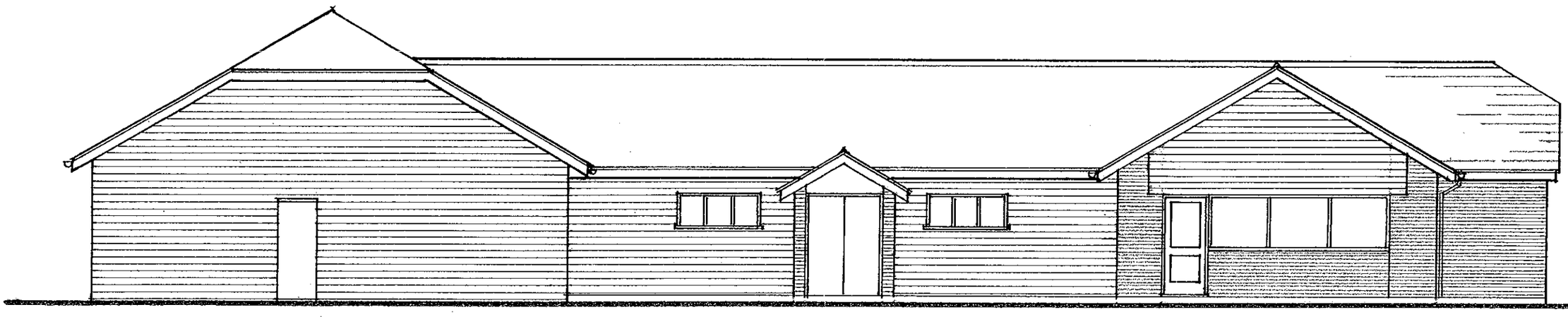
scale 1:100 date: NOV. 99

ELEVATIONS (existing) 9803/106

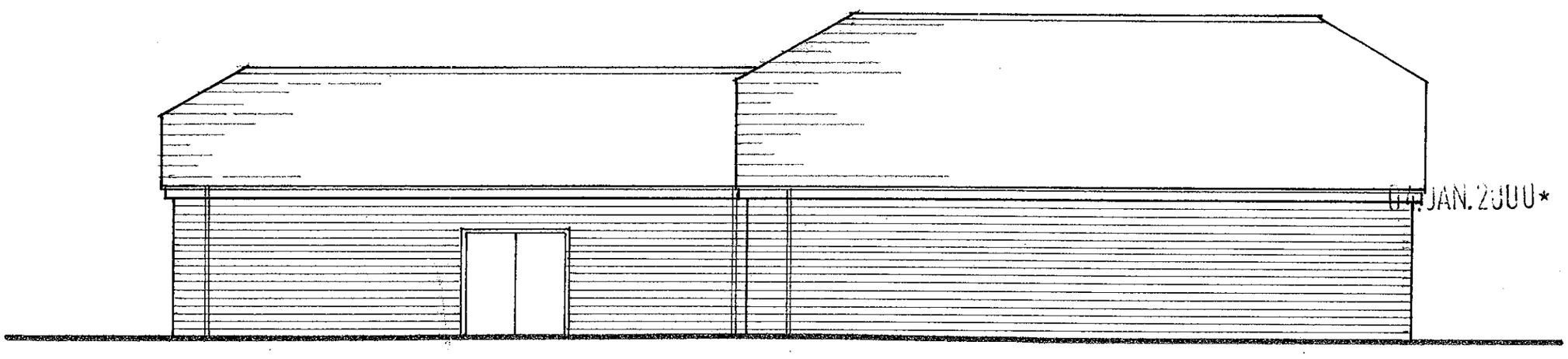
artificial slate



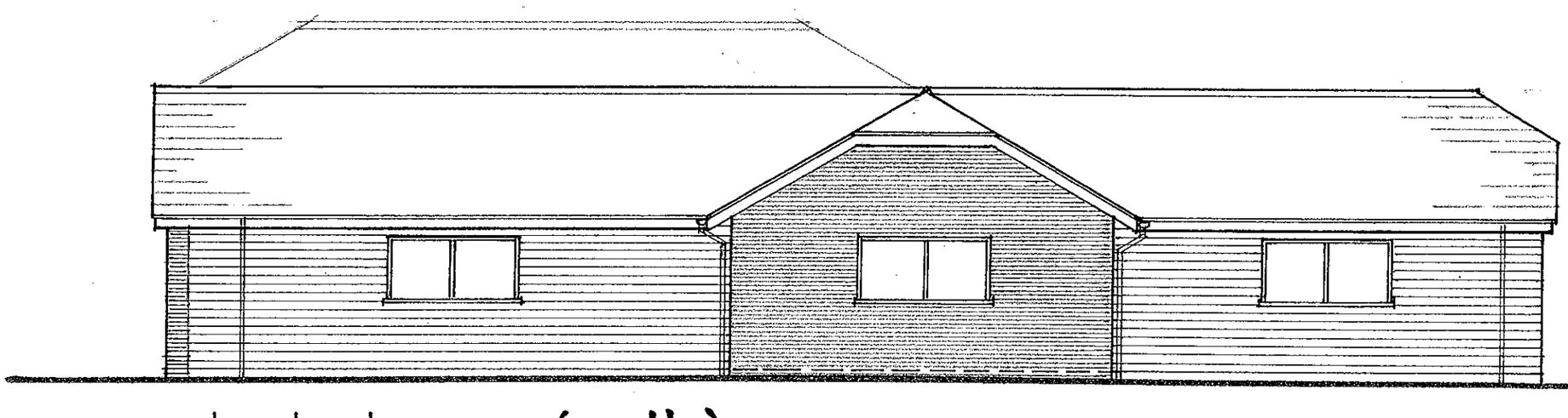

rear elevation (west)



