REMOVE ALL TREES MARKED WITH RED WITHIN WOODLANDS

RETAIN ALL TREES WITHIN HATCHED AREA

RETAIN PORTUGUESE LAUREL

RETAIN IRISH YEW

RETAIN PROSTRATE YEW

RETAIN WILLOW

REMOVE BROKEN BOWER ONLY.

RETAIN VIBURNUM DAVIDII

REMOVE TREES MARKED WITH CROSSES

Heavy Treeline

Rough Path

Pave Path

Tar Grass

Conc Step

E 3086.548
N 3492.098

7.5m

E 3081.5347
N 3480.1907

PLEASE RETAIN THIS TREE IN ADDITION TO THOSE INDICATED ON DWG INT872.24 REVISION TO FOLLOW IN POST.

rev	date	rev by	comments
A	21.05.03	NW	LOCATION OF ADDITIONAL TREE TO BE RETAINED WITH NORTHINGS AND EASTINGS

Interserve Building

Interserve Building Ltd
East Midlands Regional Office
Windsor House
Troon Way Business Centre
Humberstone Lane
Nr Thurmaston
Leicester
LE4 9HA

barnes·walker

Additional Trees to be retained.
(Showcase Gardens)

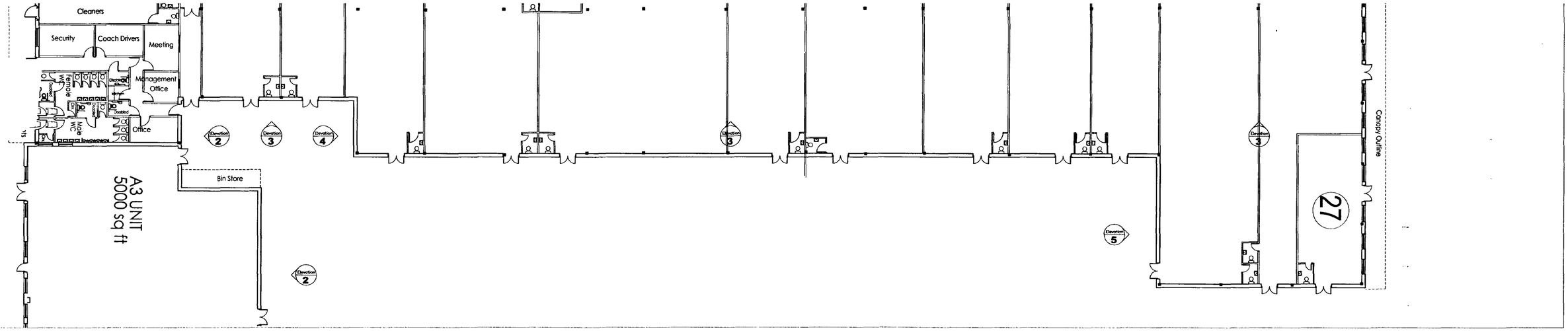
Springfields Festival Gardens &
Factory Outlet Centre, Spalding

dwg no	scale	date	drawn by	checked by
M872.RM24A	1:100	May2003	NW	PLG

landscape architecture | urban design | environmental planning

northen house ford lane northenden manchester m22 4nq
t: +44(0)161 946 0808 f: +44(0)161 946 0713 e: design@barneswalker.co.uk w: www.barneswalker.co.uk

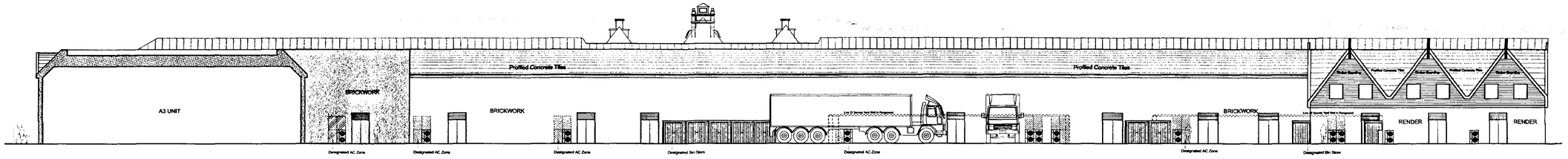
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MATERIALS:-

Roofs • Profiled Concrete Tiles

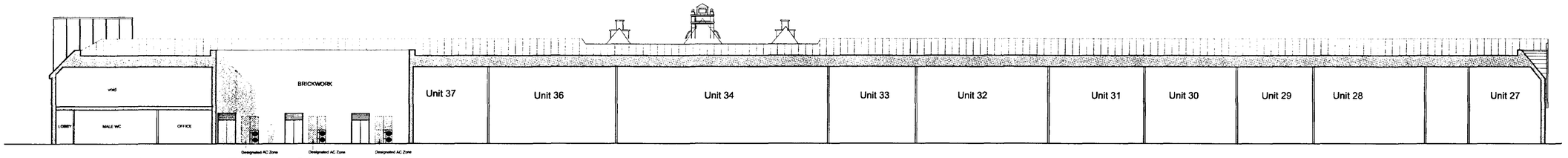
Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding



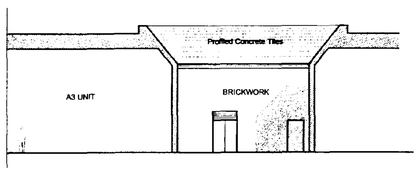
Southern Block - Elevation 1

Scale

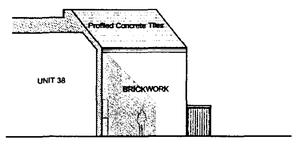
0m 10m 20m 30m 40m 50m



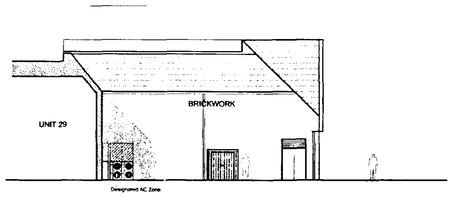
Southern Block - Elevation 3



Southern Block - Elevation 2



Southern Block - Elevation 4



Southern Block - Elevation 5

thornfield properties plc

Springfields Lincolnshire

WATSON BATTY ARCHITECTS LTD

REV.	DATE	DESCRIPTION	
D	11/02	Bring in line with construction details	Reviewed By: S Bush; Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

SOUTHERN BLOCK • REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING • RESERVED MATTERS

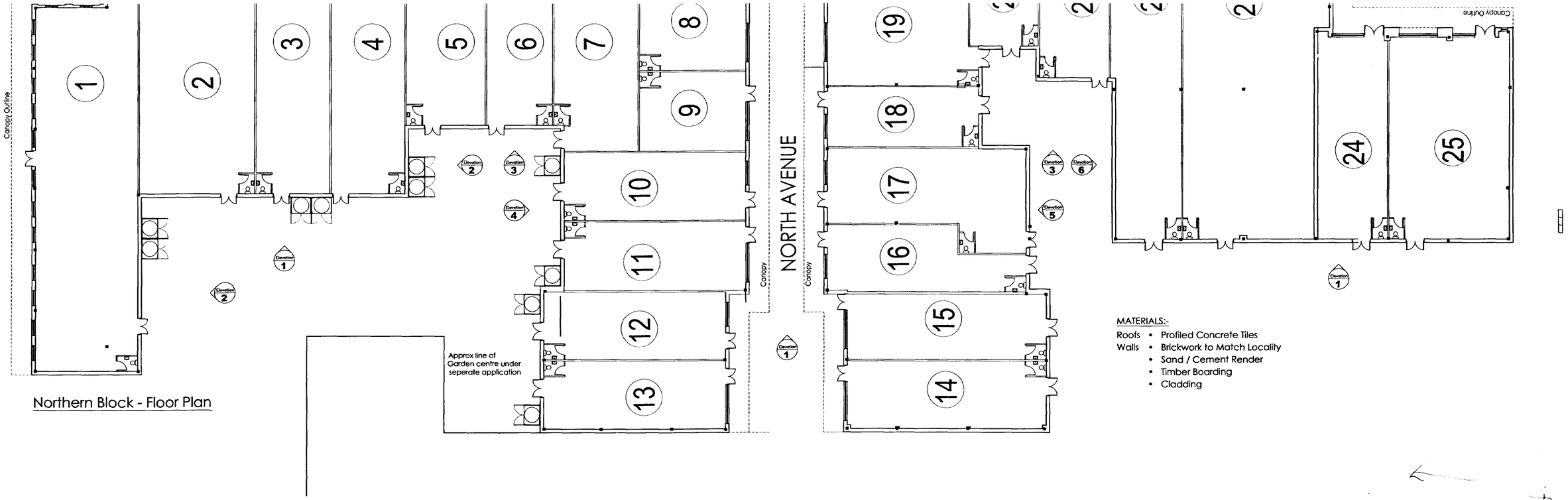
Date:	Scale:	Drawn	Drawing No.
31/10/01	1/200	S.Shepherd	3397-GA-09D
		Checked	

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CAD REF: G:\Thornfield\Spalding\Planning-Nov-02\3397-GA-09D(Rear Elevations)



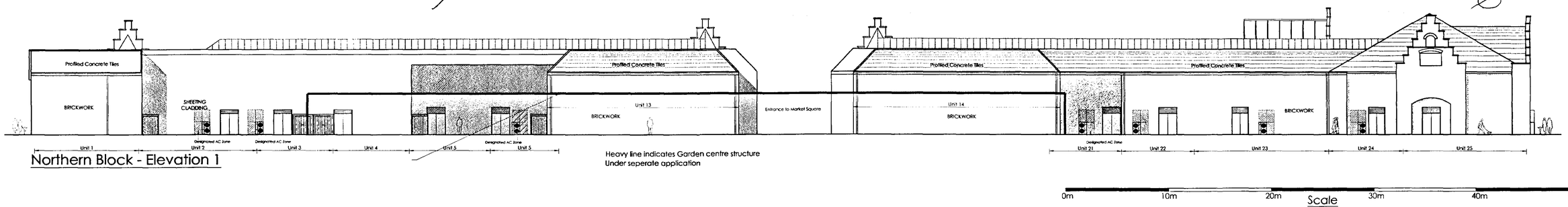
Northern Block - Floor Plan

MATERIALS:-

Roofs
- Profiled Concrete Tiles

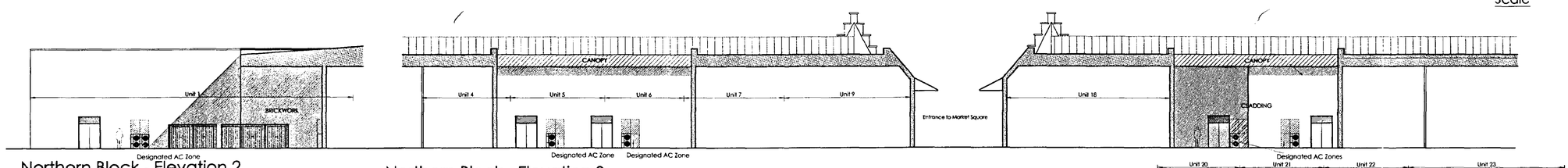
Walls
- Brickwork to Match Locality
- Sand / Cement Render
- Timber Boarding
- Cladding

Supplement drawing to show proposed elevations



Northern Block - Elevation 1

Heavy line indicates Garden centre structure
Under seperate application



Northern Block - Elevation 2

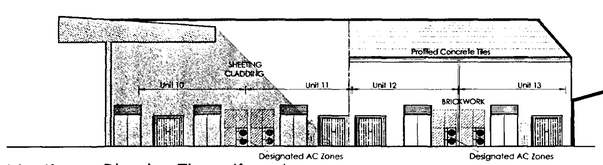
Northern Block - Elevation 3

0m 10m 20m Scale 30m 40m 50m

thornfield properties plc

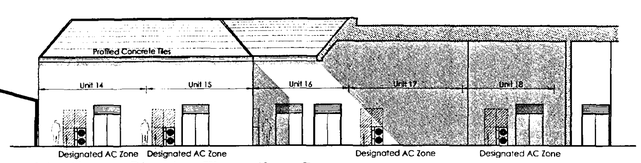
Springfields Lincolnshire

WATSON BATTY ARCHITECTS LTD

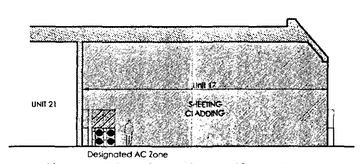


Northern Block - Elevation 4

Approx line of Garden centre under seperate application



Northern Block - Elevation 5



Northern Block - Elevation 6

REV.	DATE	DESCRIPTION	
D	11.02	Update to building detail	Revised By: SB; Checked By:

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

NORTHERN BLOCK • REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING

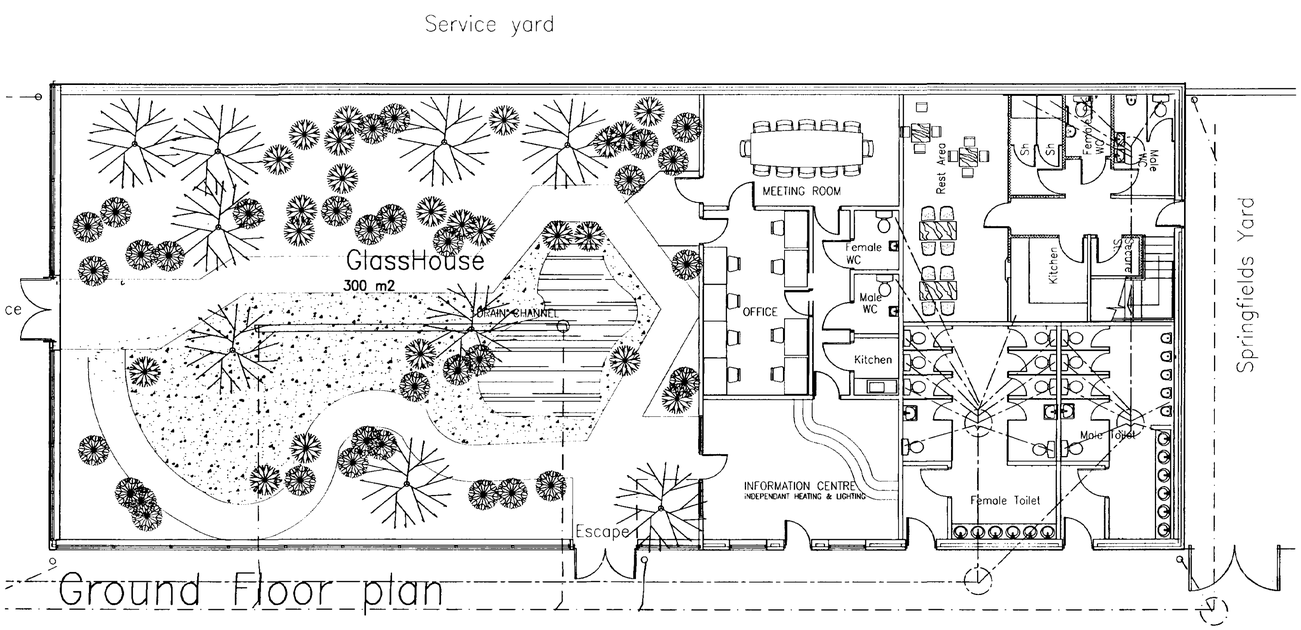
Date:	Scale:	Drawn	M. Laycock	Drawing No.
30/10/02	1/200	Checked		3397-GA-17D

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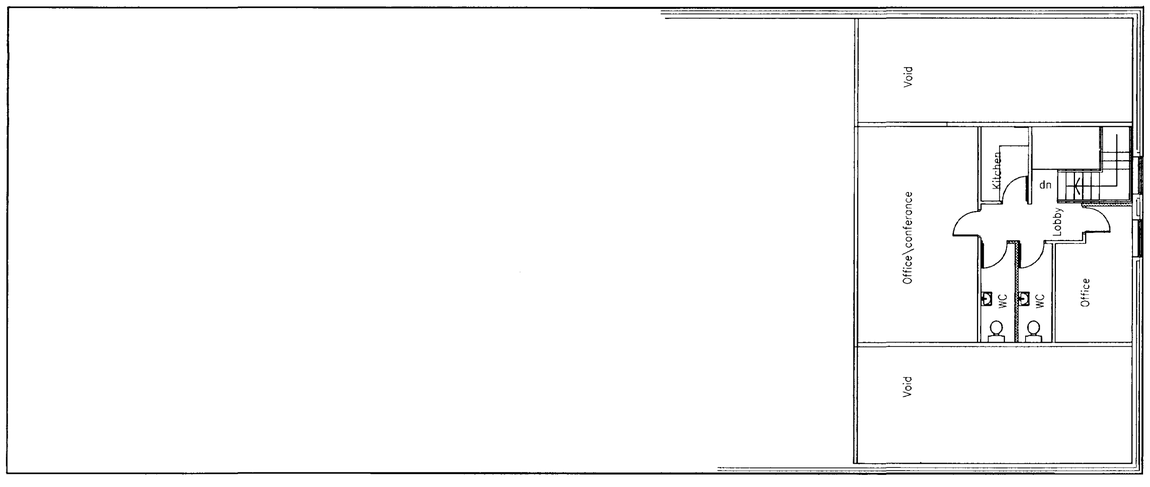
ISO 9001

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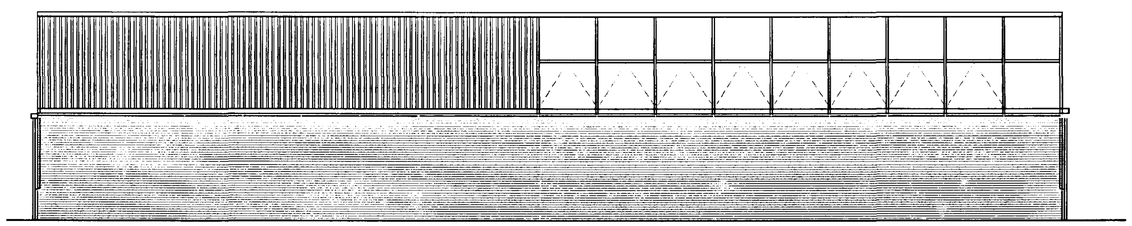
CAD REF: G:\Thornfield\Spalding\planningnov02\3397-GA-105 (Rear Elevations)



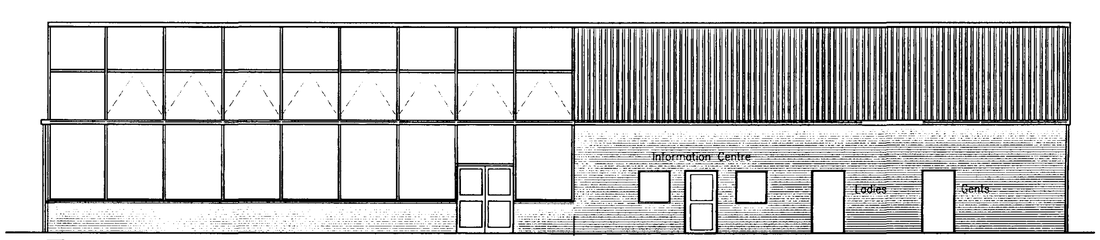
Ground Floor plan



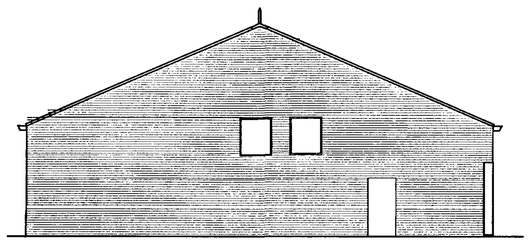
First Floor plan



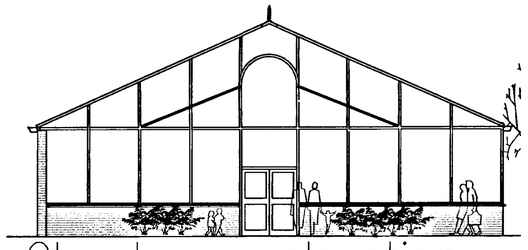
Service Yard elevation



Front elevation



Springfields yard elevation



Glasshouse elevation

barnes • walker

REV.	DATE	DESCRIPTION	
C	11-02	add information,meeting & office	Reviewed By: S Bush; Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

GLASSHOUSE, PUBLIC TOILETS & SPRINGFIELDS OFFICE

Date:	Scale:	Drawn	Drawing No.
20/03/02	1/100	S Bush Checked	3397-GA-27C

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CAD REF: G:\Thornfield\Spalding\Planningnov2002\3397-GA27C

thornfield properties

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REV.	DATE	DESCRIPTION	
T	29-10-02	Re-align units 33 & 34 increase omit unit between 23&24 revise 40 omit info, realign front elev + management	Revised By: SB Checked By:
T(P1)	8.02	Updated & rationalised Footprint Omit all First floors omit service unit 23A	Revised By: S Bush Checked By: S. Bush

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield *properties*

PROPOSED GROUND FLOOR LAYOUT FROM 22-10-02

Date:	Scale:	Drawn	M. Laycock	Drawing No.
20/11/01	1/200	Checked	F. McAleer	3397-GA-04T(P1)

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CAD REF: G:\Thornfield\Spalding\drgsnov02\3397-GA-04T

WATSON & BATTY ARCHITECTS LIMITED

0m 10m 20m Scale 30m 40m 50m

NORTH AVENUE

WEST AVENUE

DUTCH MARKET SQUARE

EAST AVENUE

Canopy Outline

Canopy

Metal Mesh Entrance Structure

Security Roller Shutter

Extent of Glazed Roof

Cleaners

Security

Coach Drivers

Meeting

Management Office

Office

Female

Male

Disabled

Public Toilets

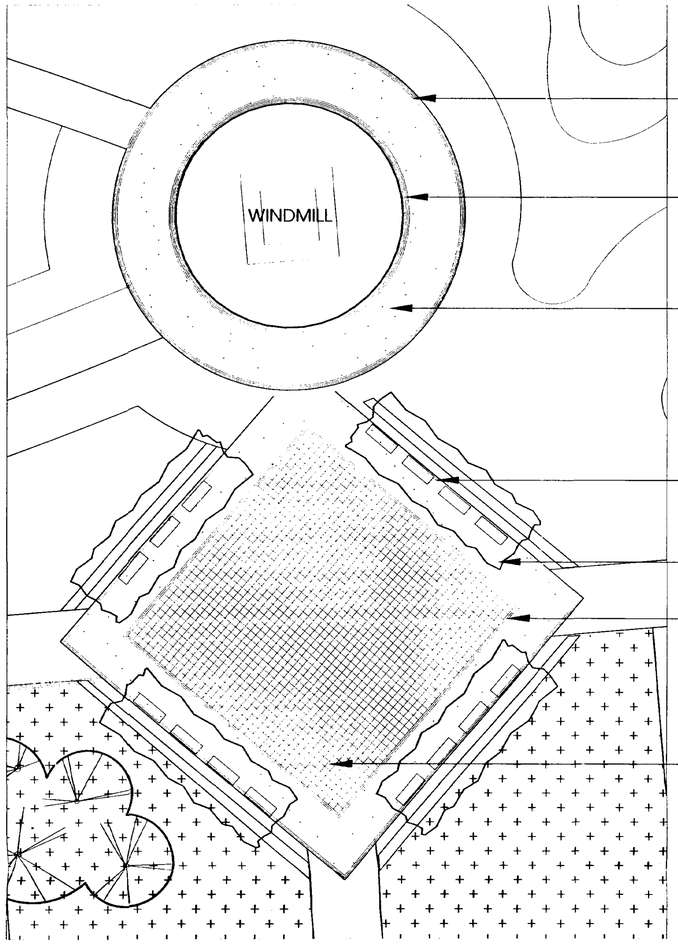
Concern about loss of 'funnel' into centre causing accessibility & passing

first floor as constructed

Springfields Lincolnshire

thornfield properties plc

WATSON BATTY ARCHITECTS LTD



4No ROWS OF 4INCH SILVER GREY GRANITE SETTS TRIM. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID ABUTTING WINDMILL BUILDING. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

FIBREDEC PAVING LAID ON BITMAC BASE AND SUB-BASE.

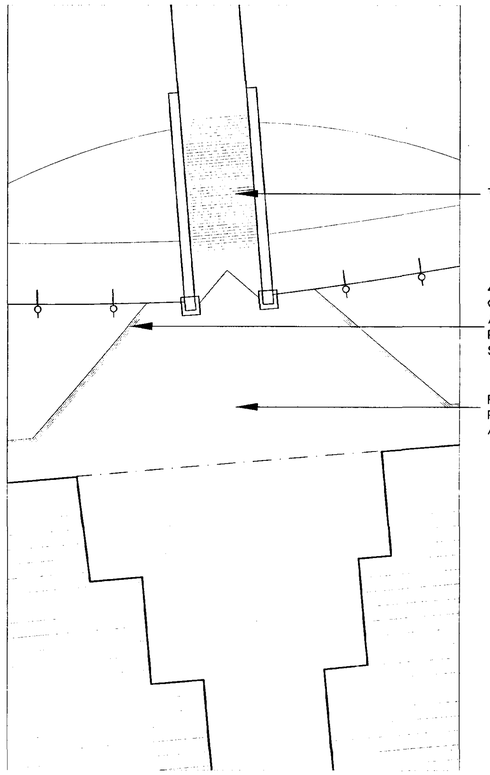
4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID ABUTTING 145 x 255MM SILVER GREY CONSERVATION KERB EDGE. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

FIBREDEC PAVING LAID ON BITMAC BASE AND SUB-BASE.

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID AS A FLUSH TRIM BETWEEN FLAGS AND FIBREDEC SURFACE. NOTE THAT A PIN KERB EDGE MAY HAVE TO BE USED BENEATH FLAGS AS A FORMATION EDGE FOR BITMAC.

CHEQUER-BOARD PATTERN OF FLAGS: 9No OF EACH FLAG TYPE TO MAKE UP ONE 'SQUARE' OF THE CHEQUERBOARD. 400 x 400 x 65 MM SAXON FLAGS. COLOUR: NATURAL
400 x 400 x 65MM PERFECTA FLAGS (SMOOTH GROUND) COLOUR: NATURAL. SUPPLIER: MARSHALLS MONO LTD, TEL: 01422 306000.

WINDMILL AREA AND PLAZA
SCALE 1:200

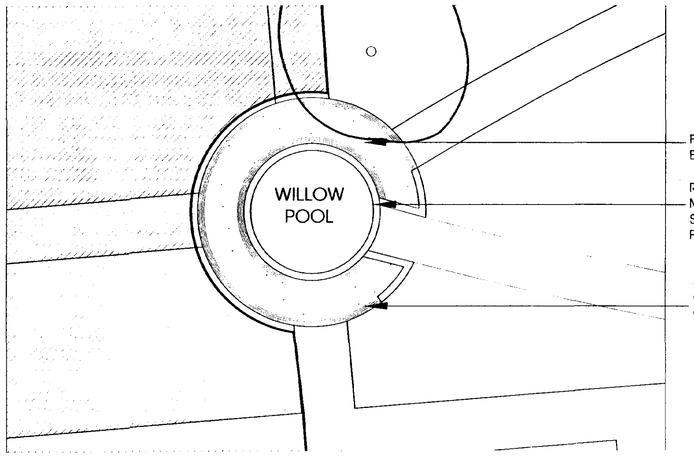


TIMBER BRIDGE

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID AS A FLUSH TRIM BETWEEN FLAG PAVING AND FIBREDEC SURFACE.

FLAG PAVING TO MATCH PAVING THROUGH RETAIL AREA.

GARDEN ENTRANCE
SCALE 1:200

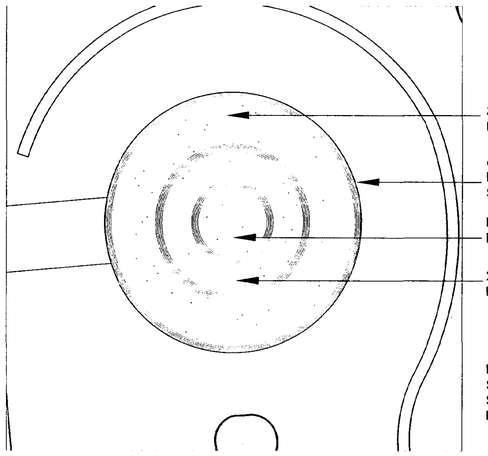


FIBREDEC PAVING LAID ON BITMAC BASE. AGGREGATE: 'GOLDEN GRAVEL'

RAISED POOL EDGE: SEE DRAWING M872.RM10.07. 4 ROWS SILVER GREY GRANITE SETTS LAID AS A TRIM AROUND POOL, FLUSH WITH FIBREDEC SURFACE.

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID AGAINST SILVER GREY RADIUS CONSERVATION KERB.

WILLOW POOL AREA
SCALE 1:200



3.0M WIDTH BAND OF FIBREDEC PAVING ON BITMAC BASE & SUBBASE.

63 x 150 x 915MM CONSERVATION KERB EDGE WITH A TRIM OF 4No ROWS OF SILVER GREY GRANITE SETTS.

INNER CIRCLE OF FIBREDEC PAVING.

2.0M WIDTH BAND OF FIBREDEC PAVING.

BANDS OF FIBREDEC (AS ABOVE) SEPARATED BY TRIMS OF 4No ROWS SILVER GREY GRANITE SETTS LAID FLUSH WITH PAVING.

FOUNTAIN POOL PLAZA
SCALE 1:200

NOTES:

PAVINGS:
ALL PAVINGS ARE TO BE LAID ON BASE/SUB-BASE SUITABLE TO WITHSTAND FREQUENT LIGHT VEHICULAR OVER-RUN AND OCCASONAL USE BY EMERGENCY VEHICLES.
FOR ALL AREAS OF PAVING NOT SHOWN ON THIS DRAWING REFER TO HARDWORKS MASTERPLAN (M872.RM.03).

DRAWINGS:
REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL CONSTRUCTION INFORMATION AND LAYOUTS RELATING TO PAVING:
M872.RM03 - HARDWORKS LAYOUT
M872.RM10.01 - PATH EDGE DETAIL
M872.RM10.03 - PATH EDGE DETAIL
M872.RM10.05 - POOL EDGE DETAIL
M872.RM10.06 - GOLDEN GRAVEL PATHWAY
M872.RM10.07 - POOL DETAIL: WILLOW POOL

Rev A 28.11.02 PGG Remove retaining wall to perimeter of Windmill areaGeneral Amendments.

