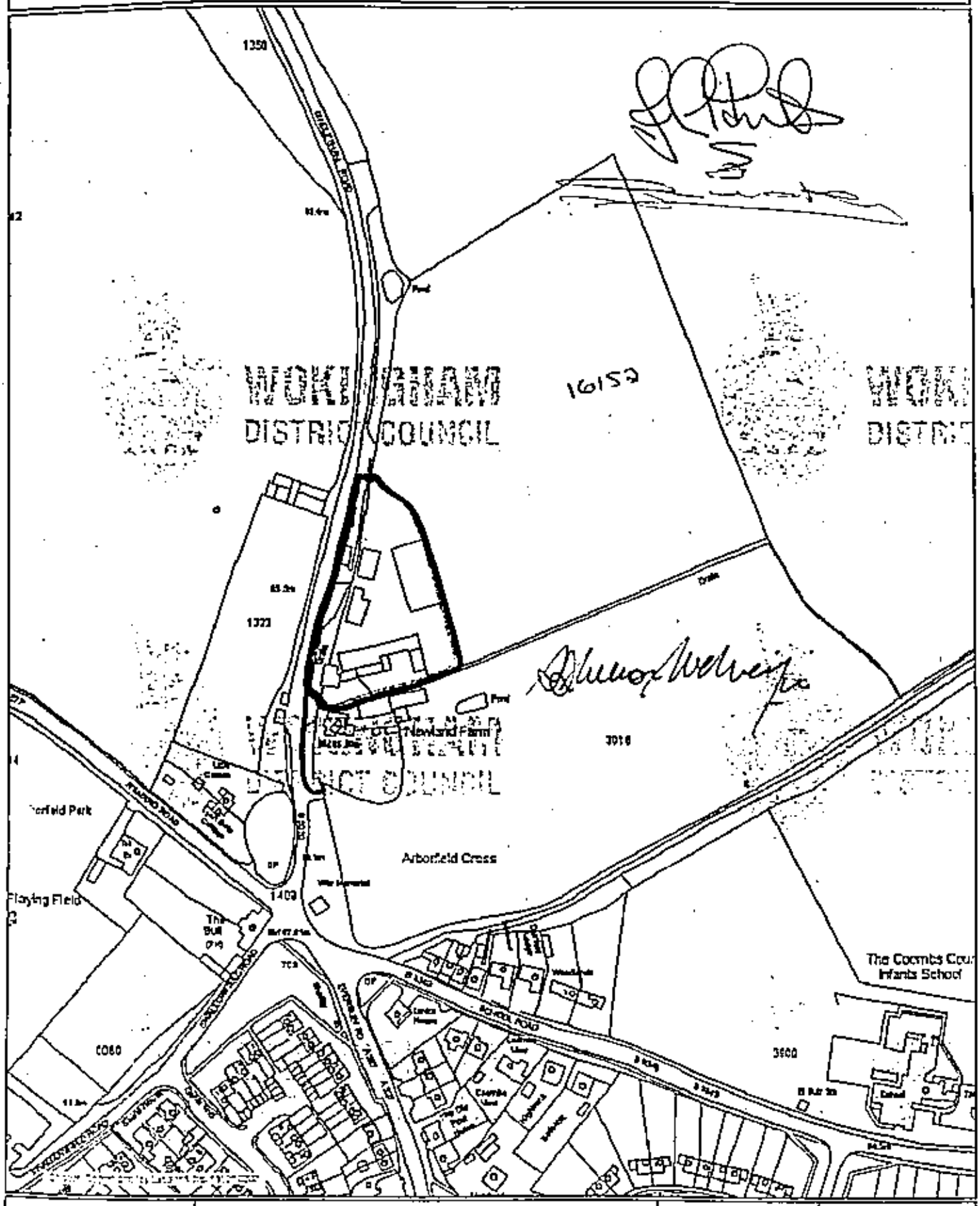
Location of Planning Application - F/2002/5813 & LB/2002/7840



WOKINGHAM DISTRICT COUNCIL

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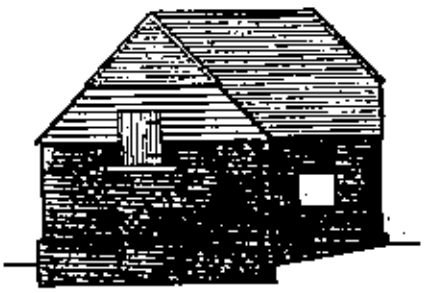
Elaine Vashi

7th July 2004

Scale 1/2500

N W E S



Front Elevation



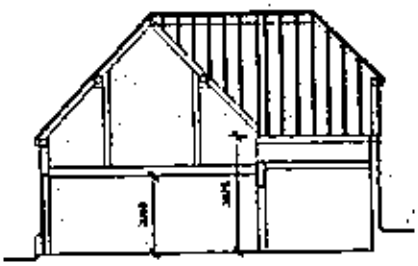
Side Elevation



Rear Elevation



Side Elevation



Section

22.001.2002 Rev D

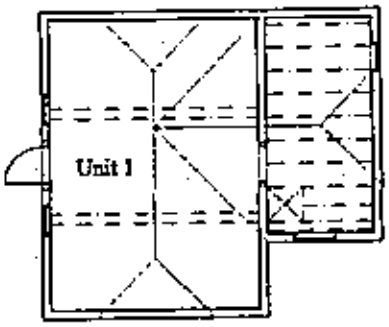
The Barns, Newlands Farm,
Arborfield.
Berks.

EXISTING

Hicks Developments

Plans & Elevations Unit 1

1:100 Dec 01

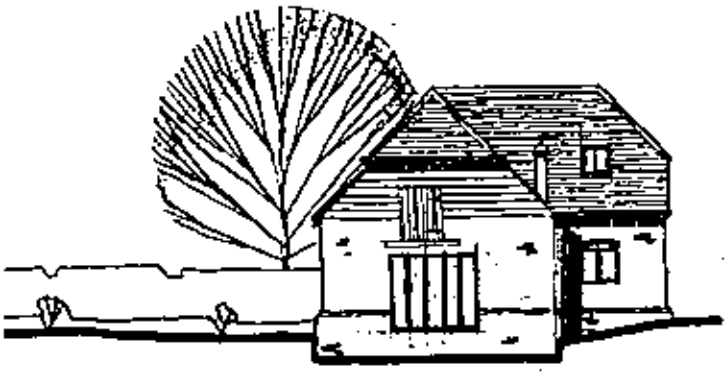


Floor Plan

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 01

Notes



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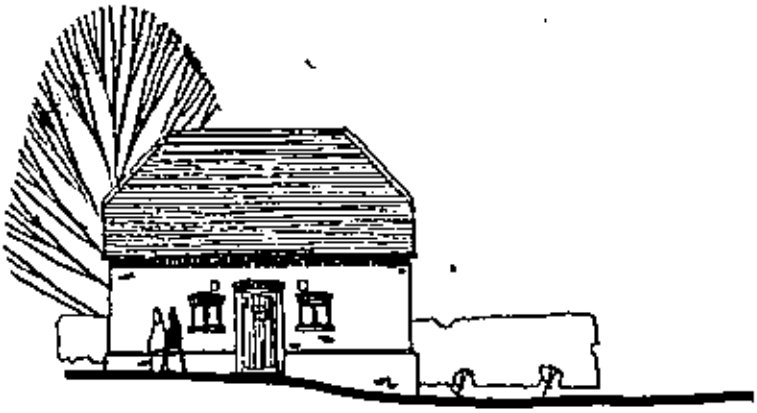
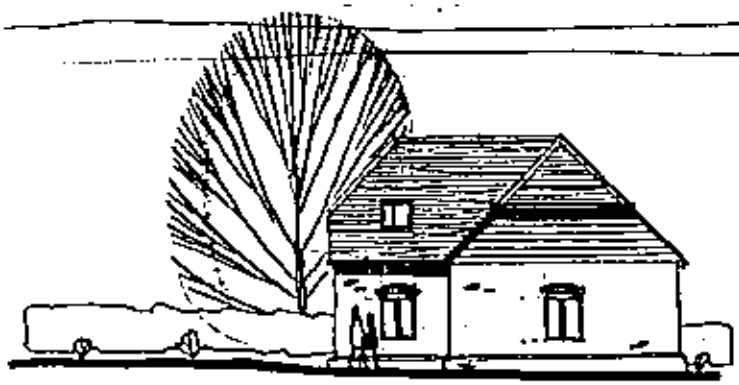


SIDE ELEVATION

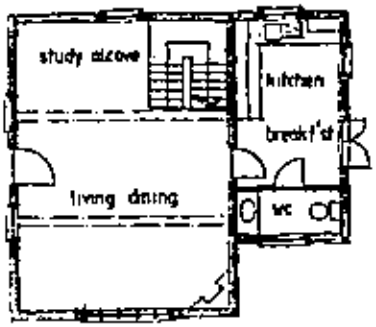


REAR ELEVATION

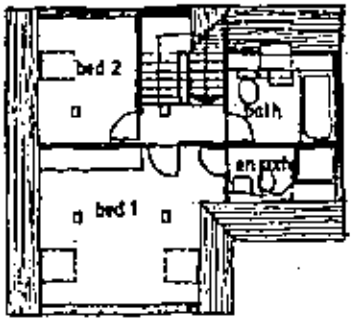


SIDE ELEVATION

20 FEB 2002 5813



GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE BARNS
NEWLAND FARM
ARBORFIELD

PROPOSED

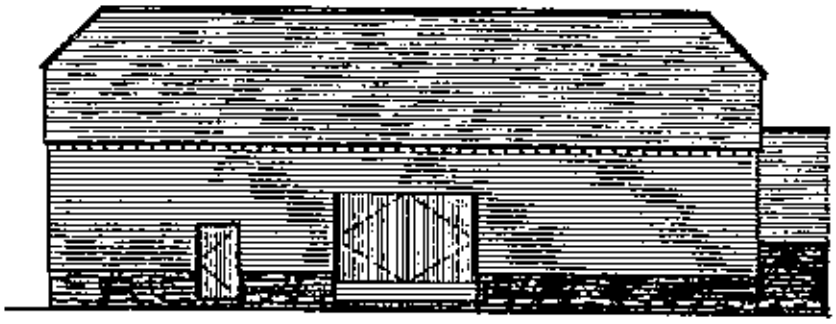
HICKS DEVELOPMENTS LTD

BARN UNIT 1
PROPOSALS

1 100 01/02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg.10



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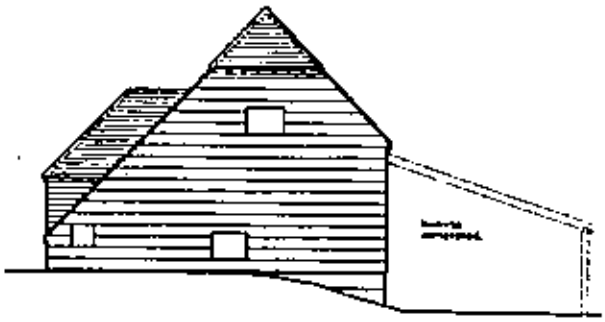
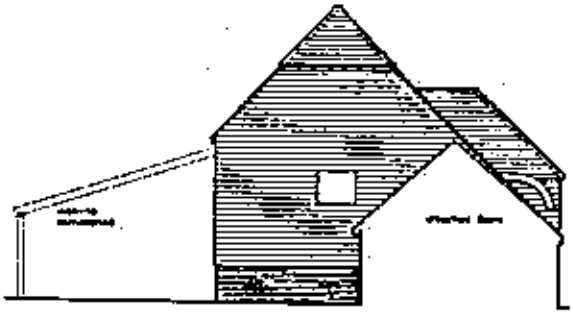


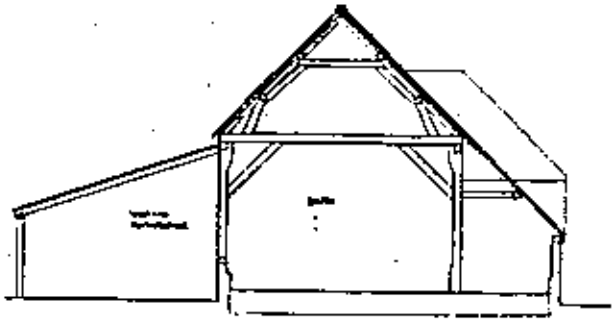
Side Elevation



Rear Elevation

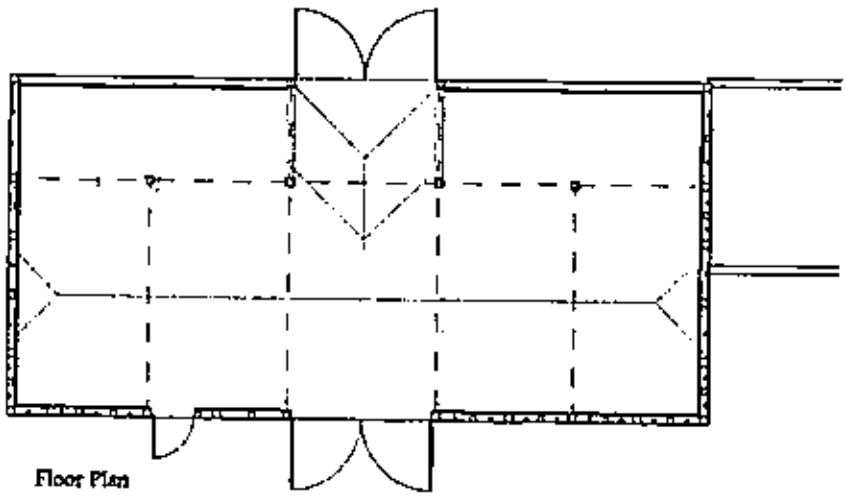


Side Elevation



Section

22.001.2002 7640



Floor Plan

Project

The Barns, Newlands Farm,
Arborfield.
Berks.

EXISTING

Client

Hicks Developments

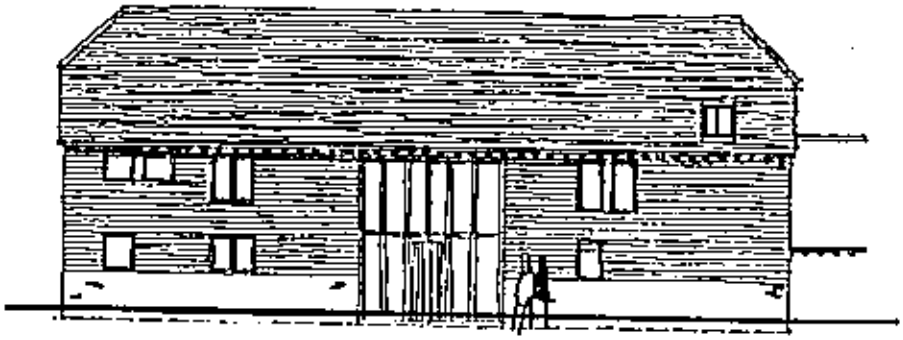
Drawing

Plans & Elevations Unit 2

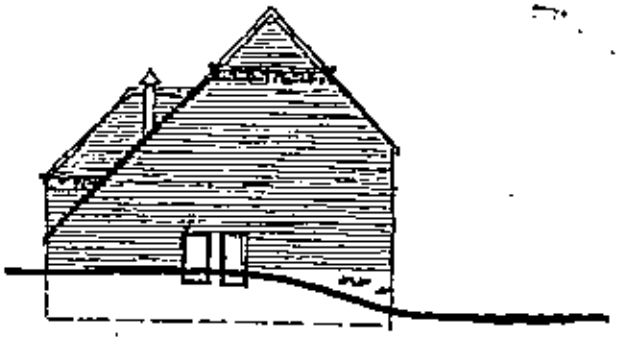
Scale 1:100 Date Dec 01

The Edwards Irish Partnership
Architects & Surveyors

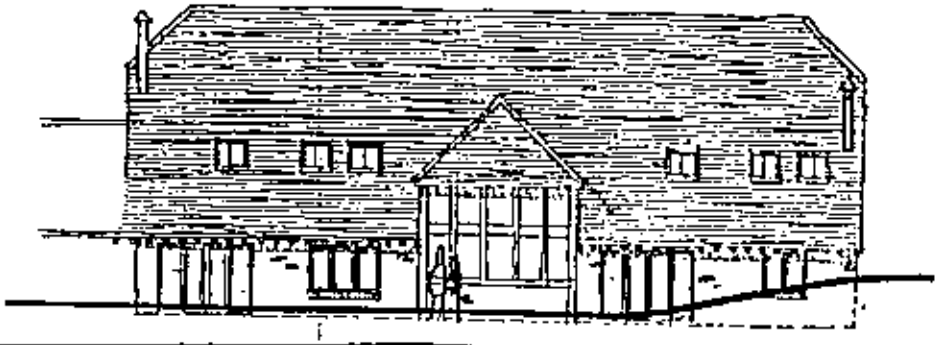
Job 1493 Dwg. 02



FRONT ELEVATION



SIDE ELEVATION



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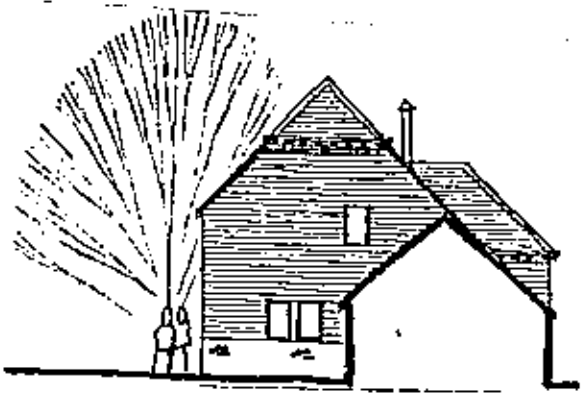

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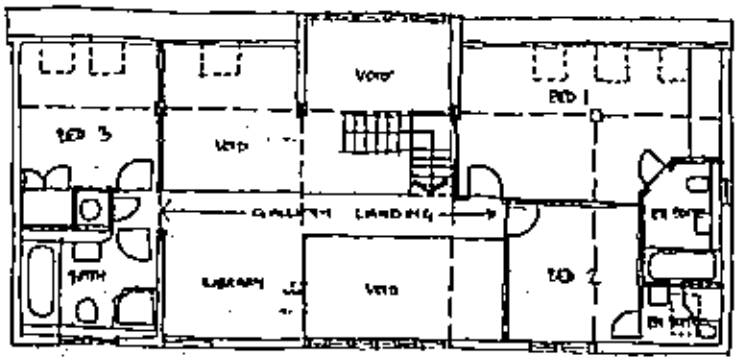
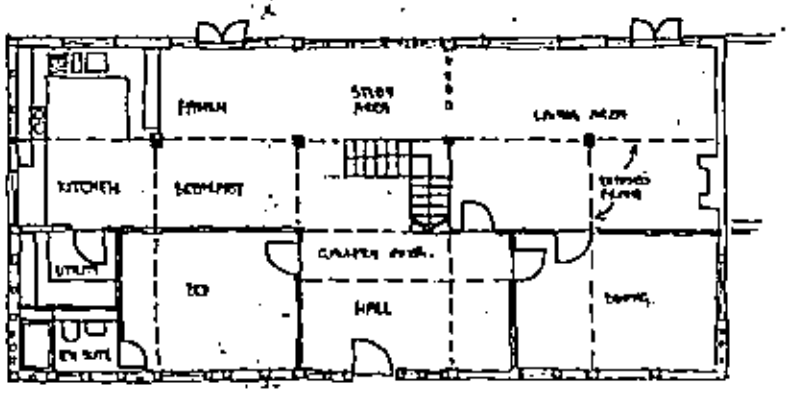


FIRST FLOOR



GROUND FLOOR

REVISED PLAN

1-500

1-250

THE BARNS
NEWLAND FARM
ARBORFIELD

PROPOSED

19 APR 2004

HICKS DEVELOPMENTS LTD

BARN UNIT 2
PROPOSALS

1:100 01/02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 11d



Front Elevation



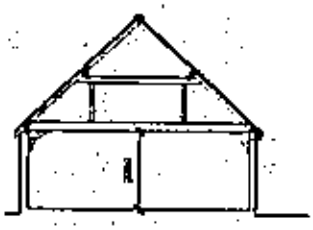
Side Elevation



Rear Elevation



Side Elevation



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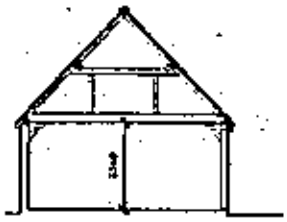
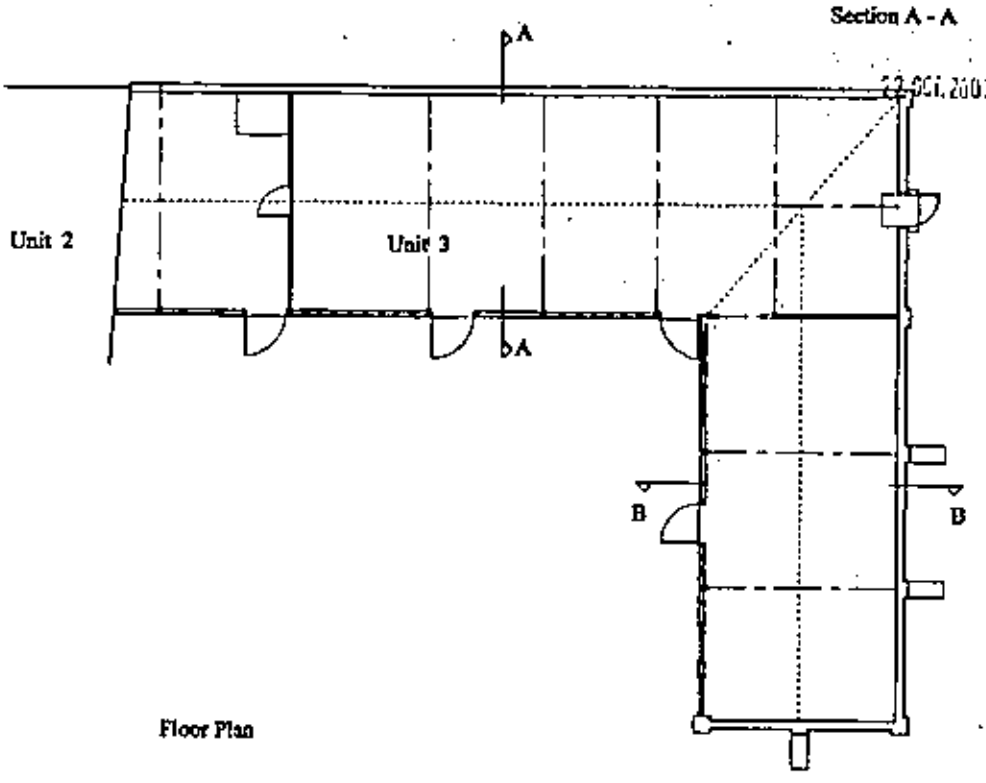


Section B - B



Floor Plan

22.001.2002 7643

The Barns, Newlands Farm,
Arborfield.
Berks.

EXISTING

Hicks Developments

Plans & Elevations Unit 3

1:100 Dec 01

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 03

Notes

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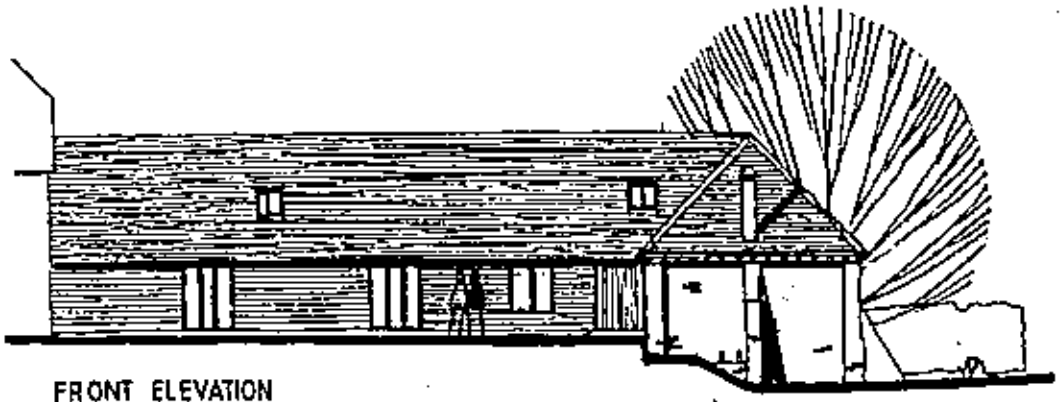
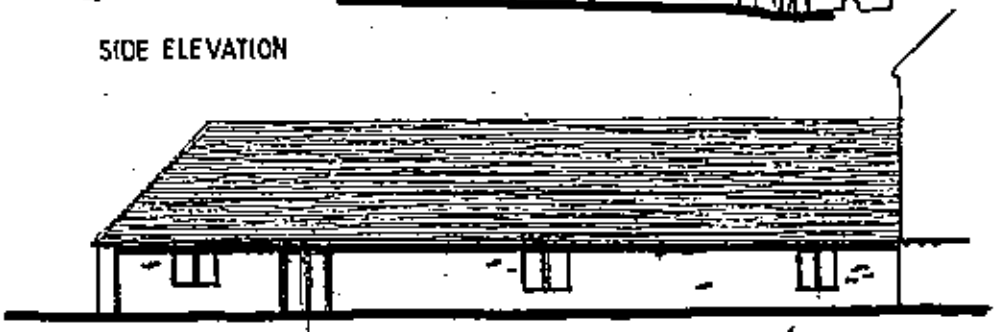


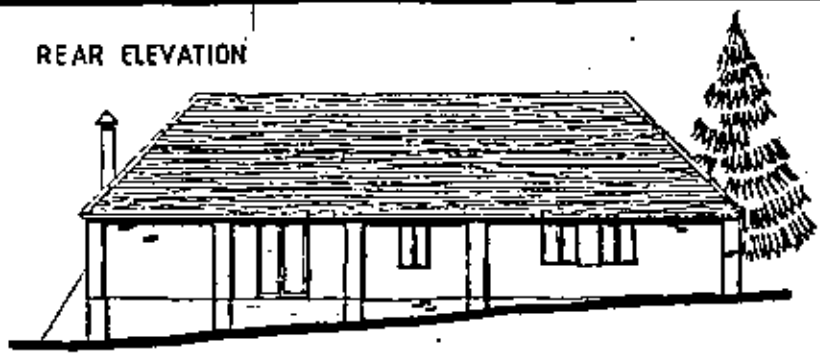
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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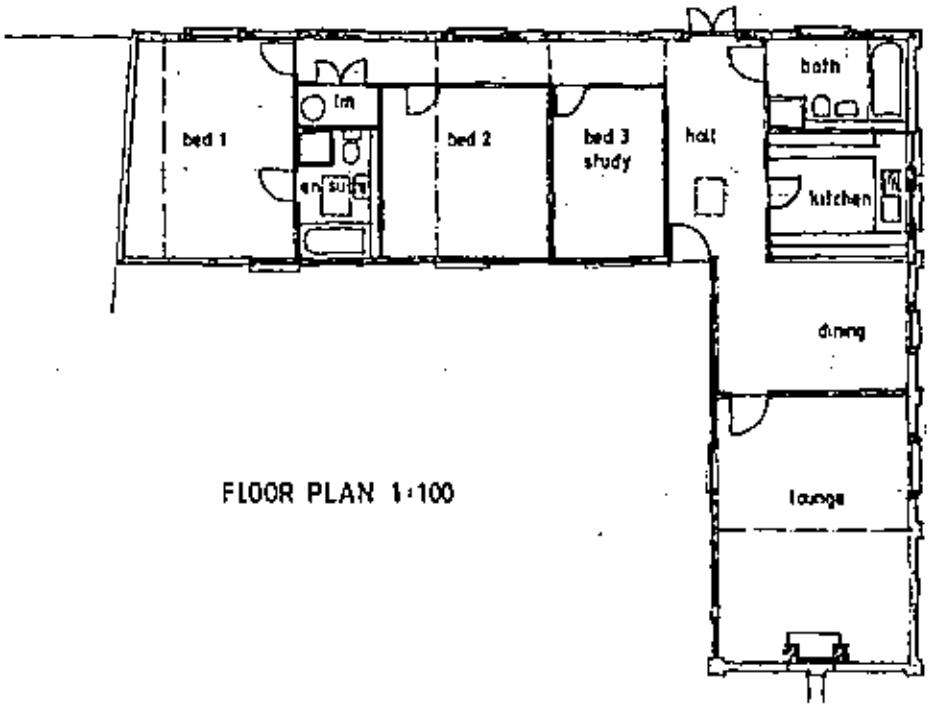
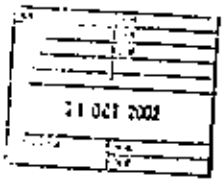


FLOOR PLAN 1:100

REVISED PLAN
5 8 13 ...



THE BARNS
NEWLAND FARM
ARBORFIELD

HICKS DEVELOPMENTS LTD

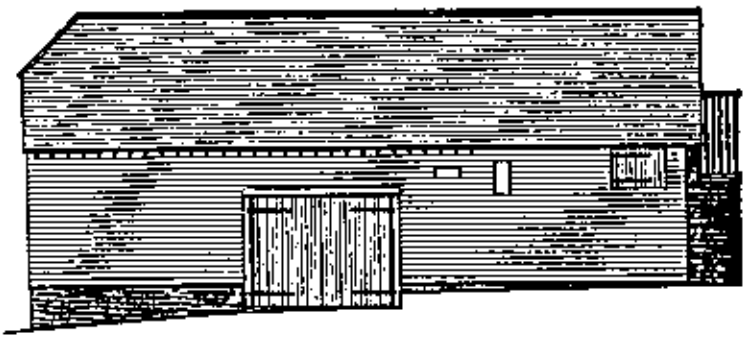
BARN UNIT 3
PROPOSALS

1:100 01/02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 12A

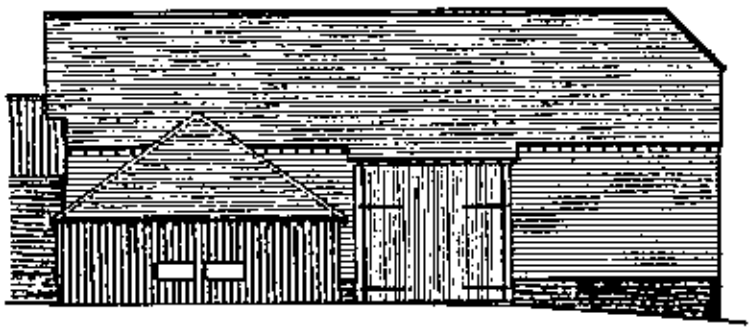
Notes:



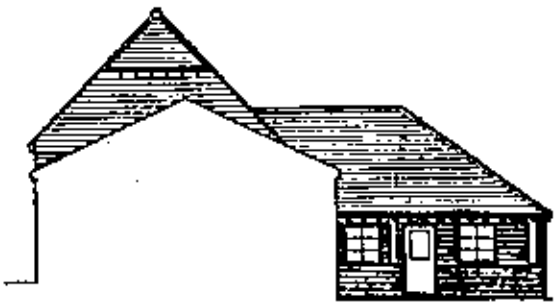
Front Elevation



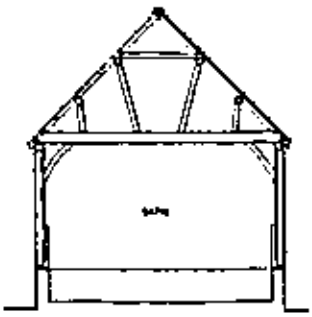
Side Elevation



Rear Elevation



Side Elevation

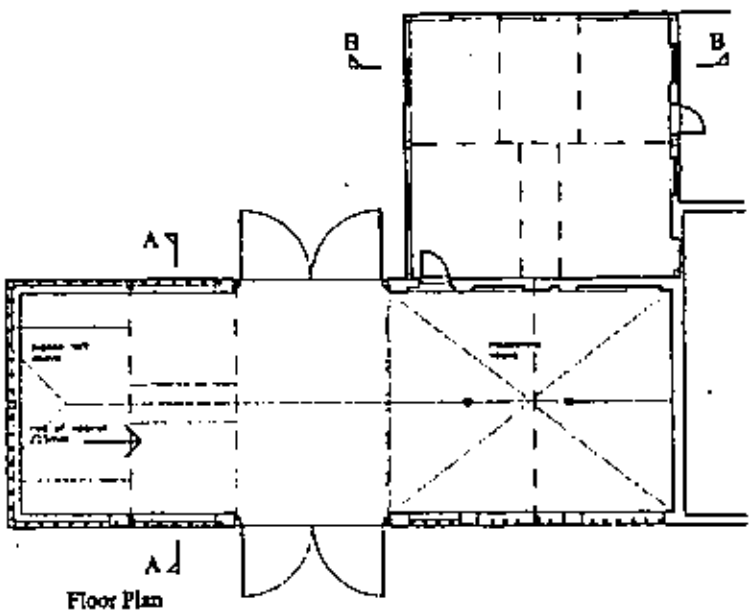


Section A - A



Section B - B

22.01.2002 7040



Floor Plan

The Barns, Newlands Farm,
Arborfield.
Berks.

EXISTING

Hicks Developments

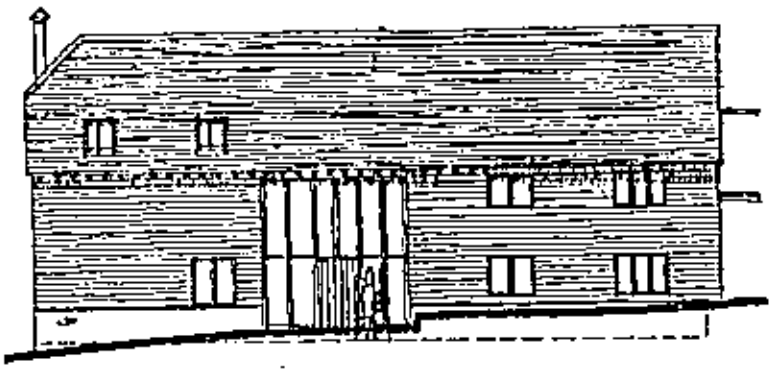
Plans & Elevations Unit 4

Scale 1:100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 04

Notes



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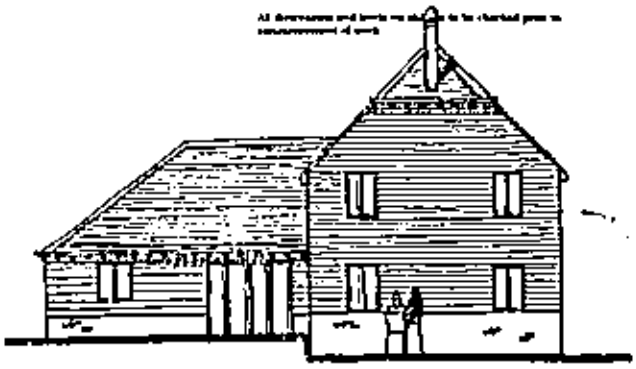
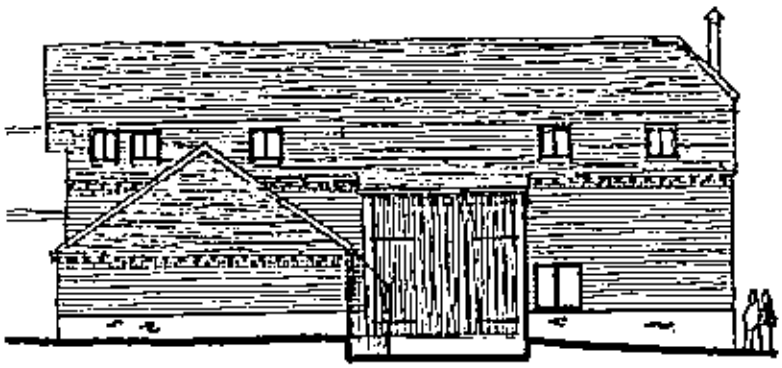


SIDE ELEVATION



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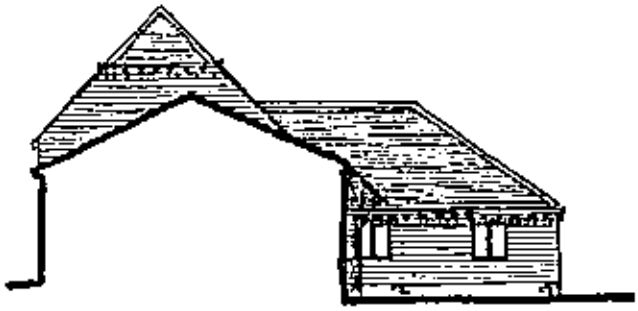

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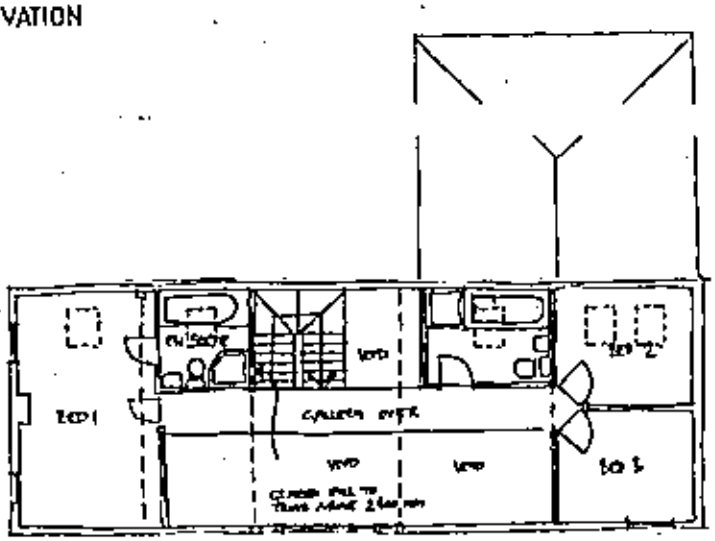
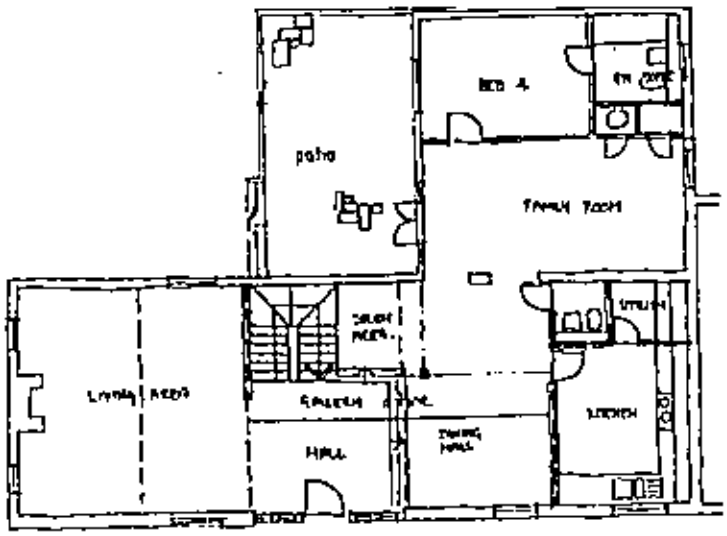


FIRST FLOOR PLAN

REVISED PLAN



GROUND FLOOR PLAN

THE BARNS
NEWLAND FARM
ARBORFIELD

PROPOSED

HICKS DEVELOPMENTS LTD

BARN UNIT 4
PROPOSALS

1:100 01/02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 13B

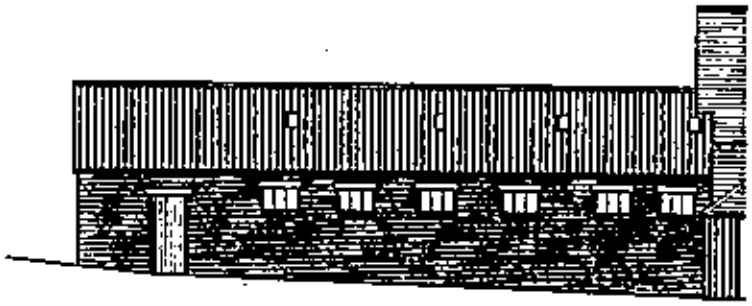
Notes



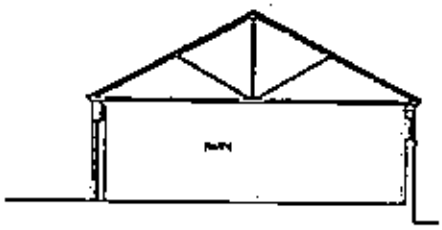
Front Elevation~



Side Elevation

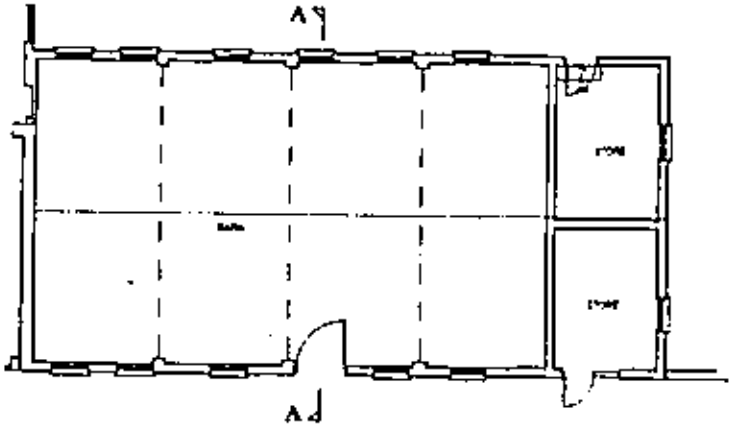


Rear Elevation



Section A - A

12.06.2002 7549



Floor Plan

The Barns, Newlands Farm,
Arborfield.
Berks.

EXISTING.

