

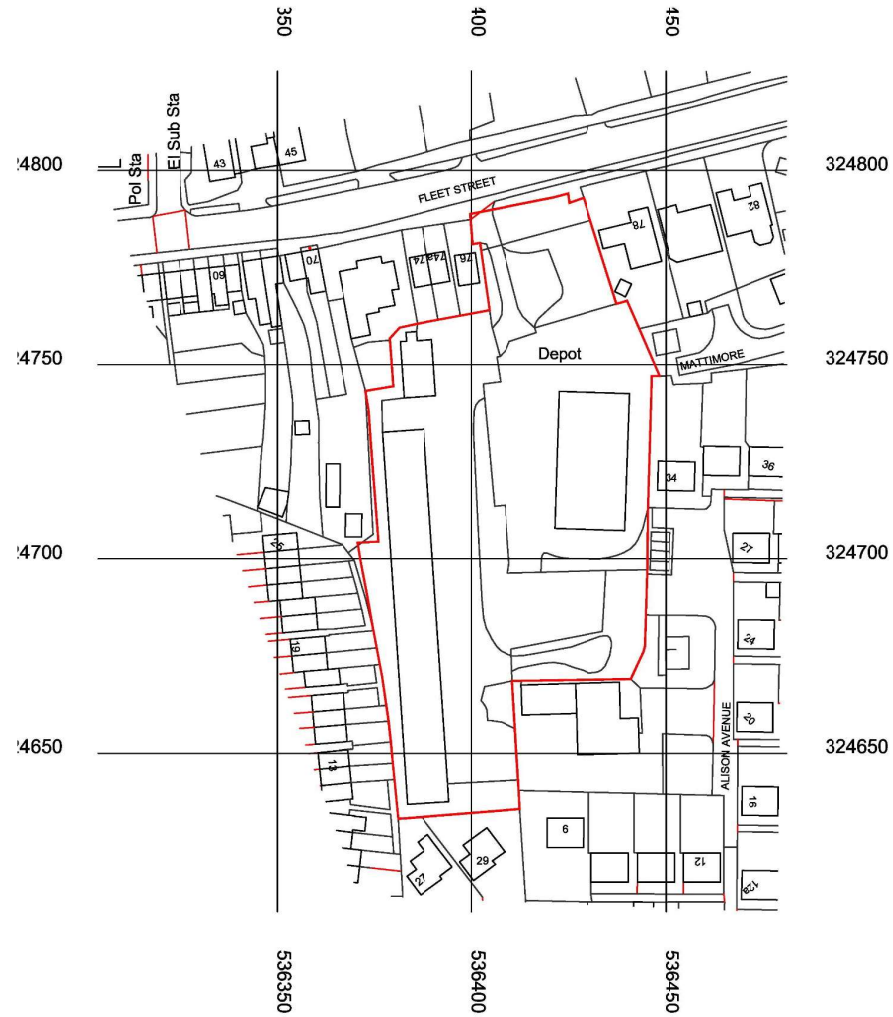
Welcome to the Planning Committee

MapThat Scale Print Title



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MAP SCALE 1:2000
CREATED DATE: 17/02/2023
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IN SCALE



LEGEND
 — DENOTES PLANNING BOUNDARY



1	Rev Details	DDMMYY	ABC	ABC
Revision	Description	Date	Drawn	Checked

STOAS Architects Ltd
PLANNING



The Lodge
 Cotswold Manor
 Birmingham
 B45 1DL
 0121 747 1943
 www.stoas.com

Client
ALDI STORES LIMITED
 Project Title
FLEET STREET, HOLBEACH
 Drawing Title
SITE LOCATION PLAN
 Project Address



Job No. J21A89
 Originator STO
 Zone ZZ
 Level XX
 Type DR
 Role A
 Drawing No. 0001
 Submittal A2
 Location P01
 North
 Drawn LJK
 Checked DCM
 Date 17.05.2022
 Scale 1:1250
 Site A4

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO ANY WORK. SEE WORKS COMMENTED. ANY DISCREPANCIES TO BE REPORTED TO STOAS ARCHITECTS BEFORE ANY WORK IS STARTED. THE DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT LOCALITY AND PRECINCTARY DOCUMENTS. THIS DRAWING IS THE PROPERTY OF STOAS ARCHITECTS. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS BUILT ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED, REFINISHED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF STOAS ARCHITECTS.



LEGEND
 DENOTES PLANNING BOUNDARY
 IDENTIFY TREES TO BE RETAINED
 PROOF PROTECTION ZONE

Item	Scale	Area	Unit
Plot Area	1:100	10,000	Sq. M
Plot Area	1:100	10,000	Sq. M

**STOAS Architects Ltd
 PLANNING**

ALDI STORES LIMITED



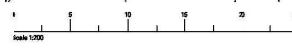
Plot No: FLEET STREET, HOLBACH
 Plot Address: FLEET STREET, HOLBACH

