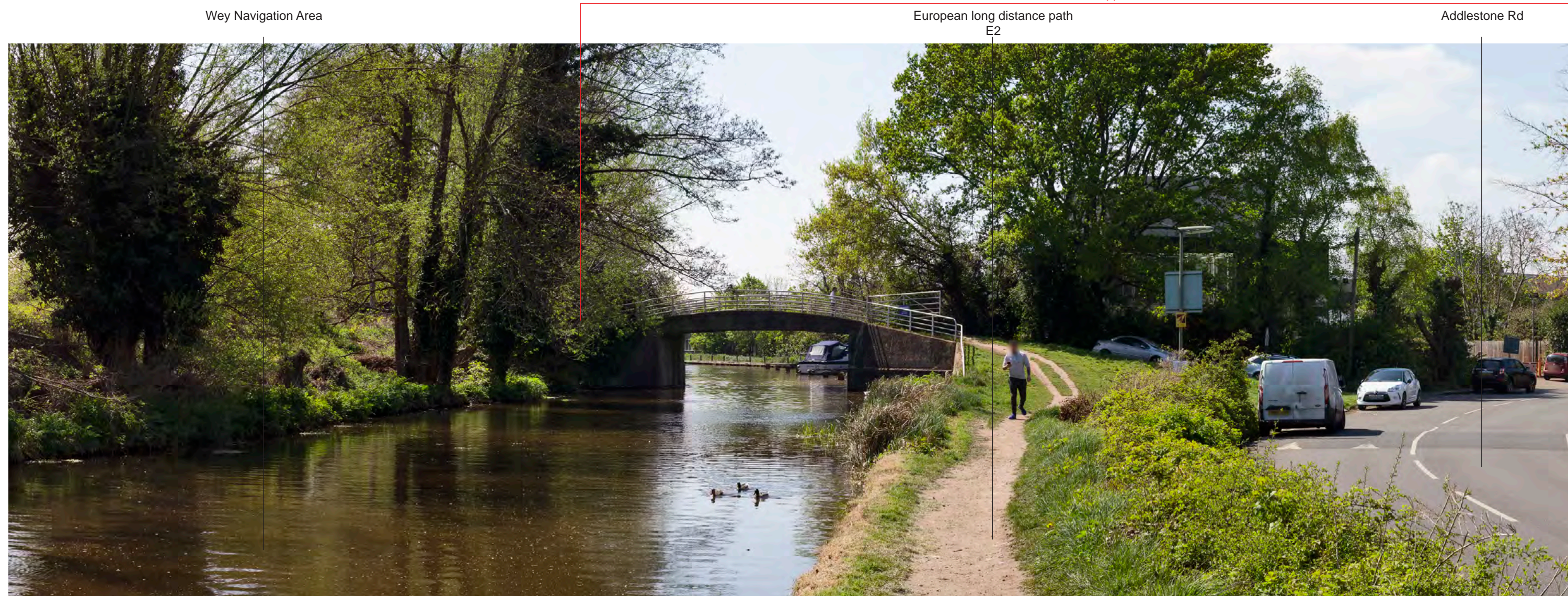
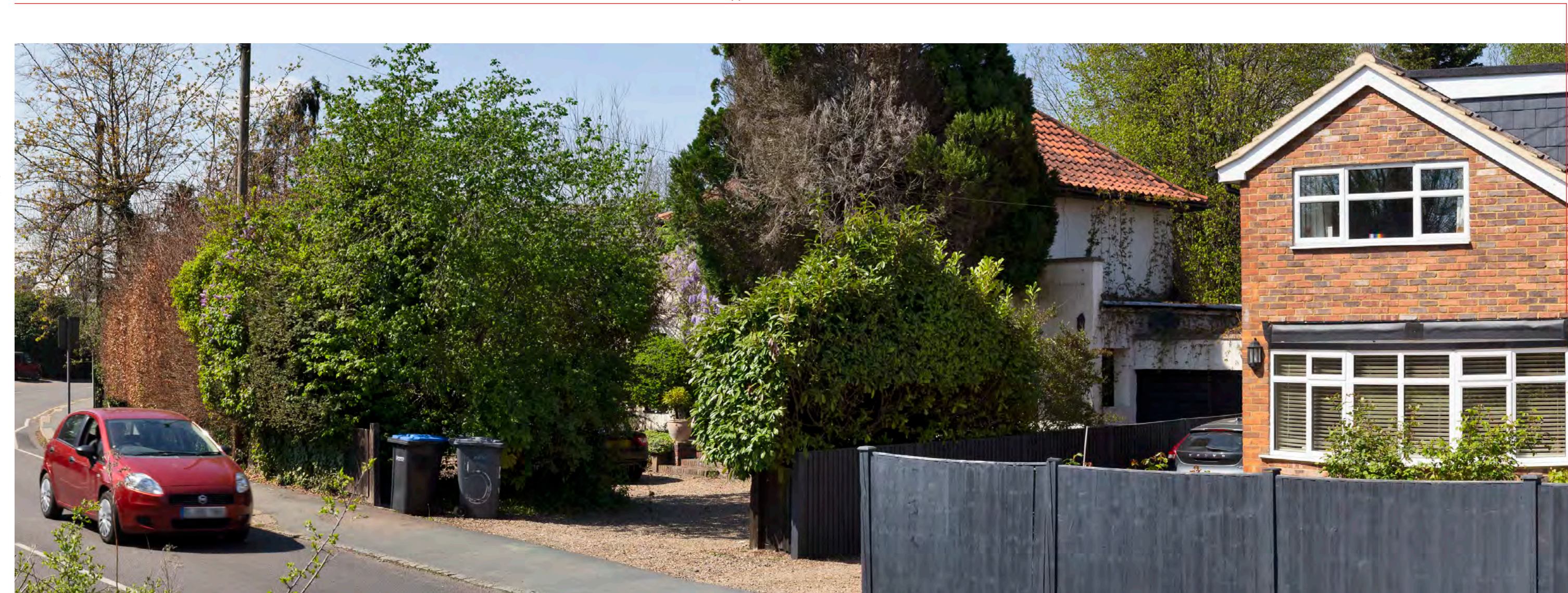


