

Gazetteer of Buildings outside the Conservation Area

St Michael's Church of England Schoolhouse

Setting St Michael's Schoolhouse is located on the west side of Crowthorne Road.

History The Schoolhouse dates from the early C20th and may have been built as directly associated with the church.



Materials The building is of two storeys and three bays and is constructed of red brick with a hipped, slated roof. There is a chimney to either end. The building is constructed based on a Palladian-style cube. There are three four-light windows on the east façade, at first floor level, with rubbed brick voussoirs above and white painted wooden panels below. There is a similar window to either side of the central front door on the ground floor. There is one window to each floor at the gable ends of the building.

Views The Schoolhouse is visible from the east side of Crowthorne Road, opposite.

Boundaries The building is shielded by trees and shrubs between it and a green painted steel strutted fence that runs along the east boundary and continues north, to the car park entrance to the north.

White Cottage

Setting White Cottage is a Grade II listed building, located on the north-west corner of Crowthorne Road and Reed's Hill.

History White Cottage dates from the late C17th and was altered in the C20th.

Materials The house is of two storeys, originally of two cells but subsequently joined. The house is of black painted timber frame, with white painted brick infill panels and a red ceramic tiled roof. Two chimneys are situated to either end of the building. The east chimney appears to abut the gable end and might have been a later addition to the initial build while the west chimney is a smaller, later still addition. C20th leaded casement windows of three lights on the first floor and two lights on the ground floor have been inserted, probably as replacements for the originals. The front door is situated off-centre to the southern façade.



Views White Cottage is visible from the south side of the Reed's Hill roundabout.

Boundaries The south boundary of the house is marked by a low wooden picket fence with a large, thick hedge shielding the east face from the road.

Church Hill Hospital

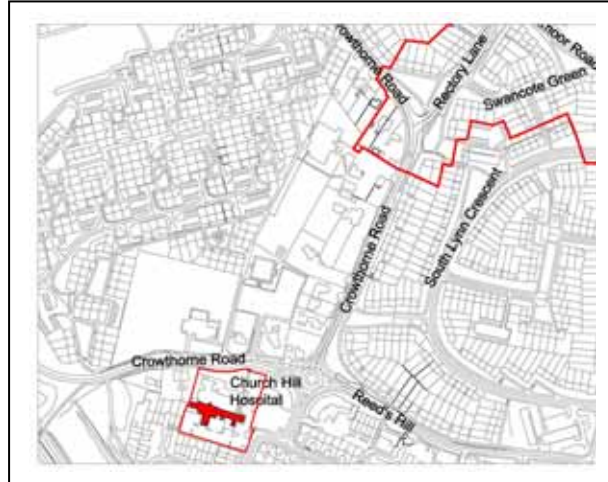
Setting Church Hill Hospital is situated on the south side of Crowthorne Road, opposite the Church of SS Michael and Mary Magdalene.

History The hospital was built as almshouses, possibly by the church. In 1826 it was rebuilt as a workhouse, of which the main range survives.

Materials The range is a two-storey building, with a central wooden cupola with a clock face and hanging space for a bell. It is of red brick, with a red ceramic tiled roof. In plan, the range appears to have been built up in sections, with the central section containing the cupola, being added to at either end. This is reflected by the differing roof levels and corresponding straight joints in the walls. There are two chimneys, one to either side of the cupola, with gabled dormer windows below. There is a central gable projection which may form the front entrance porch, with a fenestrated landing above. The rear of the building reveals the offsetting of the added extensions to the range, which largely possess sash windows of six-over-six lights and segmental headed surrounds.

Views The front façade of the building is largely hidden by a modern range of buildings along the roadside. The east end and south façade is visible from the north end of Turing Drive, on the south side of Reed's Hill roundabout.

Boundaries The range is shielded by the modern range along the south side of Reed's Hill and the east hospital boundary is defined by wrought iron fencing.



Church Cottage and Flax Bourton

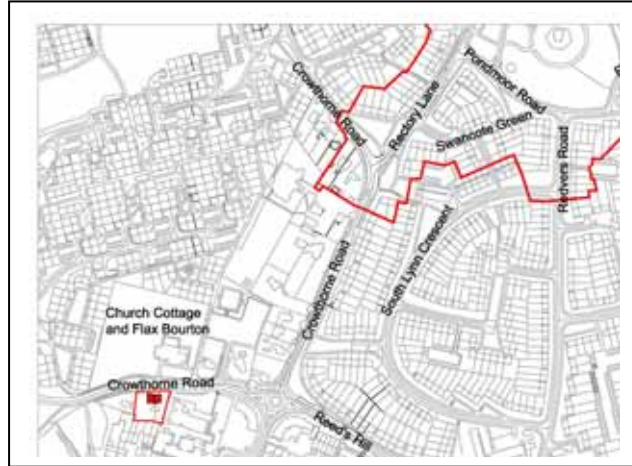
Setting Church Cottage and Flax Bourton are a pair of semi-detached cottages, Grade II listed. They are situated on the south side of Crowthorne Road, opposite the Church of SS Michael and Mary Magdalene.

History The cottages were constructed in the late C17th and altered in the C18th and C20th.

Materials The cottages are both timber-framed buildings. Flax Bourton has been encased in white-painted brick, whereas Church Cottage has been rendered over the brick encasing, hiding the timber frames. Both houses have modern extensions to either end and Flax Bourton has an additional outshut porch to the front facade. The windows are wooden framed and stained dark brown. The roofs are steeply pitched and covered by red ceramic tiles of regular courses. Church Cottage has a central chimney, while Flax Bourton has a chimney at the west end of the building, possibly indicating that it was added after the initial build.