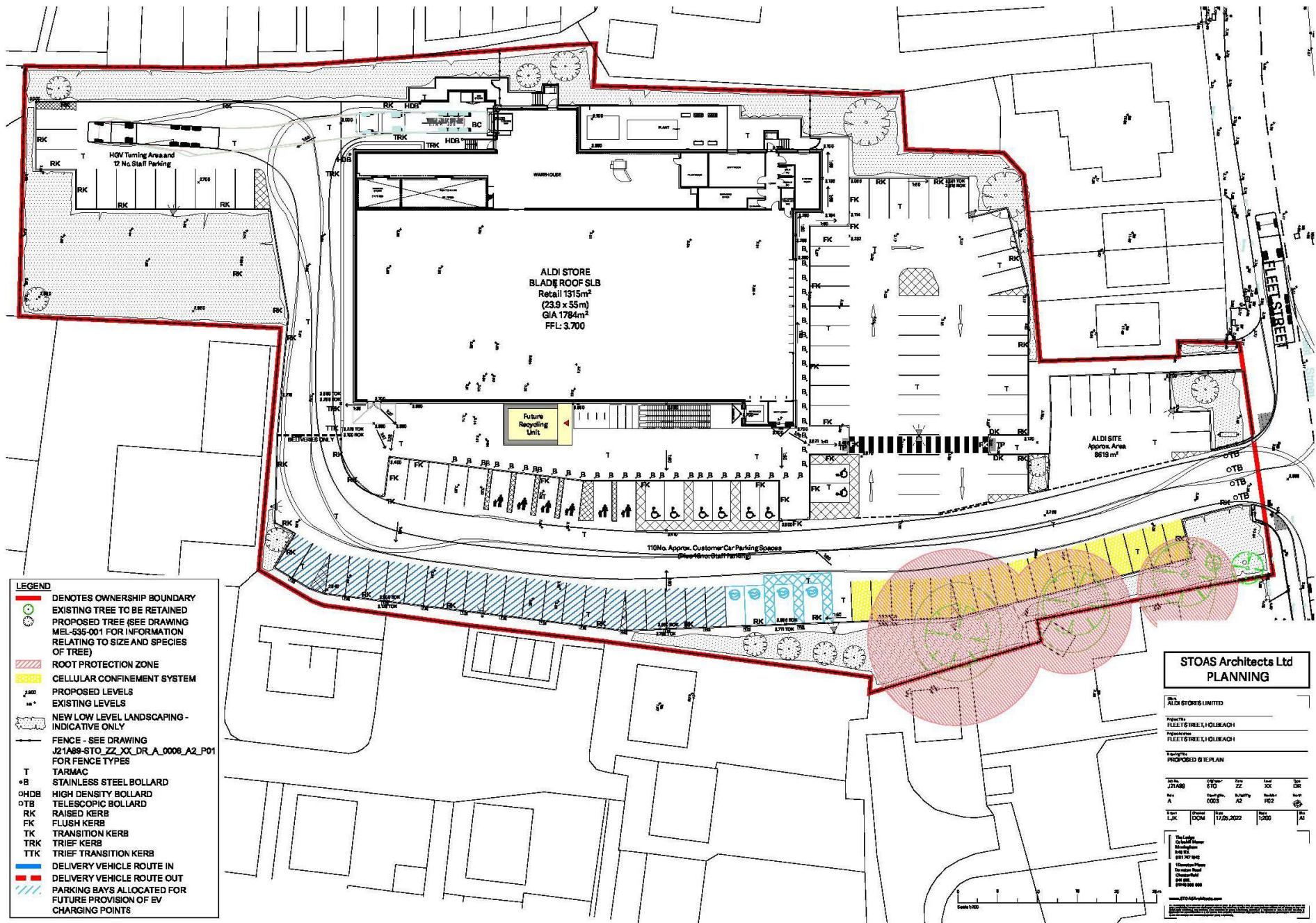
Project Name: EXISTING SITE PLAN

Site No.	Owner	Zone	Local	Use
J21A89	STOAS	Z2	OK	OK
Site A	0002	A2	POT	

Date: LJK
 Checked: DCM
 No: 1705.2022
 Scale: 1:2000

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 Cambridgeshire
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 Fax: 01753 604001
 Email: info@stoas.com





- LEGEND**
- DENOTES OWNERSHIP BOUNDARY
 - EXISTING TREE TO BE RETAINED
 - PROPOSED TREE (SEE DRAWING MEL-535-001 FOR INFORMATION RELATING TO SIZE AND SPECIES OF TREE)
 - ROOT PROTECTION ZONE
 - CELLULAR CONFINEMENT SYSTEM
 - PROPOSED LEVELS
 - EXISTING LEVELS
 - NEW LOW LEVEL LANDSCAPING - INDICATIVE ONLY
 - FENCE - SEE DRAWING J21A89-STO_ZZ_XZ_DR_A_0006_A2_P01 FOR FENCE TYPES
 - TARMAC
 - oB STAINLESS STEEL BOLLARD
 - oHDB HIGH DENSITY BOLLARD
 - oTB TELESCOPIC BOLLARD
 - RK RAISED KERB
 - FK FLUSH KERB
 - TK TRANSITION KERB
 - TRK TRIEF KERB
 - TTK TRIEF TRANSITION KERB
 - DELIVERY VEHICLE ROUTE IN
 - DELIVERY VEHICLE ROUTE OUT
 - PARKING BAYS ALLOCATED FOR FUTURE PROVISION OF EV CHARGING POINTS

