

NB. Do not scale, use figured dimensions - Check all on site.

Retain existing access for vehicles and pedestrians, refinish surfaces with macadam to circulation and block pavements to parking bays.

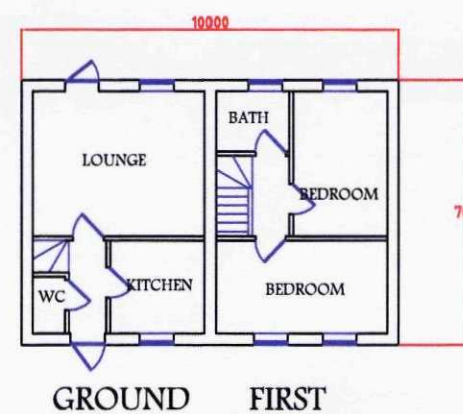
Access roadway to be retained, parking areas shall be surfaced and marked for residents use. Kerb lines and markings shall allow for retained clear right of way to pathways crossing site.

Principal parking area comprises 25No. standard spaces. Additional disabled parking, 2No. and motor cycle facilities set along access road. (Disabled spaces 2No., motor cycles ad-hoc, say 5No.)

Additionally, cycle racks to be provided below the access arch to the former coaching inn, provision shall be for up to 20 cycles.

New build shall comprise 2No. floors, with nominal floor to ceiling height set at 2450mm on each storey.

Existing boundary wall to be retained, new cottages shall be built within footprint of previous building which was damaged by fire, but set off boundary by a minimum of 1500mm.

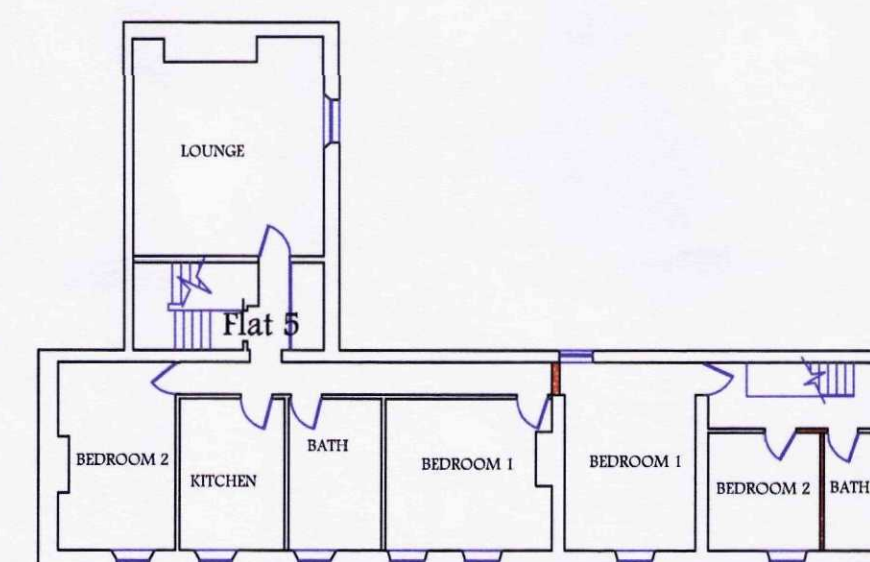


INDICATIVE PLANS

2 BEDROOM HOUSES - OUTLINE DETAIL

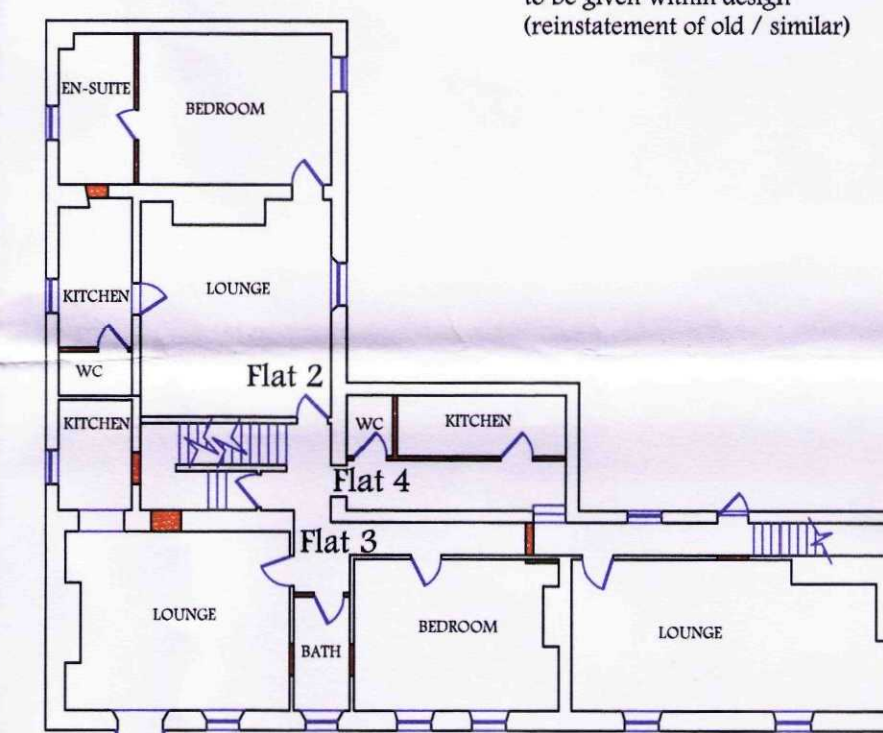
New build shall comprise 2No. floors, with nominal floor to ceiling height set at 2450mm on each storey.

