

# Welcome to the Planning Committee

MapThat Scale Print Title



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MAP SCALE 1:2000  
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**ANDREW W. GIBSON LTD**  
**CONSULTING ENGINEERS**



28 Ave Park, Holloway St Johns, Sydney, NSW, NSW 2100  
 Telephone: 01 494 002873 Mobile: 09042 047718

**PROPOSED DEVELOPMENT**  
 1. Name of the Development  
 2. Description of the Development  
 3. Location of the Development  
 4. Nature of the Development  
 5. Proposed Site Plan

1. Name of the Developer  
 2. Name of the Designer  
 3. Name of the Engineer

**PROPOSED DEVELOPMENT**  
 1. Name of the Development  
 2. Description of the Development

**Location Plan**

**Proposed Site Plan**

Date	Issue	By	For	Version
2009	PROJ	TELSON	1/2009	01
2010	PROJ	TELSON	1/2010	02



All dimensions to be verified on site by Main Contractor before the start of any site preparation or work whatsoever other than their own lot or part of it (as indicated).

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architectural and Engineer's drawings and other relevant information.

Andrew M Wright Ltd, Registered in England & Wales No. 109004  
Registered Office: 22 Church Street, Huddersfield, West Yorkshire, HD1 2LN.

LEGEND: DO NOT SCALE

- 13 no. 3BSP houses (GFA 85.1m<sup>2</sup> approx)
- 14 no. 2B4P houses (GFA 72.1m<sup>2</sup> approx)
- 2 no. 3BSP bungalows (GFA 83.4m<sup>2</sup> approx)
- 6 no. 1B2P houses (GFA 52.4m<sup>2</sup>)
- 1 no. 4BSP house (GFA 97.6m<sup>2</sup>)
- Public open space

RCP Refuse collection point

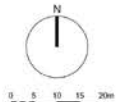
SCHEDULE OF ACCOMMODATION

House type	Area	Quantity
3BSP house	85.1m <sup>2</sup>	13
2B4P house	72.1m <sup>2</sup>	14
3BSP bungalow	83.4m <sup>2</sup>	2
1B2P house	52.4m <sup>2</sup>	6
4BSP house	97.6m <sup>2</sup>	1
<b>Total no. of units</b>		<b>42</b>

Approx site area = 1.22 ha (3 acres)

Density = 34.5 dwellings per ha

Parking provision:  
 1 bed units = 2 spaces  
 2 & 3 bed units = 2 spaces  
 4 bed units = 3 spaces



Rev	Description	By	Date
01	Issue for planning	AMW	12/09/19
02	Issue for planning	AMW	12/09/19
03	Issue for planning	AMW	12/09/19
04	Issue for planning	AMW	12/09/19
05	Issue for planning	AMW	12/09/19
06	Issue for planning	AMW	12/09/19
07	Issue for planning	AMW	12/09/19
08	Issue for planning	AMW	12/09/19
09	Issue for planning	AMW	12/09/19
10	Issue for planning	AMW	12/09/19

**ANDREW M WRIGHT LTD**  
 CHARTERED ARCHITECT



28, Arps Bank, Huddersfield St James, Building Loans, T512 0DD  
 Telephone: 01484 340222 Mobile: 07940 814176

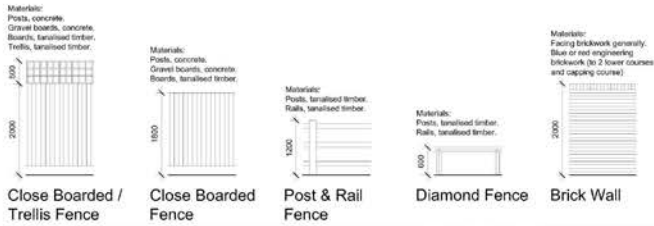
Project: Residential Development  
 Cowley Road  
 Spalding

Drawing Title: Proposed Site Layout

Client: Minster Property Group Ltd

Drawn	Checked	Date	Scale	Sheet No.
AMW	AMW	12.09.19	1:500	A1
011906	PD02	Planning		P7





All dimensions to be verified on site by Main Contractor before the start of any other building or work whatsoever either on Plot or on part of Plot of development.

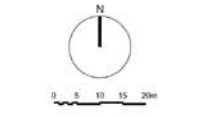
Report any discrepancies to the Chartered Architect or area.

This drawing is to be read with all relevant Architects and Engineer's drawings and other relevant information.

Andrew M Wright Ltd. Registered in England & Wales No. 1296028  
Registered Office: 22 Church Street, Halesworth, Suffolk, UK, IP12 1UL

LEGEND: DO NOT SCALE

- Tarmacadam
- Block pavings
- Paving flags
- Grass
- Rear garden surfaces to resident's choice
- Trees / green screening
- Trees (existing)
- Trees (removed)
- Close boarded fence, 1800mm high
- Timber post & rail fence, 1200mm high
- Knee rail / diamond fence, 600mm high
- Brick wall, 2000mm high
- Close boarded fence, 2000mm high with trellis above, 500mm high
- Close boarded fence, 2700mm high
- RCP Refuse collection point



78	10.80.30	Planning Area	NW	NW
79	10.84.30	Planning Area	NW	NW
80	11.00.30	Planning Area	NW	NW
81	10.57.30	Planning Area	NW	NW
82	10.55.30	Planning Area	NW	NW
83	10.53.30	Planning Area	NW	NW
84	10.51.30	Planning Area	NW	NW
85	10.49.30	Planning Area	NW	NW
86	10.47.30	Planning Area	NW	NW
87	10.45.30	Planning Area	NW	NW
88	10.43.30	Planning Area	NW	NW
89	10.41.30	Planning Area	NW	NW
90	10.39.30	Planning Area	NW	NW
91	10.37.30	Planning Area	NW	NW
92	10.35.30	Planning Area	NW	NW
93	10.33.30	Planning Area	NW	NW
94	10.31.30	Planning Area	NW	NW
95	10.29.30	Planning Area	NW	NW
96	10.27.30	Planning Area	NW	NW
97	10.25.30	Planning Area	NW	NW
98	10.23.30	Planning Area	NW	NW
99	10.21.30	Planning Area	NW	NW
100	10.19.30	Planning Area	NW	NW