**STOAS Architects Ltd
PLANNING**

FOR
ALDI STORES LIMITED

PROJECT
FLEET STREET, HOLBEACH

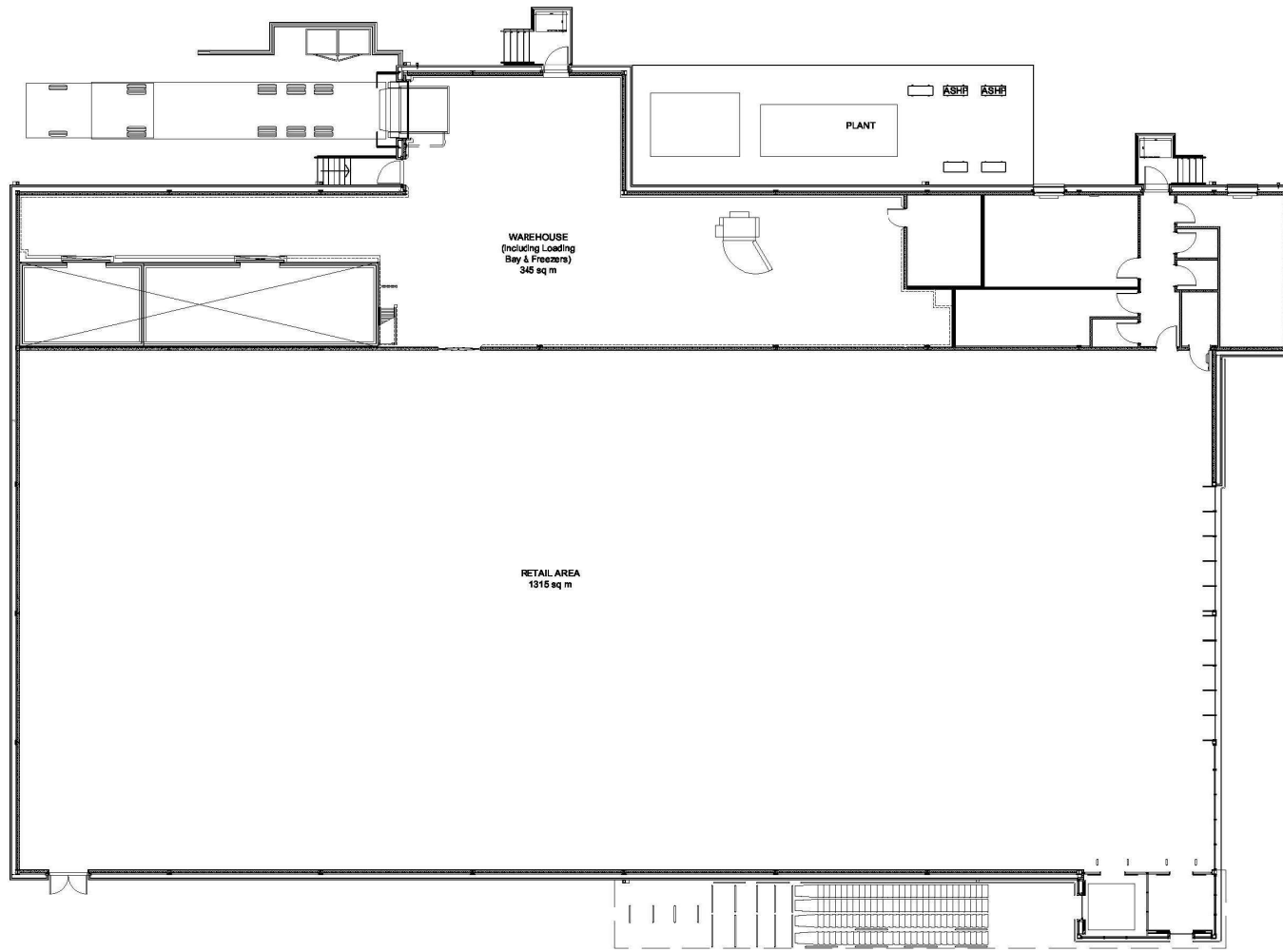
PREPARED BY
FLEET STREET, HOLBEACH

DATE
PROPOSED 06/12/2021

NO.	DATE	BY	CHK	APP
1	21/08/21	STO	ZZ	KK
2	06/12/21	STO	A2	KK

Scale 1:500

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Rev	Description	DATE	BY	CHK	CHK

**STOAS Architects Ltd
PLANNING**

Client:
ALDI STORES LIMITED

Project No:
FLEET STREET, HOLBEACH

Project Address:
FLEET STREET, HOLBEACH



Project Title:
PROPOSED FLOOR PLAN

Site No.	Owner	Zone	Local	Use
ST1899	STO	Z2	XX	DR
Use:	Development:	Industry:	Reserve:	Notes:
A	OD04	A2	P01	
Drawn:	Checked:	Date:	Scale:	Rev:
MM	DCM	25.08.22	1:100	A1

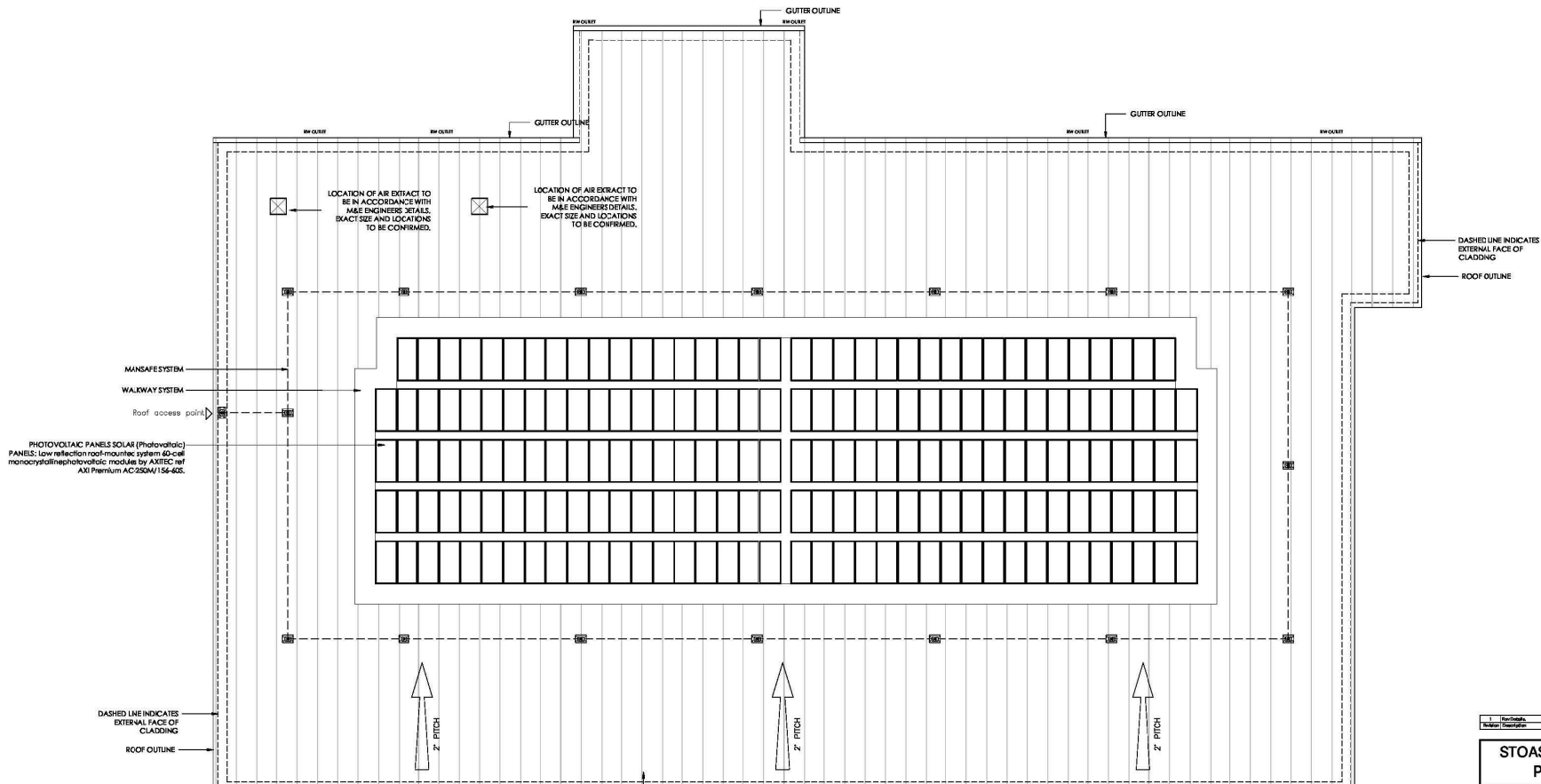
The Lodge
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Norfolk
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11 Colwell Manor
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Norfolk
01253 747345