Hicks Developments

Plans & Elevations Unit 5

Scale 1:100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 05

Notes

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

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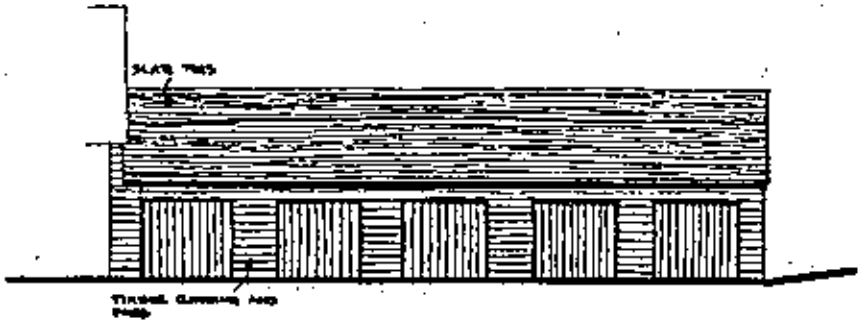
REAR ELEVATION



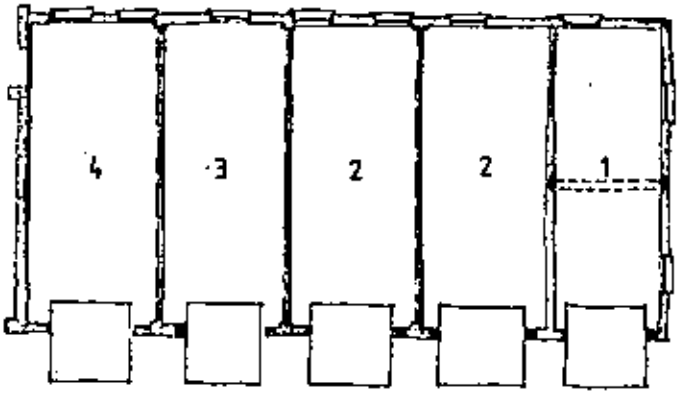
FRONT ELEVATION



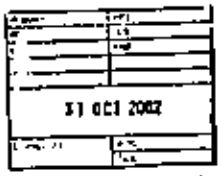
SIDE ELEVATION

REVISED PLAN

5 8 13



GARAGE PLAN



OCT 02

THE BARNS
NEWLAND FARM
ARBORFIELD

PROPOSED

HICKS DEVELOPMENTS LTD

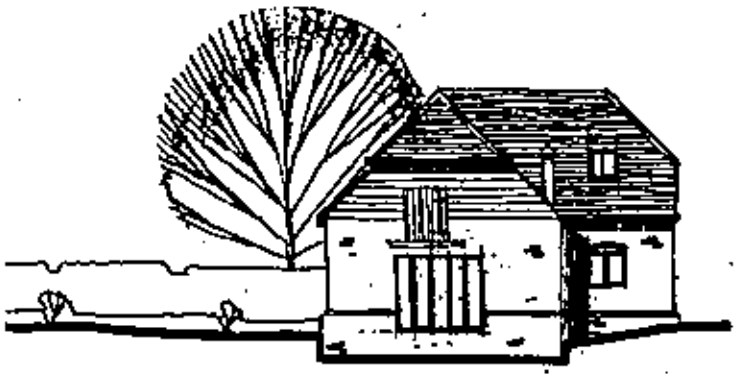
BARN UNIT 5
PROPOSALS

Scale	Date
1 100	01/02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493	Dwg. 14 A

Notes



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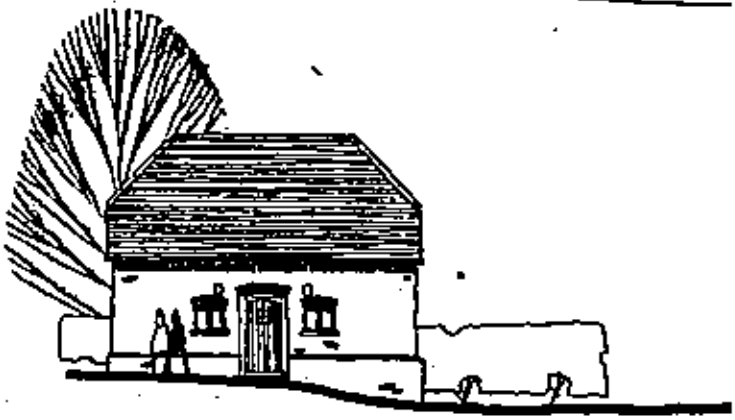
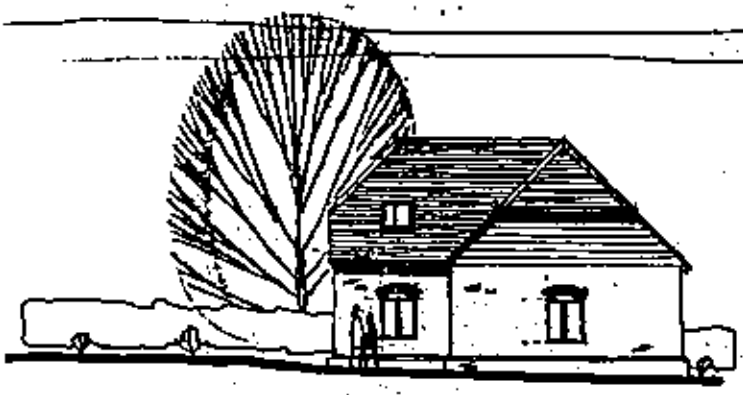


SIDE ELEVATION

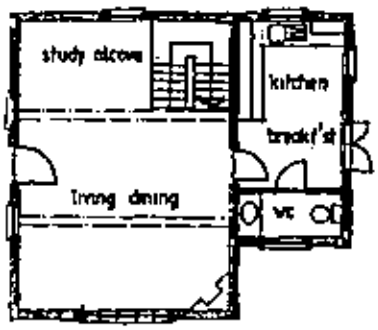


REAR ELEVATION

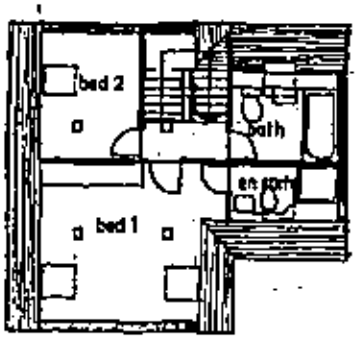


SIDE ELEVATION

20 FEB 2002 5013



GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE BARNS
NEWLAND FARM
ARBORFIELD

PROPOSED

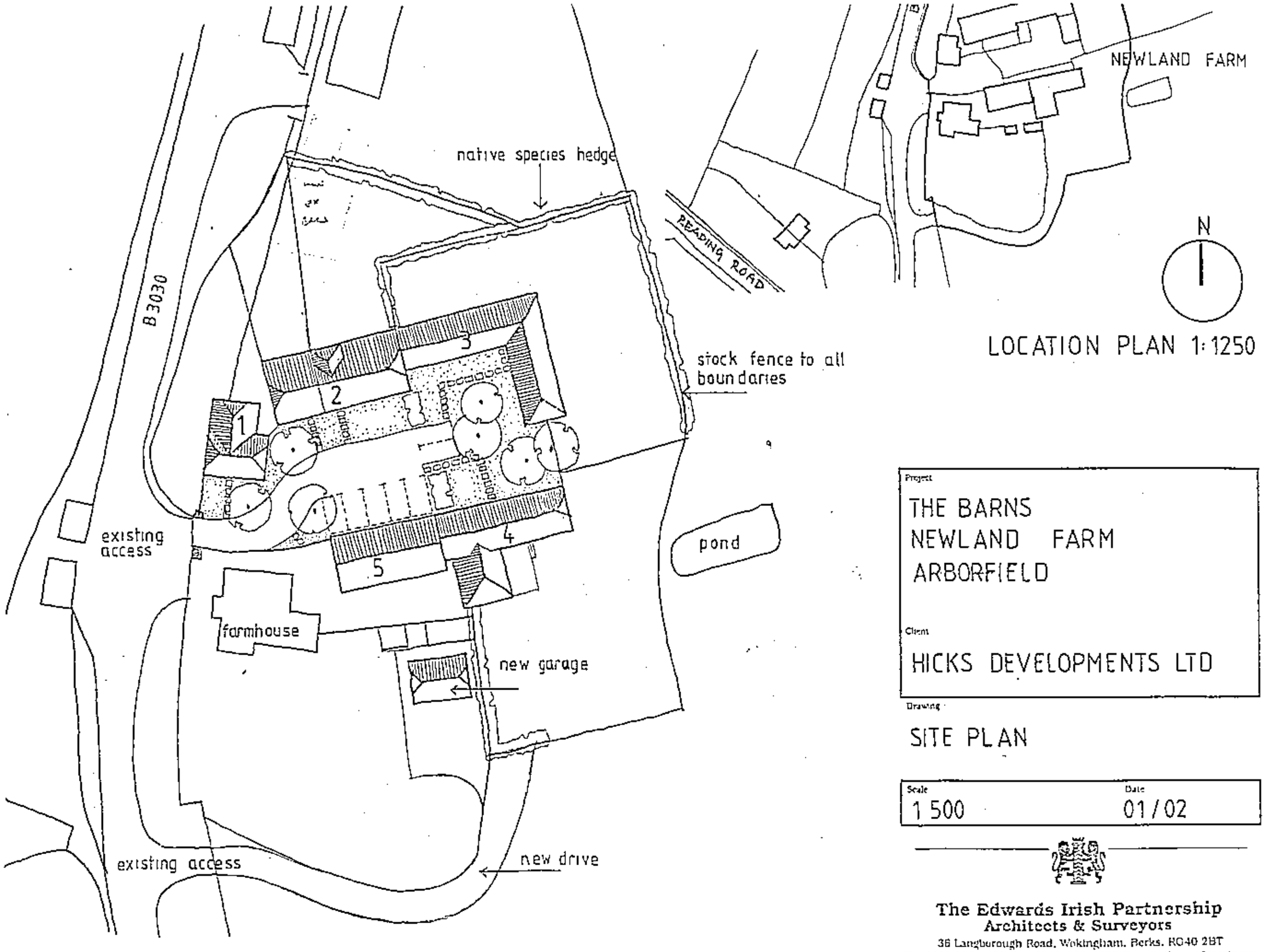
HICKS DEVELOPMENTS LTD

BARN UNIT 1
PROPOSALS

1 100 01/02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg.10



Project

THE BARNS
NEWLAND FARM
ARBORFIELD

Client

HICKS DEVELOPMENTS LTD

Drawing

SITE PLAN

Scale	Date
1 500	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 1493 Dwg.15

Rapidox DS (UK) 22111

3.3 Design vehicles

The four design vehicles representing different populations of standard vehicles are: two rigid vehicles; one articulated combination and one drawbar combination.

Small rigid vehicle

The smallest design vehicle is 2.3m wide and has a wheelbase of 4.19m within an overall vehicle length of 7.17m. At 7.5 tonne gvw, this vehicle is very popular with a large number of operators as it represents the threshold above which a driver licensed before 1 January 1997 needs to hold a heavy goods vehicle driving licence.

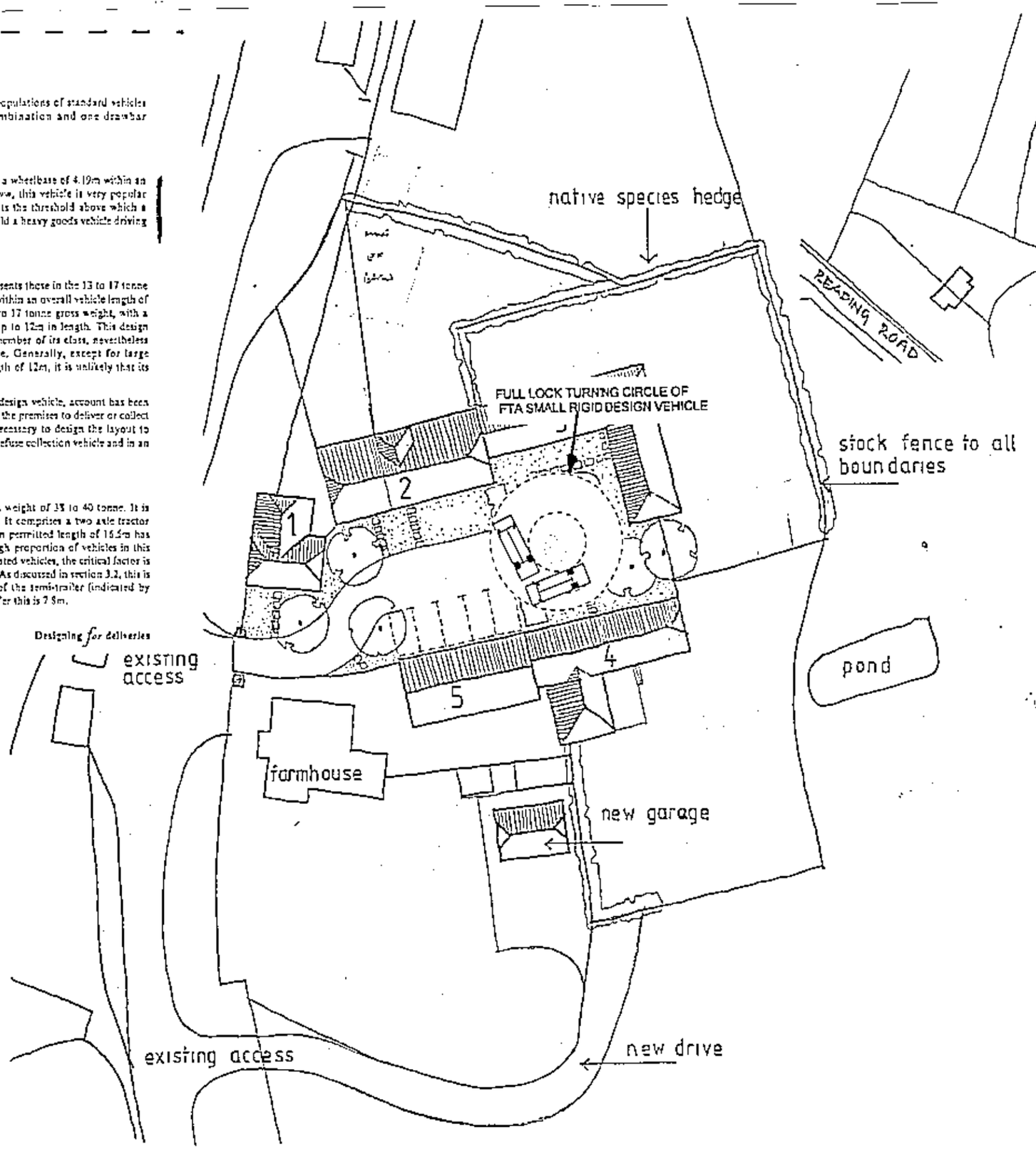
Large rigid vehicle

The heavier of the two rigid design vehicles represents those in the 13 to 17 tonne range. It is 2.5m wide and has a 6.1m wheelbase within an overall vehicle length of 10m. Two axle rigid vehicles can operate at up to 17 tonne gross weight, with a probable increase in 1999 to 18 tonne, and be up to 12m in length. This design vehicle, while therefore not the most extreme member of its class, nevertheless represents the majority of vehicles of its type. Generally, except for large passenger coaches that usually operate at a length of 12m, it is unlikely that its dimensions will be greatly exceeded.

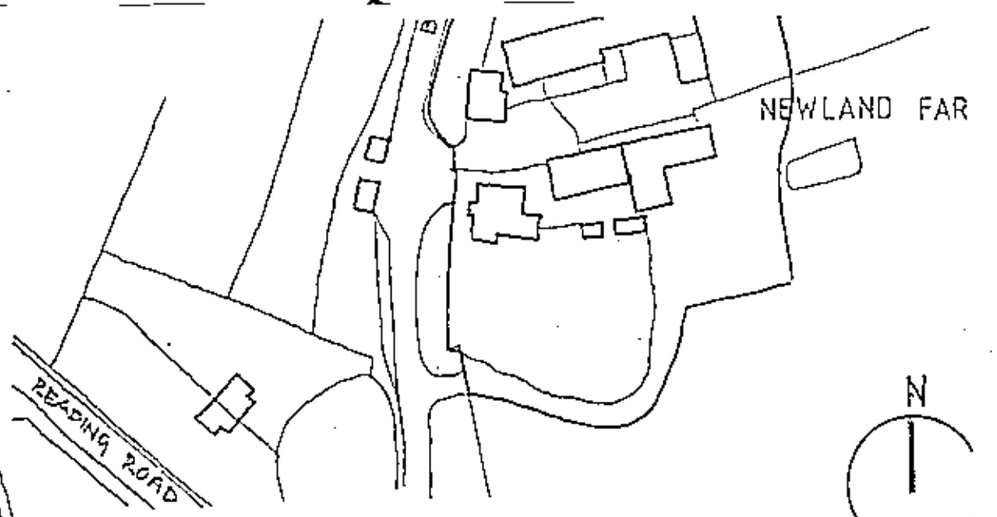
In choosing the dimensions of the heavier rigid design vehicle, account has been taken of the fact that, even if the vehicles visiting the premises to deliver or collect goods are relatively small, it is nearly always necessary to design the layout to permit access at certain points by the occasional refuse collection vehicle and in an emergency, fire fighting appliances.

Articulated vehicle

The articulated design vehicle has a gross train weight of 35 to 40 tonne. It is 2.55m wide and has an overall length of 16.5m. It comprises a two axle tractor unit and a three axle semi-trailer. The maximum permitted length of 16.5m has been used, since this is the length at which a high proportion of vehicles in this category operate. In most manoeuvres by articulated vehicles, the critical factor is the amount of cut-in by the inside trailer wheels. As discussed in section 3.2, this is determined mainly by the effective wheelbase of the semi-trailer (indicated by symbol A3 in figure 3.5). For the design semi-trailer this is 7.5m.



SITE PLAN 1:500



LOCATION PLAN 1:125

Project

THE BARNS
NEWLAND FARM
ARBORFIELD

Client

HICKS DEVELOPMENTS LTD

Drawing

SITE PLAN

Scale	Date
1 500	01/02

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Job 1493 Dwg.15

Replaces 99/DK1

Notes

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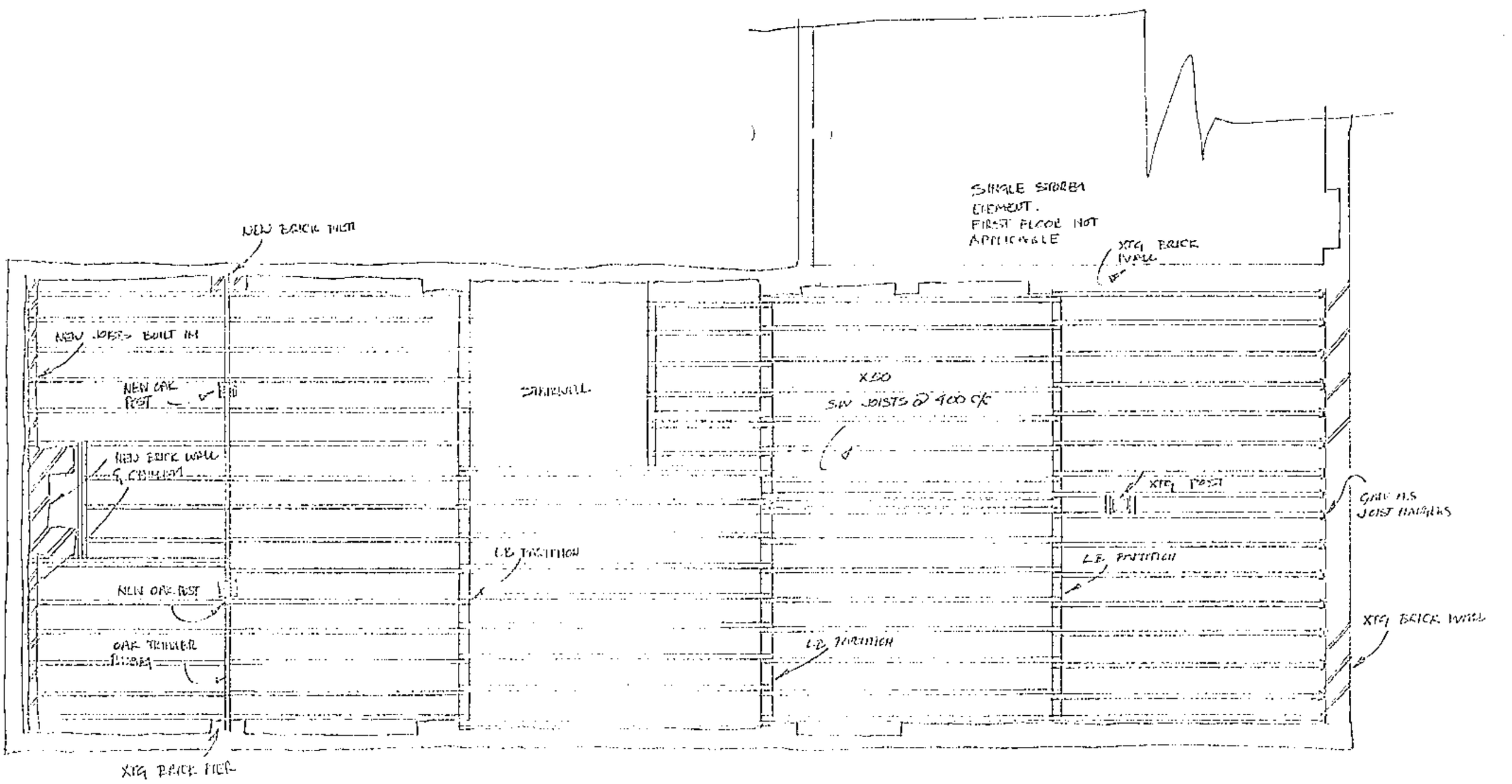

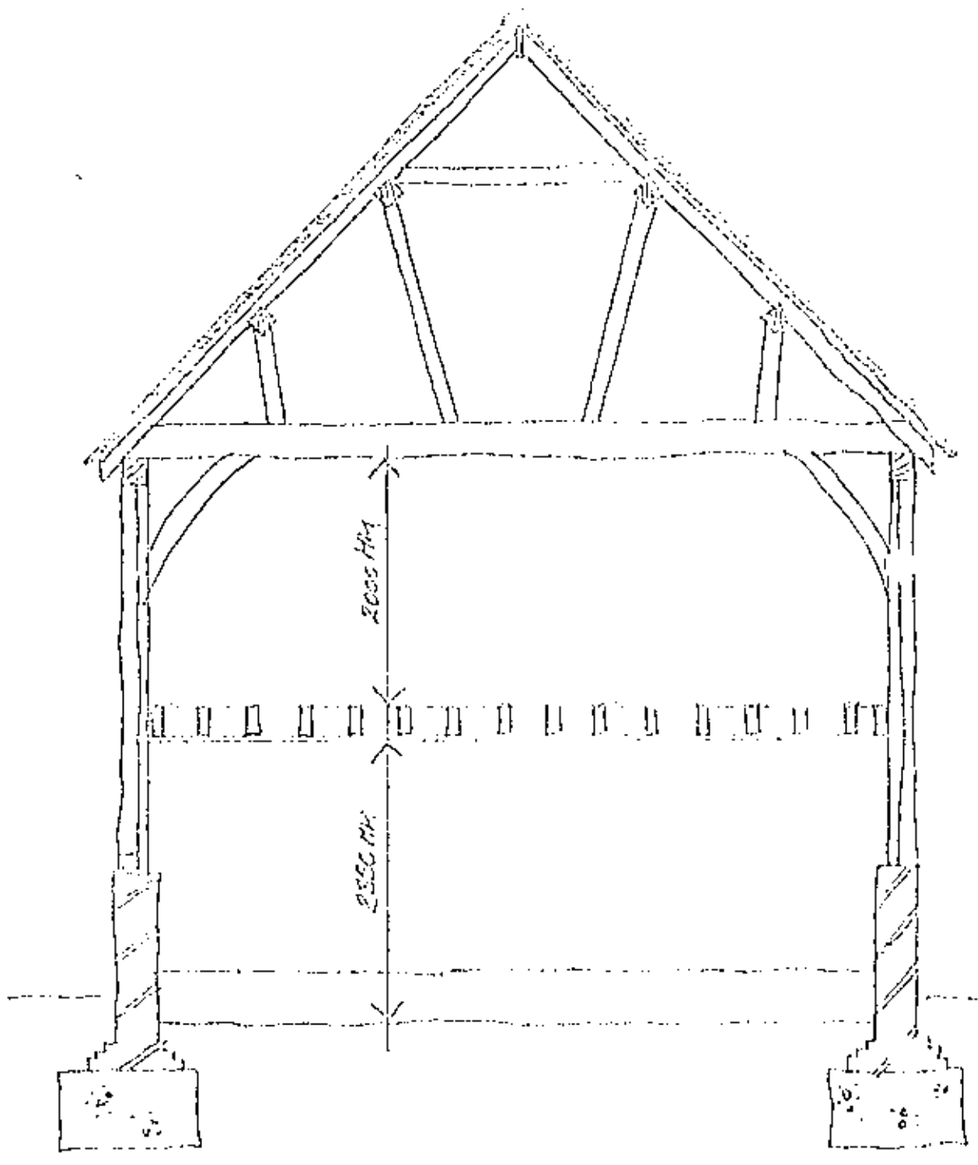

SECTION

ADDITIONAL PLAN

5813 U

0840

Project
THE BURNS
NORTHLANDS PARK
ARBORFIELD

Client
MRS BOROUGHS

Drawing
PLAN 4
PROPOSED WEST SIDE

Scale 1:50 Date 07.05

The Edwards Irish Partnership
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Job 4.05 Dwg. 103

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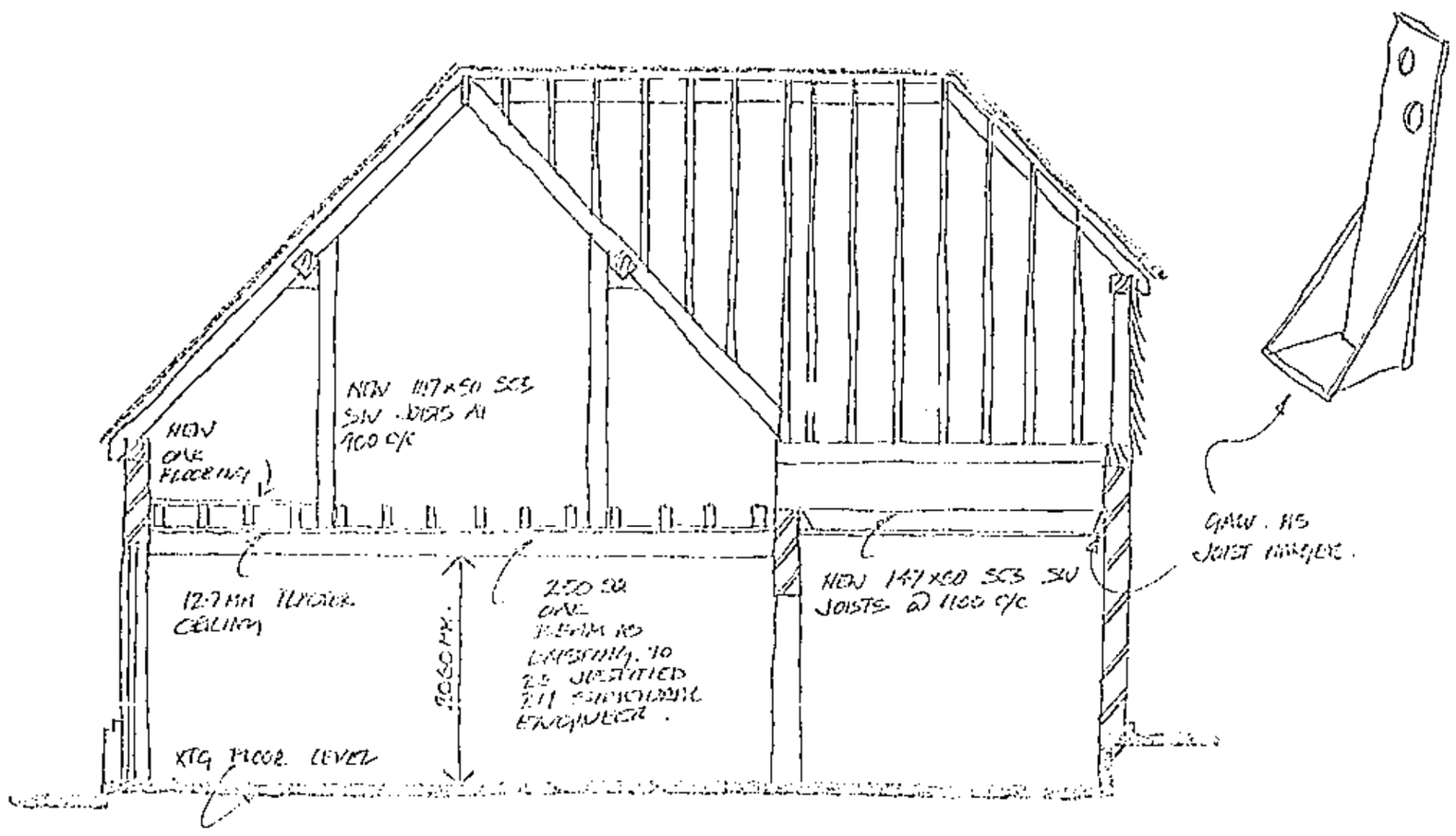
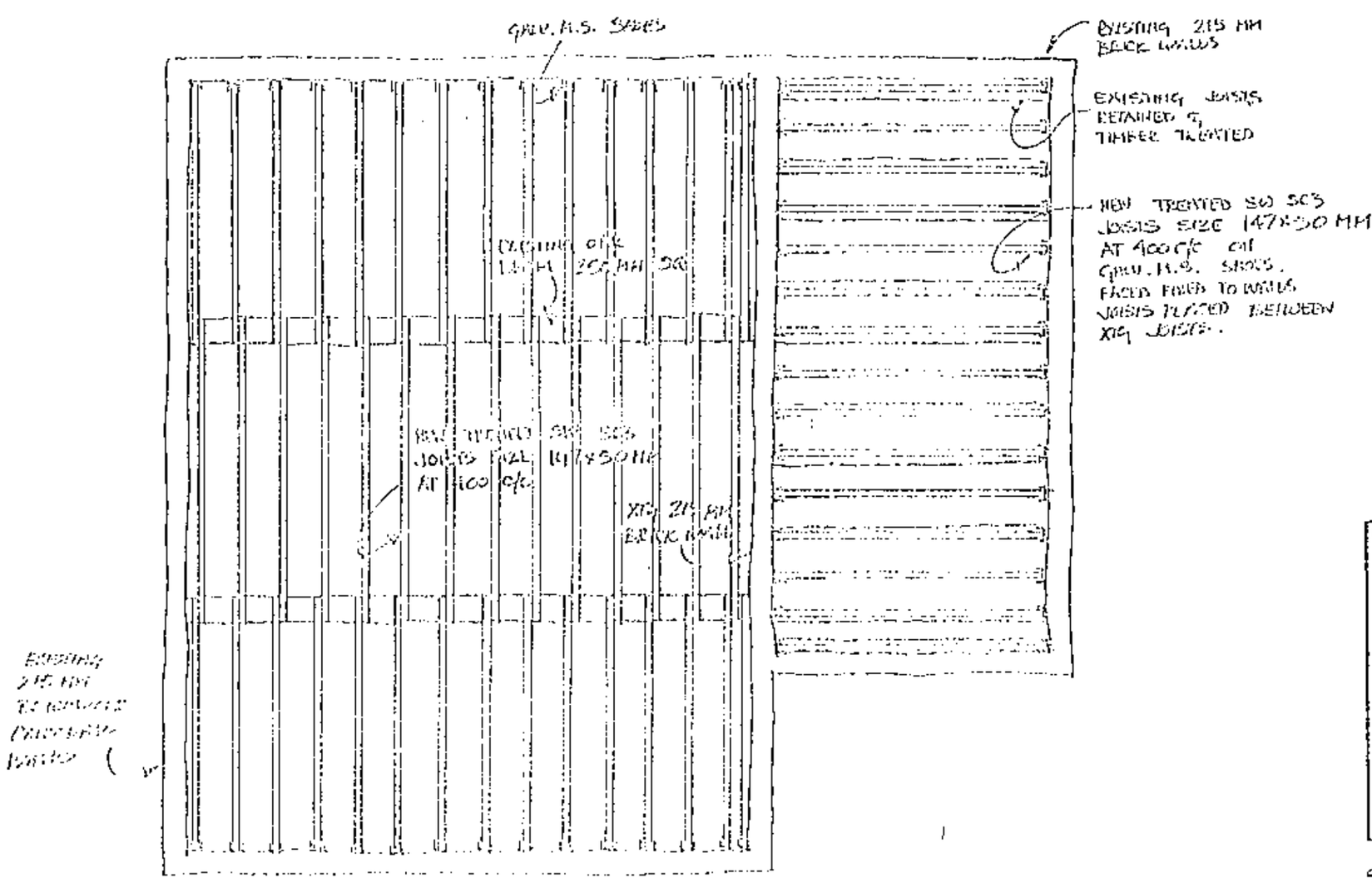


SECTION A-A.



FIRST FLOOR PLAN 1:50

ADDITIONAL PLAN
5813 D
7840 U

Project
THE LIONS
MOUNTING POINT
DEVELOPMENT

Client
MRS. MITCHELL

Drawing
PART
FIRST FLOOR CONSTRUCTION

Date
FEB

The Edwards Irish Partnership
Architects & Surveyors
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Job 1453 Dwg. 100

Rapidus 1000

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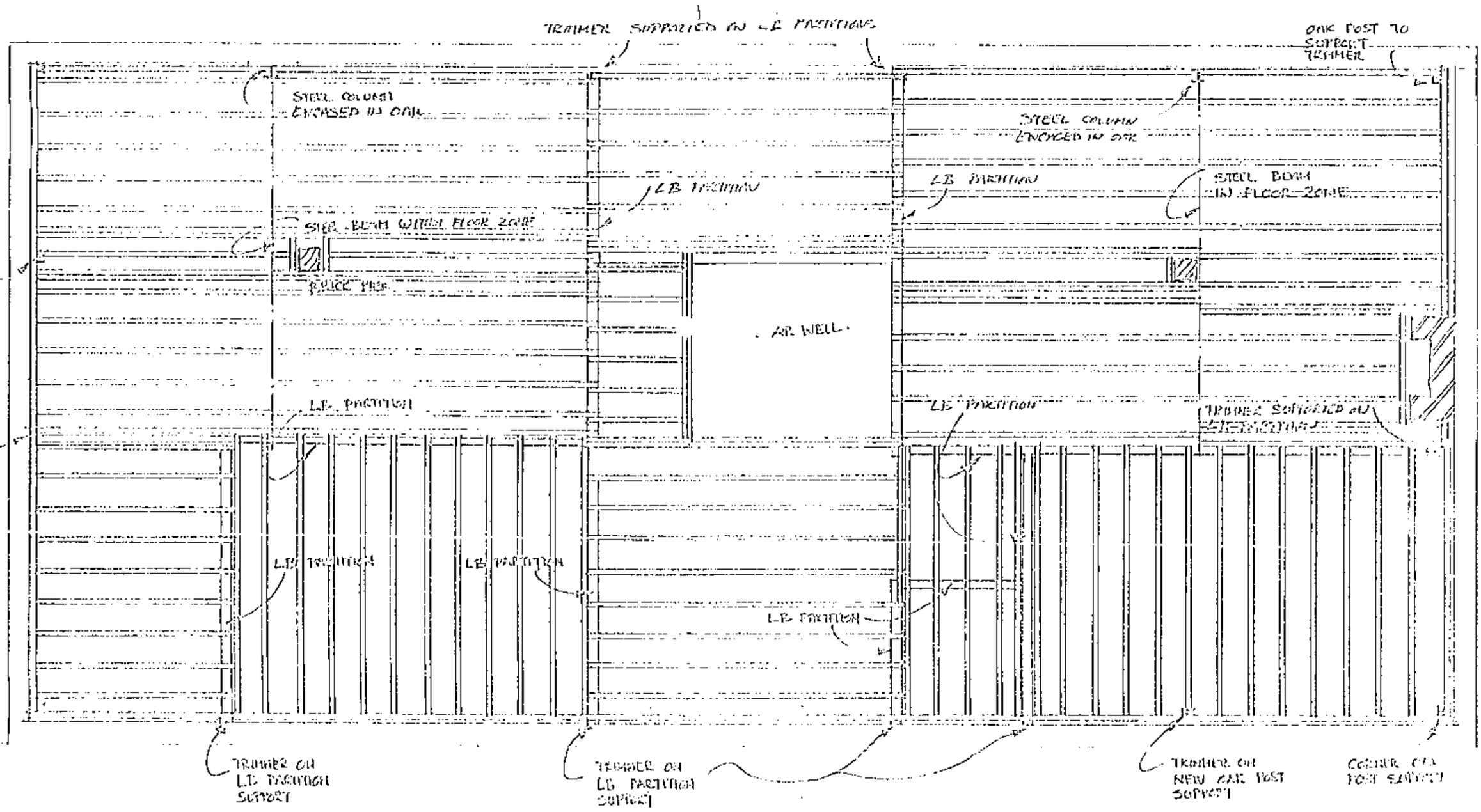

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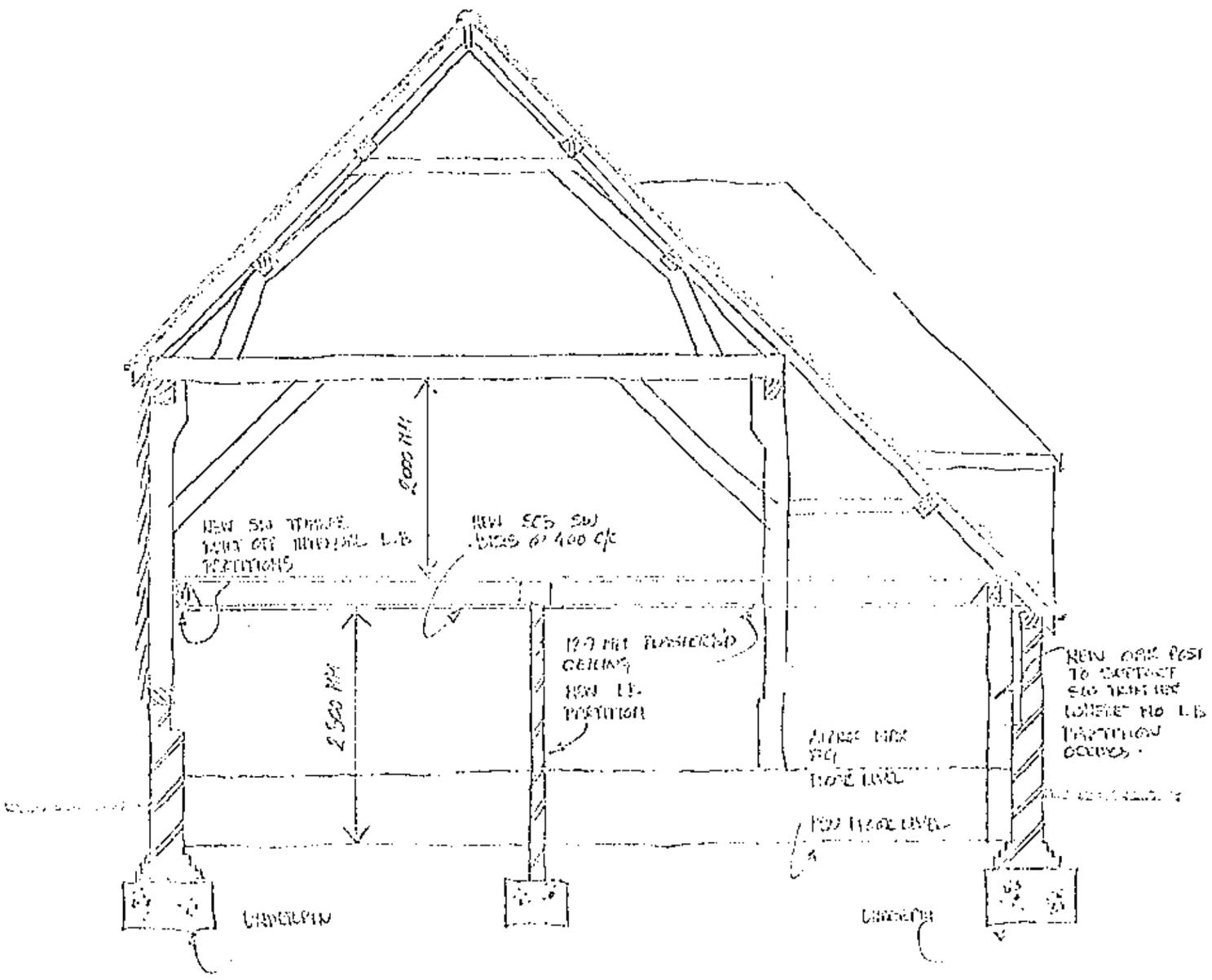
NEW OAK POST TO SUPPORT END TRIMMER LOCATED ON LB PARTITION BELOW
NEW LB PARTITION
NEW OAK POST TO SUPPORT END TRIMMER LOCATED ON LB PARTITION BELOW
NEW LB PARTITION
NEW LB PARTITION
NEW LB PARTITION

Notes

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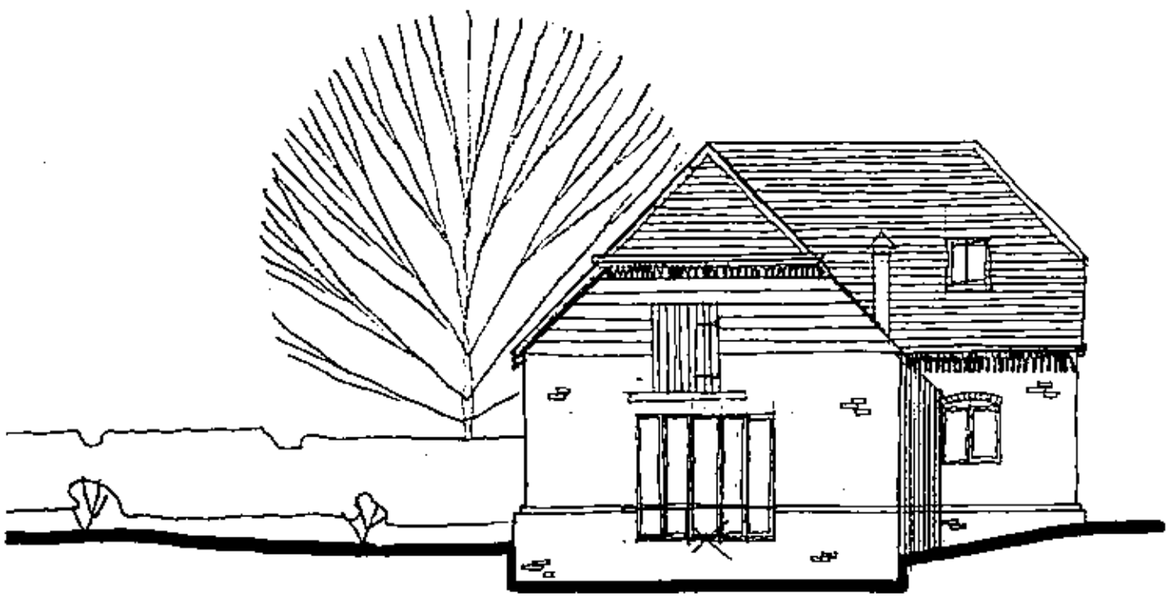