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Representative Viewpoint 8 (Left) - Wey Navigation Area / European long distance path E2 (opposite Star Bourne and White House)

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Representative Viewpoint 8 (Centre) - Wey Navigation Area / European long distance path E2 (opposite Star Bourne and White House)

This view looks west from the elevated towpath along the Wey Navigation, approaching the eastern boundary of the Site and close to the residential properties White House and Star Bourne House. This stretch of the towpath forms part of European long-distance path E2. The view looks along the waterway and the adjacent Addlestone Road, which are bounded to the south by mature trees and woodland blocks, which limit views to the landscape beyond. To the left of the view, Wey Meadows area is visible, beyond the bank of the canal and the mature trees along it. A row of overhead cables cross the view beyond the canal vegetation. To the right of the view, on the opposite side of Addlestone Road, residential properties sit within a mature vegetated context, which contains views out from the properties. The north-east corner of the southern parcel of the Site is partially visible between Addlestone Road and the Wey Navigation, through intervening vegetation.

The northern area of the proposed development (Units 210 and 220) would continue to be screened from view by the retained mature vegetation around its boundaries. Whilst most of the southern area of the proposed development (Unit 100) would be screened by existing vegetation along Addlestone Road and the canal bridge, with some removal of vegetation along the canal, views would be possible from this location to parts of Unit 100, seen beyond and above the existing and proposed vegetation. The additional proposed planting would reinforce the existing landscape structure and integrate the proposed development into the landscape fabric as it matures.

Effects would be of Medium-small scale and Adverse in the Medium-term. These effects would reduce to Small scale and Adverse as the proposed planting begins to mature.

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 8 (Left)
 Representative Viewpoints

DWG. NO. 8404_PP_8_L

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
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Camera Location (OS Grid Reference): 506497 E 164760 N
 Ground Level (mAOD): 13.6m
 Direction of View: bearing from North (0°): 258°
 Distance to Site: 76m
 Horizontal Field of View: 180° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 13:27
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 8 (Centre)
 Representative Viewpoints

DWG. NO. 8404_PP_8_C

Star Bourne House

White House



Representative Viewpoint 8 (Right) - Wey Navigation Area / European long distance path E2 (opposite Star Bourne and White House)

