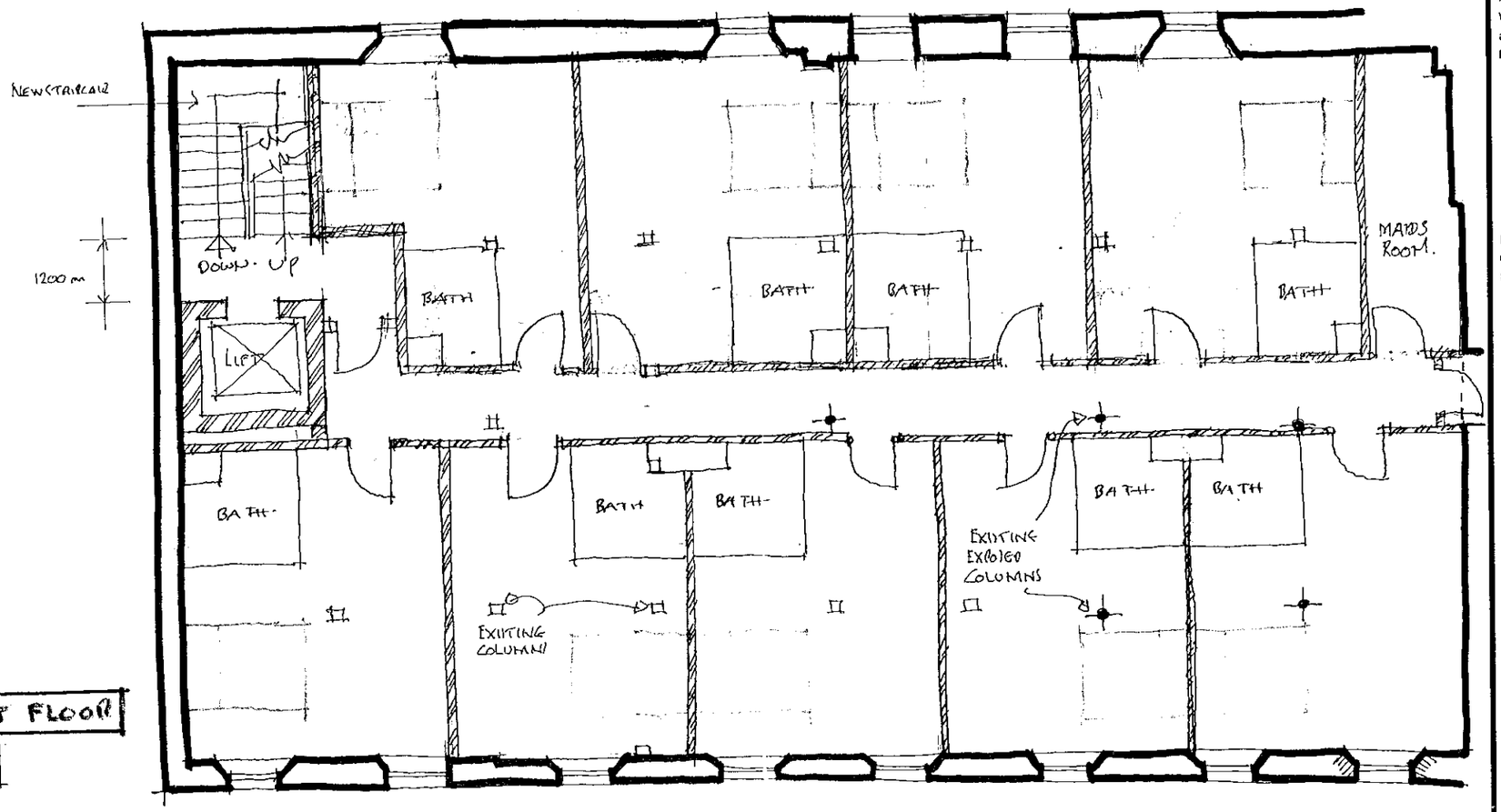
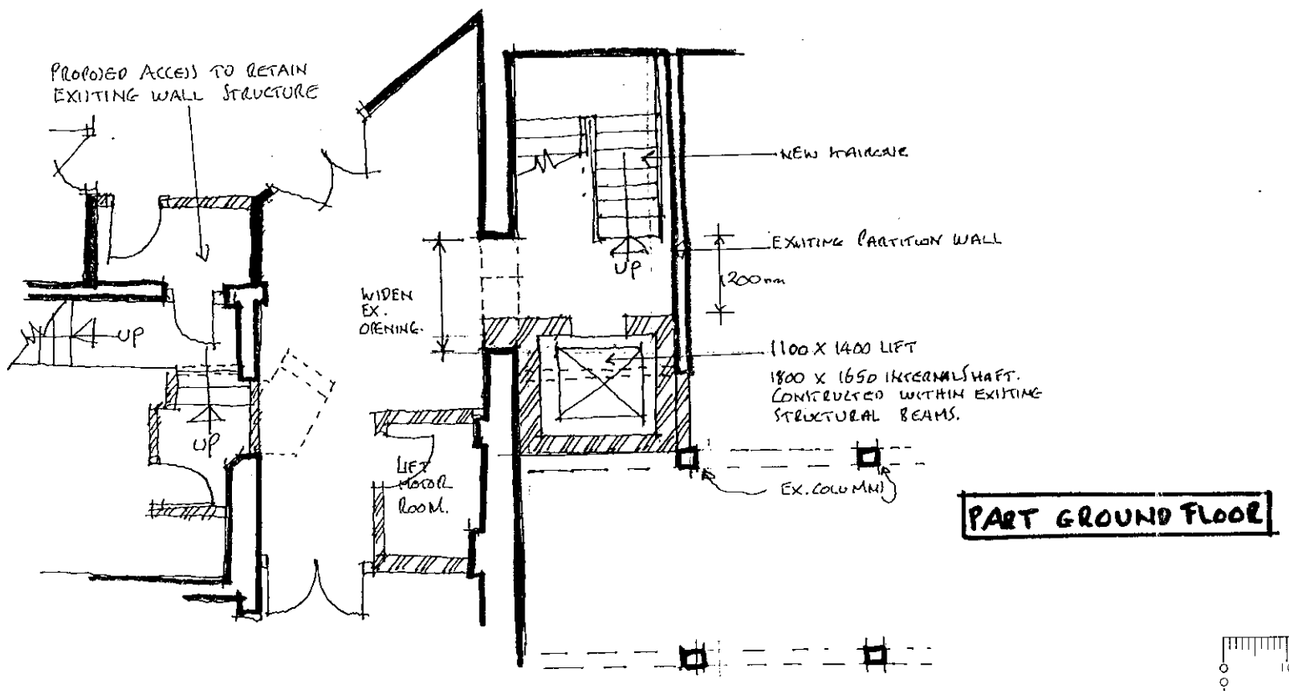
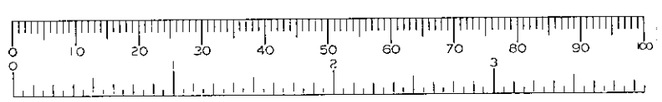



PART FIRST FLOOR

9 ROOMS.




PART GROUND FLOOR




**NOTES**

This drawing is the copyright of **DESIGN COALITION** and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site,
any discrepancies reported prior to work commencing.
**IF IN DOUBT PLEASE ASK**

**REVISIONS**

| REV | DATE | DESCRIPTION |
|---|---|---|

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT

READING MOAT HOUSE

CLIENT

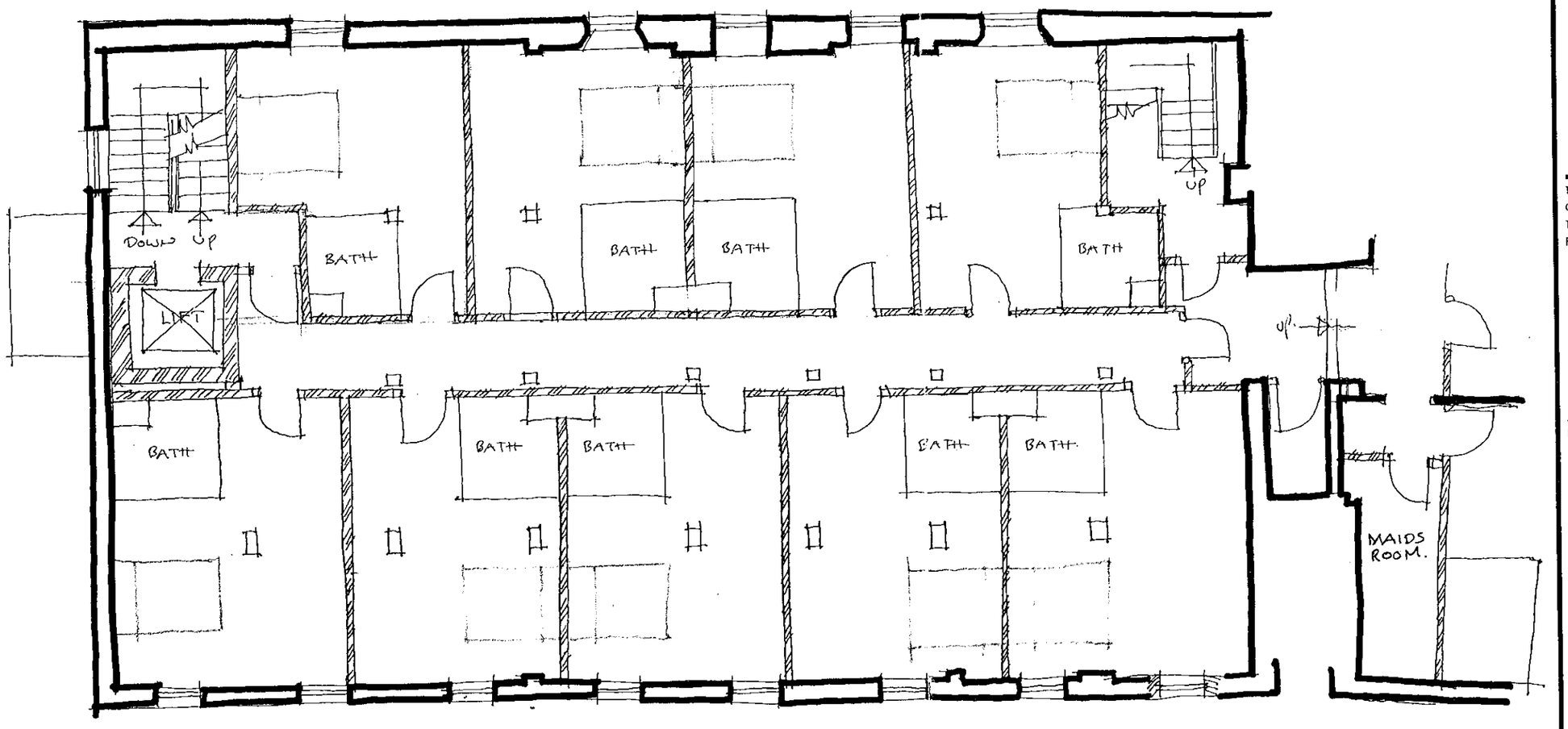
QUEEN MOAT HOUSES

TITLE

PART GROUND AND FIRST FLOOR LAYOUT REVISIONS.

| DATE | DRAWN | SCALE |
|---|---|---|
| 2.2.2001 | RDW | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| REV. SK1. | A |




PART SECOND FLOOR

11 ROOMS

0 10 20 30 40 50 60 70 80 90 100
0 2 3

**NOTES**

This drawing is the copyright of **DESIGN COALITION** and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site,
any discrepancies reported prior to work commencing.
**IF IN DOUBT PLEASE ASK**