front elevation (east)



side elevation (south)



side elevation (north)

04 JAN. 2000* 0508



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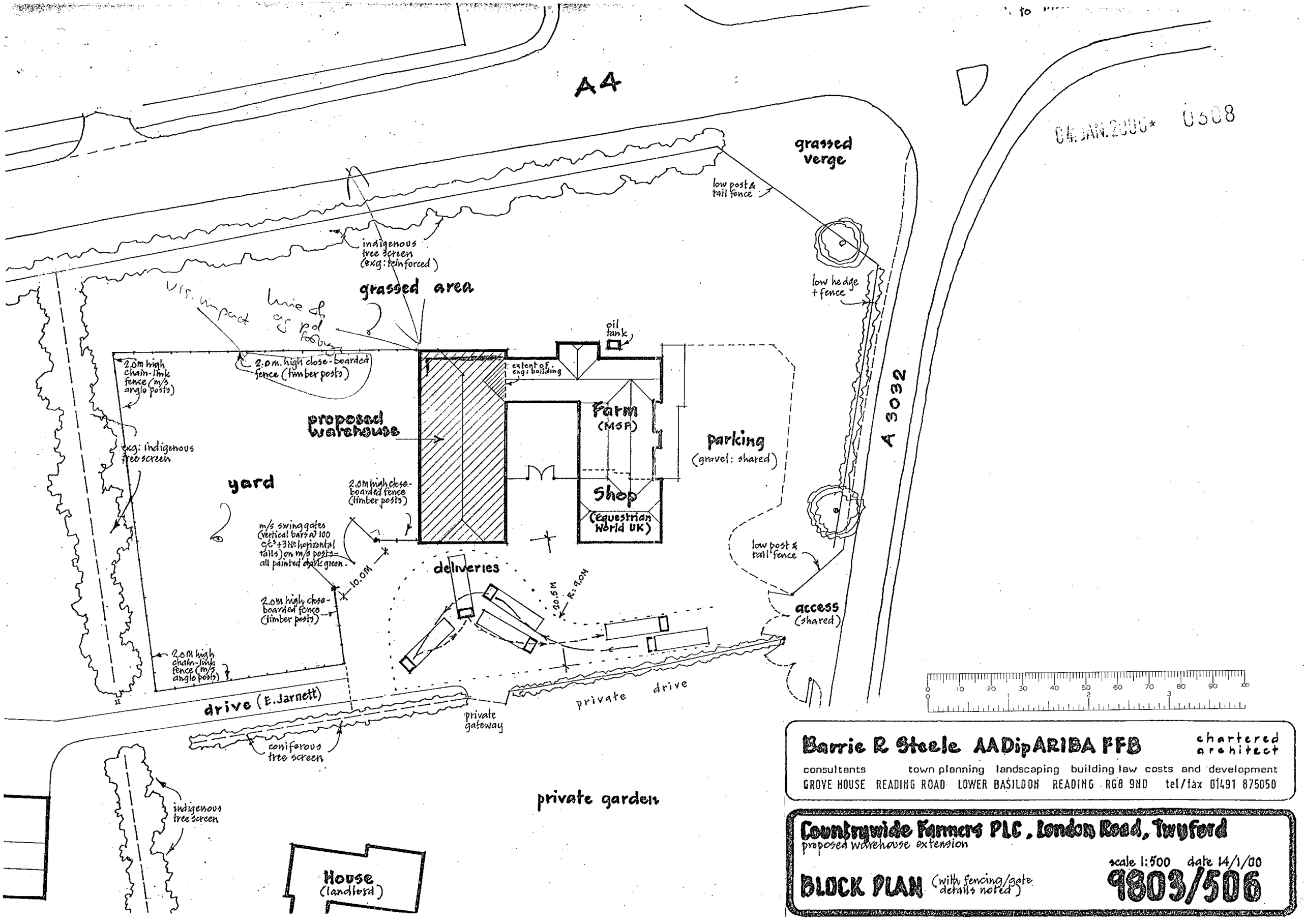
scale 1:100 date: NOV. 99

