

First Floor Plan

Scale: 1:100



Ground Floor Plan

Scale: 1:100



Site Plan

Scale: 1:250

General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in mm unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

AREA SCHEDULE

PROPOSED APPLICATION SITE AREA = 4133m2 (1.03 Acres)

PROPOSED DWELLING FLOOR AREA

Ground Floor	= 271.0m2
First Floor	= 284.0m2
Total	= 555.0m2

SITE PLAN KEY

Indicates neighbouring properties (from ordinance survey location plan)

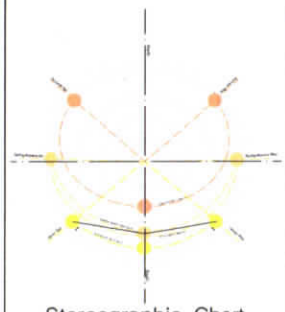
Indicates proposed dwelling and garage

Indicates existing trees and hedges

Indicates proposed trees and hedges

Indicates existing site access

Indicates gravel drive



Stereographic Chart

Status

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

Swann Edwards Architecture Limited, Elveden House, Gull Road, Guyhirn, Wisbech, Cambs. PE13 1ER
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Job Title: Proposed Residential Development
Bridge House, Fitchergate, Sutton St James, PE12 0EZ
Mr and Mrs Button

Drawing Title: Planning Drawing
Floor Plans & Site Plan

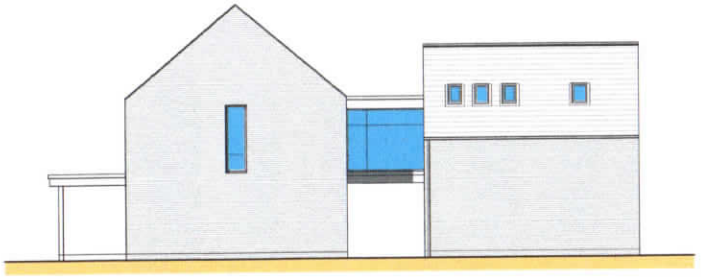
Date: November 2015
Scale: Various
Sheet Size: A1
Job No.: SE-474
Drawing No.: 03
Drawn by: JB
Revision:

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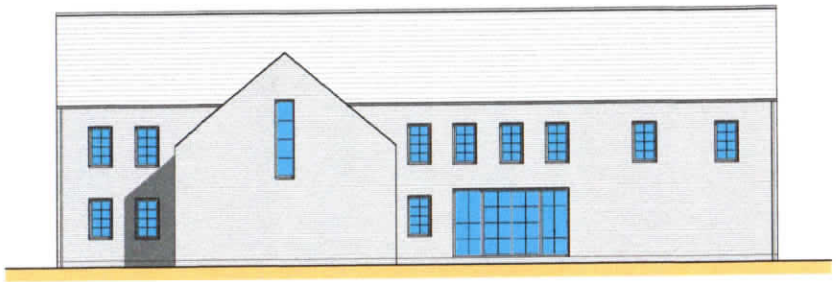
Rear (SE) Elevation

Scale: 1:100



Side (NE) Elevation

Scale: 1:100



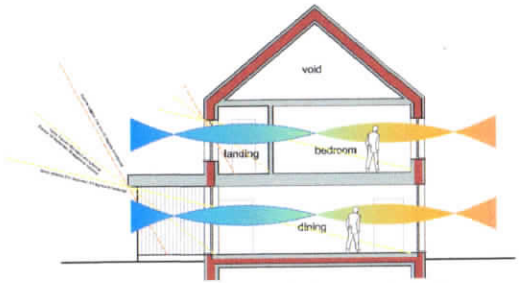
Front (NW) Elevation

Scale: 1:100



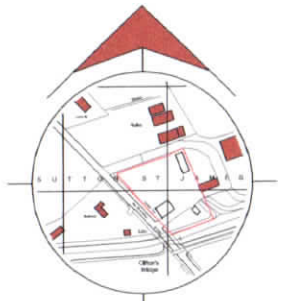
Side (SW) Elevation

Scale: 1:100



Section A-A

Scale: 1:100



Location Plan

Scale: 1:2500









3D Visuals

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ELEVATION KEY

Hatch indicates slate

Vertical timber cladding

Indicates facing brickwork

Indicates metal framed fenestration

Rainwater goods - cast gutters and down pipes

Status

FOR APPROVAL

SWANN EDWARDS

ARCHITECTURE

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Job Title
Proposed Residential Development
Bridge House, Fishergate,
Sutton St James, PE12 0EZ
Mr and Mrs Button

Date
November 2015

Scale
Various
Sheet Size
A1

Drawing Title
Planning Approval
Elevations, Section, Location Plan and 3D Visuals

Job No.
SE-474

Drawn by
JR

Drawing No.
04

Revision

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North.
(Indicative)



SCALE BAR
0m 20m 40m

DRAWING KEY



The depiction of a wall, fence or hedge does not necessarily represent a legal boundary. It is the clients responsibility to confirm legal boundaries with the vendor.
All trees measured on site have a general spread value attached. Heights of trees are approximate only.