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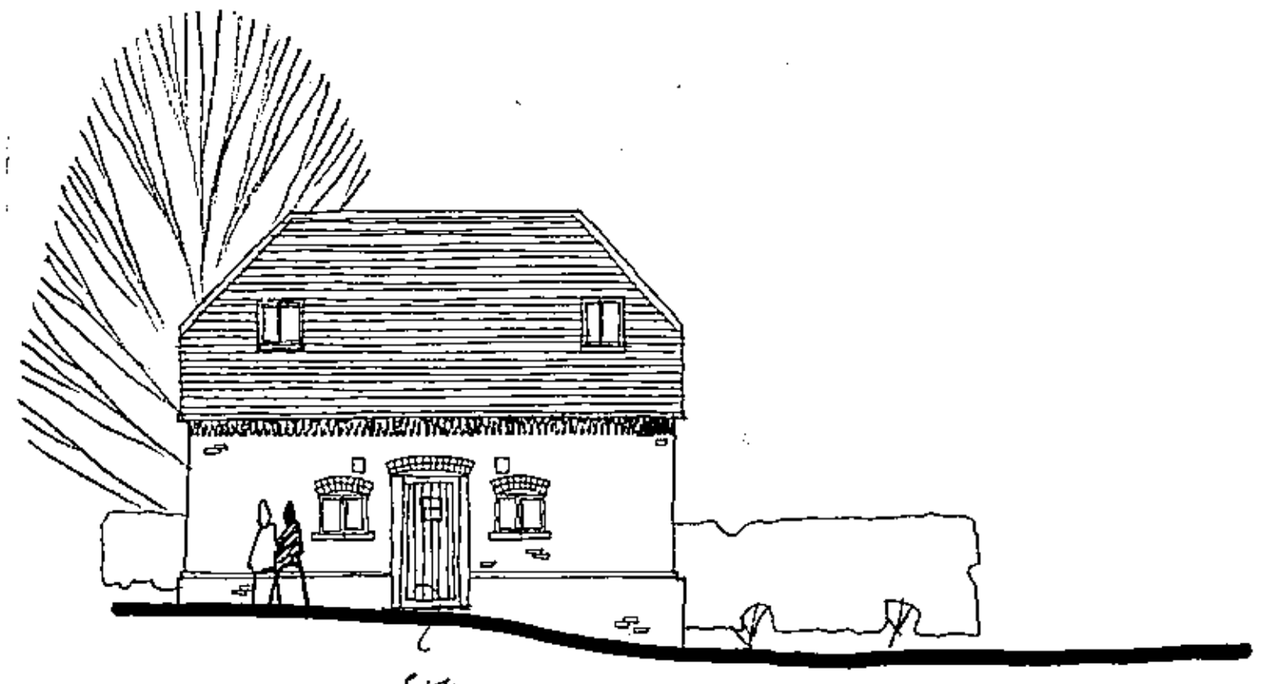
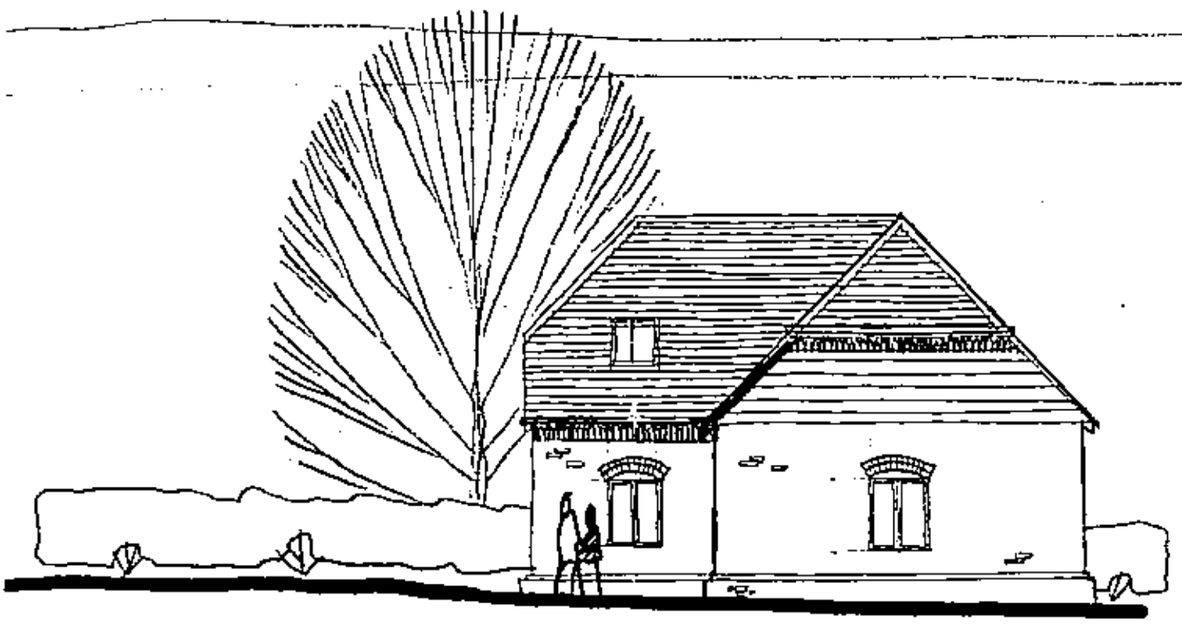
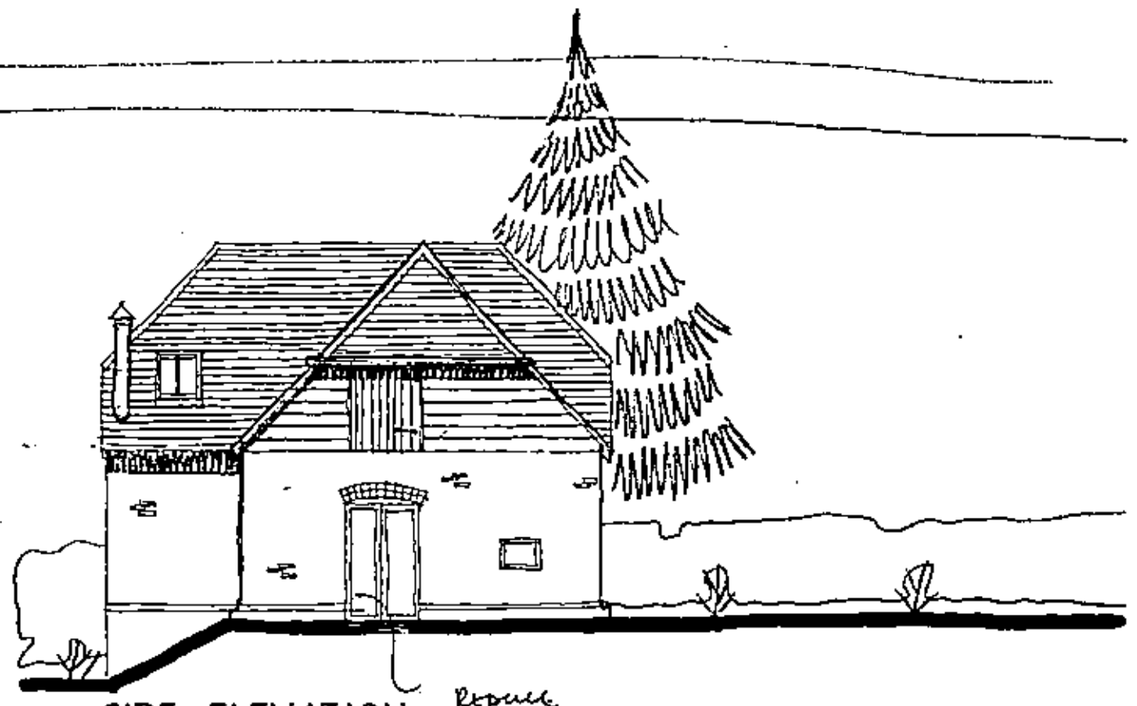


SIDE ELEVATION

See original drawing.



REAR ELEVATION



SIDE ELEVATION

Reduce to single floor — scale of opening.

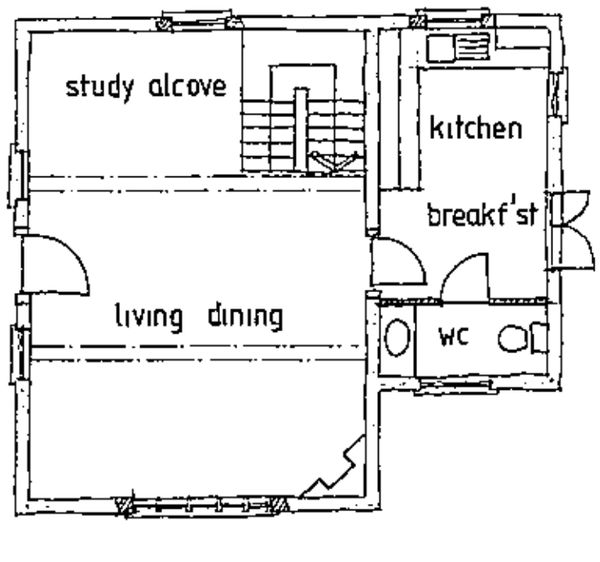
SUPERCEDED

22.03.2002 7040

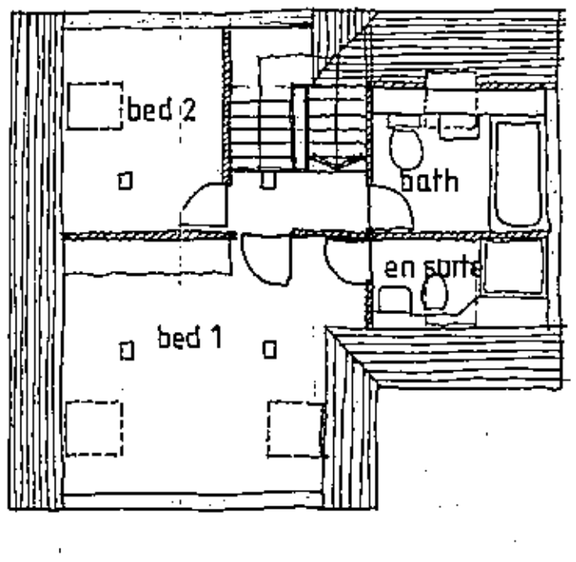
Rev A: roof lights added Feb 02.

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Drawing
BARN UNIT 1
PROPOSALS

Scale 1 100 Date 01/02

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Job 1493 Dwg. 10A

Rapidex DS (UK) 92811

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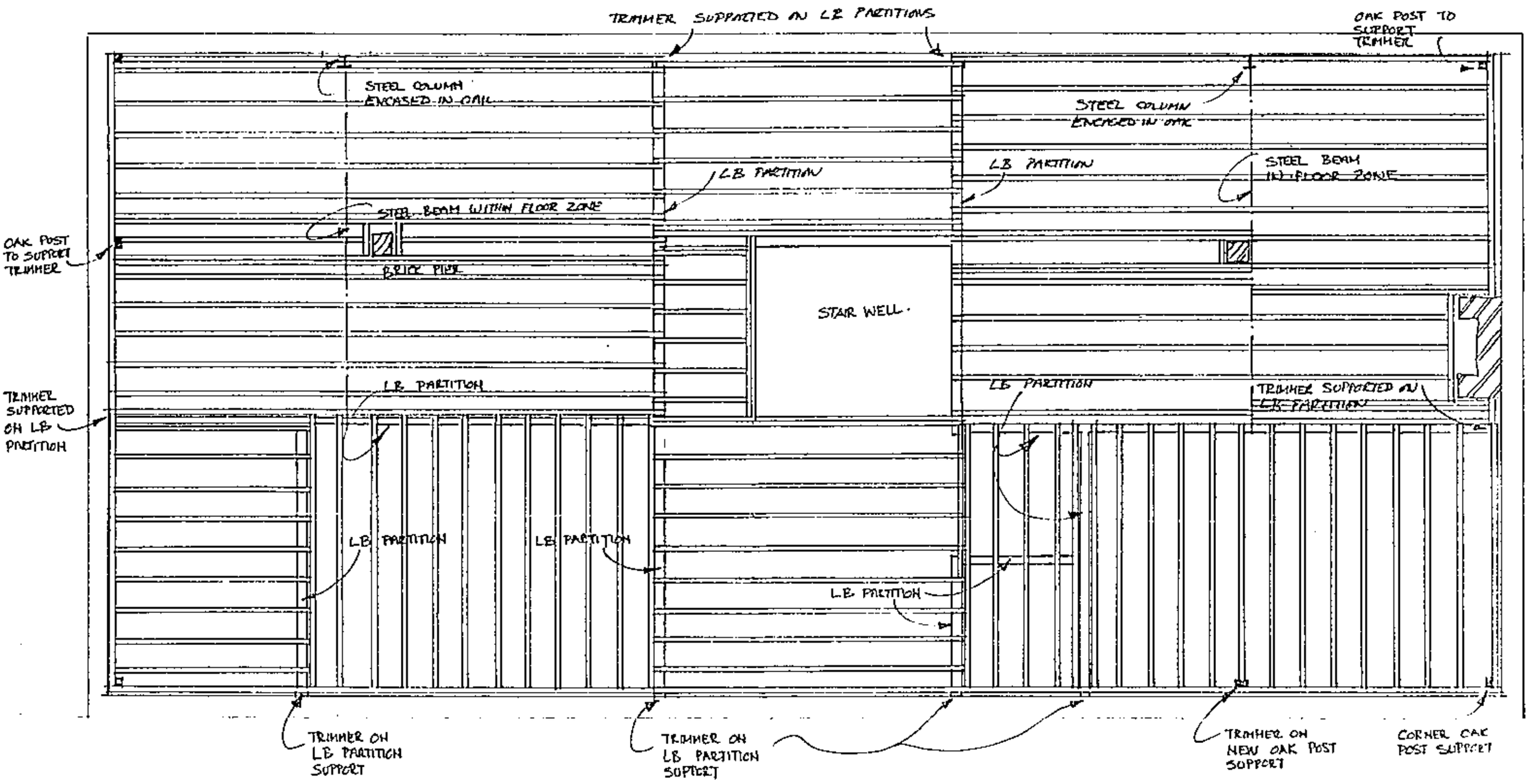
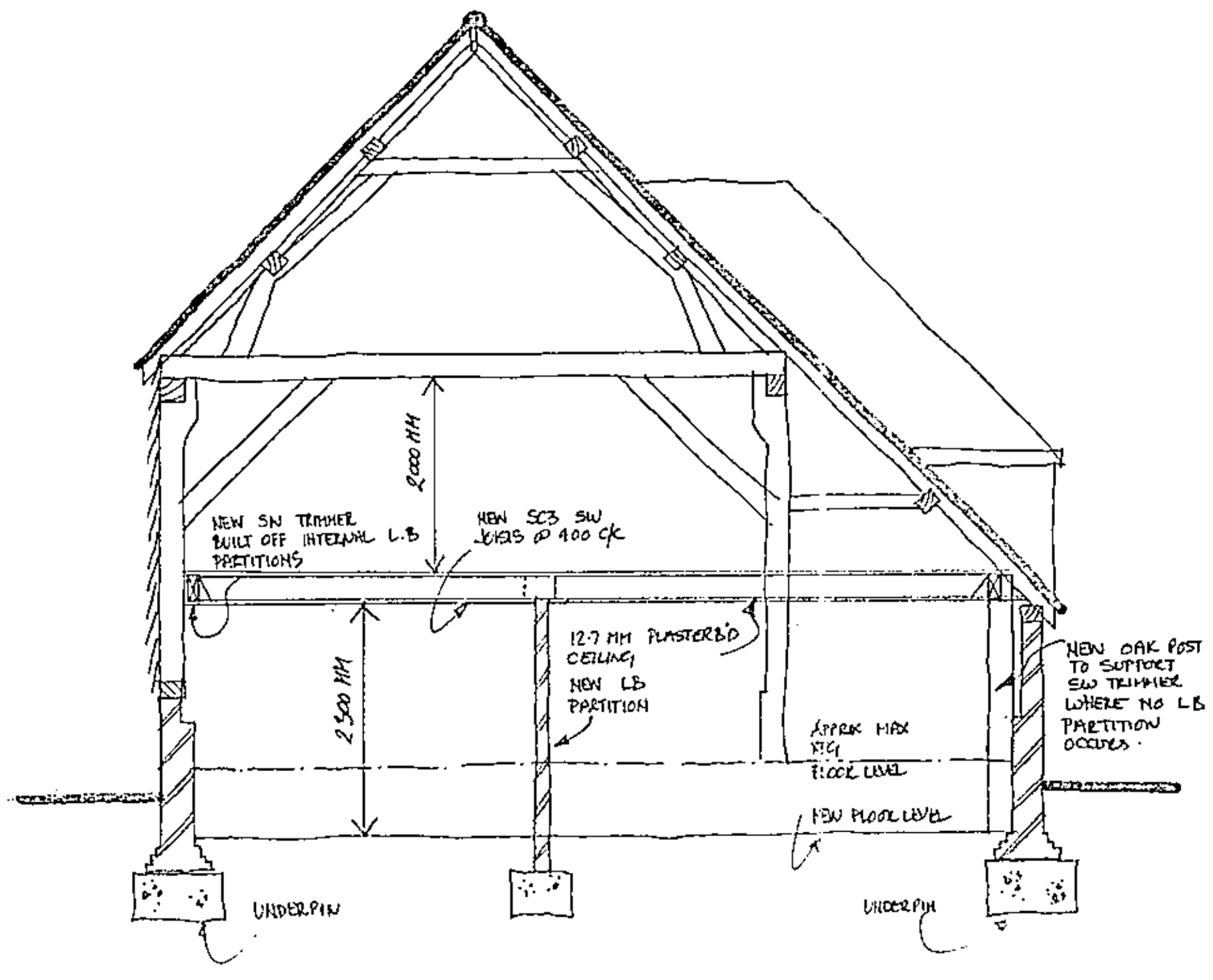


FIRST FLOOR PLAN 1:50



SECTION 1:50

ADDITIONAL PLAN

5813

7840

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS.

Drawing
BARN 2
FIRST FLOOR PROPOSALS

Scale 1:50 Date 07/03

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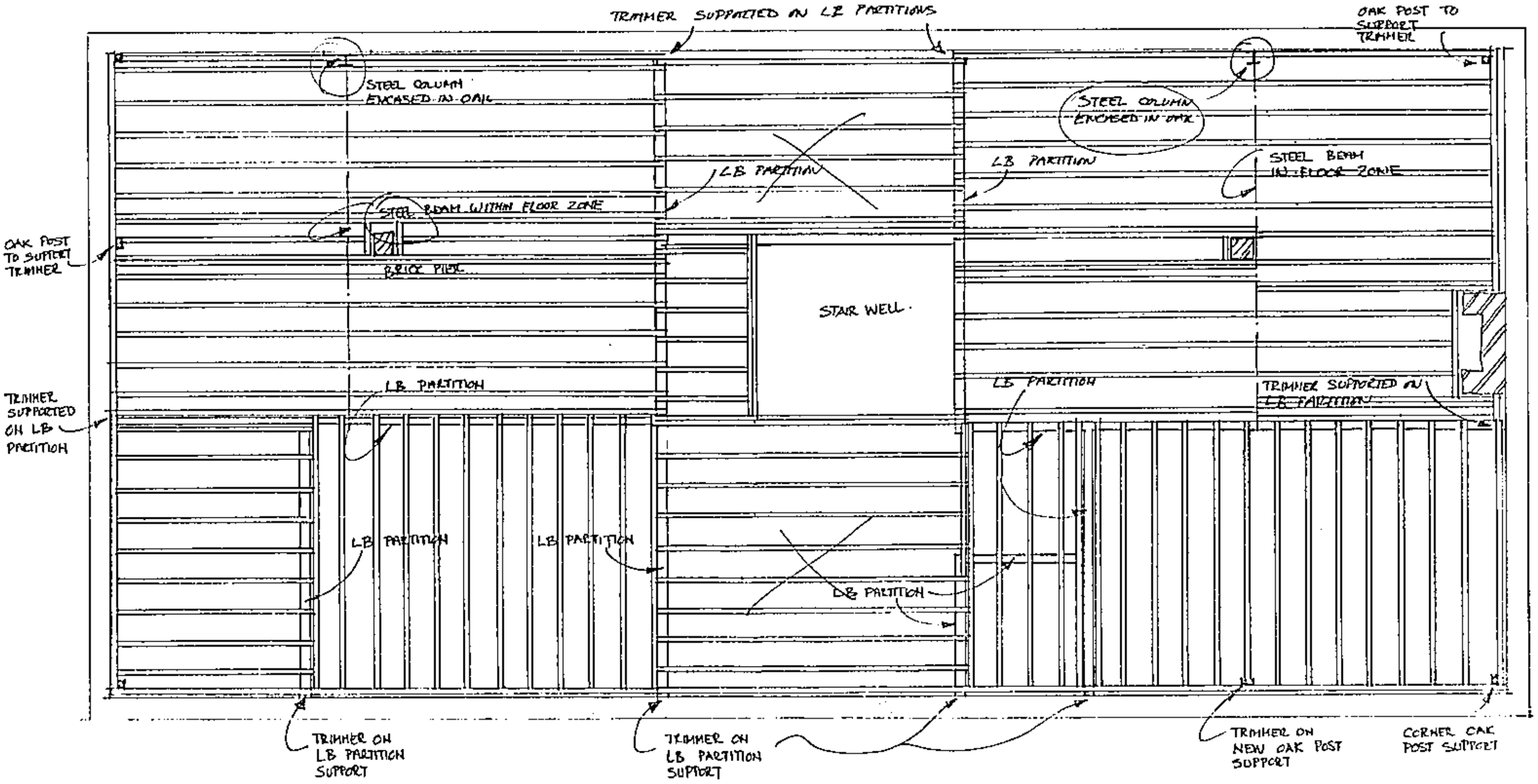

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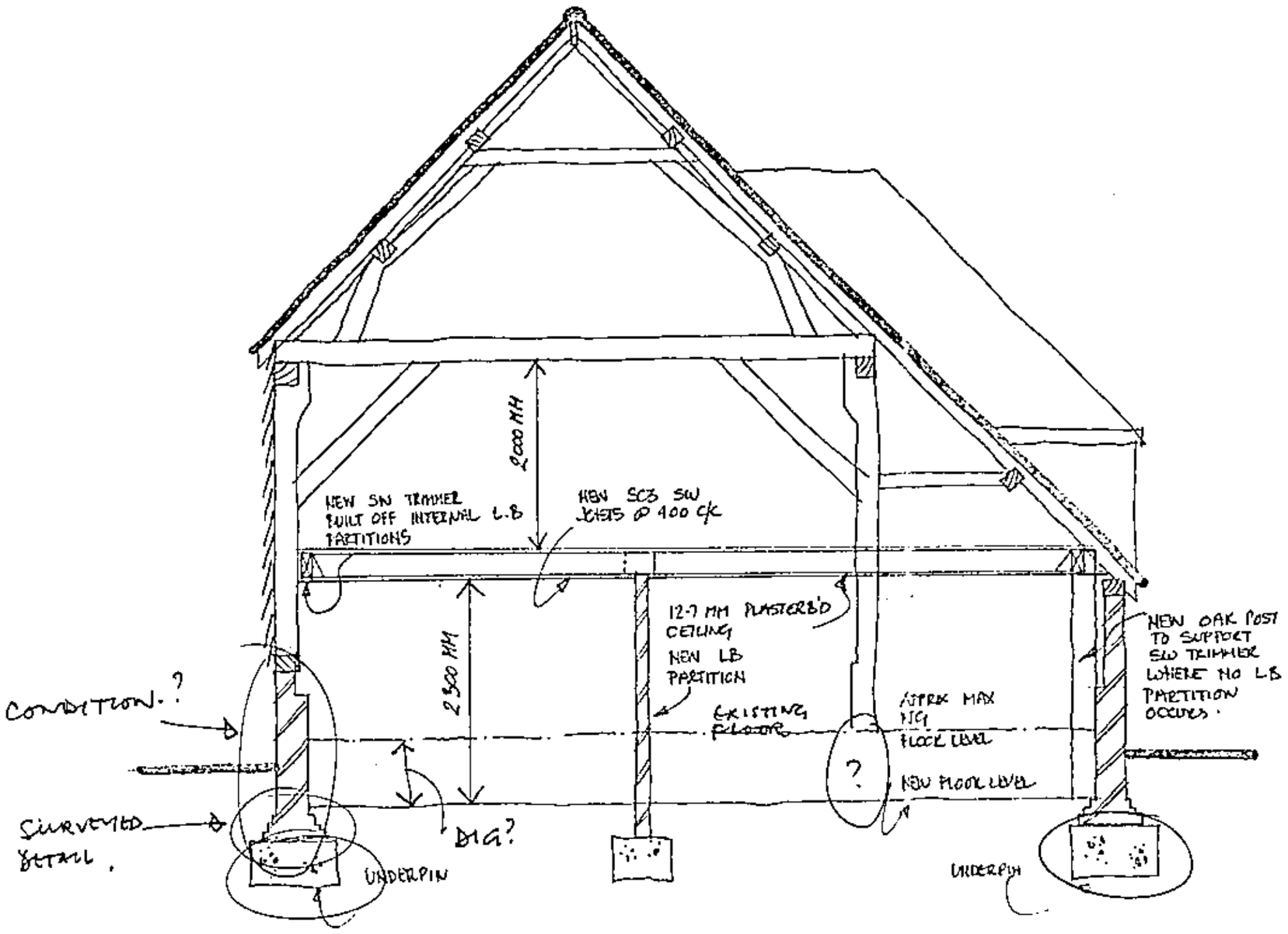

SECTION 1:50

Project
THE BARNS
NEWLAND FARM
FARBOROUGH

Client
HICKS DEVELOPMENTS.

Drawing
BARN 2
FIRST FLOOR PROPOSALS

Scale 1:50 Date 07/03

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Flap dos 1060

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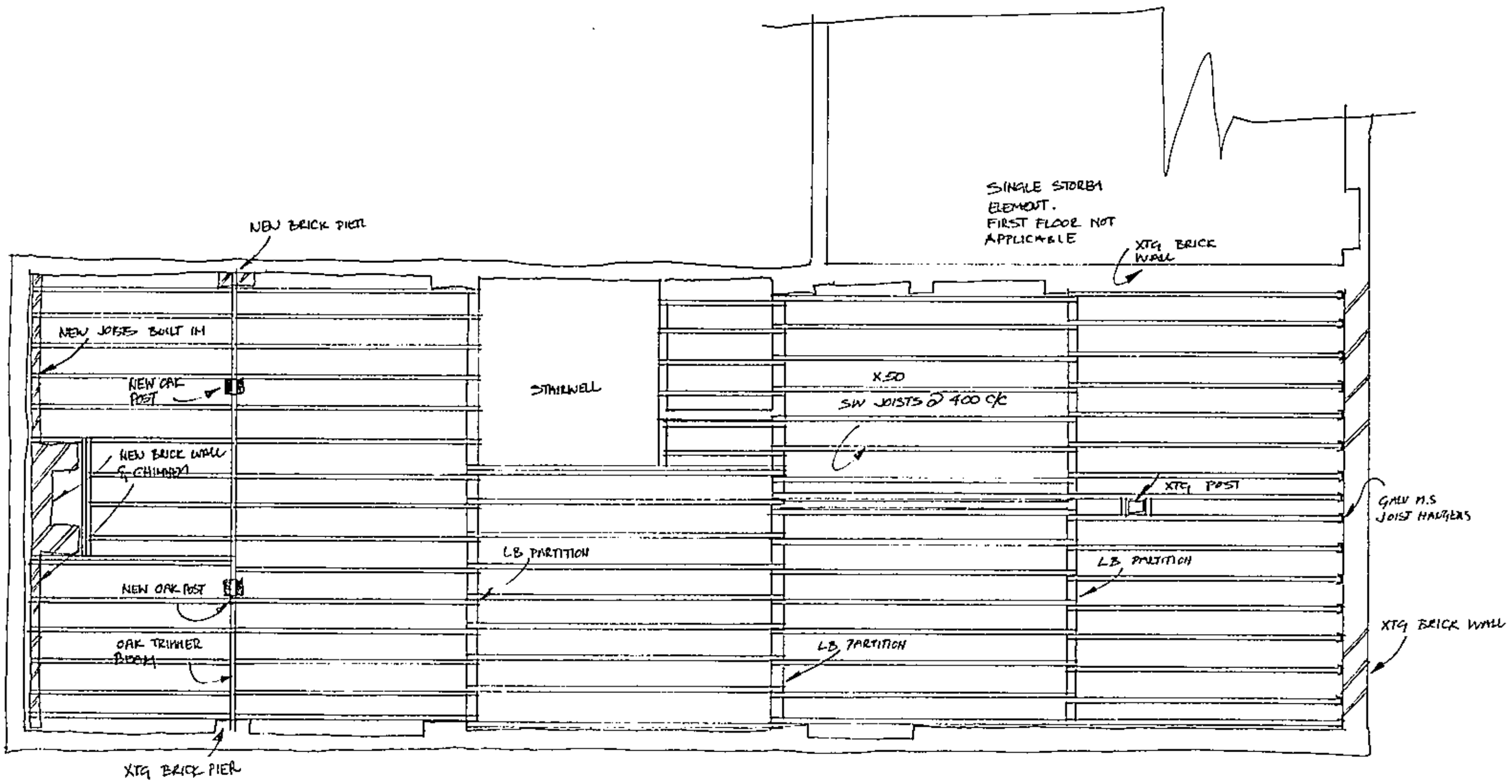

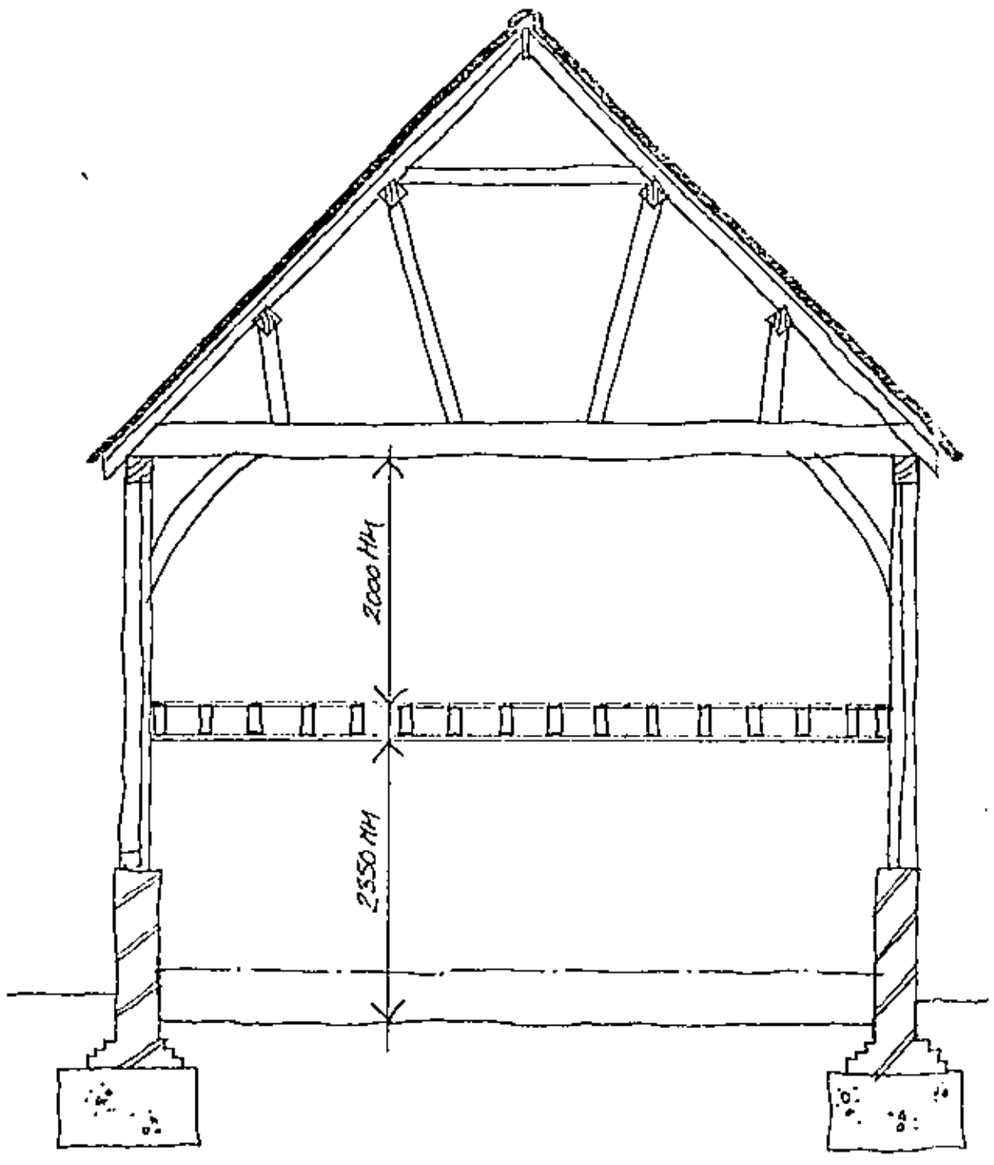

SECTION 1:50

ADDITIONAL PLAN

5813
7840

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS

Drawing
BARN 4
PROPOSED FIRST FLOOR

Scale 1:50 Date 07:03

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Job 1493 Dwg. 103

Flapidos 1066

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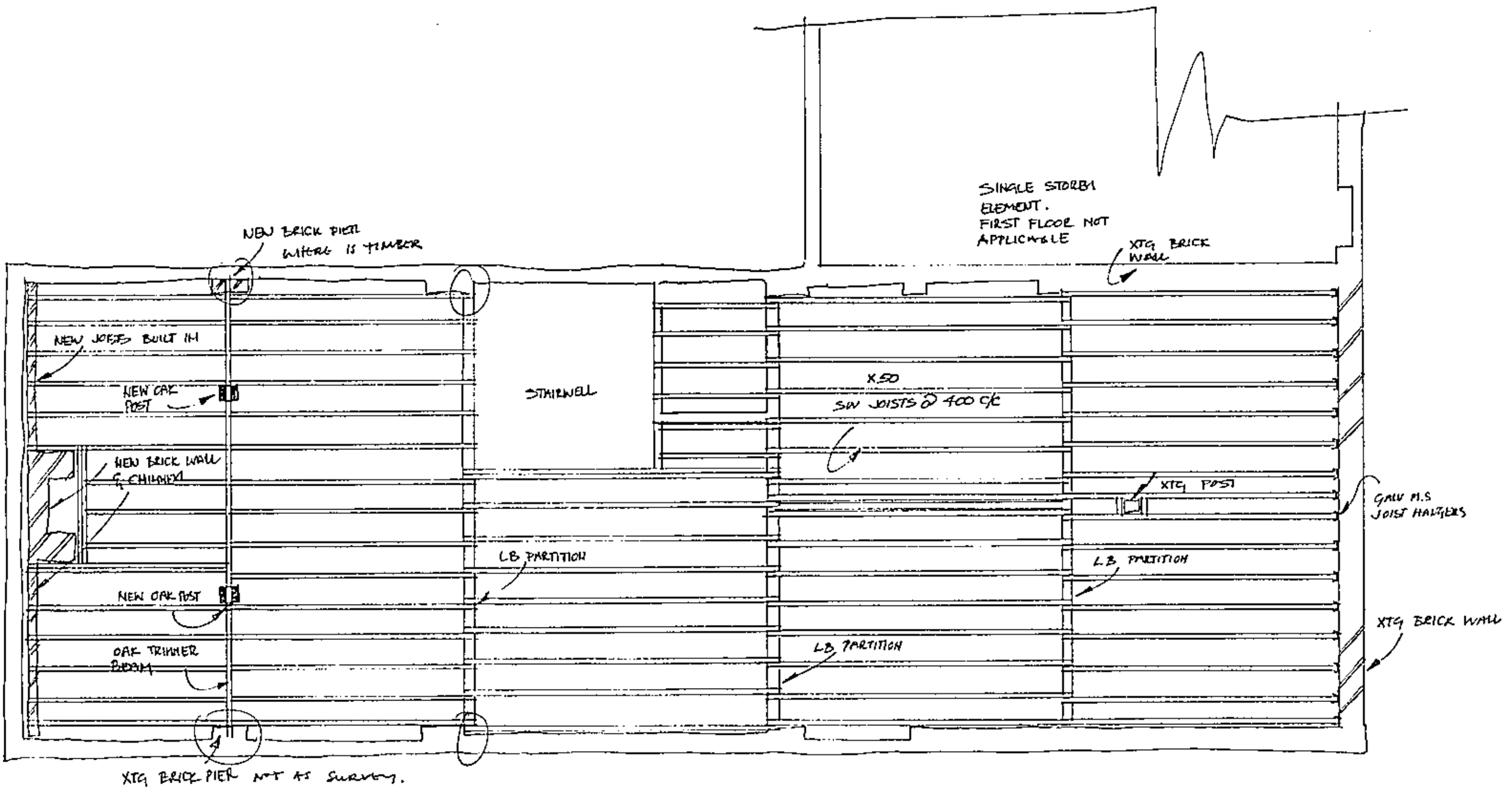

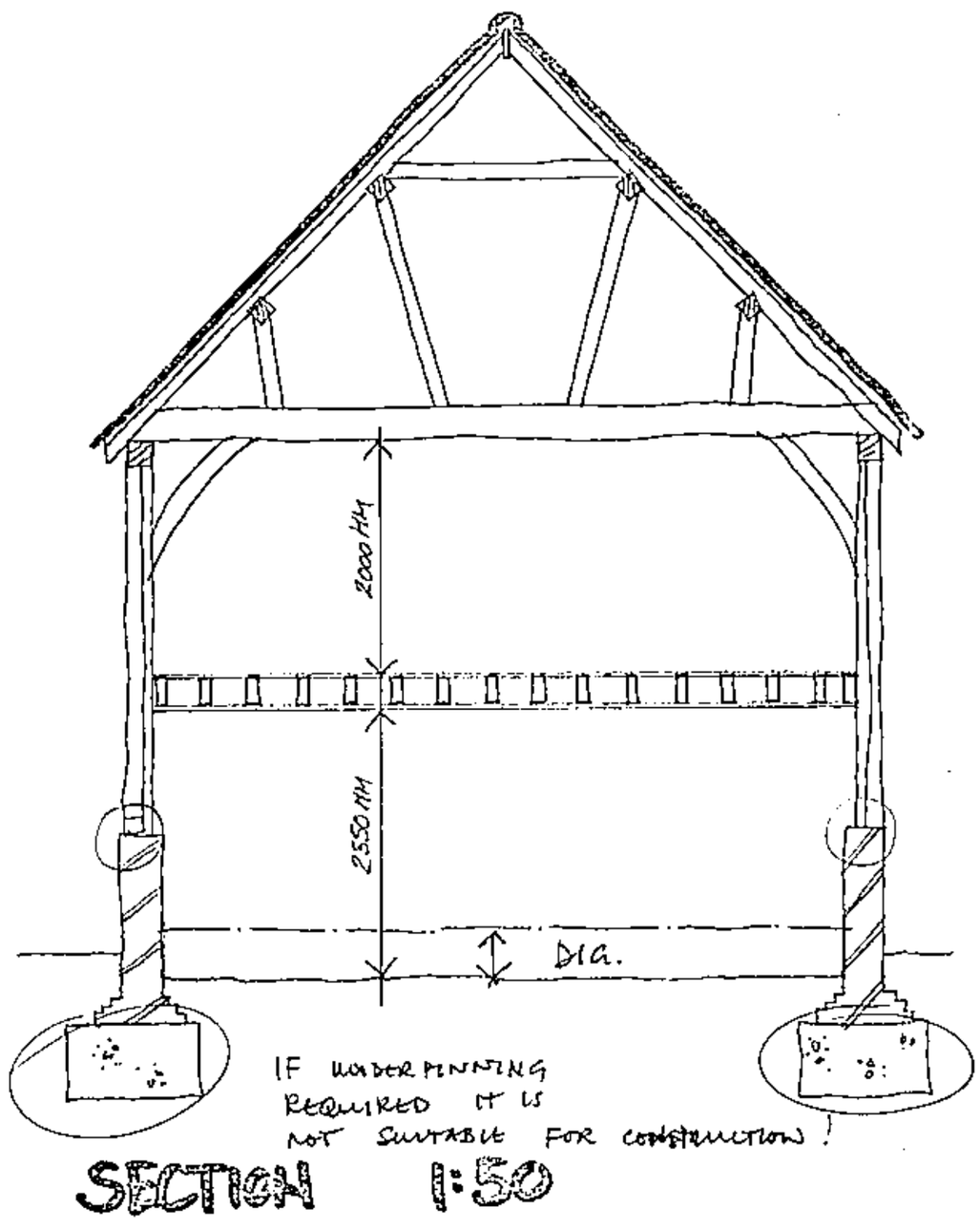

SECTION 1:50

WHAT ARE PROPOSALS FOR SINGLE STOREY.