Hardworks: detail areas
Reserved Matters Application

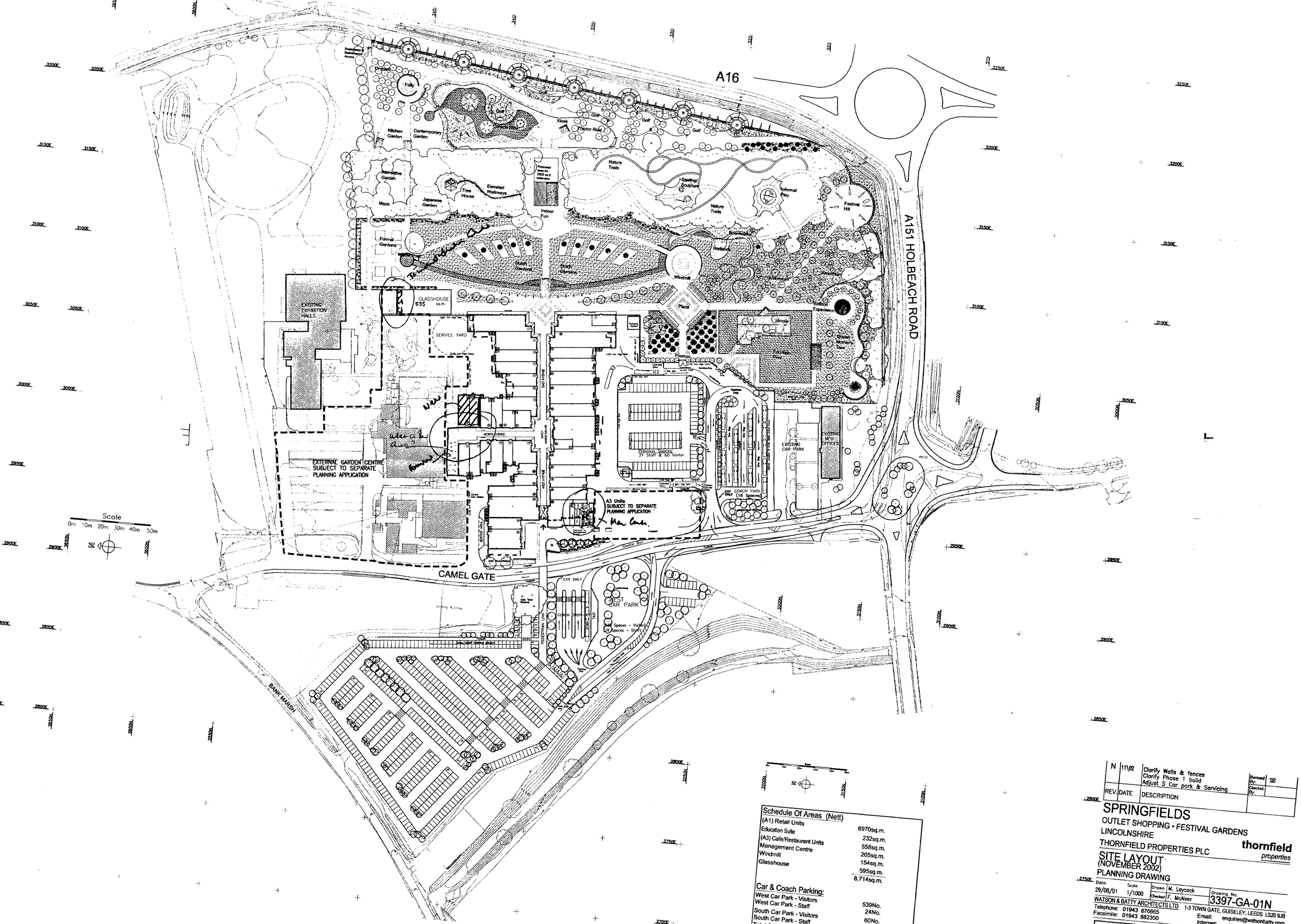
Springfields Festival Gardens
Retail Outlet Centre, Spalding

For: Thornfield Properties

M872.RM03.01A KS/PGG March 2002

landscape architecture | urban design | environmental planning
northen house ford lane northenden manchester m22 4nq

barnes • walker



Schedule Of Areas (Nett)	
(A1) Retail Units	6970sq.m.
Education Suite	232sq.m.
(A3) Cafe/Restaurant Units	558sq.m.
Management Centre	205sq.m.
Windmill	154sq.m.
Glasshouse	595sq.m.
	8,714sq.m.
Car & Coach Parking:	
West Car Park - Visitors	539No.
West Car Park - Staff	24No.
South Car Park - Visitors	60No.
South Car Park - Staff	31No.
Total Car Parking Spaces:	654No.
South Coach Park	16No.

REV.	DATE	DESCRIPTION	
N	11\02	Clarify Walls & fences Clarify Phase 1 build Adjust S Car park & Servicing	Revised By: SB Checked By:

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE
THORNFIELD PROPERTIES PLC

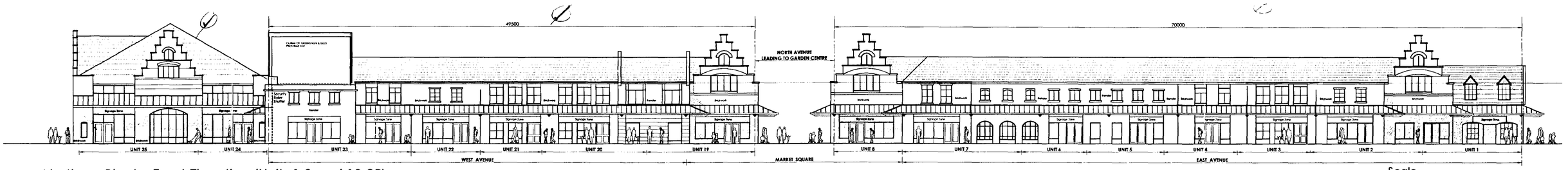
thornfield properties

SITE LAYOUT
(NOVEMBER 2002)
PLANNING DRAWING

Date: 29/08/01 Scale: 1/1000 Drawn: M. Laycock Checked: F. McAleer Drawing No. 3397-GA-01N

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BM TRADA CERTIFIED ISO 9001 UKAS QUALITY MANAGEMENT FSC POEFC WATSON & BATTY



Northern Block - Front Elevation (Units 1-8 and 19-25)

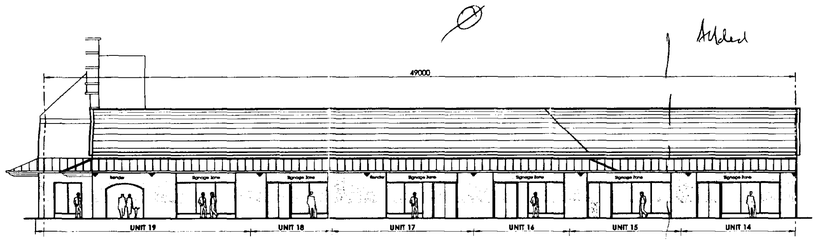
roof pitches altered to standard roofing angle

Scale
0m 5m 10m 15m 20m 25m

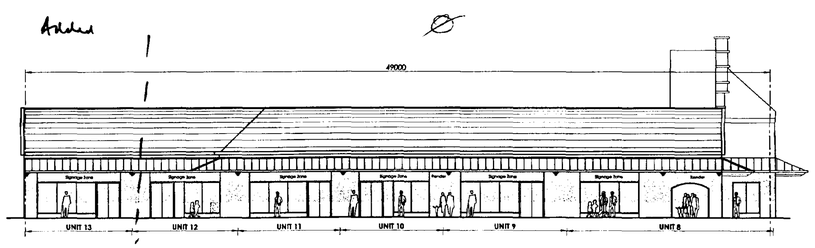


Southern Block - Front Elevation (Units 26 and 28-40)

Unit area with Legend for Unit in future plans and use proposed.



Front Elevation to North Avenue (Units 14-19)

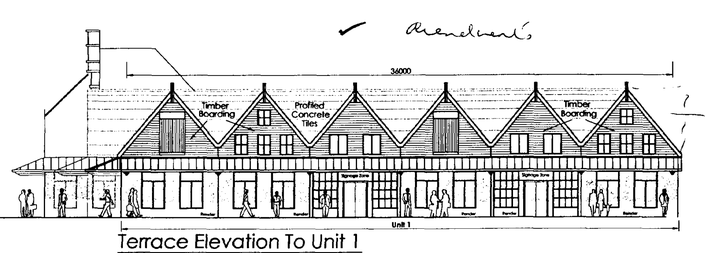


Front Elevation to North Avenue (Units 8-13)

Ø test application
a
V amendment



Terrace Elevation To Units 26 & 27



Terrace Elevation To Unit 1



West Elevation - Main Entrance (Units 23, 40 and Information Centre)

? use of 2nd floor (was part of Management).

~~Front~~ 'Rear' elevation of [illegible]

MATERIALS:-

Roofs • Profiled Concrete Tiles
Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding

REV.	DATE	DESCRIPTION	
C	27-11-02	General Update rationalise roof line	Revised By: S Bush
			Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

PROPOSED ELEVATIONS
SINGLE MID-LEVEL CANTILEVERED CANOPY
(OCT 2002)

Date:	Scale:	Drawn	S Bush	Drawing No:
05-2002	1/200	Checked	S Bush	3397-GA-29C

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REV.	DATE	DESCRIPTION	
A	11-02	Update to Building detail	Revised By: SB Checked By:

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

thornfield properties plc

WATSON BATTY ARCHITECTS LTD

ROOF PLAN • GENERAL ARRANGEMENT (Oct 2002)

Date:	Scale:	Drawn	M. Laycock / PMH	Drawing No.
27/02/02	1/200	Checked	SB	3397-GA-30A

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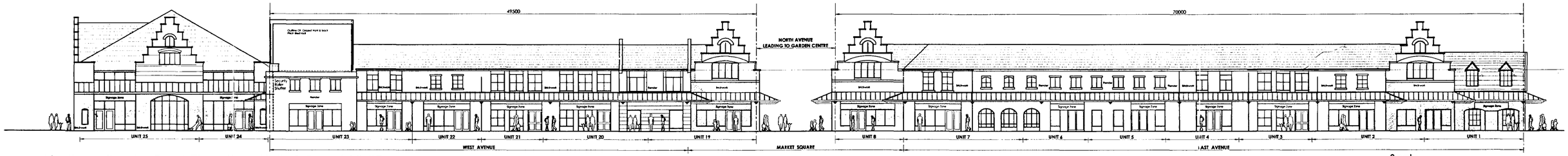
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CAD REF: G:\Thornfield\Spalding\planning\nov02\3397-GA-30A (roof plan)

Mansafe
Canopy Outline
Service Area
Fall
Ridge
Parapet
Safety Fence
NORTH AVENUE
WEST AVENUE
DUTCH MARKET SQUARE
(Open Air)
EAST AVENUE
Structural Glazing
Service Area
Future Retail Units

Scale 0m 10m 20m 30m 40m 50m

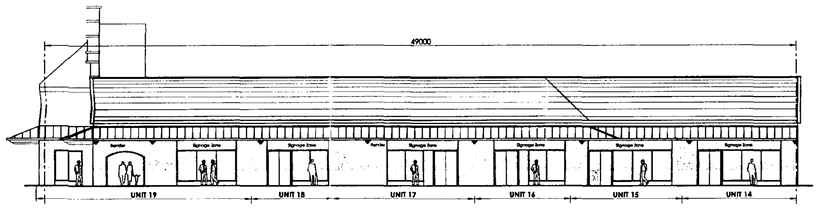


Northern Block - Front Elevation (Units 1-8 and 19-25)

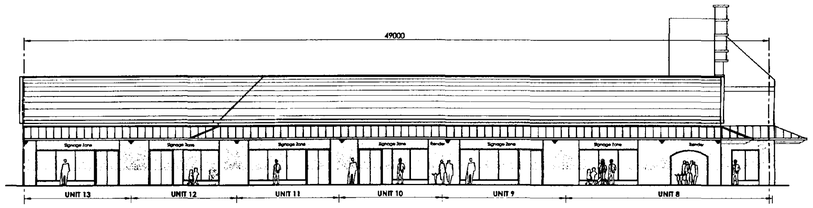
Scale
0m 5m 10m 15m 20m 25m



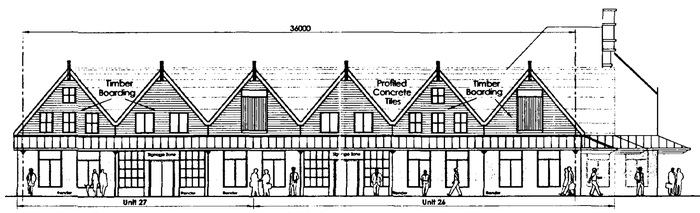
Southern Block - Front Elevation (Units 26 and 28-40)



Front Elevation to North Avenue (Units 14-19)



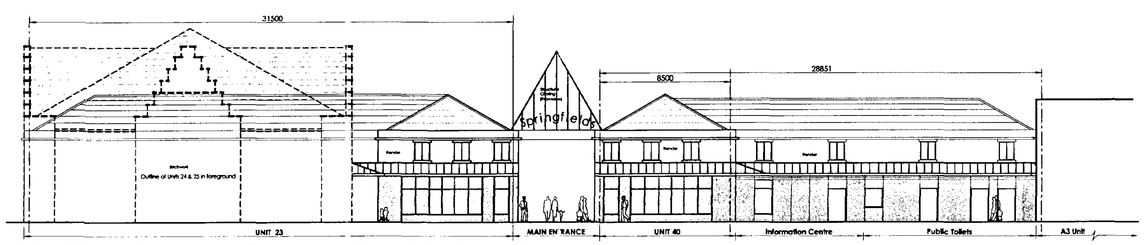
Front Elevation to North Avenue (Units 8-13)



Terrace Elevation To Units 26 & 27



Terrace Elevation To Unit 1



West Elevation - Main Entrance (Units 23, 40 and Information Centre)

MATERIALS:-

Roofs • Profiled Concrete Tiles
Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding

REV.	DATE	DESCRIPTION	
C	27-11-02	General Update rationalise roof line	Revised By: S Bush
			Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

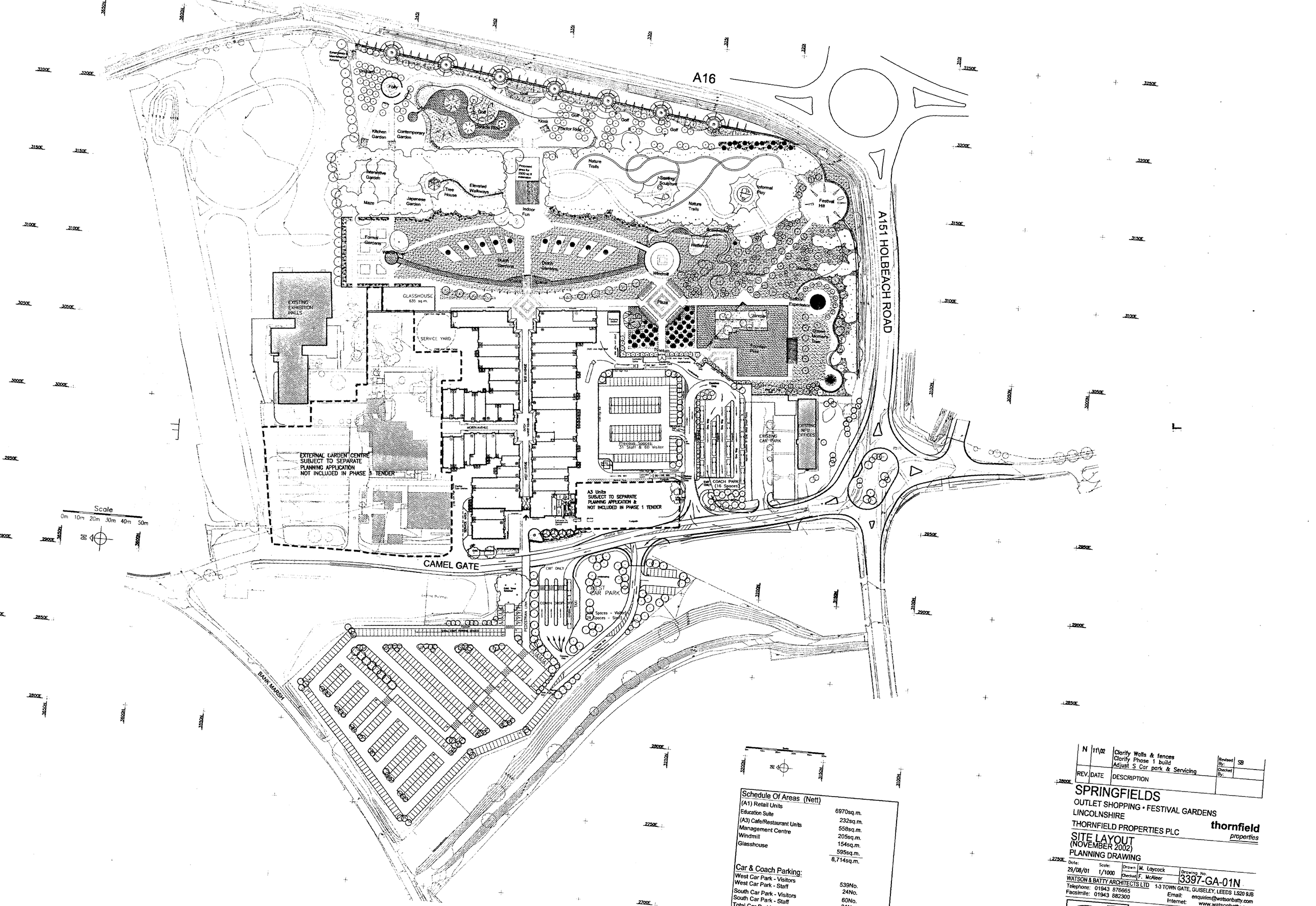
PROPOSED ELEVATIONS
SINGLE MID-LEVEL CANTILEVERED CANOPY
(OCT 2002)

Date: 05-2002 Scale: 1/200 Drawn: S Bush Checked: S Bush Drawing No. 3397-GA-29C

WATSON & BATTY ARCHITECTS LTD 1-3 TOWN GATE, GUISELEY, LEEDS LS20 9JB
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CAD REF: G:\Thornfield\Spalding\Planning-nov-02\3397-GA-29C



Schedule Of Areas (Nett)	
(A1) Retail Units	6970sq.m.
Education Suite	232sq.m.
(A3) Cafe/Restaurant Units	558sq.m.
Management Centre	205sq.m.
Windmill	154sq.m.
Glasshouse	595sq.m.
	8,714sq.m.
Car & Coach Parking:	
West Car Park - Visitors	539No.
West Car Park - Staff	24No.
South Car Park - Visitors	60No.
South Car Park - Staff	31No.
Total Car Parking Spaces:	654No.
South Coach Park	16No.

REV.	DATE	DESCRIPTION	
N	11\02	Clarify Walls & fences Clarify Phase 1 build Adjust S Car park & Servicing	Revised By: SB Checked By:

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS

LINCOLNSHIRE

THORNFIELD PROPERTIES PLC

thornfield properties

SITE LAYOUT (NOVEMBER 2002)

PLANNING DRAWING

Date:	Scale:	Drawn	M. Laycock	Drawing No.
29/08/01	1/1000	Checked	F. McAleer	3397-GA-01N

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BM TRADA CERTIFICATION ISO 9001 UKAS THE POST OFFICE WATSON & BATTY

REV.	DATE	DESCRIPTION	
			Revised By: SB
		Re-align units 33 & 34 inclusive omit unit between 23&24 revise 40 omit info, realign front elev + management	Checked By:
T(P1)	02	Updated & rationalised Footprint Omit all First floors omit service unit 23A	Revised By: S Bush
			Checked By: S. Bush

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield *properties*

PROPOSED GROUND FLOOR LAYOUT FROM 22-10-02

Date:	Scale:	Drawn	M. Laycock	Drawing No.
20/11/01	1/200	Checked	F. McAleer	3397-GA-04T(P1)

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CAD REF: G:\Thornfield\Spalding\drgsnov02\3397-GA-04T

0m 10m 20m 30m 40m 50m
Scale

NORTH AVENUE

WEST AVENUE

DUTCH MARKET SQUARE

EAST AVENUE

Canopy Outline

Canopy

Metal/Mesh Entrance Structure

Security Roller Shutters

Extent of Glazed Roof

Cleaners

Security

Coach Drivers

Meeting

Management Office

Office

Female

Male

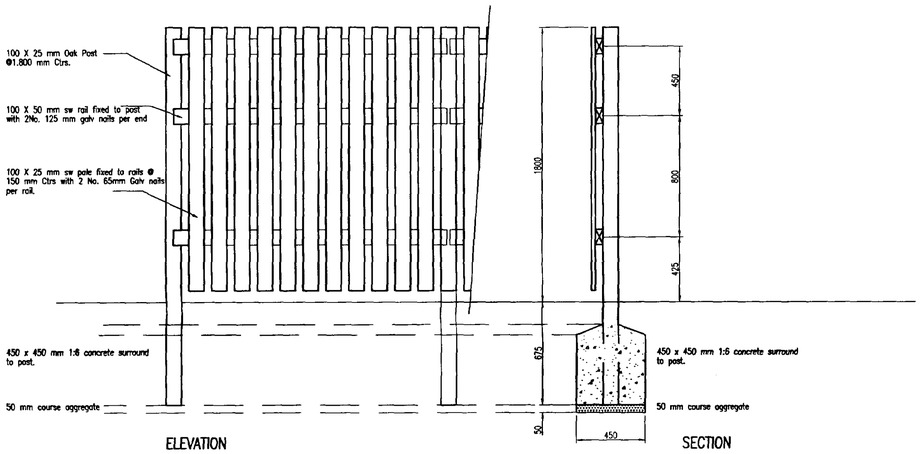
Disabled

Public Toilets

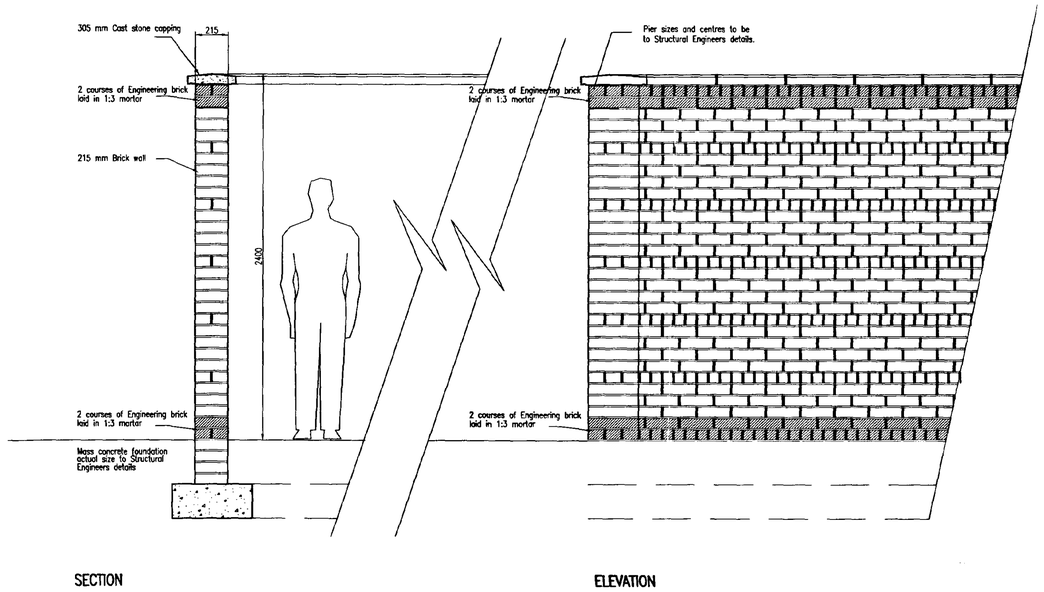
Springfields Lincolnshire

thornfield properties plc

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Timber Palisade Fence



Brick Boundary Wall

Notes:
See drawing 3397-Estateplan-a for location of walls & Fences

REV.	DATE	DESCRIPTION	Reviewed By: / Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE
thornfield properties

EXTERNAL WORKS
FENCE & WALL DETAILS

Date:	Scale:	Drawn:	Drawing No.
12/02/02	1/20	M.Laycock / PMH	3397-GA-24
		Checked:	

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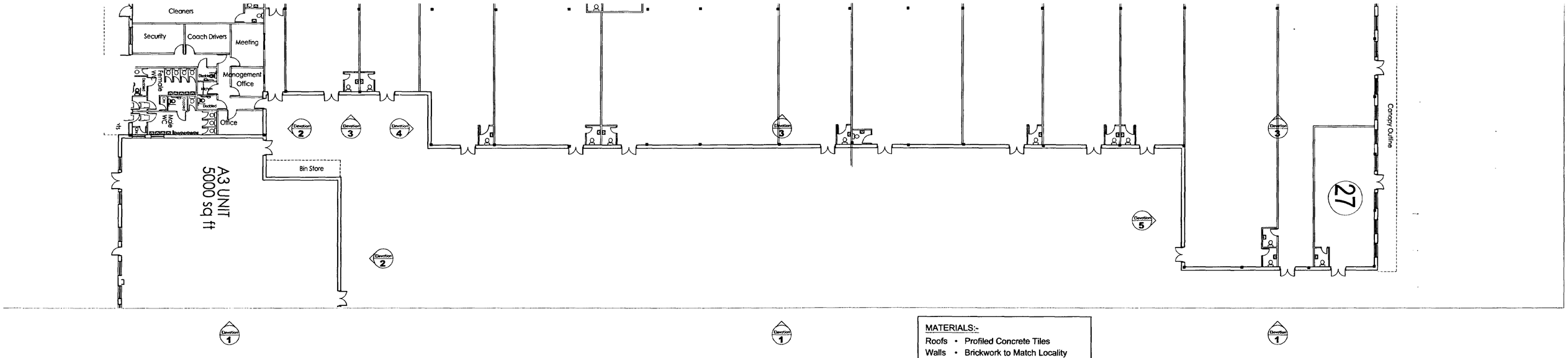
ISO 9001

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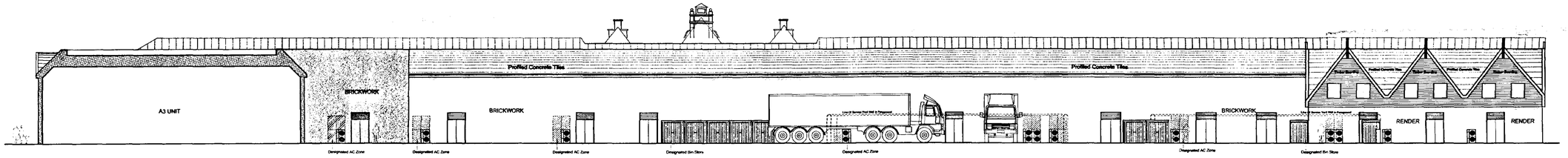
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MATERIALS:-

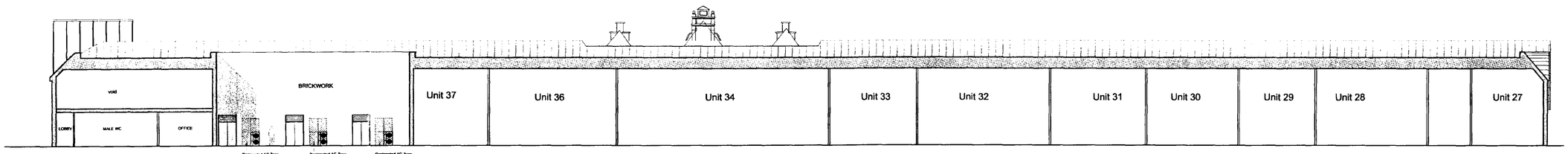
Roofs • Profiled Concrete Tiles

Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding

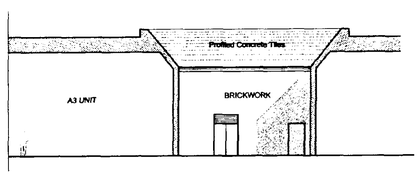


Southern Block - Elevation 1

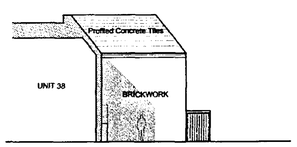
0m 10m 20m Scale 30m 40m 50m



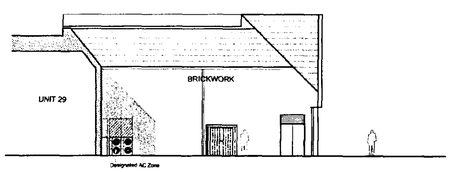
Southern Block - Elevation 3



Southern Block - Elevation 2



Southern Block - Elevation 4



Southern Block - Elevation 5

REV.	DATE	DESCRIPTION	
D	11-02	Bring in line with construction details	Revised By: S Bush
			Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

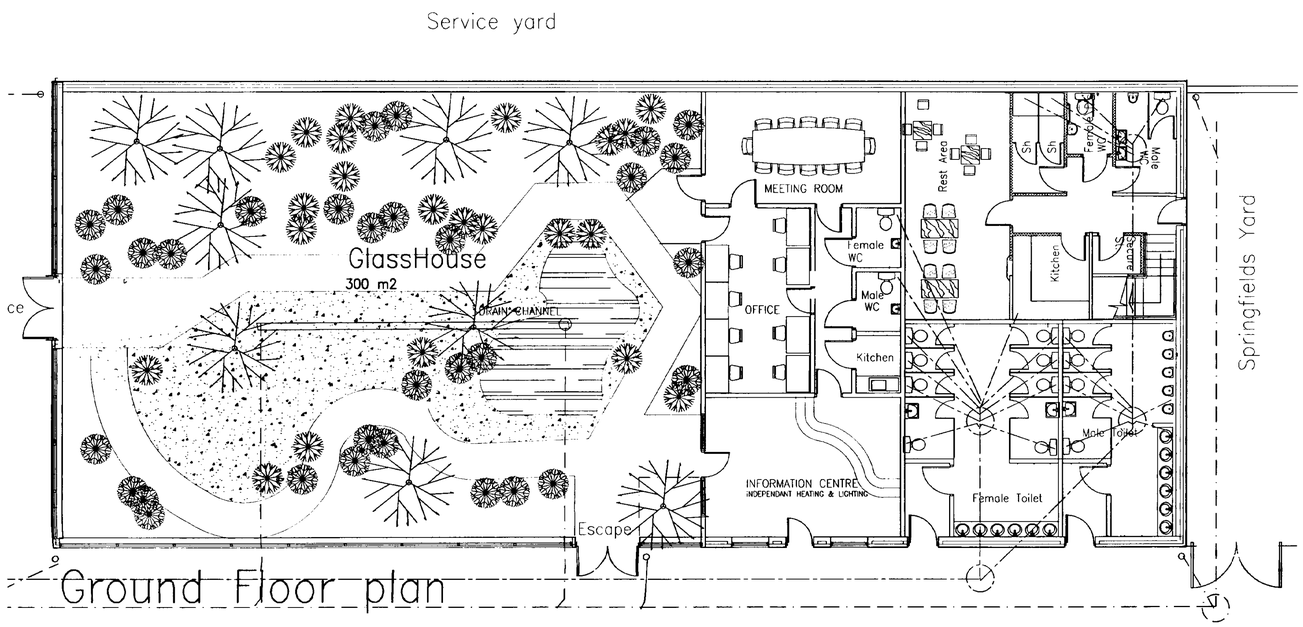
SOUTHERN BLOCK • REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING • RESERVED MATTERS