**REVISIONS**

| REV | DATE | DESCRIPTION |
|---|---|---|

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT

READING MOAT HOUSE

CLIENT

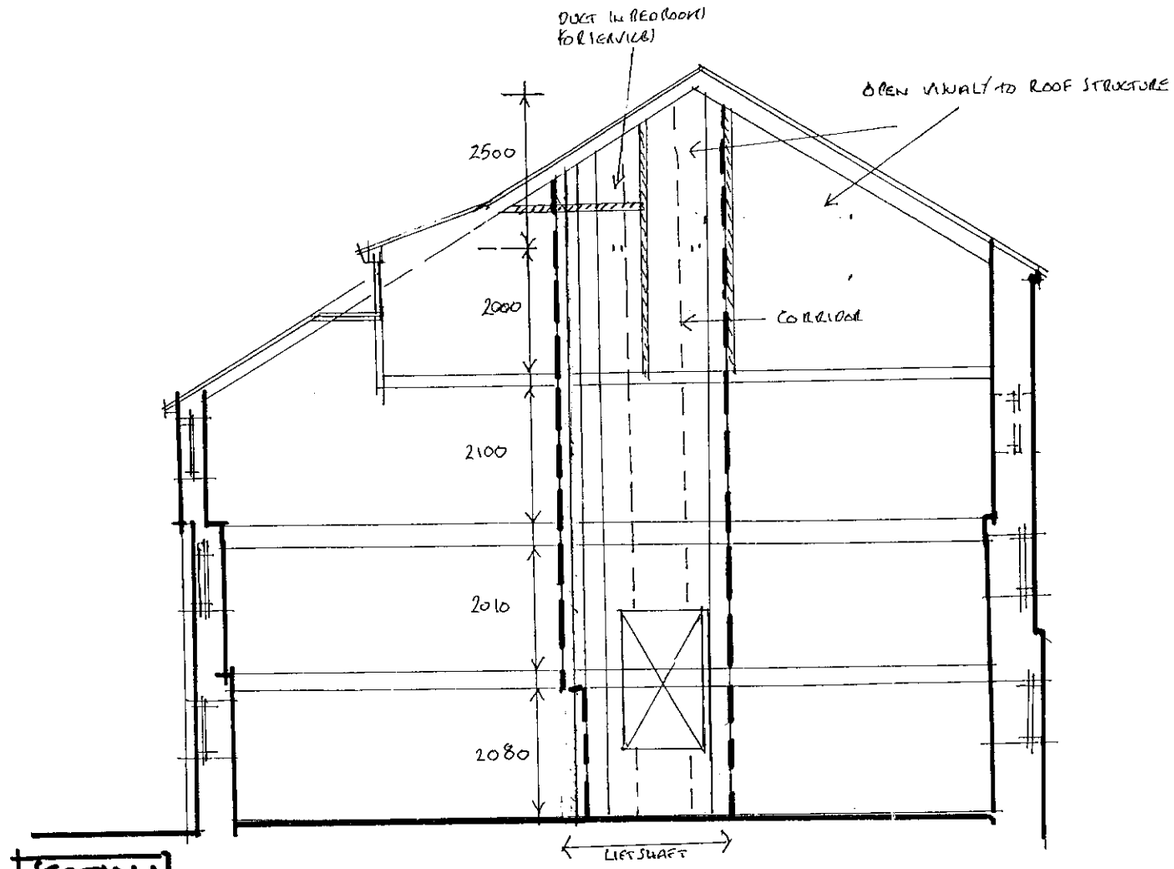
QUEENS MOAT HOUSES

TITLE

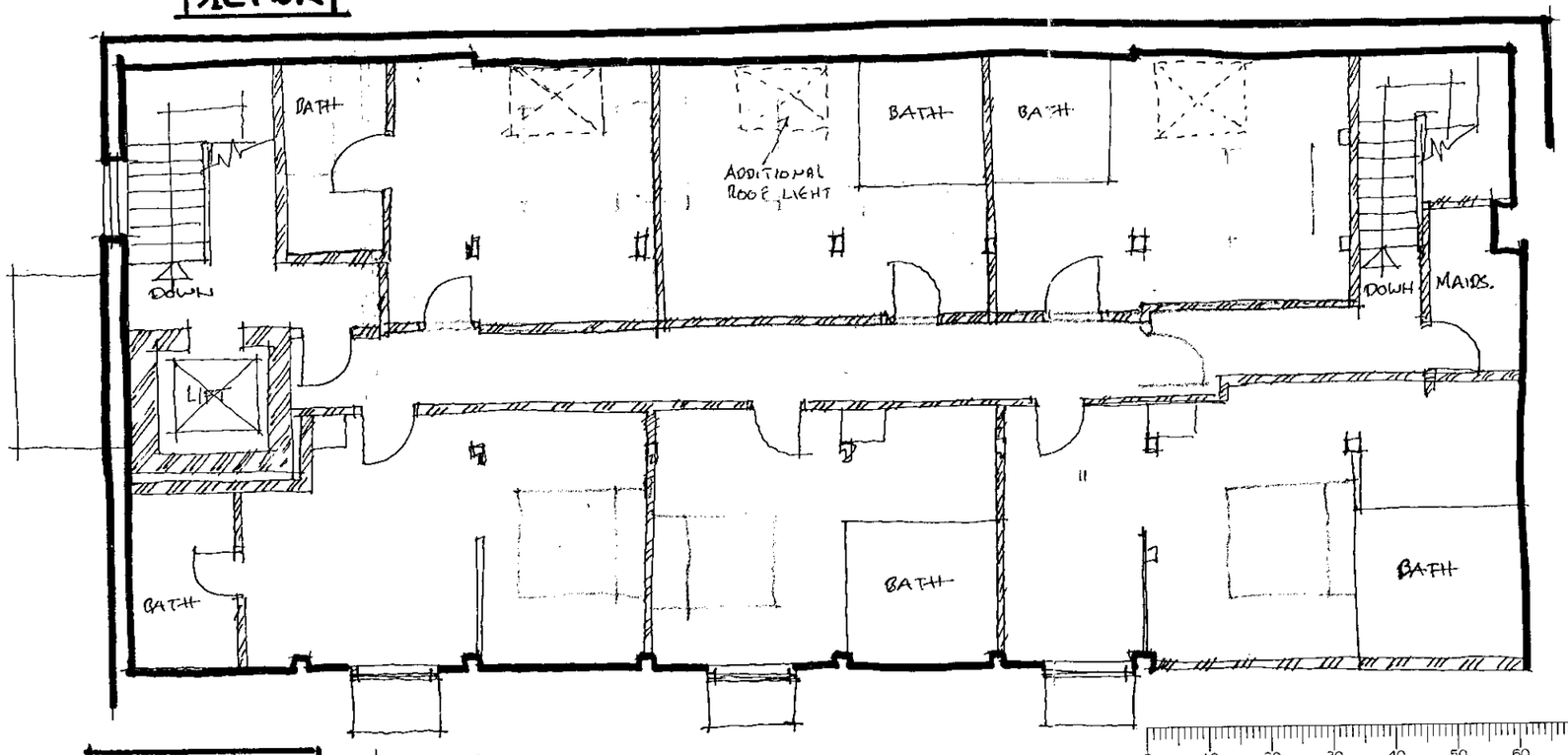
PART SECOND FLOOR LAYOUT REVISIONS

| DATE | DRAWN | SCALE |
|---|---|---|
| 2.2.2001 | RJW | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| REV. SK2. | |

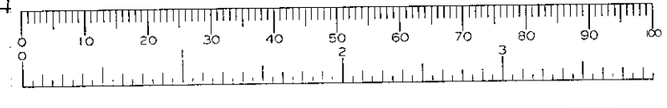



SECTION




THIRD FLOOR

6 ROOMS




**NOTES**

This drawing is the copyright of **DESIGN COALITION** and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site,
any discrepancies reported prior to work commencing.
**IF IN DOUBT PLEASE ASK**

**REVISIONS**

| REV | DATE | DESCRIPTION |
|---|---|---|

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT

READING MOAT HOUSE

CLIENT

QUEENS MOAT HOUSES

TITLE

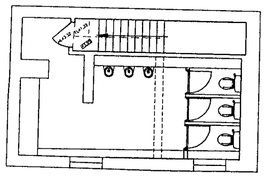
THIRD FLOOR LAYOUT REVISIONS AND SECTION

| DATE | DRAWN | SCALE |
|---|---|---|
| 2.2.2001 | RJW | 1:100 |

DRAWING NUMBER

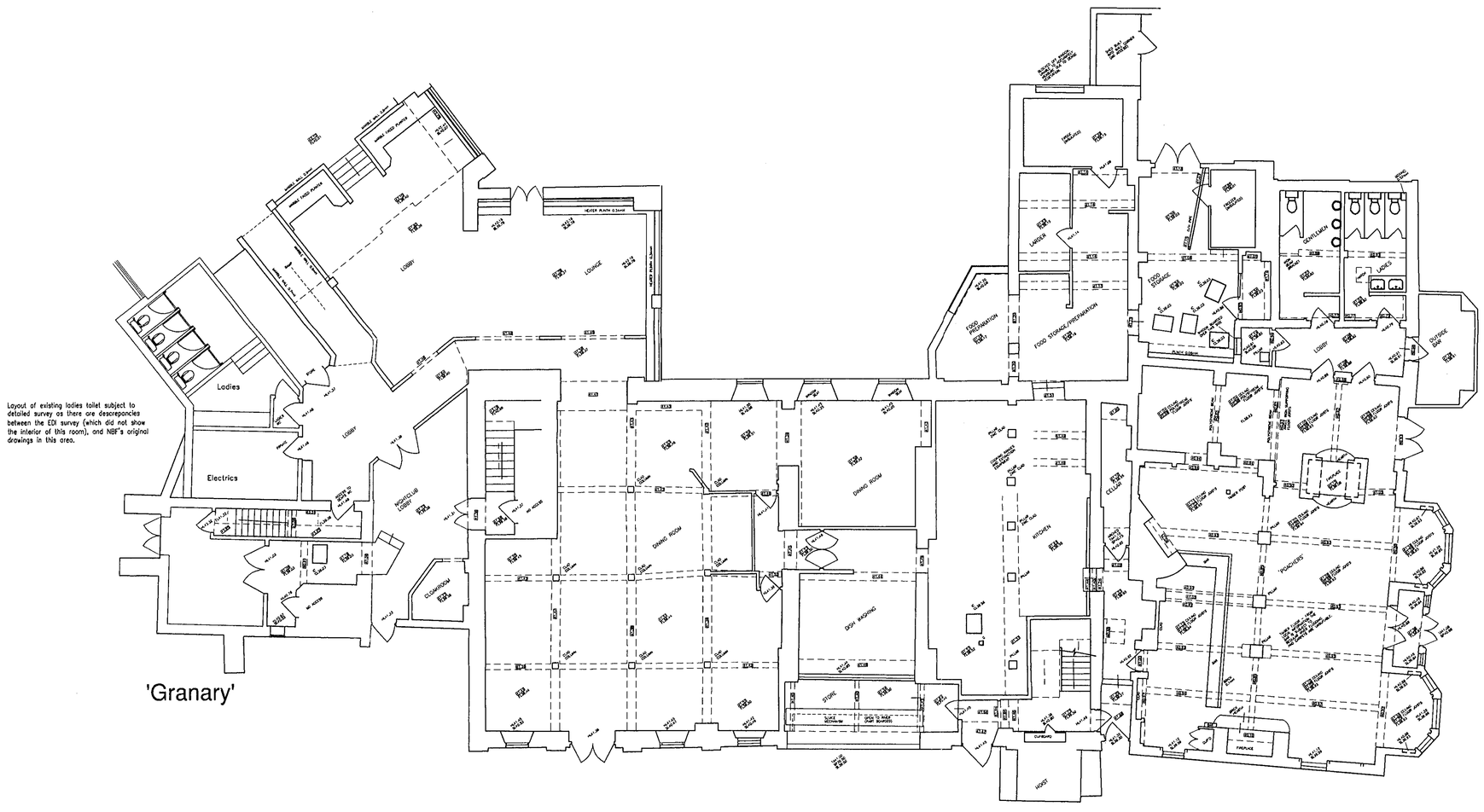
REV. SK3.

REVISION



First Floor of 'Granary'

Not part of EDI Survey. Taken from NBF drawings and site inspection.




Layout of existing ladies toilet subject to detailed survey as there are descrepancies between the EDI survey (which did not show the interior of this room), and NBF's original drawings in this area.

'Granary'

12.JAN.2001 * 3169

Ground Floor as Existing

## NOTES

This drawing is the copyright of **DESIGN COALITION** and cannot be reproduced in any form without express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.

## REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 28.9.00 | EAL | Granary details added. |
| B | 1.11.00 | EAL | Elec intake & restaurant toilets added. |

THE OLD MILL CASTLE STREET
ONGAR, ESSEX, CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

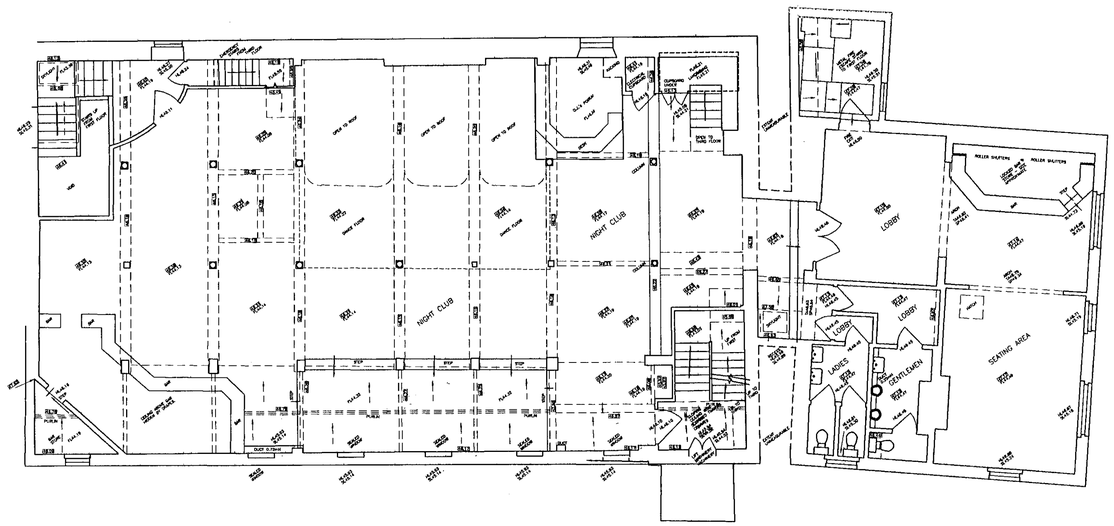
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