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS

Drawing
BARN 4
PROPOSED FIRST FLOOR

Scale 1:50 Date 07:03

The Edwards Irish Partnership
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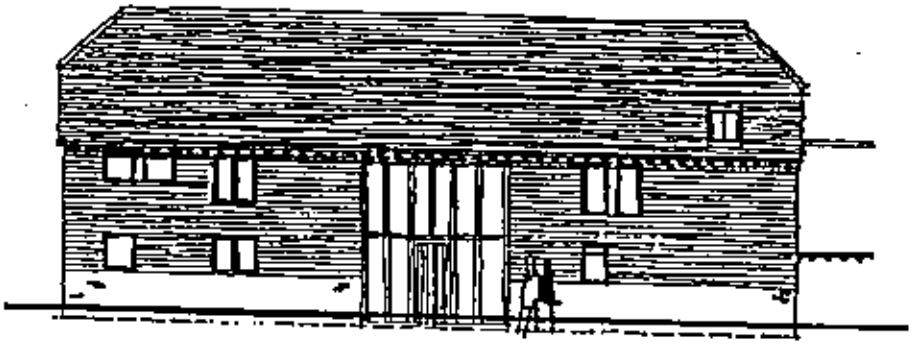
Job 1493 Dwg. 103

Rapidos 1066



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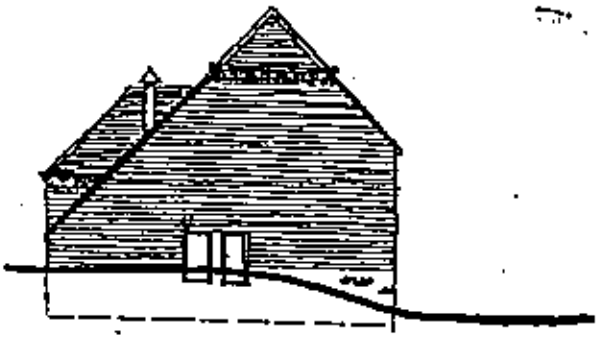
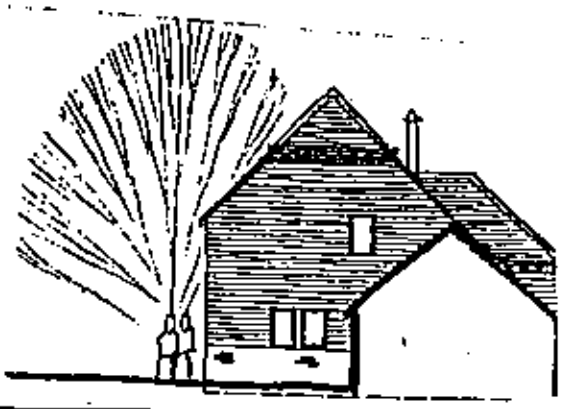


SIDE ELEVATION



REAR ELEVATION



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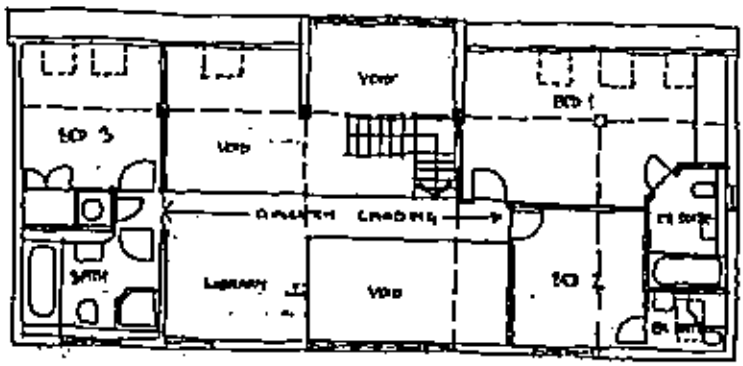

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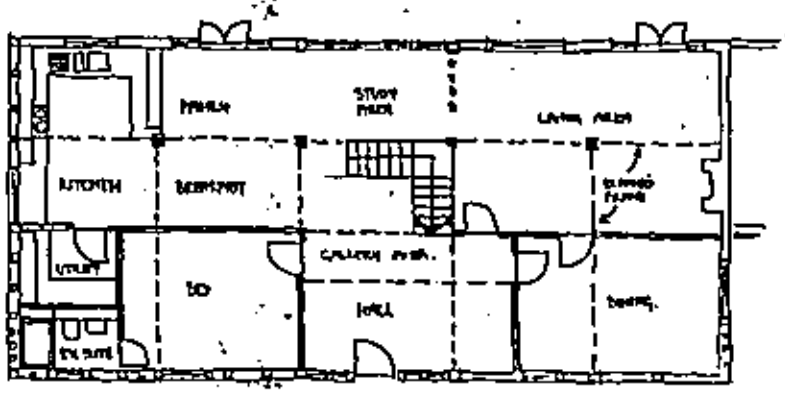

GROUND FLOOR

REVISED PLAN

F-3813

F-7848

THE BARNS
NEWLAND FARM
ARBORFIELD

PROPOSED

18 APR 2001

HICKS DEVELOPMENTS LTD

BARN UNIT 2
PROPOSALS

1:100 01/02

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Architects & Surveyors

Job 1493 Dwg. 11d

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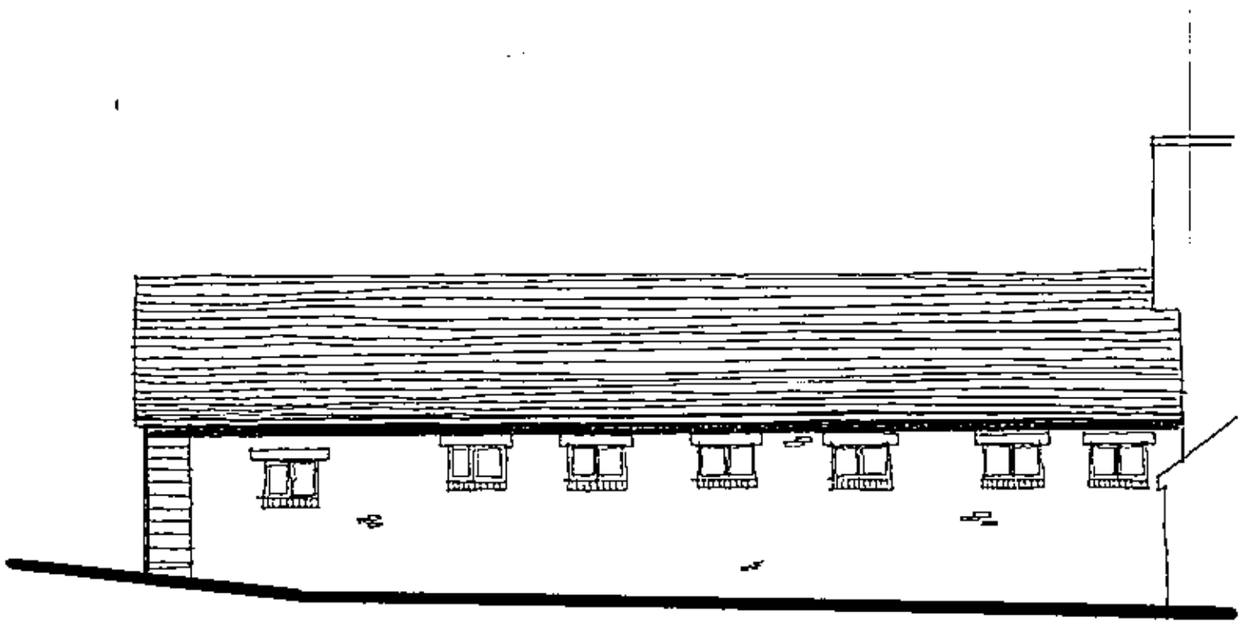

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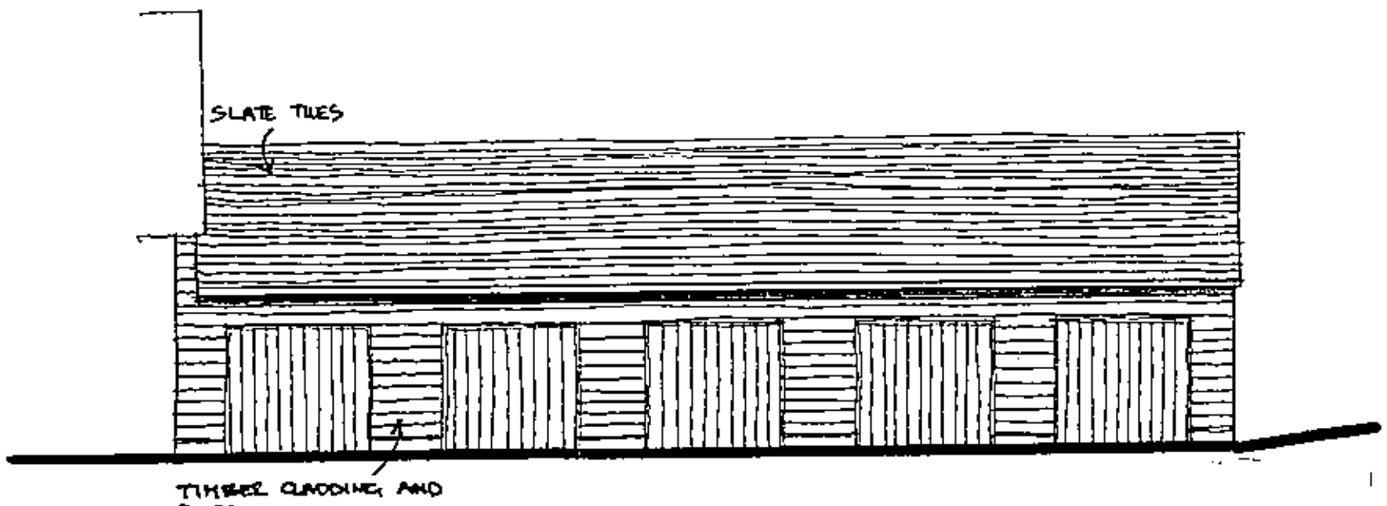

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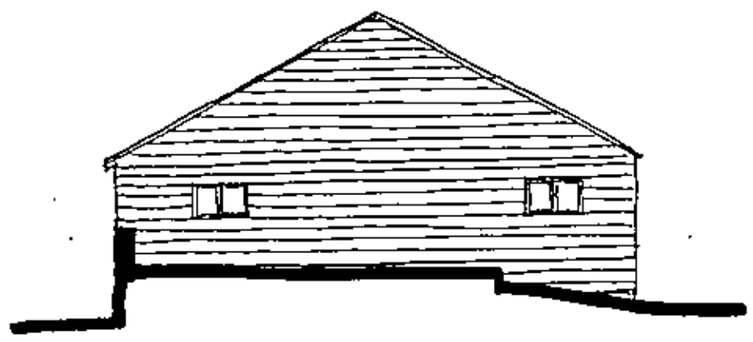

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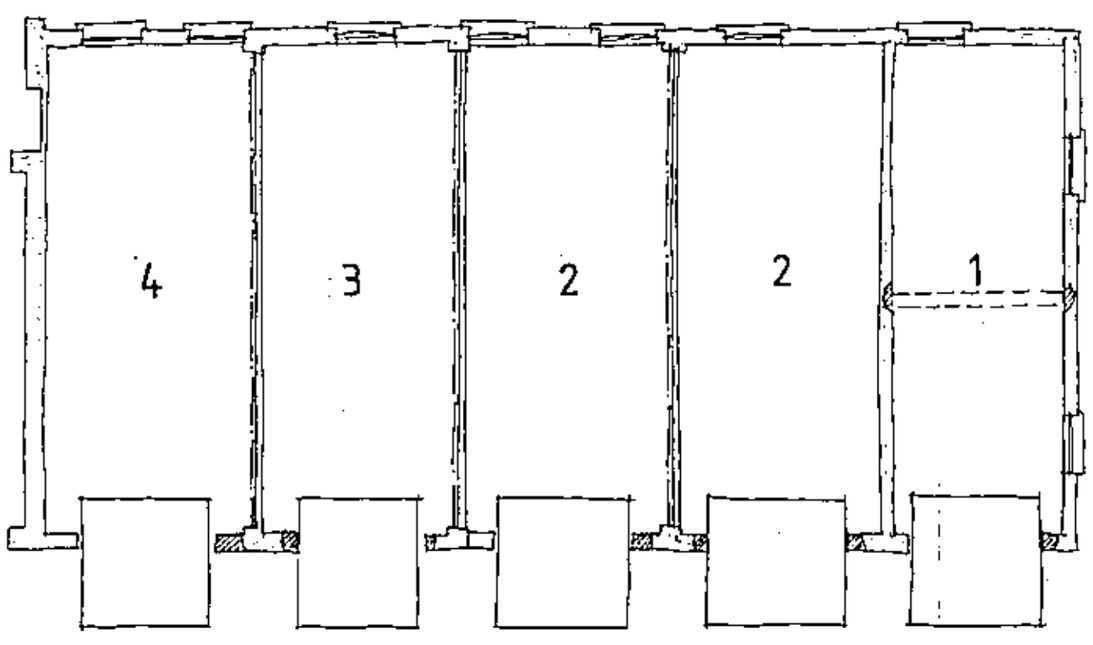

GARAGE PLAN PRINCIPLES ACCEPTABLE. DETAILS REQUIRED

22.OCT.2002 7540

REVISED GARAGE REMOVED OCT 02

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD

Drawing
BARN UNIT 5
PROPOSALS

Scale 1 100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
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Job 1493 Dwg. 14 A

Rapidos DS (UK) 92811

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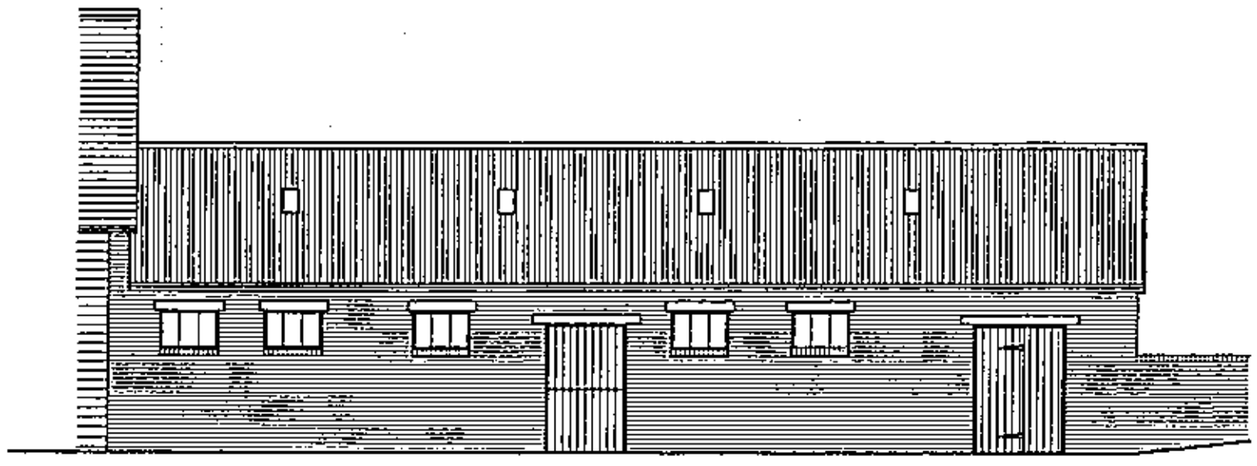

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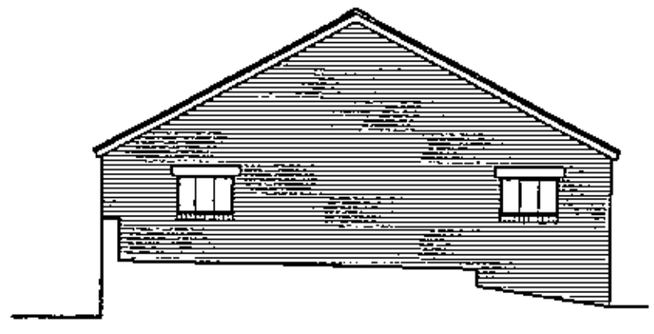
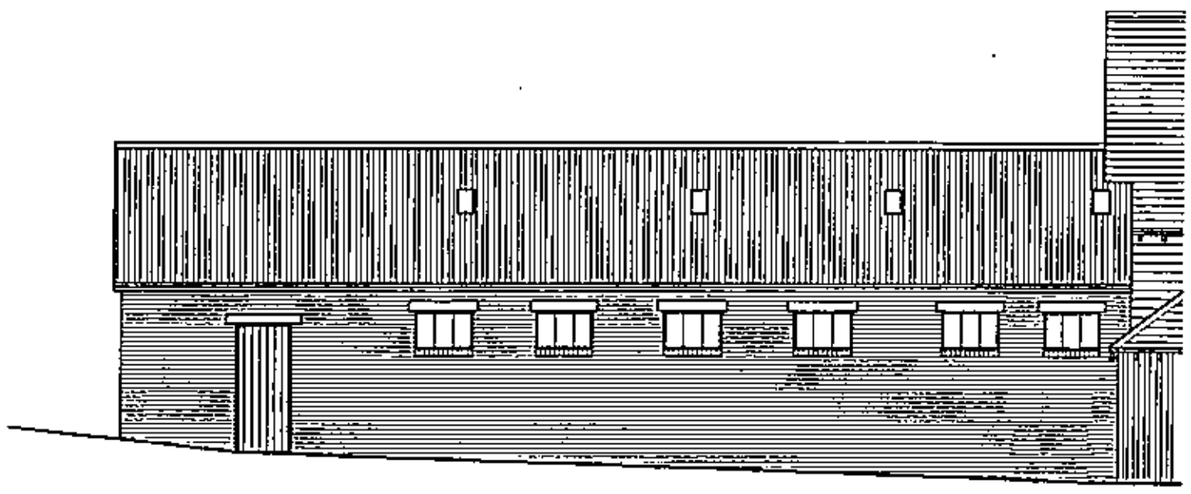
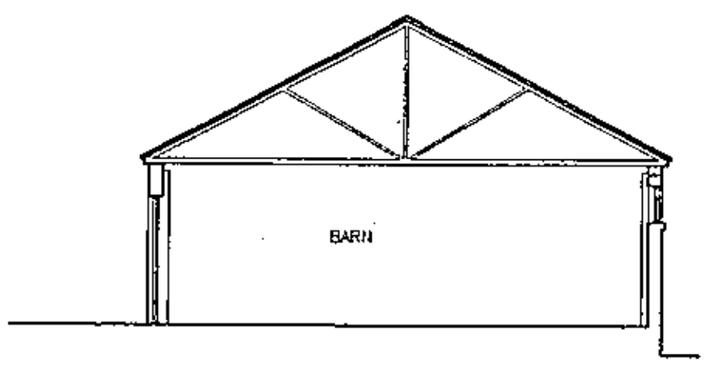


Side Elevation

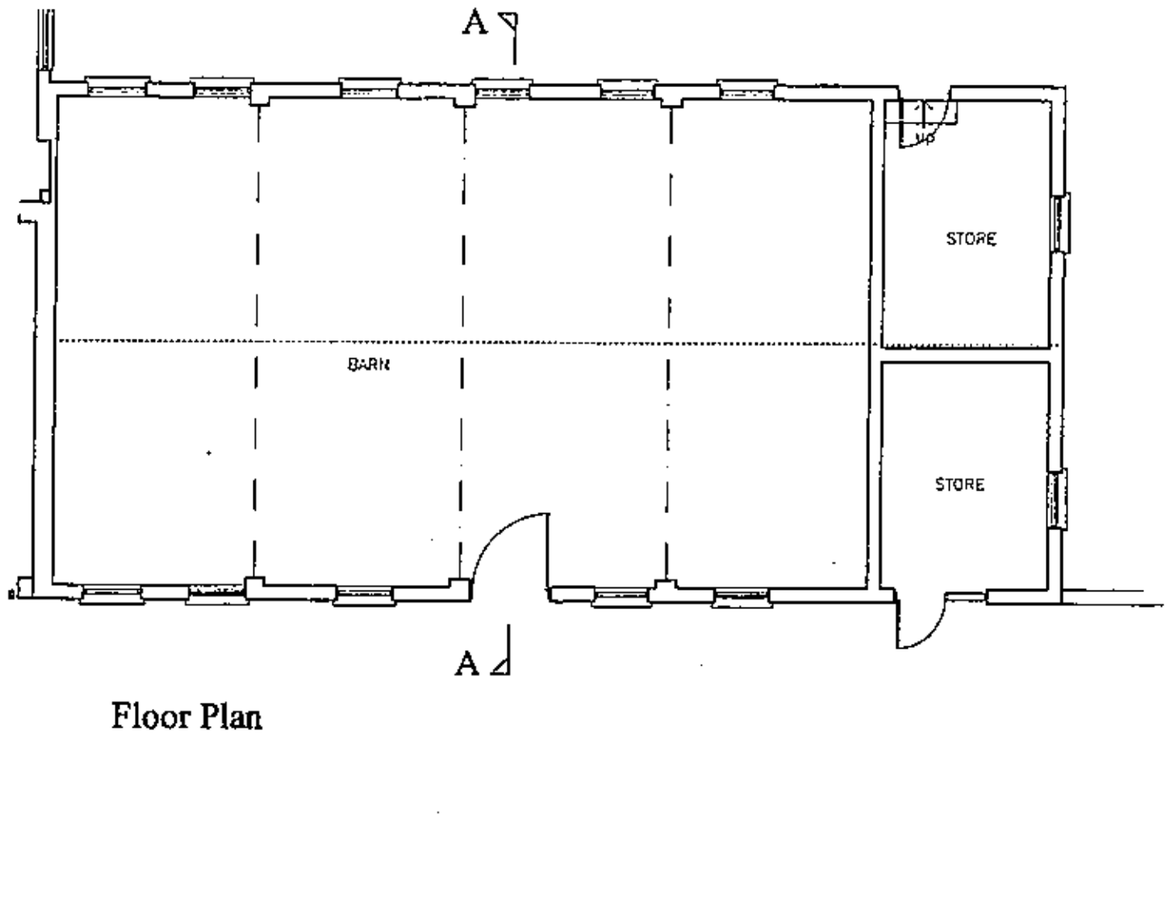


Rear Elevation



Section A - A

22.001.2002 7840



Floor Plan

Project

The Barns, Newlands Farm,
Arborfield.
Berks.

Client

Hicks Developments

Drawing

Plans & Elevations Unit 5

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 1493 Dwg. 05

Notes

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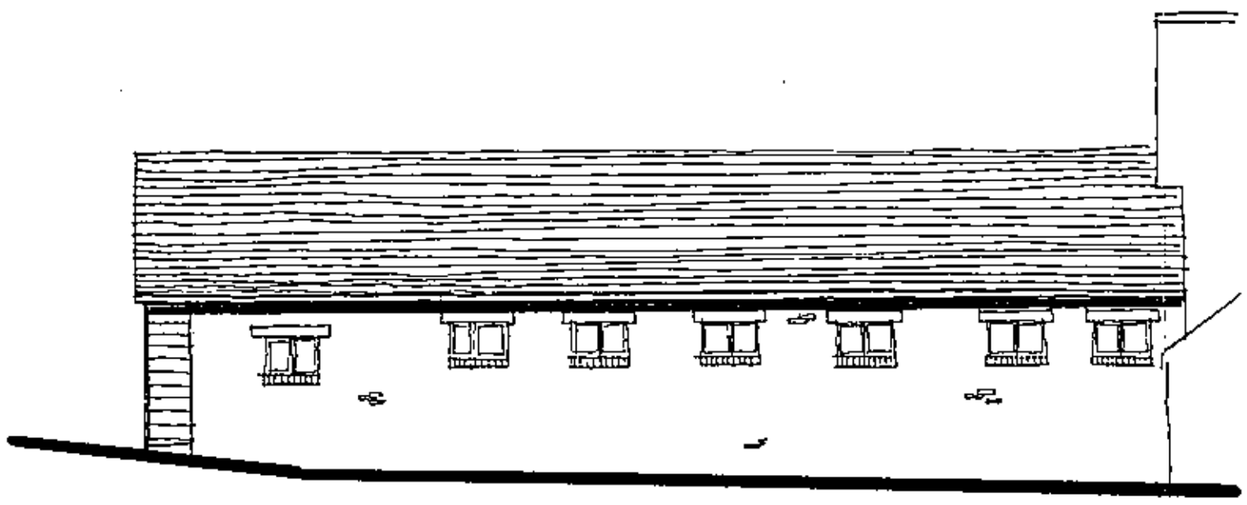

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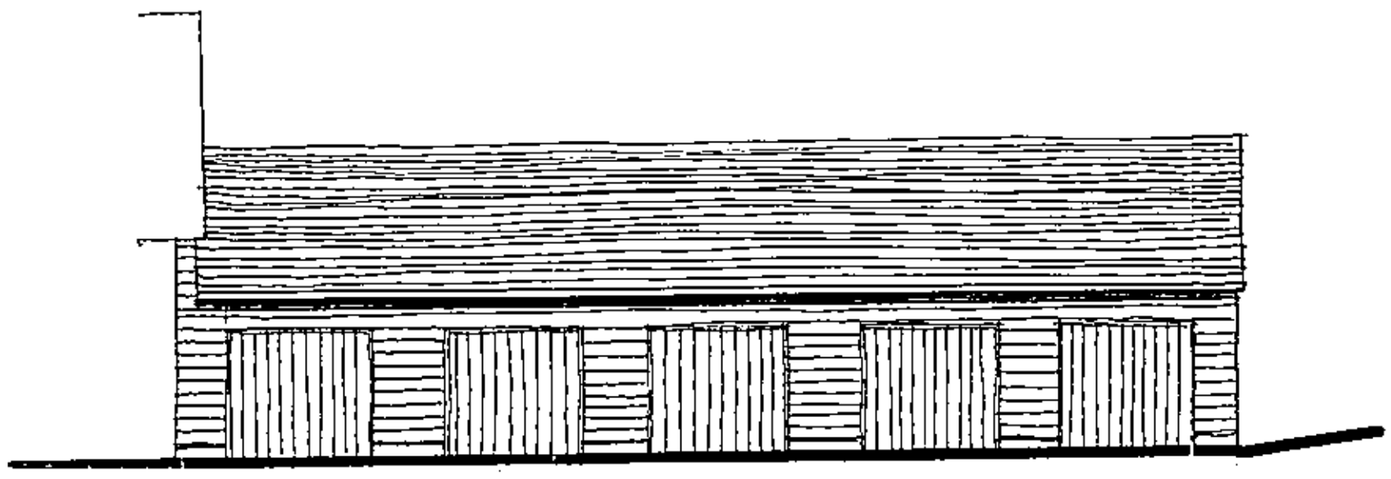
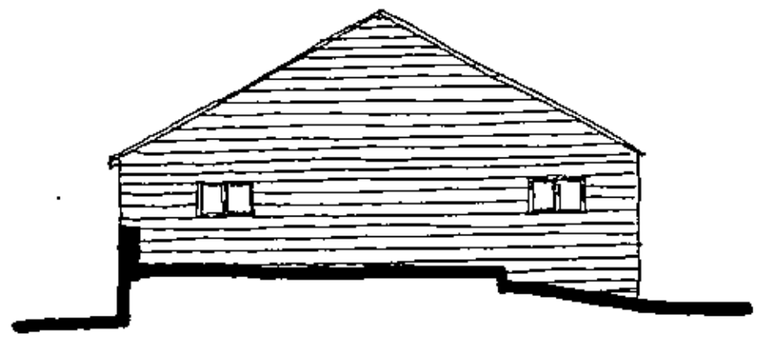
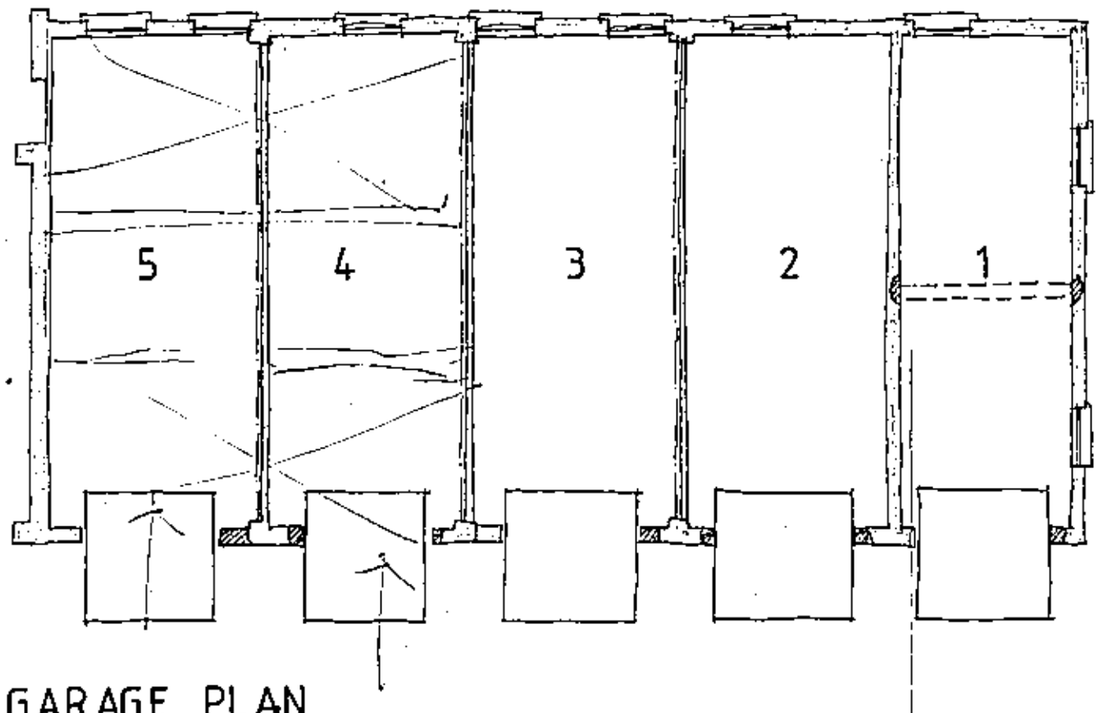




FRONT ELEVATION

SIDE ELEVATION

20.FEB.2002. 5813



GARAGE PLAN

SUPERCEDED

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD

Drawing
BARN UNIT 5
PROPOSALS

Scale 1 100 | Date 01/02

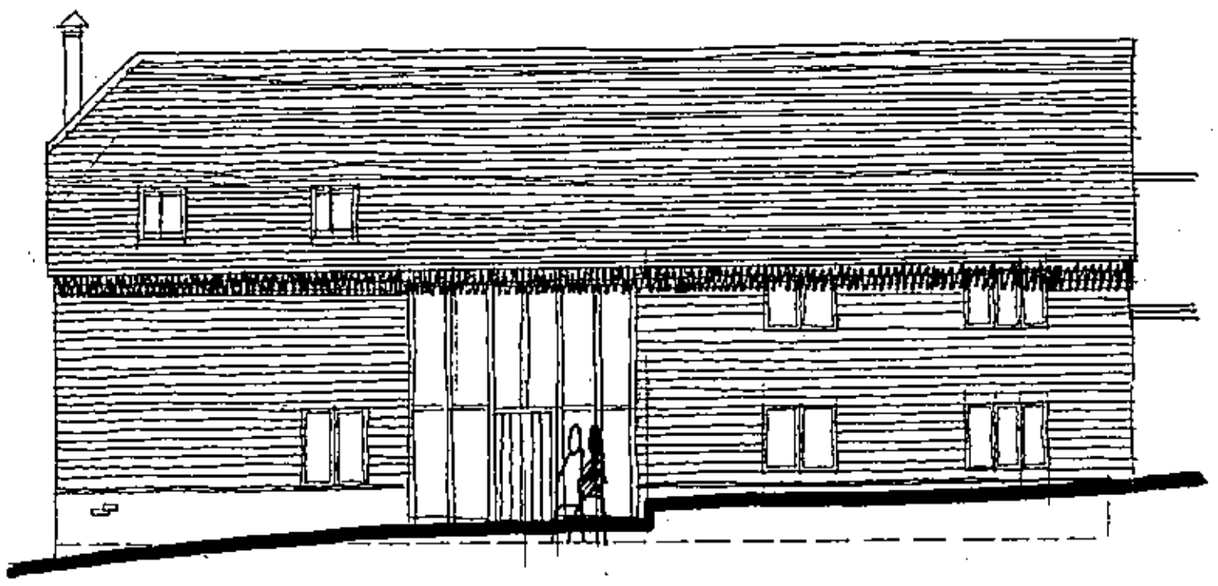
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1493 Dwg. 14

Rapidoe DS (UK) 99811

Notes

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



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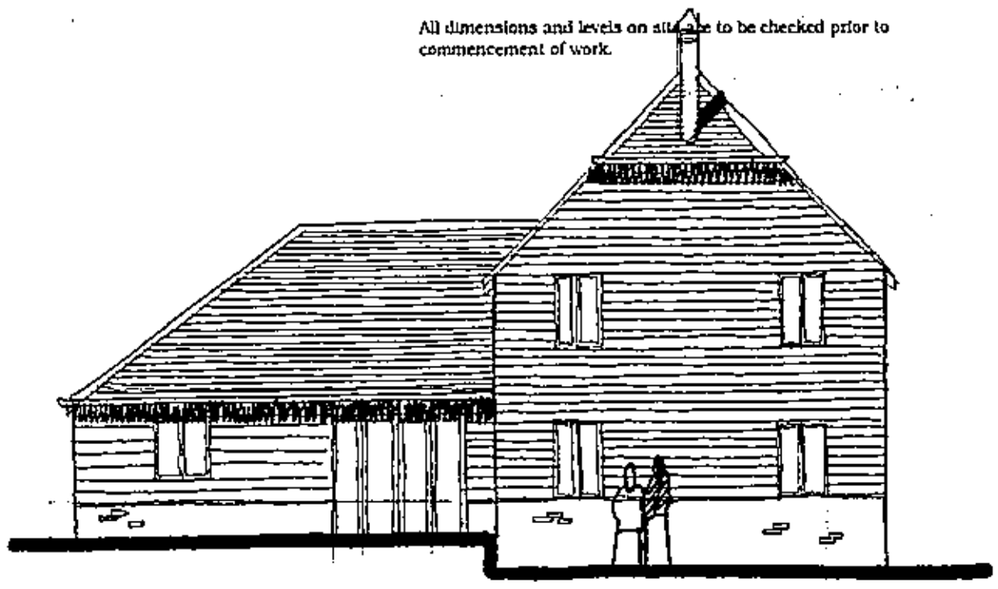

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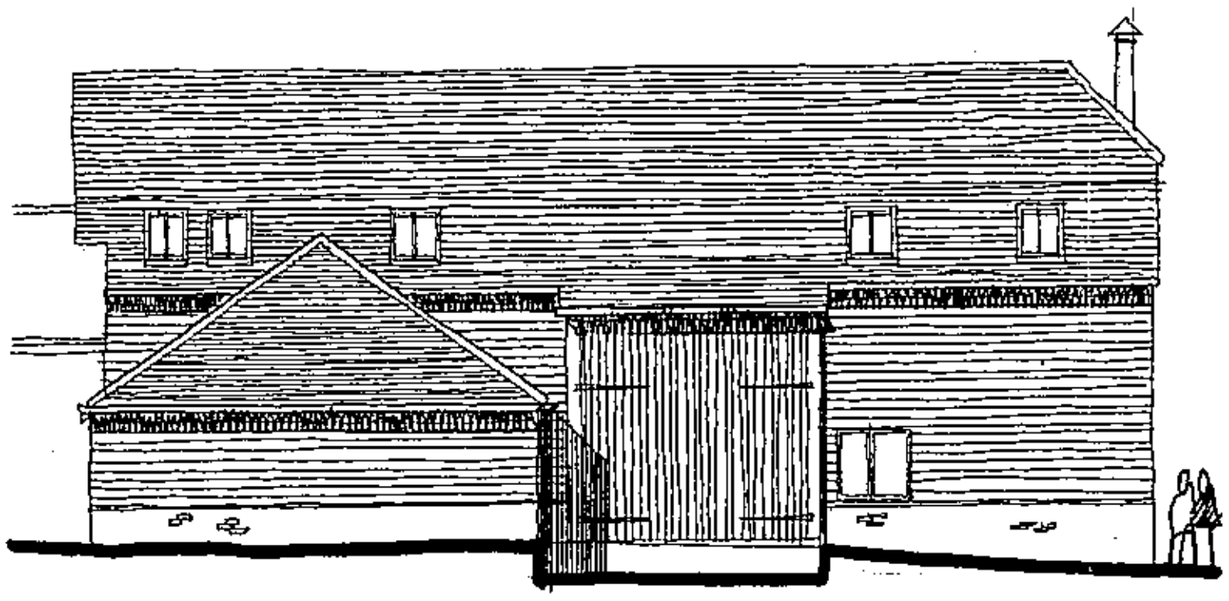

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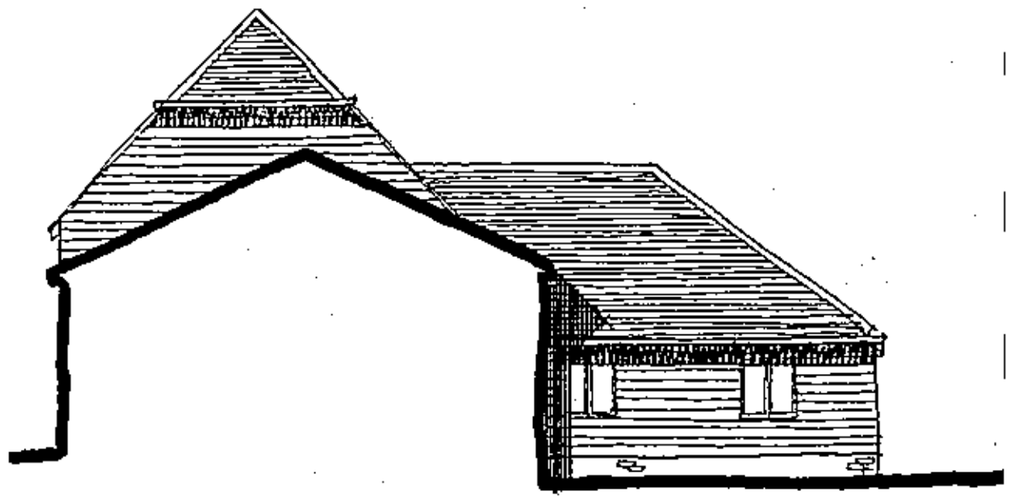

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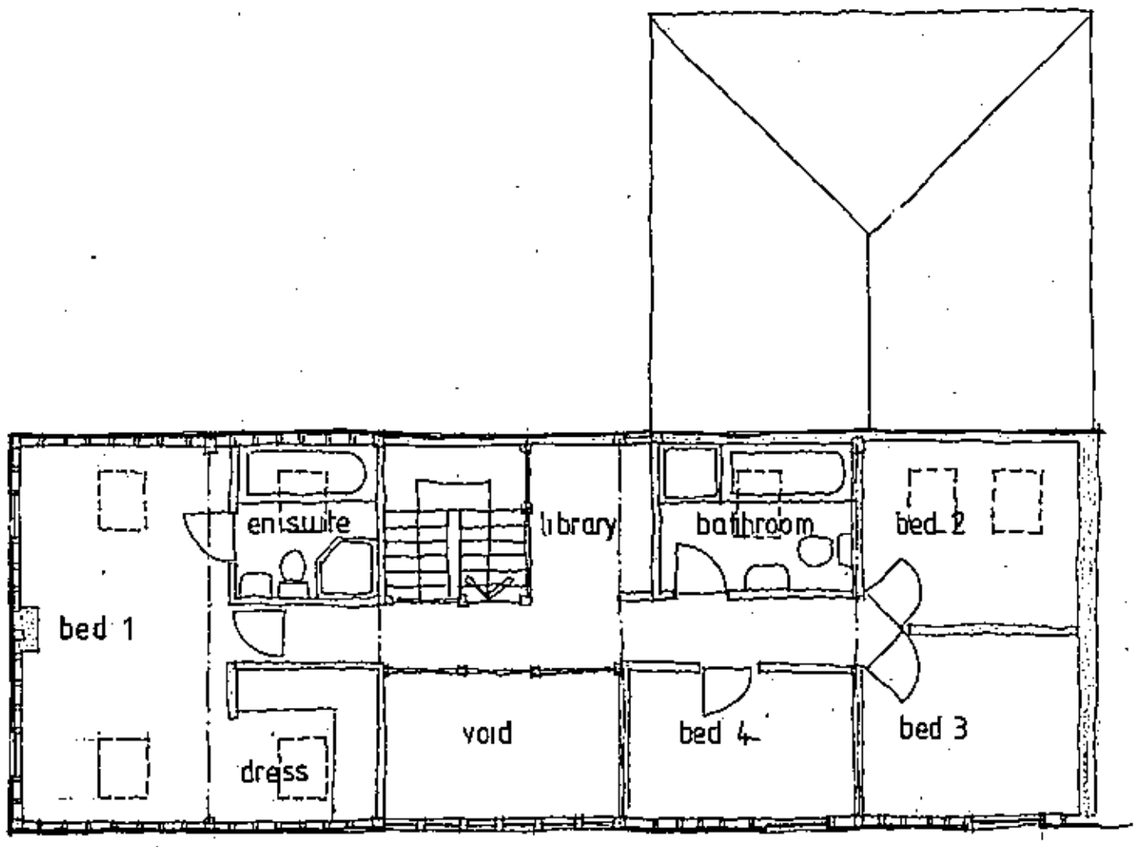

FIRST FLOOR PLAN

GROUND FLOOR PLAN

20.FEB.2002 5813

SUPERCEDED

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD

Drawing
BARN UNIT 4
PROPOSALS

Scale 1:100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
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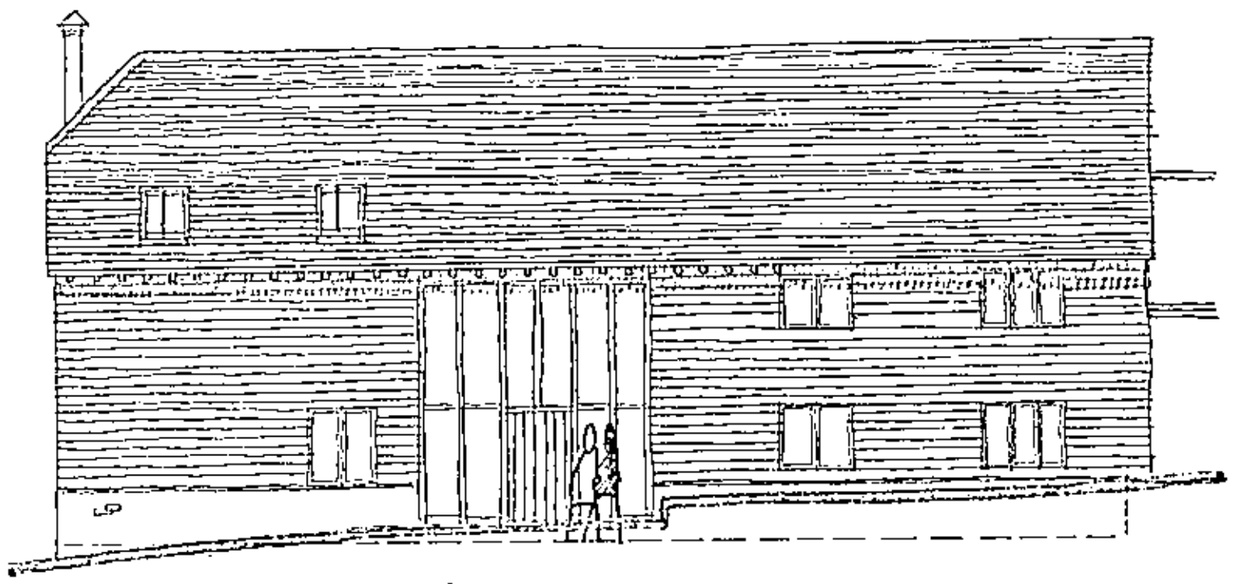
Job 1493 Dwg. 13 latest