Date:	Scale:	Drawn:	Drawing No.
31/11/01	1/200	S.Shepherd	3397-GA-09D
		Checked:	

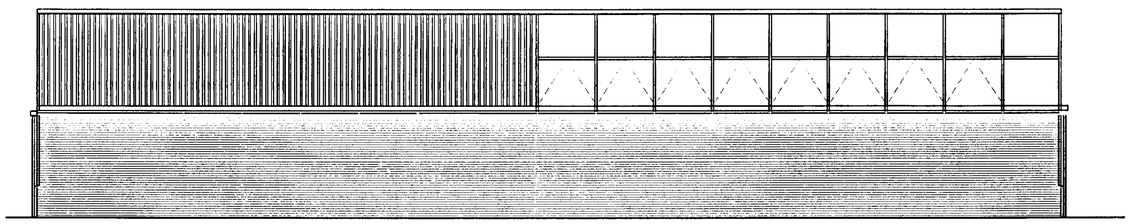
WATSON & BATTY ARCHITECTS LTD 1-3 TOWN GATE, GUISELEY, LEEDS LS20 9JB
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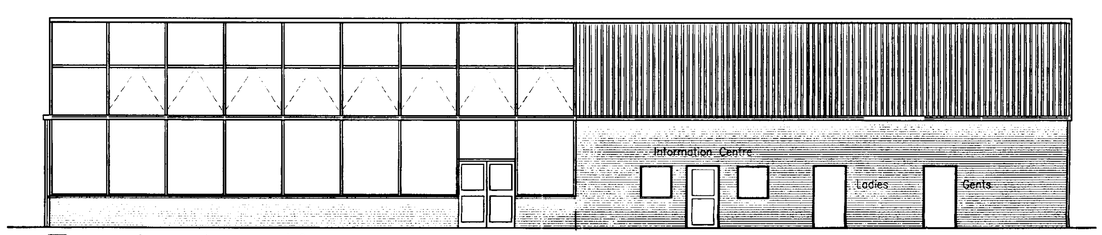
CAD REF: G:\Thornfield\Spalding\Planning-Nov-02\3397-GA-09D(Rear Elevations)



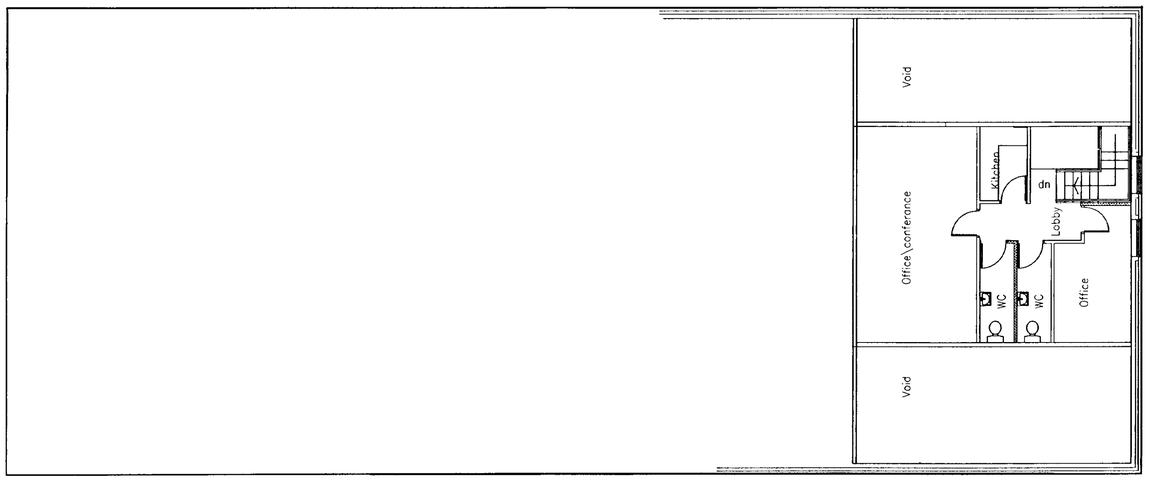
Ground Floor plan



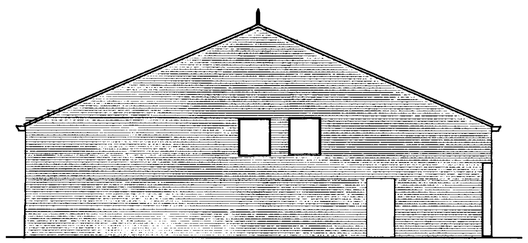
Service Yard elevation



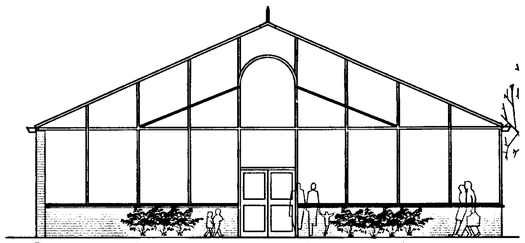
Front elevation



First Floor plan



Springfields yard elevation



Glasshouse elevation

thornfield properties

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barnes • walker

REV.	DATE	DESCRIPTION	
C	11-02	add information,meeting & office	Revised By: S Bush
			Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

GLASSHOUSE, PUBLIC TOILETS
& SPRINGFIELDS OFFICE

Date: 20/03/02 Scale: 1/100 Drawn: S Bush Checked: Drawing No. 3397-GA-27C

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CAD REF: G:\ThornField\Spalding\Planningnov2002\3397-GA27C

REV.	DATE	DESCRIPTION	
A	11-02	Update to Building detail	Revised By: SB
			Checked By:

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

thornfield properties plc

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ROOF PLAN • GENERAL ARRANGEMENT (Oct 2002)

Date:	Scale:	Drawn	M. Laycock / PMH	Drawing No.
27/02/02	1:200	Checked	SB	3397-GA-30A

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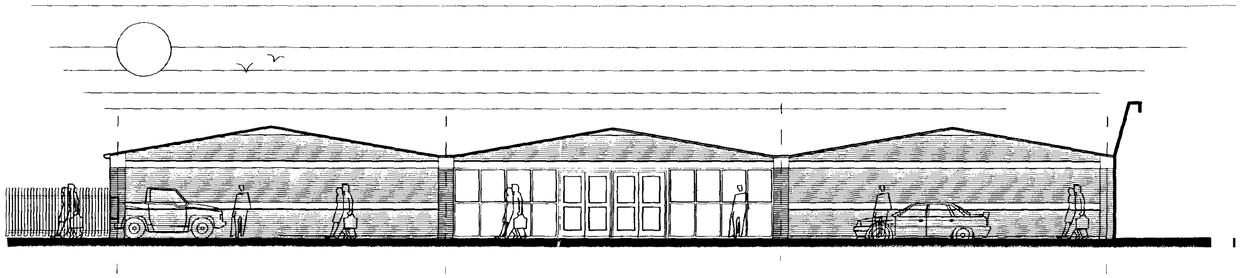
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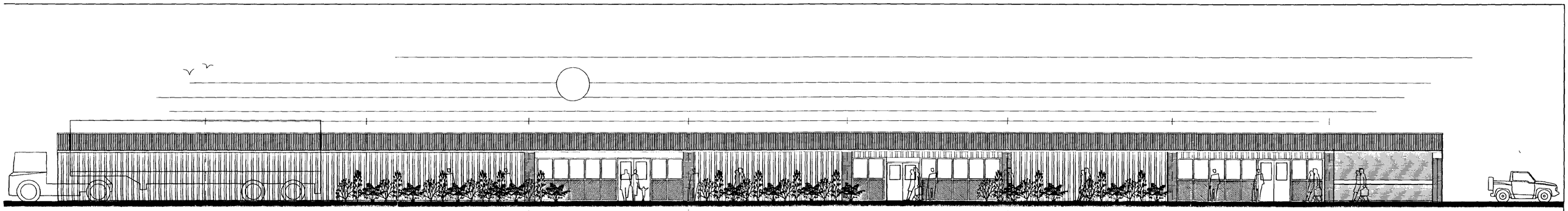
CAD REF: G:\Thornfield\Spalding\planningnov02\3397-GA-30A (roof plan)

Mansafe
Canopy Outline
Fall
Service Area
Ridge
Parapet
Safety Fence
NORTH AVENUE
Structural Glazing
WEST AVENUE
DUTCH MARKET SQUARE
(Open Air)
EAST AVENUE
Future Retail Units

Scale
0m 10m 20m 30m 40m 50m

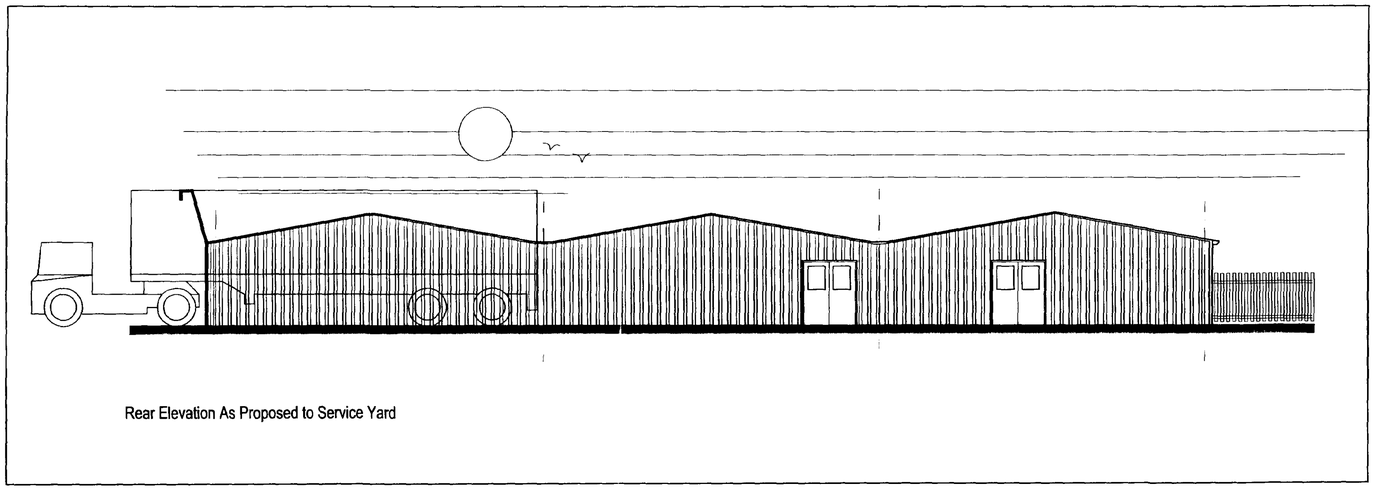


Front Elevation As Proposed to Camelgate



Side Elevation As Proposed to Enternal Garden Centre

External Garden Centre



Rear Elevation As Proposed to Service Yard

Materials
Roof - Profiled MS Sheeting
Walls Facing brick with feature banding
Profiled Sheeting to part side & rear elevations
brick plinth
Timber window\screen & insulated panells

REV.	DATE	DESCRIPTION	Revised By: / Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

THORNFIELD PROPERTIES Plc

GARDEN CENTRE ELEVATIONS

Date:	Scale:	Drawn	David Moverley	Drawing No.
19.09.02	1 : 100	Checked	Stephen Bush	3397-GA-31

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CAD REF: G:\Thornfield\Spalding\PlanningDrawings_July02\3397-GA-31

A16

A151 HOLBEACH ROAD

SERVICE YARD

SERVICE ROAD

INTERNAL GARDEN CENTRE
2590 sq.m 27,320 sq.ft

RETAIL UNITS SEPERATE APPLICATION

NORTH AVENUE

EXTERNAL GARDEN CENTRE
1560sq.m. 20,000 sq.ft

NORTH CAR PARK VISITOR PARKING (210 Spaces)

SERVICE ENTRANCE

A3 UNITS SEPERATE APPLICATION

BANK MARSH

REV.	DATE	DESCRIPTION	
B	26-6-02	Revise garden centre footprint	Revised By: SB; Checked By:
C	22/11/02	Update to latest plan	Revised By: S Bush; Checked By:

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

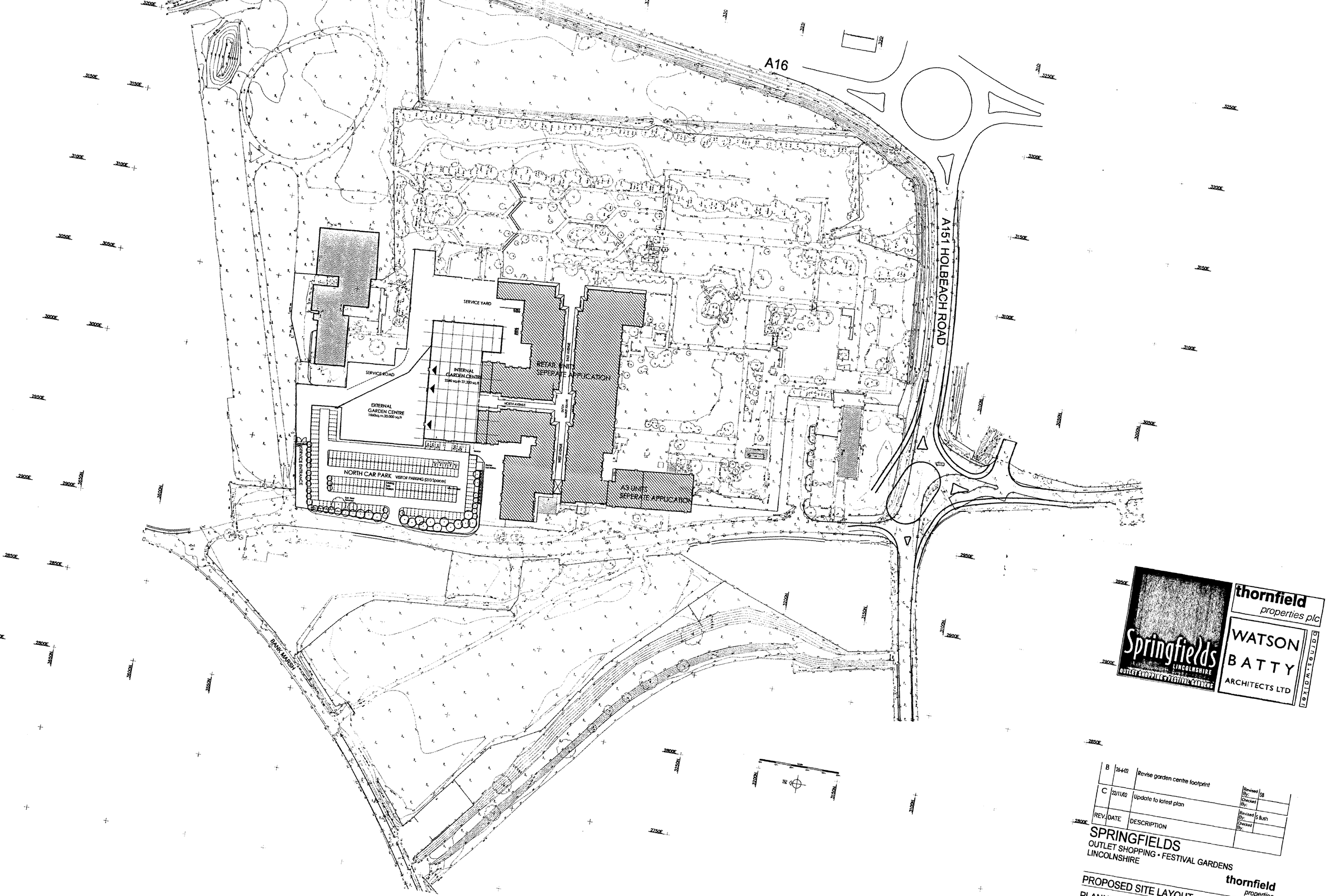
PROPOSED SITE LAYOUT (GARDEN CENTRE)

PLANNING DRAWING

Date: 29/08/01 | Scale: 1/1000 | Drawn: S Bush | Checked: F. McAleer | Drawing No. 3397-GA-016 C

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Springfields LINCOLNSHIRE OUTLET SHOPPING • FESTIVAL GARDENS

thornfield properties plc

WATSON BATTY ARCHITECTS LTD

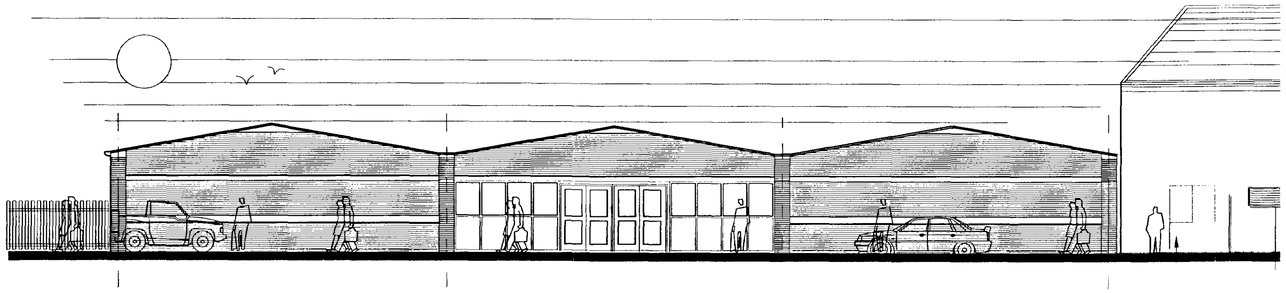
REV.	DATE	DESCRIPTION	
B	26-6-02	Revise garden centre footprint	Revised By: SB; Checked By:
C	22/11/02	Update to latest plan	Revised By: S Bush; Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

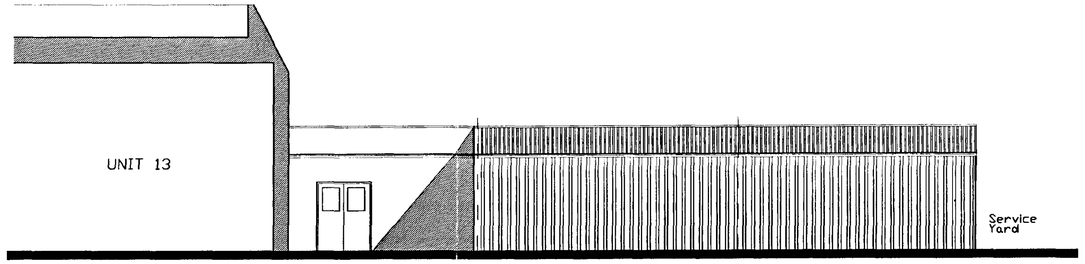
PROPOSED SITE LAYOUT
PLANNING DRAWING
(GARDEN CENTRE)

Date: 29/08/01 | Scale: 1/1000 | Drawn: S Bush | Checked: F. McAleer | Drawing No. 3397-GA-016 C

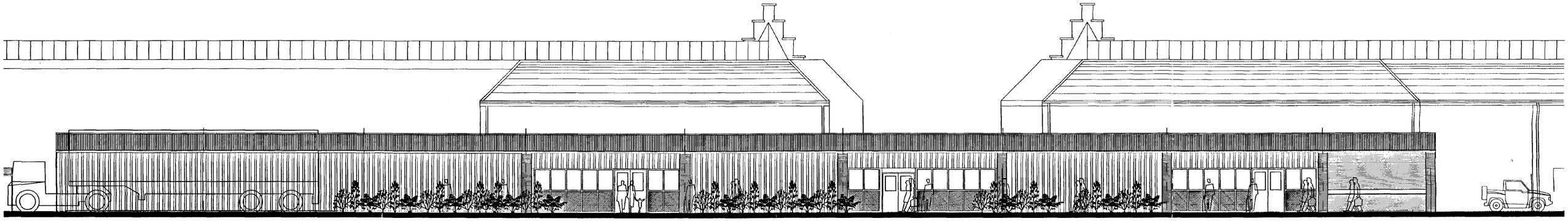
WATSON & BATTY ARCHITECTS LTD 1-3 TOWN GATE, GUISELEY, LEEDS LS20 9JR
Telephone: 01943 876665
Facsimile: 01943 882300
Email: enquiries@...



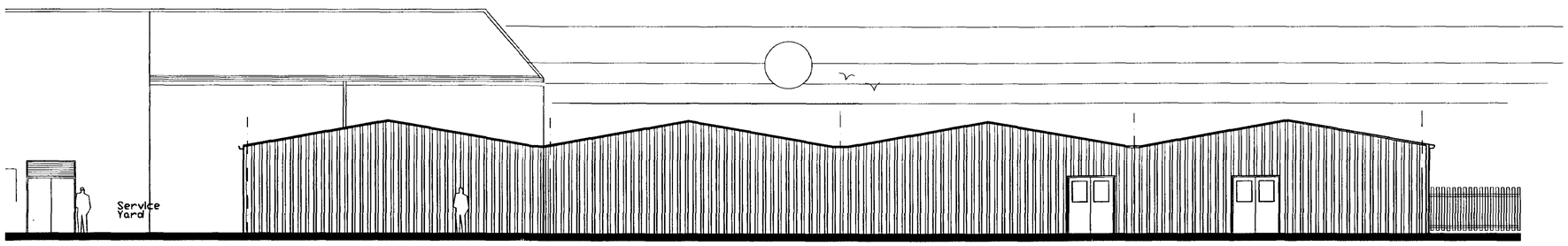
Garden Centre Elevation to Camelgate



Service Yard Elevation (North)



Side Elevation As Proposed to E ternal Garden Centre



Rear Elevation to Service Yard (East)

Materials
Roof - Profiled MS Sheeting
Walls Facing brick with feature banding
Profiled Sheeting to part side & rear elevations
brick plinth
Timber window\screen & insulated panells

REV.	DATE	DESCRIPTION	
B	11-02	Add rear elevation Relate to retail units	Revised By: SB Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

THORNFIELD PROPERTIES Plc

GARDEN CENTRE ELEVATIONS

Date:	Scale:	Drawn	David Moverley	Drawing No.
19.09.02	1 : 100	Checked	Stephen Bush	3397-GA-31B

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CAD REF: G:\Thornfield\Spalding\PlanningDrawings_July02\3397-GA-311

A16

A151 HOLBEACH ROAD

SERVICE YARD

INTERNAL GARDEN CENTRE
2,540 sq.m /27,329 sq.ft

RETAIL UNITS
SEPERATE APPLICATION

EAST AVENUE

NORTH AVENUE

DITCH

WEST AVENUE

A3 UNITS
SEPERATE APPLICATION

SERVICE ROAD

EXTERNAL GARDEN CENTRE
1,860sq.m /20,000 sq.ft

SERVICE ENTRANCE

NORTH CAR PARK VISITOR PARKING (190 Spaces)

BANK MARSH

Scale

thornfield properties plc

Springfields LINCOLNSHIRE

WATSON BATTY ARCHITECTS LTD

Printed on: 29/08/01

REV.	DATE	DESCRIPTION	
E	06-03	Revise garden centre footprint	Revised By: SBush; Checked By:
D	02-03	Revise Centre footprint to reflect the boundary	Revised By: S Bush; Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

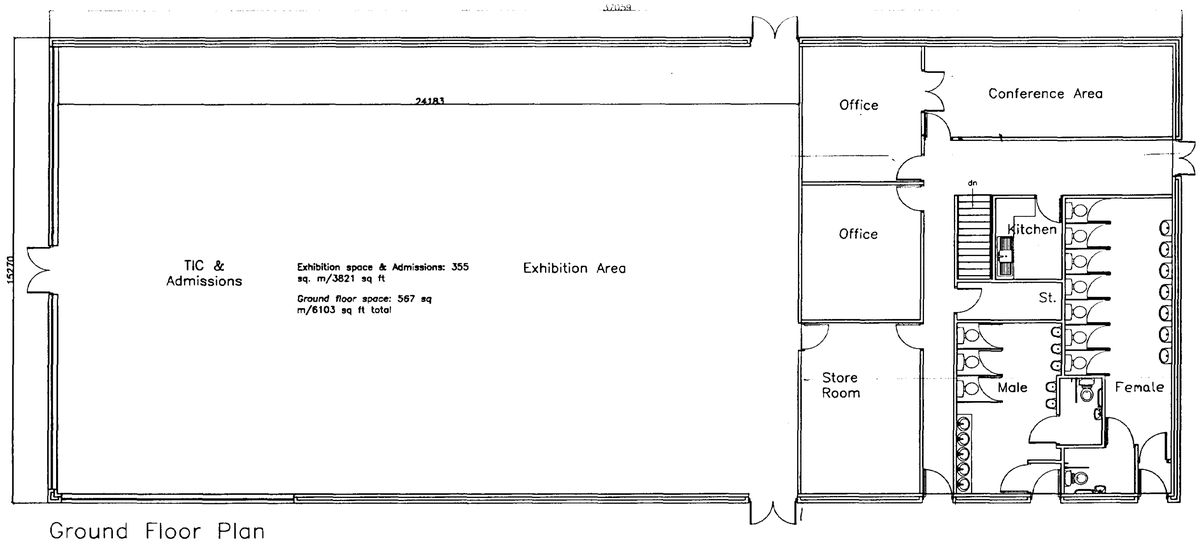
thornfield properties

PROPOSED SITE LAYOUT (GARDEN CENTRE)
PLANNING DRAWING

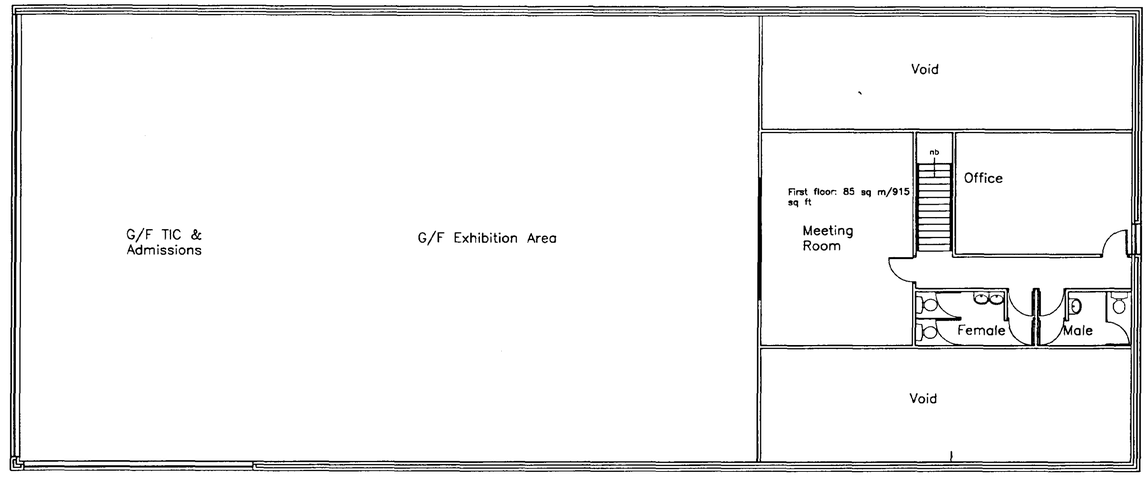
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29/08/01	1/1000	S Bush	3397-GA-016 E
		Checked F. McAleer	

WATSON & BATTY ARCHITECTS LTD 1-3 TOWN GATE, GUISELEY, LEEDS LS20 9JB
Telephone: 01943 876665 Email: enquiries@watsonbatty.com
Facsimile: 01943 882300 Internet: www.watsonbatty.com

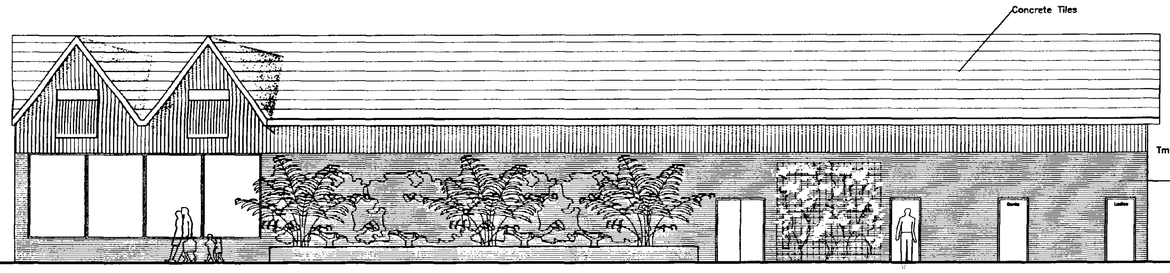
REGISTERED FIRM BM TRADA CERTIFICATION UKAS THE POST OFFICE WATSON BATTY



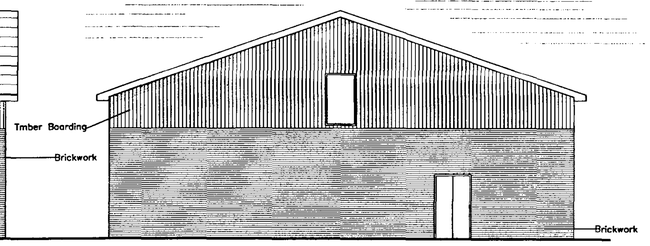
Ground Floor Plan



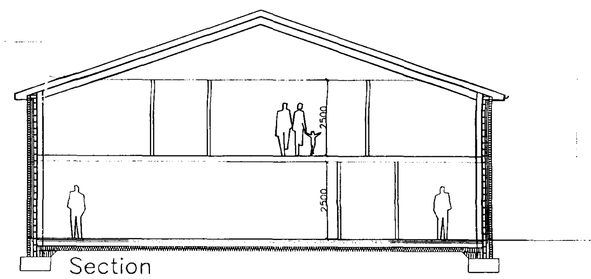
First Floor Plan



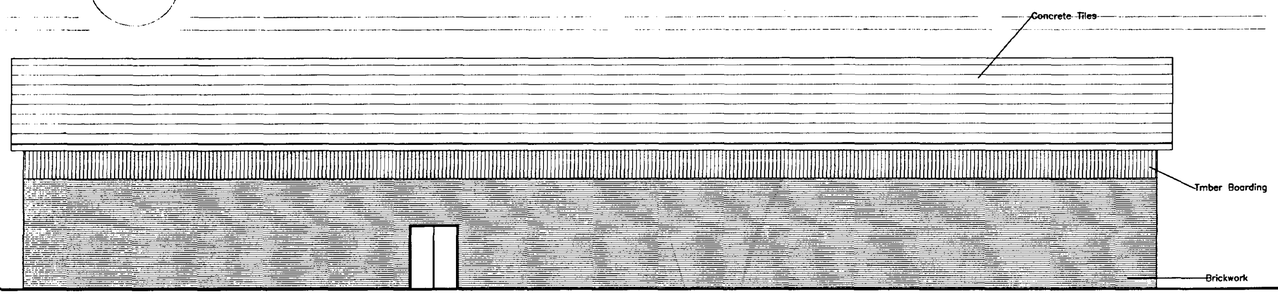
East Elevation



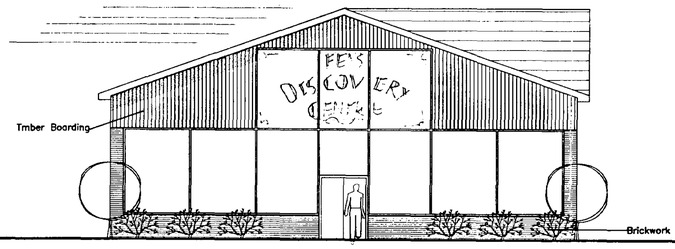
North Elevation



Section



West Elevation



South Elevation

- 2 SEP 2003

1067103

REV.	DATE	DESCRIPTION		
D	27/6/03	RENAMED FENS DISCOVERY CENTRE OMIT GLASS ROOF REVISED CONSTRUCTION	Revised By:	S.LONIE
			Checked By:	