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CHARTERED ARCHITECT

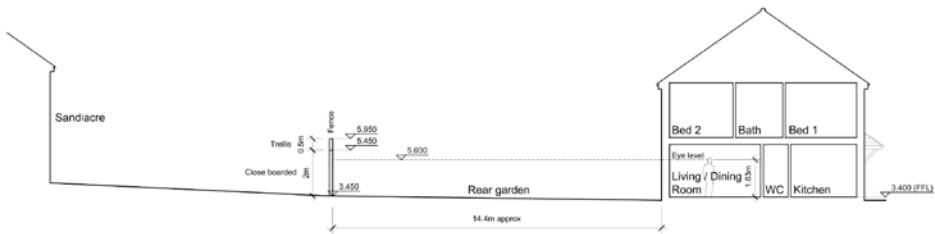
28, Apple Barn, Halesworth St Johns, Building Lines, IP12 2DD  
Telephone: 01438 66332 Mobile: 07540 91475

Project: Residential Development  
Covehill Road  
Spalding

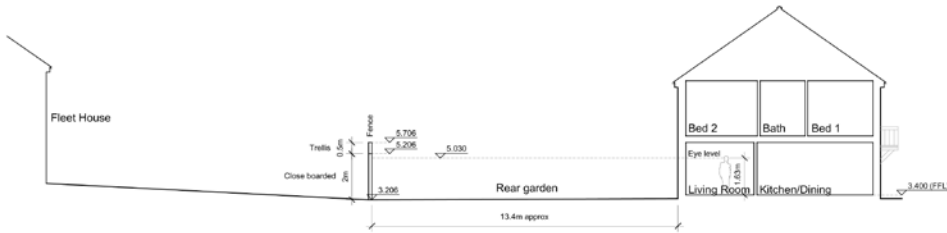
Drawing Title: Finishes & Enclosures Site Plan

Client: Minister Property Group Ltd

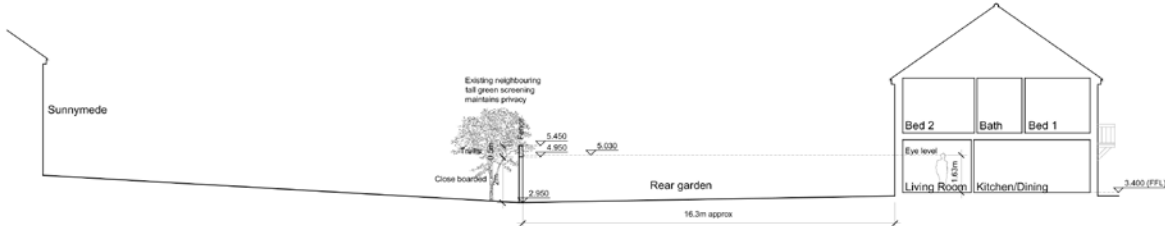
Drawn	Checked	Date	Scale	Plot Size
AMW	AMW	12.09.19	1:500	A1
Job No.	Disc No.	Stage	Revision	
011906	PD03	Planning		P8



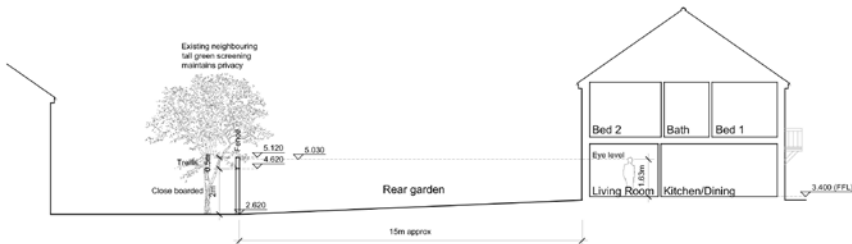
Cross Section [Plot 13] (1:100)



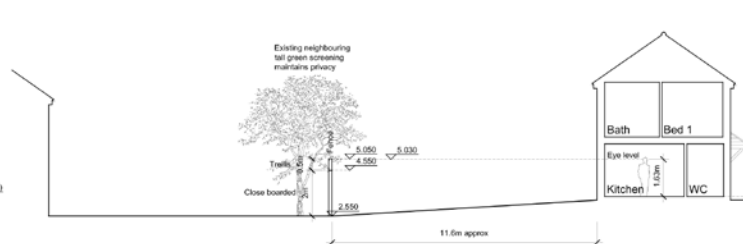
Cross Section [Plot 19] (1:100)



Cross Section [Plot 23] (1:100)



Cross Section [Plot 25] (1:100)



Cross Section [Plot 30] (1:100)

Plots 13-31 Levels of rear fence relative to eye level inside of the dwelling

Plot No.	FFL	Eye level (standing)	Ground level at fence line	Level at top of close boarded	Level at top of trellis	Difference in height between top of close boarded and eye level (m)
13	3.400	5.030	3.450	5.450	5.950	0.420 (below)
14			3.430	5.430	5.930	0.400 (below)
15			3.350	5.350	5.850	0.320 (below)
16			3.270	5.270	5.770	0.240 (below)
17			3.260	5.260	5.760	0.250 (below)
18			3.153	5.153	5.653	0.123 (below)
19			3.206	5.206	5.706	0.176 (below)
20			3.150	5.150	5.650	0.120 (below)
21			3.100	5.100	5.600	0.070 (below)
22			3.050	5.050	5.550	0.020 (below)
23			2.950	4.950	5.450	0.080 (above)
24			2.710	4.710	5.210	0.320 (above)
25			2.620	4.620	5.120	0.410 (above)
26			2.540	4.540	5.040	0.480 (above)
27			2.540	4.540	5.040	0.490 (above)
28			2.480	4.480	4.980	0.500 (above)
29			2.480	4.480	4.980	0.550 (above)
30			2.550	4.550	5.050	0.480 (above)
31			2.330	4.330	4.830	0.700 (above)

Notes:  
Ground levels and FFL levels taken from SRC drawing no. 10 (or other data supplied by client).  
Eye level based on an average male in a standing position (an average female is 125mm lower).

Western boundary (plots 13-23):

All plots have an eye level which is below the top of the close boarded part of the fence (except Plot 23). It can be seen that Plot 13 is the best case scenario, where the eye level is 420mm below the top of the close boarded part of the fence (which equates to 502mm below the top of the trellis part of the fence). Plot 23 is the worst case scenario, where the eye level is 80mm above the top of the close boarded part of the fence (which equates to 420mm below the top of the trellis part of the fence). It should be noted that there is existing tall conifer screening beyond the rear fence of plot 23.