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PHOTOVOLTAIC PANELS SOLAR (Photovoltaic) PANELS: low reflection roof-mountec system 60-cell monocrystalline photovoltaic modules by AXITEC ref AXI Premium AC320W/156-60S.

MANSAFE SYSTEM
WALKWAY SYSTEM
Roof access point

LOCATION OF AIR EXTRACT TO BE IN ACCORDANCE WITH M&E ENGINEERS DETAILS. EXACT SIZE AND LOCATIONS TO BE CONFIRMED.

LOCATION OF AIR EXTRACT TO BE IN ACCORDANCE WITH M&E ENGINEERS DETAILS. EXACT SIZE AND LOCATIONS TO BE CONFIRMED.

GUTTER OUTLINE

GUTTER OUTLINE

DASHED LINE INDICATES EXTERNAL FACE OF CLADDING

ROOF OUTLINE

DASHED LINE INDICATES EXTERNAL FACE OF CLADDING

ROOF OUTLINE

Z PITCH

Z PITCH

Z PITCH

CIRCULARITY, CANOPY GUTTER NOT SHOWN

CANOPY OUTLINE

DASHED LINE INDICATES EXTERNAL FACE OF CLADDING

COMPOSITE BRISSPAN K31000 TD (TopDeck) ROOF PANELS ON PURLINE. ALL TO ACHIEVE COLOUR TO BE 0.25W/M² MIN L.V. VALUE OF L701 ANTHRACITE GREY RA

LOCATION FOR RWP TO ALLOW CANOPY DRAINAGE.

UNCLAD 32/1000/RX0.7mm PLASTIC COATED STEEL SINGLE SHEET PROFILE TO CANOPY RETURN. COLOUR GOOSEWING GREY. CANOPY ROOF SINGLE PLY MEMBRANE BY CANOPY CONTRACTOR.



Client	STOAS Architects Ltd	Project No	2022	Rev	01
Project Name	ALDI STORES LIMITED	Location	FLEET STREET, HOLBACH	Scale	1:100
Project No	2022	Issue No	01	Date	15/08/2022
Author	STOAS	Checked	STOAS	Drawn	STOAS
Project No	2022	Issue No	01	Date	15/08/2022
Author	STOAS	Checked	STOAS	Drawn	STOAS