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

Proposed Fens Discovery Centre
(Formally Glasshouse)
~~Scheme Drawing~~

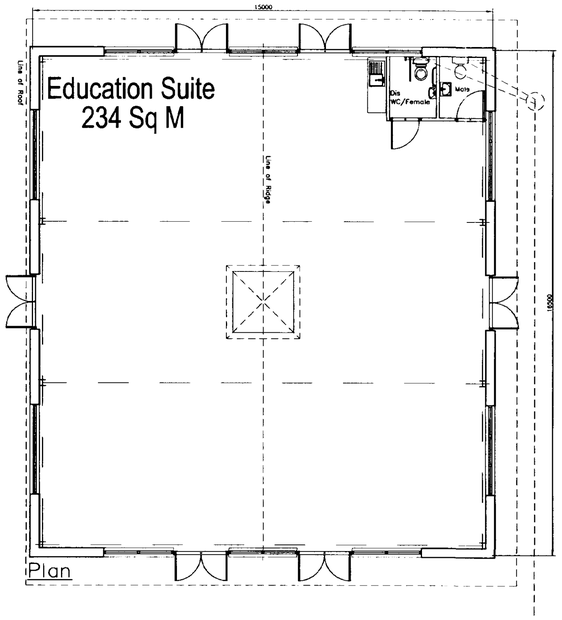
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27 June 03	1:100	Checked		3397-GA-28D

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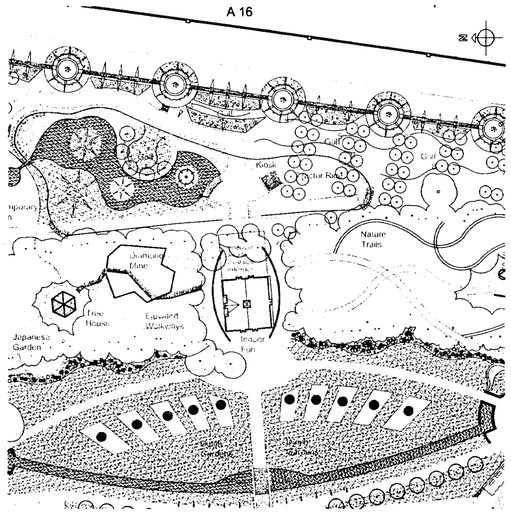
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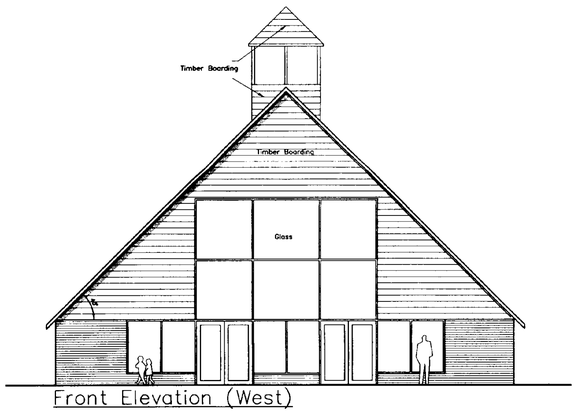


Plan

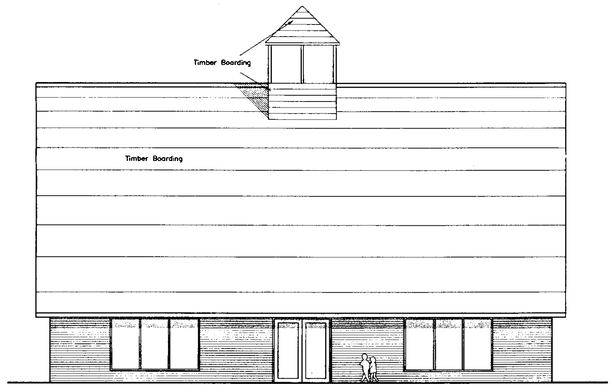
Scale
0m 5m 10m 15m

Location Plan (Scale 1/1000)

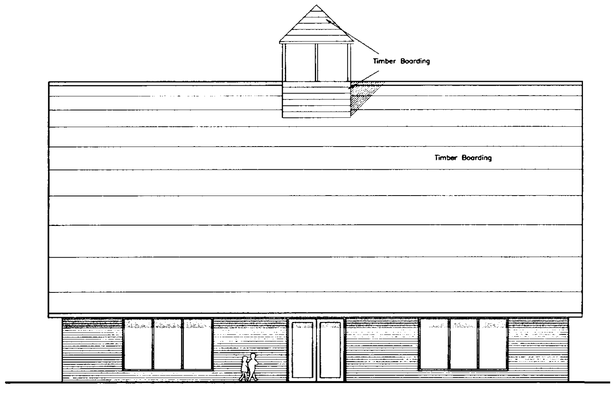




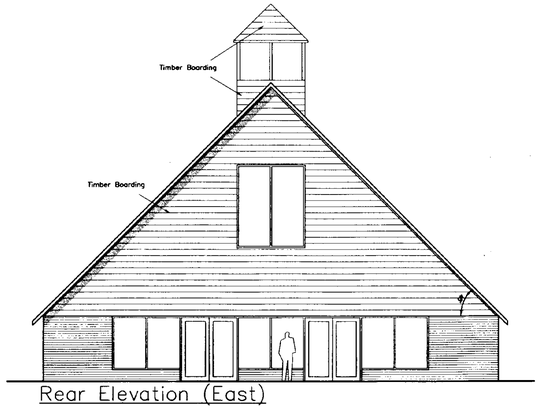
Front Elevation (West)



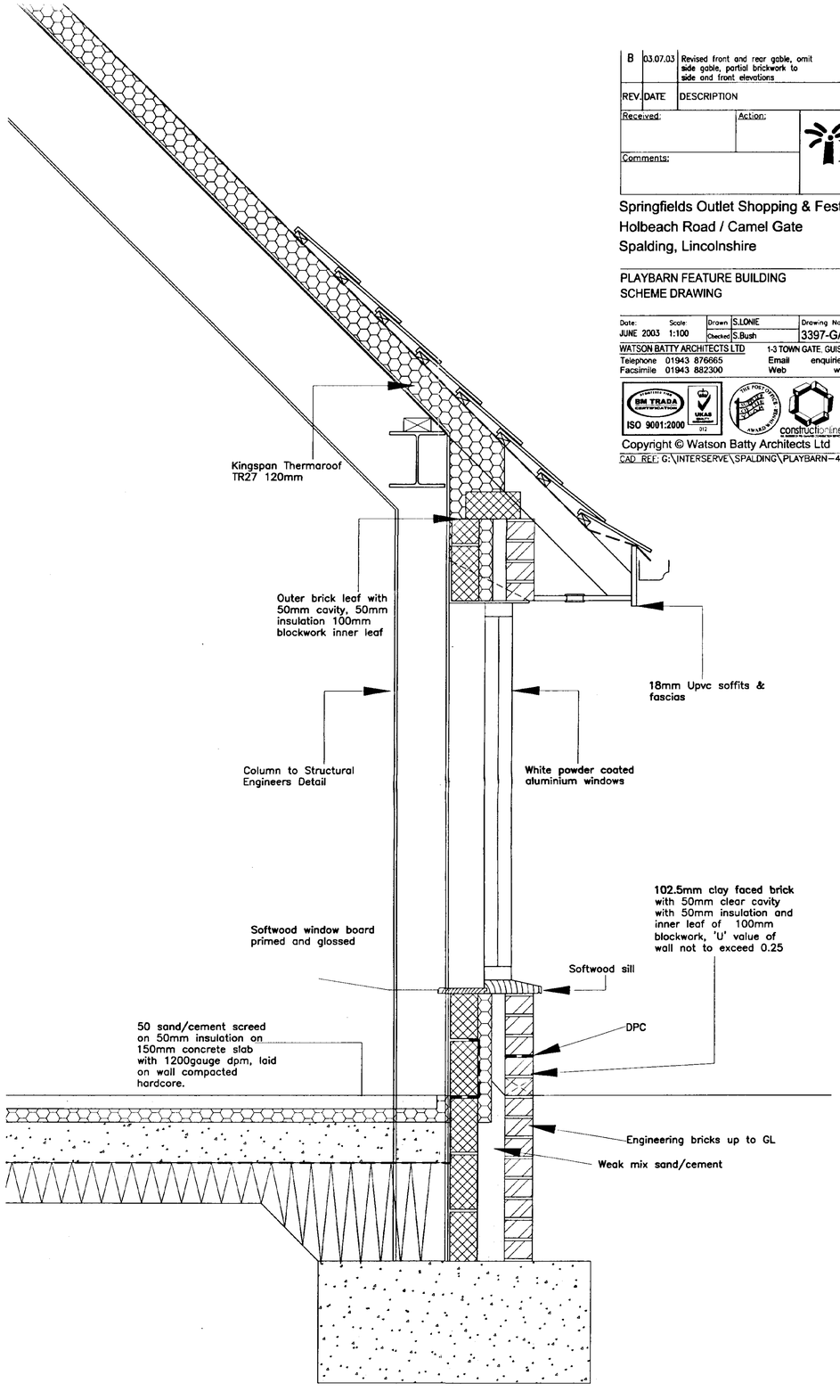
Side Elevation (South)



Side Elevation (North)



Rear Elevation (East)



REV.	DATE	DESCRIPTION	Revised By:	Checked By:
B	03.07.03	Revised front and rear gable, omit side gable, partial brickwork to side and front elevations	S.Shepherd	

Received: Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

PLAYBARN FEATURE BUILDING
SCHEME DRAWING

Date:	Scale:	Drawn	Checked	Drawing No.
JUNE 2003	1:100	S.LONIE	S.Bush	3397-GA-8 B

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BM TRADA CERTIFICATION ISO 9001:2000 UKAS 012 constructionline WATSON BATTY ARCHITECTS LTD

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CAD REF: G:\INTERSERVE\SPALDING\PLAYBARN-4000\3397-GA-8 B

CONTRACT DRAWING (PREVIOUSLEY 3397-GA-8A)

SCHEDULE OF AREAS

A1 Retail	6968 m2
A3 Retail	558 m2
Management & Public toilets	265 m2
F F Management	200 m2

SCHEDULE OF AREAS

A1 RETAIL	6968 m2
A3 RETAIL	557 m2

REV.	DATE	DESCRIPTION
W	3/03	Revise Public Toilet areas add first floor Management suite. Combine units 14-15

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield *properties*

PROPOSED GROUND FLOOR LAYOUT
FROM 22-10-02

Date:	Scale:	Drawn:	Drawing No.
03/11/02	1/200	S Bush	3397-GA-04W
		Checked: F. McAleer	

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NORTH AVENUE

WEST AVENUE

DUTCH MARKET SQUARE

EAST AVENUE

1,400sq.ft. 1,400sq.ft. 1,000sq.ft. 1,750sq.ft. 1440sq.ft. 1500sq.ft.

1,300sq.ft. 1,300sq.ft. 1,300sq.ft. 900sq.ft. 1,100sq.ft. 2000sq.ft. 1,300sq.ft. 1,500sq.ft. 2,000sq.ft. 2,000sq.ft. 3,000sq.ft. 4,000sq.ft.

2,500sq.ft. 1,500sq.ft. 4,400sq.ft. 2,150sq.ft 1,000sq.ft. 800sq.ft.

2,500sq.ft. 1,850sq.ft. 1,500sq.ft. 2,250sq.ft. 3000sq.ft. 700sq.ft. 4850sq.ft. 2,200sq.ft. 3,500sq.ft. 2,500sq.ft. 2,400sq.ft. 2,000sq.ft. 4,000sq.ft. 3,000sq.ft. 1,000sq.ft.

Canopy Outline

Canopy

Metal/Mesh Entrance Structure

Security Roller Shutter

Extent of Roof

Flat Glass Canopy

Security

Cleaners

Female WC

Male WC

Disabled

Public Toilets

Bin Store

Terrace

Canopy Outline & External seating area

Meeting Rooms

Office

Management Office

Coach Drivers

Office

Office

Shower

Shower

FIRST FLOOR (200m2)

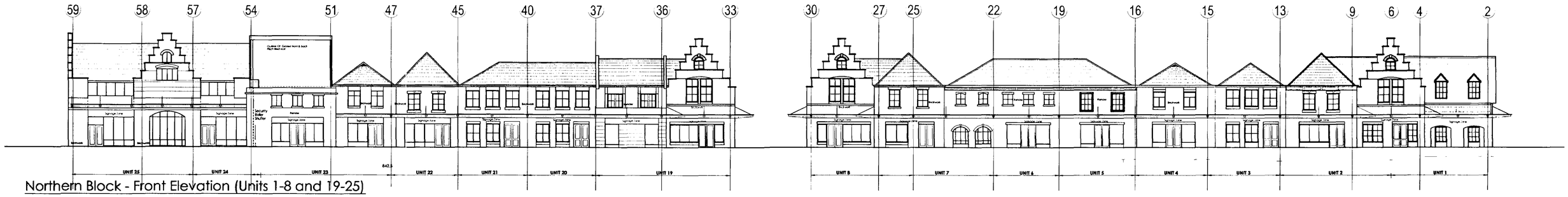
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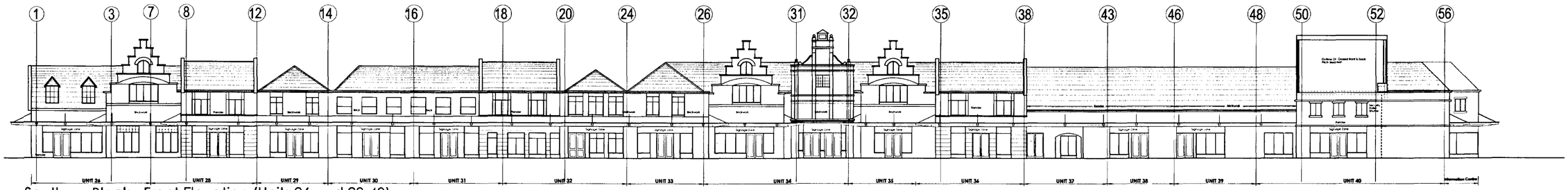
thornfield properties plc

Springfields LINCOLNSHIRE

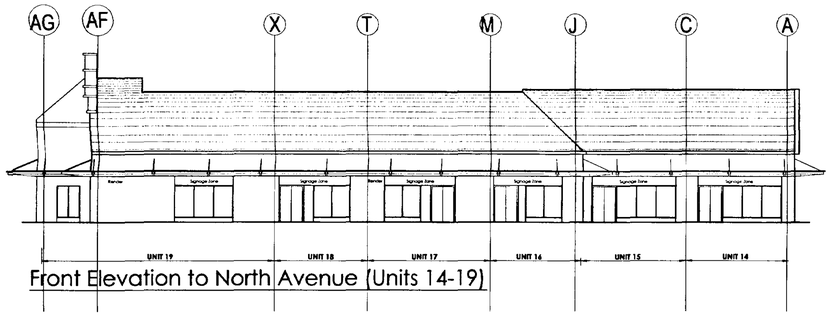
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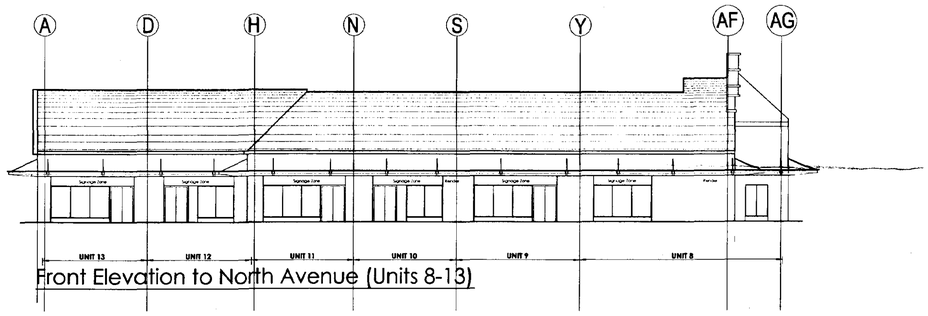
Northern Block - Front Elevation (Units 1-8 and 19-25)



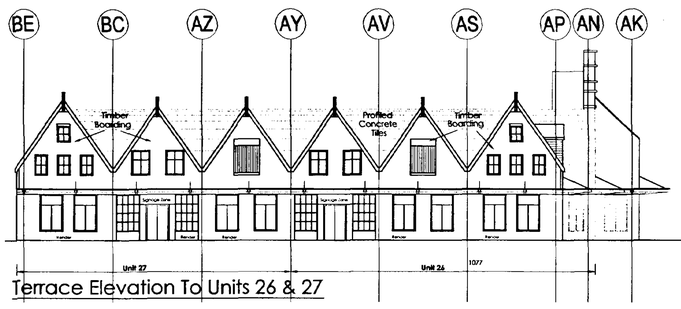
Southern Block - Front Elevation (Units 26 and 28-40)



Front Elevation to North Avenue (Units 14-19)



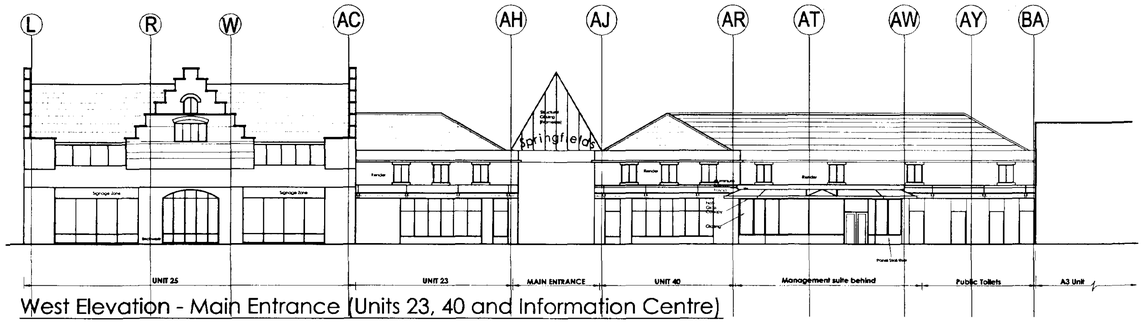
Front Elevation to North Avenue (Units 8-13)



Terrace Elevation To Units 26 & 27



Terrace Elevation To Unit 1



West Elevation - Main Entrance (Units 23, 40 and Information Centre)

MATERIALS:-

Roofs • Profiled Concrete Tiles

Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding

REV.	DATE	DESCRIPTION	
F	06-03	Update Camelgate elevation to public toile & Mamagement Suite revisions	Revised By: S Bush; Checked By:

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

PROPOSED ELEVATIONS
SINGLE MID-LEVEL CANTILEVERED CANOPY
(Feb 2003)

Date:	Scale:	Drawn	S Bush	Drawing No.
05-2002	1/200	Checked	S Bush	3397-GA-29F

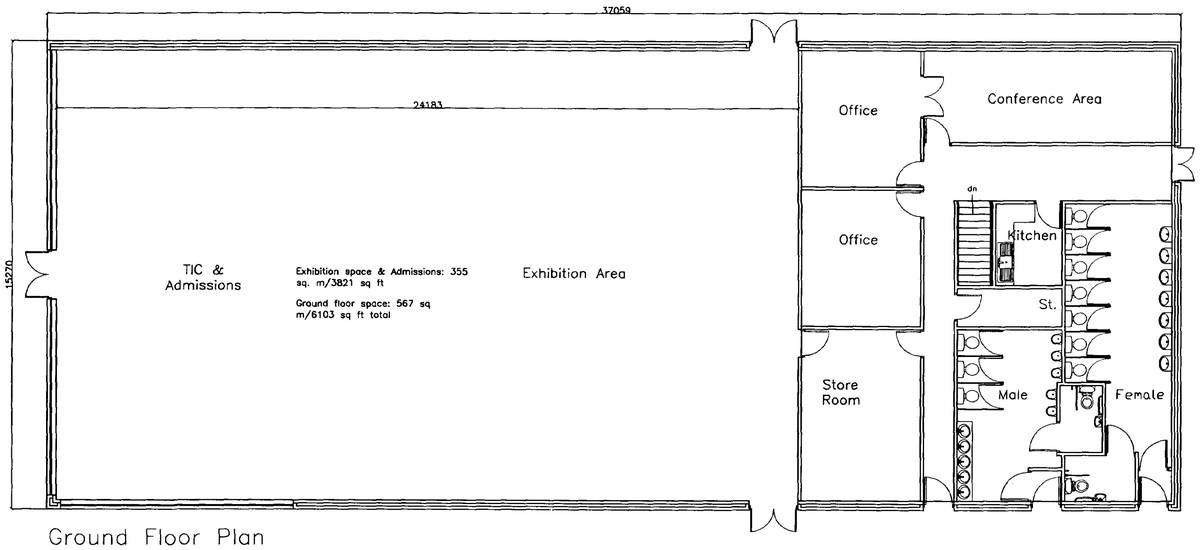
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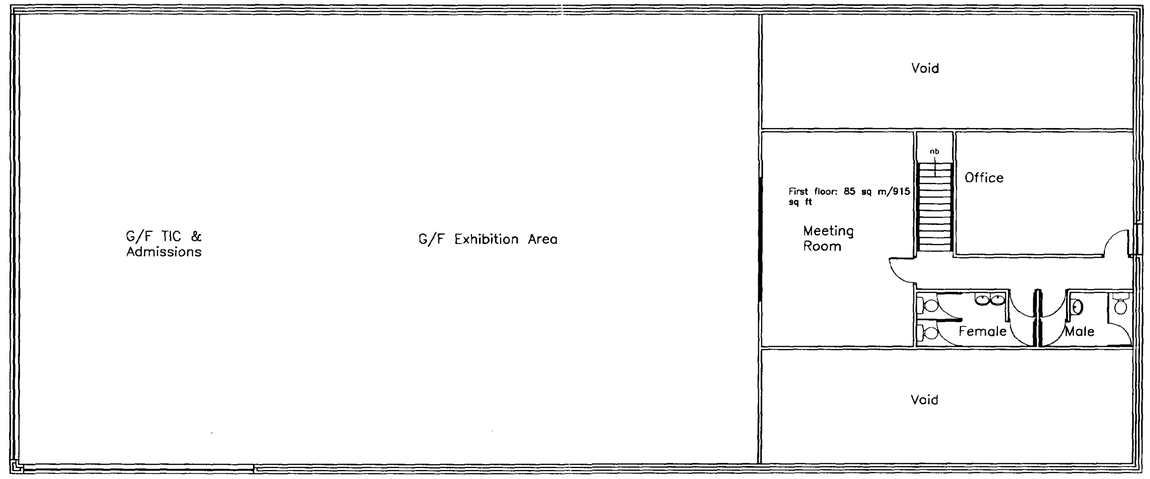
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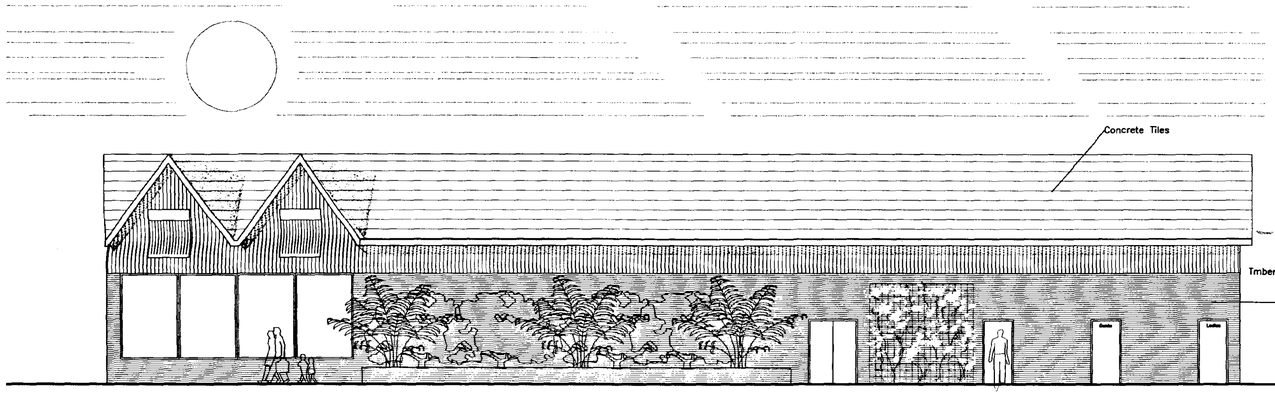
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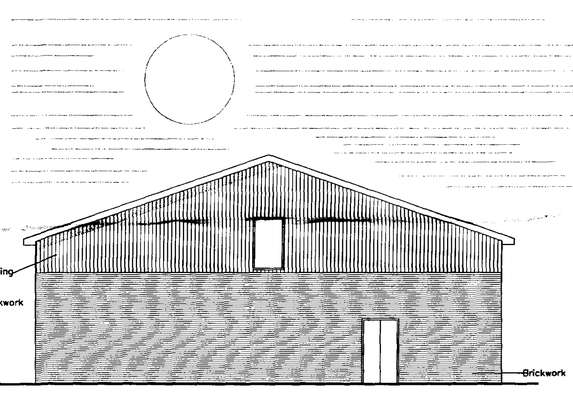
Ground Floor Plan



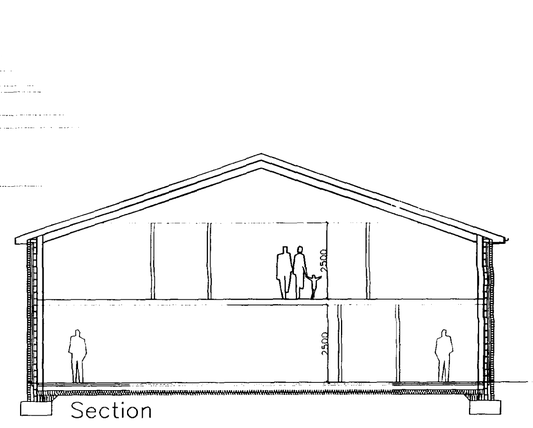
First Floor Plan



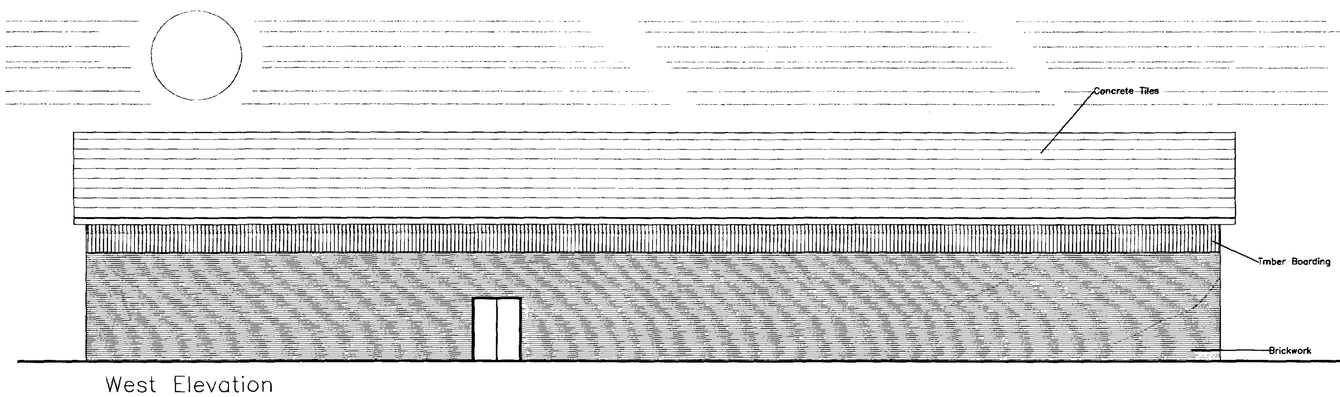
East Elevation



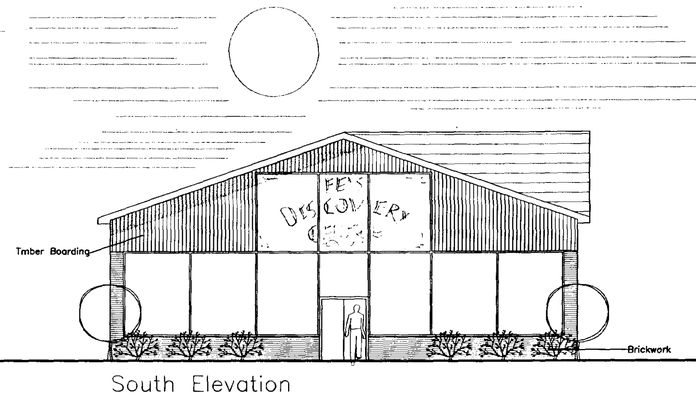
North Elevation



Section



West Elevation



South Elevation

REV.	DATE	DESCRIPTION	
D	27/6/03	RENAMED FENS DISCOVERY CENTRE OMIT GLASS ROOF REVISED CONSTRUCTION	Revised By: S.LONIE Checked By:

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

Proposed Fens Discovery Centre
(Formally Glasshouse)
~~Scheme Drawing~~

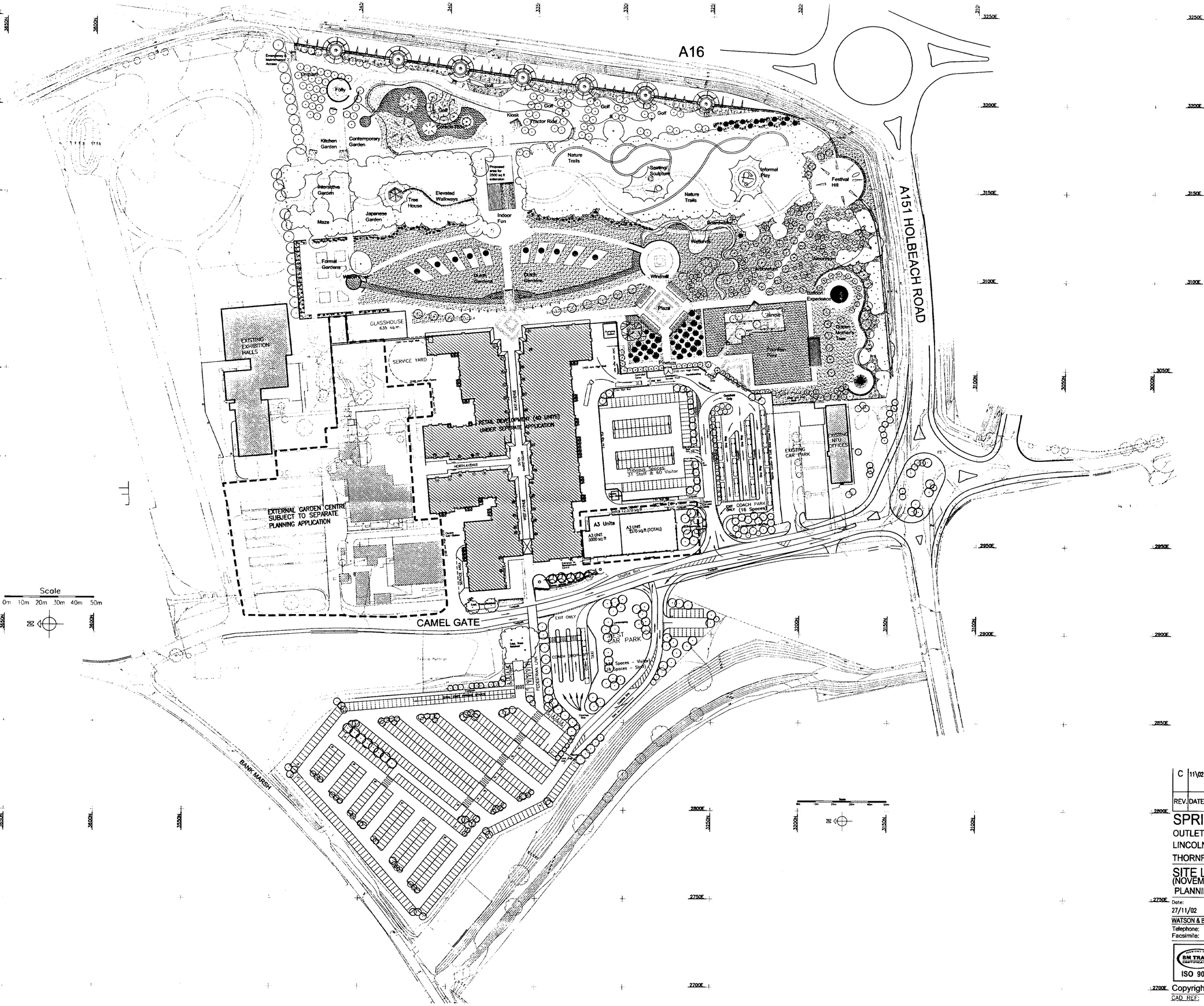
Date:	Scale:	Drawn	Checked	Drawing No.
27 June 03	1:100	S.Lonie		3397-GA-28D

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REV.	DATE	DESCRIPTION		
C	11\02	Clarify Walls & fences Clarify Phase 1 build Adjust S Car park & Servicing	Revised By:	SBush
			Checked By:	

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS

LINCOLNSHIRE

THORNFIELD PROPERTIES PLC

thornfield properties

SITE LAYOUT A3 UNITS
(NOVEMBER 2002)

PLANNING DRAWING

Date:	Scale:	Drawn	M. Laycock	Drawing No.
27/11/02	1/1000	Checked	F. McAleer	3397-GA-15C

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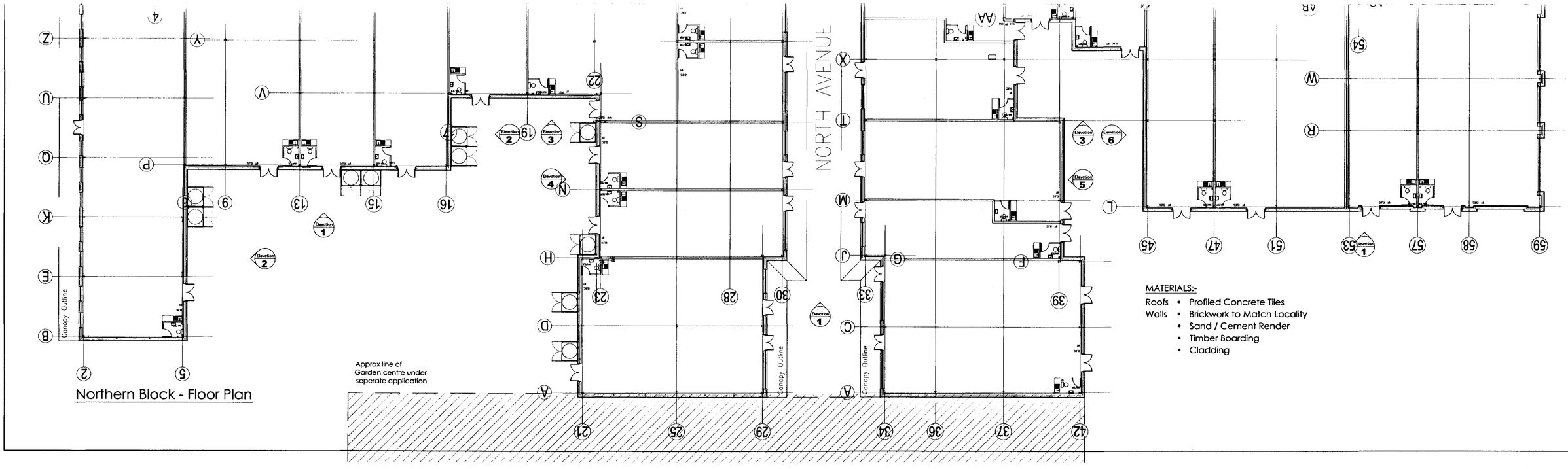
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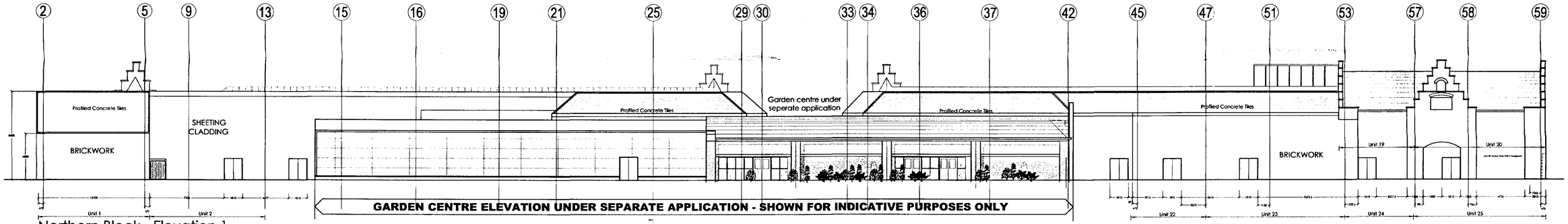
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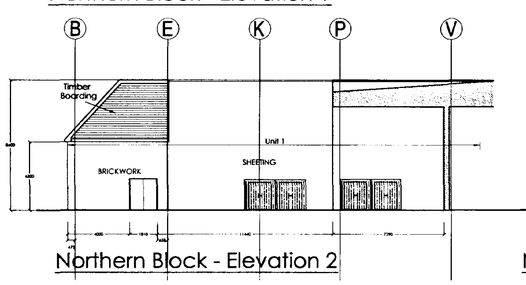


Northern Block - Floor Plan

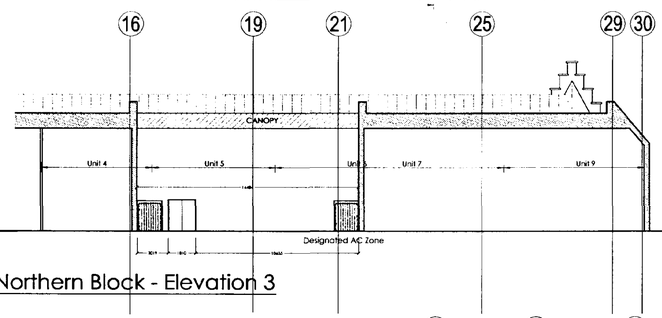


GARDEN CENTRE ELEVATION UNDER SEPARATE APPLICATION - SHOWN FOR INDICATIVE PURPOSES ONLY

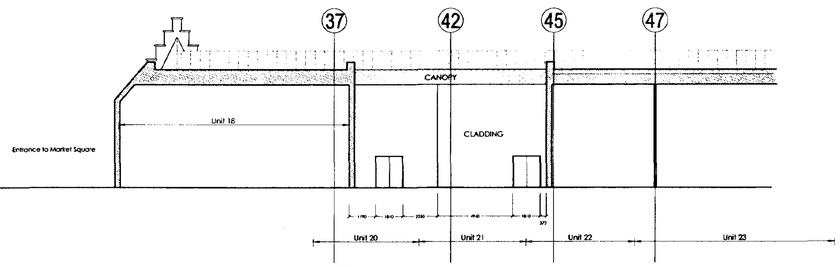
Northern Block - Elevation 1

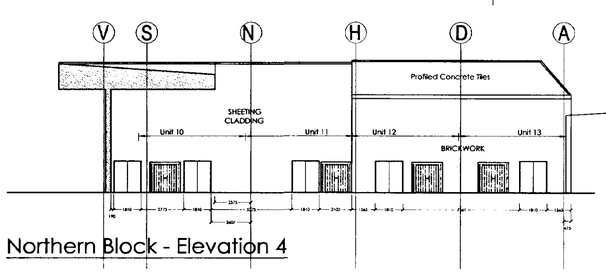


Northern Block - Elevation 2



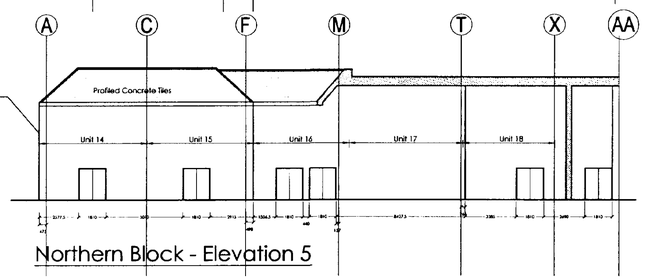
Northern Block - Elevation 3



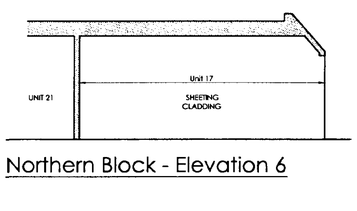


Northern Block - Elevation 4

Approx line of Garden centre under seperate application



Northern Block - Elevation 5



Northern Block - Elevation 6

MATERIALS:-

Roofs
- Profiled Concrete Tiles

Walls
- Brickwork to Match Locality
- Sand / Cement Render
- Timber Boarding
- Cladding

thornfield properties plc

WATSON BATTY ARCHITECTS LTD

REV.	DATE	DESCRIPTION	
E	04.07.03	Updated garden centre elevation and plan	Revised By: S.Shepherd; Checked By:
D	11.02	Update to building detail	Revised By: SB; Checked By: S.Bush

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

NORTHERN BLOCK • REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING

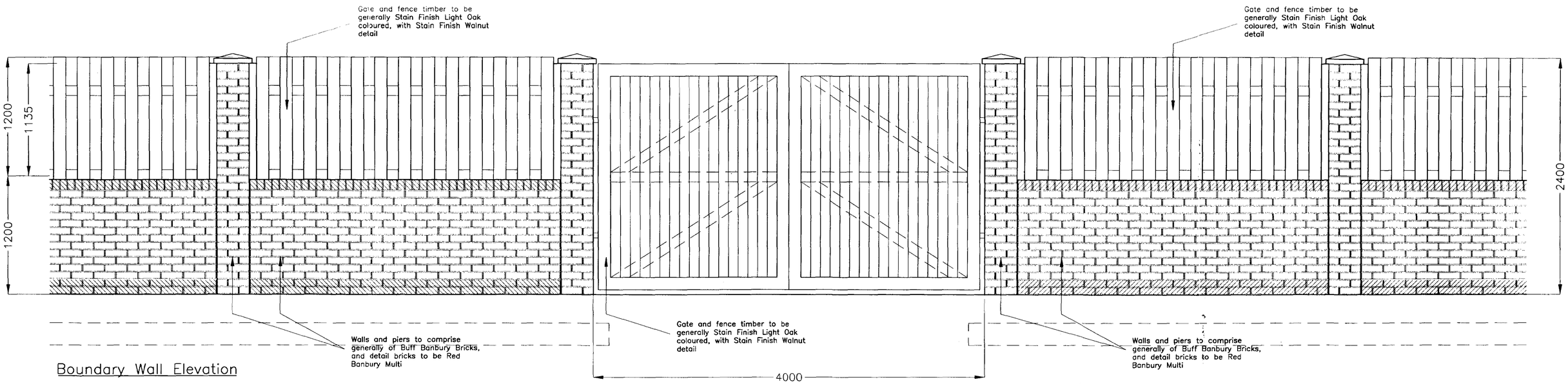
Date:	Scale:	Drawn	M. Laycock	Drawing No
30/10/02	1/200	Checked	S.Bush	3397-GA-17E

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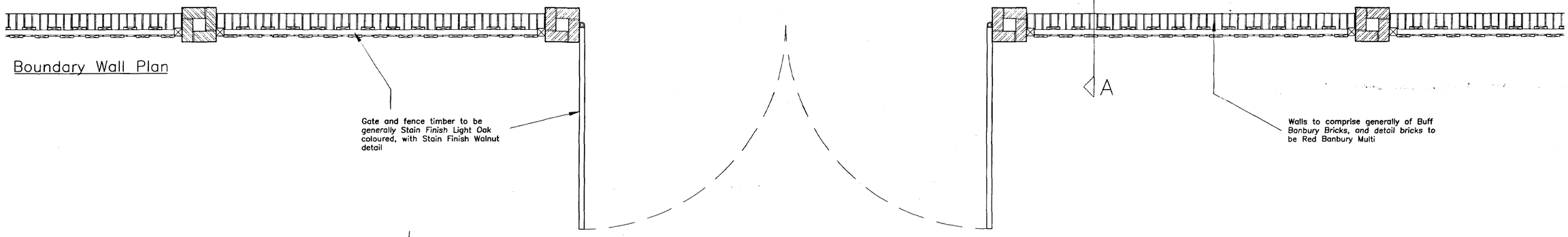
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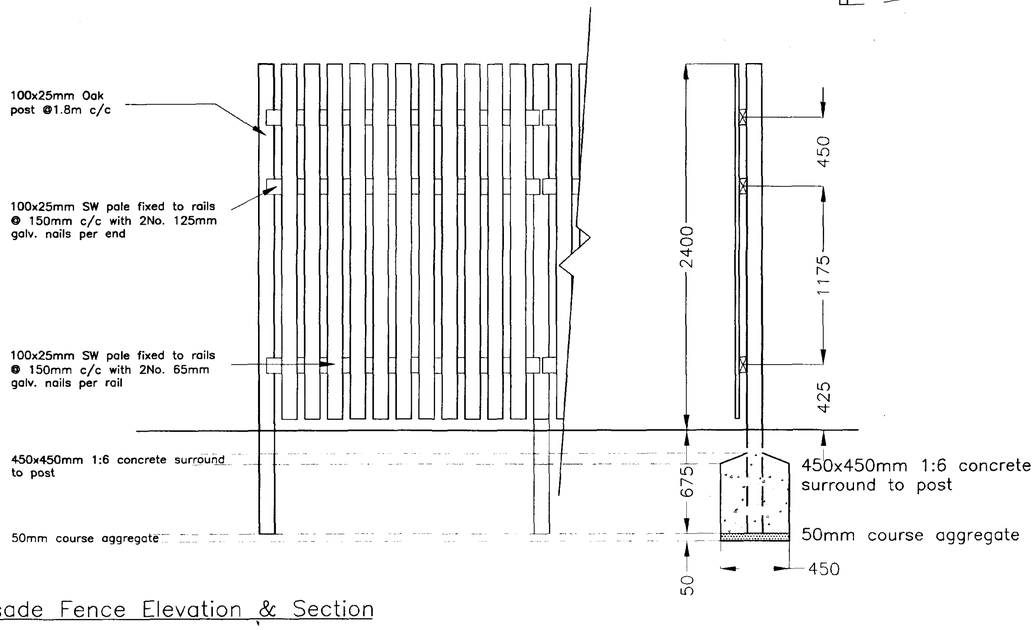
CAD REF. G:\Thornfield\Spalding\planningnov02\3397-GA-05 (Rear Elevations)



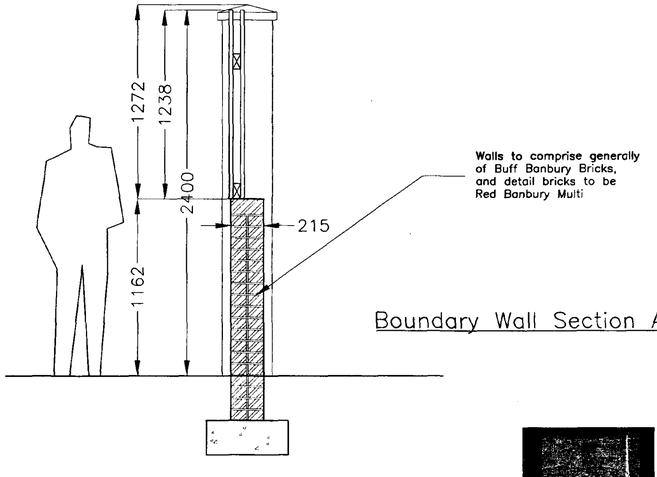
Boundary Wall Elevation



Boundary Wall Plan



Palisade Fence Elevation & Section



Boundary Wall Section A–A

REV.	DATE	DESCRIPTION	Revised By: / Checked By:
A	30.06.03	Boundary wall altered to give half timber fencing. Access gate added.	S.Shepherd

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

EXTERNAL WORKS
FENCE & WALL DETAILS

Date: 12/02/02 Scale: 1/20 Drawn: M. Laycock/PMH Checked: S.Bush Drawing No. 3397-GA-24 A

WATSON & BATTY ARCHITECTS LTD 1-3 TOWN GATE, GUISELEY, LEEDS LS20 9JB
Telephone: 01943 876665 Email: enquiries@watsonbatty.com
Facsimile: 01943 882300 Internet: www.watsonbatty.com

Springfields LINCOLNSHIRE OUTLET SHOPPING & FESTIVAL GARDENS
thornfield properties plc
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CAD REF: G:\Thornfield\Spalding\Contract-docs-mar03\3397-GA-24

REV.	DATE	DESCRIPTION	Revised By:	Checked By:
	04.07.03	Revised garden centre layout. Coords added	S.Shepherd	

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

PROPOSED GARDEN CENTRE
(Jan 03)

Date:	Scale:	Drawn	S Bush	Drawing No.
05-2002	1/200	Checked	S Bush	3397-GA-30 D

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CAD REF: G:\Interserve\Spalding\Garden Centre-1000\3397-GA-30 D

FOR INFORMATION ONLY

thornfield properties plc

WATSON BATTY ARCHITECTS LTD

SERVICE YARD

Timber Palisade

SERVICE ROAD

INTERNAL
GARDEN CENTRE
2,540 sq.m /27,320 sq.ft

41

SERVICE YARD

UNIT 13 UNIT 12 UNIT 11 UNIT 10 UNIT 9

Canopy Outline

NORTH AVENUE

Canopy Outline

UNIT 16 UNIT 17 UNIT 18

UNIT 14 UNIT 15

Timber Palisade

Timber Palisade

Controlled Gates

SERVICE ROAD

EXTERNAL
GARDEN CENTRE
1860sq.m. / 20,000 sq.ft

TROLLEY PARK

TROLLEY PARK

Service Area

Electric Sub-Station

R9.00

6000

6000

6000

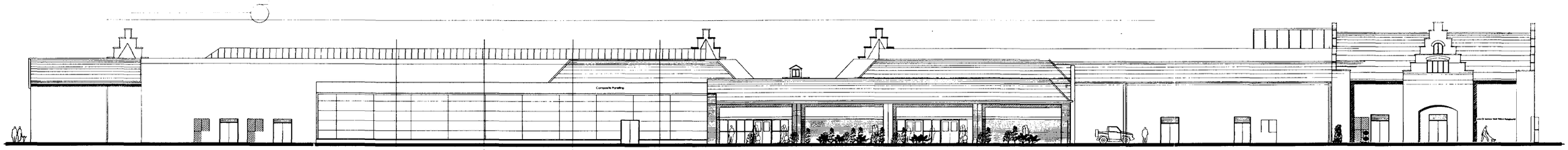
R9.00

R9.205

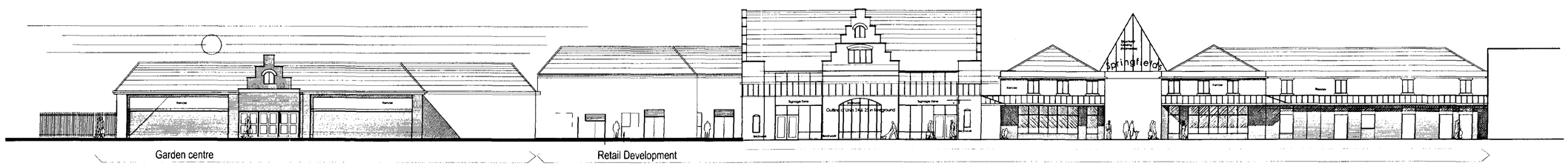
66

VISITOR PARKING (191 Spaces)

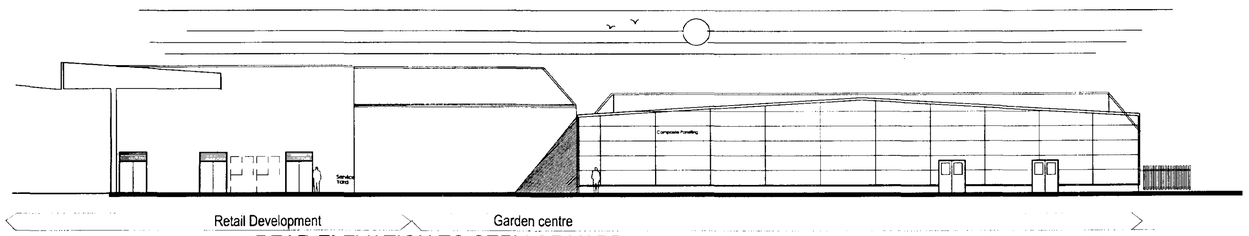
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NORTH ELEVATION - External Garden Centre & Service Road



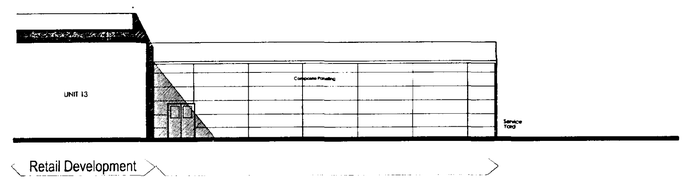
ELEVATION TO CAMEL GATE



REAR ELEVATION TO SERVICE YARD



ELEVATION FROM NORTH AVE.



SOUTH ELEVATION TO SERVICE YARD

MATERIALS
Roof - Kingspan KS 1000 RW Goosewing Grey
Mansard Redland Regent Slate Grey

Walls Masonry Red Banbury Multi Red Stock T6DR
Render Finish White
Powder coated Aluminium Shopfronts

Walls Sheeted Kingspan KS1000 MR Colour beige- Honesty

REV.	DATE	DESCRIPTION		
D	07-03	Elevations reduced in height to 5000 eaves regularise the plan	Revised By:	S Bush
			Checked By:	
C	14.05.03	Elevations altered to suit plan	Revised By:	S. Shepherd
			Checked By:	
A	28-1-03	Clarify Garden centre areas	Revised By:	SB
			Checked By:	SB

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

PROPOSED GARDEN CENTRE ELEVATIONS

(Jan 03)

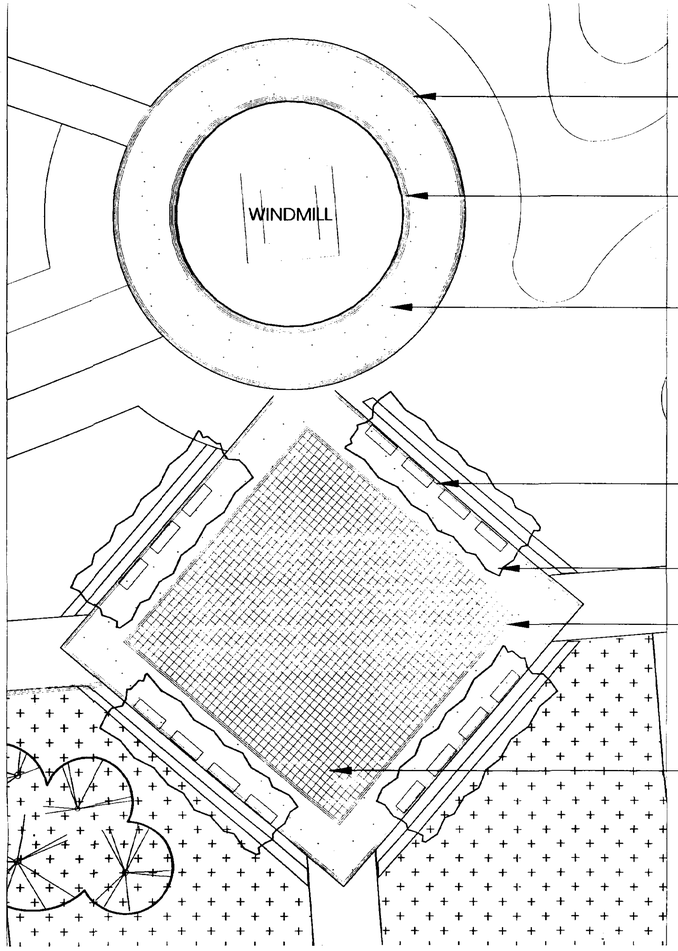
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CAD REF: G:\Thornfield\Spalding\Planning-Nov-02\planning02-03\3397-GA-31C



4No ROWS OF 4INCH SILVER GREY GRANITE SETTS TRIM.
SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID ABUTTING WINDMILL BUILDING. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

FIBREDEC PAVING LAID ON BITMAC BASE AND SUB-BASE.

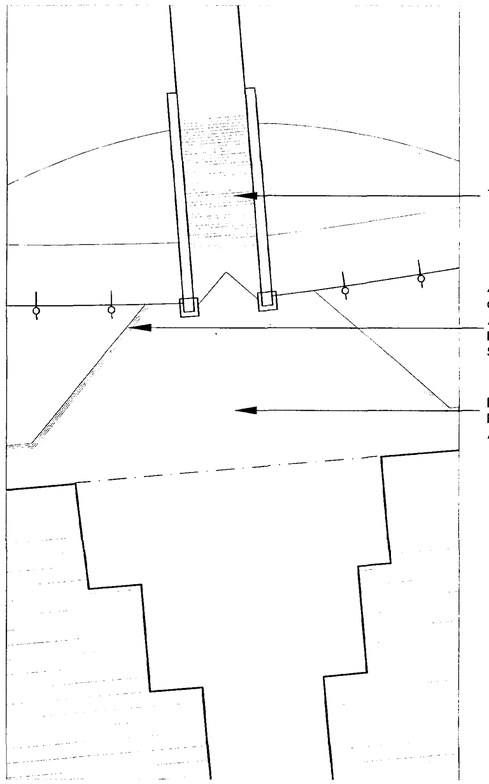
4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID ABUTTING 145 x 255MM SILVER GREY CONSERVATION KERB EDGE. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

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CHEQUER-BOARD PATTERN OF FLAGS:
9No OF EACH FLAG TYPE TO MAKE UP ONE 'SQUARE' OF THE CHEQUERBOARD.
400 x 400 x 65 MM SAXON FLAGS,
COLOUR: NATURAL
400 x 400 x 65MM PERFECTA FLAGS (SMOOTH GROUND) COLOUR: NATURAL.
SUPPLIER: MARSHALLS MONO LTD.
TEL: 01422 306000.

WINDMILL AREA AND PLAZA
SCALE 1:200

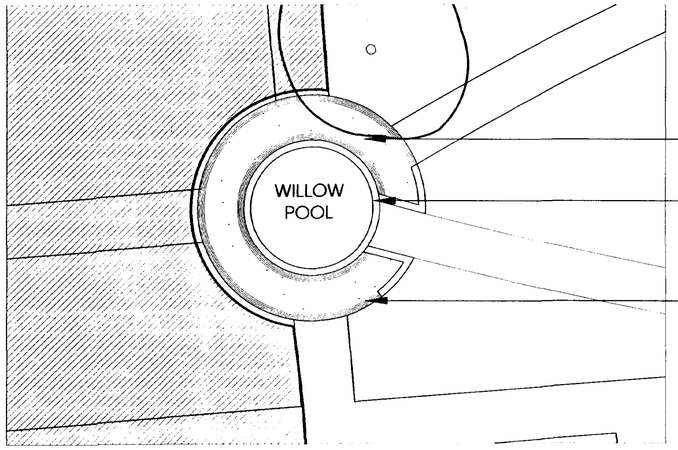


TIMBER BRIDGE

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID AS A FLUSH TRIM BETWEEN FLAG PAVING AND FIBREDEC SURFACE.