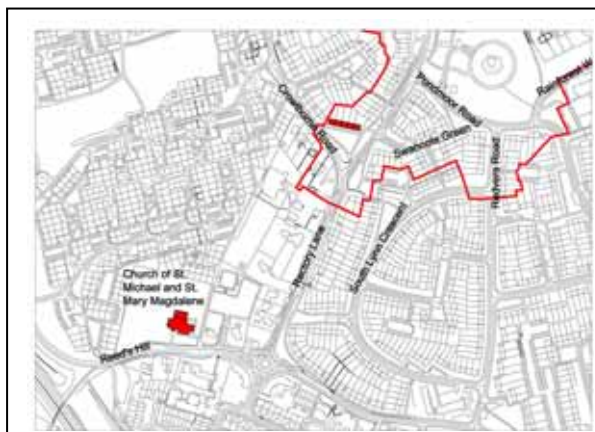
Views The cottages are visible from the return of Crowthorne Road, by the roundabout and from the church grounds, opposite.

Boundaries The cottages are situated on the roadside, the boundary defined by a low red brick wall.



The Church of SS Michael and Mary Magdalene

Setting The Church of SS Michael and Mary Magdalene is a Grade II listed building, located on the north side of Crowthorne Road. The church is set in a large graveyard, on the top of the hill that slopes down to the north towards the centre of Easthampstead.



History The church was first mentioned in 1157, when the land was given by Edward the Confessor to the abbey of Westminster. The church was then subsumed into the administration of Hurley Priory in 1161. The south wall contains a plaque to Thomas Berwyk, dated to 1443. A petition for a new church tower and steeple was submitted in 1663. This may have been granted as a plaque exists in the wall, dated to 1664 (*ibid*, 21). The steeple had gone by 1823 and the church was in bad repair by 1863. In 1865, the Marchioness of Downshire donated a large amount of money and the church was taken down and rebuilt in 1866 by J W Huggall (Pevsner, 1966, 93) and the team of builders who had worked on the University Museum of Oxford, under the architects Deane and Woodward. In 1977, the annexe was built on to the north wall of the church by Graham Martin (*ibid*, 25).

The church contains a stained-glass east window by the pre-Raphaelite painter Edward Burne-Jones. Dating from 1876 the window represents the Last Judgement. A further stained glass window in the north aisle was produced by the glass designer Charles Eamer Kempe in 1893.

Materials The church tower is built of brick that may have been produced locally, with limestone quoins and dressings. The limestone-built angelus tower rises up from the south-east corner of the tower, to a greater height than the other corner pinnacles. The main body of the church is of limestone and, although it was extensively rebuilt in the C19th, it retains elements of the earlier church.

Views The church tower can be seen from The Green, looking south-west. The main south entrance to the church and the south nave can be seen from the south-east, on the opposite side of Crowthorne Road.

Boundaries The boundaries of the church include a large graveyard that stretches from the north side of Crowthorne Road and is flanked on the east side by a north-south alley-way, on the east of which is the parochial hall.

Appendix 2: Extracts from Bracknell Forest Borough Local Plan (Adopted January 2002)

The Bracknell Forest Borough Local Plan sets out the detailed framework for the Borough Council's land use, transport economic and environmental policies. The Local Plan was adopted in January 2002 and covers the period 1991 – 2006.

Character of the plan area

The plan area includes the towns of Bracknell and Sandhurst which are principally urban and suburban in character, and Crowthorne and Binfield, which are large villages with a notably residential character. Outside these built up areas, the majority of the Borough is more rural in character. There are many attractive areas of countryside, containing mature woodland and tree belts. These areas are important not only for their visual qualities, but also for their role as wildlife habitats.

Land outside settlements

The value of much of the land beyond the built up areas is acknowledged by the Borough Council. Such areas are put to a variety of uses, often of a recreational nature. They also maintain the individual identity of settlements by preventing their coalescence, particularly in some parts of the Borough where only small areas of countryside separate settlements. There is constant pressure to expand the edge of settlements to the detriment of the character and function of the countryside between the urban areas.

This plan must make some provision for major development, such as additional housing. Whilst some countryside areas will inevitably be developed, the Borough Council will seek to minimize the adverse impact of this and other development upon existing settlements and the countryside. The Borough Council will continue to identify and protect significant open land between settlements and other areas and features which are important to the quality of the environment. The identification of strong settlement boundaries will help provide a clear distinction between urban areas and the countryside.

The urban environment

Within the urban areas of the Borough, the integration of new development into the existing townscape has resulted in changes in character and has sometimes led to conflict. The degree of conflict is largely attributable to the overall design of the Bracknell Forest Borough Local Plan 2002 - Chapter 2 13 development. Those places which are deemed attractive have successfully accommodated all the design components (such as buildings, trees, hedges, adjoining spaces, people and traffic) to produce a high quality environment. Therefore, it is important to ensure that the design of new buildings and other development respects the character of their surroundings, and reinforces a sense of place.

The form, setting and layout of new development can often influence the safety of users of the built environment. The Borough Council considers therefore, that measures to reduce the risk of crime will continue to be an important issue in considering the acceptability of detailed housing layouts. Such considerations not only benefit the incoming householder but may often result in an improved quality of townscape.

Design considerations can significantly affect the degree to which all members of the community can use the built environment. The Borough Council considers that people with disabilities should not be discriminated against by any development which might limit their mobility.

Lighting

The Borough Council recognises that lighting in the countryside is an urban feature, which can have an adverse effect on the character and function of “sensitive” rural areas, such as land between settlements and the Green Belt. However, external lighting schemes can be of value for safety and security, and enable facilities to be utilised longer during the winter. The Borough Council will seek to control the individual or cumulative effect of external lighting schemes where they are unduly obtrusive and have an adverse impact on the character and function of the countryside, or where harm would be caused to the quality of life enjoyed by nearby residents. In granting planning permission, the Borough Council will consider whether measures should be taken to prevent or restrict the upward spillage of light into the sky from external lighting sources.