Southern boundary (plots 24-31):

All plots have an eye level which is above the top of the close boarded fence, however, there is existing neighbouring dense green screening which maintains privacy to existing properties to the south.

Existing property positions are approximate, based on Ordnance Survey data. Heights of existing properties and their gardens are approximate, based on levels shown on topographic survey. Trees shown are indicative and heights are approximate.

Existing neighbouring tall green screening

All dimensions to be verified on site by Main Contractor before the start of any other building or work whatsoever other than that set out in this contract.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

Andrew H Wright Ltd, Registered in England & Wales No. 138921  
Registered office: 23 Church Street, Halesowen, Spalding, Leics PE12 8JL

LEGEND: DO NOT SCALE



RS	30.06.20	Planning Issue	AMW	AMW
RS	29.06.20	Planning Issue	AMW	AMW
RS	29.06.20	Planning Issue	AMW	AMW
RS	29.06.20	Planning Issue	AMW	AMW
RS	29.06.20	Planning Issue	AMW	AMW
RS	29.06.20	Planning Issue	AMW	AMW
RS	29.06.20	Planning Issue	AMW	AMW
RS	29.06.20	Planning Issue	AMW	AMW

Revision: Date: Description: Drawn: Date:

**ANDREW H WRIGHT LTD**  
CHARTERED ARCHITECT



28, 29a Bank, Halesowen, Spalding, Leics, PE12 8SD  
Telephone: 01430 540373 Mobile: 07540 914778

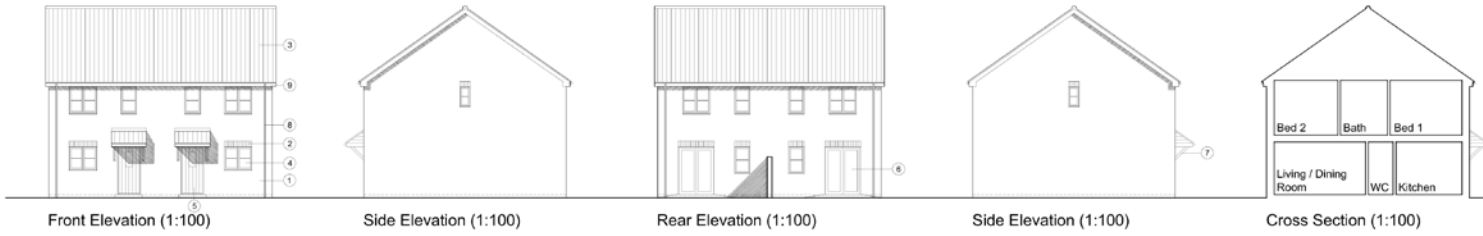
Project: Residential Development  
Cowbit Road  
Spalding

Drawing Title: Plots 13-23  
Rear fence relative to dwelling study

Client: Minister Property Group Ltd

Drawn:	AMW	Checked:	AMW	Date:	01.09.20	Scale:	1:100	Paper Size:	A1
Job No.:	011906	Drawn No.:	PD08	Stage:	Planning	Revision:			P5





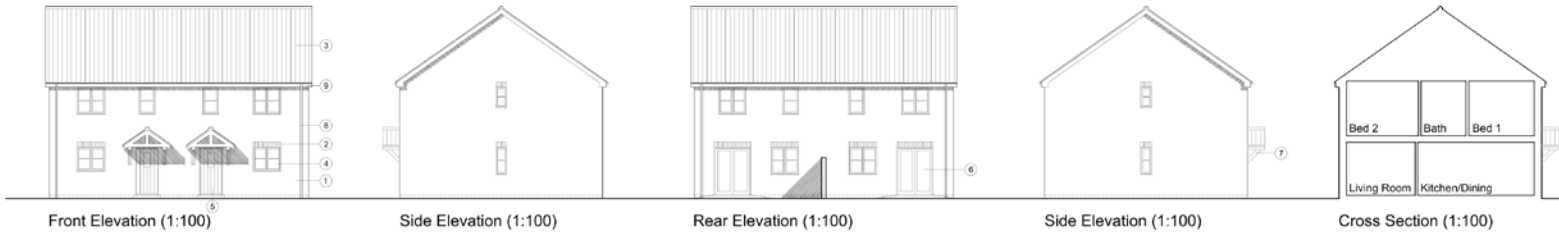
All dimensions to be verified on site by Main Contractor before the start of any other work or work whatsoever either on their own behalf or that of any other contractor.  
Report any discrepancies to the Contract Administrator at once.  
This drawing to be read with all relevant Architect's and Engineer's drawings and other relevant information.  
Andrew M Wright Ltd, Registered in England & Wales No. 0389224, Registered office: 22 Church Street, Hove, East Sussex, BN1 2JA.

LEGEND: DO NOT SCALE

- Legend to materials:  
 1 = Facing brickwork  
 2 = Feature brickwork (soldier courses)  
 3 = Concrete interlocking roof tiles  
 4 = Upvc windows  
 5 = Composite doors  
 6 = Upvc doors  
 7 = Timber porch construction  
 8 = Plastic rainwater goods  
 9 = Upvc fascias



**2 Bed 4 Person Semi-detached House (Plots 1-6, 9-10, 13-14 & 26-29)**



0 1 2 3 4 5m

01	12/12/20	Planning Issue	AMW	AMW
02	13/01/21	Planning Issue	AMW	AMW
03	08/02/21	Planning Issue	AMW	AMW
04	23/03/21	Planning Issue	AMW	AMW
05	19/03/21	Planning Issue	AMW	AMW
06	04/03/21	Draft Issue	AMW	AMW
07	18/12/20	Draft Issue	AMW	AMW
08	12/01/21	Draft Issue	AMW	AMW
Revision	Date	Description	Rev	Chk