FLAG PAVING TO MATCH PAVING THROUGH RETAIL AREA.

GARDEN ENTRANCE
SCALE 1:200

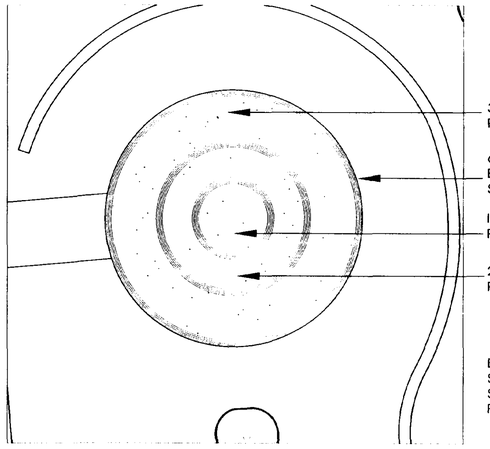


FIBREDEC PAVING LAID ON BITMAC BASE. AGGREGATE: 'GOLDEN GRAVEL'

RAISED POOL EDGE: SEE DRAWING M872.RM10.07. 4 ROWS SILVER GREY GRANITE SETTS LAID AS A TRIM AROUND POOL, FLUSH WITH FIBREDEC SURFACE.

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID AGAINST SILVER GREY RADIUS CONSERVATION KERB.

WILLOW POOL AREA
SCALE 1:200



3.0M WIDTH BAND OF FIBREDEC PAVING ON BITMAC BASE & SUBBASE.

63 x 150 x 915MM CONSERVATION KERB EDGE WITH A TRIM OF 4No ROWS OF SILVER GREY GRANITE SETTS.

INNER CIRCLE OF FIBREDEC PAVING.

2.0M WIDTH BAND OF FIBREDEC PAVING.

BANDS OF FIBREDEC (AS ABOVE) SEPARATED BY TRIMS OF 4No ROWS SILVER GREY GRANITE SETTS LAID FLUSH WITH PAVING.

FOUNTAIN POOL PLAZA
SCALE 1:200

NOTES:

PAVINGS:
ALL PAVINGS ARE TO BE LAID ON BASE/SUB-BASE SUITABLE TO WITHSTAND FREQUENT LIGHT VEHICULAR OVER-RUN AND OCCASONAL USE BY EMERGENCY VEHICLES.
FOR ALL AREAS OF PAVING NOT SHOWN ON THIS DRAWING REFER TO HARDWORKS MASTERPLAN (M872.RM.03).

DRAWINGS:
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M872.RM10.03 - PATH EDGE DETAIL
M872.RM10.05 - POOL EDGE DETAIL
M872.RM10.06 - GOLDEN GRAVEL PATHWAY
M872.RM10.07 - POOL DETAIL: WILLOW POOL

Rev A 28.11.02 PGG Remove retaining wall to perimeter of Windmill area&General Amendments.

Hardworks: detail areas
Reserved Matters Application

Springfields Festival Gardens
Retail Outlet Centre, Spalding

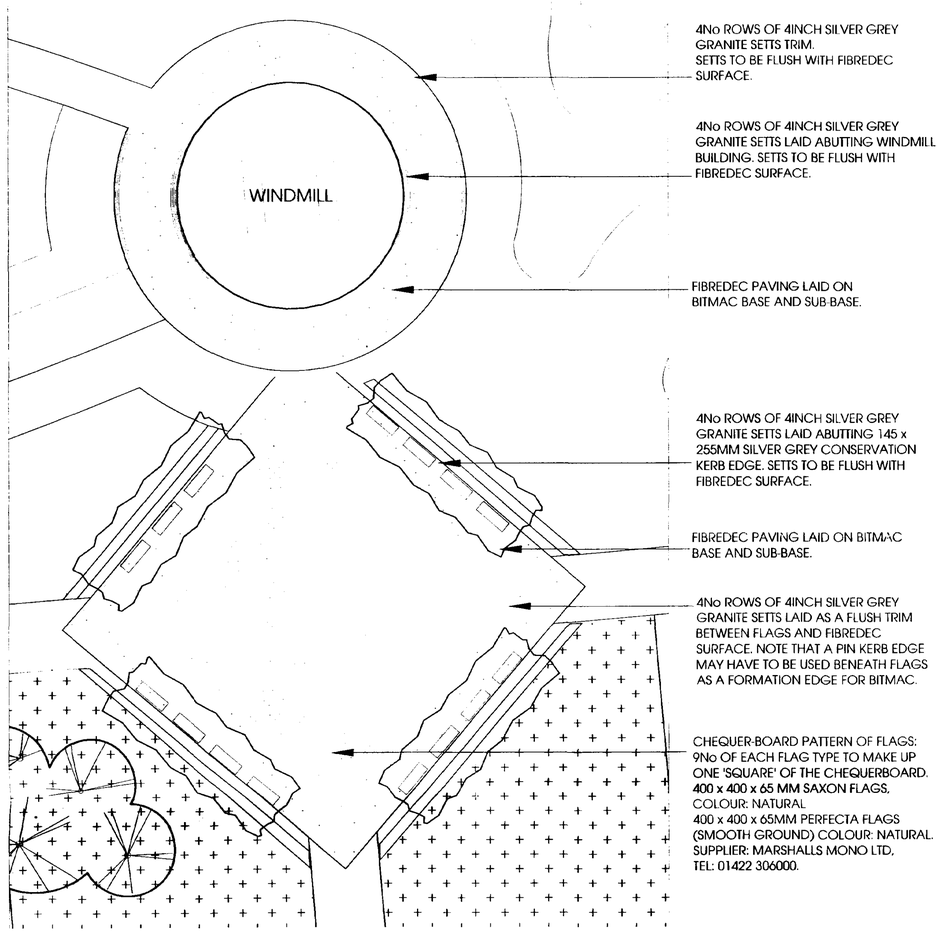
For: Thornfield Properties

M872.RM03.01A KS/PGG March 2002

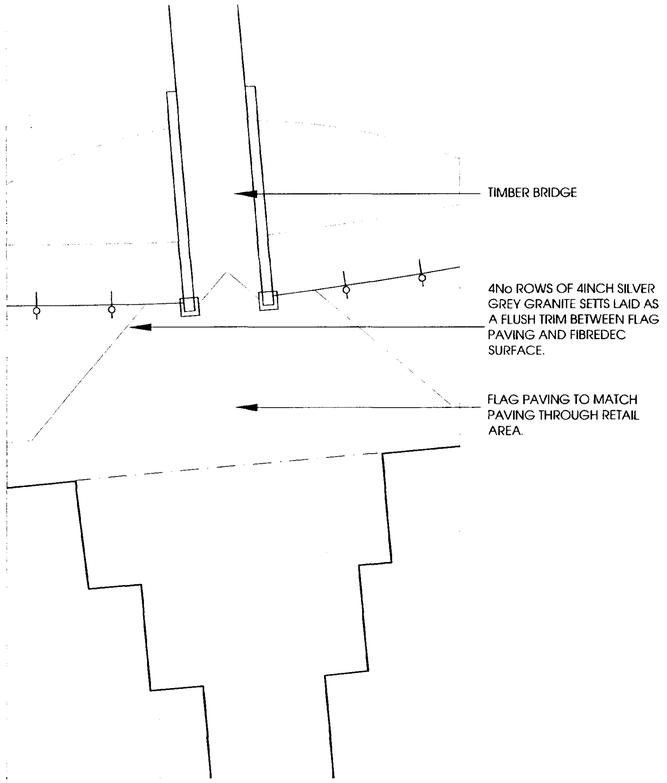
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e: design@barneswalker.co.uk w: www.barneswalker.co.uk



WINDMILL AREA AND PLAZA
SCALE 1:200

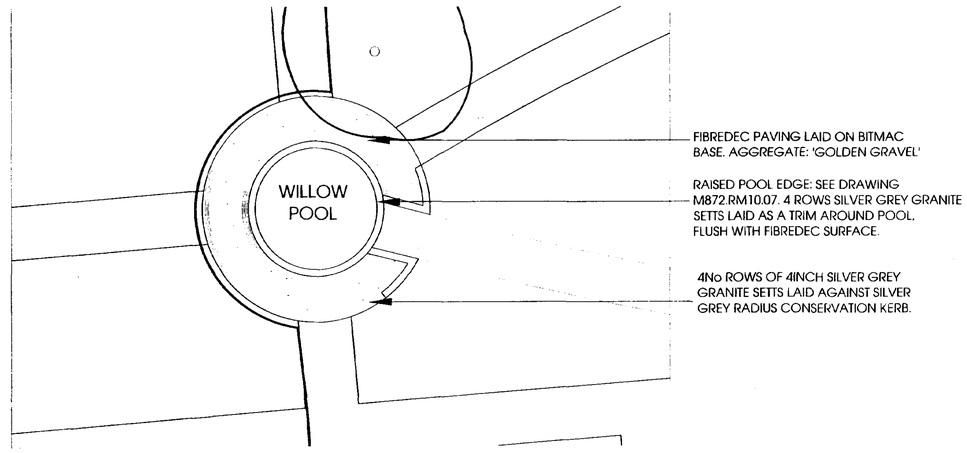


GARDEN ENTRANCE
SCALE 1:200

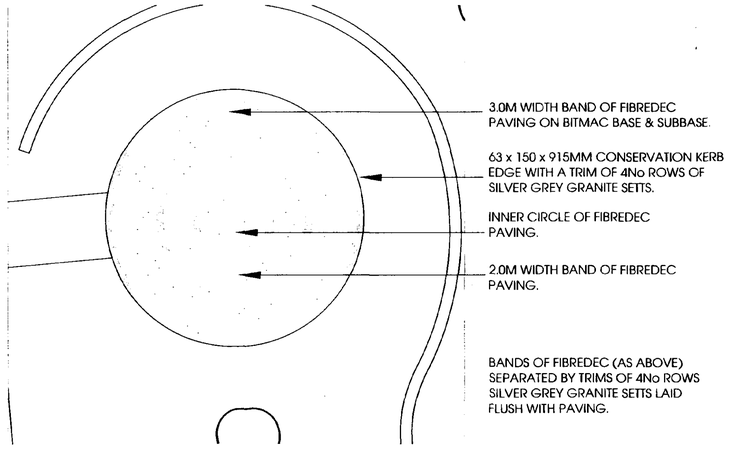
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M872.RM10.07 - POOL DETAIL: WILLOW POOL



WILLOW POOL AREA
SCALE 1:200



FOUNTAIN POOL PLAZA
SCALE 1:200

A
Ref. A4

Rev A 28.11.02 PGG Remove retaining wall to perimeter of Windmill areaGeneral Amendments.

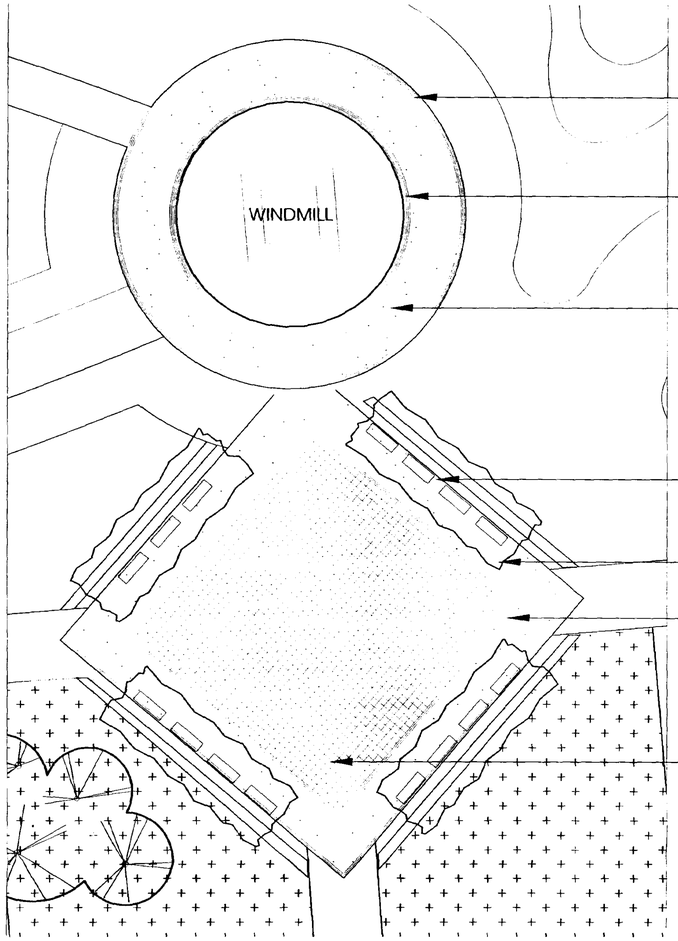
Hardworks: detail areas
Reserved Matters Application

Springfields Festival Gardens
Retail Outlet Centre, Spalding

For: Thornfield Properties

M872.RM03.01A KS/PGG March 2002

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t: +44(0)161 946 0808 f: +44(0)161 946 0713 e: design@barnes-walker.co.uk w: www.barnes-walker.co.uk



4No ROWS OF 4INCH SILVER GREY GRANITE SETTS TRIM. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

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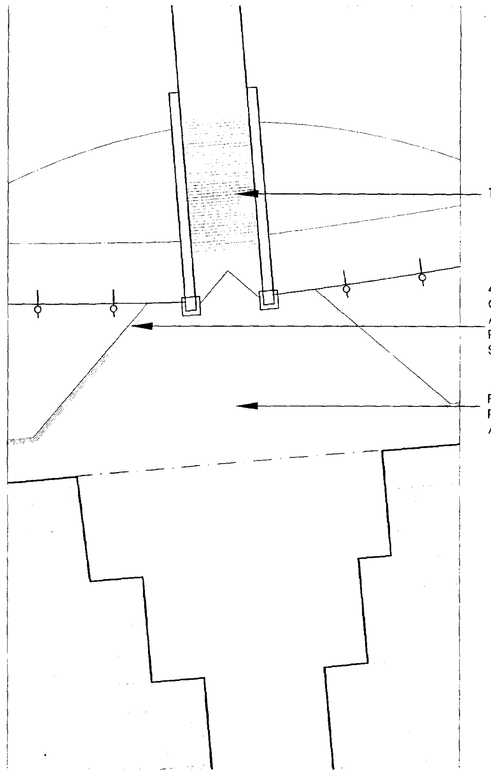
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WINDMILL AREA AND PLAZA
SCALE 1:200

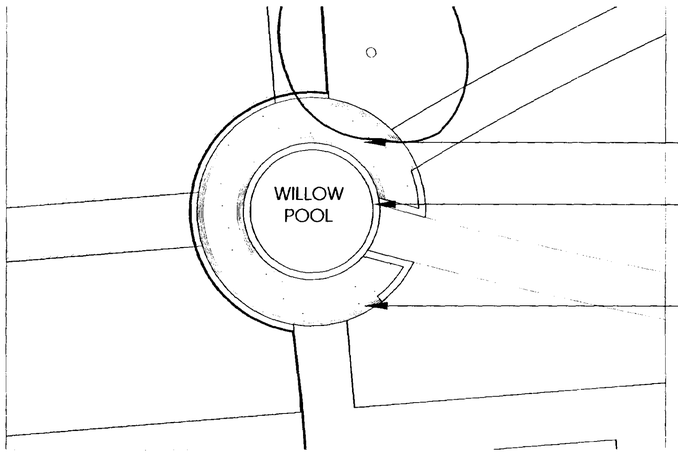


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GARDEN ENTRANCE
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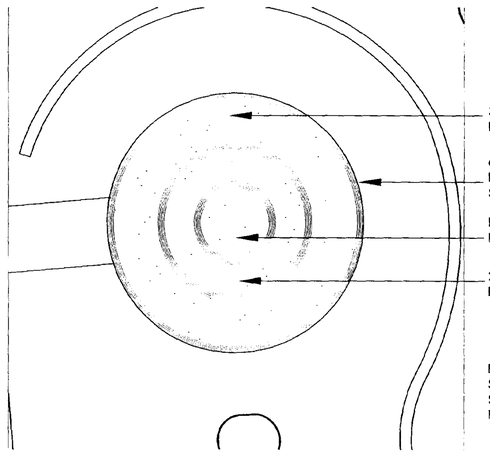


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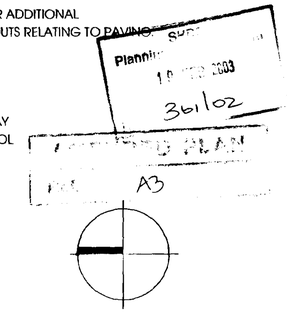
BANDS OF FIBREDEC (AS ABOVE) SEPARATED BY TRIMS OF 4No ROWS SILVER GREY GRANITE SETTS LAID FLUSH WITH PAVING.

FOUNTAIN POOL PLAZA
SCALE 1:200

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Hardworks: detail areas
Reserved Matters Application

Springfields Festival Gardens
Retail Outlet Centre, Spalding

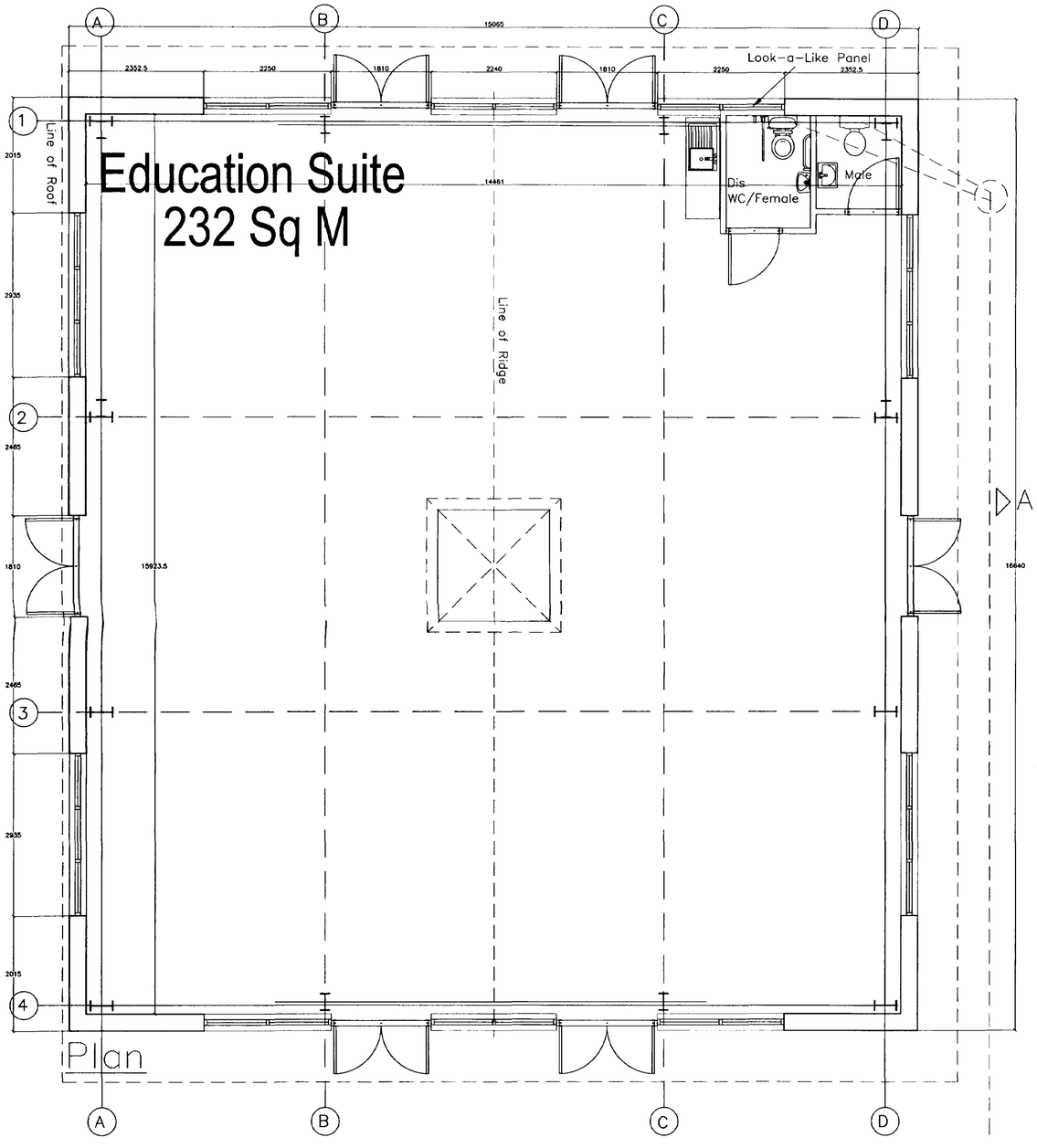
For: Thornfield Properties

M872.RM03.01A KS/PGG March 2002

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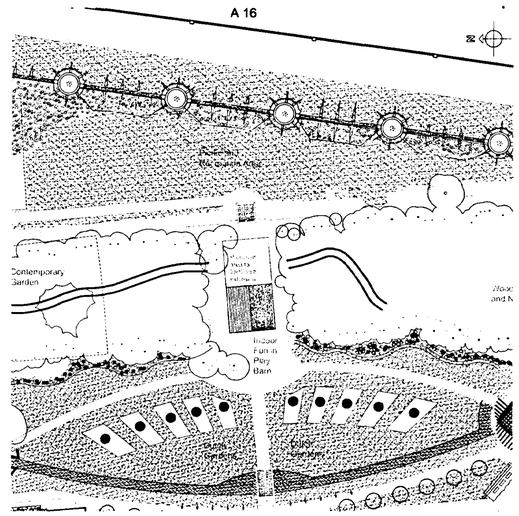
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t: + 44(0)161 946 0808 f: + 44(0)161 946 0713 e: design@barneswalker.co.uk w: www.barneswalker.co.u



FOUNDATION PLAN PLAYBARN FEATURE BUILDING

Scale
0m 5m 10m 15m

Location Plan (Scale 1/1000)



REV.	DATE	DESCRIPTION	Revised By: / Checked By:
B	03.07.03	Revised front and rear gable, omit side gable, partial brickwork to side and front elevations	S.Shepherd / S.Bush

Received: Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

PLAYBARN FEATURE BUILDING
SCHEME DRAWING

Date:	Scale:	Drawn	Checked	Drawing No.
JUNE 2003	1:100	S.LONIE	S.Bush	3397-GA-8 B

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Facsimile 01943 882300 Web www.watsonbatty.com

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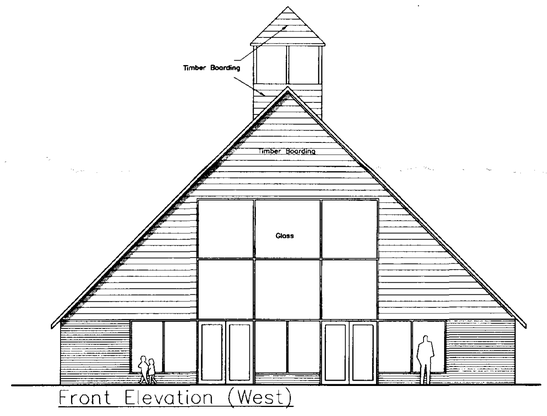
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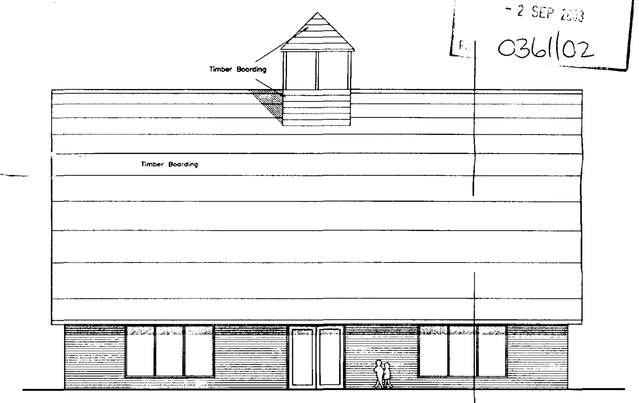
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Planning Section
- 2 SEP 2003
Ref. 0361/02

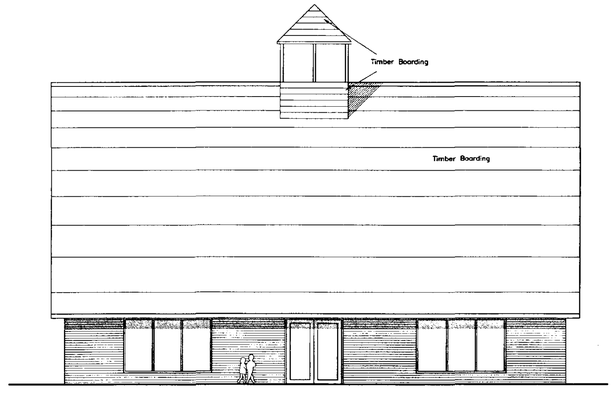
FOUNDATION PLAN PLAYBARN FEATURE BUILDING



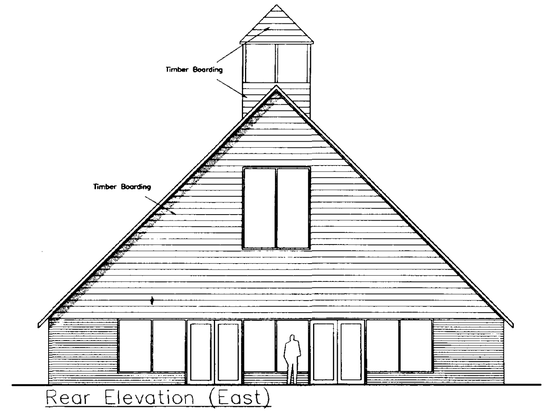
Front Elevation (West)



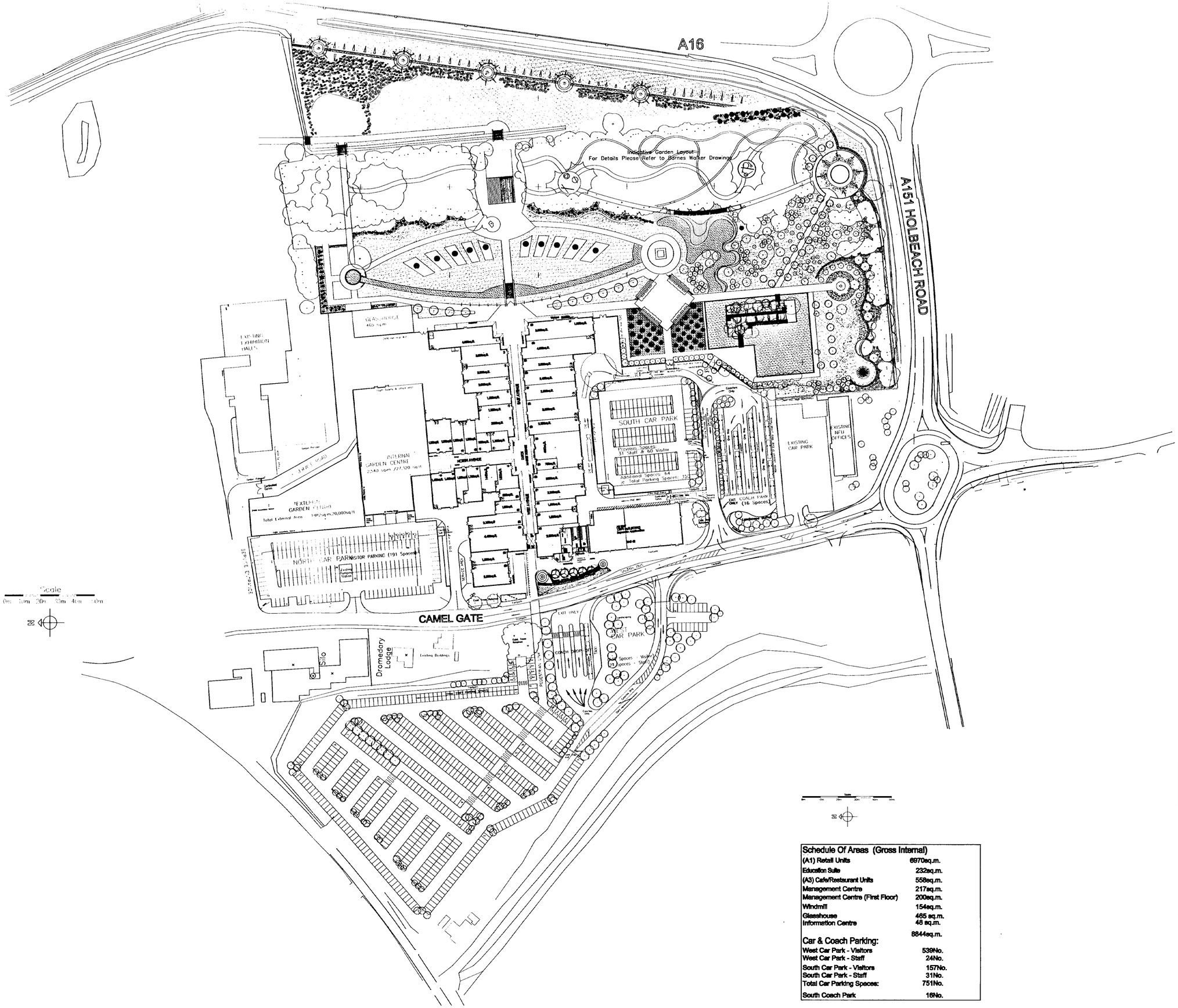
Side Elevation (South)



Side Elevation (North)



Rear Elevation (East)



Schedule Of Areas (Gross Internal)	
(A1) Retail Units	6970sq.m.
Education Suite	232sq.m.
(A3) Cafe/Restaurant Units	558sq.m.
Management Centre	217sq.m.
Management Centre (First Floor)	200sq.m.
Windmill	154sq.m.
Glasshouse	465 sq.m.
Information Centre	48 sq.m.
	8844sq.m.
Car & Coach Parking:	
West Car Park - Visitors	539No.
West Car Park - Staff	24No.
South Car Park - Visitors	157No.
South Car Park - Staff	31No.
Total Car Parking Spaces:	751No.
South Coach Park	16No.