Heritage

The Borough Council has sought to identify and protect those areas and features which are important to the Borough’s heritage and, where appropriate, give assistance towards the enhancement of both urban and rural areas, by conserving features and seeking to improve unattractive land and buildings through sensitive development and changes of use.

The opportunity to consider the designation of additional buildings and areas for inclusion on the statutory list or for Conservation Area status will be taken where appropriate.

The national importance of archaeological sites and the need for their conservation has been emphasised by central government. Development pressures are likely to threaten the future of these sites, many of which are as yet unknown.

Pressure to accommodate large and small scale development will continue throughout the plan period. Issues of architectural or historic interest, including the safeguarding of the built features associated with the Borough’s heritage, will also remain an important consideration when determining these proposals. For example, the desirability of preserving a listed building and its setting, or the appearance of a Conservation Area, will be taken into account, where appropriate. In considering proposals for new buildings in Conservation Areas, issues of scale and massing will be considered as well as whether such new buildings complement, or are in harmony with, adjoining buildings in terms of architectural style and use of materials.

Alternative uses for historic buildings will need to be considered where their original use is no longer viable. The satisfactory accommodation of new uses, or the need to accommodate new buildings adjacent to historic sites, will require sensitive consideration by applicants and the Borough Council. In the case of proposals for changes of use, particular regard will be had to the architectural character of the building and the desire to secure an economically viable future.

POLICY EN1: Protecting tree and hedgerow cover

Planning permission will not be granted for development which would result in the destruction of trees and hedgerows which are important to the retention, where applicable, of:

- (i) a clear distinction between built up areas and the countryside; or
- (ii) the character and appearance of the landscape or townscape; or
- (iii) green links between open spaces and wildlife heritage sites; or
- (iv) internationally, nationally or locally rare or threatened species; or
- (v) habitats for local wildlife; or
- (vi) areas of historic significance.

POLICY EN2: Supplementing tree and hedgerow cover

In imposing landscaping conditions to secure additional tree and/or hedge planting, the Borough Council will require developers to include in their schemes the planting of indigenous trees appropriate to the setting and character of the area and a variety of other indigenous plants. According to circumstances, these may include grasses, heath land or wetland species.

POLICY EN6: Ancient monuments and archaeological remains of national importance

Planning permission will not be granted for development, which would adversely affect the character and appearance of ancient monuments and archaeological remains of national importance or their settings. Where appropriate, the Borough Council will require by condition(s) or seek by agreement a conservation and/or enhancement scheme, which may include public access management arrangements.

Policy EN7: Other important archaeological remains

Planning permission will not be granted for development, which would adversely affect those important archaeological remains, which are not the subject of Policy EN6. In assessing proposals, the Borough Council will have regard to the need to preserve these archaeological remains and, where appropriate, will require an assessment of the site and an evaluation of the remains prior to the determination of the planning application.

POLICY EN8: Development on land outside settlements

The countryside will be protected for its own sake. Outside the defined settlement boundaries, development will be permitted only where it would not adversely affect the character, appearance or function of the land, would not damage its landscape quality and, where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt. Any development permitted in the countryside outside the Green Belt may include:

- (i) development required for agriculture and forestry;
- (ii) essential utilities and cemeteries which cannot be sited within settlement boundaries;
- (iii) minor extensions to, replacement of, or subdivision of, existing buildings, subject to criteria defined in policies EN16, EN17, EN22 and H6 of this local plan;
- (iv) the re-use of permanent buildings which are in keeping with their surroundings, or of buildings of special architectural or historic interest, for suitable alternative uses (including residential institutions in extensive grounds) subject to criteria defined in EN9, EN17, EN22, EN12 and H11; and
- (v) proposals which are acceptable in terms of other policies in this plan for:
 - (a) recreation development suitable in the countryside;
 - (b) the disposal, recycling or treatment of waste.

POLICY EN9: Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt

In the countryside outside the Green Belt, the change of use or adaptation of an existing non-residential building will be permitted only where:

- (i) the building is of permanent construction and its scale, design, bulk and form are in keeping with its surroundings; and
- (ii) the proposed change of use or adaptation would not require extensive alteration or rebuilding; and
- (iii) the proposed change of use or adaptation would not be detrimental to the character of the building, its surroundings and landscape setting; and
- (iv) the proposed change of use would not result in more than 500 square metres of business, industrial, distribution or storage (use Classes B1 to B8) floor space; and
- (v) the proposal would not cause significant environmental, road safety or traffic generation, or other, problems.

POLICY EN12: Historic parks and gardens

Development will not be permitted which would result in damage to, or the erosion of, parks and gardens of special historic interest and their settings.

POLICY EN15: Floodlighting

Outside settlements, planning permission for external lighting schemes will be granted only where they would have no adverse effect upon the character of the surrounding land, residential amenity or wildlife and would not result in intrusive sky glow.

POLICY EN16: Demolition of listed buildings

Development proposals for the demolition of a building or structure included within the statutory list of buildings of special architectural or historic interest will only be granted in exceptional circumstances.

POLICY EN17: Development proposals including the alteration, extension, or change of use of listed buildings

Alterations, extensions or changes of use to buildings or structures included within the statutory list of buildings of special architectural or historic interest will be permitted only where there would be no adverse effect on:

- (i) the external or internal features which define the character of the building or structure; or
- (ii) the setting of the building or structure.