New roof shall pitch at approximately 35 degrees.



SECOND FLOOR PLAN

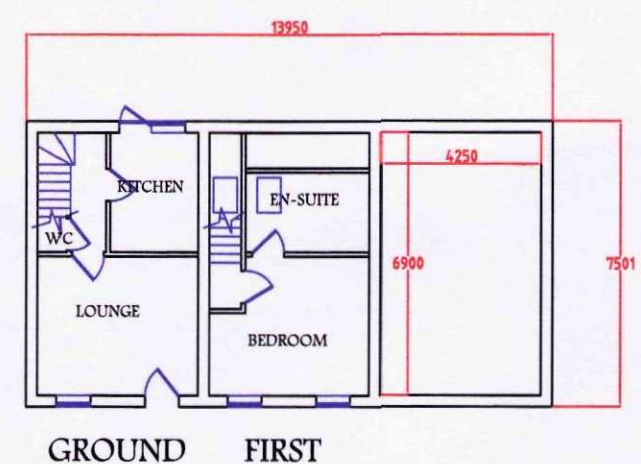
Upper levels of former public house shall be formed such as to provide 2No. 2 bedroom flats and 2No. bedroom flats, with associated facilities. As previously noted, external openings to be agreed. Additionally fire escape consideration to be given within design (reinstatement of old / similar)



FIRST FLOOR PLAN

FLATS - OUTLINE DETAIL

SHDC
Planning & Development
2 & APR 2009
Ref: 0297109



INDICATIVE PLANS

ELEVATIONS

1 BEDROOM HOUSES - OUTLINE DETAIL

Proposed roof pitch such that it is only low level / single storey at rear, pitching at a shallow pitch to a two storey elevation at the frontage. Approximate pitch of roof is 35 degrees.

Rear windows will be restricted at ground floor and will be obscure glazed roof lights at first floor.

SECTION

Form terrace of 3No. small 1 bedroom starter homes with rear access and small courtyard garden, nominal 3000mm in depth. (See adjacent sketches for information)

Small dedicated front garden area, approximately 3000mm in depth shall be enclosed by 600mm high brick walls with wrought iron railings to top.

Courtyard restricted to vehicle access by way of removable bollards. Courtyard laid to stone or similar detail. Main access roadways shall be of macadam finishes.

Former courtyard and public house garden common area for residents use.

Demolish former WC extension and rear porch. Form level / ramped access for disabled persons in this area.