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 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
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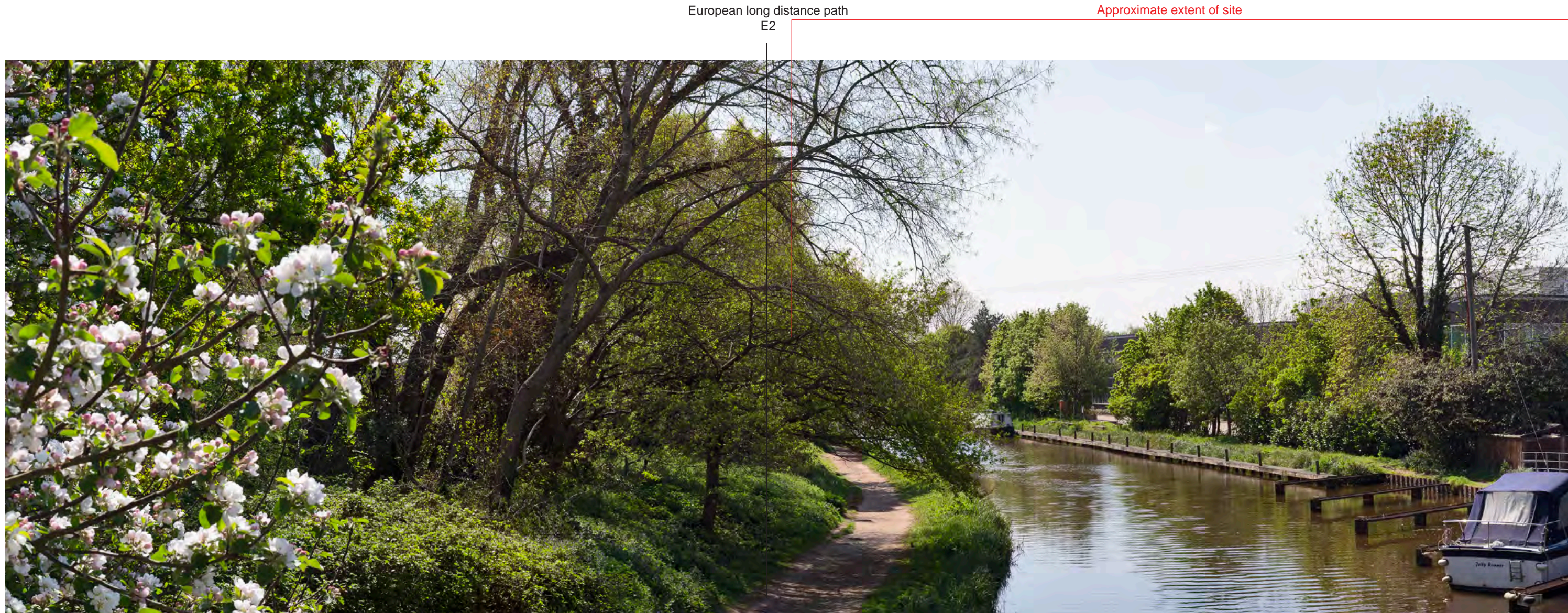
DWG. NO. 8404_PP_8_R

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 8 (Right)
 Representative Viewpoints

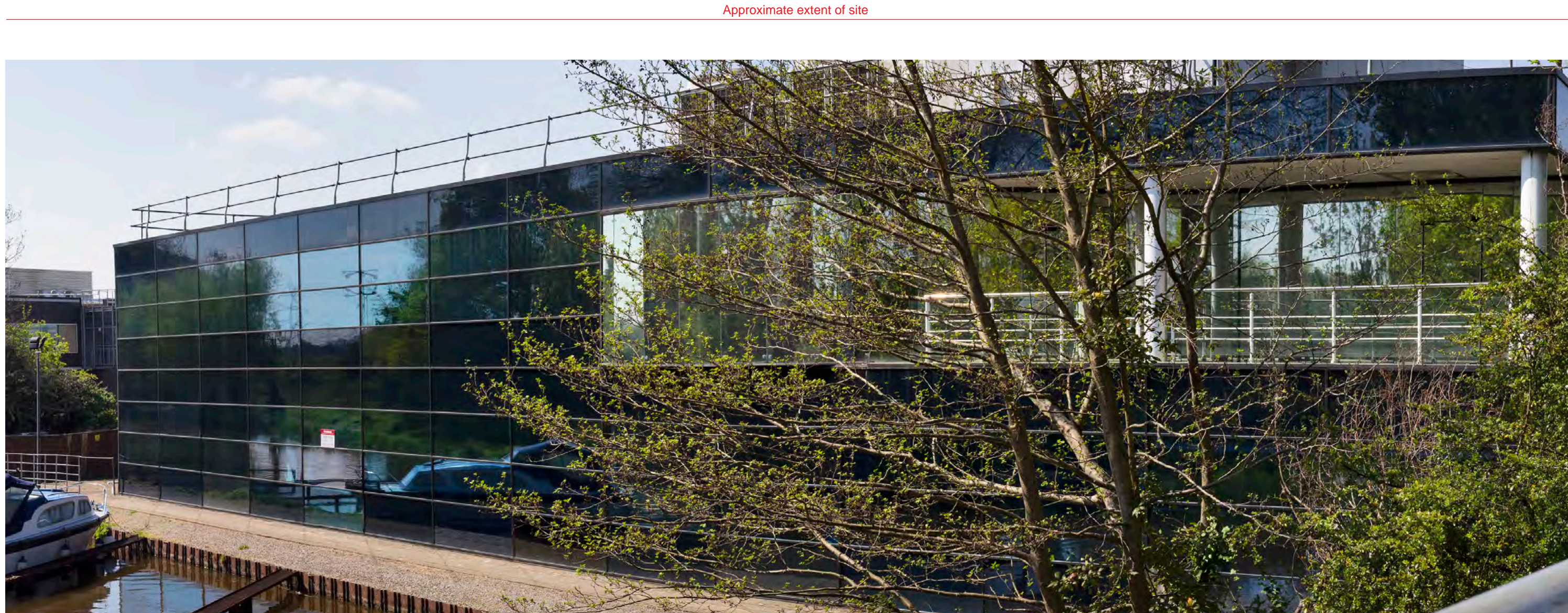
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Representative Viewpoint 9 (Left) - Wey Navigation Area / European Long Distance Path No. E2 (bridge crossing)