POLICY EN18: Conservation areas

In considering proposals for development in a Conservation Area, the Borough Council will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

POLICY EN19: Demolition in Conservation Areas

In considering proposals for the demolition of a building or structure in a Conservation Area, the Borough Council will pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In particular, the Borough Council will need to be satisfied that:

- (i) adequate efforts have been made to retain it; and
- (ii) it is incapable of reasonable beneficial use (having regard to the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use); or
- (iii) it makes little or no contribution to the character or appearance of the area; and
- (iv) the merits of the alternative proposals for redevelopment outweigh the contribution of the existing building or structure to the preservation or enhancement of the character or appearance of the Conservation Area. Demolition will be permitted where there are approved detailed plans for redevelopment.

POLICY EN20: Design considerations in new development

In their determination of applications for planning permission, the Borough Council will have regard to the following considerations:

- (i) be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views;
- (ii) retain beneficial landscape, ecological or archaeological features and, where reasonable, enhance these features;
- (iii) ensure that the design of the development promotes, or where necessary creates, local character and a sense of local identity;
- (iv) provide adequate space for private use and visual amenity, where appropriate;
- (v) provide appropriate layout and design features to improve personal and general security, including the natural surveillance of public spaces, including footpaths, roads and open space;
- (vi) avoid the loss of important open areas, gaps in frontages and natural or built features (such as trees, hedges, walls, fences and banks) which it is desirable to retain;
- (vii) not adversely affect the amenity of surrounding properties and adjoining area;
- (viii) not be prejudicial to the proper future development of a larger area in a comprehensive manner.

Appendix 3: Report of Consultation

Easthampstead Conservation Area Appraisal

In December 2005, a letter was sent to residents and businesses within the Easthampstead Conservation Area notifying them of a review and asking for their views about what made the Area 'special' or contributed to its character. The letter also provided information about conservation area appraisals, the implications of living in a conservation area, and how they might be involved in the appraisal process. Two residents expressed support for the designation.

In January 2006 a letter was sent to residents and businesses within the Conservation Area and site notices placed around the Conservation Area, seeking comments on a draft Appraisal document. The document was available to view at the Town Council offices, local library, Borough Council offices and on the Borough Council website for a period of 2 weeks, from 6 to 20 January 2006.

Three responses were received related mainly to opportunities to enhance the conservation area, particularly aspects of the public realm. No objections were received regarding designation nor any proposals to alter the conservation area boundaries.

The responses may be grouped as follows:

1. Enhancements to the public realm
This includes the appearance of the shops, seating and litter bins along Rectory Row, parking provision, speed restrictions and the appearance of the Easthampstead Community Centre and The Green.
2. Concerns over development pressure
Desire for continued protection afforded by conservation area status but concern over ability of current planning procedures to ensure suitable development in the area.
3. Action points outlined in the appraisal
Support was expressed for the enhancement proposals outlined in the document, which included many of the enhancements to the public realm.

Having considered the above responses it was not felt necessary to make any changes to the Appraisal document.

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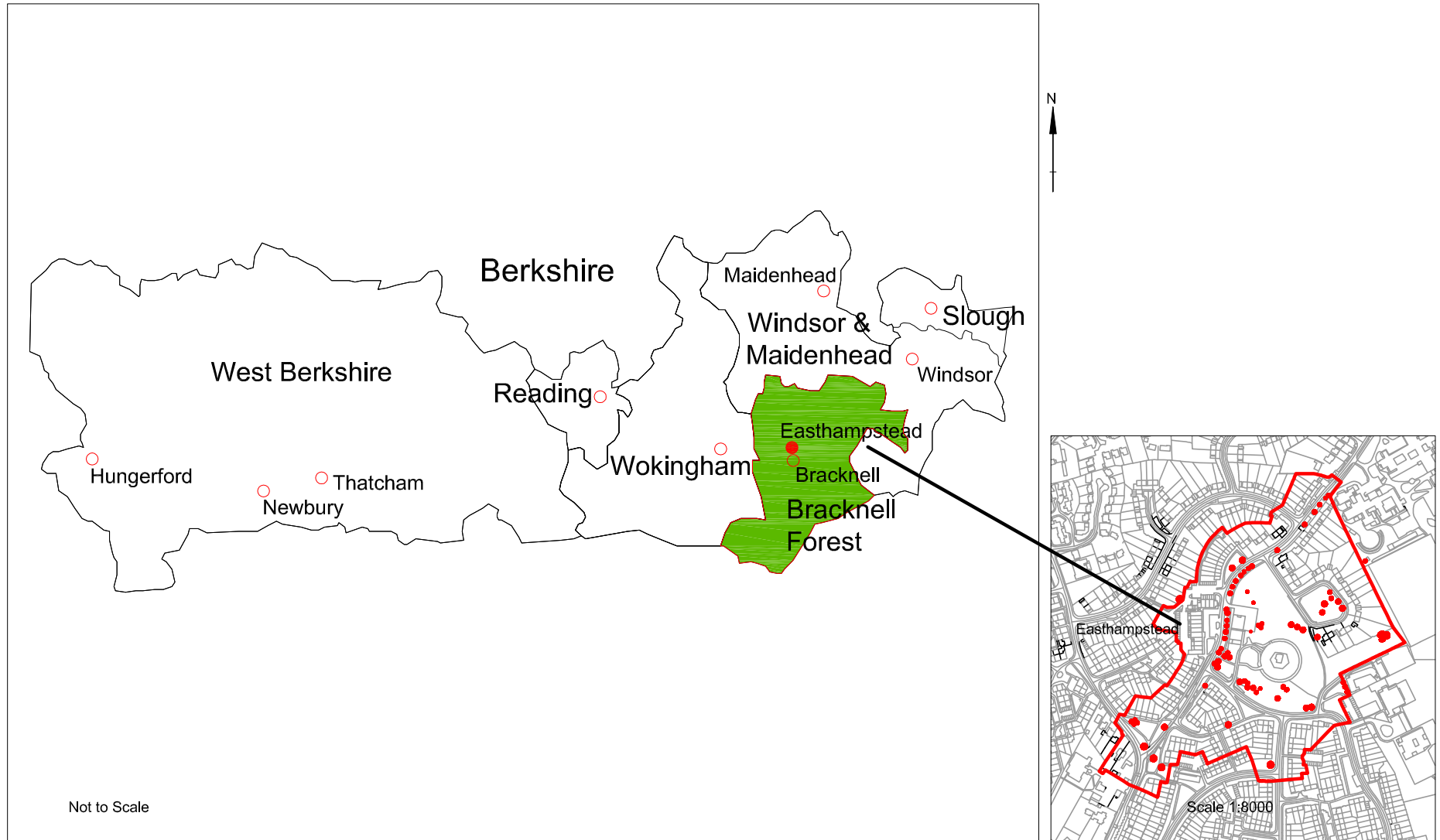