STOAS Architects Ltd
PLANNING

ALDI STORES LIMITED

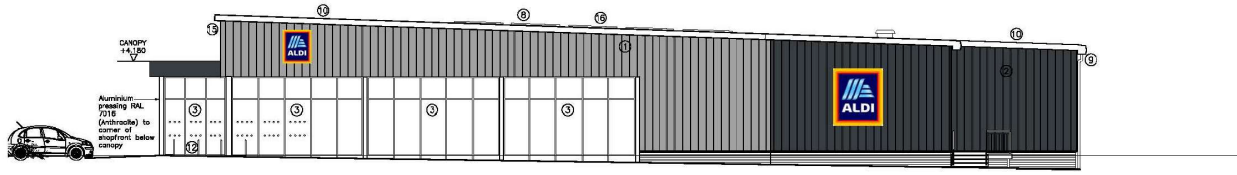
FLEET STREET, HOLBACH

FLEET STREET, HOLBACH

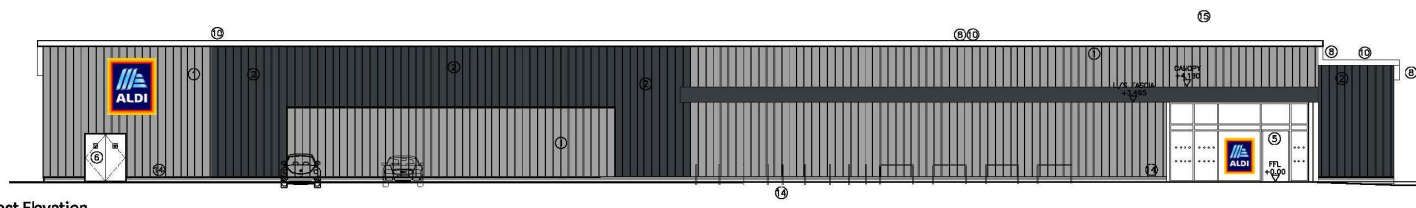
PROPOSED ROOF PLAN

Scale 1:100

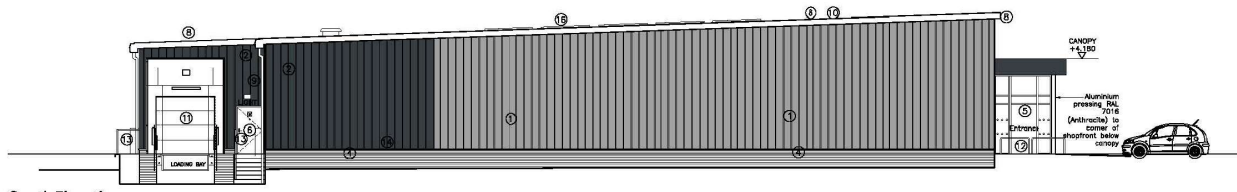
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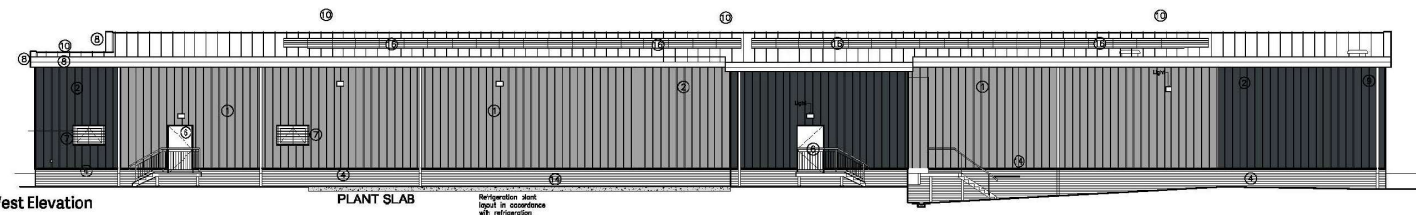
North Elevation



East Elevation



South Elevation



West Elevation

PLANT SLAB
Refrigeration shall be installed in accordance with refrigeration contractors details.

- EXTERNAL FINISHES**
- 1 KINGSPAN KS1000RW METALLIC SILVER CLADDING RAL 9006
 - 2 KINGSPAN KS1000RW ANTHRACITE GREY CLADDING RAL 7016
 - 3 SHOPFRONTS - POLYESTER POWDER COATED ALUMINIUM (RAL 7016)
 - 4 BLOCKLEYS BRICK LTD. 'SMOOTH BLACK' BRICKWORK WITH TARMAC Y14 (BLACK) COLOURED MORTAR
 - 5 ENTRANCE - POLYESTER POWDER COATED ALUMINIUM (RAL 7016 ANTHRACITE)
 - 6 STEEL ESCAPE DOORS - POLYESTER POWDER COATED COLOUR GREY (RAL 7016) (FRAME COLOUR RAL 7016)
 - 7 WINDOWS - POLYESTER POWDER COATED ALUMINIUM (RAL 7016) WITH SECURITY GRILL
 - 8 FASCIAS - POWDER COATED ALUMINIUM TO B86496 RAL 7016
 - 9 RAINWATER GOODS POLYESTER POWDER COATED ALUMINIUM (RAL 7016)
 - 10 KINGSPAN KS1000TD (TopDri) 7mm (CDRE) THICK COMPOSITE ROOF PANELS ON PURLINS. COLOUR TO BE ANTHRACITE GREY RAL 7016.
 - 11 SECTIONAL OVERHEAD DOOR - PVF COATED STEEL (RAL 7016)
 - 12 TROLLEY BAY RAILS - SATIN FINISH STAINLESS STEEL.
 - 13 HANDRAILS - GALVANISED TUBULAR STEEL.
 - 14 PVF COATED ALUMINIUM PRESSED DRIP FLASHING. COLOUR METALLIC SILVER RAL 9006.
 - 15 ALL EXPOSED STEELWORK TO BE PAINTED STEELGUARD 244 FINISH COAT TO BE GLOSS FINISH RAL 7016 ANTHRACITE GREY.
 - 16 SOLAR (Photovoltaic) PANELS: Low reflection roof-mounted system 60-cell monocrystalline photovoltaic modules by AXITEC ref AXI Premium AC-250M /56-60S.

Rev	Description	By	App'd	Date

**STOAS Architects Ltd
PLANNING**

Client: ALDI STORES LIMITED

Project No: FLEET STREET, HOLBACH

Project Address: FLEET STREET, HOLBACH

Project Title: PROPOSED ELEVATIONS

Job No.	Designer	Drawn	Check	Date
JZF/ABS	STO	ZZ	XX	
Scale: A	Project No: 2000	Industry: A2	Author: PDI	Scale: A1