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Representative Viewpoint 9 (Centre) - Wey Navigation Area / European Long Distance Path No. E2 (bridge crossing)

This view looks west from the elevated bridge over the Wey Navigation, which also forms part of the towpath of the canal and European long-distance path E2. The view looks over the canal, which is generally bounded by mature trees, which limit views to the landscape beyond. To the left of the view, Wey Meadows is visible in glimpsed views beyond the tall mature trees along the canal. To the right of the view existing buildings within the Site/Weybridge Business Park sit along the western edge of the Wey Navigation, with a grass verge or hard surfaced boundary to the canal. Existing buildings within the Site combine with canal side trees to limit the extent of views west. To the right of the view residential properties are visible on the opposite side of Addlestone Road, set within mature trees. The existing building in the north-east of the southern parcel of the Site is clearly visible, and there are filtered views of other buildings within the southern parcel. The northern parcel of the Site is screened from view by existing vegetation and built form.

Units 210 and 220 in the northern area of the proposed development, would continue to be screened by intervening established vegetation along the canal and around the Site, as well as the existing built form. Whilst parts of the southern area of the proposed development (Unit 100) would be screened by existing vegetation along Addlestone Road, vegetation along the canal would be replaced and views of Unit 100 would be possible, set beyond the service yard. The proposed replacement planting would reinforce the existing landscape structure and integrate the proposed development into the landscape fabric as it matures.

Effects would be of Large scale and Adverse in the Medium-term. These effects would reduce to Medium scale and Adverse as the proposed planting begins to mature.

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DWG. NO. 8404_PP_8_L

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 9 (Left)
 Representative Viewpoints

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_8_C

Camera Location (OS Grid Reference): 506445 E 164706 N
 Ground Level (mAOD): 14.0m
 Direction of View: bearing from North (0°): 278°
 Distance to Site: 21m
 Horizontal Field of View: 360° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 13:44
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 9 (Centre)
 Representative Viewpoints

Approximate extent of site

Addlestone Rd



Representative Viewpoint 9 (Right) - Wey Navigation Area / European Long Distance Path No. E2 (bridge crossing)

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DWG. NO. 8404_PP_9_R

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 9 (Right)
 Representative Viewpoints

Approximate extent of site

Weybridge Rd



Illustrative Viewpoint 10 - Weybridge Rd

This view looks west along Weybridge Road, from the north-west of the Site. The view looks across the Weybridge Road, which is a busy 'A' road and single carriageway at this location, bounded by mature trees on both sides of the road. The Site is screened from view by the existing vegetation along the southern side of the road.

The proposed development, including Unit 100 and Units 210 and 220, would be screened by the intervening vegetation.

Effects would be of Negligible scale and Neutral, both in the medium term and permanently.