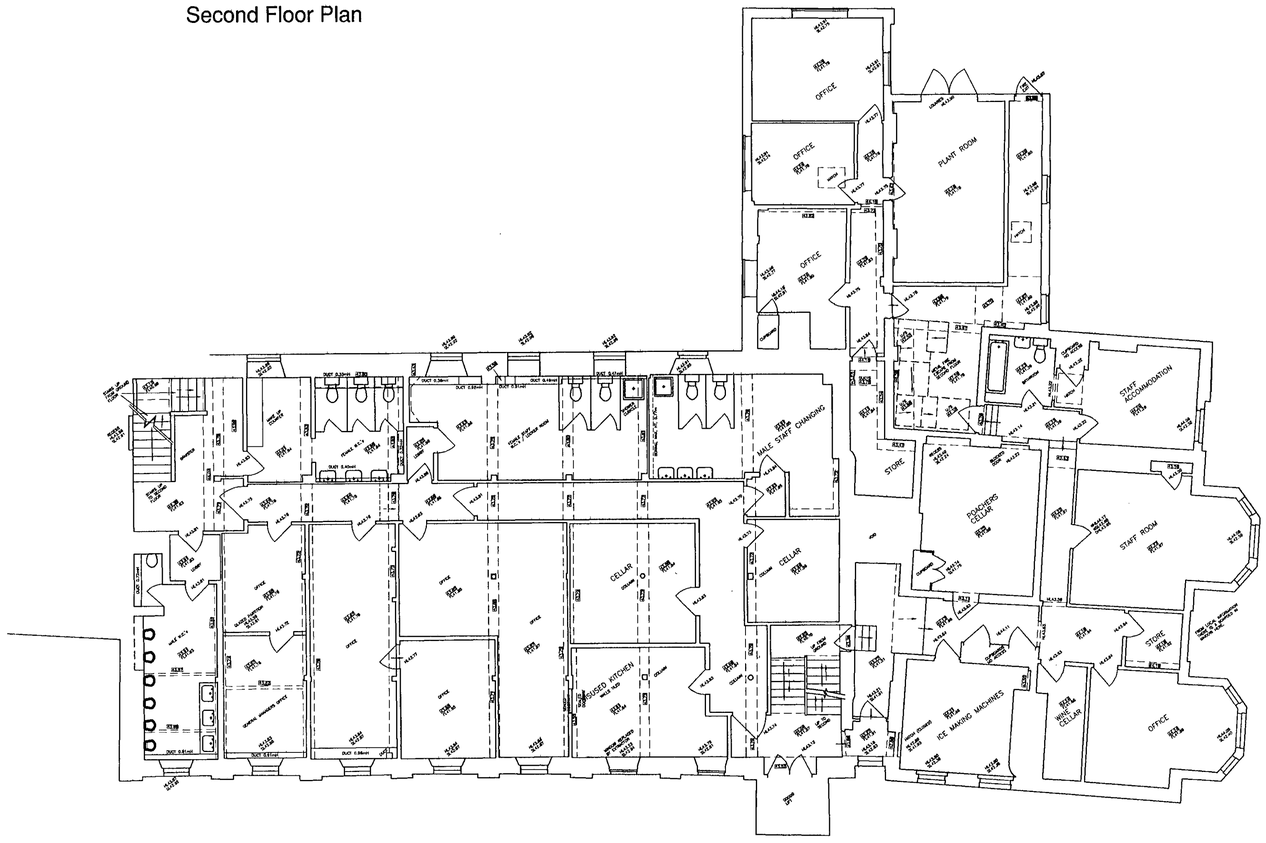
TITLE
Survey of Existing
Ground Floor Plan

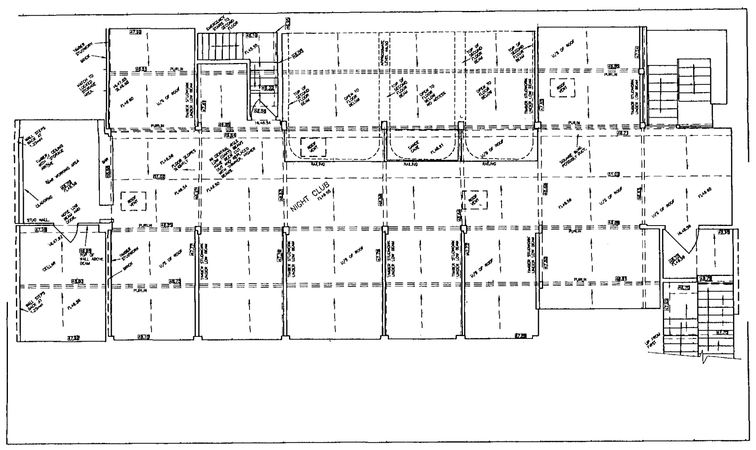
| DATE | DRAWN | SCALE |
|---|---|---|
| Mch 00 | EDI/EAL | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/01 | B |

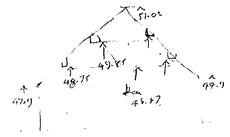



Second Floor Plan


OFFICE
OFFICE
OFFICE
PLANT ROOM
STAFF ACCOMMODATION
STORE
MALE STAFF CHANGING
FEMALE STAFF CHANGING
POWERS CELLAR
STAFF ROOM
STORE
CELLAR
CELLAR
OFFICE
OFFICE
OFFICE




Third Floor Plan



12.JAN.2001 * 3169

## NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site, any discreponcies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

## REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

APPROVED

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

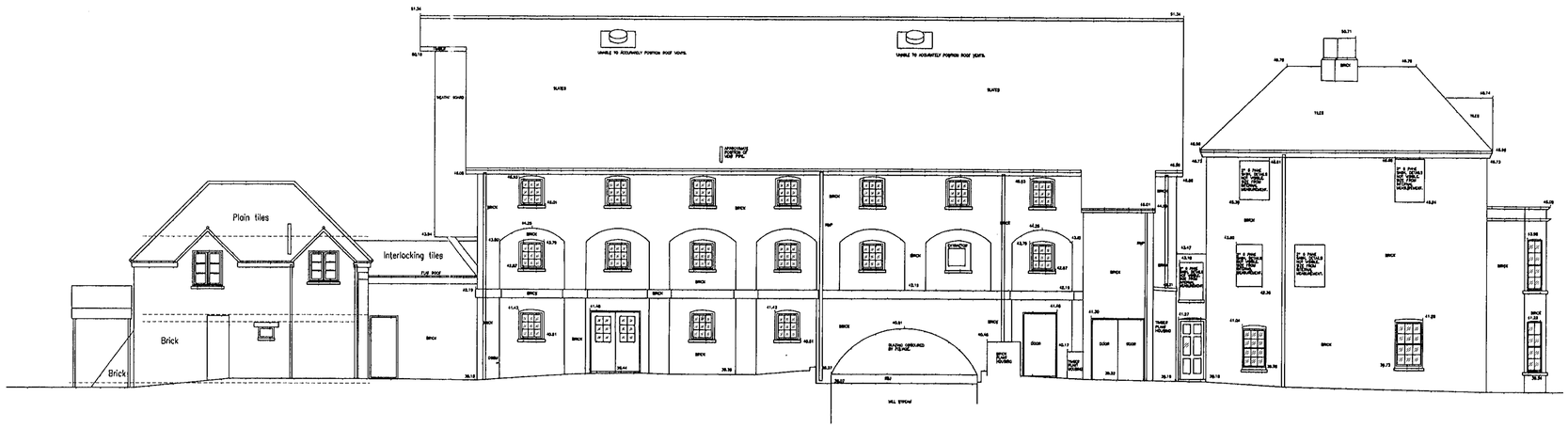
CLIENT
Queens Moat House

TITLE
Survey of Existing
Third Floor Plan

| DATE | DRAWN | SCALE |
|---|---|---|
| ch 00 | EDI/EAL | 1:100 |

DRAWING NUMBER
1259/3

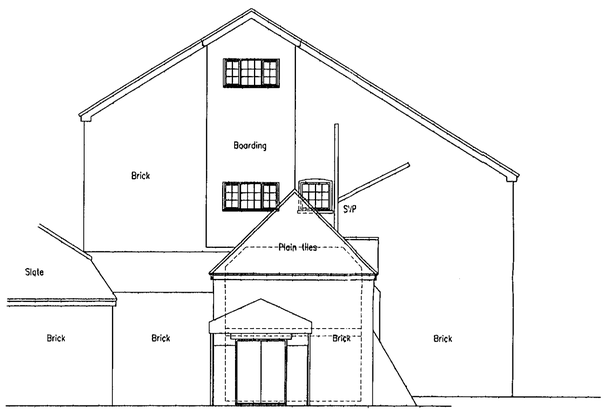
REVISION




FRONT ELEVATION – SOUTH

Elevation of Granary not provided by EDI and is largely based on photographs. All subject to confirmation.

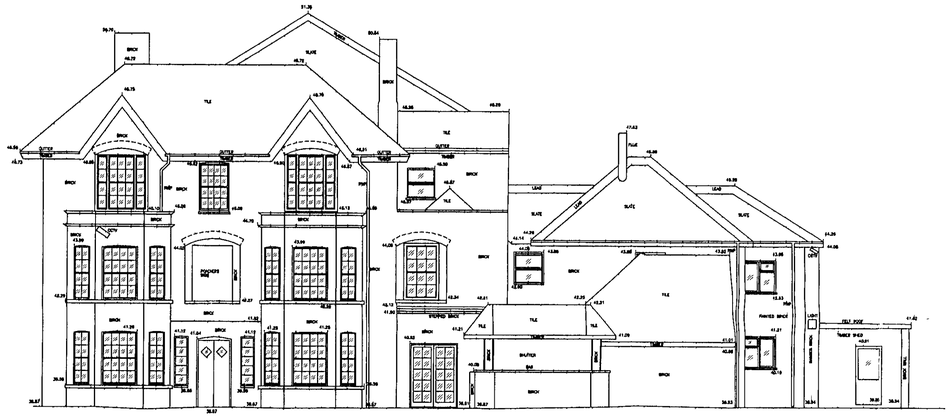
DATUM LINE – 35.0m AOD.




SIDE (NIGHTCLUB ENTRANCE) ELEVATION – WEST

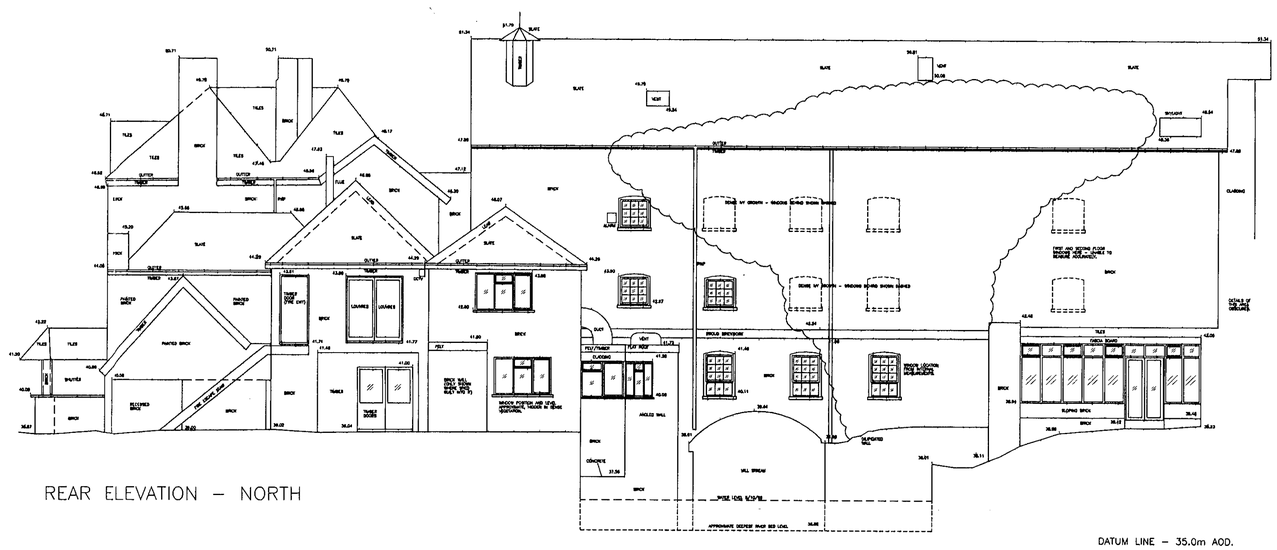
This elevation not provided by EDI and is largely based on photographs. Roof areas behind Granary not visible. All subject to confirmation.

DATUM LINE – 35.0m AOD.



SIDE (MAIN ENTRANCE) ELEVATION – EAST

DATUM LINE – 35.0m AOD.



REAR ELEVATION – NORTH

DATUM LINE – 35.0m AOD.

12.JAN.2001* 3169

## NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.

EDI NOTE:
MUCH OF THE ELEVATION ARE COVERED BY DENSE VIRGINIA CREEPER AND WISTERIA AND DETAILS ARE THEREFORE NOT AS ACCURATE AS WOULD NORMALLY BE THE CASE. SOME DETAIL IS TAKEN FROM INTERNAL MEASUREMENTS AND SOME IS ASSUMED REPETITION.

## REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 2.11.00 | EAL | Granary elevations & RWPs added. Roof corrected. |
| B | 15.11.00 | EAL | Position of existing window openings indicated. |

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

APPROVED

DESIGN COALITION

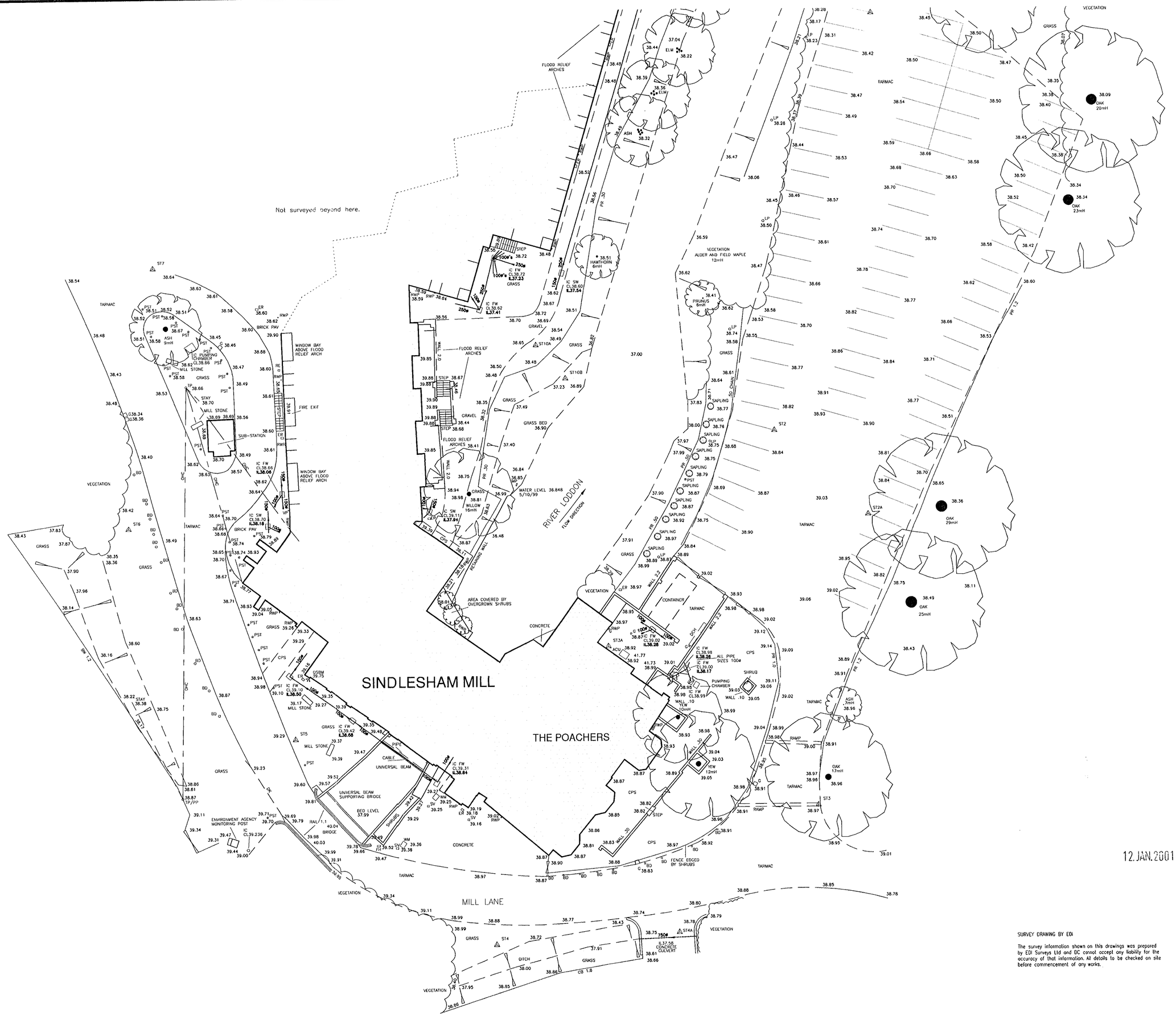
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

TITLE
Survey of Existing Elevations

| DATE | DRAWN | SCALE |
|---|---|---|
| Mch 00 | EDI/EAL | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/04 | B |




12.JAN.2001* 3169

SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.

## NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing
IF IN DOUBT PLEASE ASK

## REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

APPROVED

DESIGN COALITION

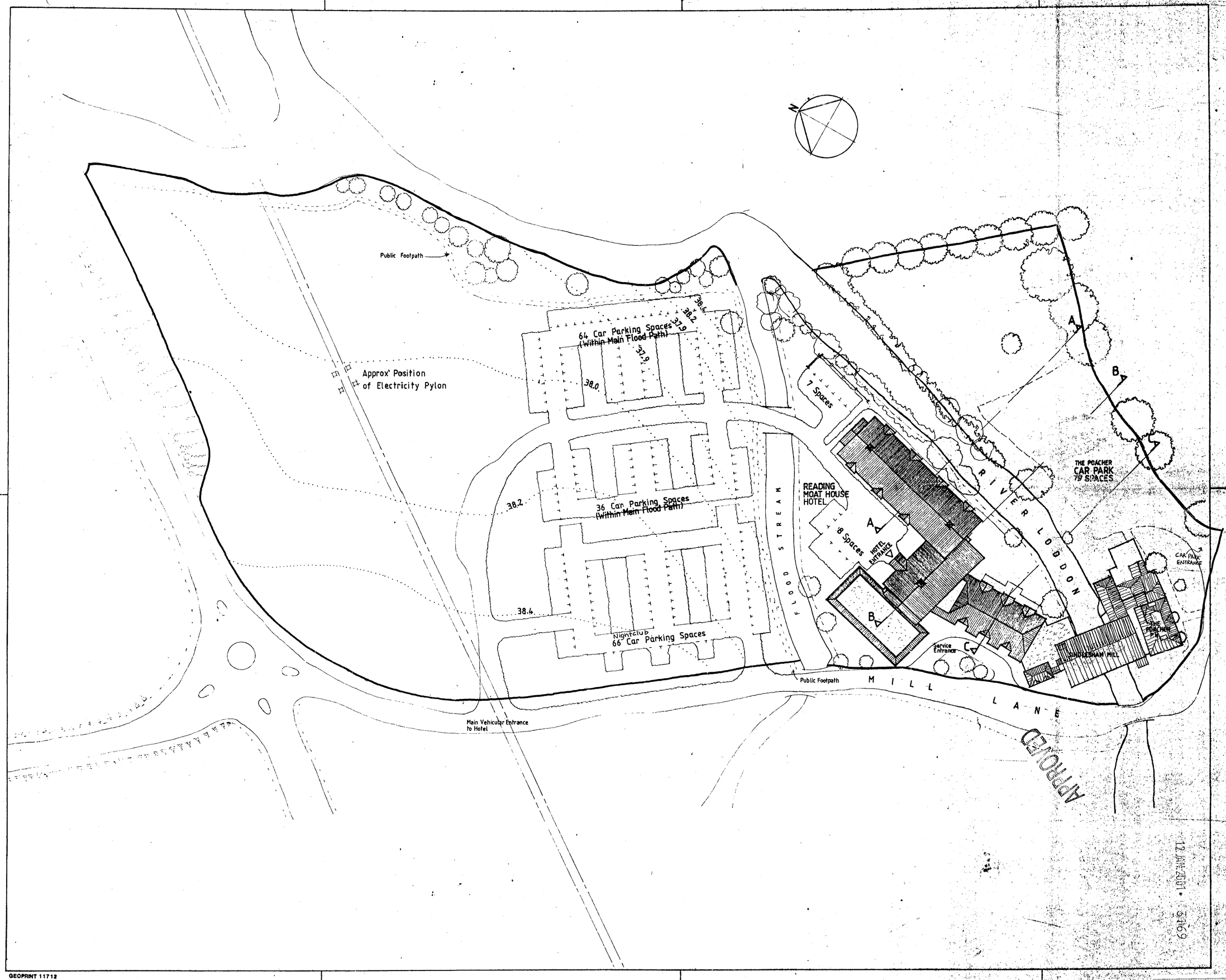
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat Houses PLC
Romford

TITLE
Site Plan
As Existing

| DATE | DRAWN | SCALE |
|---|---|---|
| Sept 00 | EAL | 1:200 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/10 | |




NOTES

| DESCRIPTION | DATE | REV |
|---|---|---|
| PARKING IN MAIN FLOOD PATH SHOWN SECTION LINES ADDED AS ON DWG. 1690/A/06 | 23/2/96 17/1/96 | B A |

NBF PARTNERSHIP

ARCHITECTS & SURVEYORS

LONDON OFFICE TELEPHONE: 0181-746 1177 FAX: 0181-746 0297
CHESTER OFFICE TELEPHONE: 01244 320581 FAX: 01244 343281

CLIENT
QUEENS MOAT HOUSES UK. Ltd.

JOB
READING MOAT HOUSE, SINDLESHAM, nr. READING

DRAWING TITLE
SITE PLAN AS EXISTING

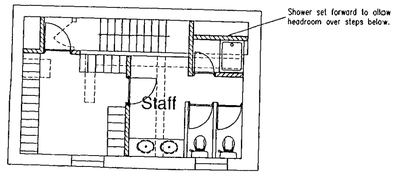
DATE DEC 1995 | DRAWN AF

SCALE 1:500

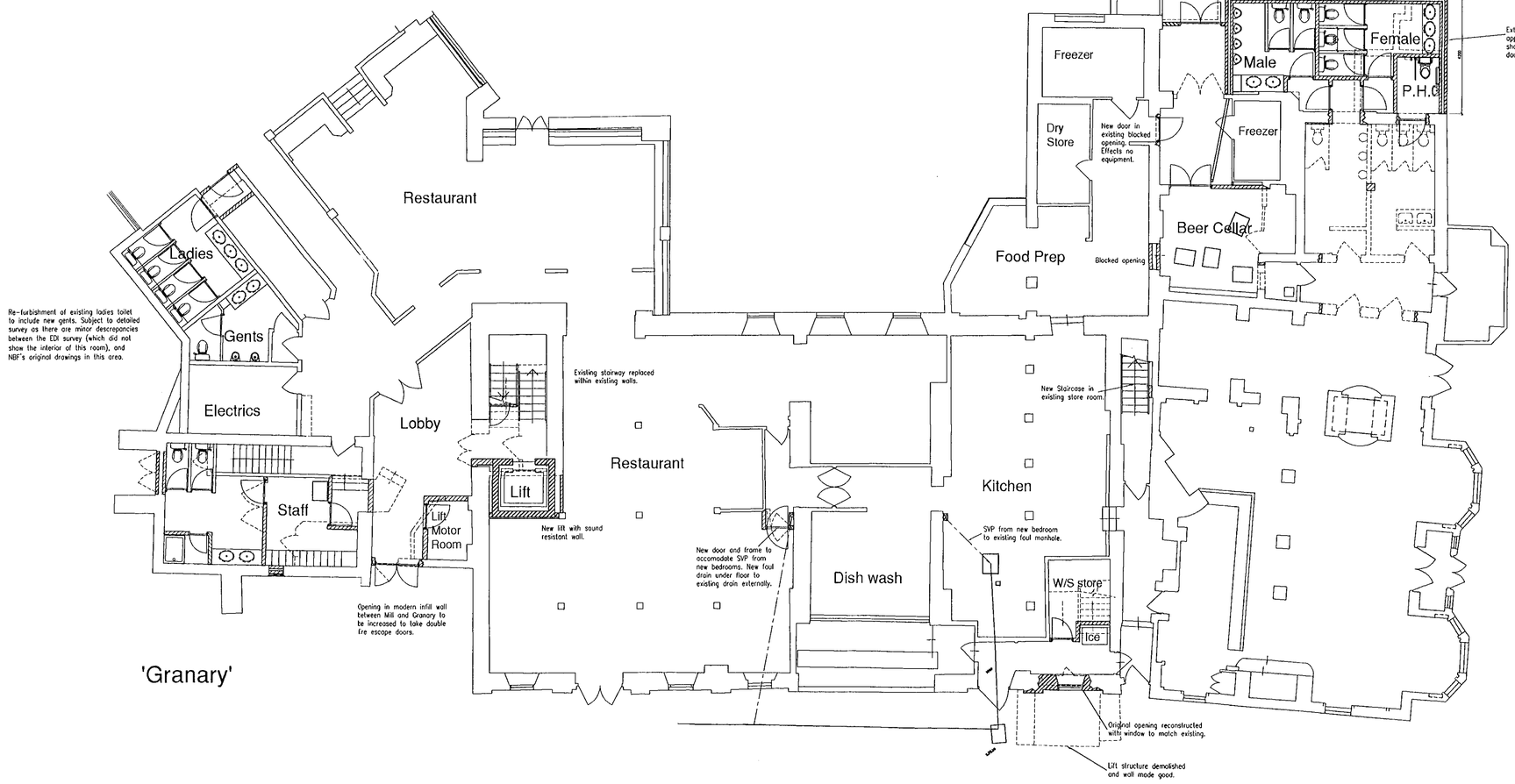
| JOB No | DRAWING No. | REVISION |
|---|---|---|
| 1690/A | 03 | B |

12 JAN 2001 * 5769

GEOPRINT 11712




First Floor of 'Granary'




'Granary'

Ground Floor Plan

SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.