Ref. A4

- 2 SEP 2003
0361102

REV.	DATE	DESCRIPTION		
U	25/6/03	NEW BARNESWALKER LAYOUT LARGER SOUTH CAR PARK GARDEN CENTRE REVISED FOOTPRINT	Revised By:	SL
			Checked By:	S.Bush

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS

LINCOLNSHIRE

THORNFIELD PROPERTIES PLC

thornfield properties

SITE LAYOUT
(February 2003)

PLANNING DRAWING

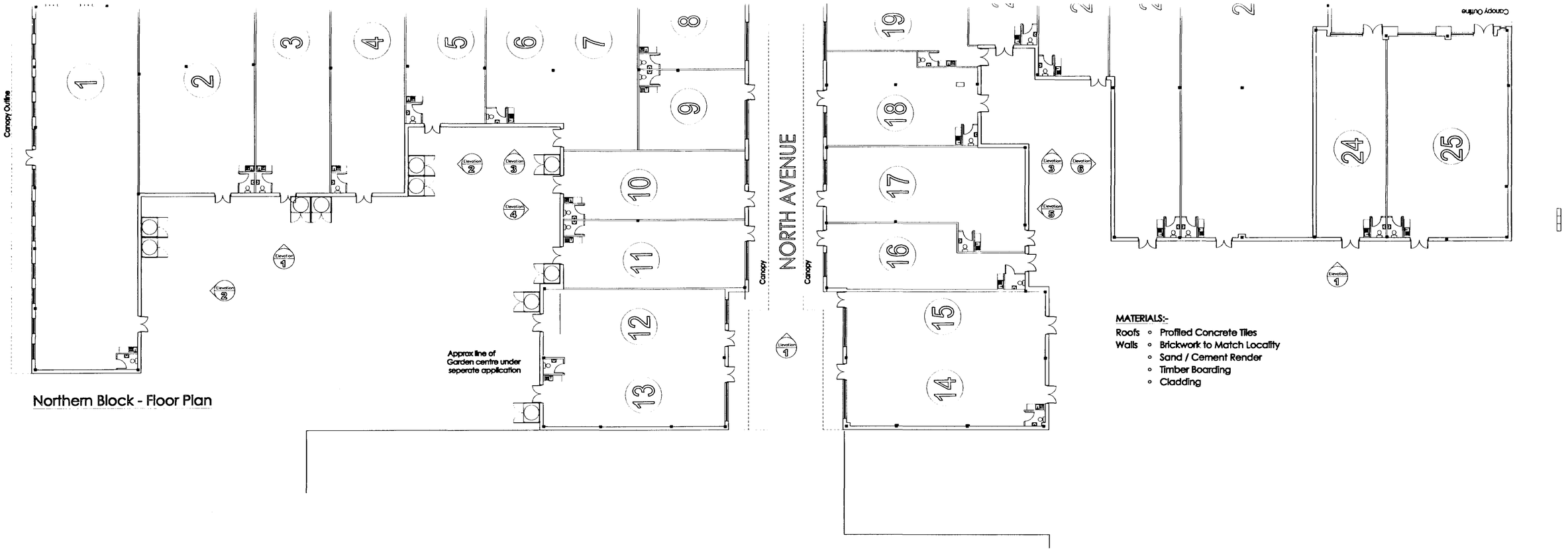
Date:	Scale:	Drawn	M. Laycock	Drawing No.
29/08/01	1/1000	Checked	F. McAteer	3397-GA-01U

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CAD REF: G:\Thornfield\Spalding\Planning02\Feb03\3397 GA 01U1

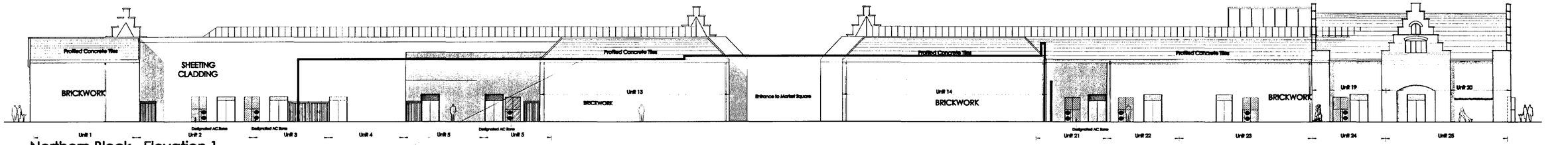


Northern Block - Floor Plan

MATERIALS:-

Roofs
- Profiled Concrete Tiles

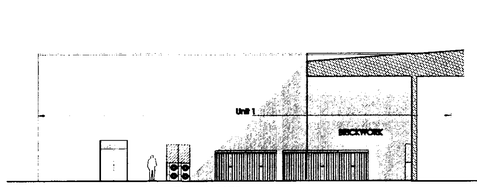
Walls
- Brickwork to Match Locality
- Sand / Cement Render
- Timber Boarding
- Cladding



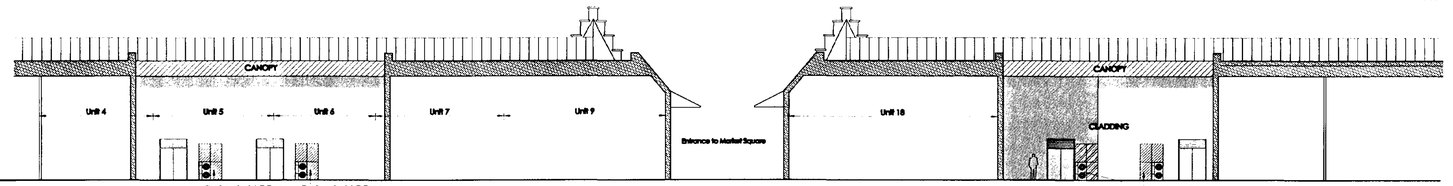
Northern Block - Elevation 1

Heavy line indicates Garden centre structure
Under seperate application. Shown for indicative Purposes only

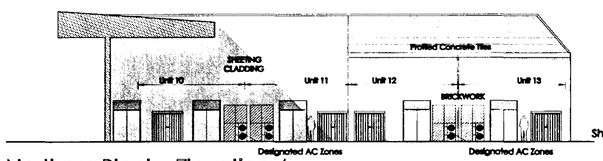
0m 10m 20m Scale 30m 40m 50m



Northern Block - Elevation 2

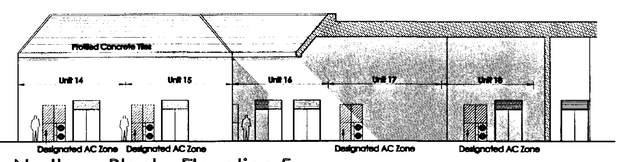


Northern Block - Elevation 3

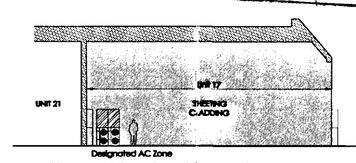


Northern Block - Elevation 4

Approx line of
Garden centre under
seperate application
Shown for indicative purposes only



Northern Block - Elevation 5



Northern Block - Elevation 6

thornfield properties plc

WATSON BATTY ARCHITECTS LTD

REV	DATE	DESCRIPTION	
F	0843	Revise Garden centre profile Revise elev units 25 & 26	Revised By: SB Checked By:

Ref. A4

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE
thornfield properties

NORTHERN BLOCK • REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING

Date	Scale	Drawn	Drawing No
30/10/02	1/200	M. Laycock	3397-GA-17F

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0361/02

SCHEDULE OF AREAS

A1 Retail	6968 m2
A3 Retail	558 m2
Management & Public toilets	217 m2
F F Management	200 m2
Information Centre	48 m2

SCHEDULE OF AREAS

A1 RETAIL	6968 m2
A3 RETAIL	557 m2

REV.	DATE	DESCRIPTION	
X	30-7-03	Revise office layout , & cleaners st Baby change added locker location added entrance reorientation, add back info. centre	Revised By: SBush Checked By:

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS

LINCOLNSHIRE

thornfield *properties*

PROPOSED GROUND FLOOR LAYOUT
FROM 22-10-02

Date:	Scale:	Drawn	Drawing No:
03/11/02	1:000	S Bush	3397-GA-04X
		Checked F. McAleer	

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Ref. A4

- 2 SEP 2003

03611/02

NORTH AVENUE

WEST AVENUE

DUTCH MARKET SQUARE

EAST AVENUE

2,500sq.ft. 1,500sq.ft. 4,400sq.ft. 2,150sq.ft 1,000sq.ft. 800sq.ft. 1440sq.ft. 1500sq.ft. 1,400sq.ft. 1,400sq.ft. 1,000sq.ft. 1,750sq.ft.

1,300sq.ft. 1,300sq.ft. 1,300sq.ft. 1,300sq.ft. 900sq.ft. 1,100sq.ft. 2000sq.ft. 1,300sq.ft. 1,500sq.ft. 2,000sq.ft. 2,000sq.ft. 3,000sq.ft. 4,000sq.ft.

2,500sq.ft. 1,850sq.ft. 1,500sq.ft. 2,250sq.ft. 3000sq.ft. 700sq.ft. 4850sq.ft. 2,200sq.ft. 3,500sq.ft. 2,500sq.ft. 2,400sq.ft. 2,000sq.ft. 4,000sq.ft. 3,000sq.ft. 1,000sq.ft.

Canopy Outline

Canopy

Metal/Mesh Entrance Structure

Security Roller Shutter

Extent of Glazed Roof

Information Centre

Lift

Cleaners

Locker Area

Female WC

Disabled Baby Change

Public Toilets

Male WC

Glass Canopy

Bin Store

Meeting Rooms

Office

Management Office

Office

Office

Office

Shower

Shower

FIRST FLOOR (200m2)

Terrace

Canopy Outline & External seating areas

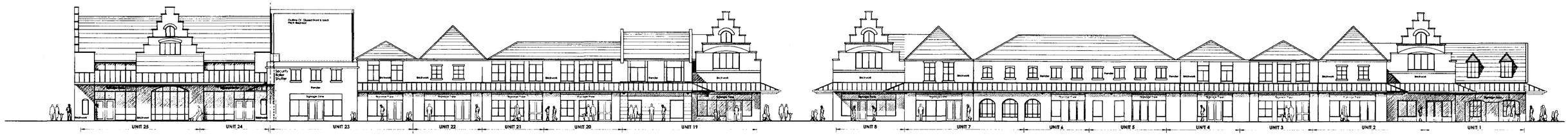
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thornfield properties plc

Springfields LINCOLNSHIRE

WATSON BATTY ARCHITECTS LTD

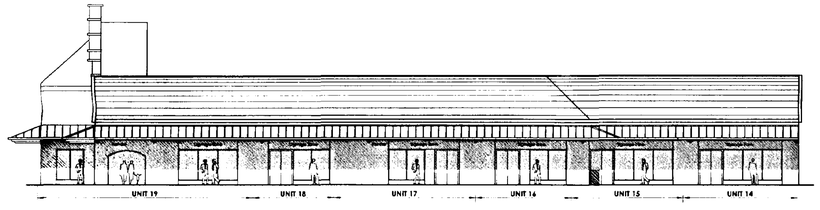


Northern Block - Front Elevation (Units 1-8 and 19-25)

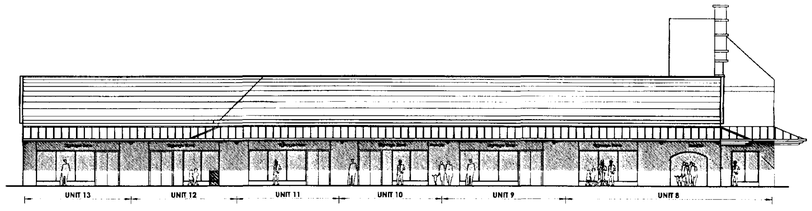
Scale
0m 5m 10m 15m 20m 25m



Southern Block - Front Elevation (Units 26 and 28-40)



Front Elevation to North Avenue (Units 14-19)



Front Elevation to North Avenue (Units 8-13)



Terrace Elevation To Units 26 & 27



Terrace Elevation To Unit 1



West Elevation - Main Entrance (Units 23, 40 and Information Centre)

MATERIALS:-

Roofs • Profiled Concrete Tiles
Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding

Springfields LINCOLNSHIRE OUTLET SHOPPING

thornfield properties plc

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Rec'd A4

Planning
- 2 SEP 2003
File 0361/02

REV.	DATE	DESCRIPTION	
G	06-03	Reinstate the front information Centre	Revised By: S Bush
			Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

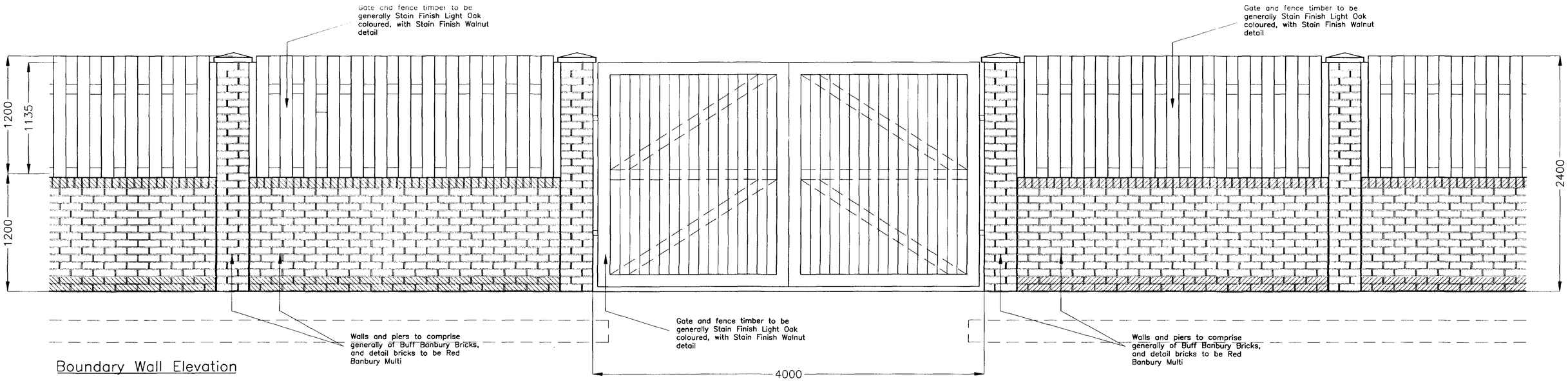
PROPOSED ELEVATIONS
SINGLE MID-LEVEL CANTILEVERED CANOPY
(Feb 2003)

Date:	Scale:	Drawn	Drawing No.
05-2002	1/200	S Bush	3397-GA-29G
		Checked S Bush	

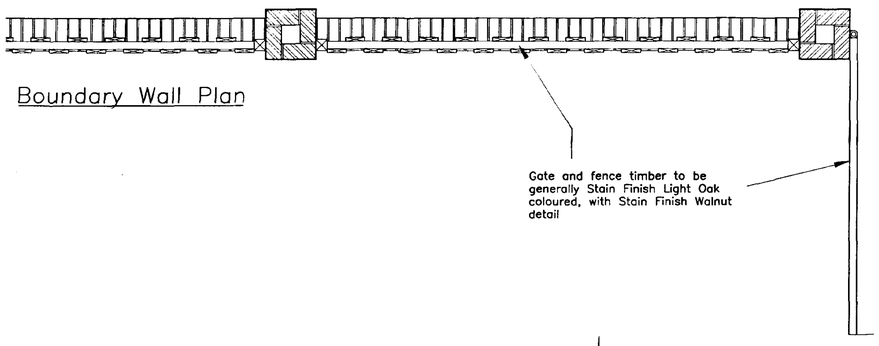
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Facsimile: 01943 882300 Internet: www.watsonbatty.com

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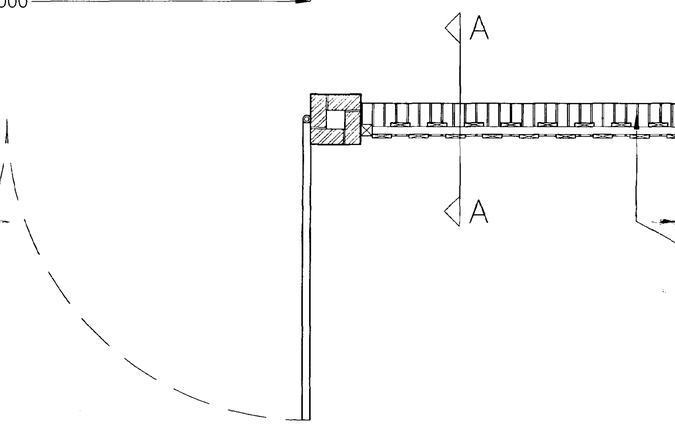
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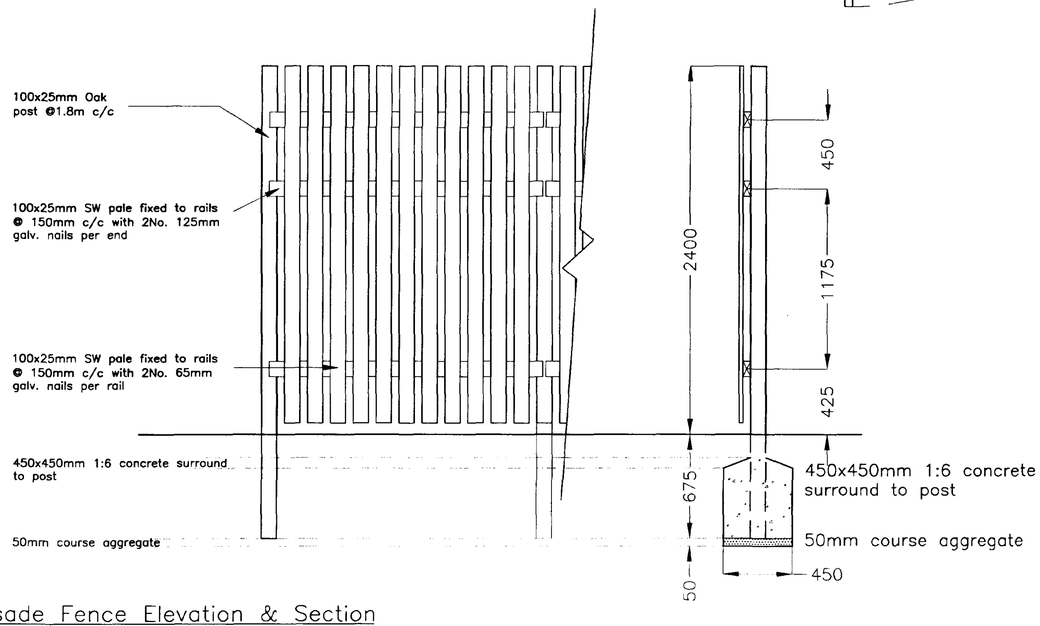


Boundary Wall Elevation

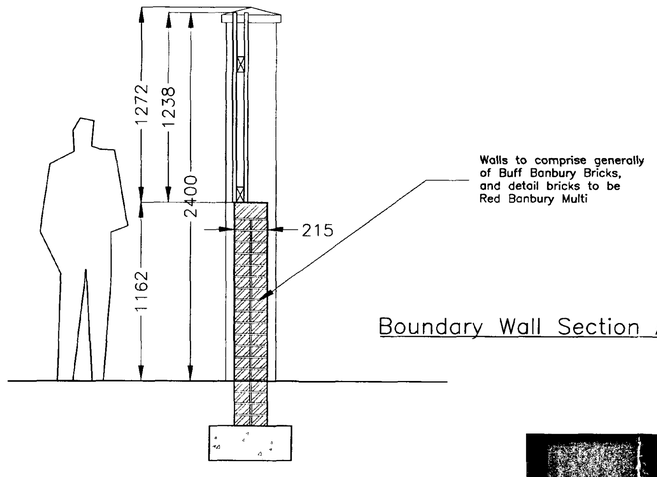


Boundary Wall Plan





Palisade Fence Elevation & Section



Boundary Wall Section A–A

Ref. A4
- 2 SEP 2003
0361/02

REV.	DATE	DESCRIPTION	
A	30.06.03	Boundary wall altered to give half timber fencing. Access gate added.	Revised By: S.Shepherd; Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

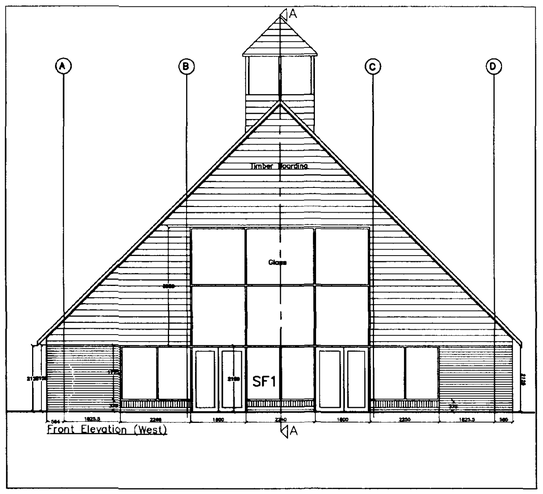
EXTERNAL WORKS
FENCE & WALL DETAILS

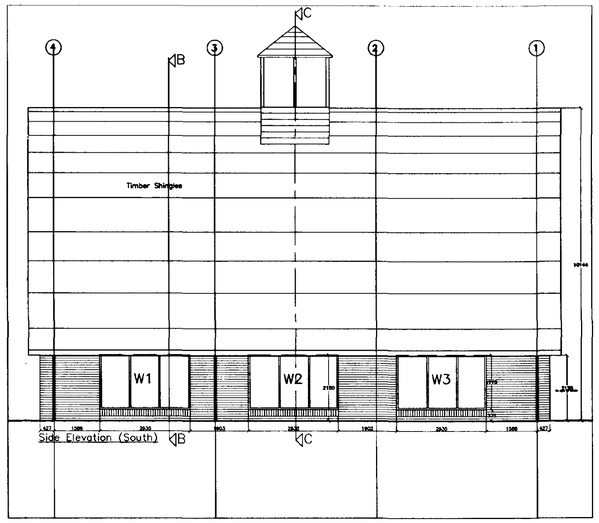
Date:	Scale:	Drawn	Drawing No.
12/02/02	1/20	M. Laycock/PMH	3397-GA-24 A
		Checked S.Bush	

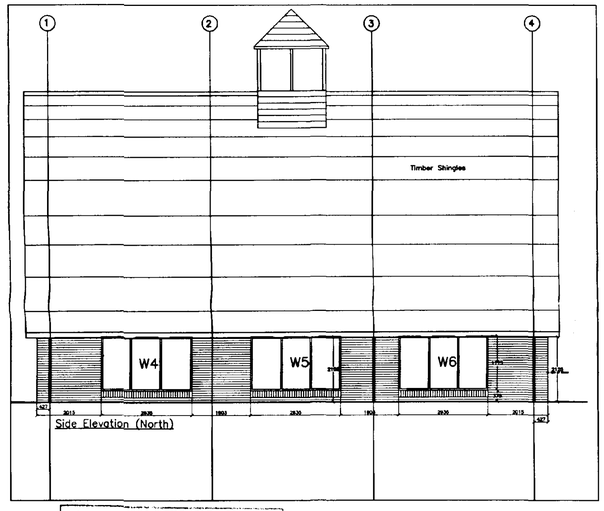
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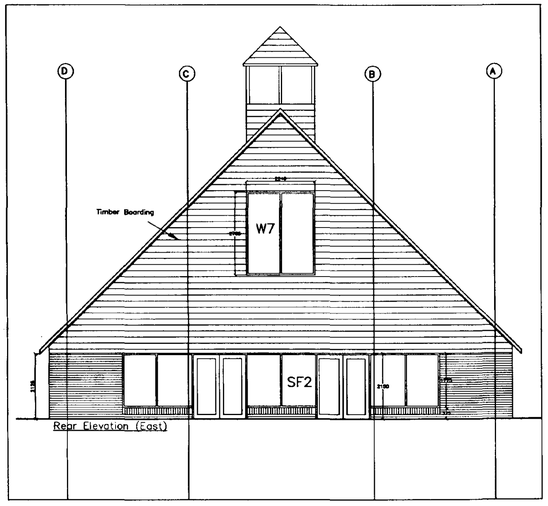
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CAD REF: G:\Thornfield\Spalding\Contract-docs-mar03\3397-GA-24









AMENDED PLAN

Ref. 96

SHDC
Planning & Development
16 APR 2004
Ref: 0501/02

REV.	DATE	DESCRIPTION	
E	24.03.04	Made AS BUILT drawing	Revised By: amg / Checked By:
D	22.10.03	Updated steelwork details. eaves tie beam and purlins shown to engineers details	Revised By: MDP / Checked By: amg
C	20/803	Updated steelwork details	Revised By: S.Lonie / Checked By: amg
B	03.07.03	Revised front and rear gable, omit side gable, partial brickwork to side and front elevations	Revised By: S.Shepherd / Checked By: S.Bush

Received: Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

PLAYBARN FEATURE BUILDING
SCHEME DRAWING

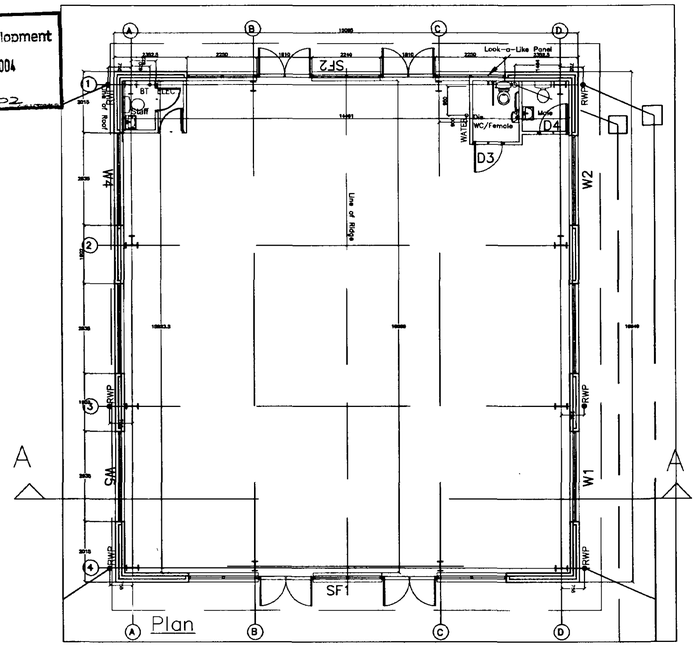
Date:	Scale:	Drawn	Drawing No.
JUNE 2003	1:100	S.LONIE	3729-1-4001 E
		Checked S.Bush	

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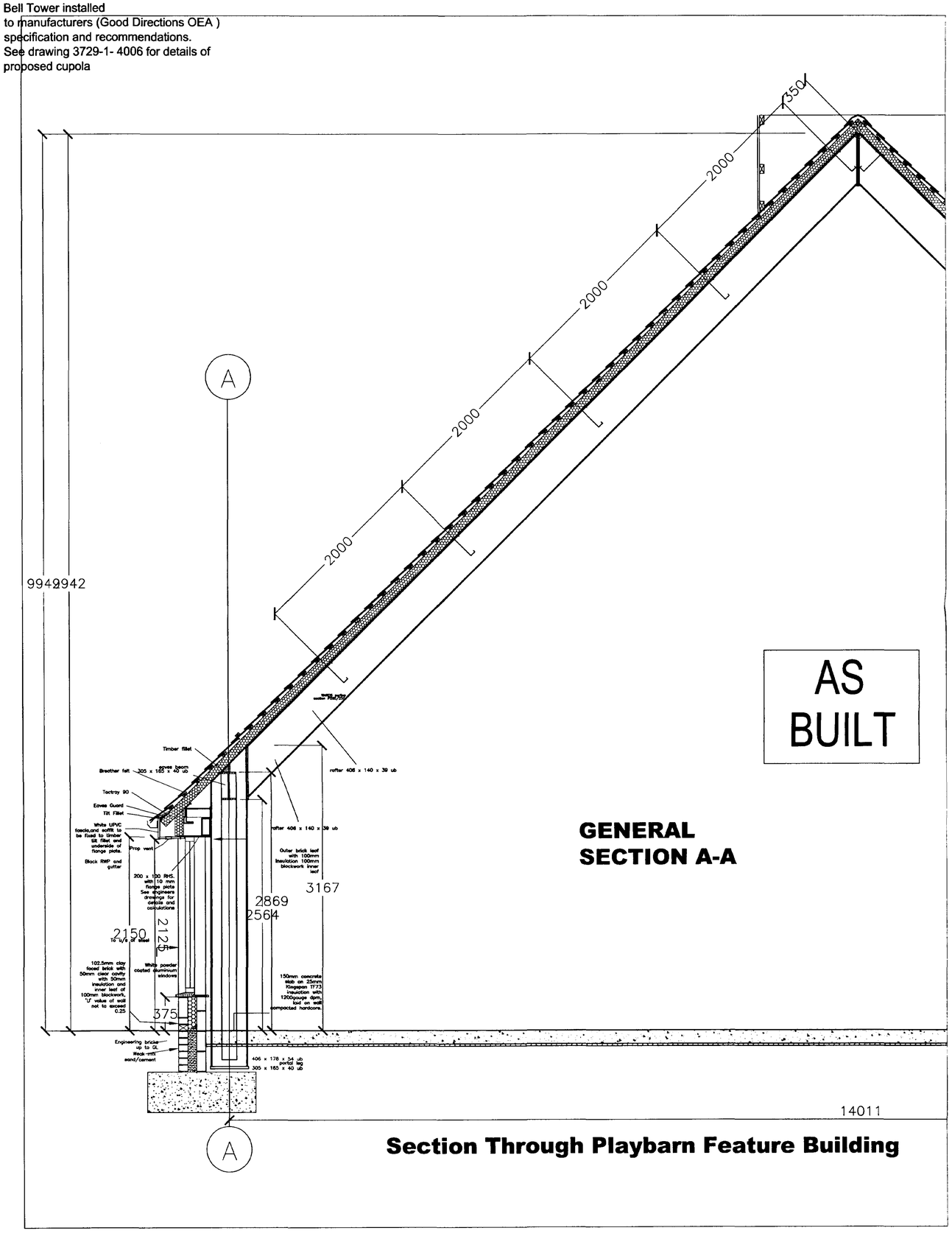
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CAD REF: G:\INTERSERVE\SPALDING\PLAYBARN-4000\3729-1-4001C



Bell Tower installed
to manufacturers (Good Directions OEA)
specification and recommendations.
See drawing 3729-1- 4006 for details of
proposed cupola