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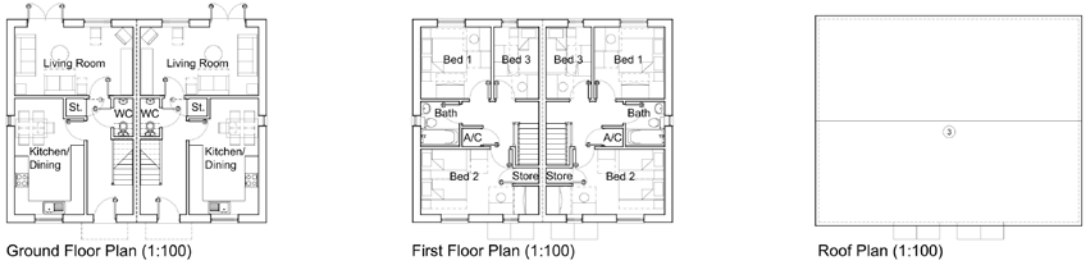
28 Jolly Bank, Hove, East Sussex, Spalding, Lincs, PE12 8DD  
 Telephone: 01426 542573 Mobile: 07946 814175

Project: Residential Development  
 Cowbit Road  
 Spalding

Drawing: Plans, Elevations & Sections  
 2 Bed House & 3 Bed House Types

Client: Minster Property Group Ltd

Author	Checked	Date	Scale	Project Size
AMW	AMW	12.09.19	1:100	A1
Job No.	Disc No.	Stage	Revision	
011906	PD05	Planning	P5	



**3 Bed 5 Person Semi-detached House (Plots 11-12, 15-18, 22-25 & 36-39)**



Front Elevation (1:100)



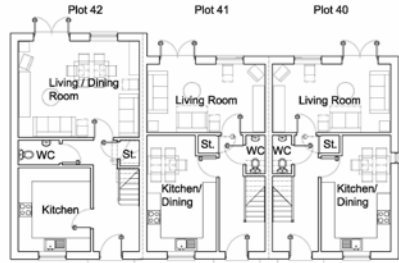
Side Elevation (1:100)



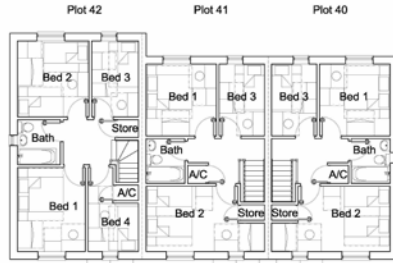
Rear Elevation (1:100)



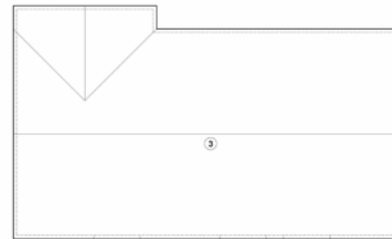
Side Elevation (1:100)



Ground Floor Plan (1:100)



First Floor Plan (1:100)



Roof Plan (1:100)



Cross Section (1:100)

All dimensions to be verified on site by Main Contractor before the start of any site drawings or work whatsoever either on their own behalf or that of sub-contractors.  
Report any discrepancies to the Contract Administrator at once.  
This drawing is to be read with all relevant Architect's and Engineer's drawings and other approved information.  
Andrew M Wright Ltd, Registered in England & Wales No. 099924.  
Registered Office: 22 Church Street, Holford, Spalding, Lincs. PE12 7LL

LEGEND: DO NOT SCALE

- Legend to materials:-
- 1 = Facing brickwork
  - 2 = Feature brickwork (soldier courses)
  - 3 = Concrete interlocking roof tiles
  - 4 = Upvc windows
  - 5 = Composite doors
  - 6 = Upvc doors
  - 7 = Timber porch construction
  - 8 = Plastic rainwater goods
  - 9 = Upvc fascias

4 Bed 6 Person Terraced House (Plot 42) & 3 Bed 5 Person Terraced House (Plots 40 & 41)



Front Elevation (1:100)



Side Elevation (1:100)



Rear Elevation (1:100)



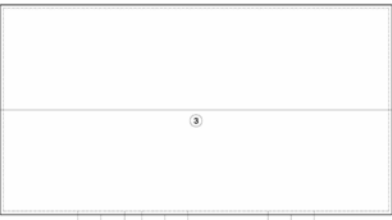
Side Elevation (1:100)



Ground Floor Plan (1:100)



First Floor Plan (1:100)



Roof Plan (1:100)



Cross Section (1:100)



19	11.02.20	Planning Issue	AMW	AMW
10	20.07.19	Planning Issue	AMW	AMW
18	12.02.19	Planning Issue	AMW	AMW
16	01.10.18	Draft Issue	AMW	AMW
15	12.06.18	Draft Issue	AMW	AMW
14	12.06.18	Draft Issue	AMW	AMW
Revision	Date	Description	Drawn	Checked

**ANDREW M WRIGHT LTD**  
CHARTERED ARCHITECT



28 Joyce Bank, Holford St, Spalding, Lincs, PE12 8SD  
Telephone: 01438 545573 Mobile: 07943 914719

Project: Residential Development  
Cowdell Road  
Spalding

Drawing Title: Plans, Elevations & Sections  
4 Bed House & 3 Bed House Types

Client: Minister Property Group Ltd

Drawn	Checked	Date	Scale	Paper Size
AMW	AMW	12.09.19	1:100	A1
Job No.	Disc No.	Stage	Revision	
011906	P006	Planning	P3	

3 Bed 5 Person Terraced House (Plots 19-21)



Front Elevation (1:100)



Side Elevation (1:100)



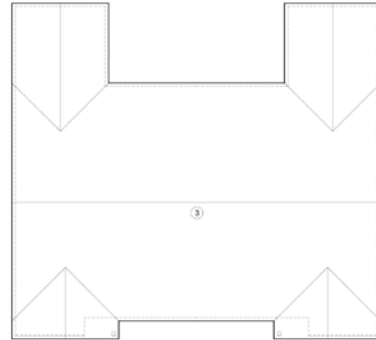
Rear Elevation (1:100)



Side Elevation (1:100)



Ground Floor Plan (1:100)



Roof Plan (1:100)



Cross Section (1:100)

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.  
Report any discrepancies to the Contract Administrator at once.  
This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

Andrew M Wright Ltd, Registered in England & Wales No. 0988205, Registered office: 22 Church Street, Hobock, Spalding, Lincs PE12 7JL

LEGEND: DO NOT SCALE

Legend to materials:-

- 1 = Facing brickwork
- 2 = Feature brickwork (soilier courses)
- 3 = Concrete interlocking roof tiles
- 4 = Upvc windows
- 5 = Composite doors
- 6 = Upvc doors
- 7 = Timber porch construction
- 8 = Plastic rainwater goods
- 9 = Upvc fascias