COPIES TO
PLANNING SUPERVISOR
QS
AM
QS
TDL

REVISED PLAN
3168
3169

NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 1.11.00 | EAL | 1st floor staff room re-arranged to keep windows. |
| B | 14.5.01 | EAL | Lift enclosure, staff access and condensors amended. |

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

APPROVED

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

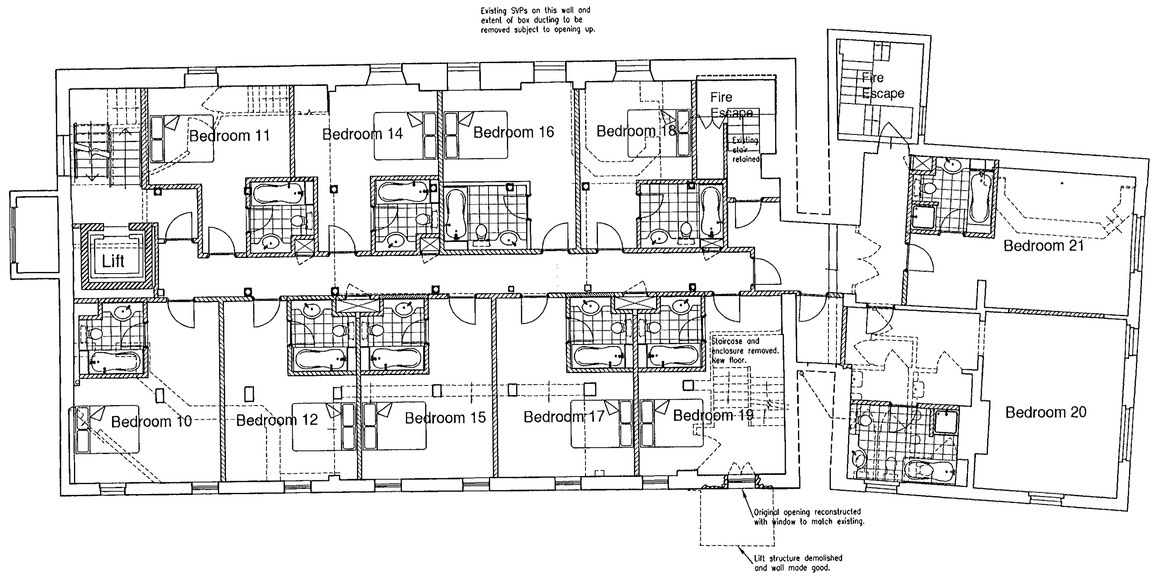
TITLE
Proposed Layout
Ground Floor Plan

| DATE | DRAWN | SCALE |
|---|---|---|
| Sept 00 | EAL | 1:100 |

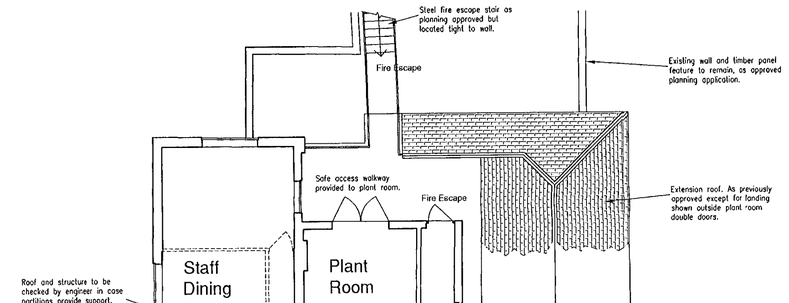
| DRAWING NUMBER | REVISION |
|---|---|
| 1259/11 | B |

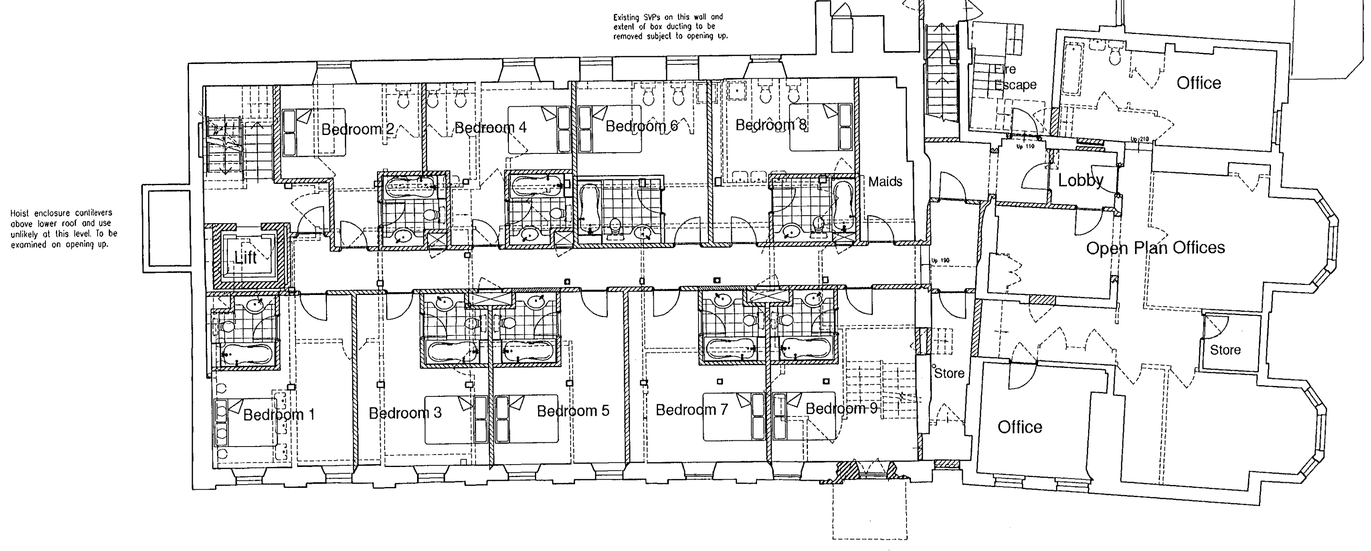
SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.




## Second Floor Plan




## First Floor Plan

COPIES TO:
FILE
CS
APP
DC
FOL
PLANNING SERVICES

REVISED PLAN
3168
3169

NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company. Written and scaled dimensions to be checked on site, any discreponcies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 30.10.00 | EAL | Showers added to bathrooms in 1, 6, 7, 12 to 14. |
| B | 14.5.01 | EAL | Bedroom layouts completely revised. |

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

APPROVED
DESIGN COALITION

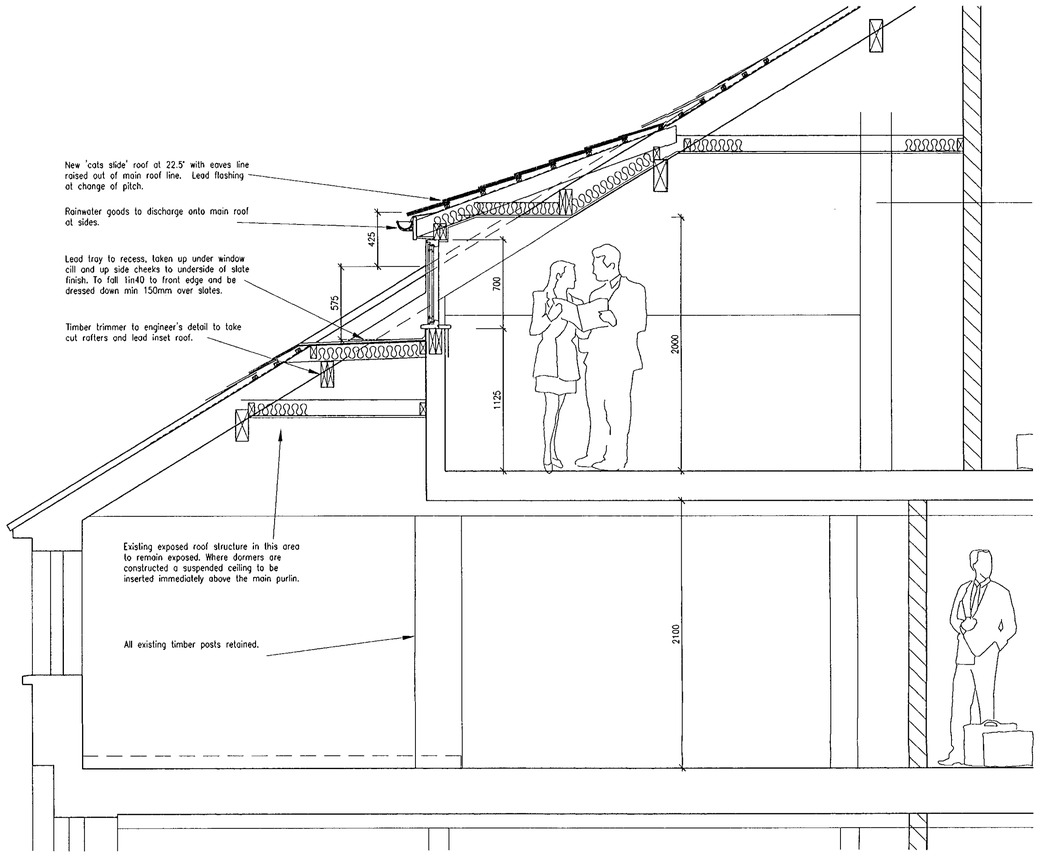
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

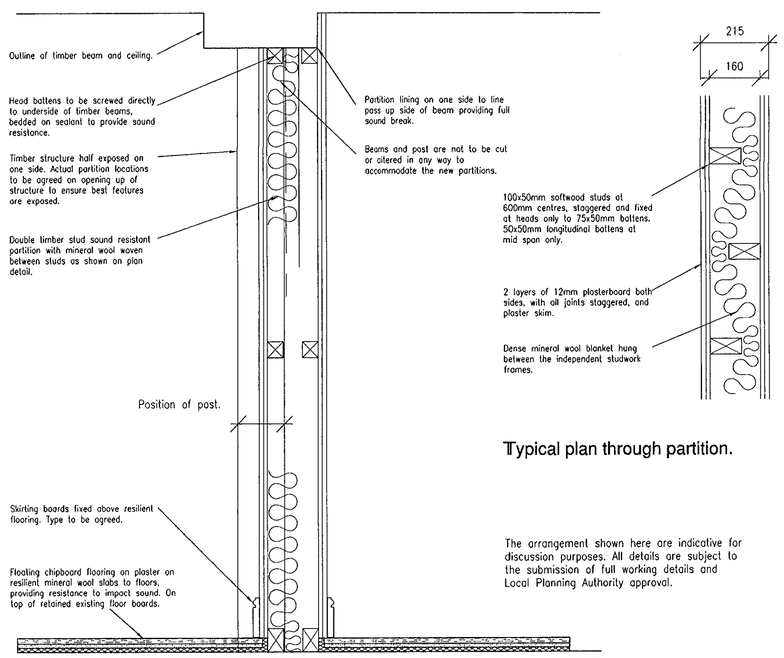
TITLE
Proposed Layout
First and Second
Floor Plans

| DATE | DRAWN | SCALE |
|---|---|---|
| Sept 00 | EAL | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/12 | B |



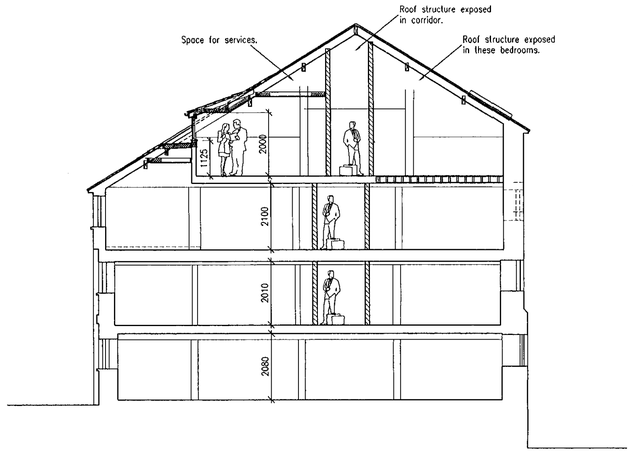

Section - Proposed Dormer Window



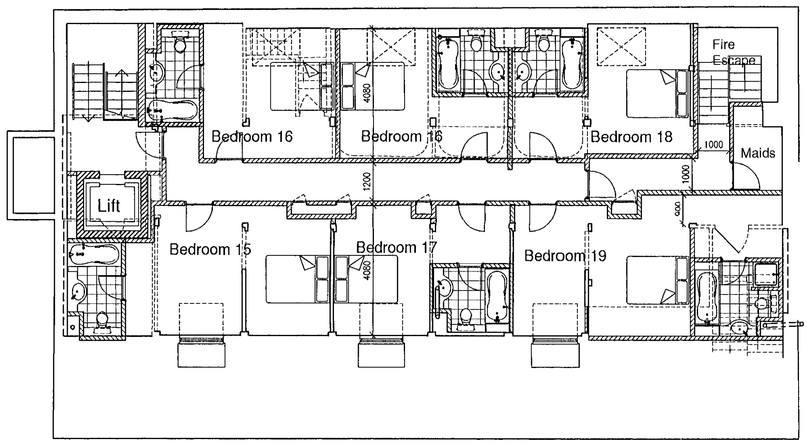

Typical plan through partition.

The arrangement shown here are indicative for discussion purposes. All details are subject to the submission of full working details and Local Planning Authority approval.