Drawn: LJK Checked: DCM Date: 17.06.2022 Scale: 1:100 Rev: A1

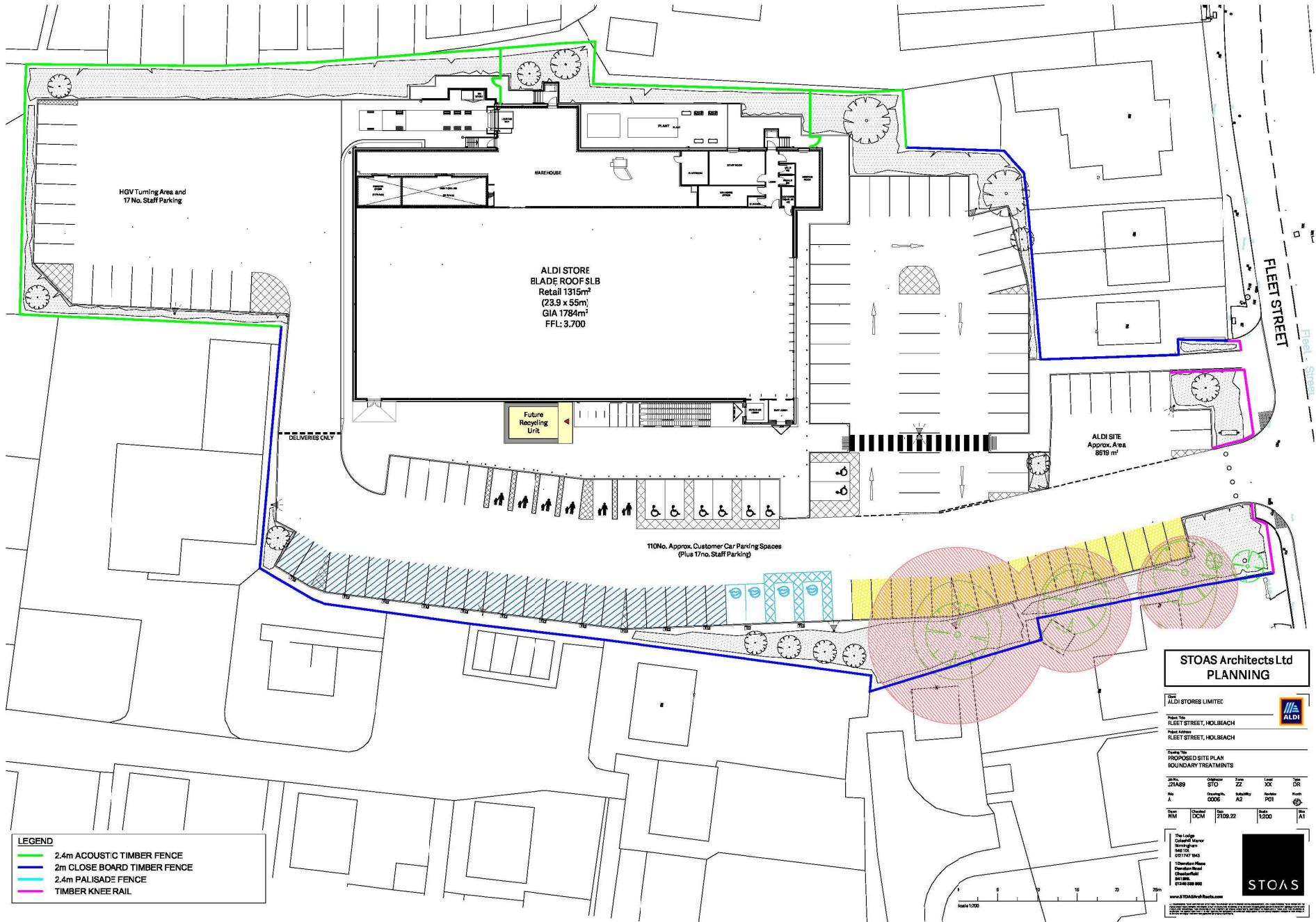
The Lodge
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Barnham
West Sussex
BN11 3AB

11 Barnham Place
Chichester
West Sussex
PO1 3AB

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STOAS





HGV Turning Area and
17 No. Staff Parking

ALDI STORE
BLADE ROOF SLB
Retail 1315m²
(23.9 x 55m)
GIA 1784m²
FFL: 3.700

Future
Recycling
Unit

DELIVERIES ONLY

ALDI SITE
Approx. Area
8616 m²

110 No. Approx. Customer Car Parking Spaces
(Plus 17 no. Staff Parking)

FLEET STREET

LEGEND

- 2.4m ACOUSTIC TIMBER FENCE
- 2m CLOSE BOARD TIMBER FENCE
- 2.4m PALISADE FENCE
- TIMBER KNEE RAIL

**STOAS Architects Ltd
PLANNING**

Client: ALDI STORES LIMITED
 Plot: The FLEET STREET, HOLBACH
 Plot Address: FLEET STREET, HOLBACH



**PROPOSED SITE PLAN
BOUNDARY TREATMENTS**

Site No.	Owner	Zone	Local	Dist
J21A89	STO	Z2	XK	DR
Use	0006	A2	PO1	
Use	DCM	2108.22	Ind: 1200	Alt: A1

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 Central Motor
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 11000000 Plans
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01246 389 860

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Client
ALDI STORES LIMITED

Project Title
FLEET STREET, HOLBEACH

Drawing Title
VISUAL 01

Project Address
FLEET STREET, HOLBEACH

SPALDING, PE12 7AH



Job No. J21A89	Originator STO	Zone XX	Level XX	Type VS
Role A	Drawing No. 5000	Suitability XX	Revision C01	North North

Drawn ROB O	Checked STOAS	Date 18.08.2022	Scale NTS	Size A
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Client
ALDI STORES LIMITED

Project Title
FLEET STREET, HOLBEACH

Drawing Title
VISUAL 02 / 03

Project Address
FLEET STREET, HOLBEACH

SPALDING, PE12 7AH



Job No. J21A89	Originator STO	Zone XX	Level XX	Type VS
Role A	Drawing No. 5001	Suitability XX	Revision C01	North
Drawn ROB O	Checked STOAS	Date 18.08.2022	Scale NTS	Size A

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Looking east towards site entrance