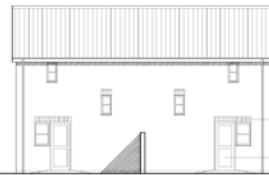
### 3 Bed 5 Person Semi-detached Bungalow (Plots 7 & 8)



Front Elevation (1:100)



Side Elevation (1:100)



Rear Elevation (1:100)



Side Elevation (1:100)



Cross Section (1:100)



Rev	Date	Description	By	Chk
R1	22.08.20	Planning Issue	AMW	AMW
R2	10.02.21	Planning Issue	AMW	AMW
R3	13.01.21	Planning Issue	AMW	AMW
R4	08.01.21	Submission	AMW	AMW
R5	09.01.21	Draft Issue	AMW	AMW
R6	12.01.21	Draft Issue	AMW	AMW
Revision	Date	Description	By	Chk

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CHARTERED ARCHITECT



25 Joss Bank, Hobock St. John's, Spalding, Lincs, PE12 8ED  
Telephone: 01438 542373 Mobile: 07946 914775

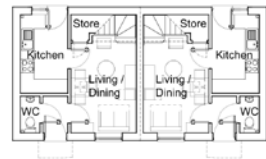
Project: Residential Development  
Cowbill Road  
Spalding

Drawing Title: Plans, Elevations & Sections  
3 Bed Bungalow & 1 Bed House Types

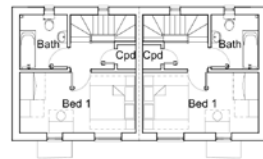
Client: Minster Property Group Ltd

Drawn	Checked	Date	Scale	Page No.
AMW	AMW	12.05.19	1:100	A1
Job No.	Disc No.	Stage	Revision	
011906	PD07	Planning	P3	

### 1 Bed 2 Person Semi-detached House (Plots 30-35)



Ground Floor Plan (1:100)



First Floor Plan (1:100)



Roof Plan (1:100)



