Rapidos DS (UK) 99811

Notes

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



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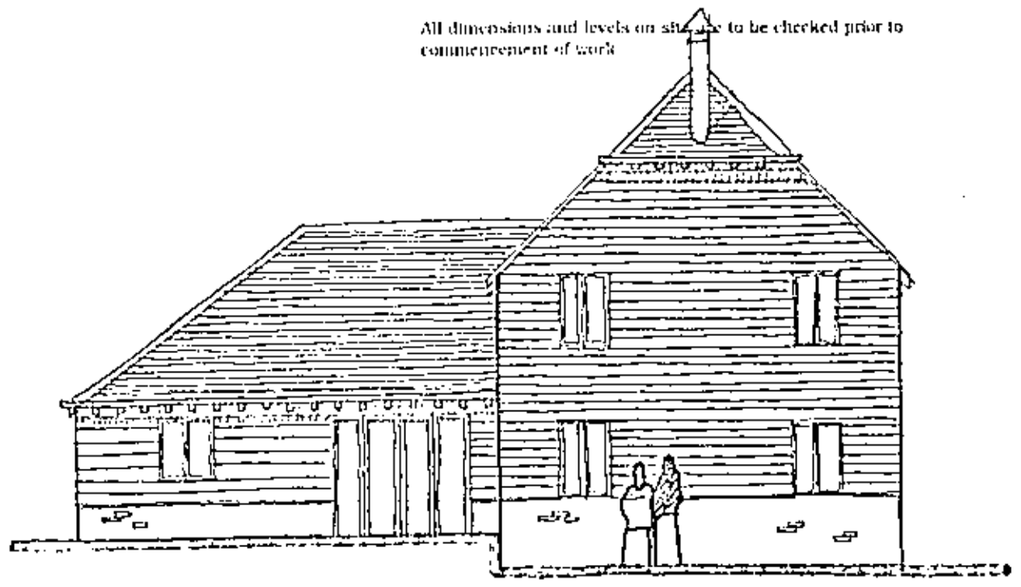

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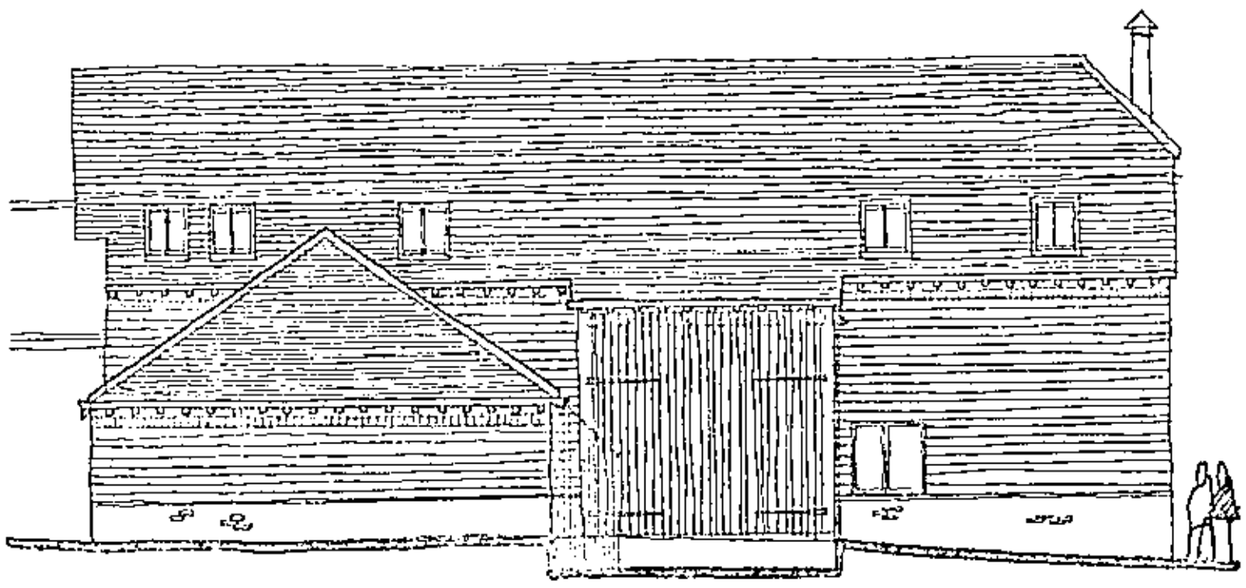

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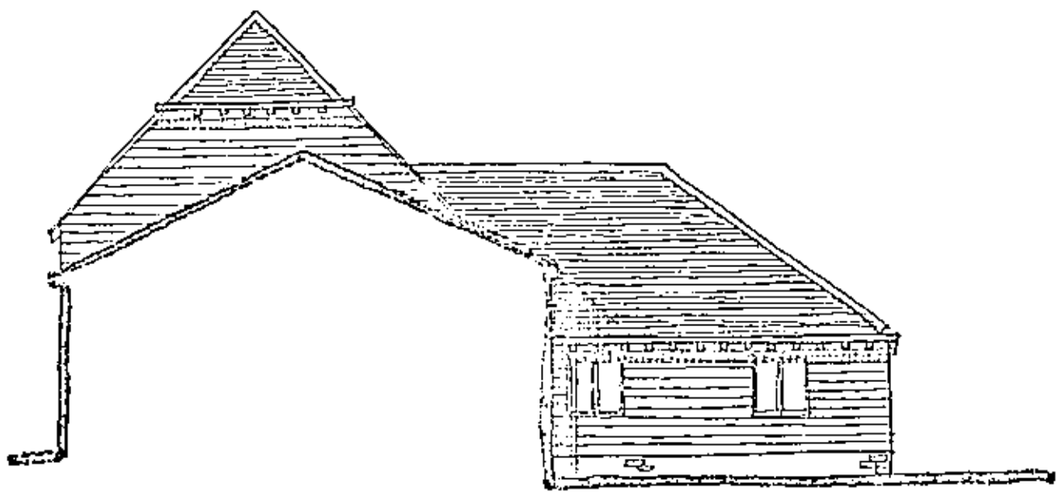

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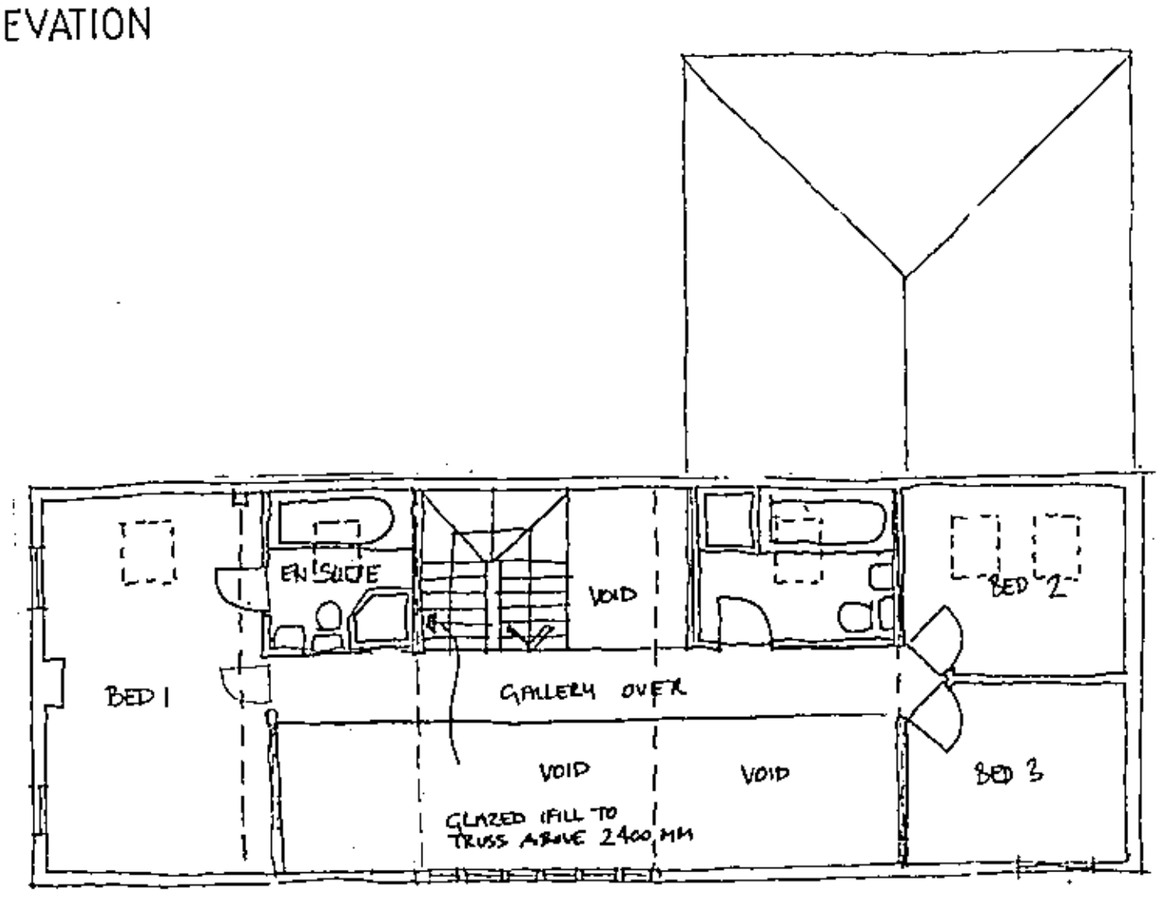

FIRST FLOOR PLAN

GROUND FLOOR PLAN

REVISED PLAN

--5813
=-7840

APPROVED

REVB- FURTHER EXPOSURE 14:04:04
REVA- CENTRAL AREA EXPOSED 24:10:03

Project
THE BARNS
NEWLAND FARM
ARBORFIELD .

Client
HICKS DEVELOPMENTS LTD

Drawing
BARN UNIT 4
PROPOSALS

Scale 1: 100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
26 Loughborough Road, Wokingham, Berks, RG40 2EF
Tel: 0118 989-1103 Fax: 0118-989-1093 E-mail: theep@virgin.net

Job 1493 Dwg. 13B

Notes.

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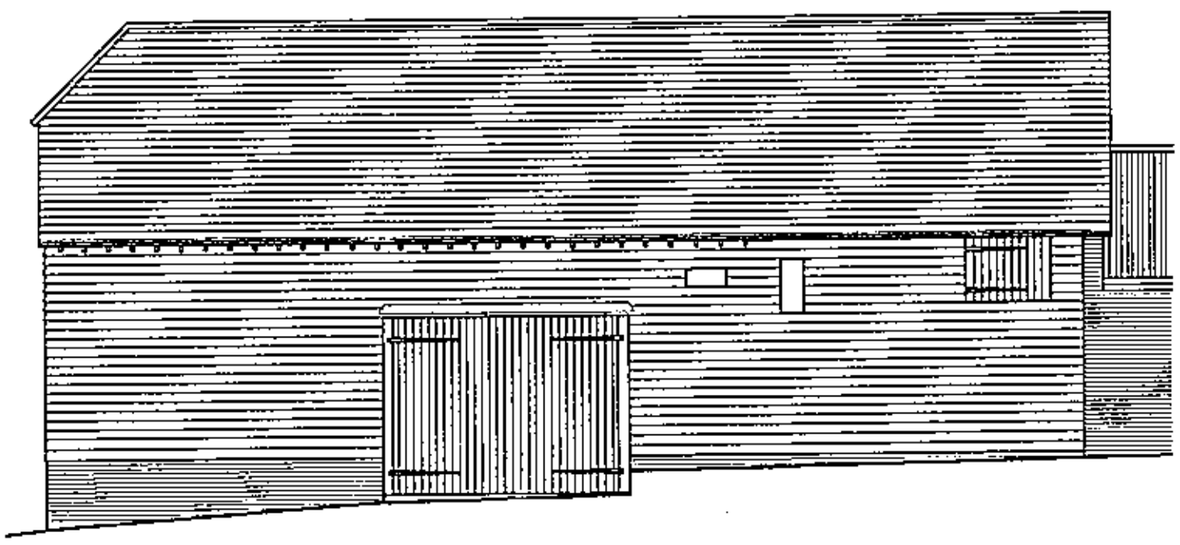

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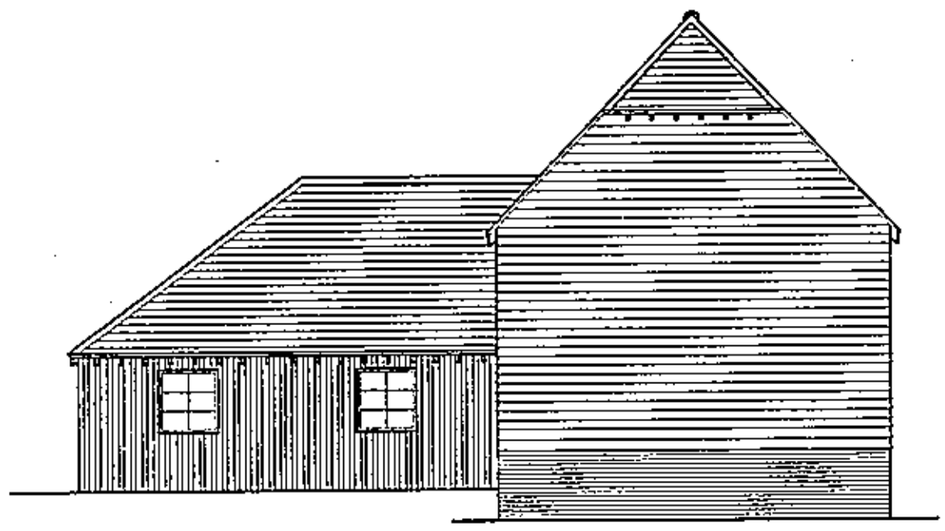

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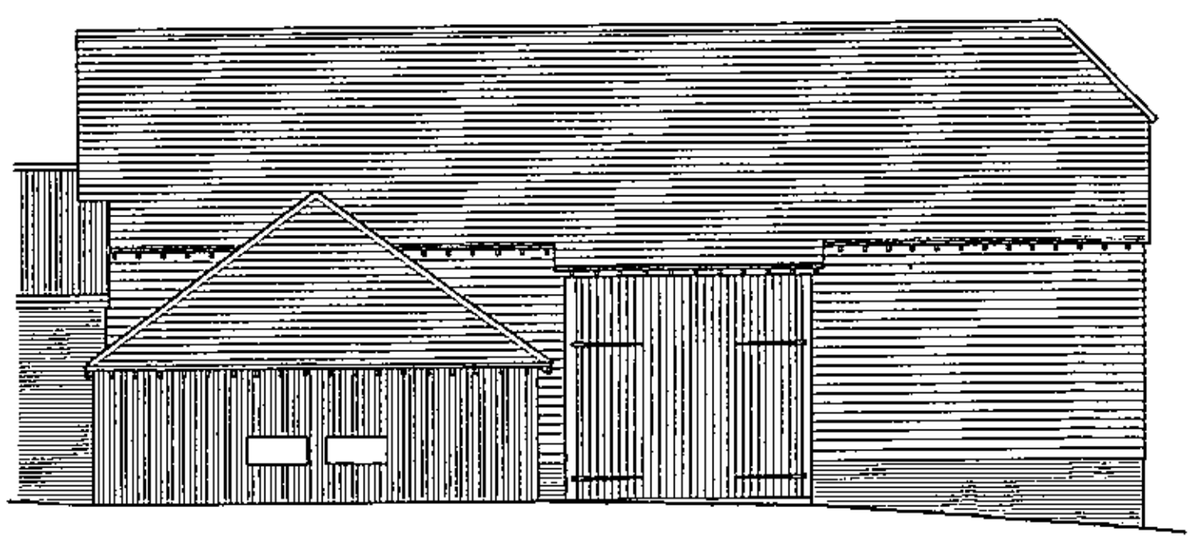
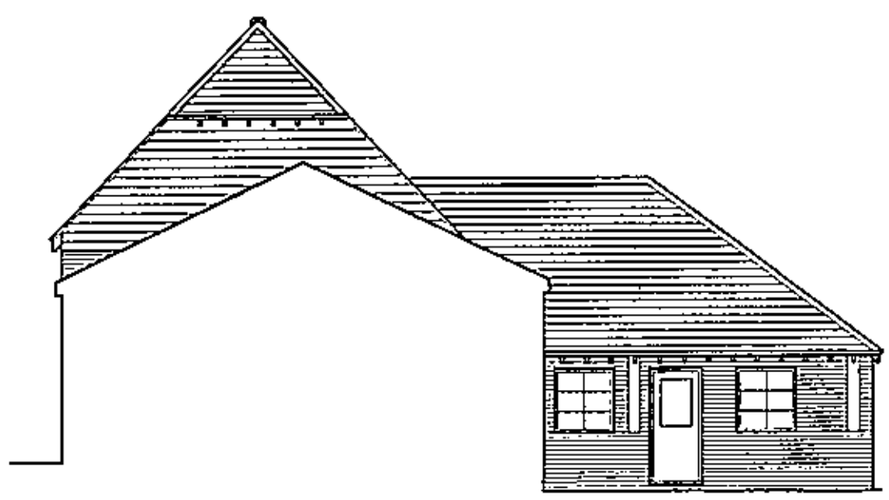


Rear Elevation



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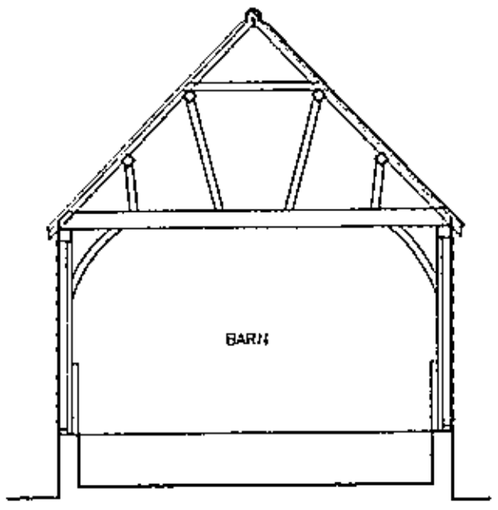

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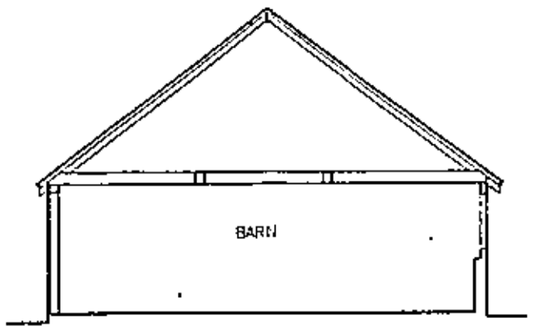
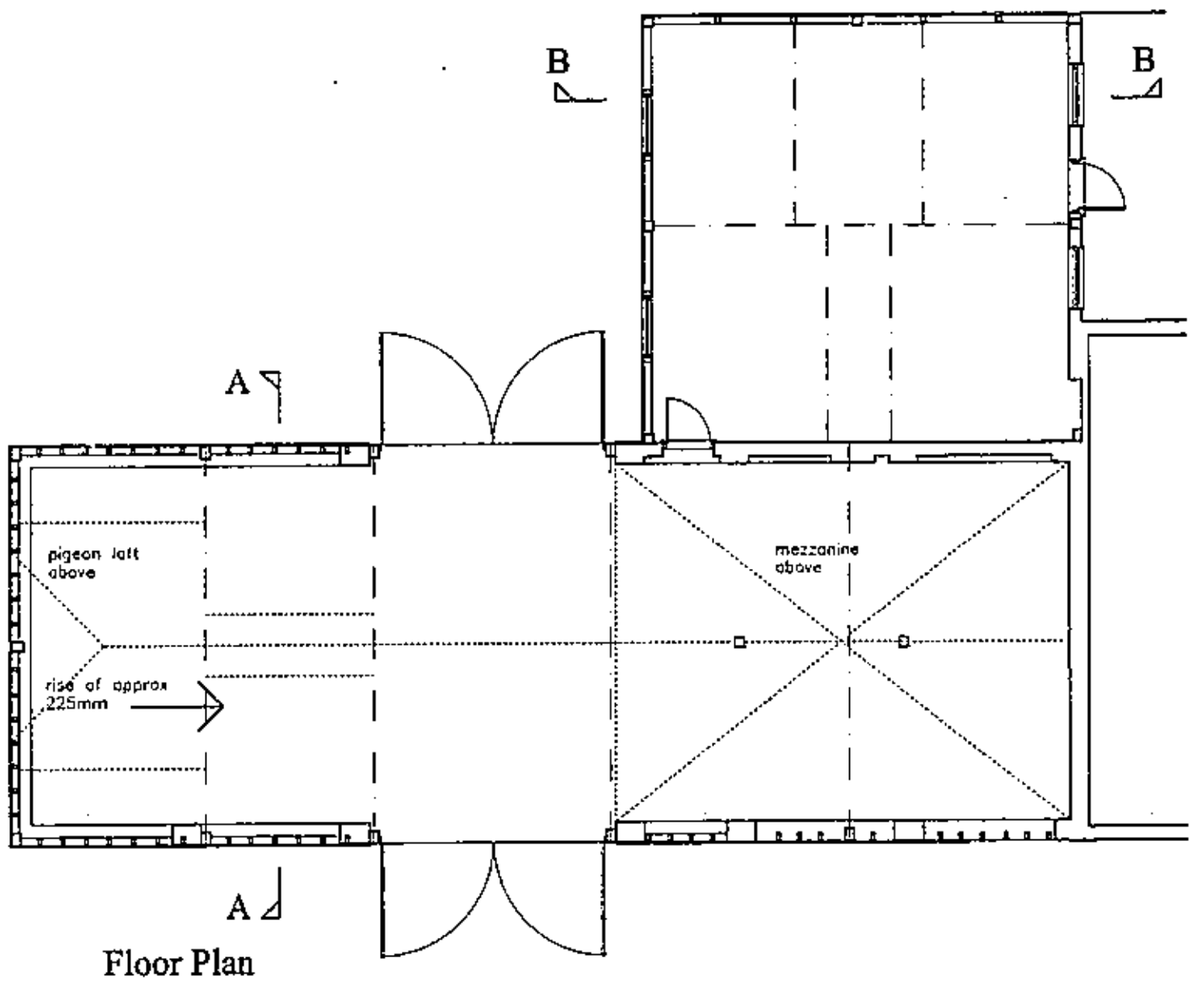


Section B - B

22.OCT.2002 7840



Floor Plan

Project

The Barns, Newlands Farm,
Arborfield.
Berks.

Client

Hicks Developments

Drawing

Plans & Elevations Unit 4

Scale 1.100

Date Jan 02

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

Job 1493 Dwg. 04

Notes

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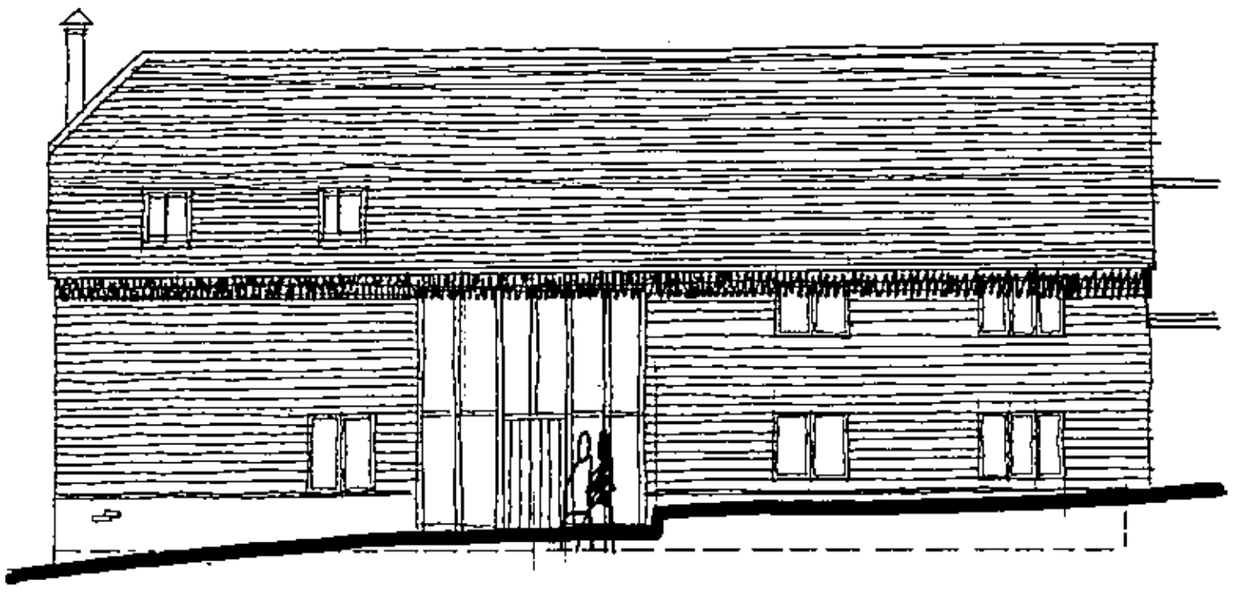

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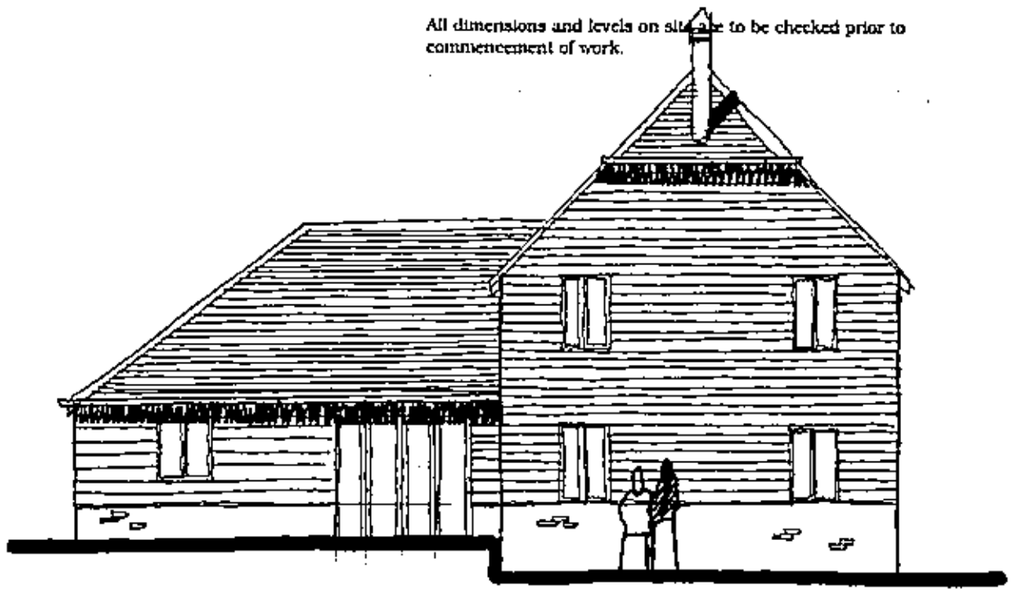
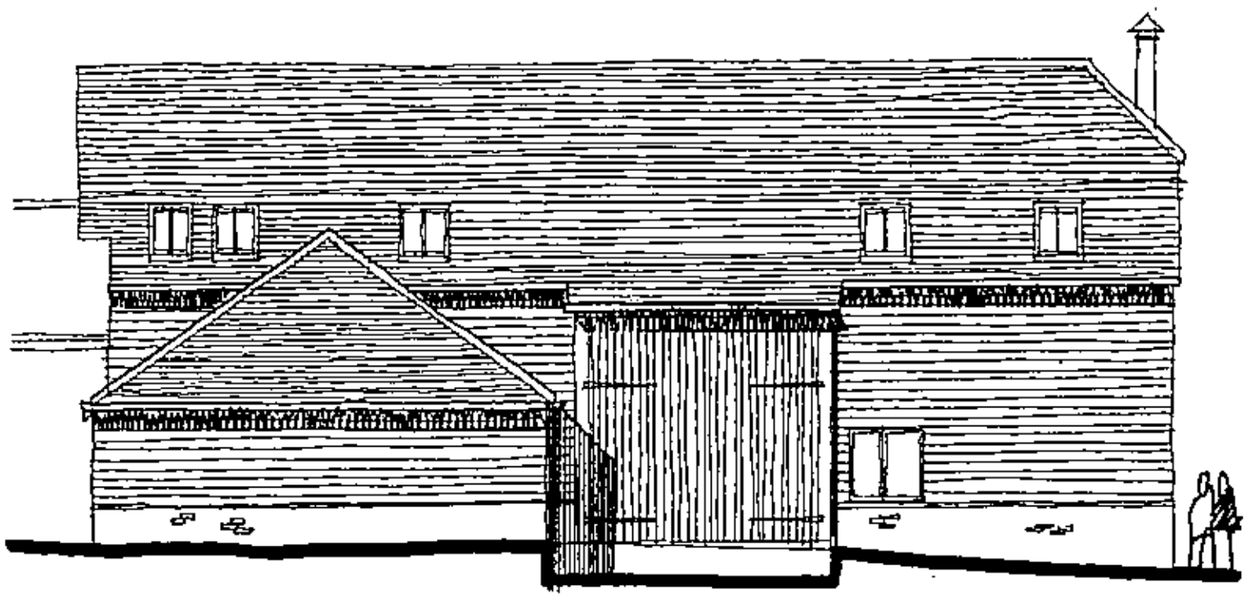


SIDE ELEVATION



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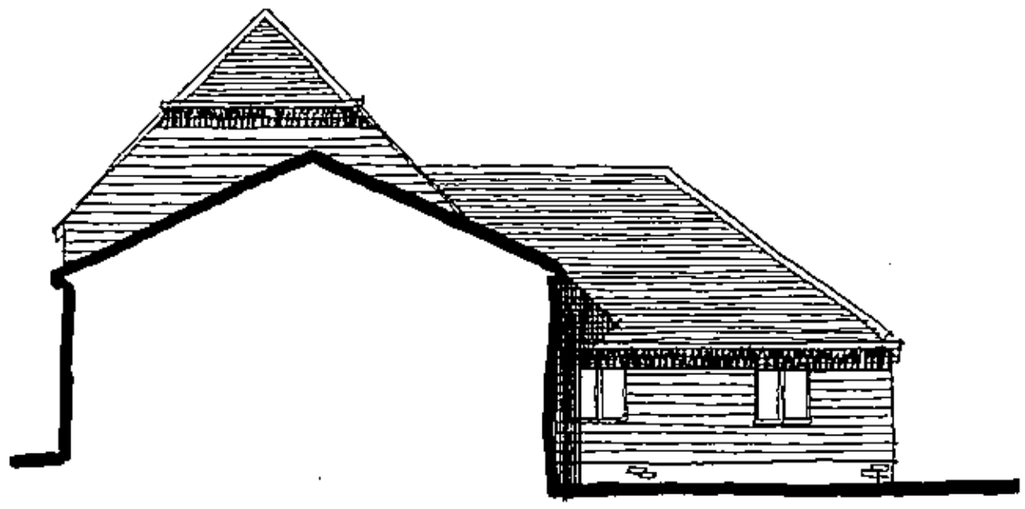

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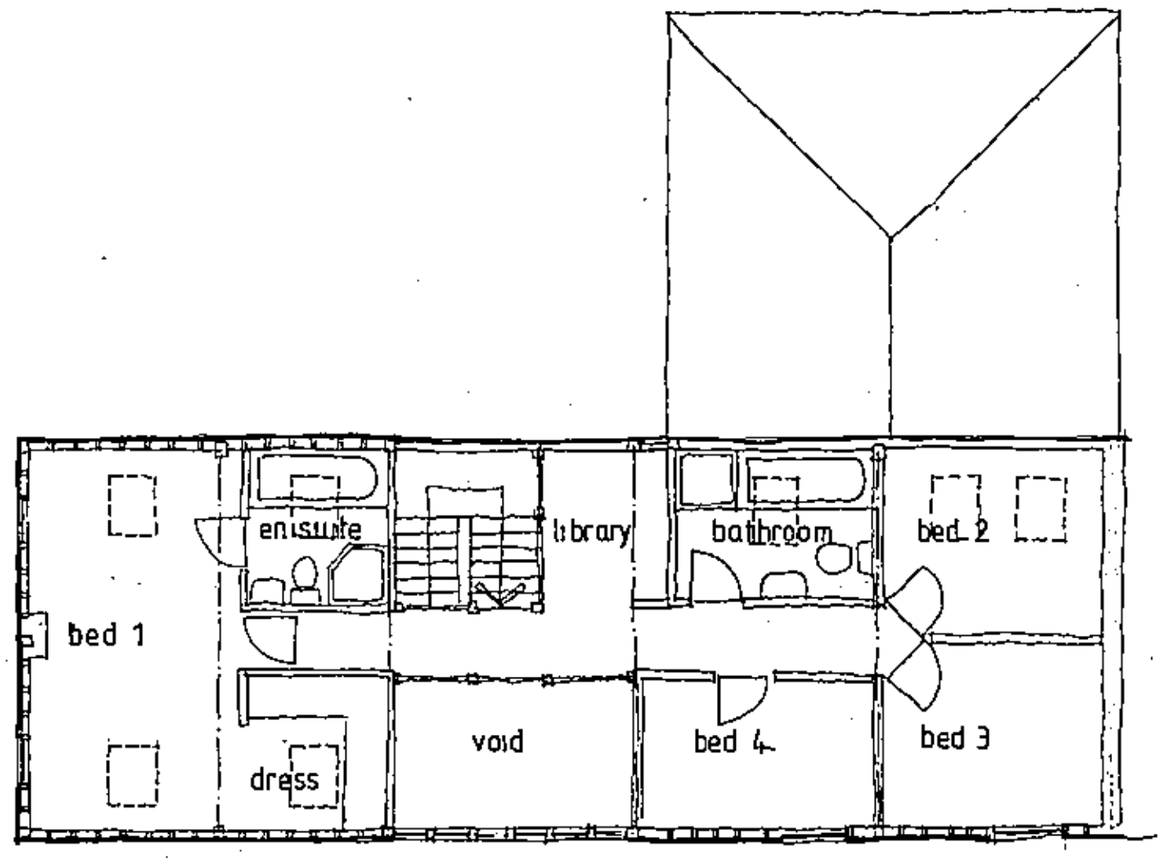

FIRST FLOOR PLAN

SUPERCEDED

22.08.2002 7540

GROUND FLOOR PLAN

Project

THE BARNS
NEWLAND FARM
ARBORFIELD

Client

HICKS DEVELOPMENTS LTD

Drawing

BARN UNIT 4
PROPOSALS

Scale 1: 100

Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
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Job 1493 Dwg. 13

Rapidos DS (UK) 99811

Notes

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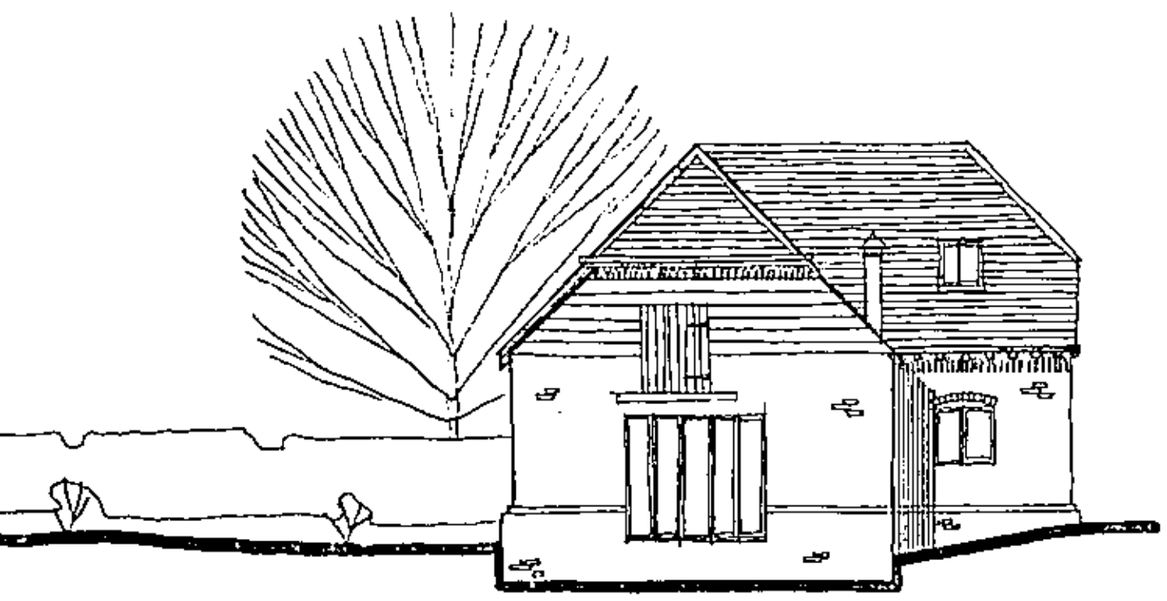

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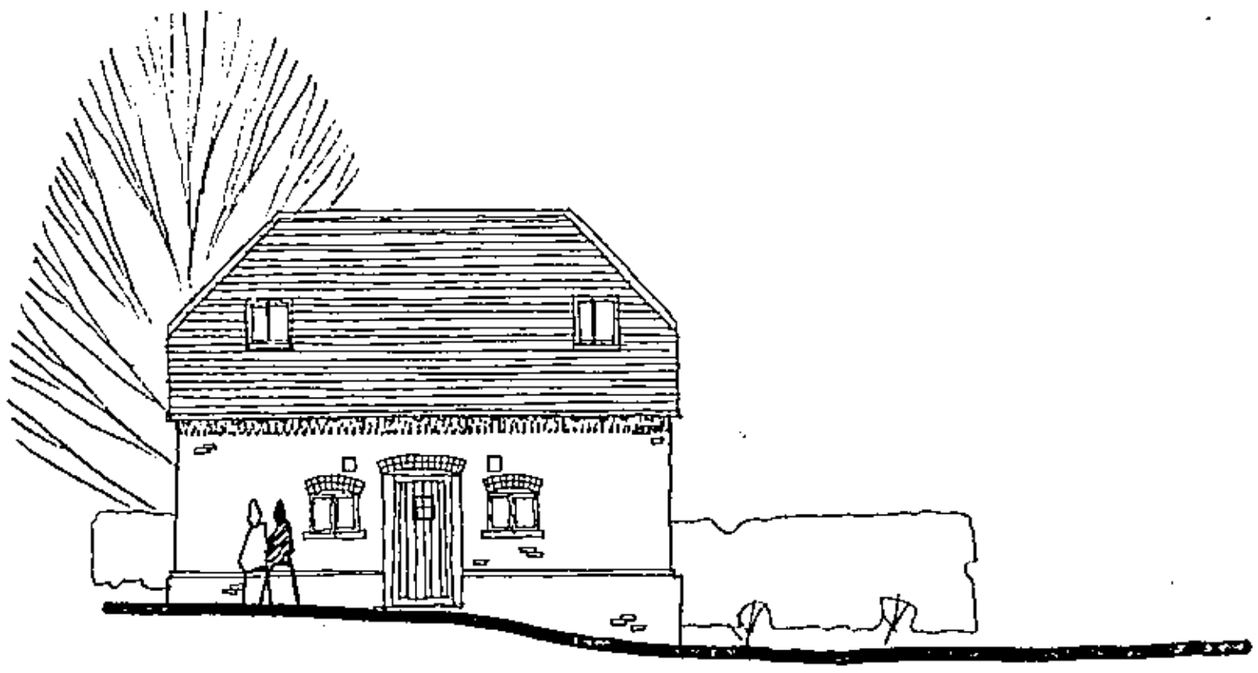

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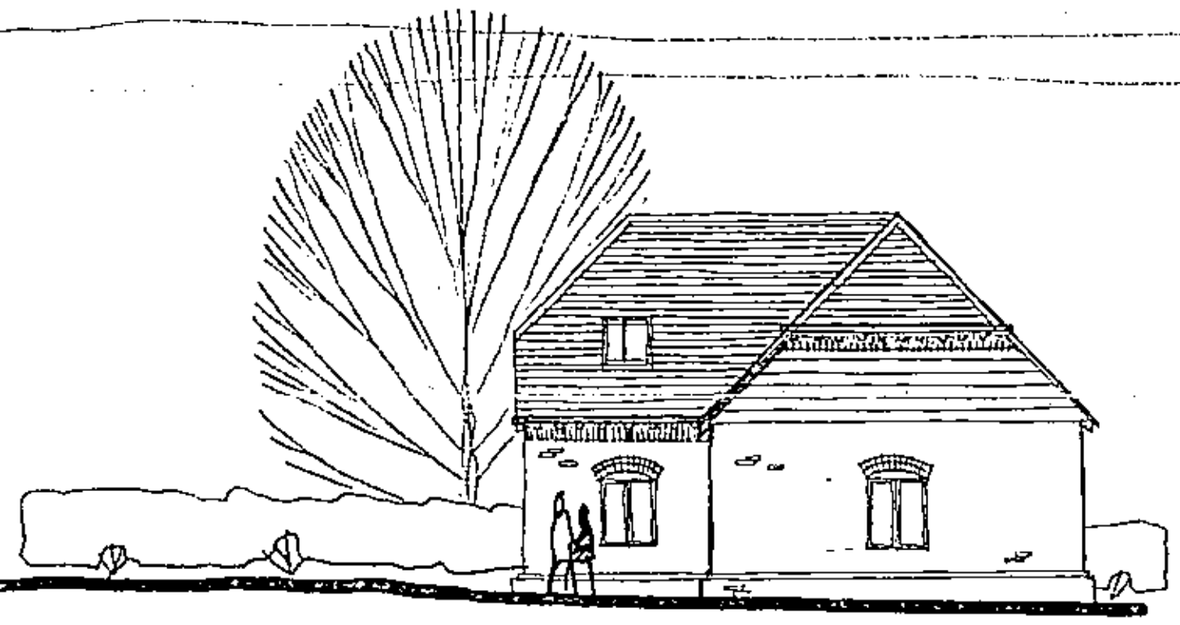

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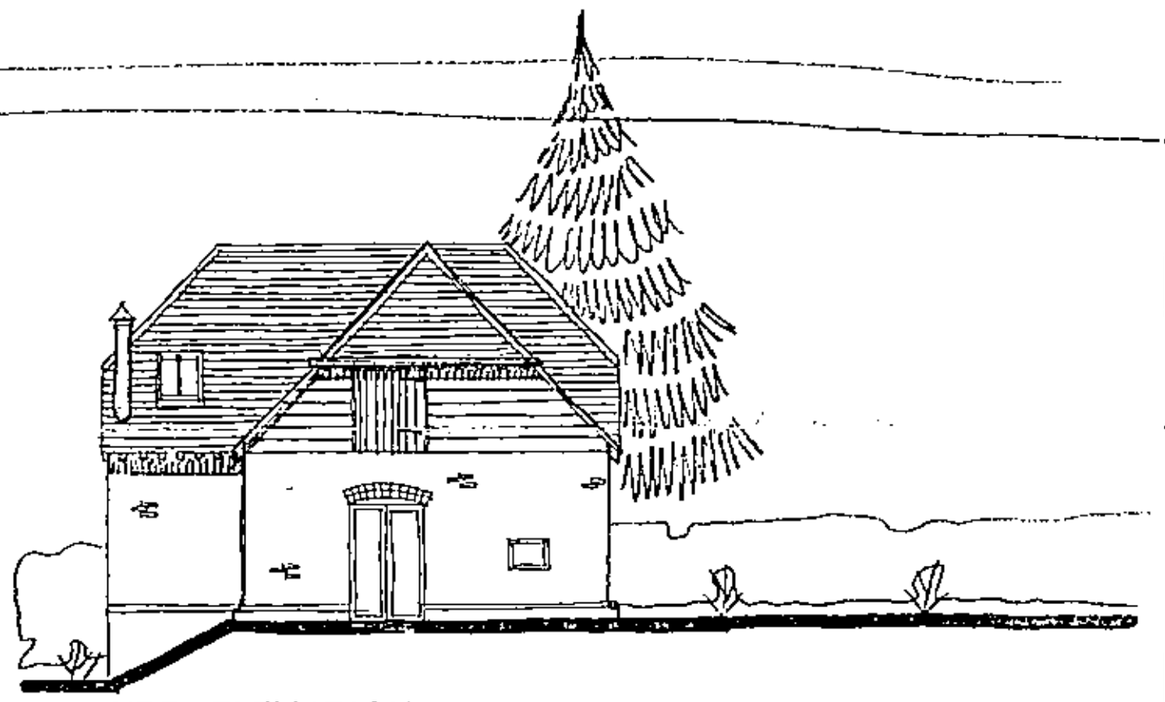
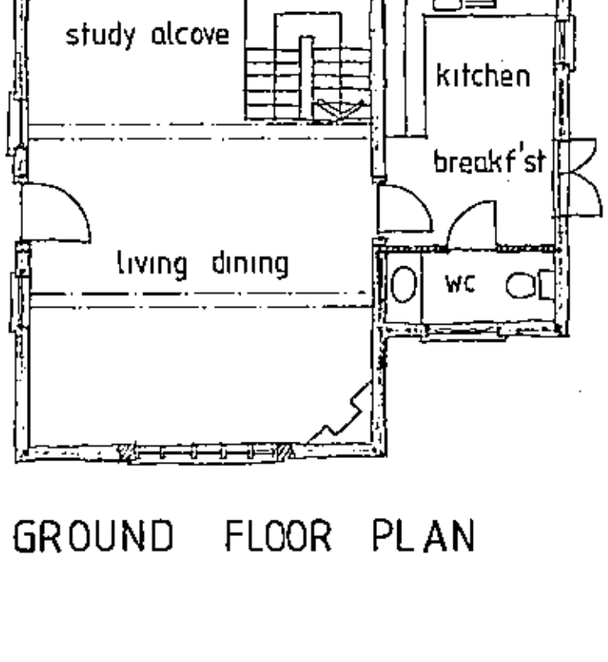


SIDE ELEVATION

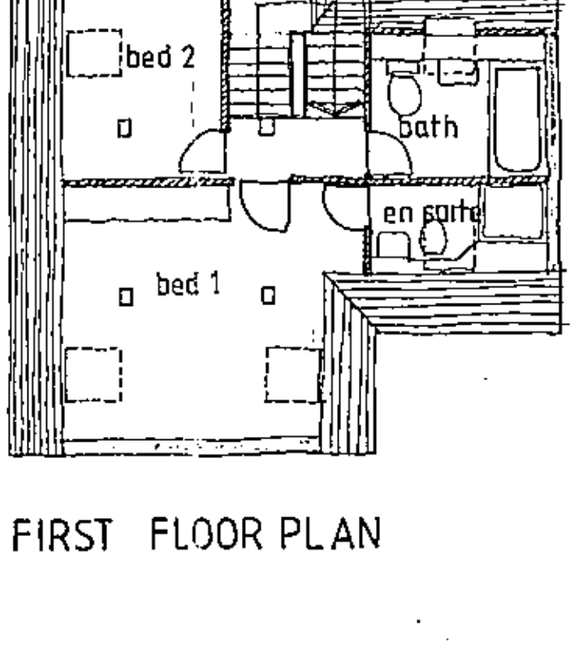
20.FEB.2002* 5813

PART 1 REGISTER

DELEGATED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Rev A: roof lights added FEB 02.