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DWG. NO. 8404_PP_10

Camera Location (OS Grid Reference): 506593 E 164822 N
 Ground Level (mAOD): 12.9m
 Direction of View: bearing from North (0°): 250°
 Distance to Site: 173m
 Horizontal Field of View: 60° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 11:37
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
**Photograph Panel 10
 Illustrative Viewpoints**

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Approximate extent of site



Representative Viewpoint 11 (Left) - Weybridge Road
Description

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 DATE Oct 2022 DRAWN MSo
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DWG. NO. 8404_PP_11_L

Camera Location (OS Grid Reference): 506424 E 164863 N
 Ground Level (mAOD): 12.9m
 Direction of View: bearing from North (0°): 216°
 Distance to Site: 10m
 Horizontal Field of View: 360° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 11:31
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Photograph Panel 11 (Left)
Representative Viewpoints

Approximate extent of site



Representative Viewpoint 11 (Centre) - Weybridge Road

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 DATE Oct 2022 DRAWN MSo
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DWG. NO. 8404_PP_11_C

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 11 (Centre)
 Representative Viewpoints

Approximate extent of site



Representative Viewpoint 11 (Right) - Weybridge Road

This view looks west along Weybridge Road, from the north-west corner of the Site. The view looks across the Weybridge Road, which is a busy 'A' road and single carriageway at this location, bounded by mature trees on both sides of the road. To the left of the view, mature trees filter views towards the northern area of the Site. The roof top of existing building within the northern parcel of the Site is glimpsed through and above the roadside vegetation from this location and the stretch of Weybridge Road further west to the junction with Link Road. To the right of the view, mature trees along Weybridge Road screen the views towards and out from Meadowlands Park residential area.

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DWG. NO. 8404_PP_11_R

Glimpsed views would be possible from this location of the tops of Units 210 and 220 within the Proposed Development, seen above and through the existing and proposed vegetation. The southern area of the proposed development, including Unit 100, would sit beyond the existing vegetation and be screened from view.

Effects would be of Small scale and Adverse in the Medium term. These effects would be of Negligible scale and Neutral as the proposed planting begins to mature.

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 11 (Right)
 Representative Viewpoints

Approximate extent of site

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Representative Viewpoint 12 (Left) - Addlestone Road

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 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_12_L

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 9 (Left)
 Representative Viewpoints

Approximate extent of site

Approximate extent of site

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Representative Viewpoint 12 (Left-centre) - Addlestone Road

This viewpoint is located on Addlestone Road, between the northern and southern parcels of the Site and close to the entrance to the northern parcel. The view looks across the commercial/industrial area of the existing Weybridge Business Park/the Site, which are bounded by mature trees to the north and ornamental planting with semi-mature trees to the south. The existing built form in this area limits long-range views. To the left of the view, the existing building within northern parcel of the Site is visible on the opposite side of the Addlestone Road, and is partly screened by the mature tall trees around this area of the Site. The River Bourne, with mature tree and riparian vegetation along it, runs under the bridge to the left of the view. Residential properties along Addlestone Road are also visible beyond the bridge. The existing buildings and associated car parking in the southern part of the site are visible, beyond the ornamental planting and semi-mature trees in the foreground. The 2 to 3-storey buildings screen views towards Hamm Moor Lane behind. To the right of the view buildings within Bourne Business Park and street trees along Dashwood Lang Road limit views to the west. Further to the right, Dixcart Business Centre and the Mazda garage, at the corner of Addlestone Road and Link Road, sit within a vegetated context which limits views towards Weybridge Road.

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DWG. NO. 8404_PP_12_LC

Camera Location (OS Grid Reference): 506364 E 164758 N
 Ground Level (mAOD): 12.7m
 Direction of View: bearing from North (0°): 231°
 Distance to Site: 4m
 Horizontal Field of View: 360° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 13:12
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

The northern area of the proposed development (Units 210 and 220, as well as the proposed acoustic fence) would sit beyond vegetation north of Addlestone Road, but there would be glimpsed views through retained vegetation of the proposed buildings. There would be open views of the proposed Unit 100 from this location, set beyond proposed car parking. The additional proposed planting, including evergreen species would help to integrate the proposed development within the streetscape and existing landscape fabric as it matures.

Effects would be of Large scale and Adverse in the Medium term. These effects would reduce to Large-medium scale and would be Neutral as the proposed planting begins to mature.