Unless previously agreed, all services existing on site have been surveyed apart from where access is restricted by vehicles or other significant obstructions.
If applicable, manhole covers will be lifted unless this significantly obstructs the flow of traffic or vehicular access.
Manhole covers will not be lifted if this were to present any health & safety risk to staff or the public. Irreplaceable or cracked covers will also not be lifted.
All pipe directions are indicative only and have not been proved unless indicated.
For safety reasons, pipe sizes and directions are estimated from above ground and are therefore approximate.

All drawing units, levels and dimensions are in metres, unless otherwise stated.

The data used for the computation of horizontal and vertical control for this survey was recorded using our survey grade GNSS receivers.
This data was provided by Leica Geosystems Smartnet RTK correction service.
Therefore primary survey control is based on OSGB36(02)

A scale factor of 1 has been applied to this survey which has been based on station 1 and referenced to station 2.

Plotting on paper may lead to a variety of scaling risks/errors due to paper stretching or inaccurate plotter settings etc.
Therefore any dimensions scaled from a paper reproduction of this survey should be treated with caution.
This drawing must be used in conjunction with all other relevant documentation.

Ratcliff
Land & Engineering Surveys Ltd
www.ratcliffandsurveys.co.uk – info@rlfesurveys.co.uk – Tel: 01733 270851

JOB TITLE
SURVEY OF LAND AT BRIDGE HOUSE, FISHERGATE, SUTTON ST JAMES

SHEET SIZE & SCALE	DATE SURVEYED
A1 @ 1:200	SEPT 2015
DRAWING NUMBER: 5373-1	DRAWN BY: DF/CS

CLIENT
SWANN EDWARDS ARCHITECTURE

Environment Agency

Enter a postcode or place name:

Sutton St James, Lincolnshire

Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

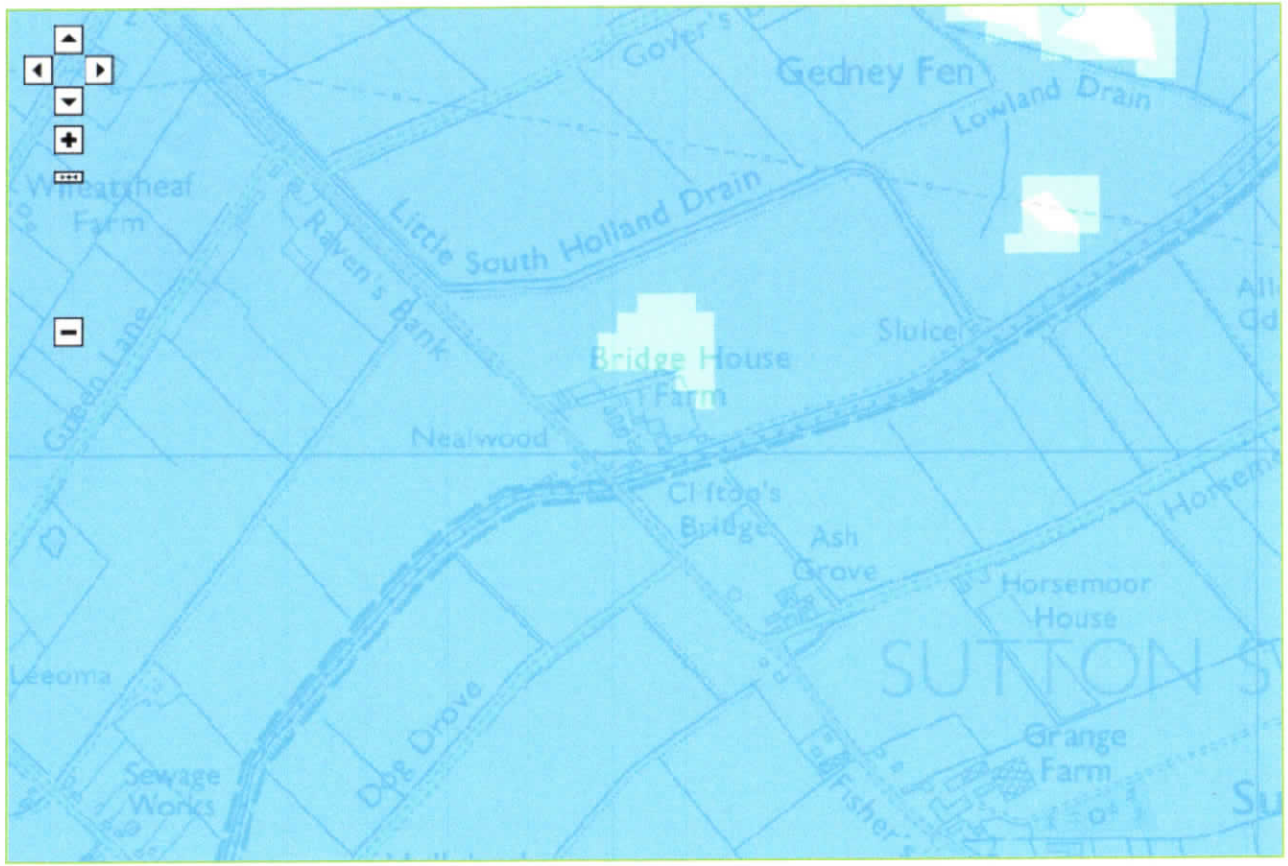
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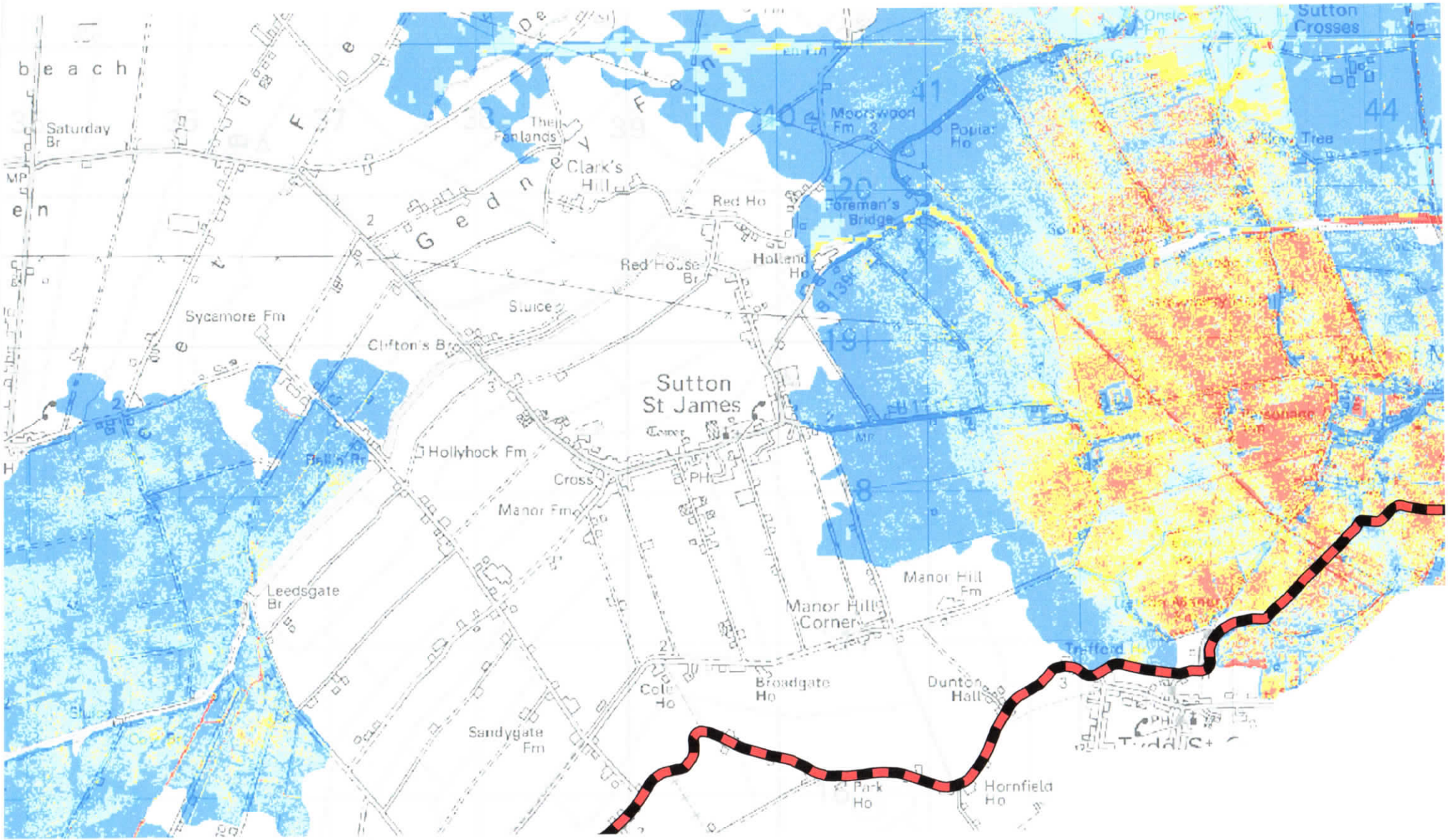
Other maps Data search Text only version