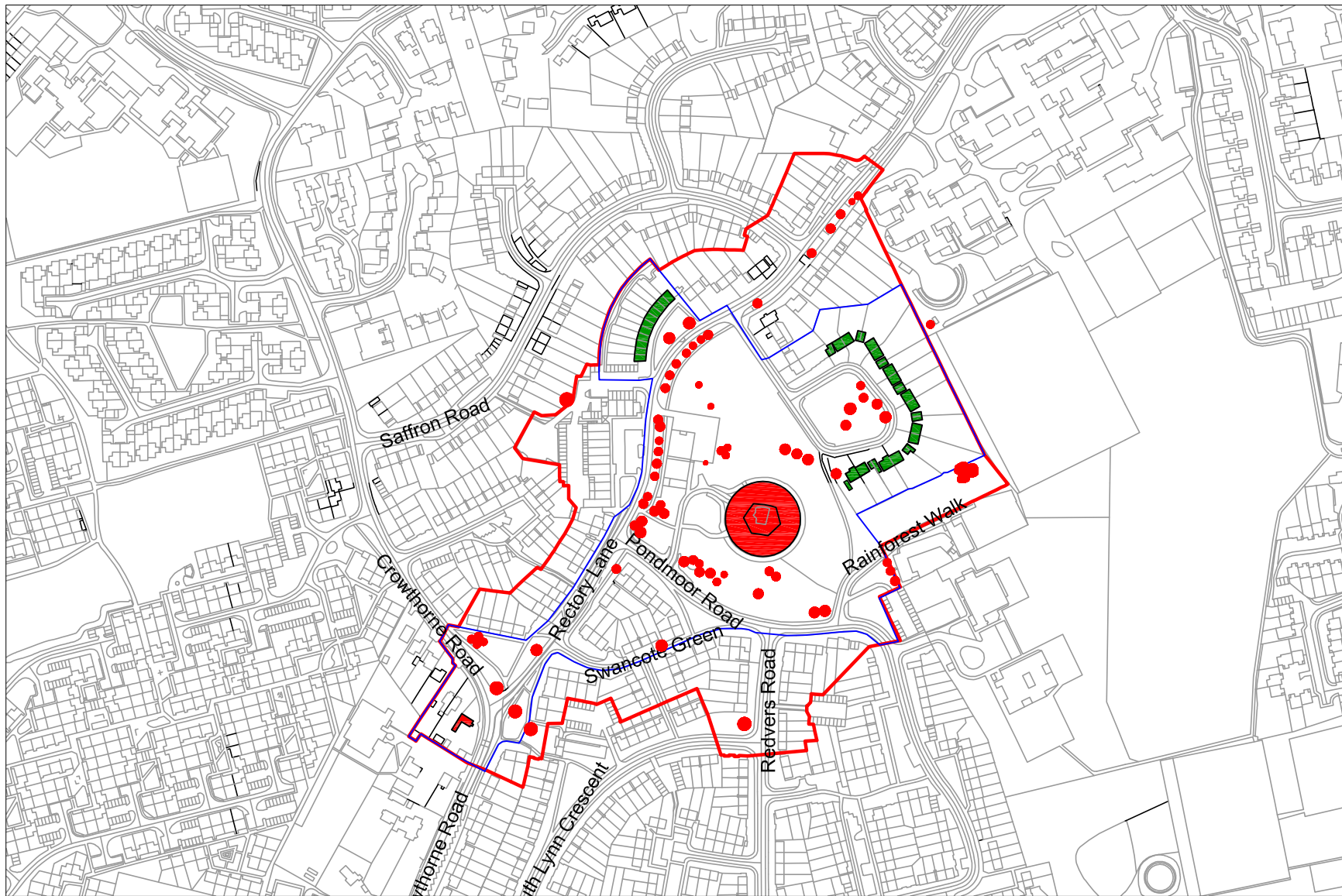
Figure 1 Site Location

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 Tel: 0118 988 1555 Fax: 0118 988 1666
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Bracknell Forest Borough Council
 Rectory Lane Conservation Area
 Appraisal,
 Easthampstead Parish, Berkshire.

Figure 2 Rectory Lane, Easthampstead Conservation Area



- Conservation Area boundary
- Reduced Conservation Area boundary

scale at A4 1:4000



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Figure 3 Rocque's map of Berkshire, 1761.