Looking west from outside site



Site entrance



View into site



76 fleet street boundary to site



Gable end of 76 fleet street



Former boxing club central in site



Rear of properties 74-76 fleet street



Former depot within the site



Rear of 74 – 76 fleet street



Existing trees on NE boundary



East boundary adjacent to 34 Alison Avenue and other existing sheltered housing



South east boundary corner of site



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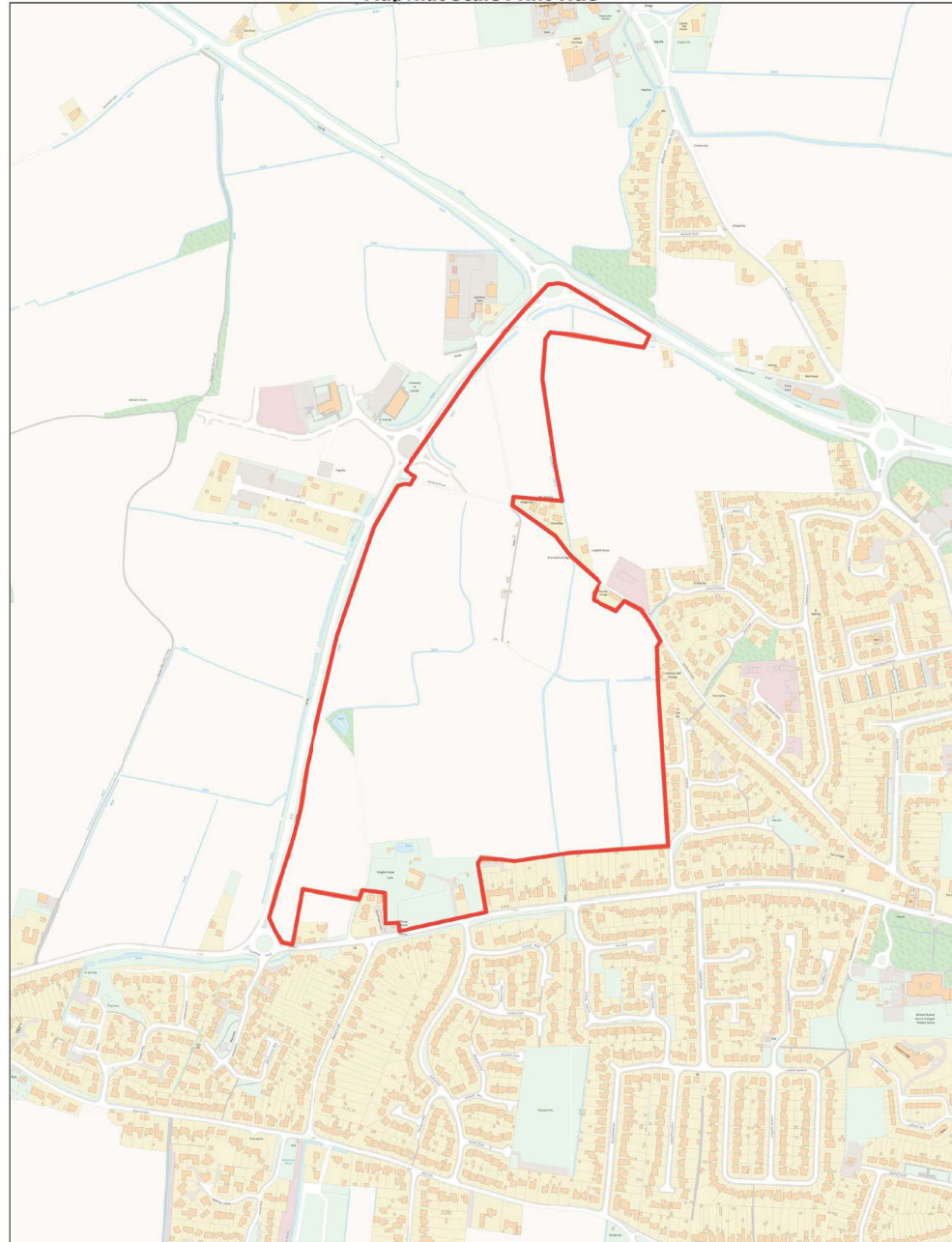