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD

Drawing
BARN UNIT 1
PROPOSALS

Scale 1 100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Lingborough Road, Wokingham, Berks. RG40 2BT
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Job 1493 Dwg. 10A

Rapidex DS (UK) 29611

APPROVED

Notes.

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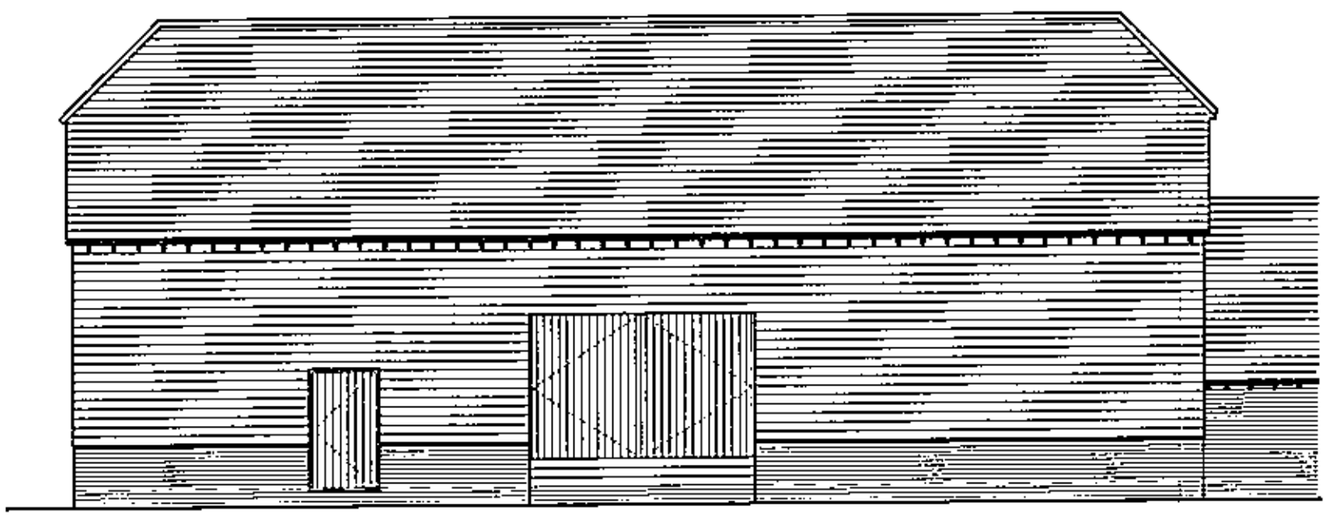

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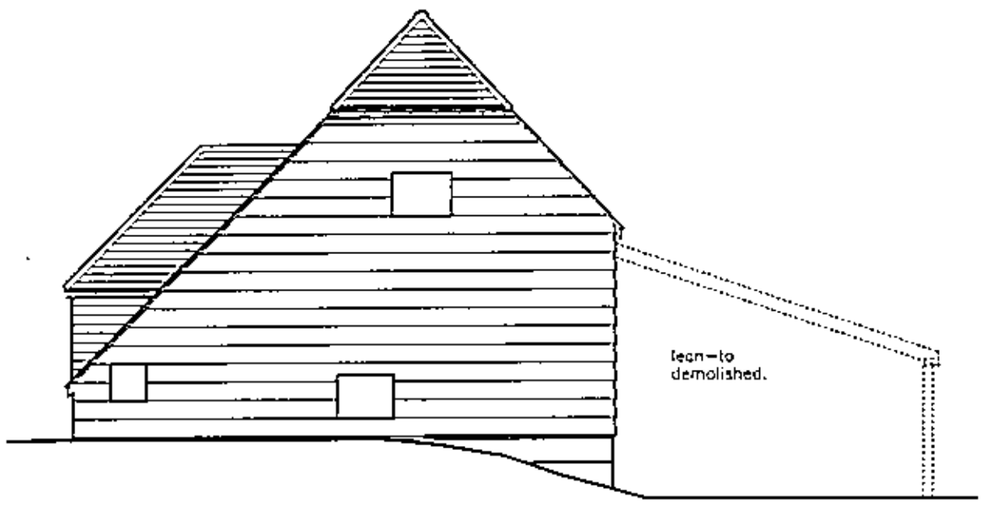

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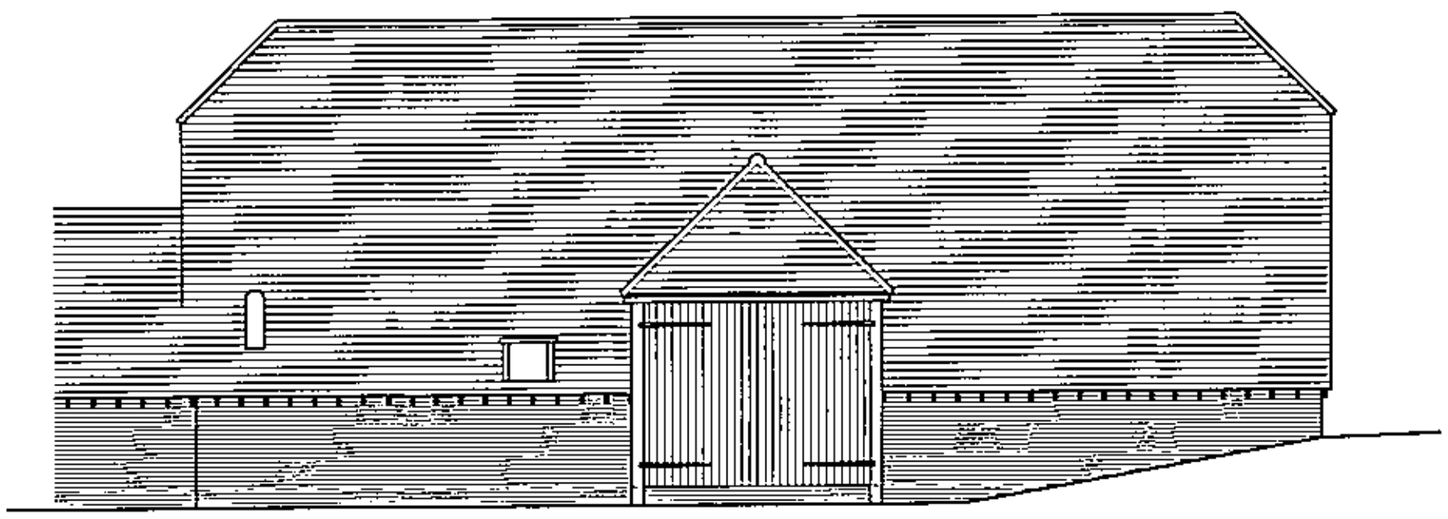

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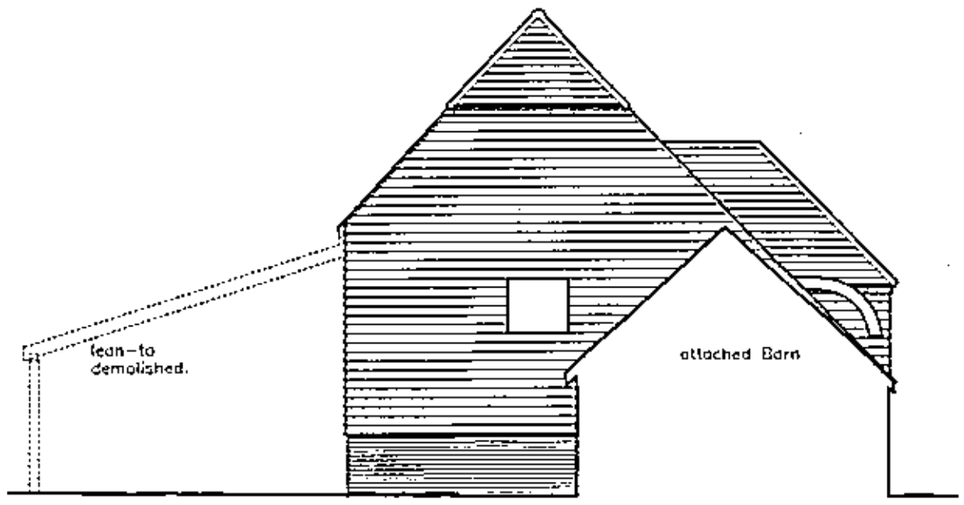

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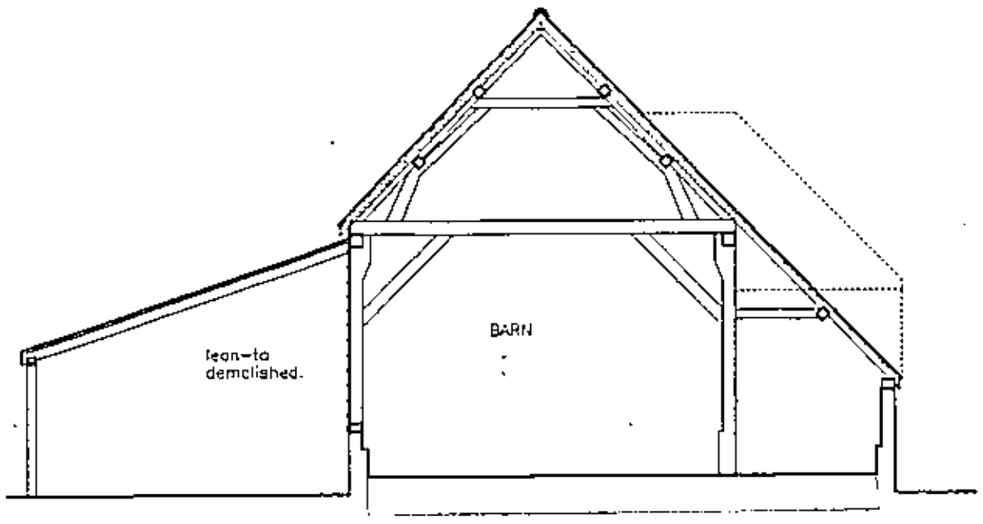

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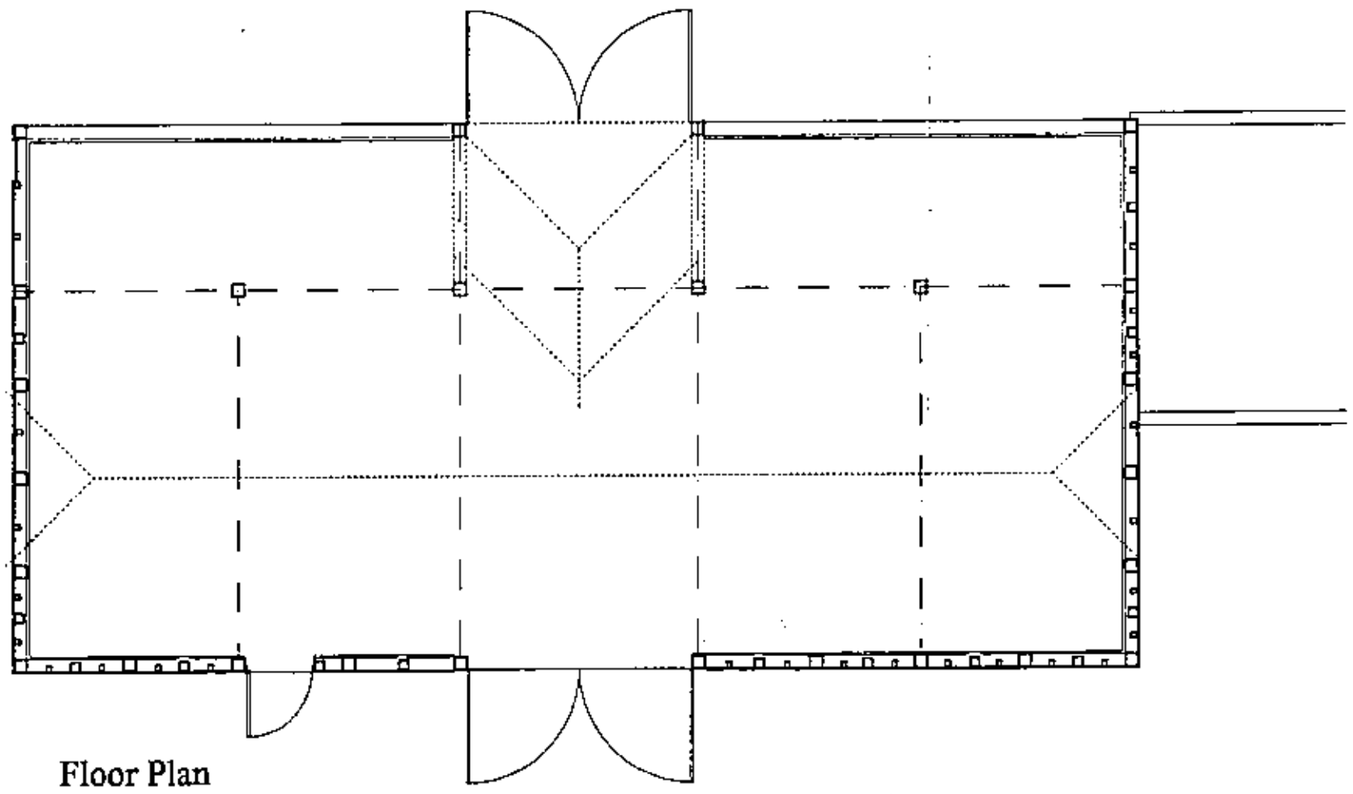

Floor Plan

Project

The Barns, Newlands Farm,
Arborfield.
Berks.

Client

Hicks Developments

Drawing

Plans & Elevations Unit 2

Scale 1.100

Date Dec 01

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
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E-mail the.eip@virgin.net

Job 1493 Dwg. 02

Notes

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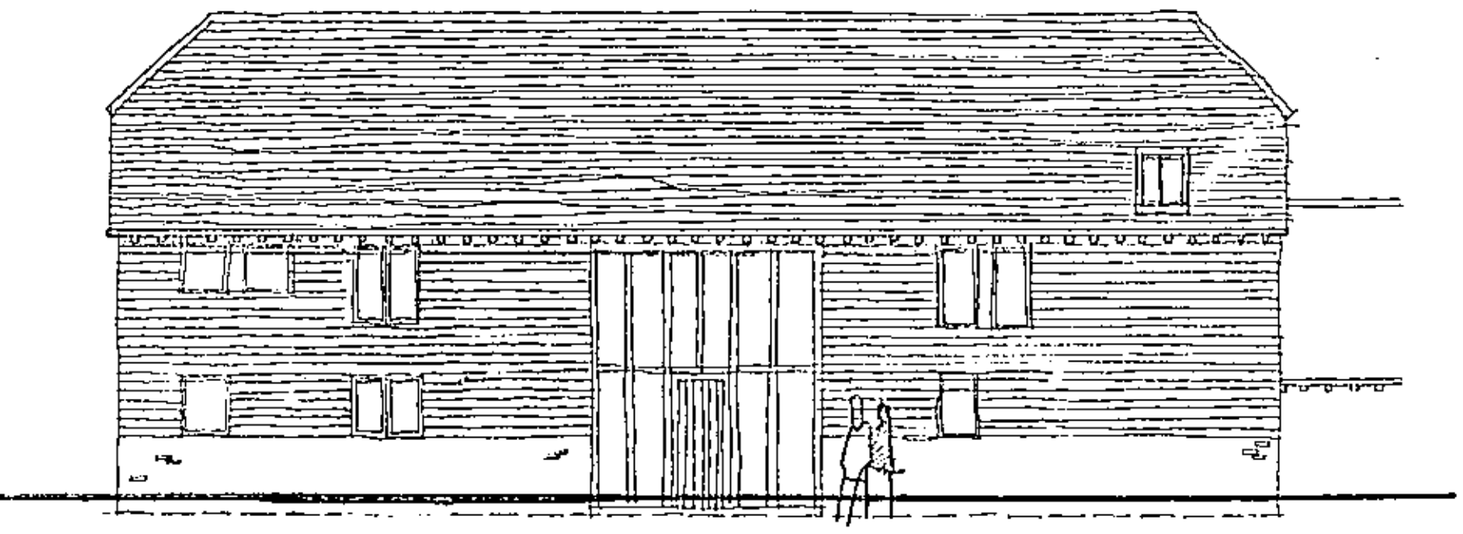

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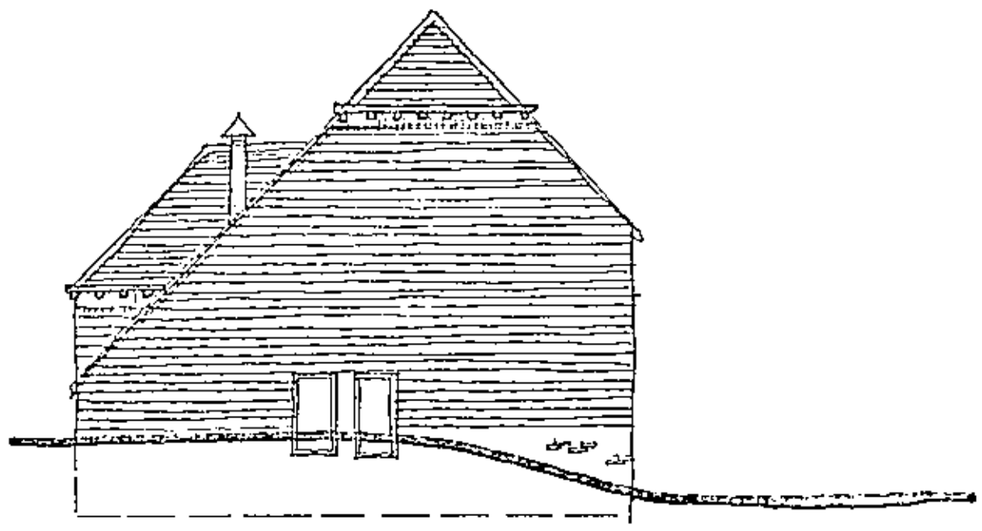

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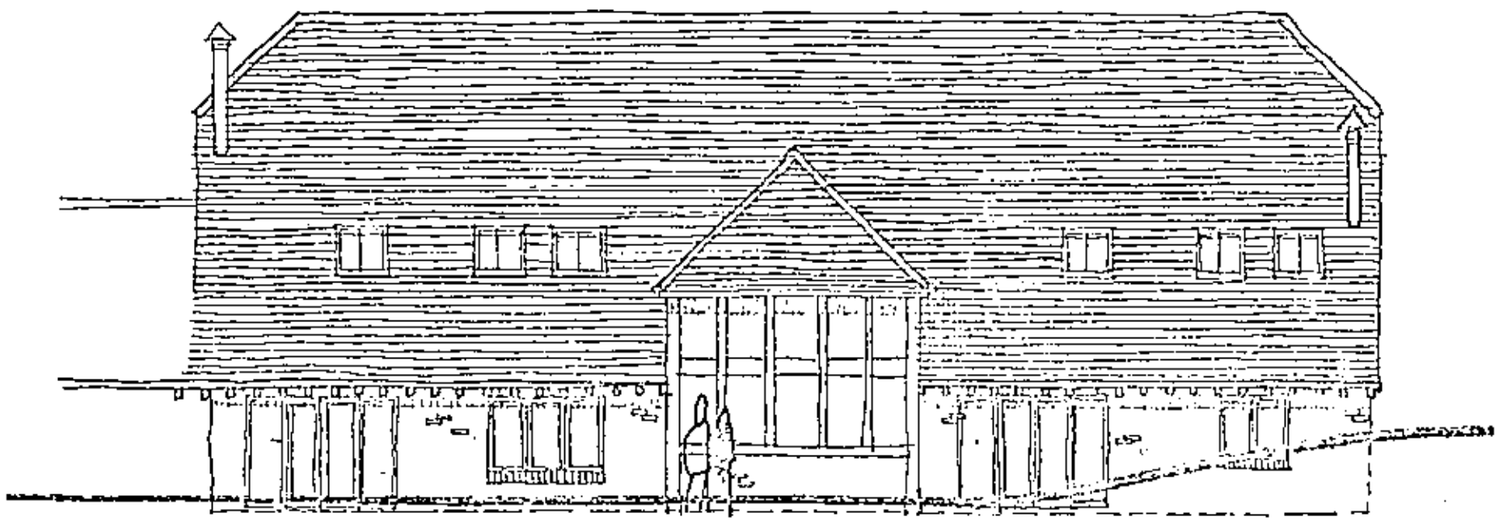

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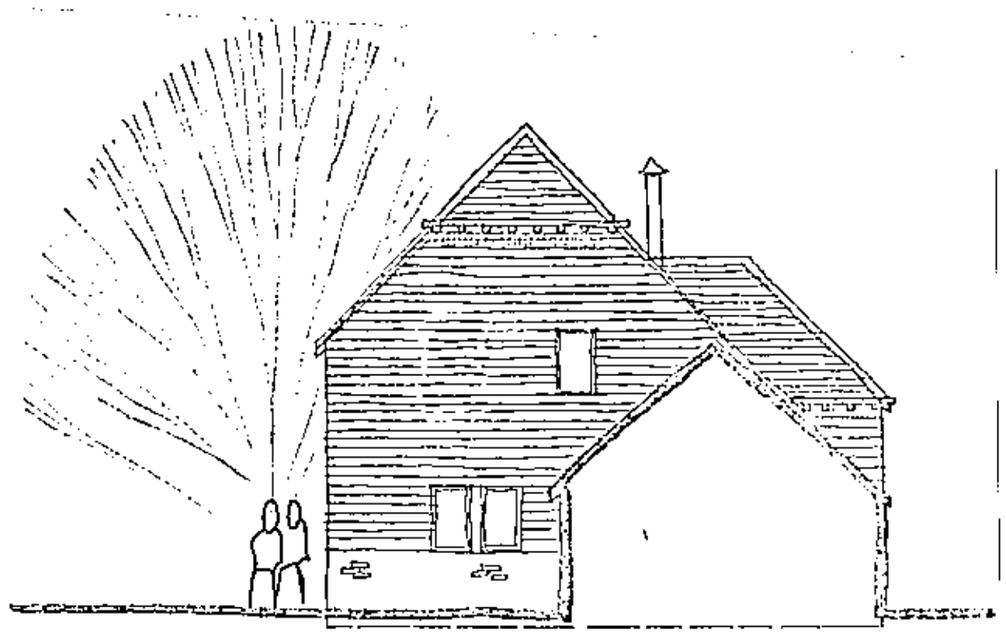

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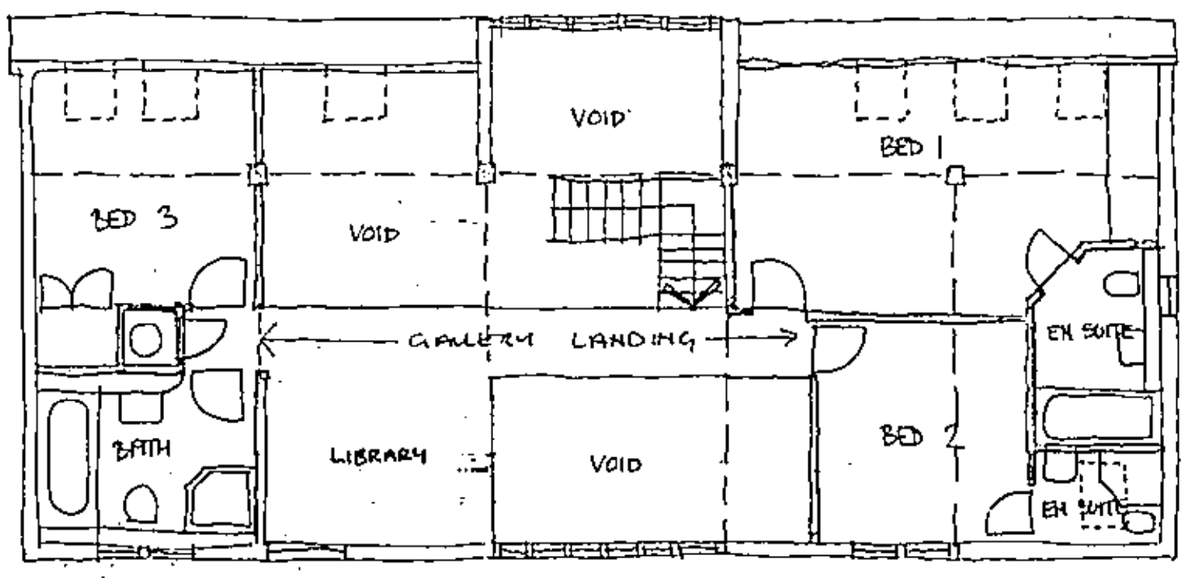

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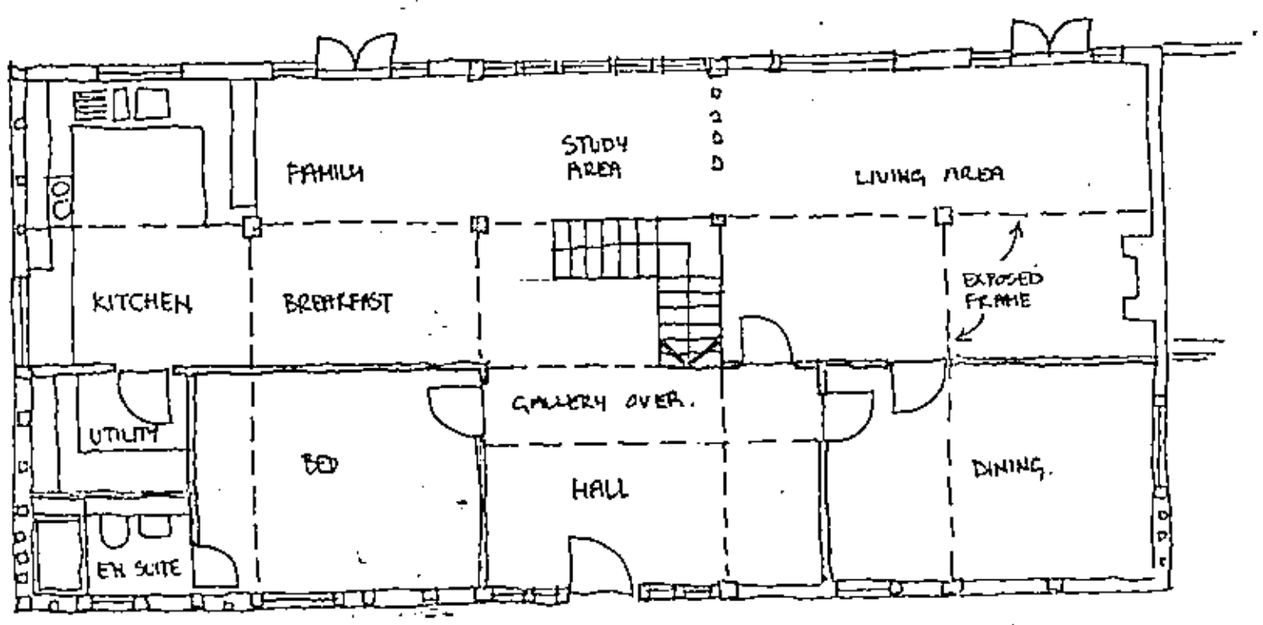
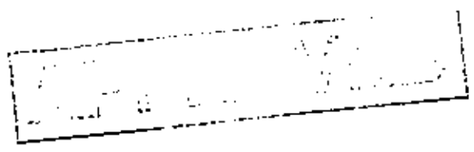


GROUND FLOOR

REVISED PLAN

E-5813

E-7840



REV D: MORE EXPOSURE 14:04:04
REV C: CENTRAL AREA EXPOSED 24:10:03
REV B: REPLAN TO 1 UNIT OCT 02.
REV A: EN SUITE WINDOW ADDED FEB 02.

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

PLANNING SERVICES	HPT
DL	TLS
DC	ENF
APP	
CS	

19 APR 2004

COPIES TO: ACK: FILE:

Client
HICKS DEVELOPMENTS LTD

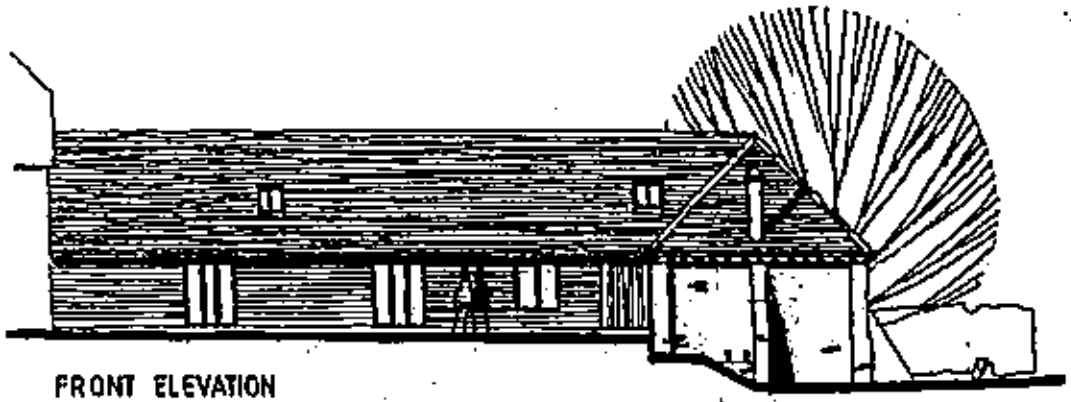
Drawing
BARN UNIT 2
PROPOSALS

Scale 1 100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
306 Loughborough Road, Wokingham, Berks. RG40 2EF
Tel: 0118-989-4403 Fax: 0118-989-4283 E mail: theedp@aol.net

Job 1493 Dwg. 11d

Notes



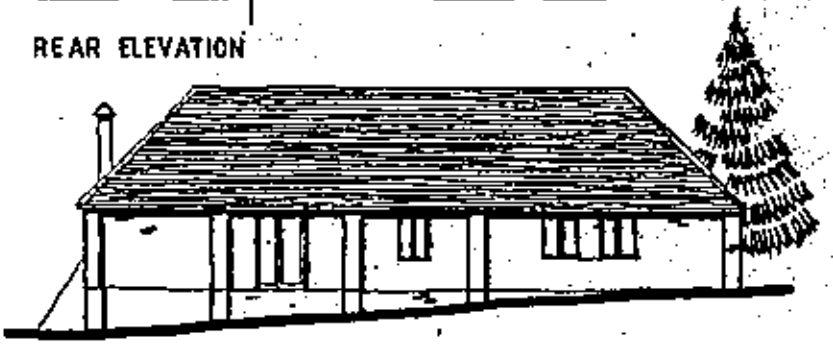
FRONT ELEVATION



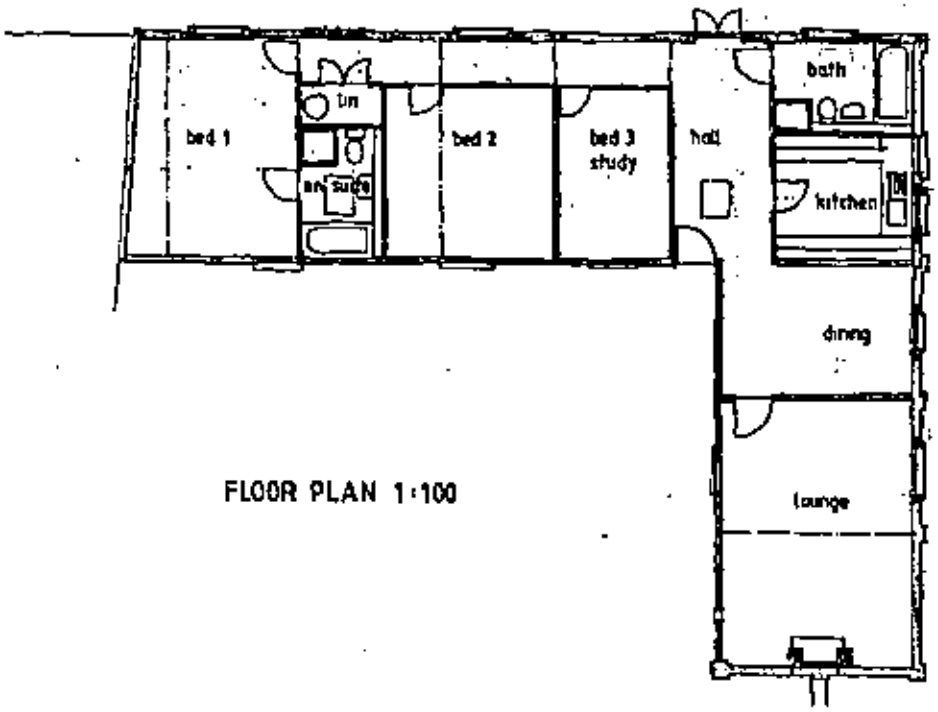
SIDE ELEVATION



REAR ELEVATION

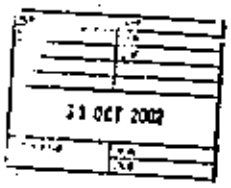


SIDE ELEVATION



FLOOR PLAN 1:100

REVISED PLAN
5 6 13 A



THE BARNS
NEWLAND FARM
ARBORFIELD

HICKS DEVELOPMENTS LTD

BARN UNIT 3
PROPOSALS

1:100 01/02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 12A

Notes

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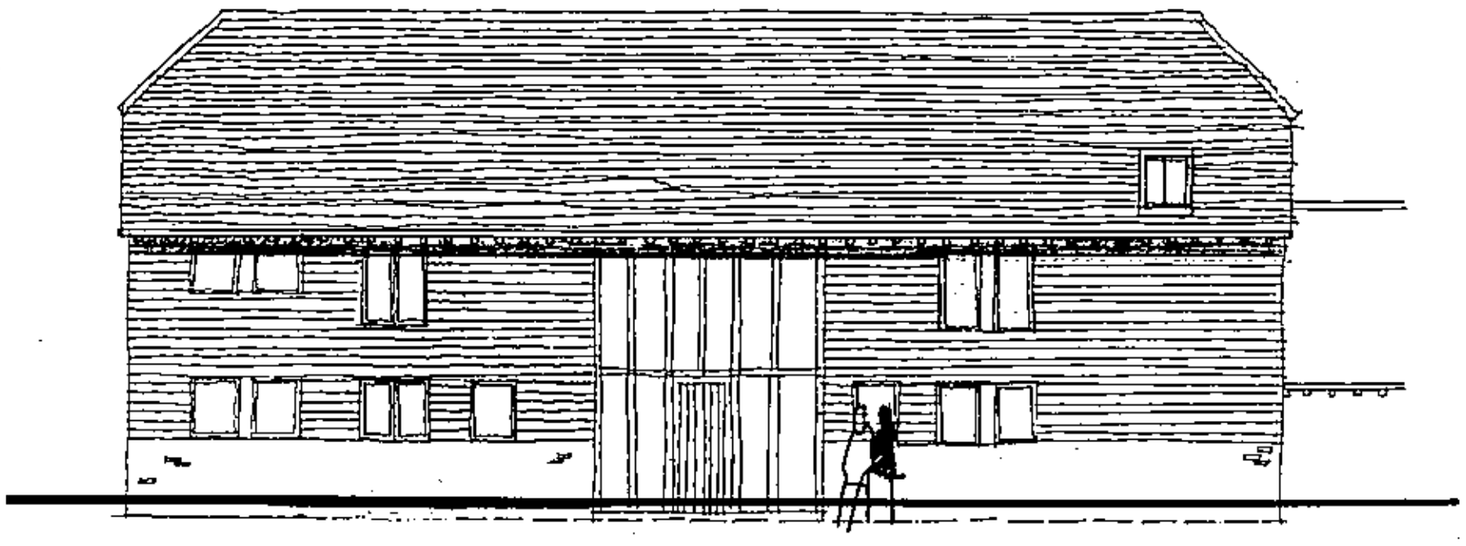

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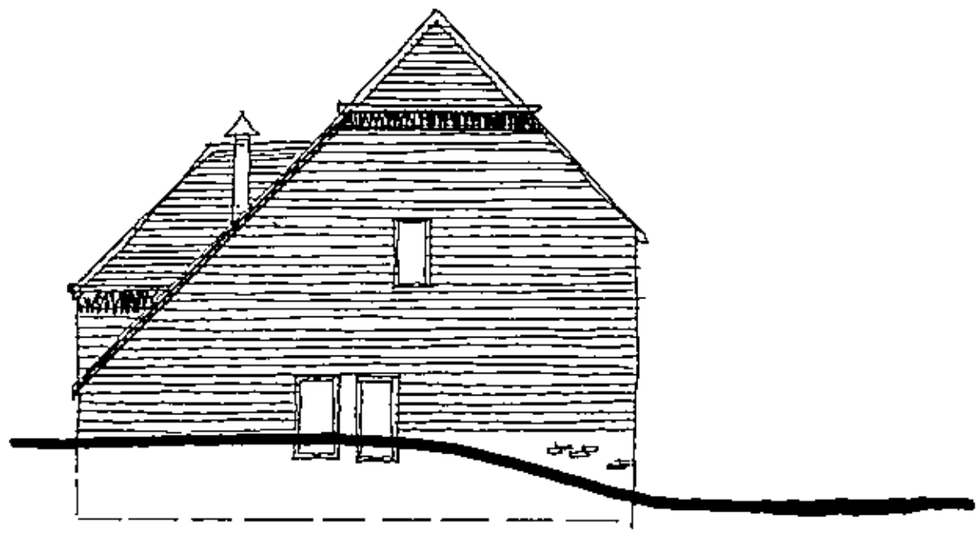
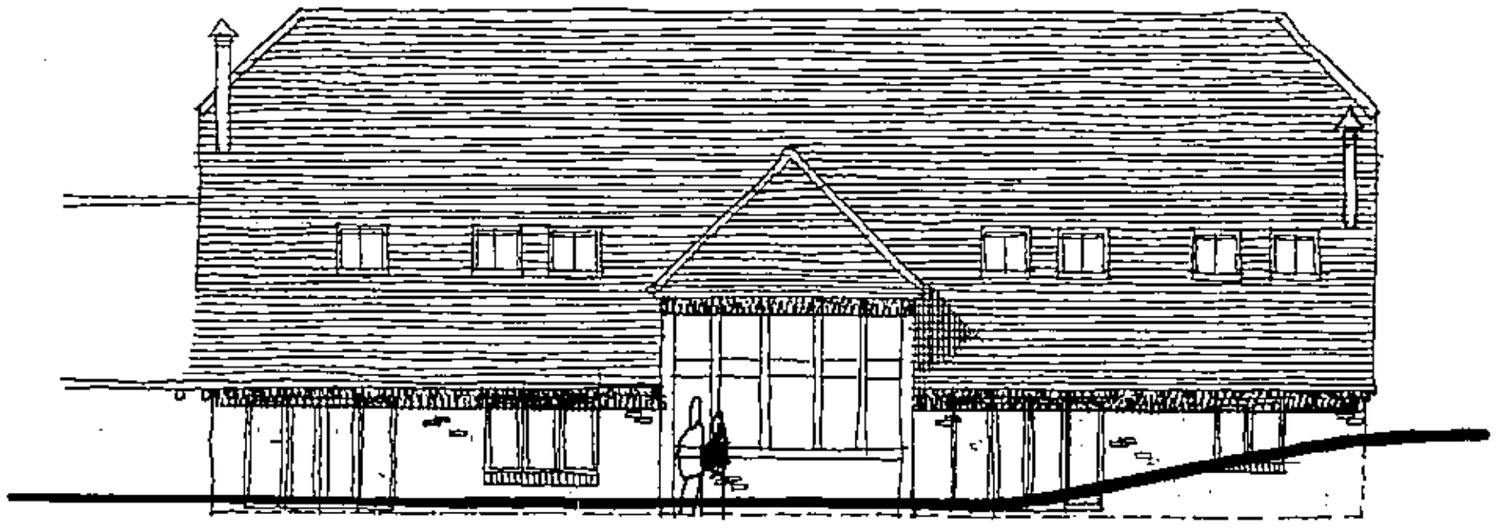