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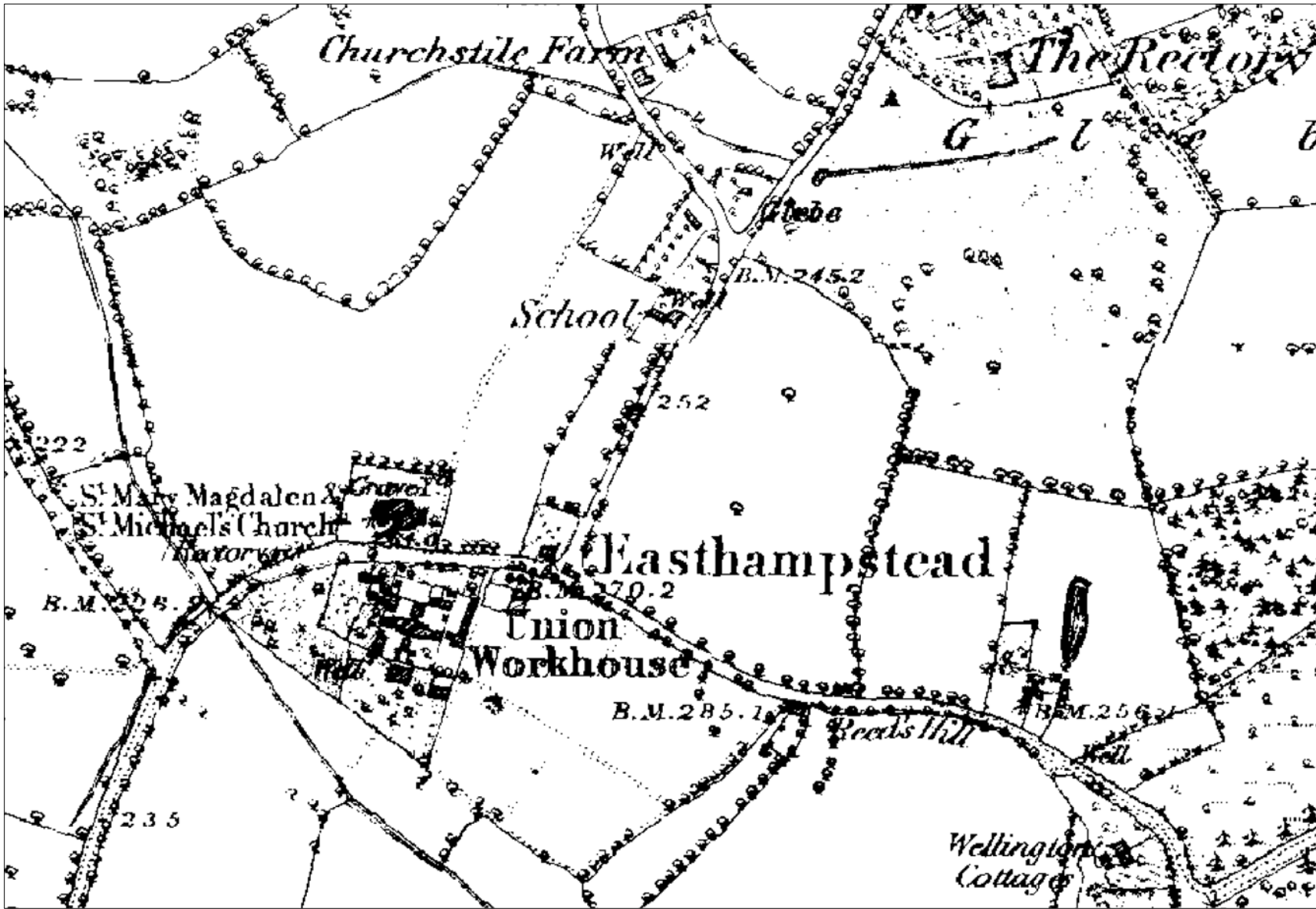


Figure 4 First Edition OS map from 1887, with modern OS data.

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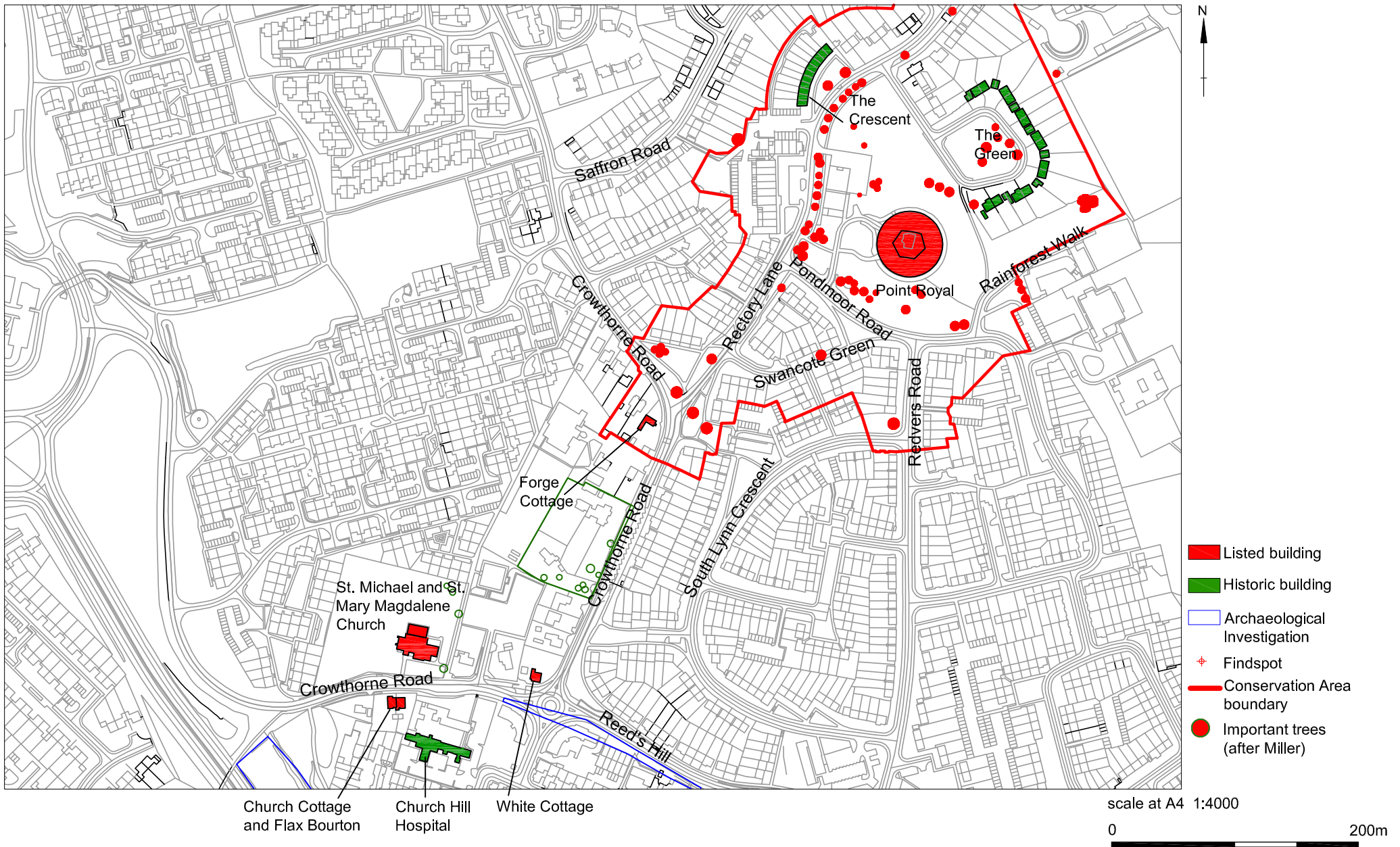
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Figure 5 Listed and historic buildings and monuments