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 12 (Left-centre)
 Representative Viewpoints

Approximate extent of site

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Representative Viewpoint 12 (Centre-left) - Addlestone Road

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 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_12_CL

PROJECT TITLE

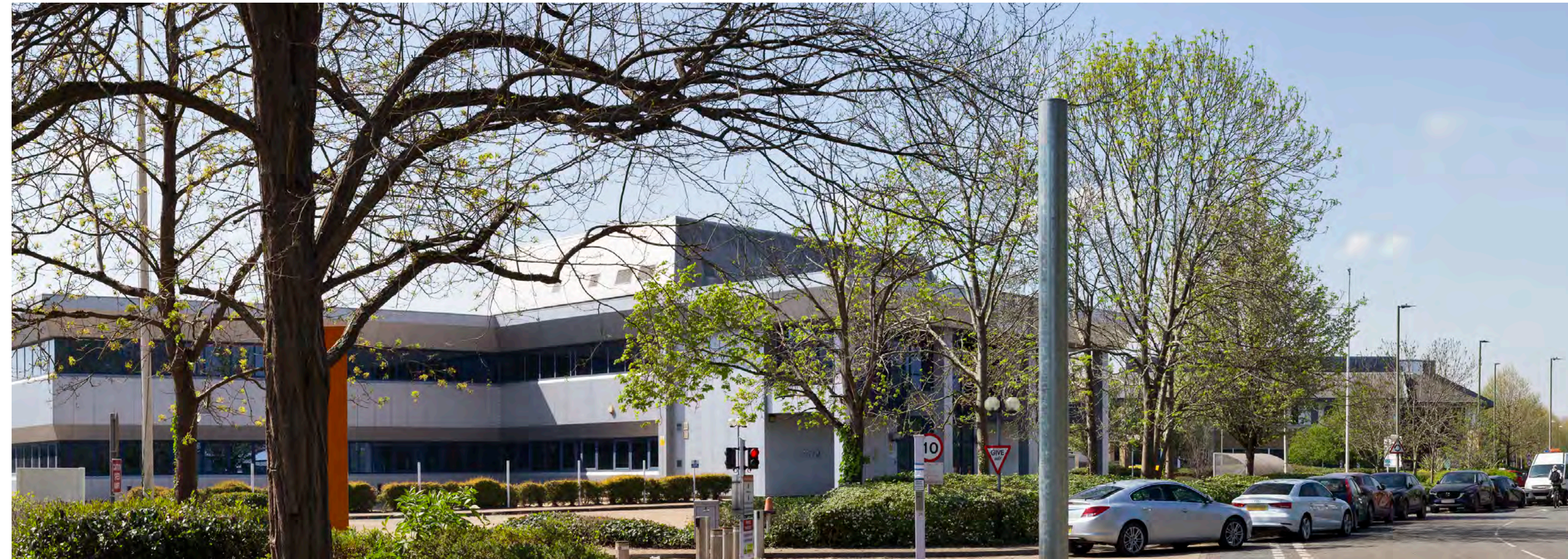
WEYBRIDGE BUSINESS PARK

DRAWING TITLE

Photograph Panel 12 (Centre-left)
 Representative Viewpoints

Approximate extent of site

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Representative Viewpoint 12 (Centre-right) - Addlestone Road

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 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_12_CR