SIDE ELEVATION



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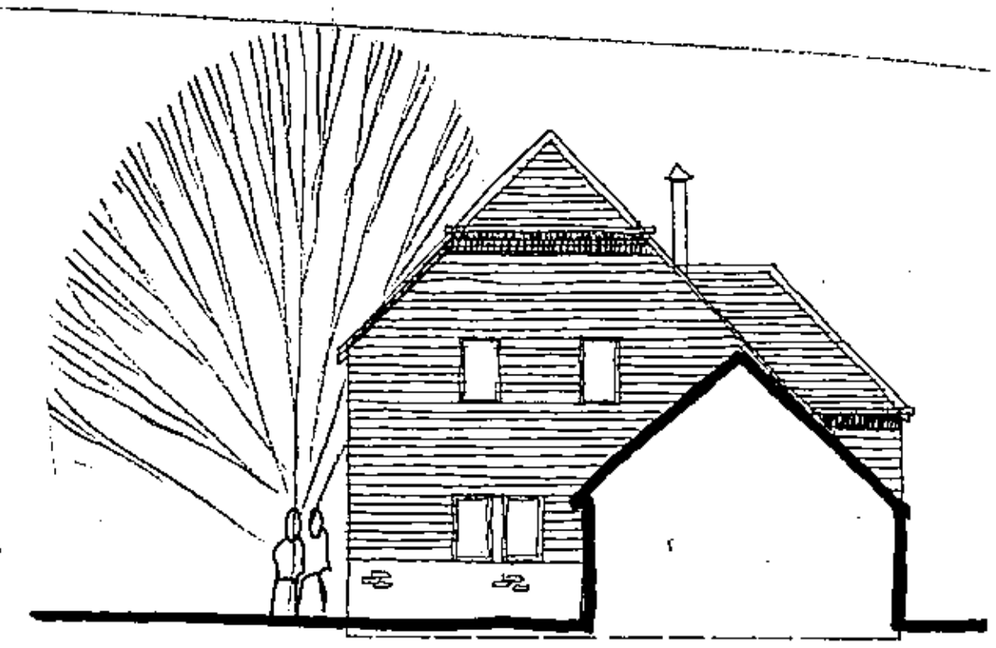

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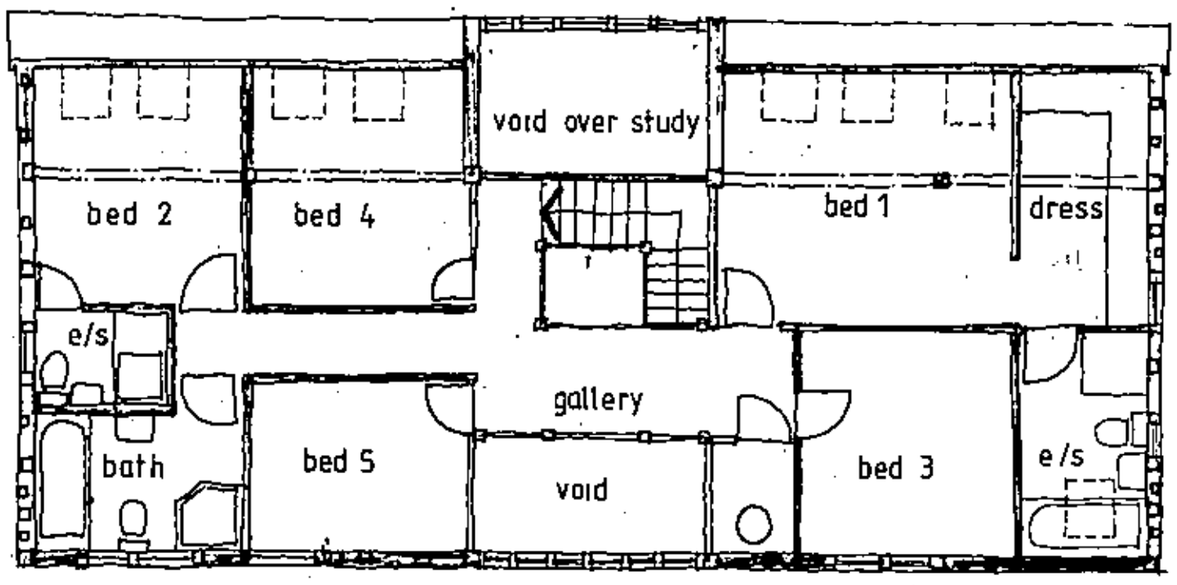
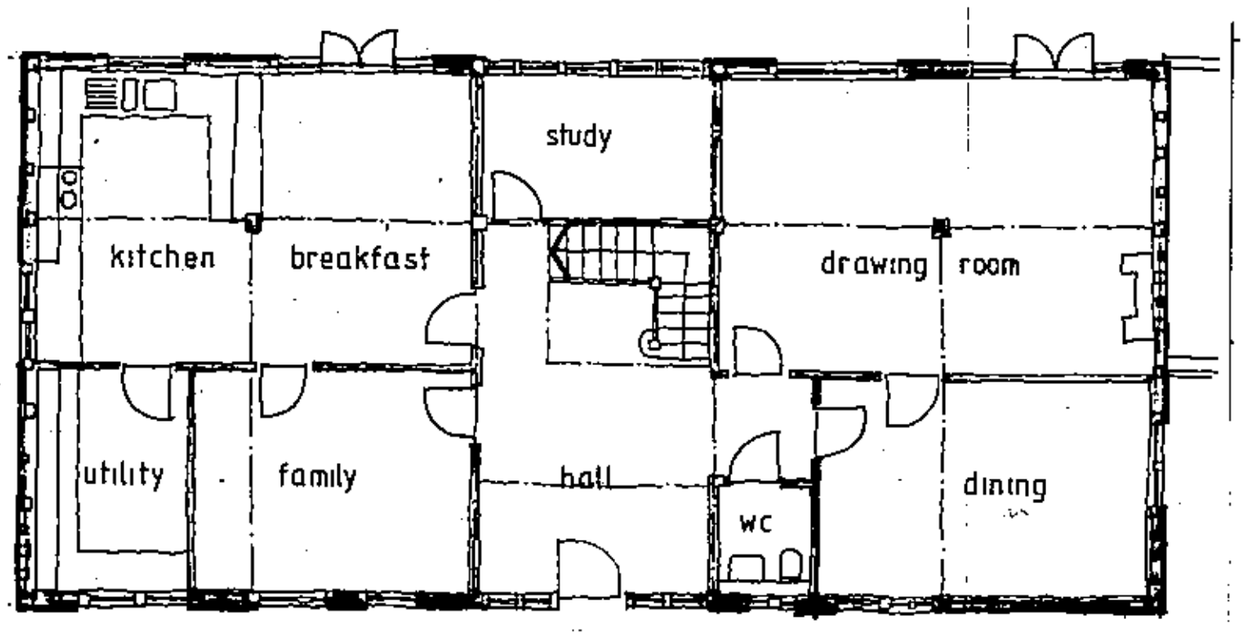
SUPERCEDED



FIRST FLOOR



GROUND FLOOR

22.OCT.2002 7843

REV B: REPLAN TO 1 UNIT OCT 02.
REV A: EXT SOIL WINDOW ADDED FEB 02.

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD

Drawing
BARN UNIT 2
PROPOSALS

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 1493 Dwg. 11b

Rapidos DS (UK) 9981

Notes

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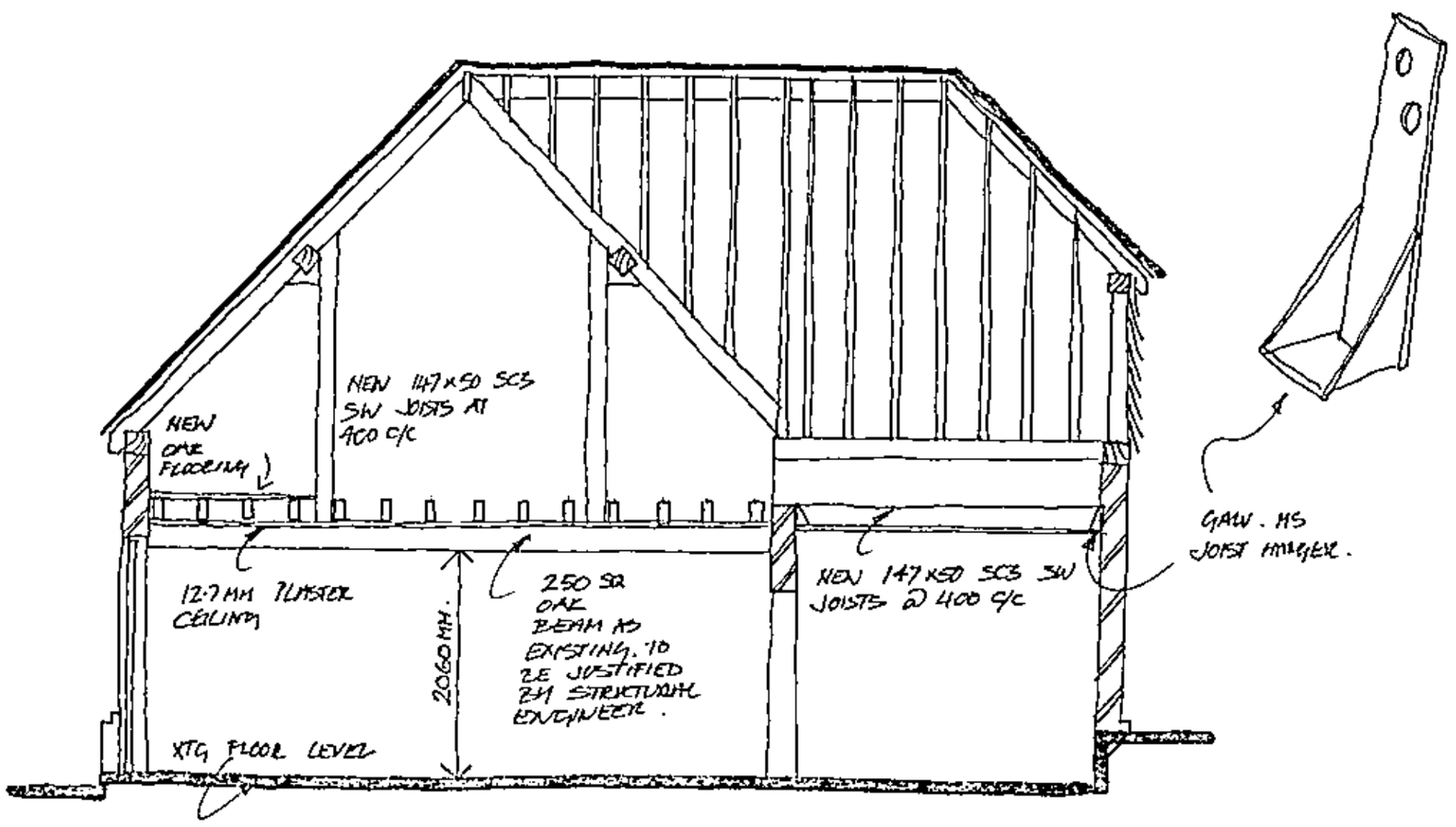

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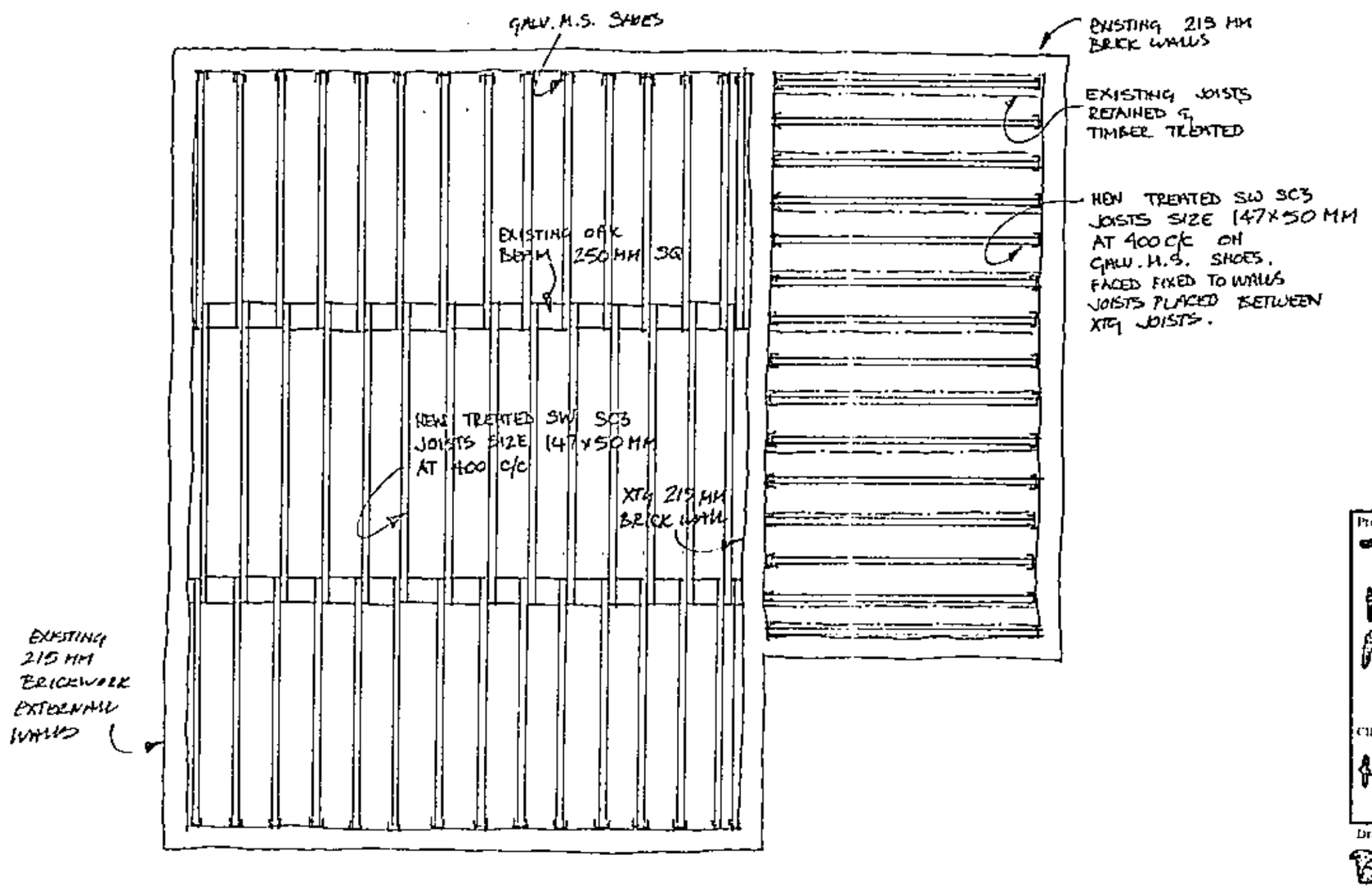

FIRST FLOOR PLAN 1:50

ADDITIONAL PLAN

5813
7840

Project
THE BARNS
NEWLAND FARM
ALDERFIELD

Client
HICKS DEVELOPMENTS

Drawing
BARN 1
FIRST FLOOR CONSTRUCTION

1:50 Date 08/03

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 1493 Dwg. 100

Rapidex 1000

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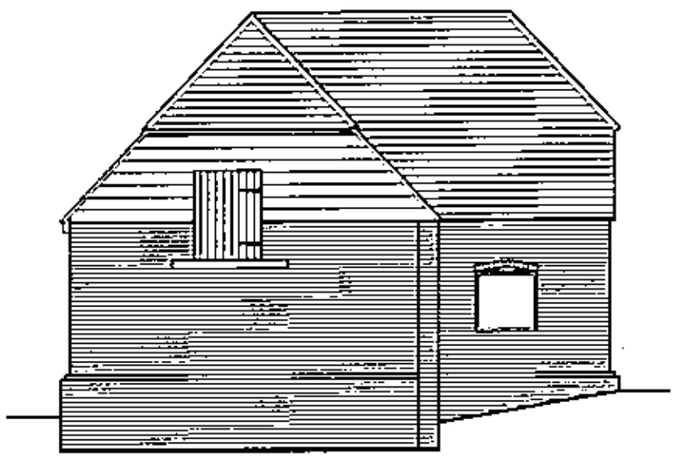

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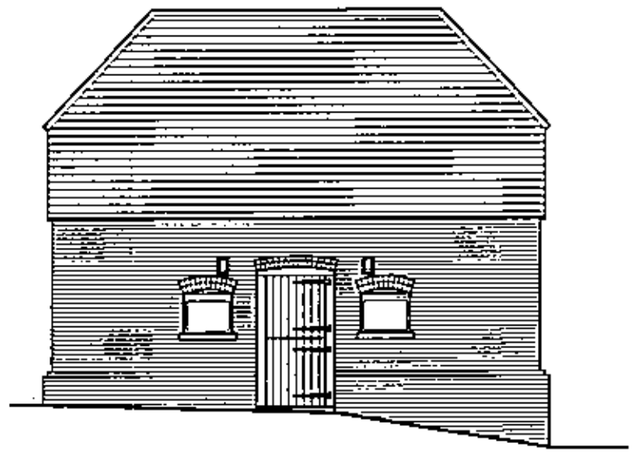

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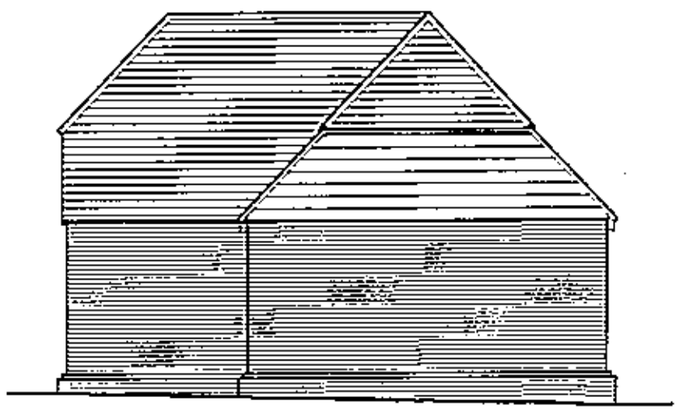

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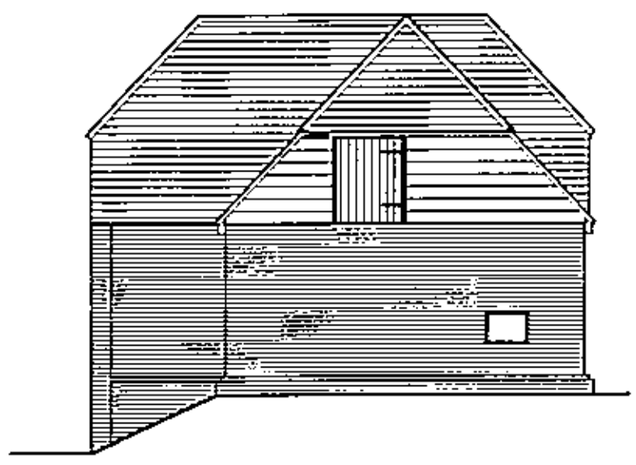

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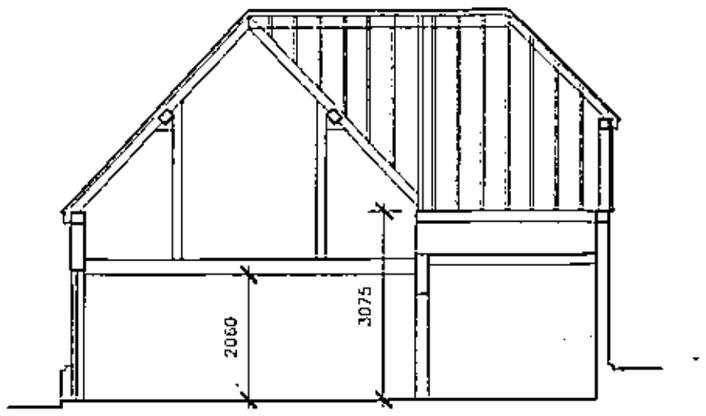

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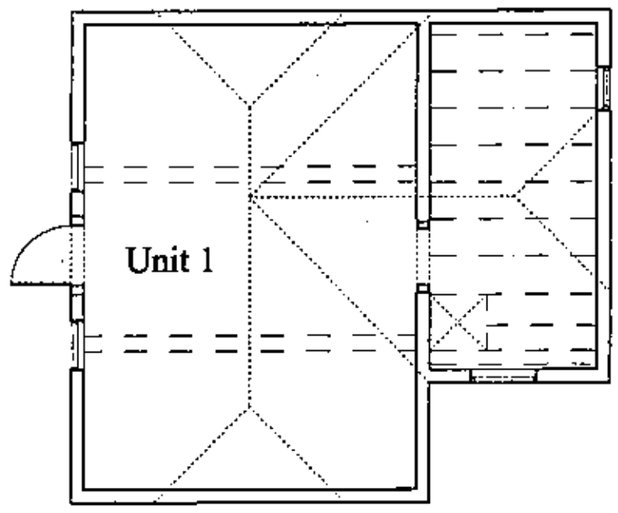

Floor Plan

22.001.2002 7040

Project

The Barns, Newlands Farm,
Arborfield.
Berks.

Client

Hicks Developments

Drawing

Plans & Elevations Unit 1

Scale 1.100

Date Dec 01

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 1493 Dwg. 01

Notes

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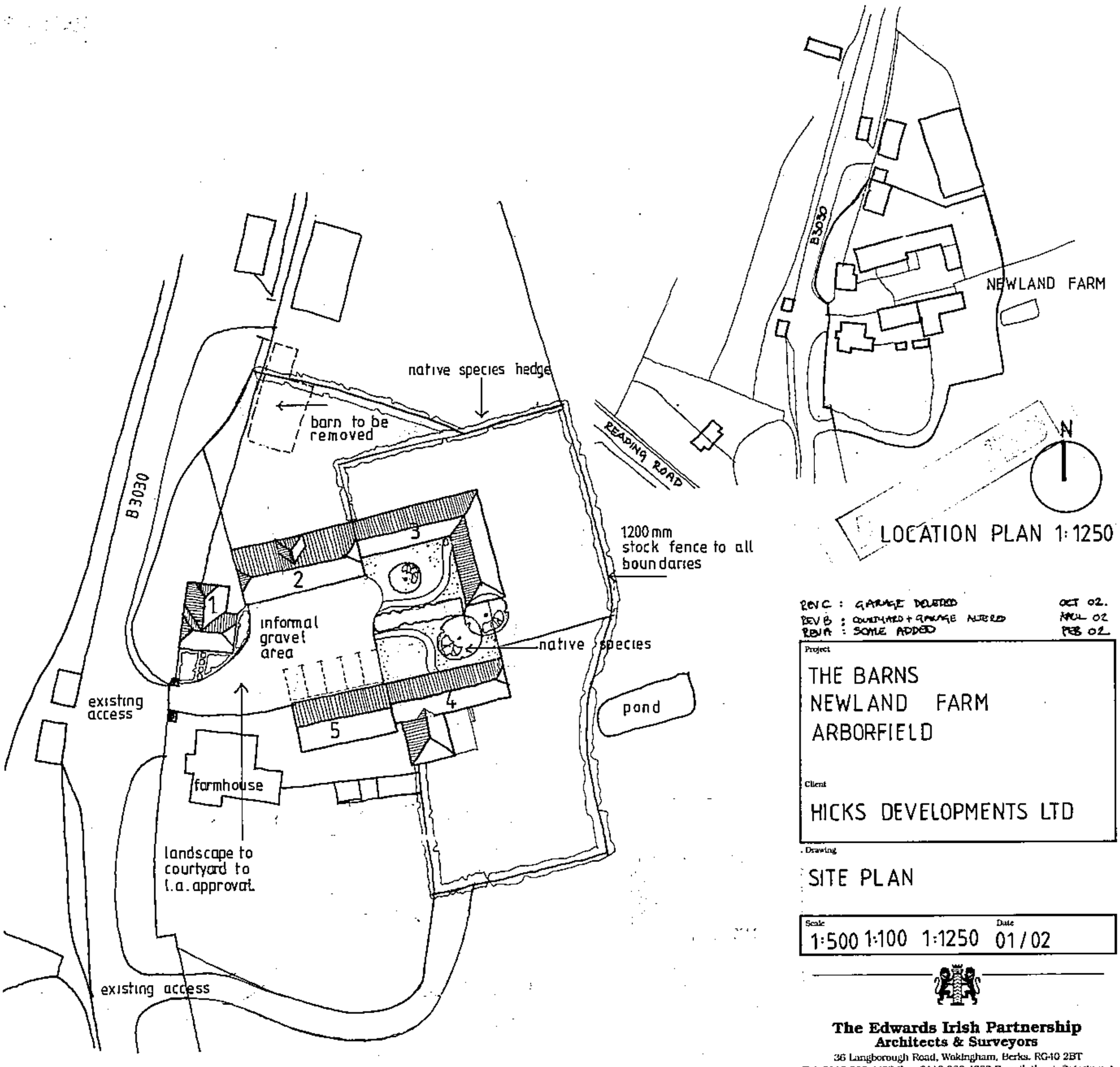
REVISED PLAN
5 8 13



LOCATION PLAN 1:1250

SITE PLAN 1:500

REV C : GARAGE DELETED OCT 02.
REV B : COURTYARD + GARAGE ALTERED NOV 02
REV A : SCALE ADDED FEB 02

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE PLAN

Scale 1:500 1:100 1:1250 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 1493 Dwg.15c

Rapidos DS (UK) 99811

Notes

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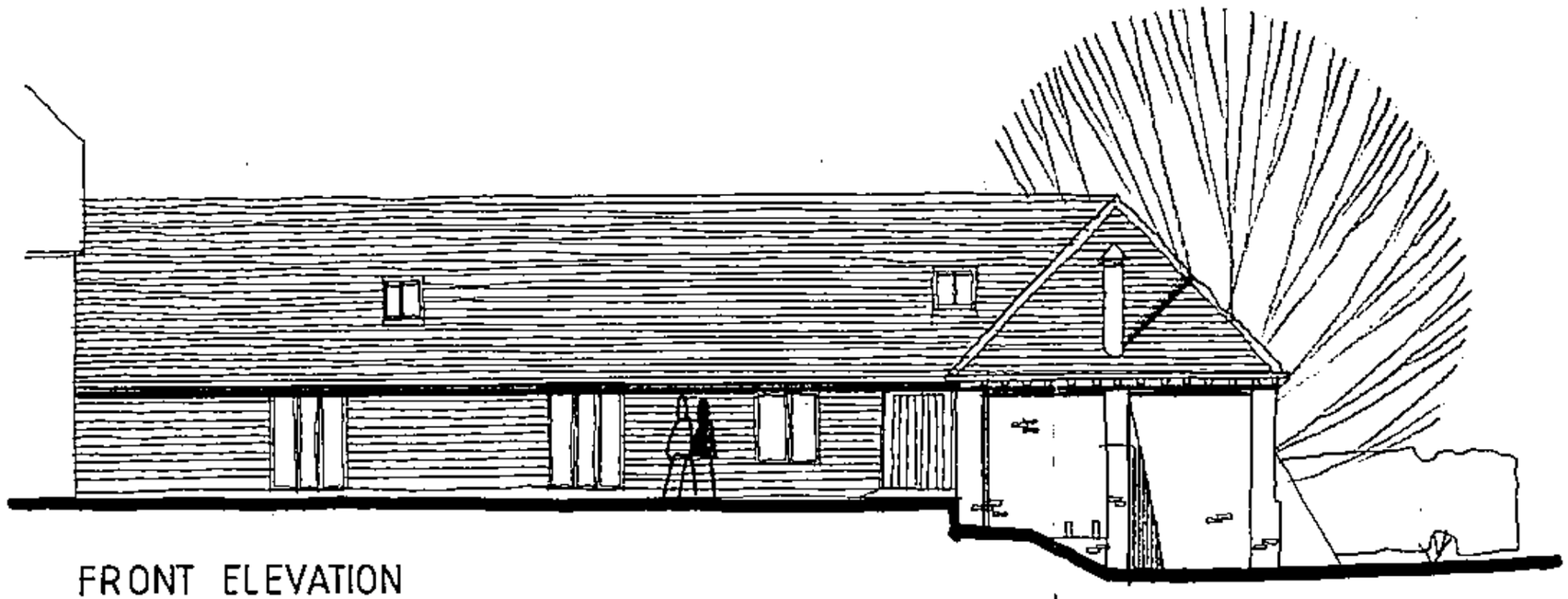

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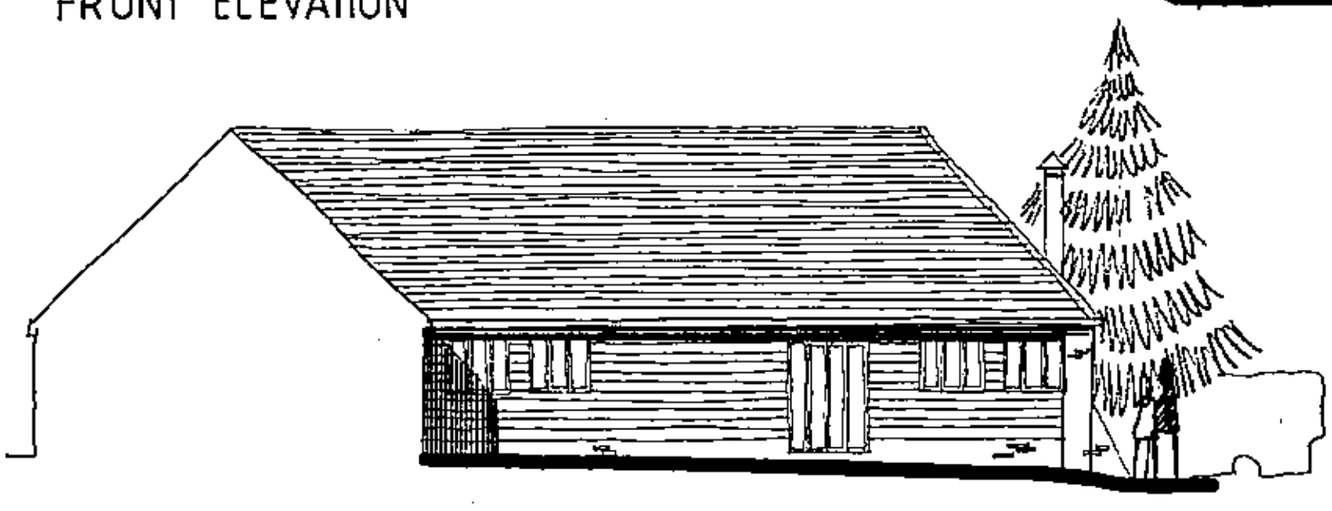

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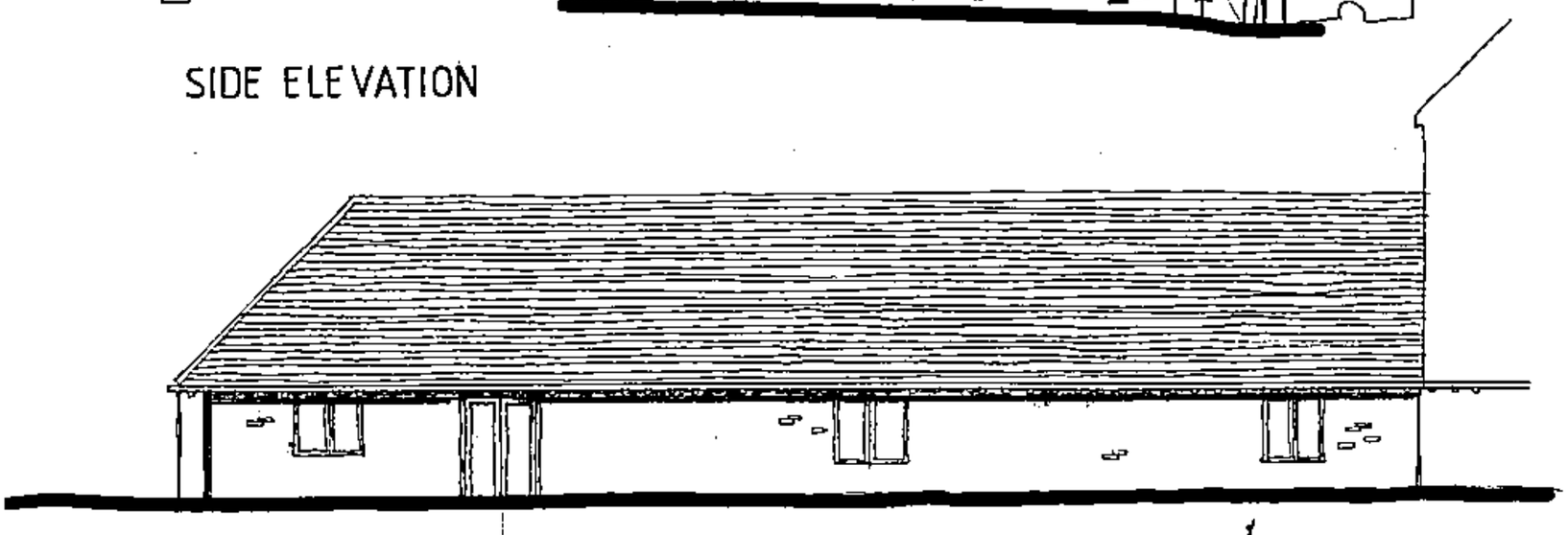

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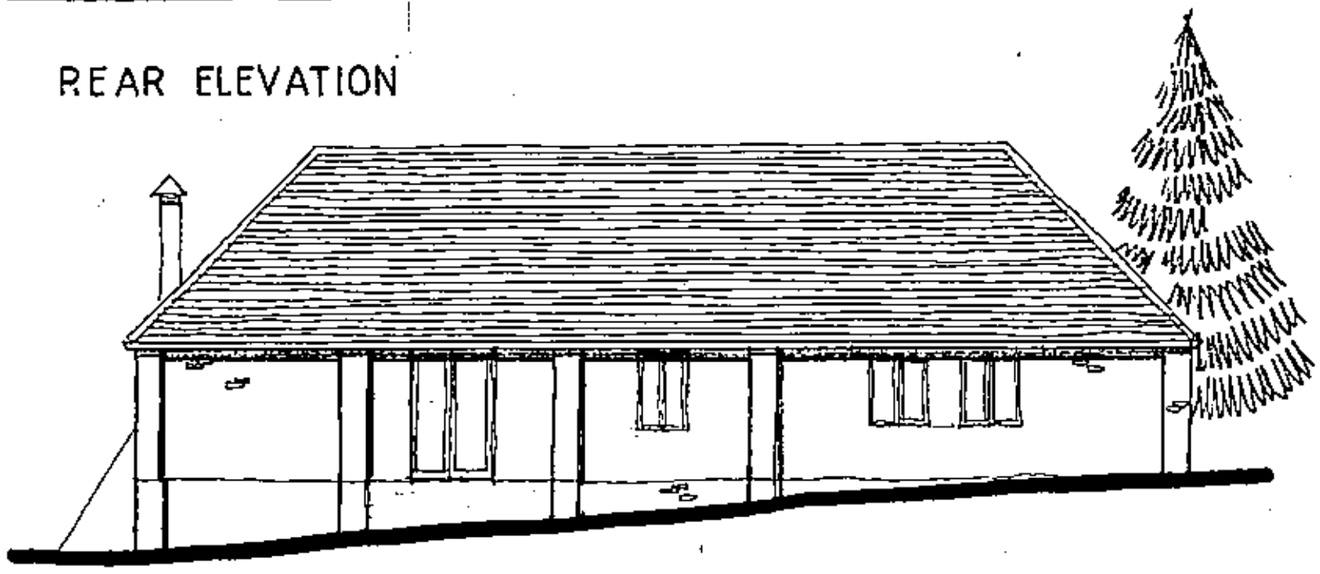

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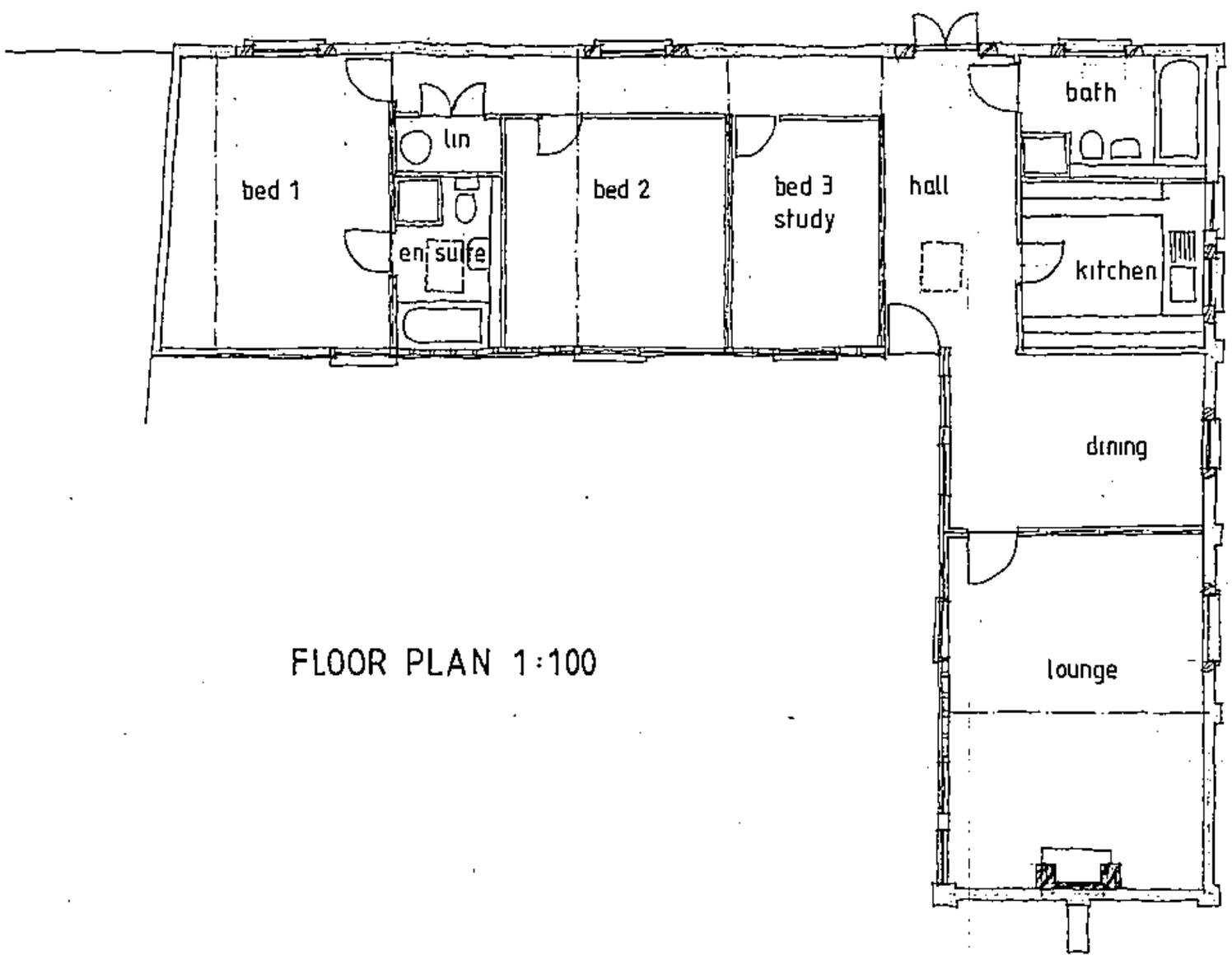
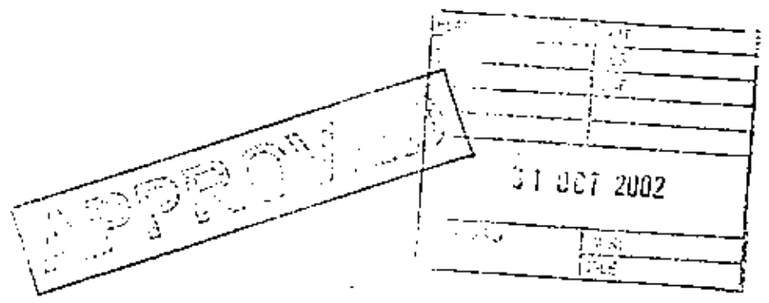


FLOOR PLAN 1:100

REVISED PLAN
5 8 13 ..1



RBIA. WINDOWS DELETED ETC OCT 02.