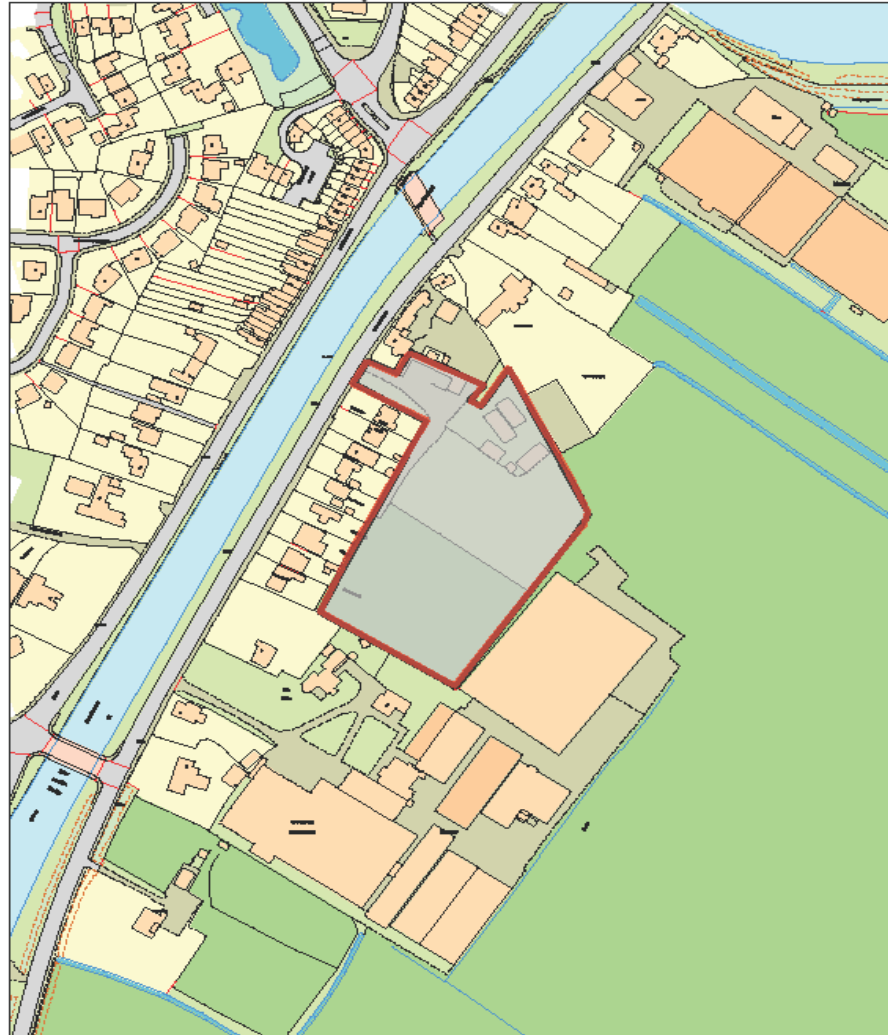








MapThat Scale Print Title

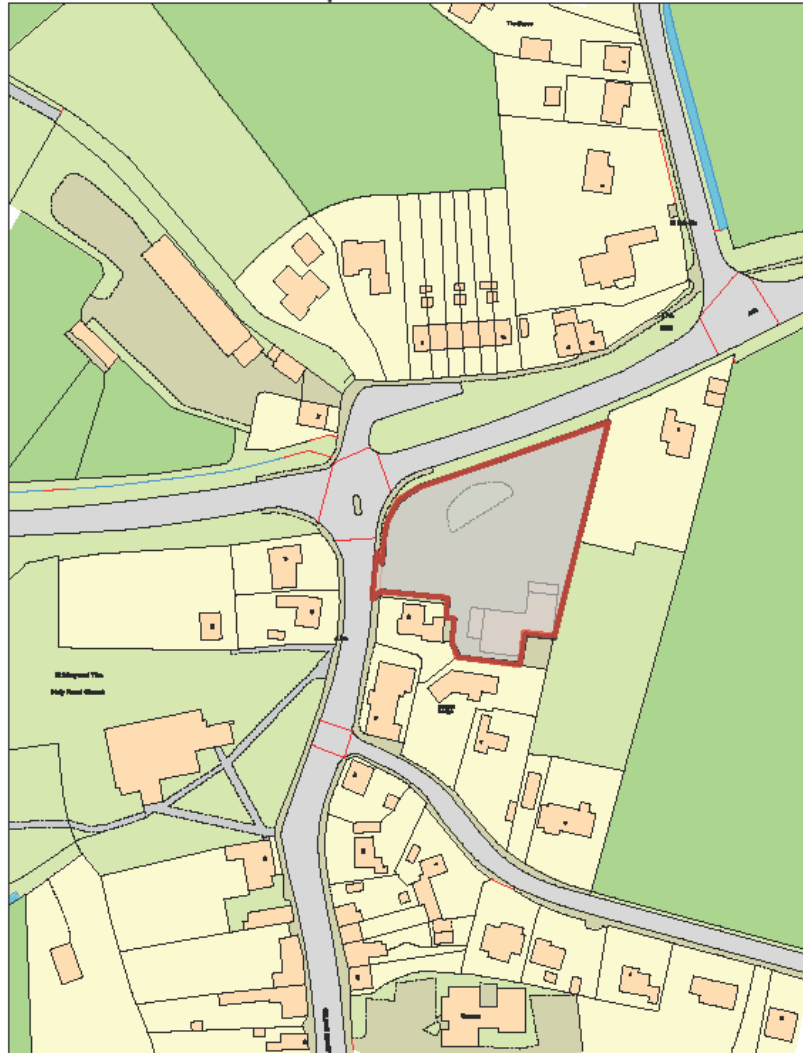


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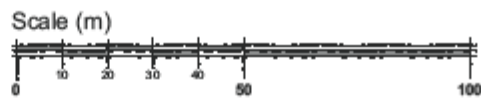


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MAP SCALE 1:1250  
CREATED DATE: 28/10/2020  
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# Site Location Plan

Scale: 1:1250



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Rev	Date	Drawn	By	Checked	By
01	28/03/20	JAG			

01/2020  
004  
P02



Client: Minster Property Group Ltd.  
Project: Proposed development of Land at Church Street, Donington  
Document: Site Location Plan  
Discipline: Planning  
Drawing No: 19045\_004\_P02

# Feasibility Site Layout

Scale: 1:500

## Key

-  Site Boundary
-  Proposed Retail Store
-  Existing Surrounding Buildings
-  Green Space
-  Private Drive
-  Car Parking Spaces
-  Pedestrian Footpaths
-  Existing Tree Planting (approximate locations)
-  Proposed Tree Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
-  Proposed Hedge / Shrub Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
-  Point of Access
-  Primary Site Access



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Revised By: 19045 local.pln

Rev.	Date	Drawn	Notes
PG2	20/02/2020	JHG	Drawings update submitted for Planning
PG3	18/05/2020	JHG	Updated following changes to floor plans
PG4	01/06/2020	JHG	Minor changes relating to floor plans
PG5	10/06/2020	JHG	Costs shown in various plans
PG6	09/07/2020	JHG	Proposed gate returns submitted
PG7	07/10/2020	JHG	Additional parking spaces and driveway fence added



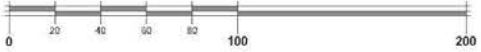
Minster Property Group Ltd.  
 Project:  
 Proposed development at Land at Church Street, Donington  
 Feasibility Site Layout  
 Drawing No:  
**Planning**  
 Scale:  
 1:500  
 Date:  
 25.02.20  
 Drawing No:  
**19045 003 P07**



Scale - 1:2000 @ A3



Scale (m)

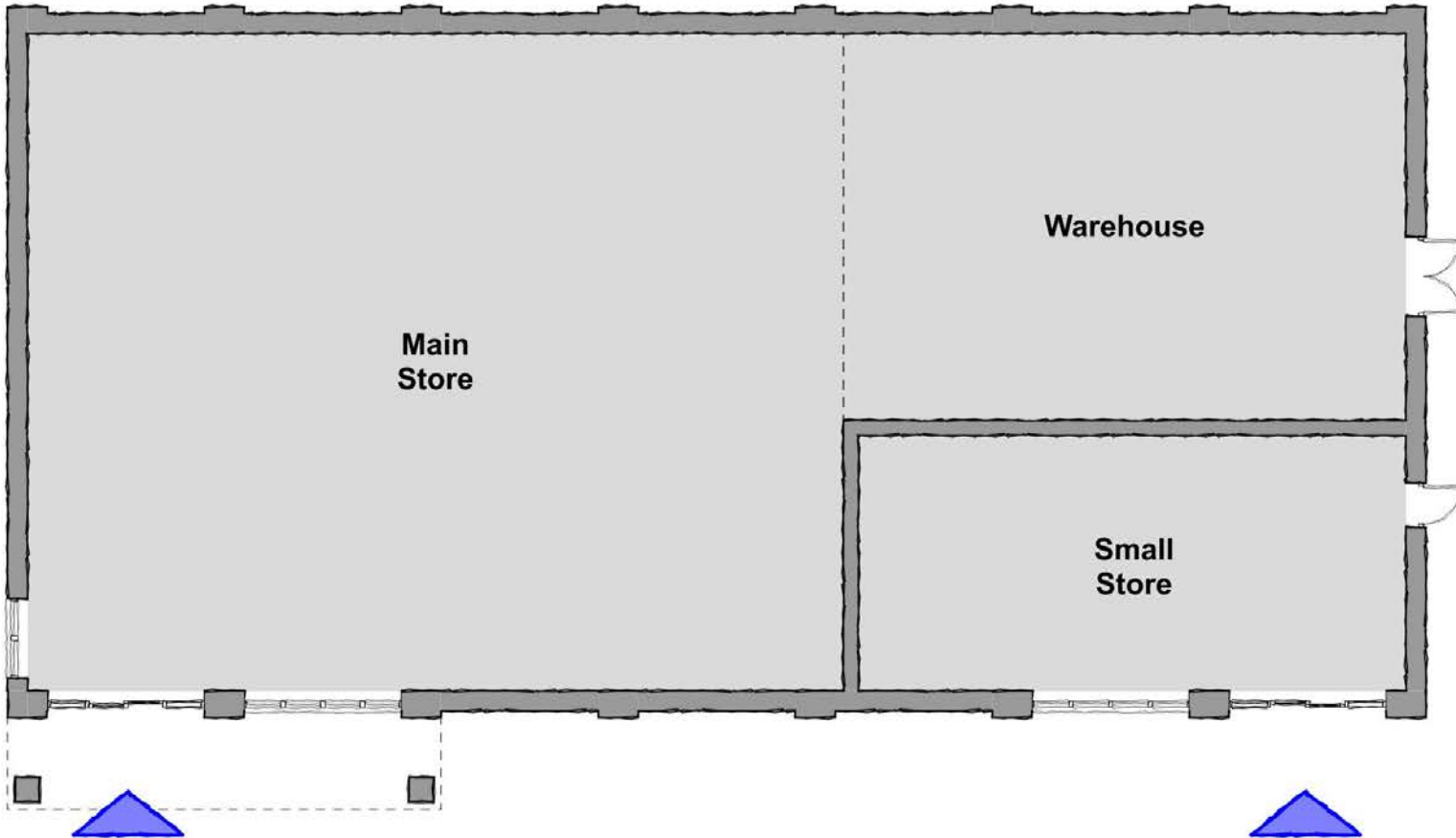


-  Primary Shopping Area
-  Town Centre Boundary

All dimensions in metres

# Proposed Floor Plans

Scale: 1:100



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Source File: 19045\_P005.dwg