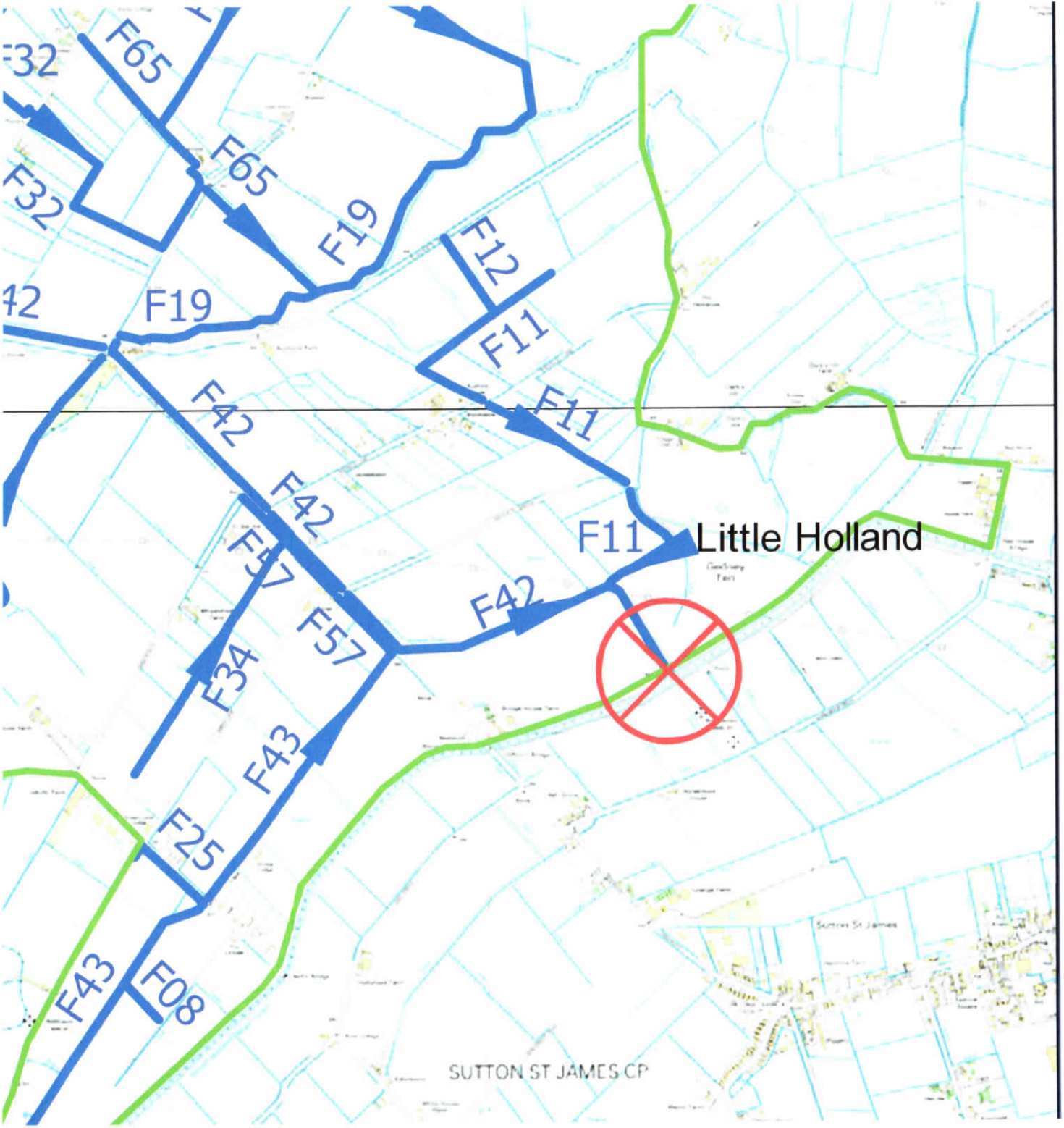
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- [x] Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- [x] Main River Line
  - Main River Line
- [x] Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility




Saturday Br
Clark's Hill
Red Ho
Foreman's Bridge
Red House Br
Holland Ho
Sycamore Fm
Clifton's Br
Sluice
Sutton St James
Hollyhock Fm
Cross
Manor Fm
Leedsgate Br
Manor Hill Fm
Manor Hill Corner
Broadgate Ho
Dunton Hall
Sandygate Fm
Park Ho
Hornfield Ho
Sutton Crosses
Moorswood Fm
Poplar Ho


F32
F65
F32
F65
F19
F12
42
F19
F11
F42
F11
F42
F11
Little Holland
F57
F42
F57
F34
F43
F25
F43
F08
SUTTON ST JAMES CP