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD

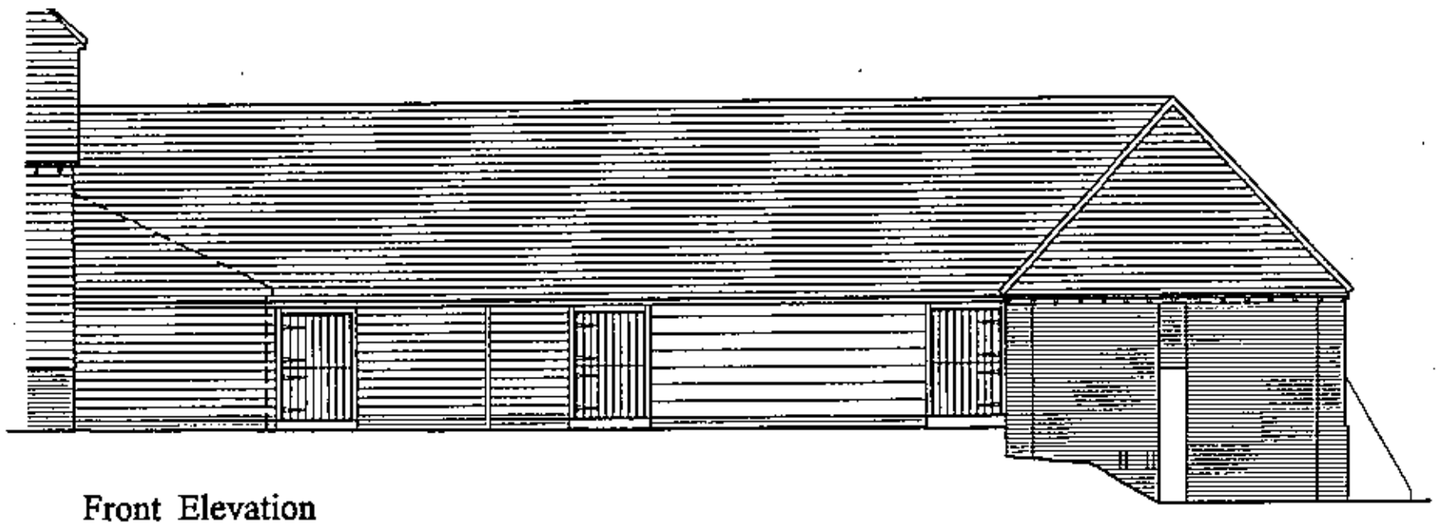
Drawing
BARN UNIT 3
PROPOSALS

Scale 1:100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-1383 E-mail: the.eip@virgin.net

Job 1493 Dwg. 12 A

Rapidoa DS (UK) 99811



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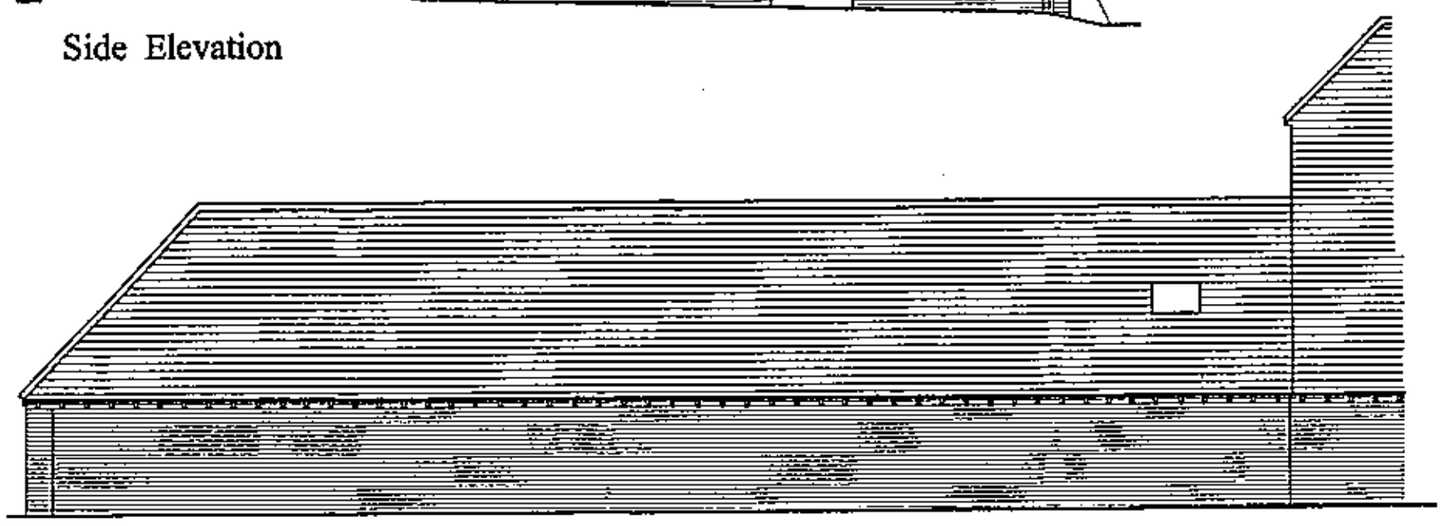
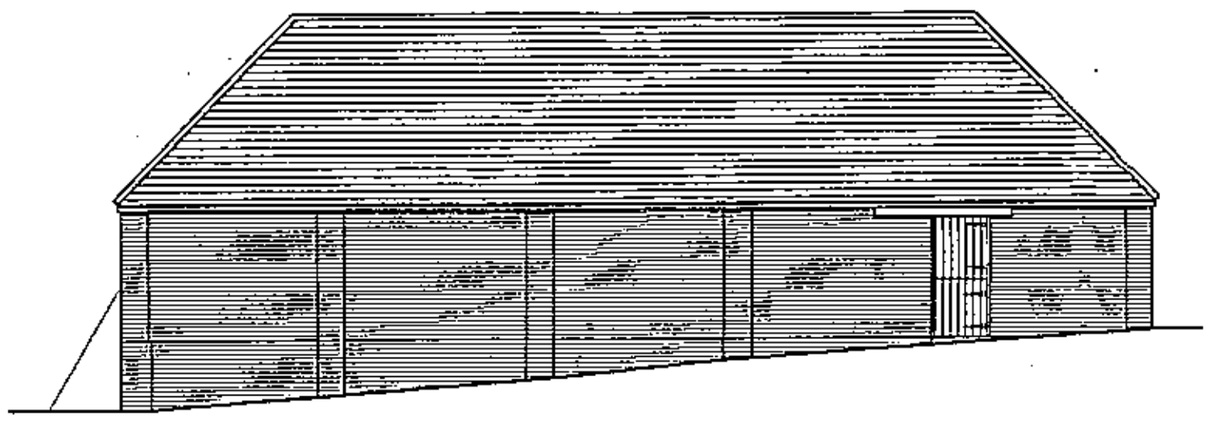
Side Elevation



Rear Elevation



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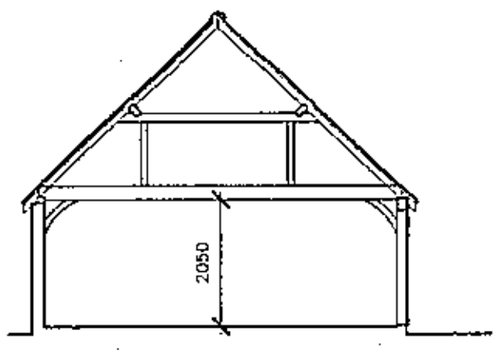

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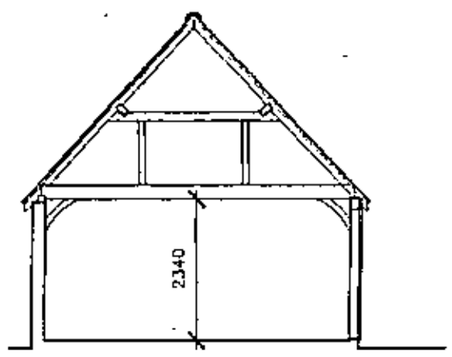

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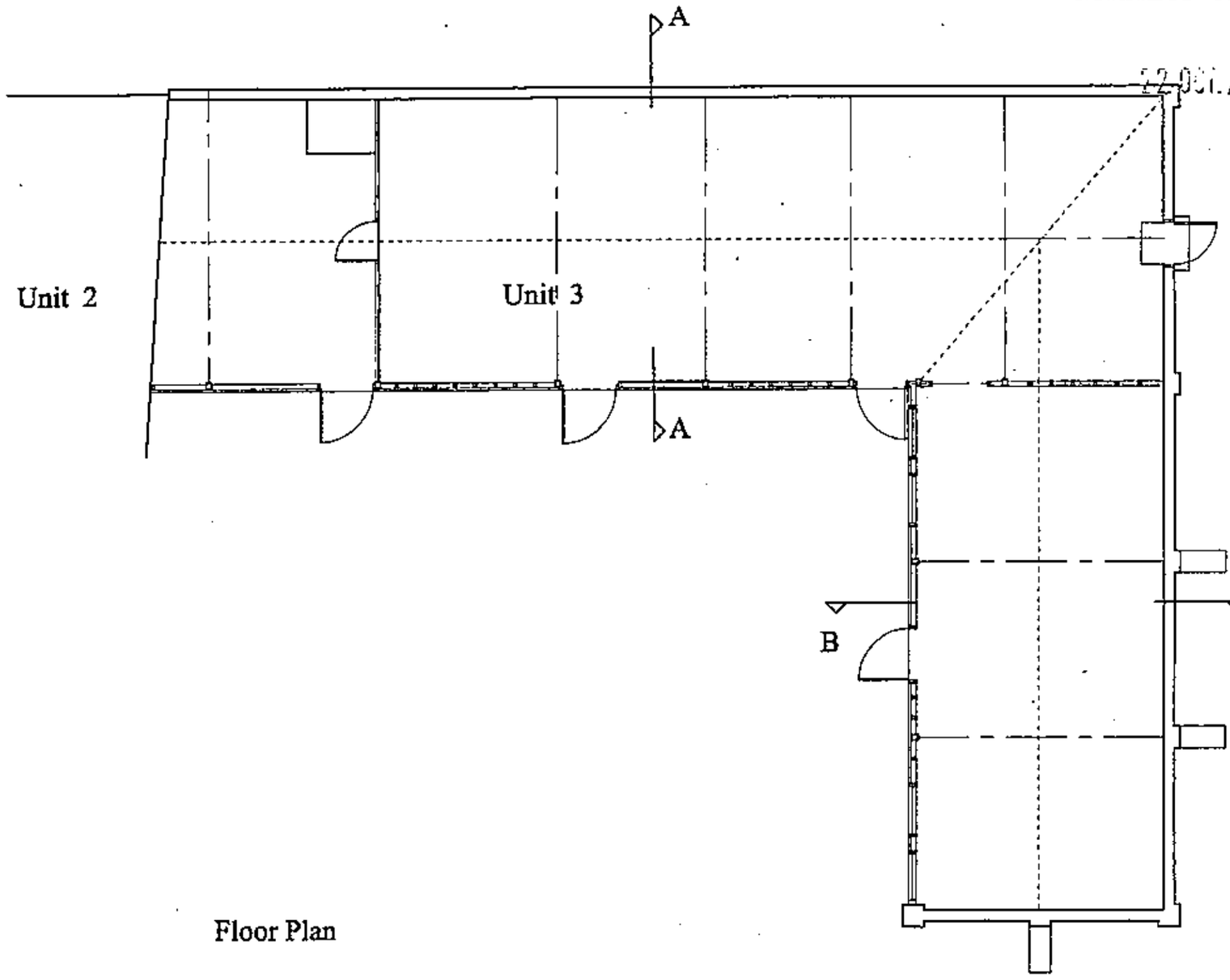

Floor Plan

Notes.

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22 OCT 2002 7643

Project

The Barns, Newlands Farm,
Arborfield.
Berks.

Client

Hicks Developments

Drawing

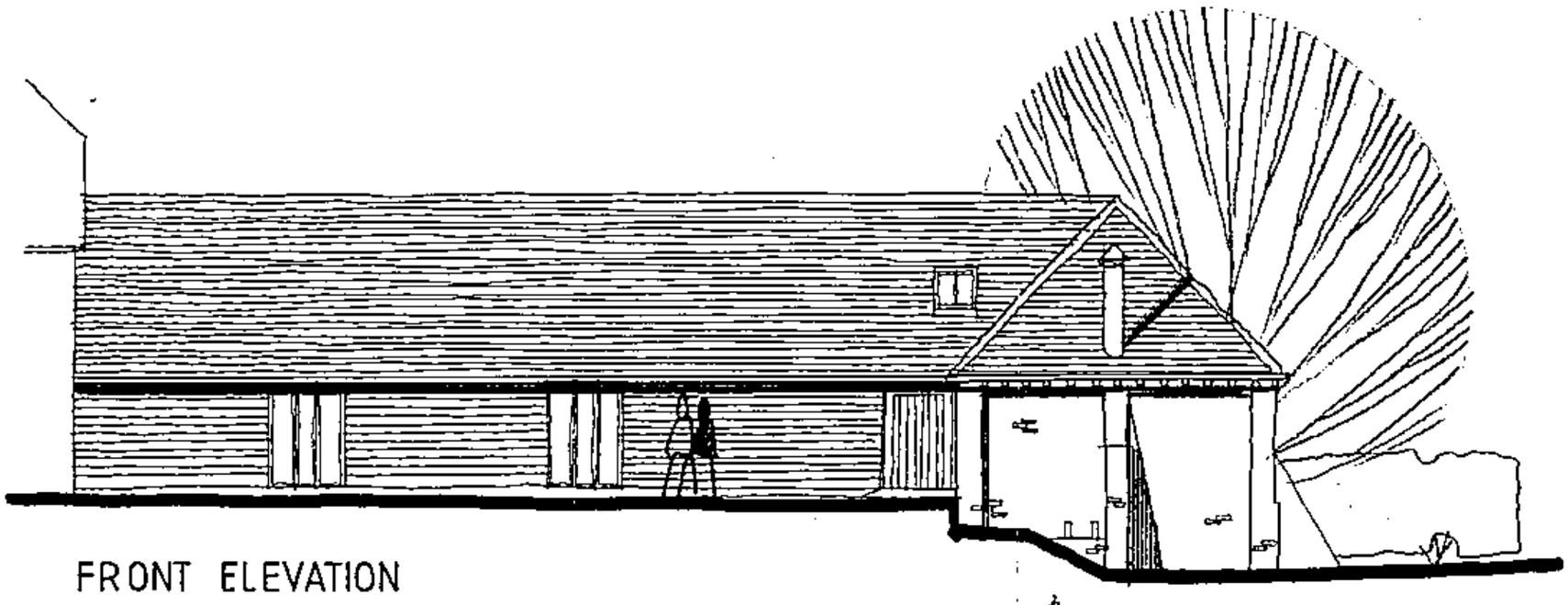
Plans & Elevations Unit 3

Scale 1.100

Date Dec 01

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 1493 Dwg. 03



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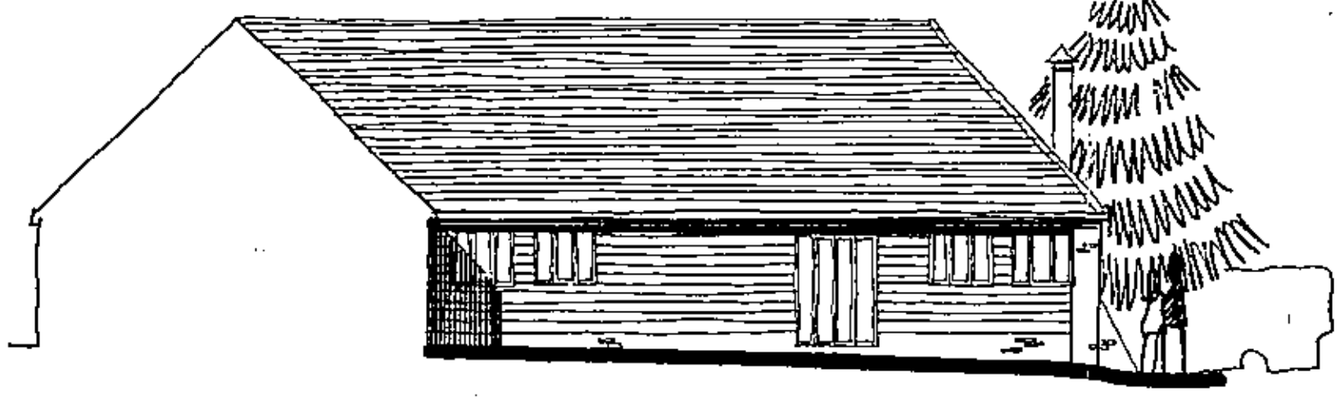

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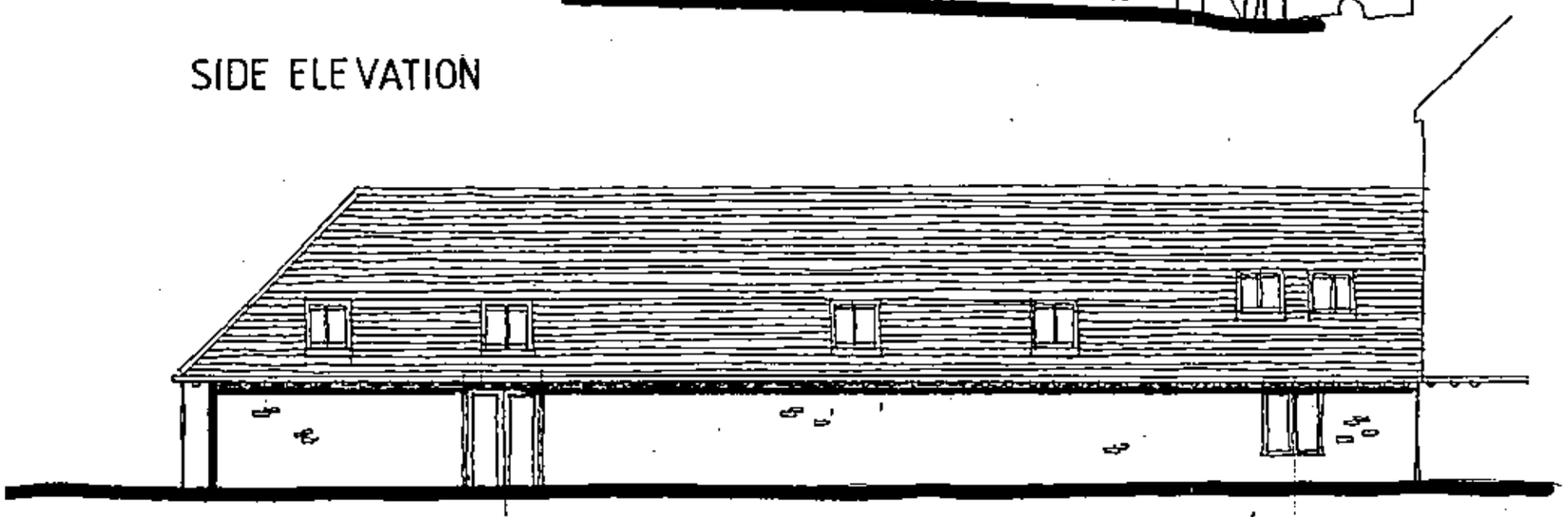

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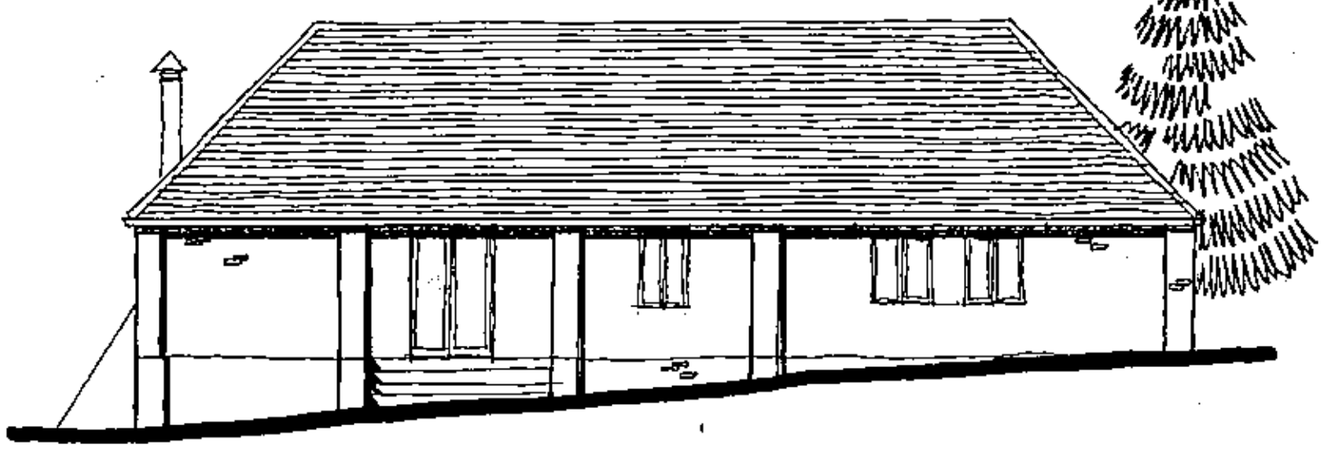

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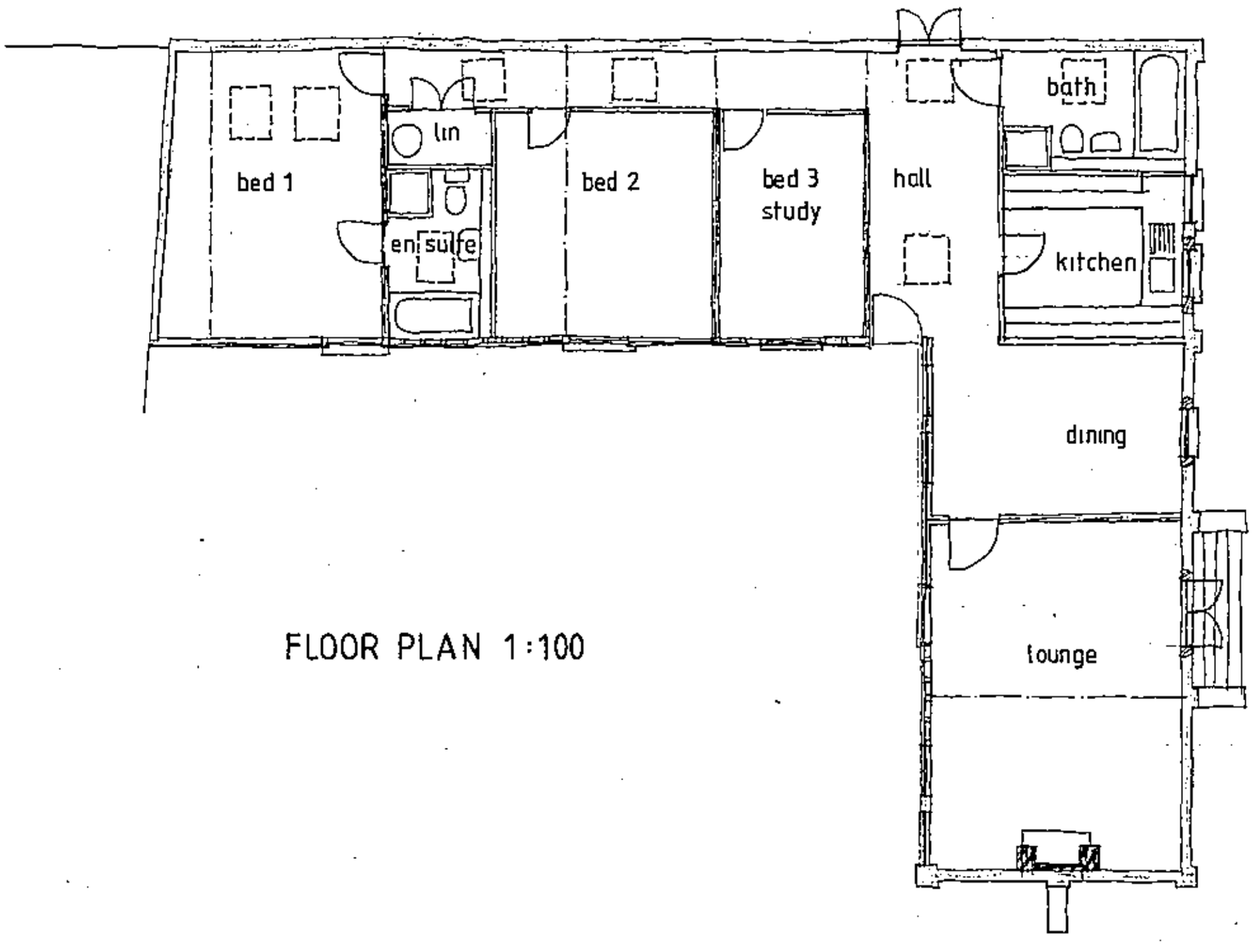

FLOOR PLAN 1:100

Notes

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20.FEB.2002 5813

SUPERCEDED

Project
THE BARNS
NEWLAND FARM
ARBORFIELD

Client
HICKS DEVELOPMENTS LTD

Drawing
BARN UNIT 3
PROPOSALS

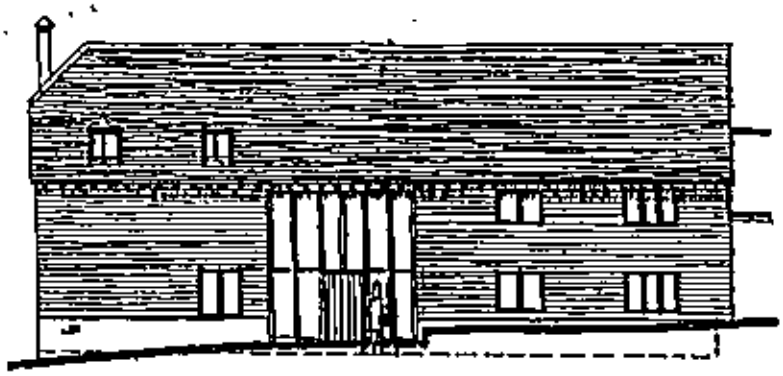
Scale 1:100 Date 01/02

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

Job 1493 Dwg. 12

Rapidoe DS (UK) 99811

Notes



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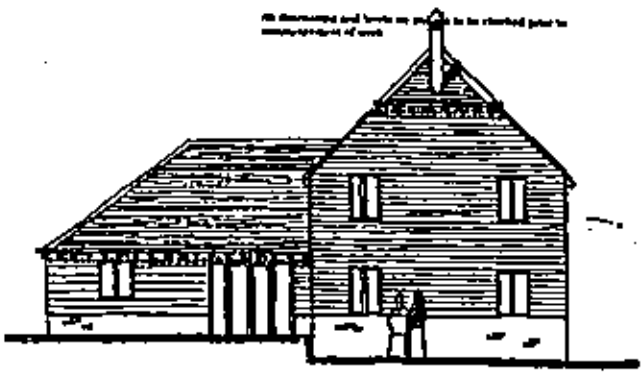

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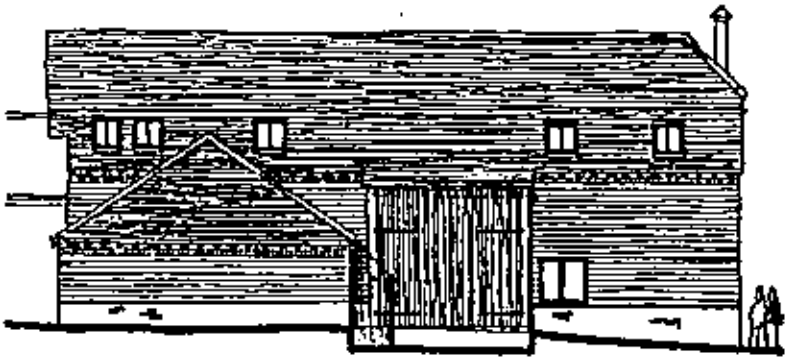

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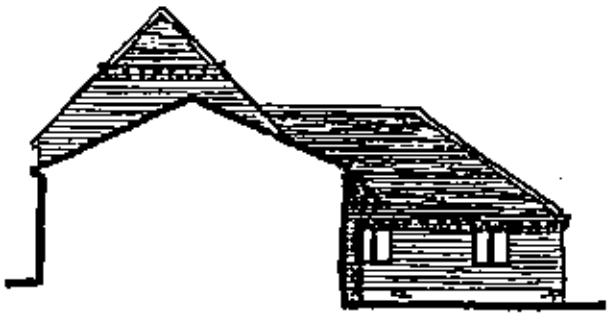

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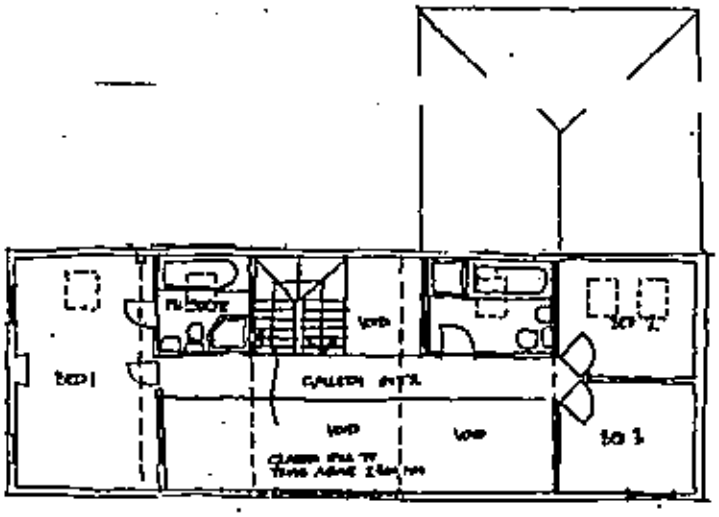
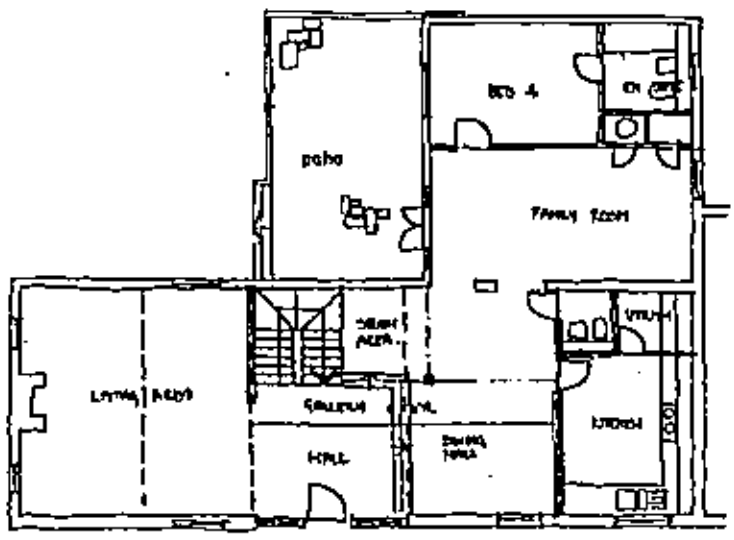


FIRST FLOOR PLAN

REVISED PLAN



GROUND FLOOR PLAN

THE BARNS
NEWLAND FARM
ARBORFIELD.
PROPOSED

HICKS DEVELOPMENTS LTD

BARN UNIT 4
PROPOSALS

1:100 01/02

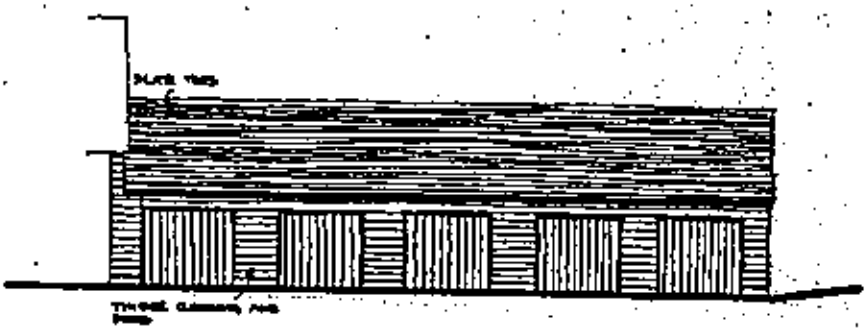
The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 13a

Notes



REAR ELEVATION



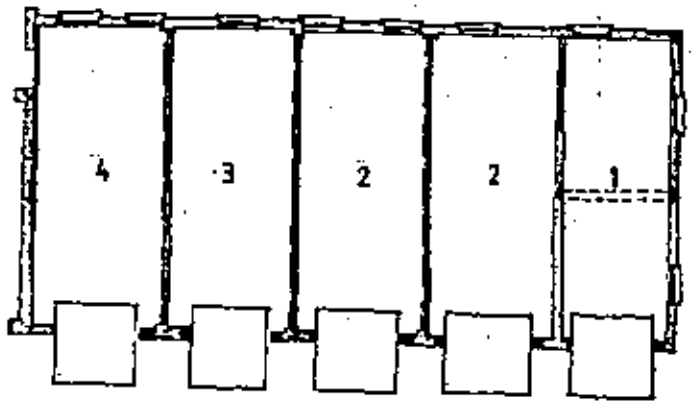
FRONT ELEVATION



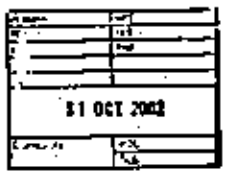
SIDE ELEVATION

REVISED PLA

5 0 13



GARAGE PLAN



THE BARNS
NEWLAND FARM
ARBORFIELD

PROPOSED

HICKS DEVELOPMENTS LTD

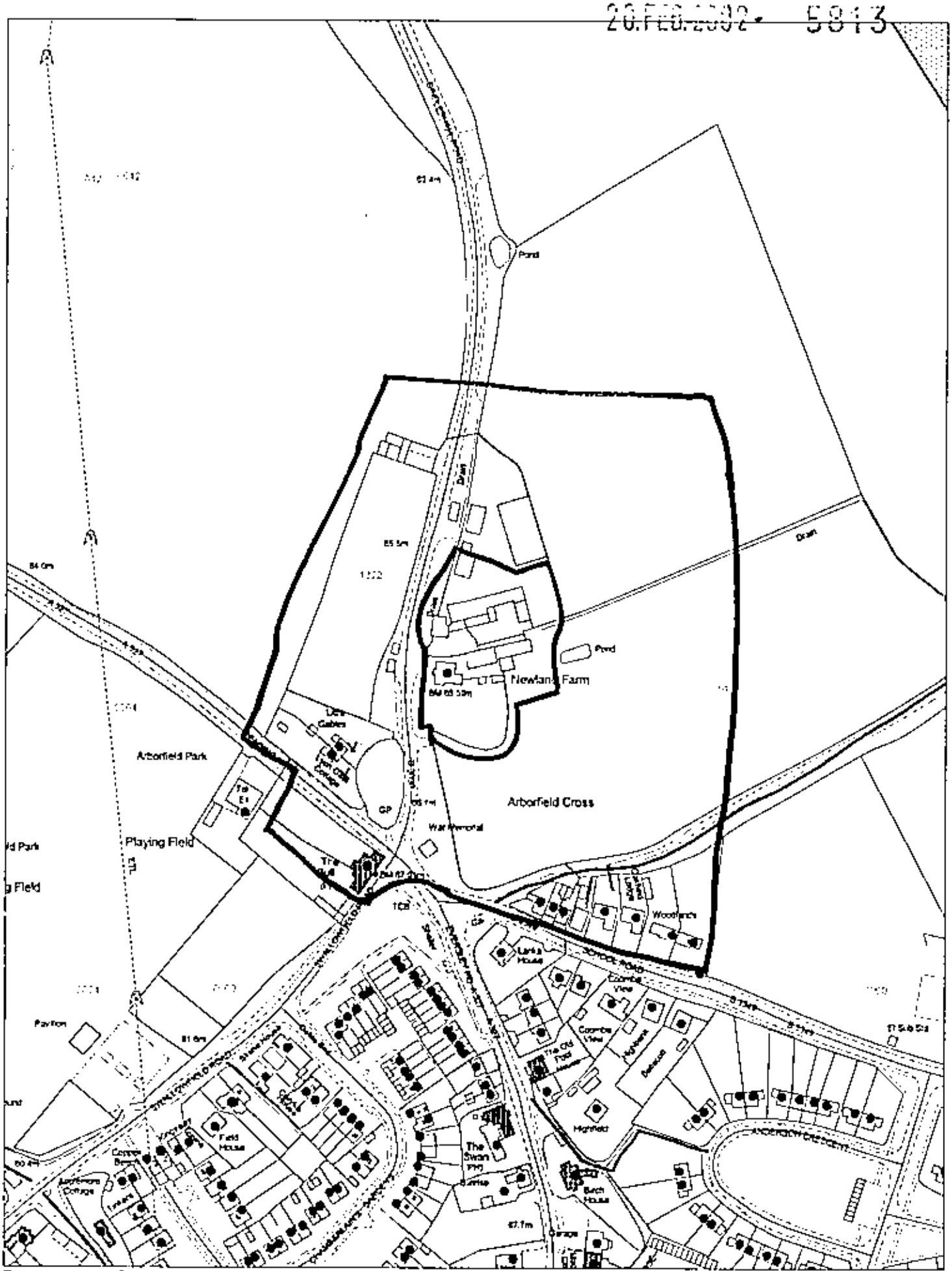
BARN UNIT 5
PROPOSALS

1 100 01/02

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 14 A

20.FEB.2002 5813



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Development Control Section, Environmental Services, Wokingham District Council.
11 February 2002 Scale: 1 : 2500

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Front Elevation



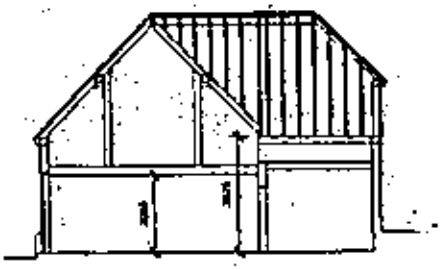
Side Elevation



Rear Elevation



Side Elevation



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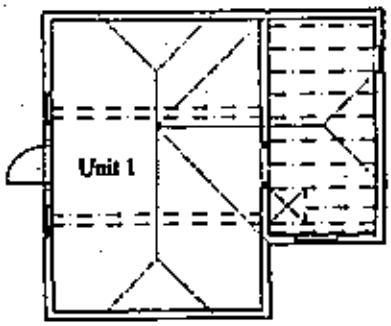


Floor Plan

Project

The Barns, Newlands Farm,
Arborfield.
Berks.

EXISTING

Client

Hicks Developments

Drawing

Plans & Elevations Unit 1

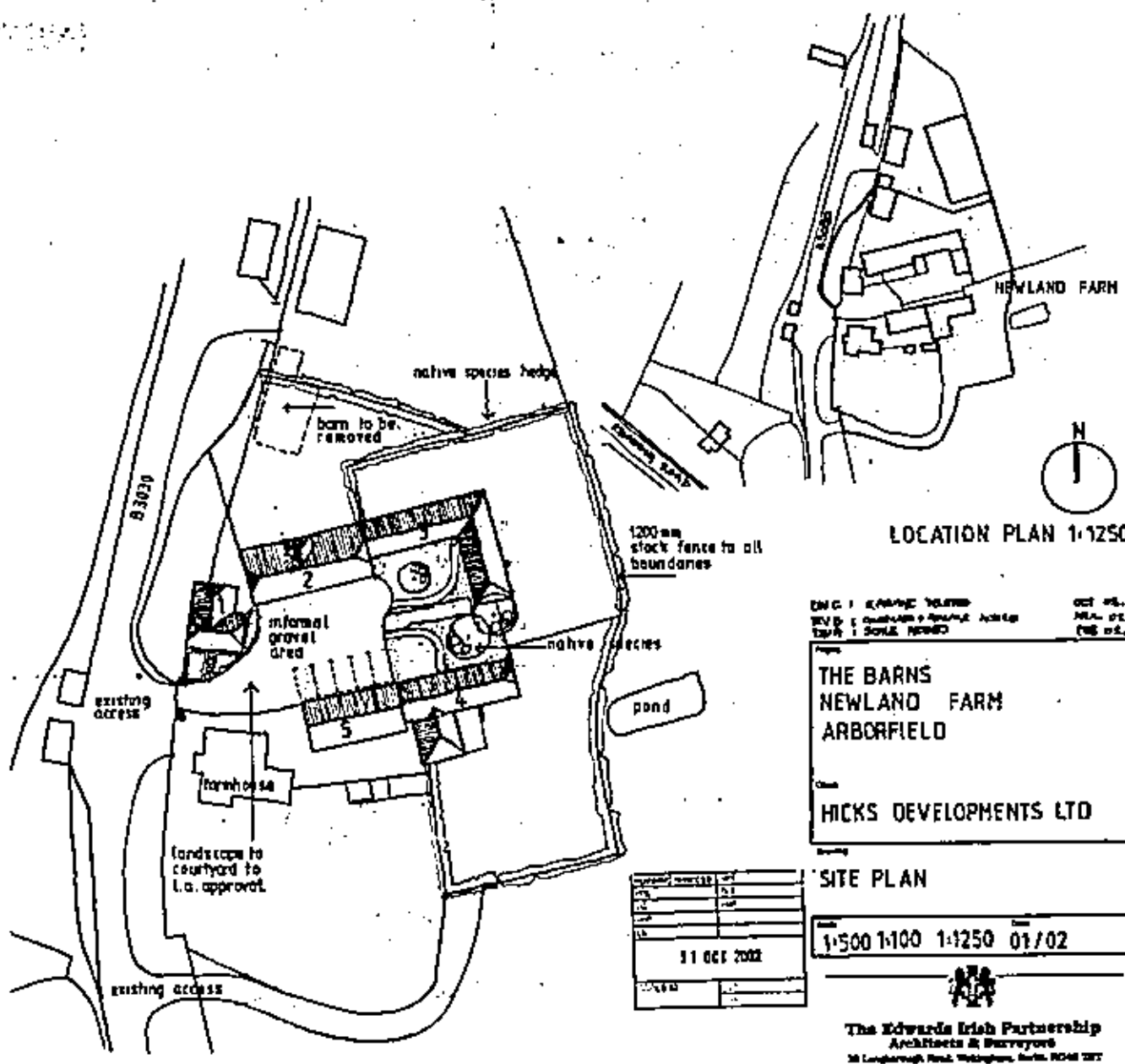
Scale 1.100 Date Dec 01

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg. 01

Notes

REVISED PLAN
5 8 13



THE BARNS
NEWLAND FARM
ARBORFIELD

HICKS DEVELOPMENTS LTD

SITE PLAN

1:500 1:100 1:1250 01/02

31 OCT 2002

The Edwards Irish Partnership
Architects & Surveyors

Job 1493 Dwg.15c