Rev	Date	Drawn	Note
P02	18/03/2020	JMG	Updated following statements from end user
P03	01/06/2020	JMG	Minor changes relating to floor levels
P04	03/06/2020	JMG	Side window added
P05	09/07/2020	JMG	Side window moved



Minster Property Group Ltd.  
 Proposed development at  
 Land at Church Street,  
 Donington

Proposed Floor Plans  
 Planning  
 Scale: 1:100  
 Date: 08/04/20  
 Project No: 19045  
 Drawing No: 006  
 Revision: P05

Scale (m)







Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Perspective

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Rev	Date	Issue Note
001	20/03/2024	Initial design concept
002	20/03/2024	Client feedback incorporated
003	20/03/2024	Final design approved
004	20/03/2024	Construction details added
005	20/03/2024	Final design approved
006	20/03/2024	Final design approved
007	20/03/2024	Final design approved
008	20/03/2024	Final design approved
009	20/03/2024	Final design approved
010	20/03/2024	Final design approved





































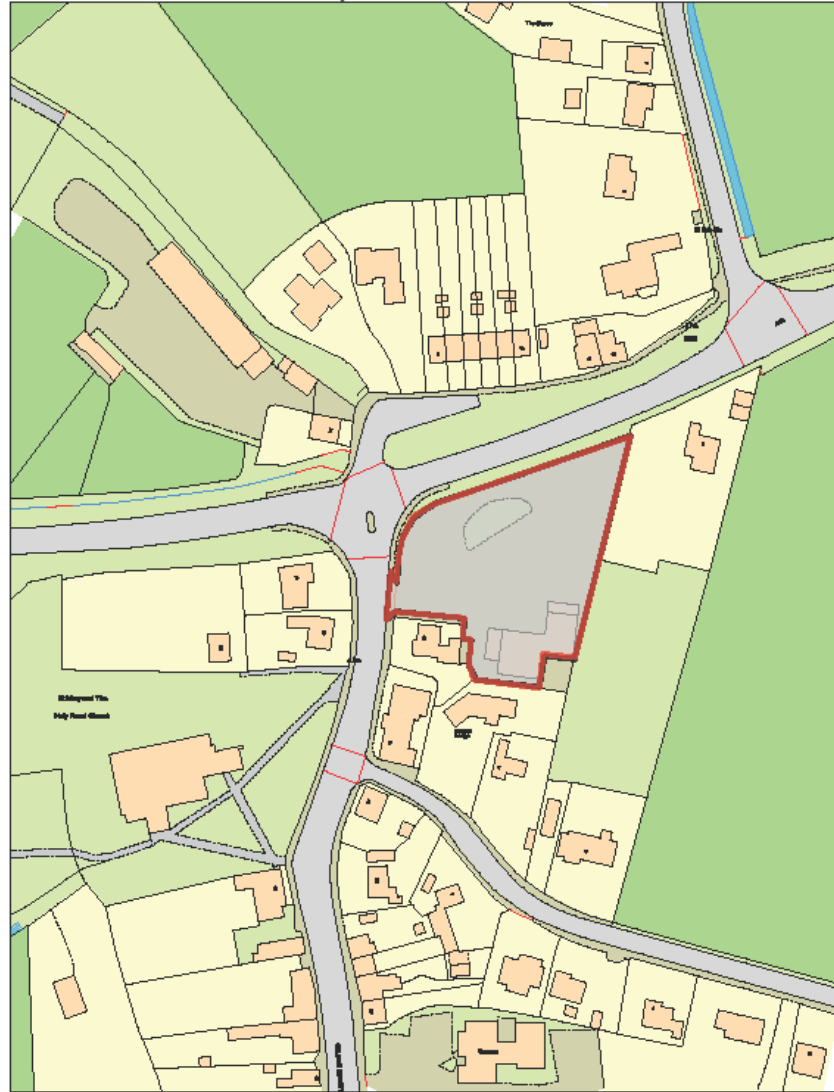








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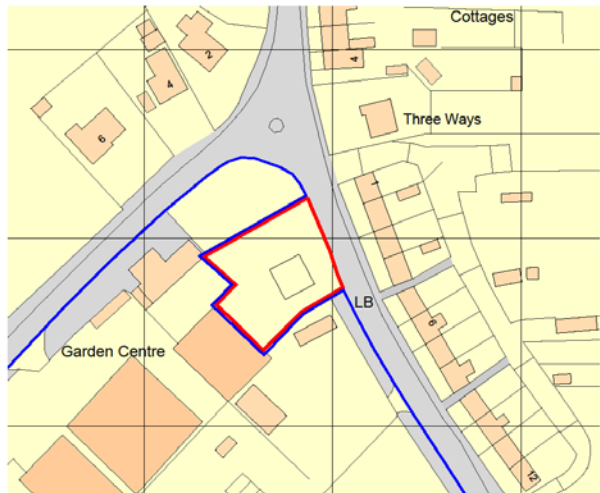
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Site Location Plan  
Scale 1:1250  
SCALE 1:1250  
SCALE 1:1



Site Block Plan  
Scale 1:500  
SCALE 1:500  
SCALE 1:1

Name	Description	Role
Ogleby & Lamb Ltd	Chartered Architects	
Suite 1, Market Gardens 11 Market Place, Spalding, Leics PE12 0LQ Tel: 01775 761104 e-mail: info@oandl.co.uk		
		