Detail of Typical New Sound Resistant Partition.




Section A-A




REVISED PLAN
3168
3169

Third Floor Plan

NOTES

This drawing is the copyright of **DESIGN COALITION** and cannot be reproduced in any form without express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 31.10.00 | EAL | Showers added to bathrooms in 19. Dormer section added. |
| B | 14.11.00 | EAL | Title amended. |
| C | 15.5.01 | EAL | Lift and Bedroom arrangments amended. |

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

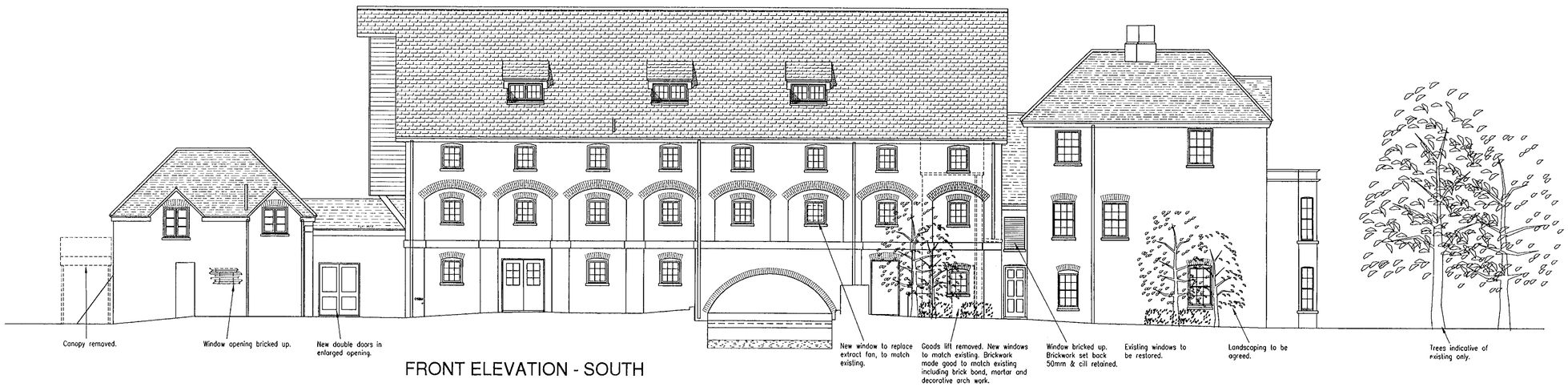
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

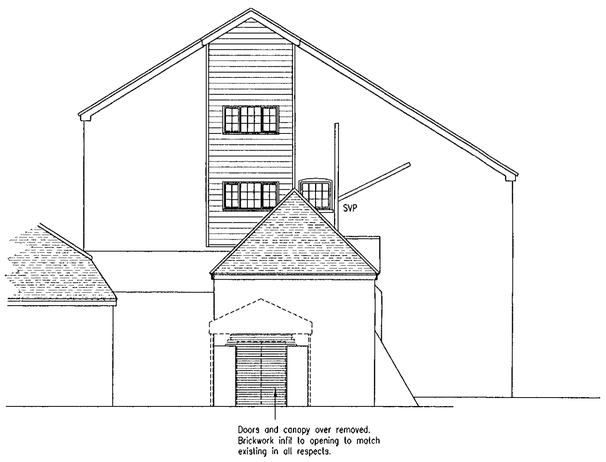
TITLE
Proposed Layout
Third Floor Plan
and Sections

| DATE | DRAWN | SCALE |
|---|---|---|
| Mch 00 | EAL | 1:100 1:25 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/13 | C |



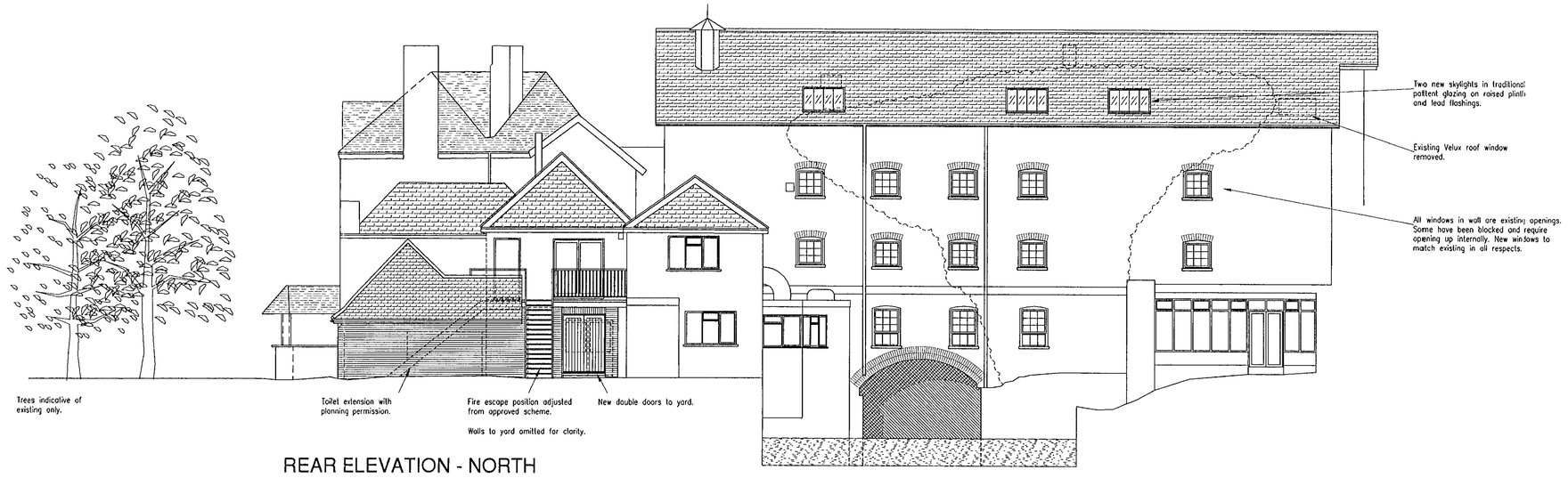

FRONT ELEVATION - SOUTH




SIDE (NIGHTCLUB ENTRANCE) ELEVATION - WEST




SIDE (MAIN ENTRANCE) ELEVATION - EAST




REAR ELEVATION - NORTH

REVISED PLAN
3168
3169

COPIES TO:
07 JAN 2001
CS
APP
DC
FOL
PLANNING

## NOTES

This drawing is the copyright of **DESIGN COALITION** and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
**IF IN DOUBT PLEASE ASK**

Note:
This drawing has been prepared to show the building without the retention of the climbing vegetation.
Certain presumptions regarding the existing brickwork have been made, which may prove incorrect when the climbers have been removed. All details are therefore subject to confirmation on exposure of the walls.

## REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 1.11.00 | EAL | Granary elevations added. |
| B | 15.11.00 | EAL | Notes re new brickwork and repairs added. |
| C | 15.5.01 | EAL | Roof window added on North Elevation. Others moved. |

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

APPROVED

TITLE
Proposed Elevations

| DATE | DRAWN | SCALE |
|---|---|---|
| Sept 00 | EAL | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/14 | C |

# SINDLESHAM MILL

## THE POACHERS

RIVER LODDON

FLOW DIRECTION

RETAINING WALL

WILLOW 16mH

AREA COVERED BY OVERGROWN SHRUBS

CONCRETE

VEGETATION

GRASS

BRICK PAV

PST

SAPLING

WALL

Service yard.

Condensers

Refuse compactor relocated.

TARMAC

Previously approved toilet extension.

SHRUB

WALL .10

YEW 10mH

YEW 12mH

Lift enclosure removed.

Concrete paving

STEP

WALL .30

Concrete replaced with grass and planting.

SHRUBS

BRIDGE

ENVIRONMENT AGENCY MONITORING POST

FENCE EDGED BY SHRUBS

GATE

100mm high kerb stones and random slab paving to form new paths.

MILL LANE

Area not surveyed.

MILL STONE

BD

CONCRETE CULVERT

3168

REVISED PLAN

3169

APPROVED

### NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

### REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 15.5.01 | EAL | Condensers moved into yard. |

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

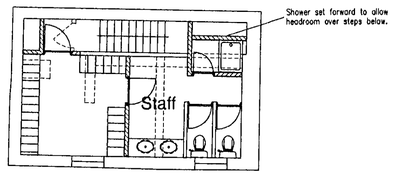
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat Houses PLC
Romford

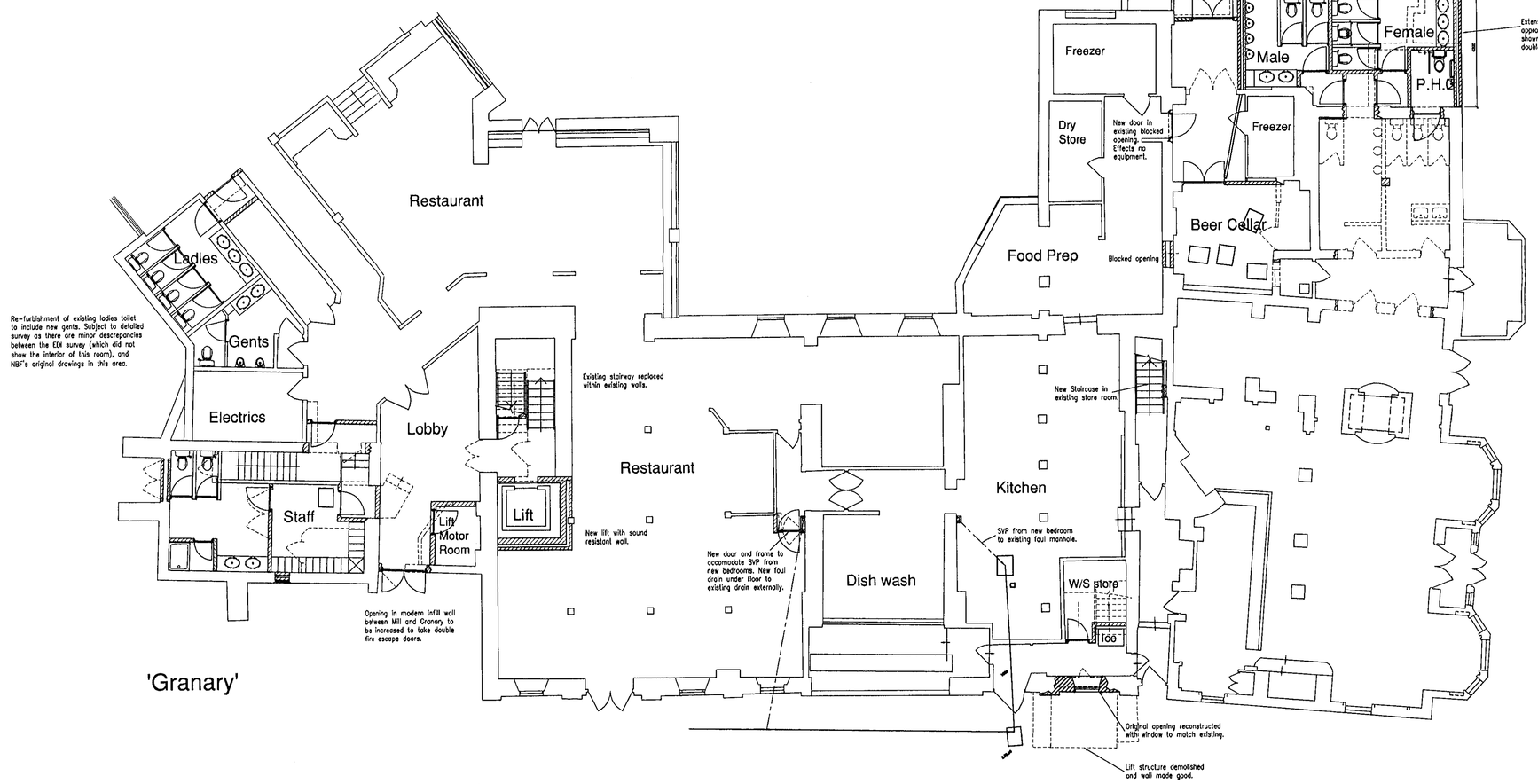
TITLE
Site Plan
Proposed Layout

| DATE | DRAWN | SCALE |
|---|---|---|
| Oct 00 | EAL | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/15 | A |




First Floor of 'Granary'




'Granary'

Ground Floor Plan

12.JAN.2001* 3169

SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.

NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 1.11.00 | EAL | 1st floor staff room re-arranged to keep windows. |

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

SUPERSEDED

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

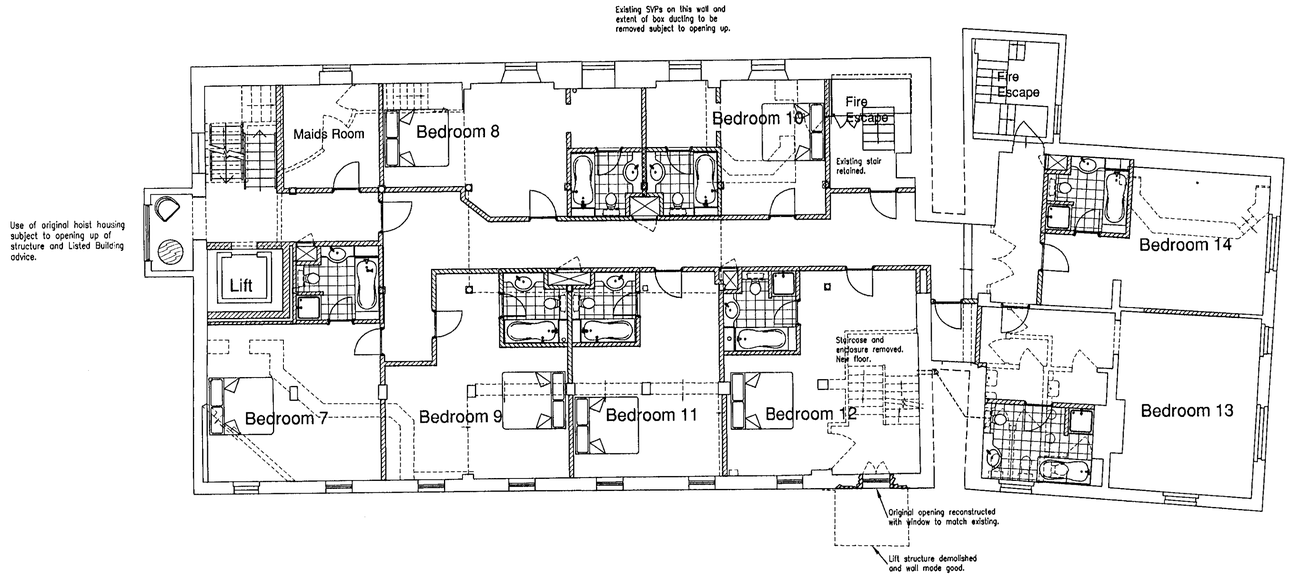
TITLE
Proposed Layout
Ground Floor Plan

| DATE | DRAWN | SCALE |
|---|---|---|
| Sept 00 | EAL | 1:100 |

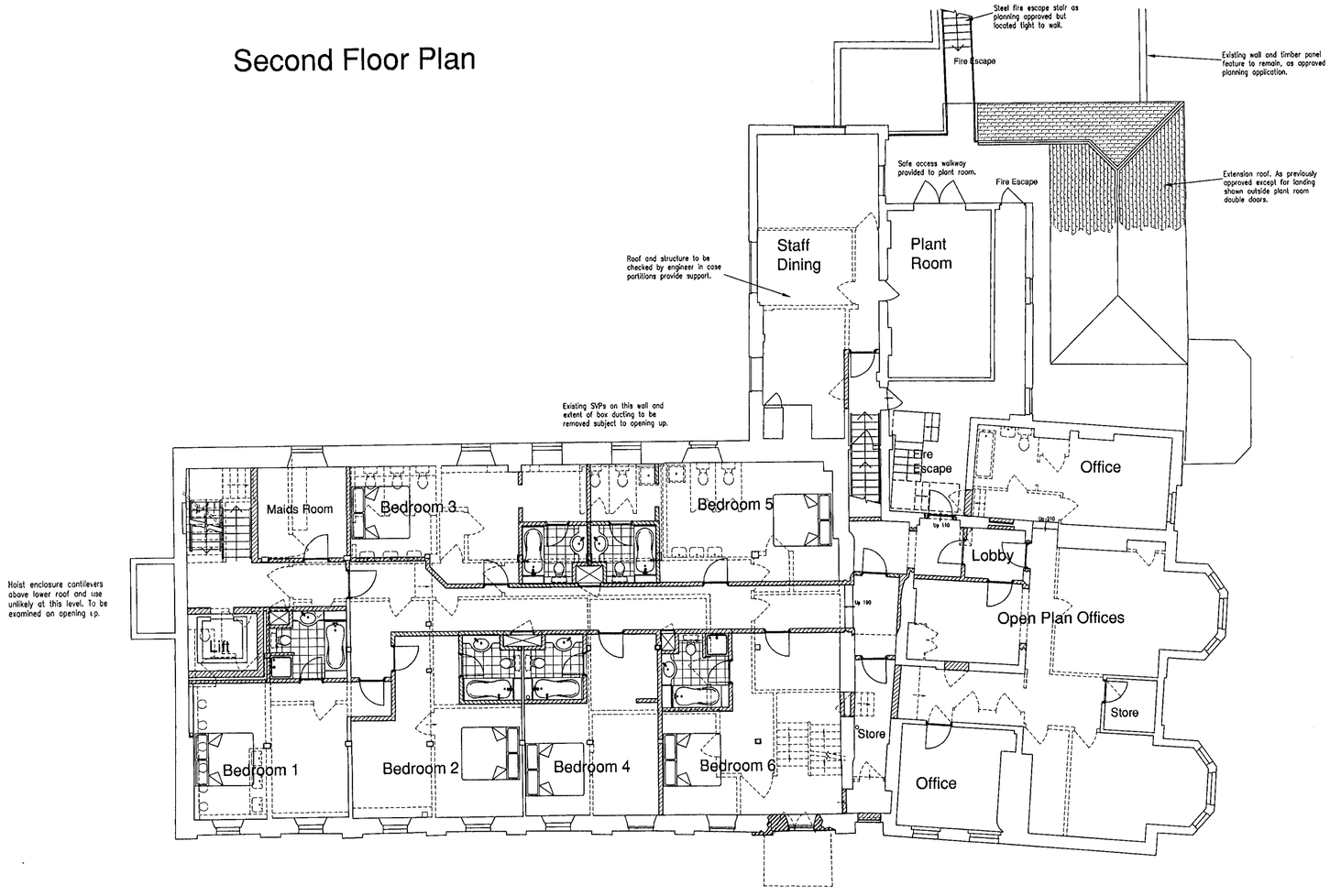
| DRAWING NUMBER | REVISION |
|---|---|
| 1259/11 | A |

SURVEY DRAWING BY EDI

The survey information shown on this drawings was prepared by EDI Surveys Ltd and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.




## Second Floor Plan




## First Floor Plan

12.JAN.2001* 3169

## NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

## REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 30.10.00 | EAL | Showers added to bathrooms in 1, 6, 7, 12 to 14. |

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

SUPERSEDED

DESIGN COALITION

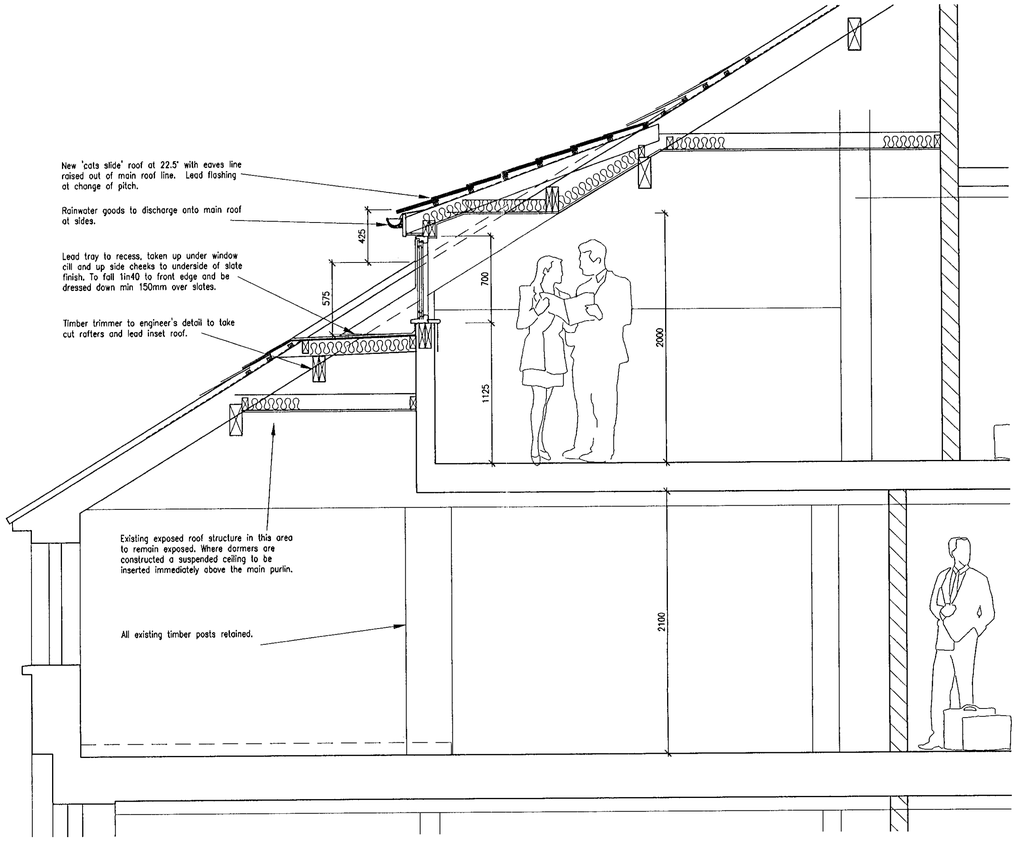
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

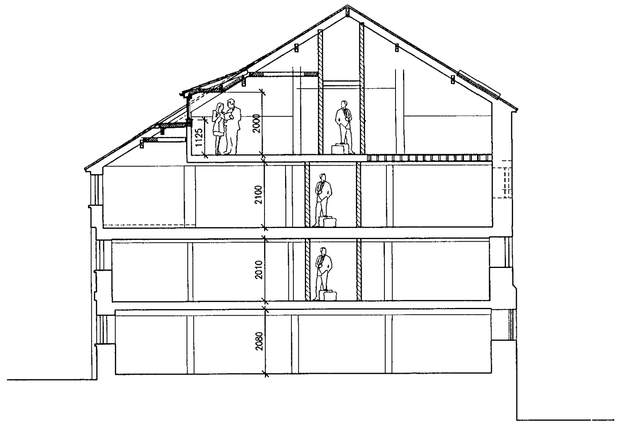
TITLE
Proposed Layout
First and Second
Floor Plans

| DATE | DRAWN | SCALE |
|---|---|---|
| Sept 00 | EAL | 1:100 |

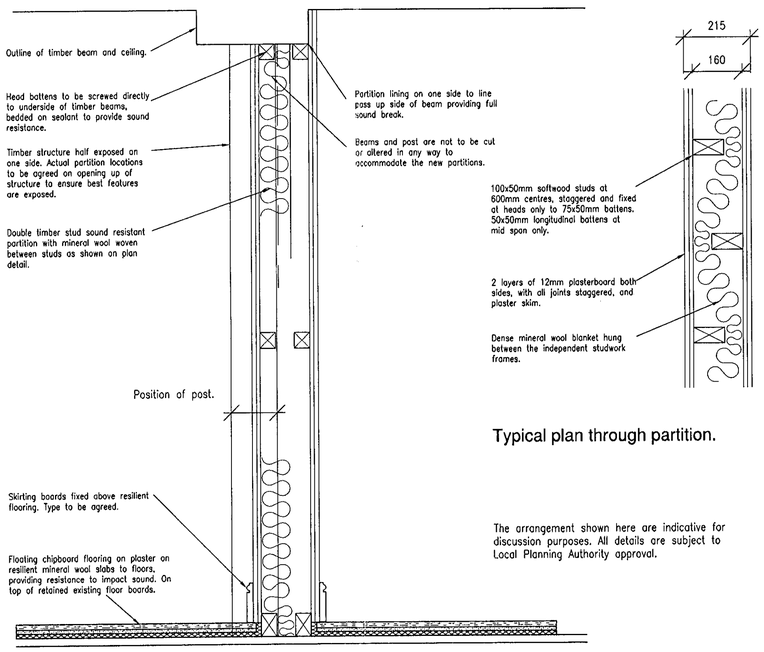
| DRAWING NUMBER | REVISION |
|---|---|
| 1259/12 | A |




Section - Proposed Dormer Window



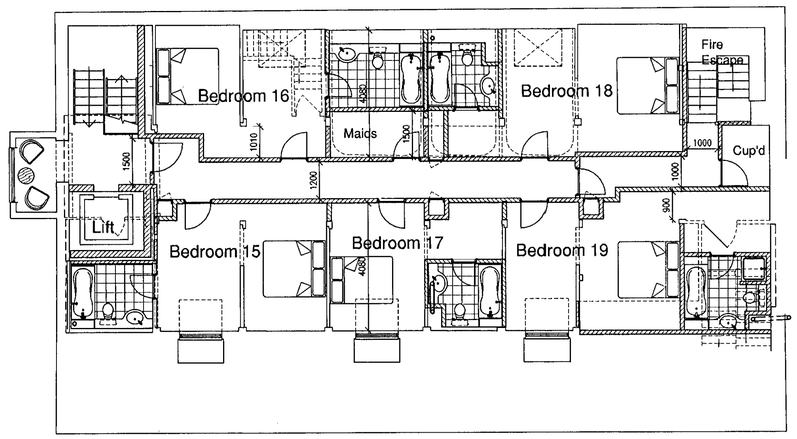

Section A-A




Typical plan through partition.

The arrangement shown here are indicative for discussion purposes. All details are subject to Local Planning Authority approval.

Detail of Typical New Sound Resistant Partition.