PROJECT TITLE

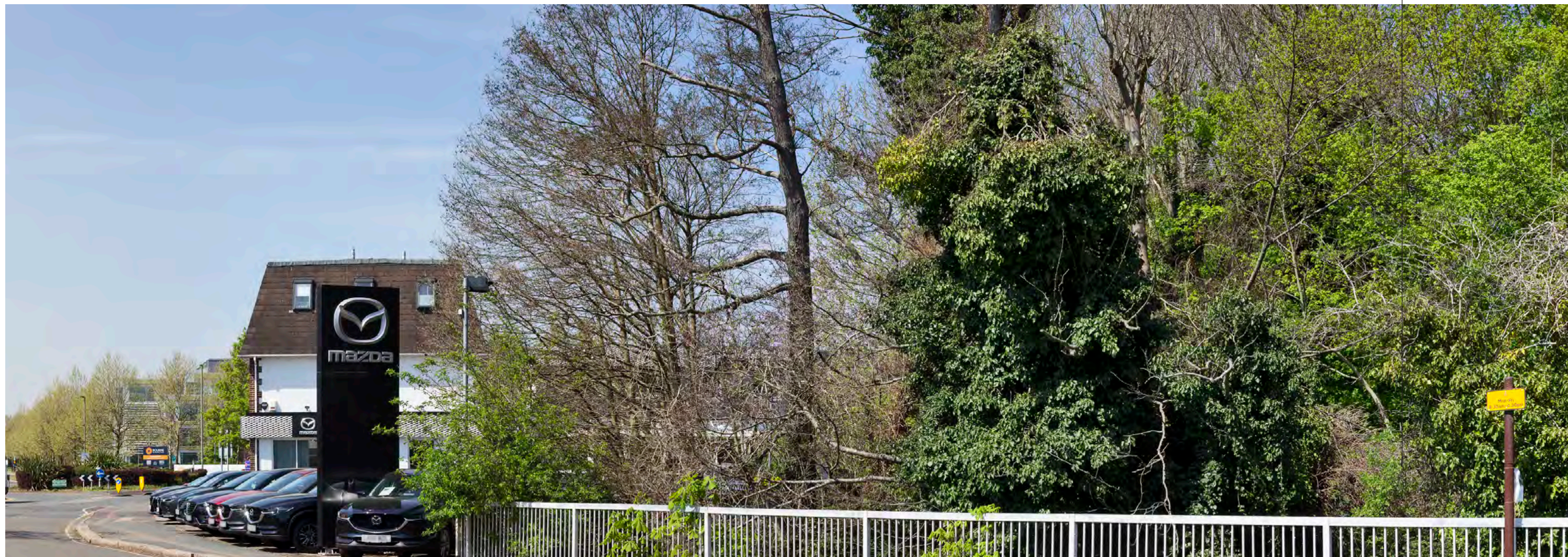
WEYBRIDGE BUSINESS PARK

DRAWING TITLE

Photograph Panel 12 (Centre-right)
 Representative Viewpoints

Approximate extent of site

Hamm Moor lane



Representative Viewpoint 12 (Right-centre) - Addlestone Road

Approximate extent of site

Bourne Business Park

Approximate extent of site



Representative Viewpoint 12 (Right) - Addlestone Road

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DWG. NO. 8404_PP_12_RC

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 12 (Right-centre)
 Representative Viewpoints

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 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_12_R

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 12 (Right)
 Representative Viewpoints

Approximate extent of site



Representative Viewpoint 13 (Left) - Addlestone Road

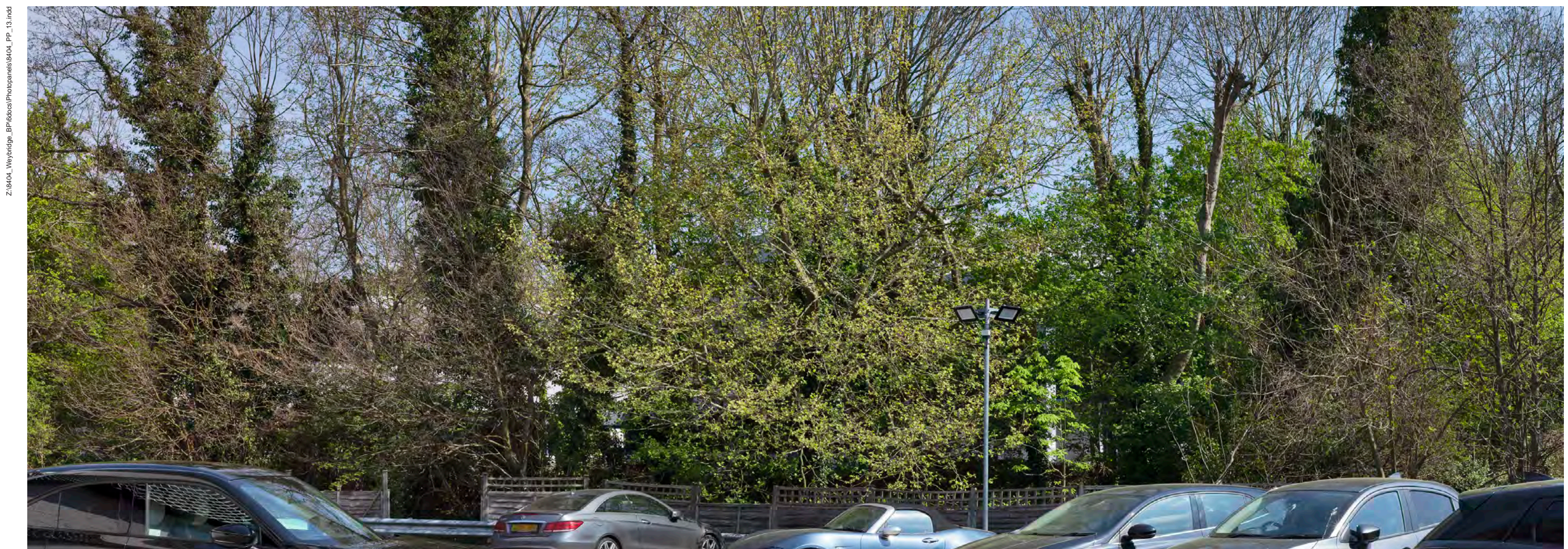
ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSO
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_13_L