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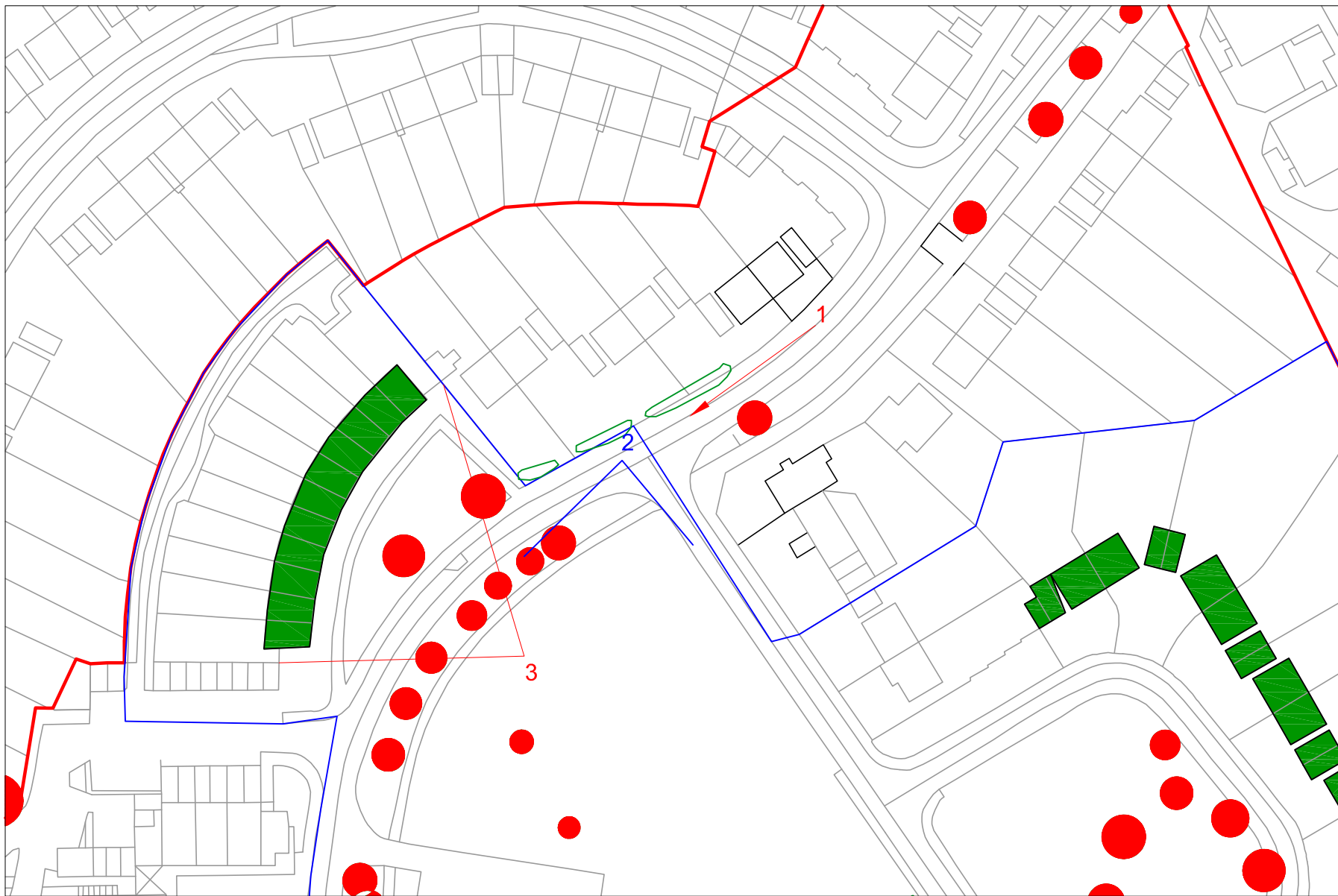
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Figure 6 Views of the north-east of Easthampstead