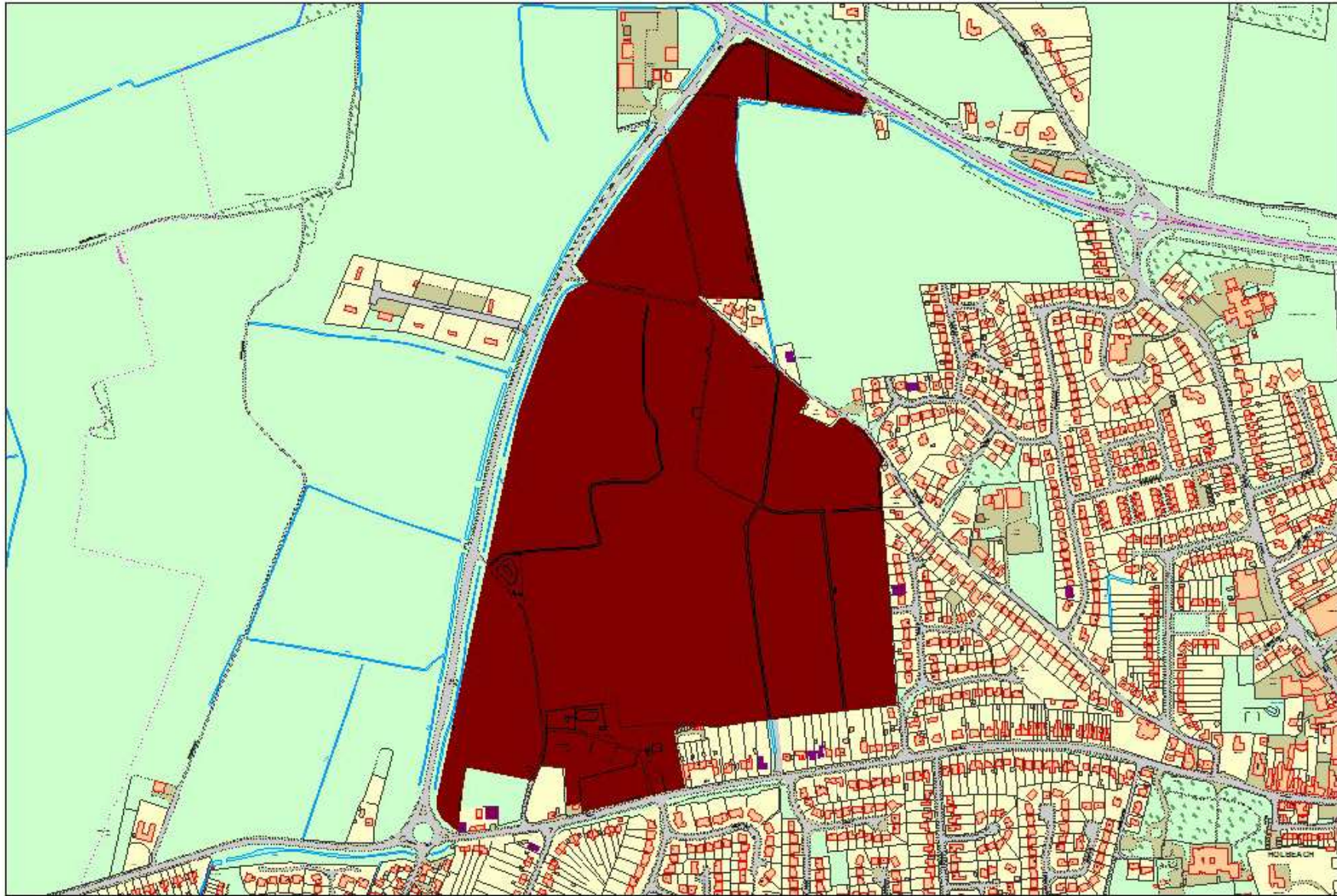
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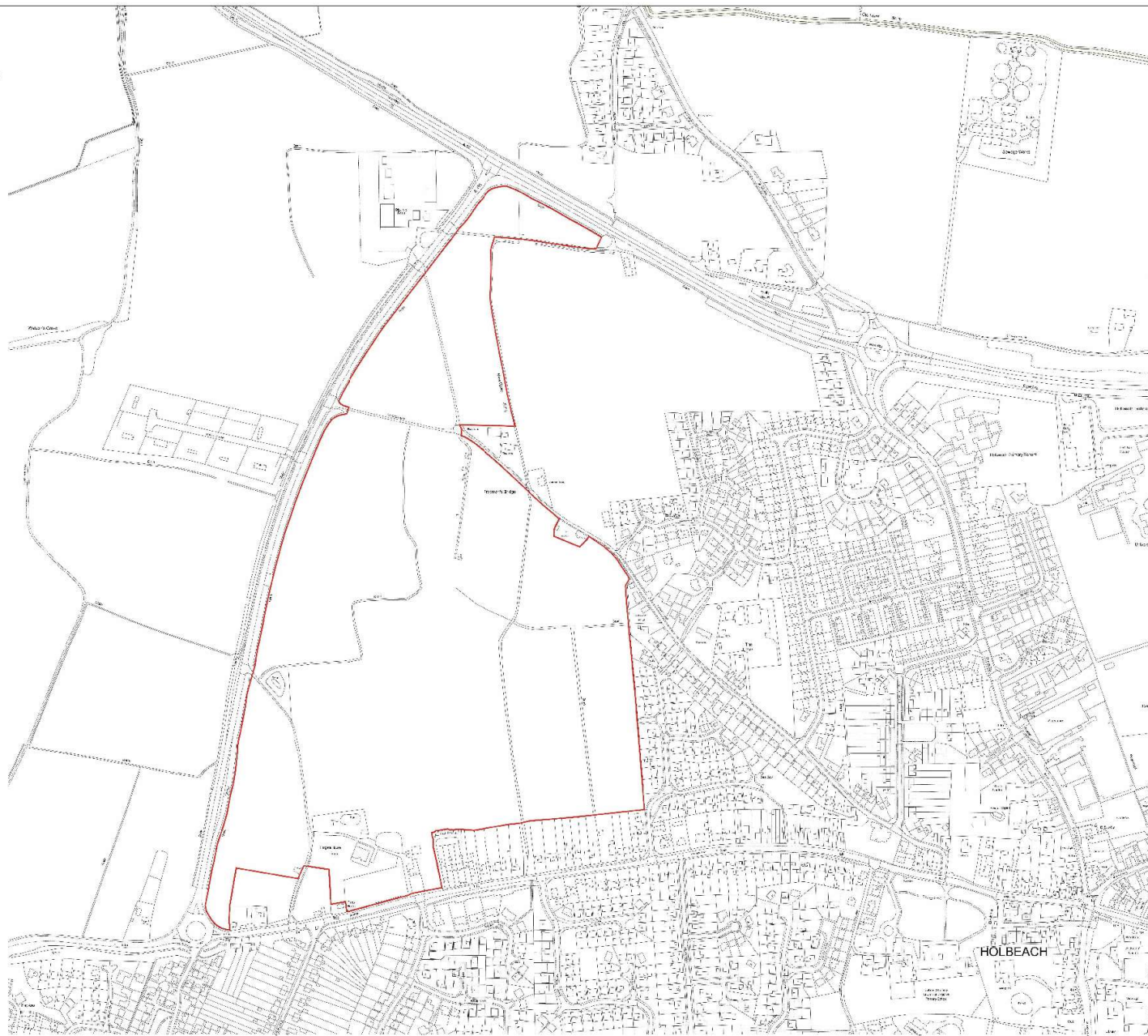
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IN SCALE



MapThat Scale Print Title







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PLANNING PERMISSION ONLY

RED LINE AREA - 31.88ha (78.73 acres)

Prepared for Lincolnshire Council at the request
of the author, 94-025/00001/0000
Drawing Number: 10000000
Sheet Number: 00000000/00000000



Rev.	By	Notes	Date
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rdc
Robert Doughty
Consultancy

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NG1 1EN
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Email: rdc@rdc-consultancy.co.uk
Web: www.rdc-consultancy.co.uk

Client:
Lincolnshire County Council and Mr RH & Mrs AM Goodley

Project:
Holbeach West

Drawn to site:
Location Plan

Drawn to site No.	Rev.	Drawn
455-214-2101		RDW

Scale	Date	Checked
1:200 @ A1	16/11/15	HJCD

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KEY

- Phase 1 Residential Development
- Residential Development Land
- Site Allocation for new School Site
- Public Open Space
- Proposed Planting
- Existing Drains
- Existing Ponds
- Existing Housing within Site
- Footpath/Cycle link
- Footpaths through PDS
- Surrounding Development
- Proposed Road Network
- Food Enterprise Zone
- Site Access

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A	WW	Primary School area replaced with Residential	6/4/16
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Rev.	By	Notes	Date
------	----	-------	------

rdc
Robert Doughty
Consultancy

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 Tel: 0121 431 4444
 Fax: 0121 431 4444
 Email: info@rdc-consultancy.co.uk
 Web: www.rdc-consultancy.co.uk

Client: Lincolnshire County Council and Mr RH & Mr AM Goodley

Project: Holbeach west

Drawing title: Masterplan

Drawing No:	480 21 MPC1	Rev:	A	Drawn:	WW
Scale:	1:2500 @ A1	Date:	11/08/15	Checked:	MB

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