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 13 (Left)
 Representative Viewpoints

Approximate extent of site



Representative Viewpoint 13 (Left-centre) - Addlestone Road

This viewpoint is located on Addlestone Road, close to the roundabout at the junction of Link Road to the north, Addlestone Road to the east, Hamm Moor Lane to the south and Dashwood Lang Road to the west. The viewpoint is located adjacent to the Mazda garage, with lighting and street furniture typical to a commercial area located along the roads. It looks along Addlestone Road, which is bounded by commercial development with mature trees to the north and south and more ornamental hedgerows and semi-mature trees closer to the roundabout. To the left of the view, the existing building within the northern parcel of the Site, to the north of Addlestone Road, is screened by the tall trees along the roadside. Existing buildings and associated car parking within the southern parcel of the Site are visible, beyond the ornamental planting with semi-mature trees in the foreground. There are views towards Hamm Moor Lane behind ornamental planting within the Site. To the right of the view buildings within Bourne Business Park and associated car parking are visible, beyond a low hedgerow with semi-mature trees at the foreground and street trees on Dashwood Lang Road limit long-range views beyond. Further to the right, Dixcart Business Centre at the corner of Addlestone Road and Link Road sit within the vegetated context which limits views towards Weybridge Road.

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSO
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DWG. NO. 8404_PP_13_LC

Camera Location (OS Grid Reference): 506301 E 164774 N
 Ground Level (mAOD): 12.5m
 Direction of View: bearing from North (0°): 157°
 Distance to Site: 15m
 Horizontal Field of View: 360° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 12:21
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

The site is divided into two areas by Addlestone Road in the middle of the view. The northern area of the proposed development (Units 210 and 220) would be predominantly screened beyond roadside vegetation north of Addlestone Road. There would be open views of the proposed Unit 100 from this location. The additional proposed planting, including evergreen species would help to integrate the proposed development within the streetscape and existing landscape fabric as it matures.

Effects would be of Large scale and Adverse in the Medium term. These effects would reduce to Large-medium scale and would become Neutral as the proposed planting begins to mature.

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 13 (Left-centre)
 Representative Viewpoints

Approximate extent of site

Approximate extent of site

Approximate extent of site

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Representative Viewpoint 13 (Centre-left) - Addlestone Road

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Representative Viewpoint 13 (Centre-right) - Addlestone Road

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DWG. NO. 8404_PP_13_CL

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 13 (Centre-left)
 Representative Viewpoints

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DWG. NO. 8404_PP_13_CR

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 13 (Centre-right)
 Representative Viewpoints

Approximate extent of site

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Representative Viewpoint 13 (Right-centre) - Addlestone Road

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 STATUS Final APPROVED RK

DWG. NO. 8404_PP_13_RC

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 13 (Right-centre)
 Representative Viewpoints

Approximate extent of site

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Representative Viewpoint 13 (Right) - Addlestone Road

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DWG. NO. 8404_PP_13_R

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 13 (Right)
 Representative Viewpoints

Mill House Entrance

Approximate extent of site



Illustrative Viewpoint 14 - Hamm Moor Lane

This view looks north from the southern section of Hamm Moor Lane. The view looks along Hamm Moor Lane, a minor road, lined by semi-mature trees and hedgerows which channel views along the road. The top of buildings currently located on the southern edge of the Site are glimpsed through the roadside vegetation, with views towards the rest of the Site screened by vegetation and built form.

The proposed development would be largely screened from view by existing vegetation and built form. However, the top of Unit 100 is likely to be glimpsed above other existing built development.

Effects would be of Negligible scale and Neutral, both in the medium term and permanently.

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 DATE Oct 2022 DRAWN MSo
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DWG. NO. 8404_PP_14

Camera Location (OS Grid Reference): 506192 E 164309 N
 Ground Level (mAOD): 12.7m
 Direction of View: bearing from North (0°): 17°
 Distance to Site: 308m
 Horizontal Field of View: 60° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 12:48
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
**Photograph Panel 14
 Illustrative Viewpoints**

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