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↑

- Listed building
- Historic building
- Conservation Area boundary
- Public footpath
- Important trees (after Miller)
- Primary view
- View

1 NE view, showing the crescent on west and trees lining curve of the road.

2 S view of The Green with Point Royal glimpsed through trees

3 View of The Crescent, showing curve of the building and two oak trees in front

scale at A4 1:1000

0 50m

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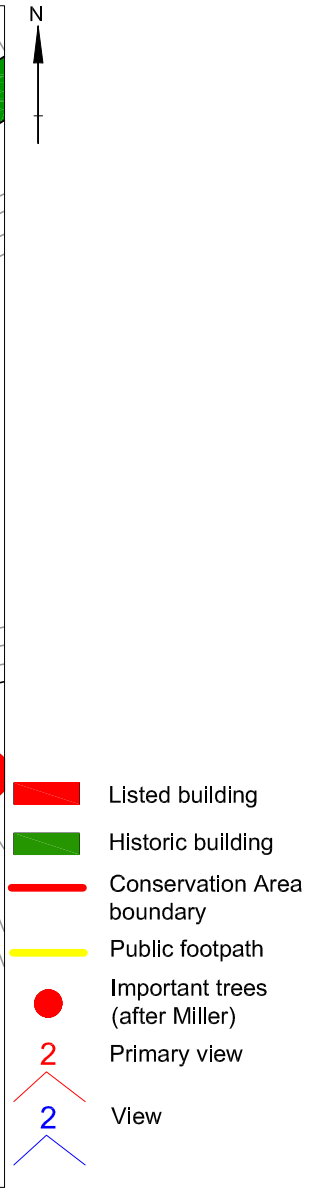
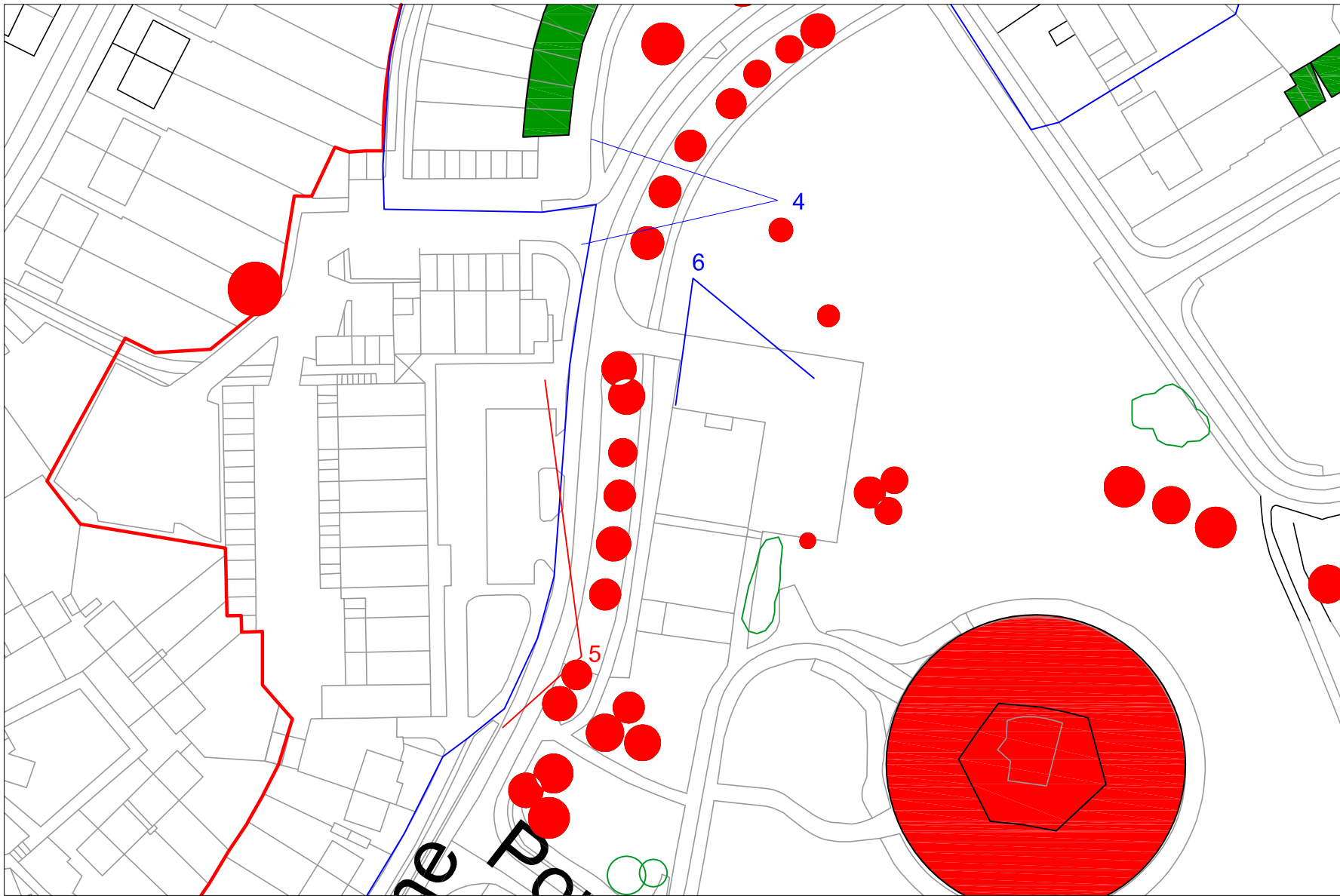


Figure 7 Facilities of the New Town

4 View of untidy car park and access road, behind shopping centre

5 View of shopping centre with flats above and paved pedestrian area in front

6 Community centre with Point Royal behind

scale at A4 1:1000



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