Third Floor Plan

12.JAN.2001* 3169

## NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

## REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 31.10.00 | EAL | Showers added to bathrooms in 19. Dormer section added. |
| B | 14.11.00 | EAL | Title amended. |

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

SUPERSEDED

DESIGN COALITION

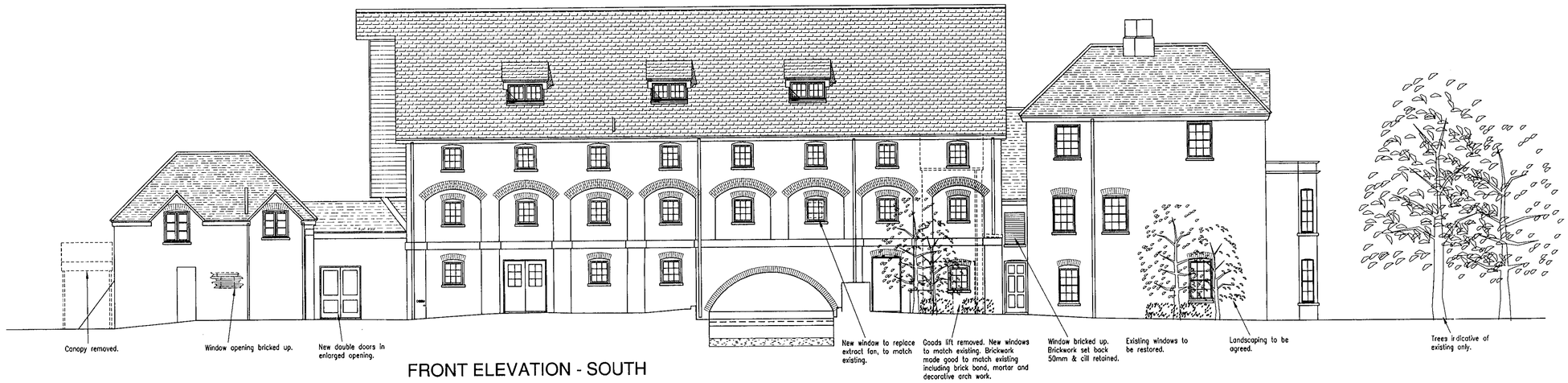
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

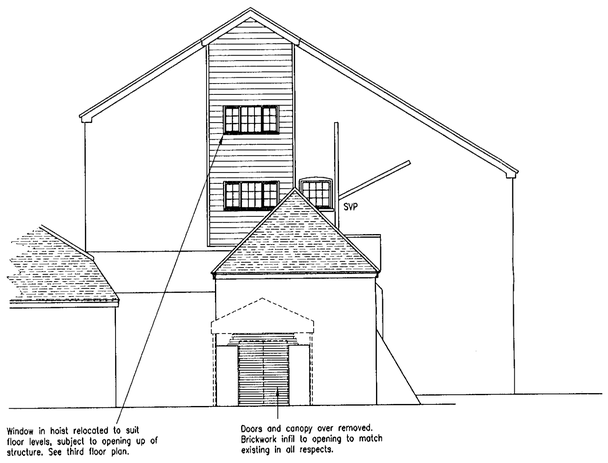
TITLE
Proposed Layout
Third Floor Plan
and Sections

| DATE | DRAWN | SCALE |
|---|---|---|
| Mch 00 | EAL | 1:100 1:25 |

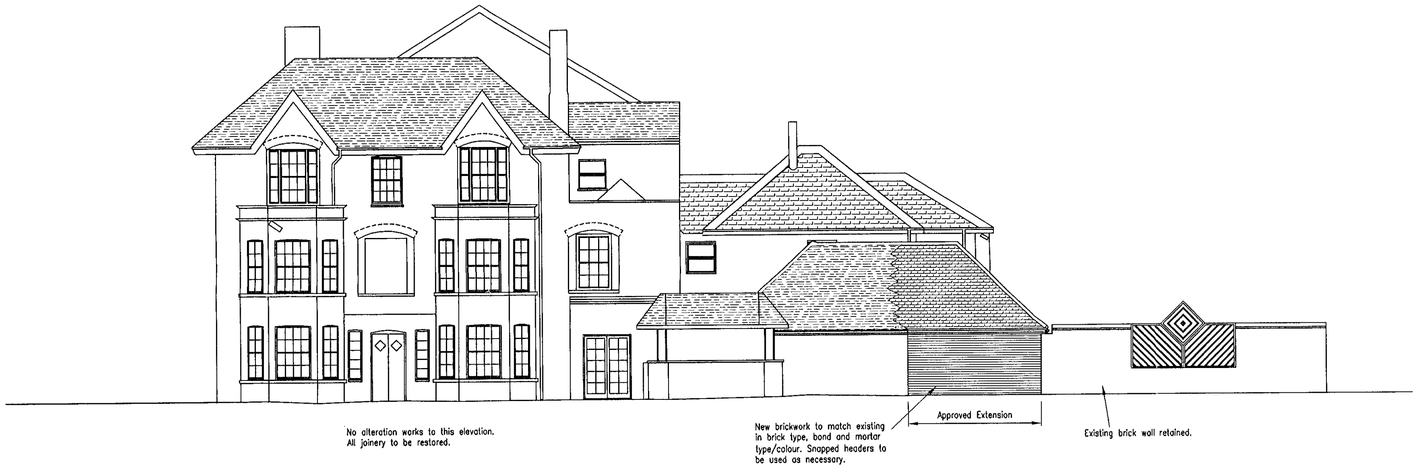
| DRAWING NUMBER | REVISION |
|---|---|
| 1259/13 | B |



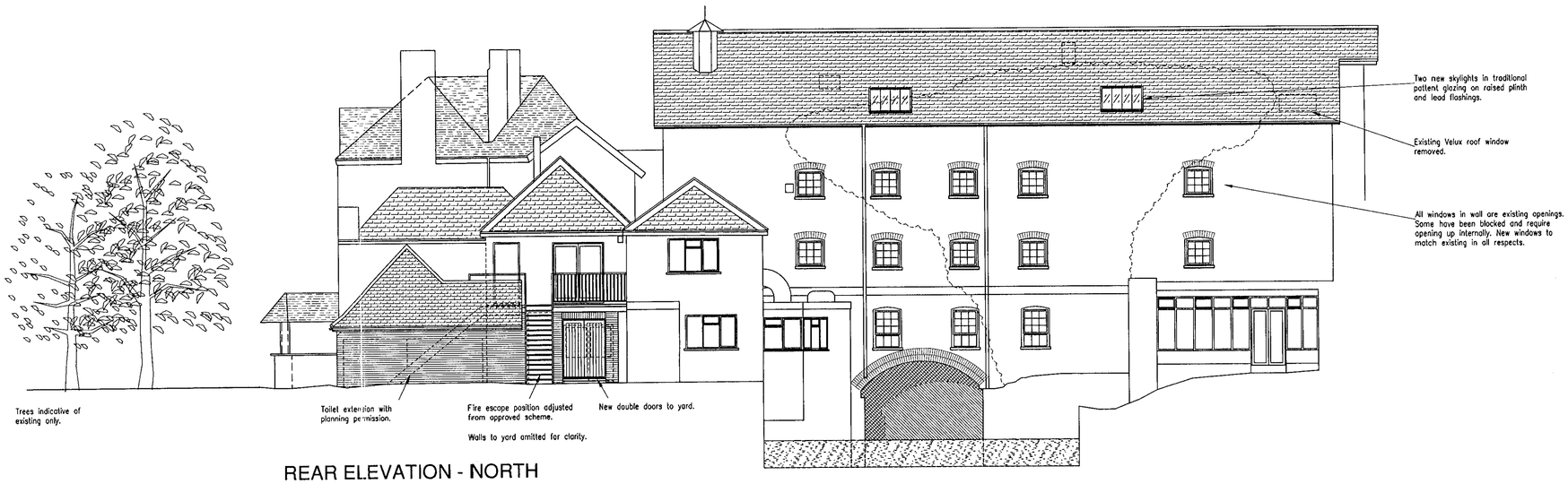

FRONT ELEVATION - SOUTH




SIDE (NIGHTCLUB ENTRANCE) ELEVATION - WEST




SIDE (MAIN ENTRANCE) ELEVATION - EAST




REAR ELEVATION - NORTH

12.JAN.2001* 3169

## NOTES

This drawing is the copyright of **DESIGN COALITION** and cannot be reproduced in any form without express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing.
**IF IN DOUBT PLEASE ASK**

Note:
This drawing has been prepared to show the building without the retention of the climbing vegetation. Certain presumptions regarding the existing brickwork have been made, which may prove incorrect when the climbers have been removed. All details are therefore subject to confirmation on exposure of the walls.

## REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 1.11.00 | EAL | Granary elevations added. |
| B | 15.11.00 | EAL | Notes re new brickwork and repairs added. |

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

SUPERSEDED

DESIGN COALITION

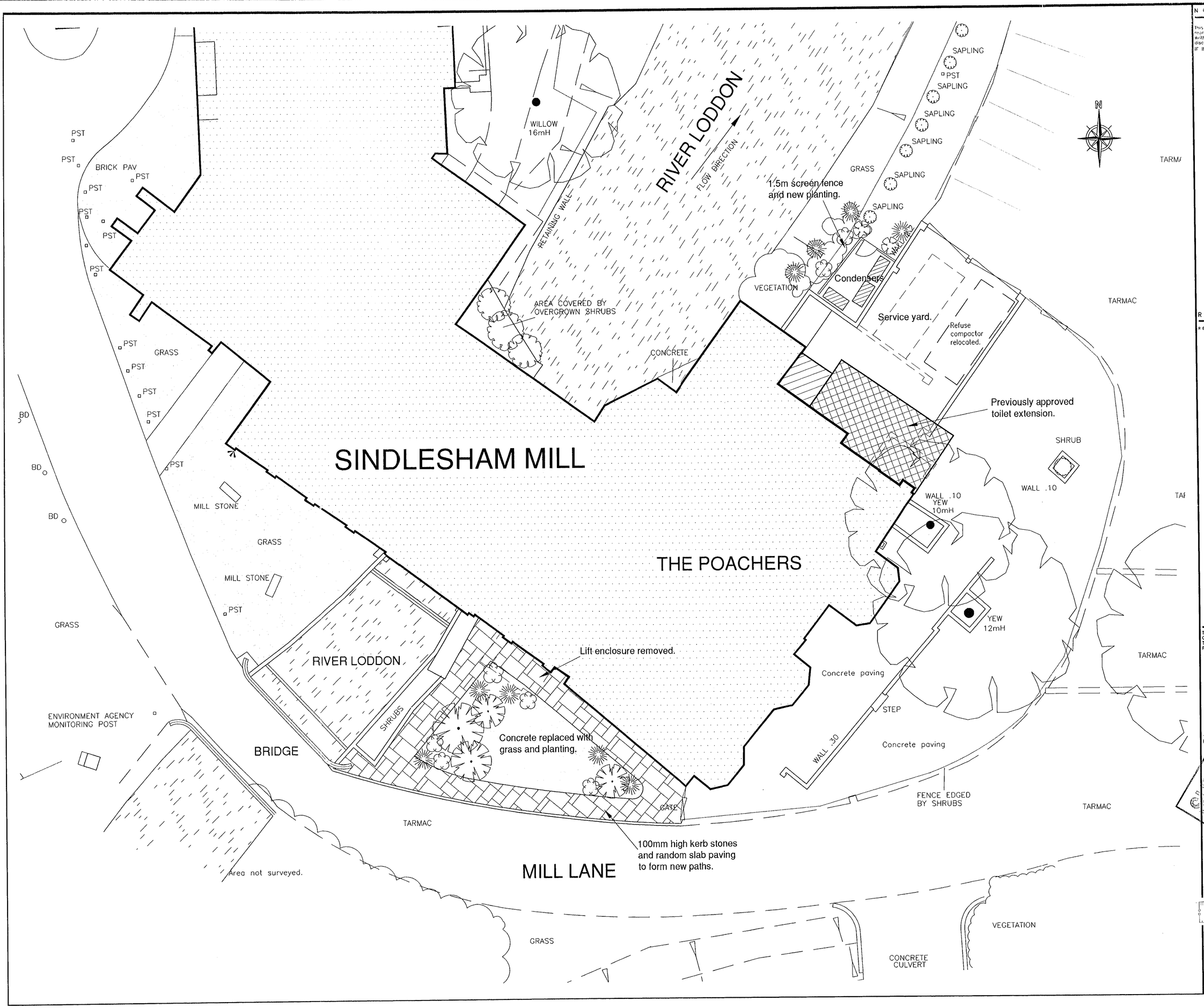
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

TITLE
Proposed Elevations

| DATE | DRAWN | SCALE |
|---|---|---|
| Sept 00 | EAL | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/14 | B |




NOTES

This drawing is the copyright of DESIGN COALITION and cannot be reproduced in any form without the consent of the company. Written and scaled dimensions to be used on site, any discrepancies reported prior to commencing.
IF IN DOUBT PLEASE ASK

REVISIONS

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|

12 JAN 2001 * 3169

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

SUPERSEDED

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat Houses PLC
Romford

TITLE
Site Plan
Proposed Layout

| DATE | DRAWN | SCALE |
|---|---|---|
| Oct 00 | EAL | 1:100 |

| DRAWING NUMBER | REVISION |
|---|---|
| 1259/15 | |