ELEVATIONS (existing) 9803/106

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**Barrie R Steele AADipARIBA FFB** chartered architect

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GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

**Countrywide Farmers PLC, London Road, Twyford**

proposed warehouse extension

scale 1:500 date 14/1/00

**BLOCK PLAN** (with fencing/gate details noted)

**9803/506**

14.0 M

proposed warehouse

FORM OPENING FOR DOUBLE DOORS.

shop

office

rest room

counter

shop

W.C (f)

W.C (m)

W.C

shop

[Equestrian World U.K.]

9.0 M

roller shutter door

CANOPY ROOF OVER.

0 10 20 30 40 50 60 70 80 90 100

04 JAN 2000

U503

Countrywide Farmers P.L.C., London Road, Twyford

proposed warehouse extension

scale 1:100 date 22/11/99

PLAN

9803/111

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GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9ND tel/fax 01491 875050

B 477

Garden Centre

to MAIDENHEAD

A4

to READING

grassed verge

low post & rail fence

indigenous tree screen

grassed area

low hedge + Fence

oil tank

2.0 m. high chain link fence.

extent of exg: building

proposed warehouse

Farm (MSF)

A 3032

parking (gravel: shared)

indigenous tree screen

yard

fields (planted)

Shop (Equestrian World UK)

2.0m chain link fence

low post & rail fence

deliveries

10.0M

20.5M

R: 9.0M

access (shared)

2.0m chain link fence

drive (E. Jarnett)

private drive

private gateway

turning area

coniferous tree screen

private garden

indigenous tree screen

Barn (E. Jarnett)

House (landlord)

to TWYFORD

04 JAN 2000 U313

N

NOTES 1. Turning area to Freight Transport Association standards: 20.5 M 'large banjo' shown for large rigid vehicles (16.5 M only 'banjo' required for artics).


Barrie R Steele MADipARIBA FFB chartered architect

consultants town planning landscaping building law costs and development

GROVE HOUSE READING ROAD LOWER BASILDON READING RG8 9NO tel/fax 01491 875050


Countrywide Farmers P.L.C. London Road, Twyford

proposed warehouse extension.

scale 1:500 date Dec:'99

BLOCK PLAN (read in conjunction with 1:2500 LOCATION) 9803/505