Client  
**Tyrrell Properties Ltd**

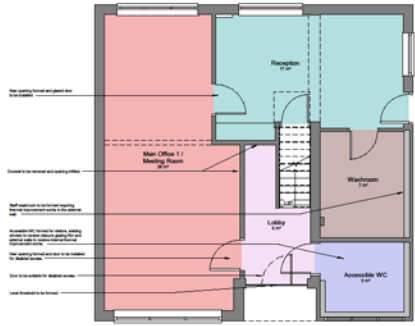
Project  
**Proposed Refurbishment and change of use from residential to office accommodation at Silverwood Nursery, Sutton Crosses, Long Sutton, Spalding, PE12 9AU**

Drawing Title
<b>Site Location Plan</b>
<b>GENERAL ISSUE</b>

Date: **11.09.20** Scale: **as shown @ A1**  
 Drawn by: **CLS** Checked by: **AJO**

Drawing Number	Rev.
<b>A1494-01</b>	<b>-</b>

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Ground Floor Level Plan as proposed  
Scale 1 : 50  
VGA SCALE 1:50 @ A1



First Floor Level Plan as proposed  
Scale 1 : 50

#	REVISED	Date	Description	Initial

Ogden & Lamb Ltd  
Chartered Architects  
Suite 1, Market Charters  
13 Market Place, Spalding, Leics  
PE12 1BE  
Tel: 01775 561196  
e-mail: [og@ogol.co.uk](mailto:og@ogol.co.uk)



**Tyrell Properties Ltd**

**Proposed Refurbishment and change of use from residential to office accommodation at Silverwood Nursery, Sutton Crosses, Long sutton, Spalding, PE12 8AU.**

Drawing Title  
**Ground & First Floor as proposed**  
**PRELIMINARY FOR COMMENT**

Date:	<b>JULY 2020</b>	Drawn:	<b>as shown @ A1</b>
Drawn by:	<b>RDL</b>	Checked by:	<b>AJO</b>

Drawing Number:	<b>A1494-11</b>	Date:	
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House Proud Domestic Cleaning

















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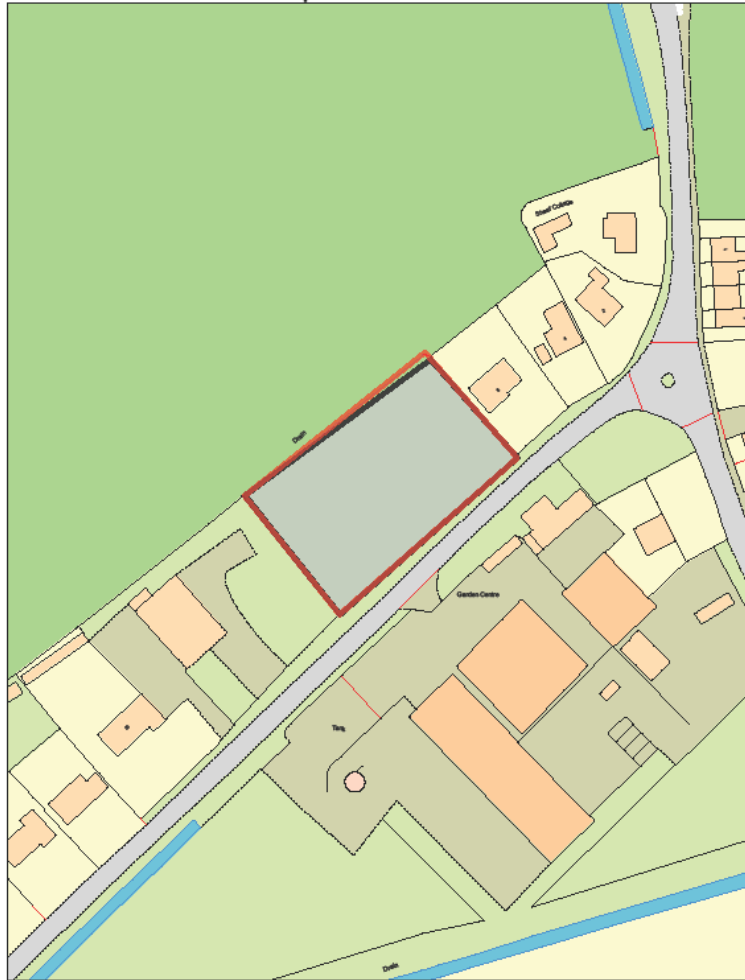
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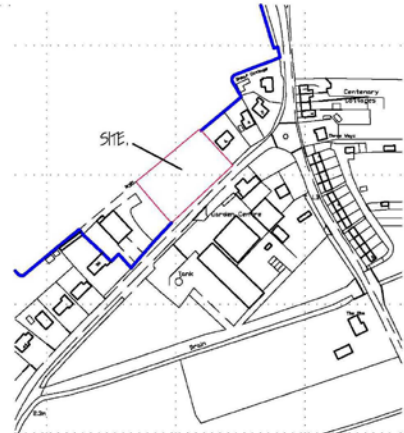


SITE AREA - 0.28 Hectares.

INDICATIVE DWELLINGS SCHEDULE :-  
6No - 2/3 BEDROOM SEMI-DETACHED HOUSES & PARKING SPACES.  
(AFFORDABLE HOUSING UNITS)

SITE PLAN  
1/ 500

NOTE :-  
NEW ACCESSSES TO ST JAMES ROAD & VISIBILITY CRITERIA TO  
THE REQUIREMENTS & SPECIFICATION OF LGC HIGHWAYS DEPARTMENT.



LOCATION PLAN  
1/ 2500

A. APPROVED BUILDING DRAWING		OCT 18
ref:	revision	date
<b>G. R. MERCHANT LTD.</b>		
<b>I. ENO AMICE FIWO</b>		
<b>ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS</b>		
4 Wrights Mews 18A Park Road, Holbeach, Spalding, Lincs. PE12 7XZ Tel: 01406 480600 Fax: 01406 480744 E-Mail: gr.merchant@btconnect.com		
Project		
RESIDENTIAL DEVELOPMENT, ST. JAMES ROAD, LONG SUTTON, Lincs, PE12 9AL		
Client		
PROCTOR BROS.		
Drawing		
LOCATION & SITE LAYOUT PLAN		
Job Ref.	Drawing No.	
3561-1B	OIA	
Date	Drawn	
JULY 2018	GRM/HLD	
Scales		
AS INDICATED.		
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