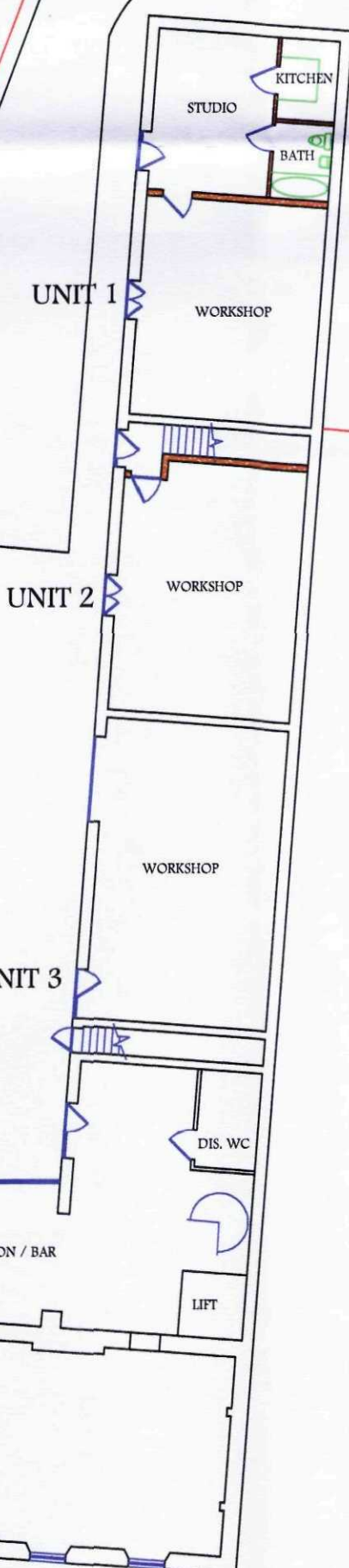
Refurbish former toilet block and build up end wall to gable. Infill between areas with new glazed structure for entrance and waiting.

Former dining area, toilet block and kitchens to be formed into new one bedroom flat. New openings to exterior (windows / doors) to be agreed.

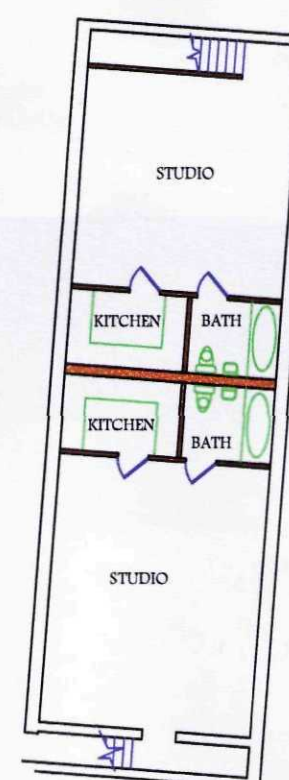
Form new Doctors Surgery with two no. consulting rooms and reception, to incorporate basement areas.

Archway to be opened for through pedestrian access, protected by removable bollards in gangway. Allow to supply and fit cycle rack (20No. cycles) to wall area adjacent to surgery)

BASIC SITE PLAN AND GROUND FLOOR LAYOUT



FIRST FLOOR - UNITS 1 - 3



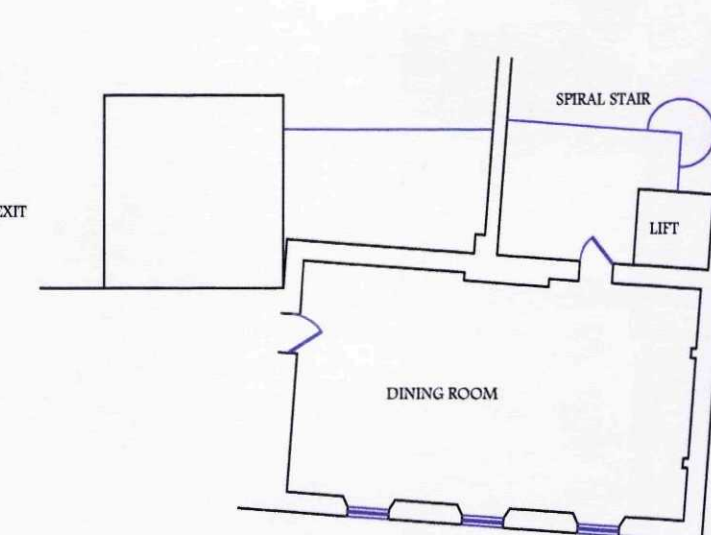
MEZZANINE - RESTAURANT

Live / work units and flats etc as constructed within former stable block and coaching inn shall all be within confines of existing structure, except where noted for new construction and demolition works. Storey heights and footprints to remain largely unaltered.

Single storey and part of two storey stable block to be converted to 'work / live' style accommodation.

Right hand section of former Public House (The High Room) shall be converted along with balance of stables and new extension to form Restaurant / Bar area.

REINSTATE FIRE EXIT FROM ABOVE



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Project
Sketch Overview of Site Proposal
Phases - 1 to 5 inclusive

Client/Name
Mr K. Power
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Lincolnshire, PE11 4TA

Designed by
DPG
Drawn by
D.P. GAMBLIN

Approved by/Date
N/A
04/03/09

Drawing number
DPG/TRC/002
Edition
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Date
04/03/09
Approximate Scale
1:200 @ A1 / nts @ A3
Sheet
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