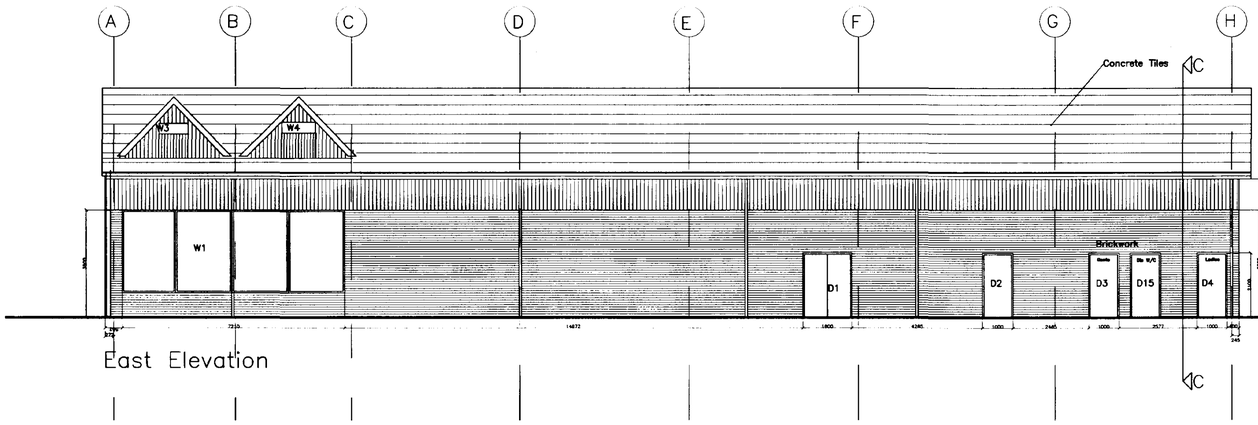


AS BUILT

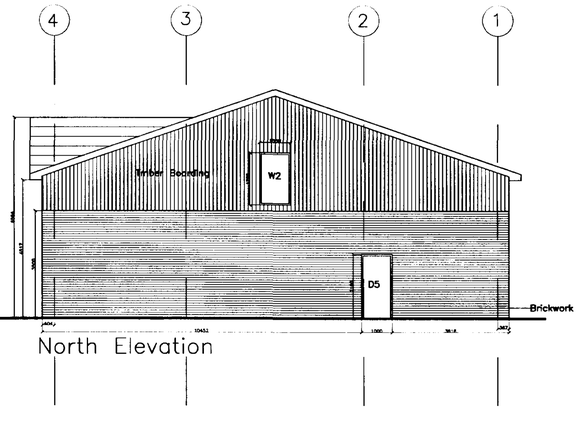
GENERAL SECTION A-A

14011

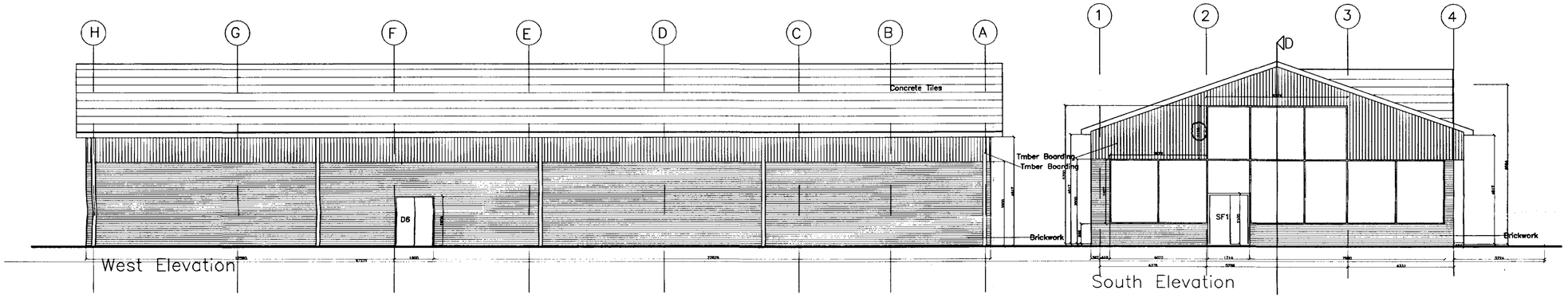
Section Through Playbarn Feature Building



East Elevation



North Elevation



West Elevation

South Elevation

SHDC
Planning & Development
16 APR 2004
Ref: 0361/02

AMENDED PLAN
Ref. 96

REV.	DATE	DESCRIPTION		
D	24.03.04	Made AS BUILT drawing	Revised By:	Smg
			Checked By:	
C	14.01.04	Window SF1 amended. Top pane altered from 2198mm to 2125mm	Revised By:	Smg
			Checked By:	sb
B	11.11.03	Door to disabled WC moved to elevation	Revised By:	SB
			Checked By:	Smg
A	30.10.03	Dormer/ Gable feature amended	Revised By:	mdp
			Checked By:	Smg

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

AS BUILT

Proposed Fens Discovery Centre
(Formally Glasshouse)
Elevations

Date:	Scale:	Drawn	S.Lonie	Drawing No.
27 June 03	1:100	Checked		3729-1-3002 D

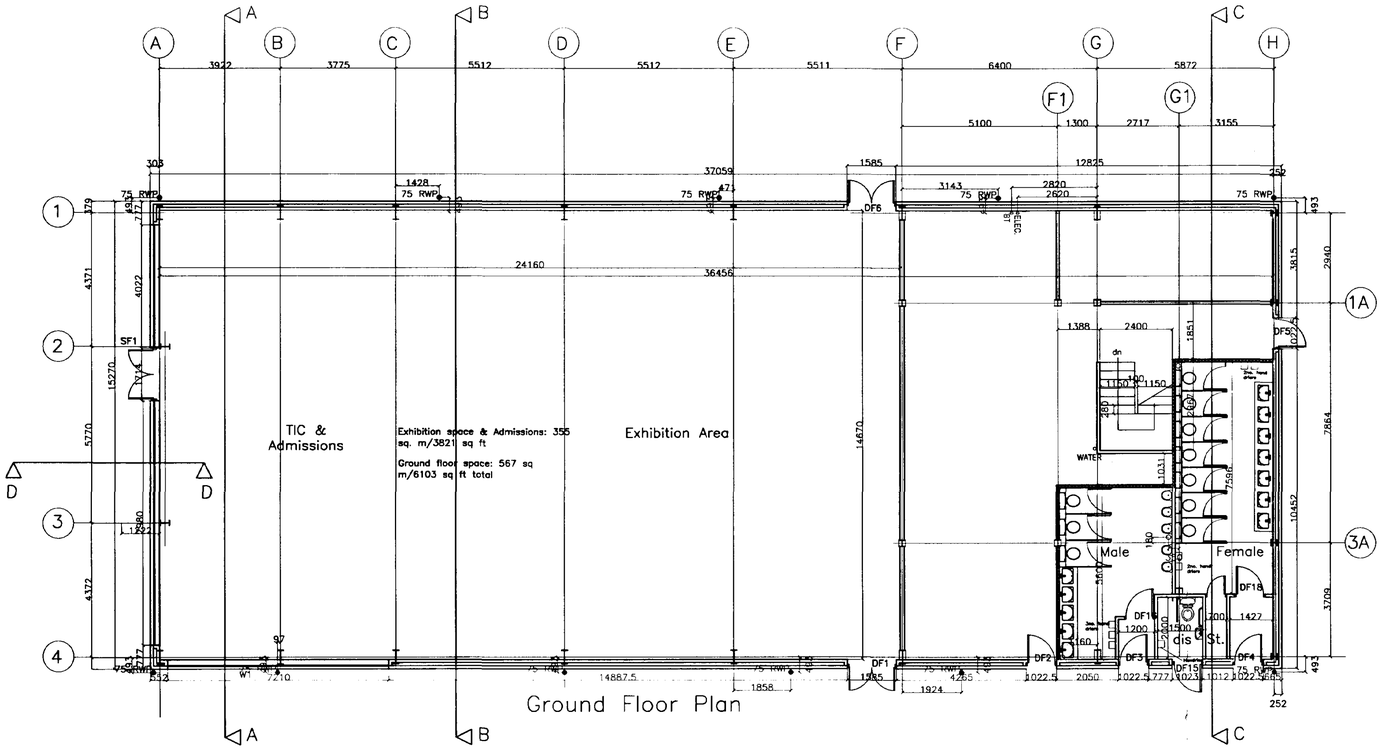
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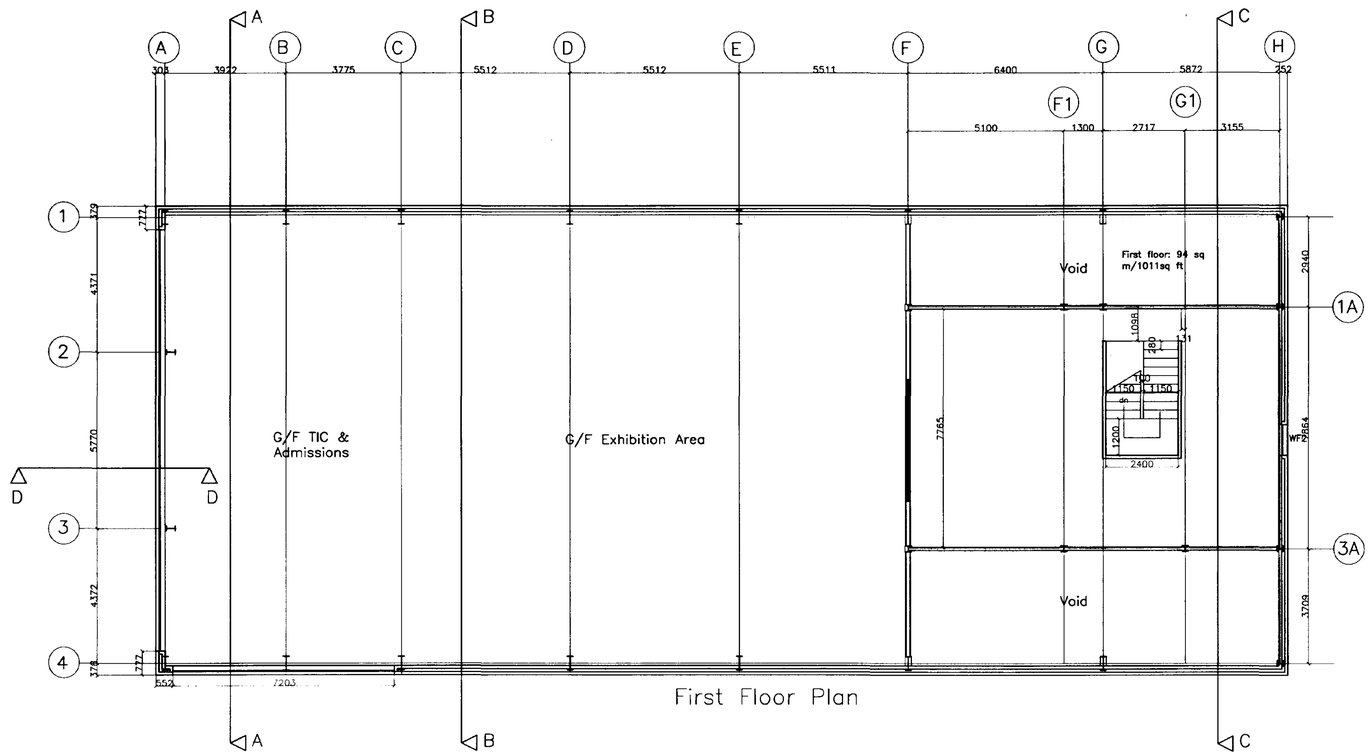
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CAD REF: G:\Interserve\Spalding\Glasshouse-3000\3729-1-3002





X	24.03.04	Made AS BUILT drawing	Revised By:	Smg
			Checked By:	
W	18.02.04	Entrance lobby & store amended to suit on site conditions	Revised By:	Smg
			Checked By:	Sb
V	16.02.04	Door DF5 rehung	Revised By:	Smg
			Checked By:	Sb
U	06.02.04	Handdriers added to Male, Female and Disabled toilets (8 No.)	Revised By:	Smg
			Checked By:	Sb
T	30.01.04	Female wc's and IPS moved 110mm to accommodate SVP.	Revised By:	Smg
			Checked By:	Sb
S	13.01.04	Vanity Units to Public Toilets introduced.	Revised By:	Smg
			Checked By:	Sb
R	19.12.03	Walls to staircase reintroduced.	Revised By:	Smg
			Checked By:	Sb
Q	18.12.03	Walls to staircase omitted. Conference Room walls & door added at Ground Floor.	Revised By:	Smg
			Checked By:	Sb
P	16.12.03	All internal walls to offices,etc. & doors, toilets omitted to Ground & First Floor.	Revised By:	Smg
			Checked By:	Sb
N	08.12.03	Updated First Floor curtain walling. Fused spurs for hand-driers to toilets added.	Revised By:	Smg
			Checked By:	Sb
M	3.12.03	Vanity units omitted	Revised By:	SL
			Checked By:	Smg
L	27.11.03	Door references altered to suit position in scheme	Revised By:	SL
			Checked By:	S.G
K	26.11.03	Toilets updated to include IPS and vanity units. Dims altered to main entrance door.	Revised By:	SL
			Checked By:	S.G
J	13.11.03	Dividing Wall Altered to 140 Dis Wc Dims Altered	Revised By:	SL
			Checked By:	S.G
I	11.11.03	Doors amended to ground and first floors	Revised By:	SB
			Checked By:	SB
H	22.09.03	Staircase to Mezzanine level amended. RWP's added	Revised By:	Smg
			Checked By:	SB
G	17.9.03	Dims altered to front elevation	Revised By:	S.Lonie
			Checked By:	Smg
F	11.9.03	Main entrance door moved to new position	Revised By:	S.Lonie
			Checked By:	S.Geering
E	28/8/03	Updated steelwork details	Revised By:	S.Lonie
			Checked By:	S.Bush
D	27/6/03	RENAMED FENS DISCOVERY CENTRE OMIT GLASS ROOF REVISED CONSTRUCTION	Revised By:	S.LONIE
			Checked By:	S.Bush
REV.	DATE	DESCRIPTION		

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

SHDC
Planning & Development
16 APR 2004
Ref: 0361/02

AS BUILT

Proposed Fens Discovery Centre
(Formally Glasshouse)
Scheme Drawing (to be read with 3002)

Date:	Scale:	Drawn	S.Lonie	Drawing No.
27 June 03	1:100	Checked	S.Bush	3729-1-3001 X

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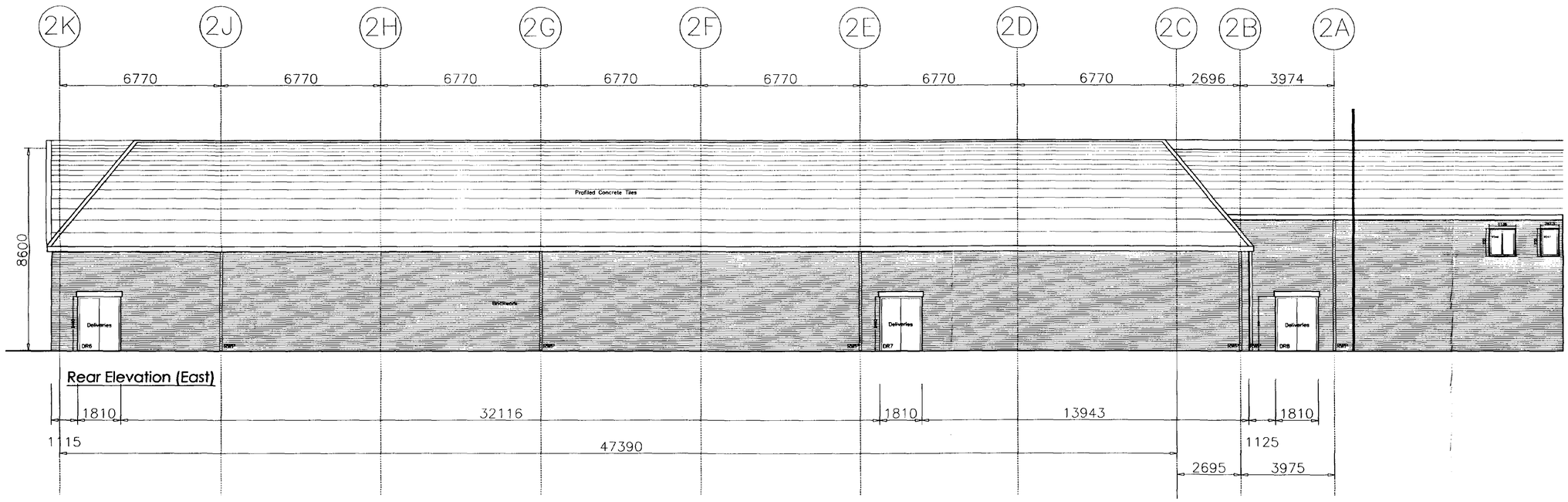
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CAD REF: G\Interserve\Spalding\Glasshouse-3000\3729-1-3001E



Front Elevation (West)



Rear Elevation (East)



Side Elevation (South)

AS BUILT

AMENDED PLAN
Ref. A6

REV.	DATE	DESCRIPTION	
D	24.03.04	Made AS BUILT drawing	Revised By: smg; Checked By:
C	08.10.03	Adjoining building B added to East elevation.	Revised By: smg; Checked By: sb
B	08.10.03		Revised By: smg; Checked By: sb
A	25.09.03	Chamfered corner omitted. RWP's added. Window & door refs. added.	Revised By: smg; Checked By:

Received: | Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

PROPOSED GENERAL ARRANGEMENT
RESTAURANT (A3) ELEVATIONS

Planning & Development
16 APR 2004
Ref: 0361/02

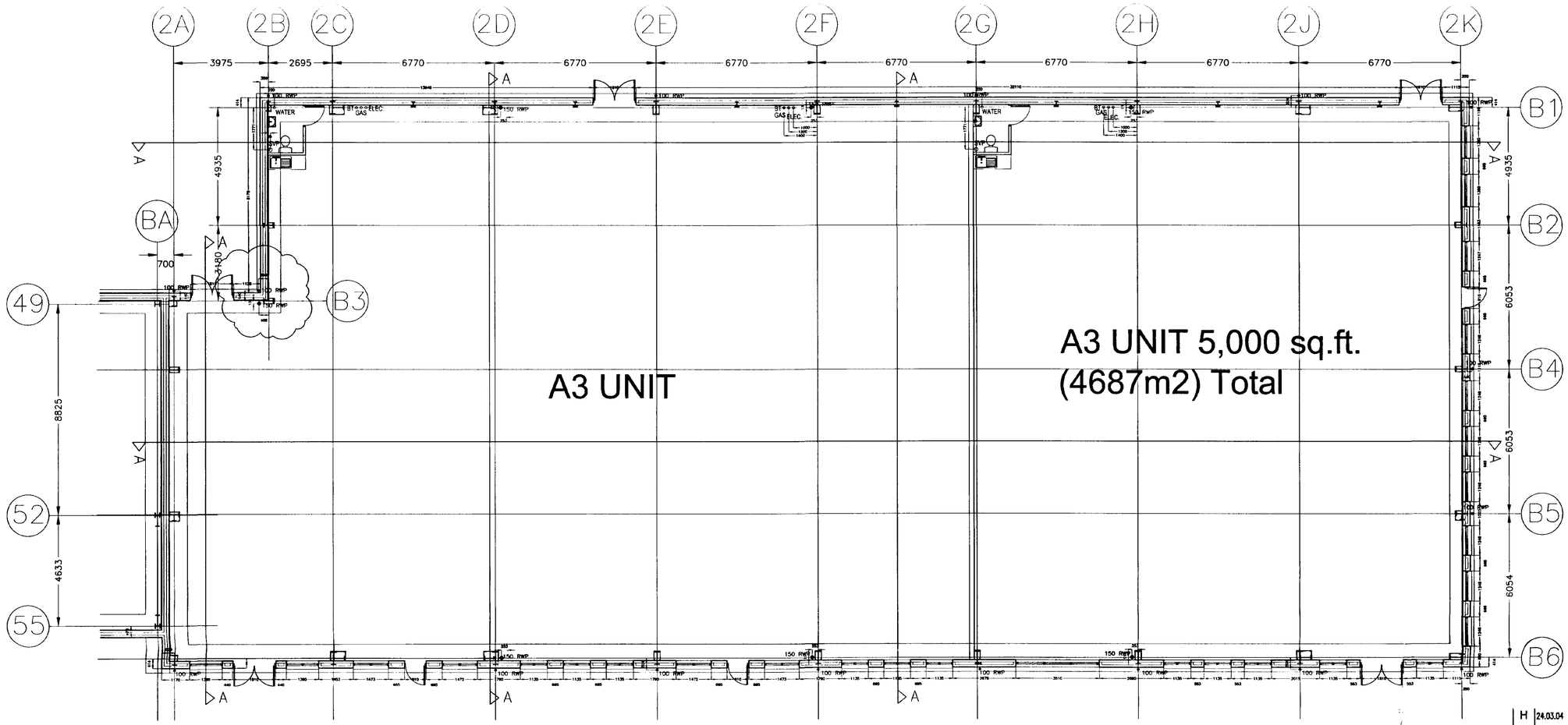
Date:	Scale:	Drawn	smg	Drawing No.
19.08.03	1:100	Checked	sb	3729-1-Rest 2002 D

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CAD REF: G:\Interserve\Spalding\Restaurant-2000\3397-GA-10C



A3 Unit plan 1:100

AS BUILT

AMENDED PLAN
Ref: A6

REV.	DATE	DESCRIPTION		
H	24.03.04	Made AS BUILT drawing	Revised By:	smg
			Checked By:	
G	08.10.03	Additional RWP added at grid 2B/B3.	Revised By:	smg
			Checked By:	sb
F	26.09.03	RWP locations added.	Revised By:	smg
			Checked By:	sb
E	19.08.03	Elevations & Section omitted. Plan updated in line with current steelwork	Revised By:	S.Shepherd
			Checked By:	smg
D	28.07.03	Plans, Section & Elevations amended to include steel grid setting out. Brick dims added.	Revised By:	SMG
			Checked By:	S.Bush
C	July'03	Rationalise grids, adjust O/A dims	Revised By:	S.Bush
			Checked By:	S.Bush

Received: | Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

PROPOSED GENERAL ARRANGEMENT
RESTAURANT (A3) LAYOUT

Date:	Scale:	Drawn	S.Geering	Drawing No.
09.05.03	Varies	Checked	S.Bush	3729-1-Rest 2001H

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CAD REF: G:\Interserve\Spalding\Restaurant-2000\3397-GA-10C

SHDC Planning & Development 16 APR 2004 Ref: 03/1102

REV.	DATE	DESCRIPTION	
D	24.03.04	Mode AS BUILT drawing	Revised By: amg / Checked By:
C	05.12.03	WHB's added to toilets (2no.)	Revised By: amg / Checked By: sb
B	03.12.03	Offices width increased to 4050mm to avoid clash with toilet door	Revised By: amg / Checked By: sb
A	07.11.03	Offset from Grid A3 amended from 252mm to 455mm	Revised By: amg / Checked By: sb

AMENDED PLAN
Ref. A6

SHDC
Planning & Development
16 APR 2004
Ref: 0361/02

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

PROPOSED GARDEN CENTRE
PLAN LAYOUT

AS BUILT

Date: 05-2002 | Scale: 1/100 | Drawn: amg | Checked: S Bush | Drawing No. 3729-1-GC-1007D

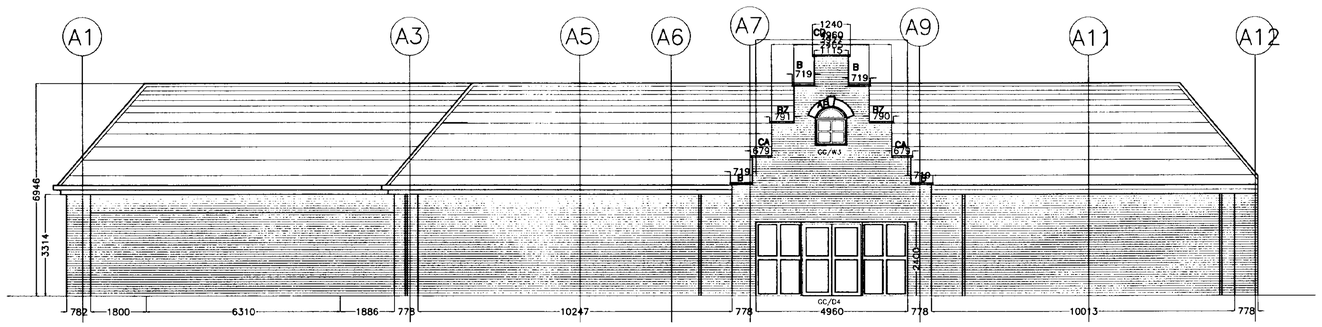
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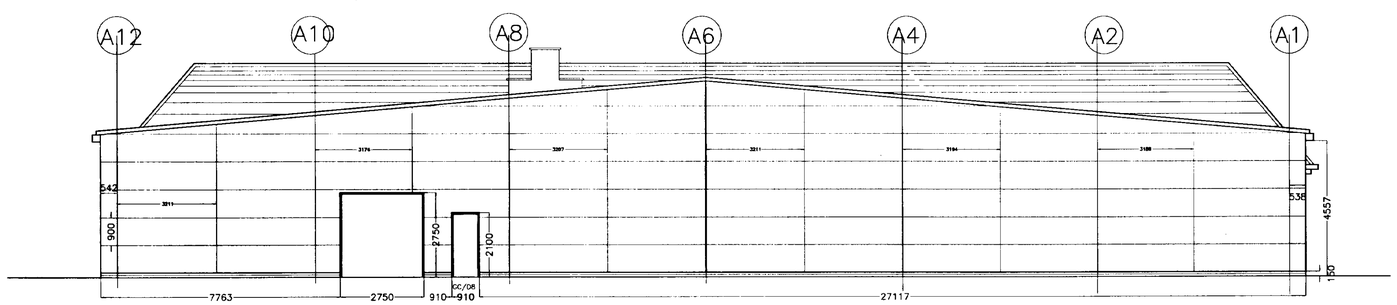
CAD REF: G:\interserve\Spalding\Garden Centre-1000\3729-1-GC-1007

INTERNAL
GARDEN CENTRE

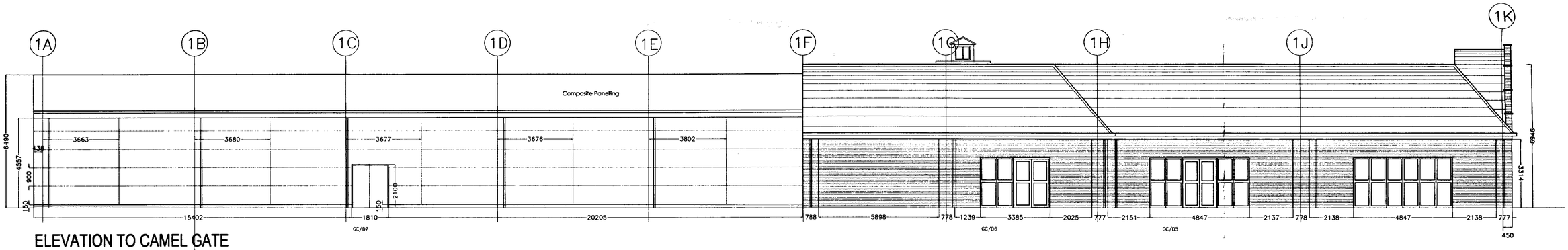
Sliding Door
Bi Parting Doors
Bi Parting Doors
Stud walls to office & wc's capped off at 2700mm AFFL
Stud wall to store taken full height
Office
Office
WC
Goods in Store
2750x2750 Roller Shutter Door
Foul
GAS
WATER
ELECTRIC



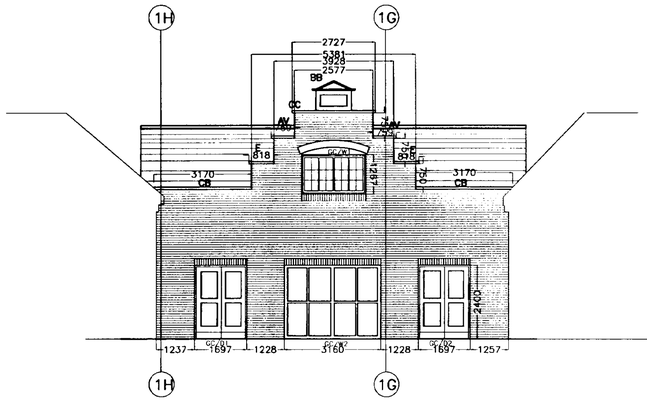
NORTH ELEVATION



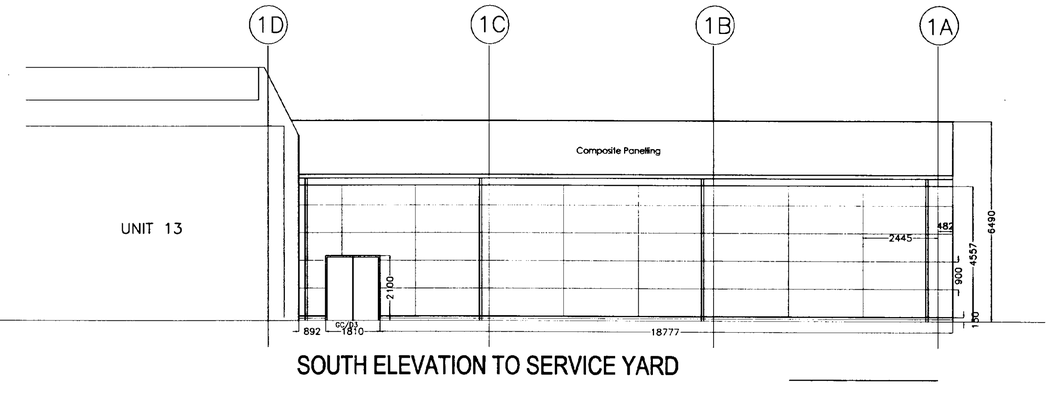
REAR ELEVATION TO SERVICE YARD



ELEVATION TO CAMEL GATE



Elevation from North Avenue



SOUTH ELEVATION TO SERVICE YARD

REV.	DATE	DESCRIPTION	
G	24.03.04	Made AS BUILT drawing	Revised By: smg / Checked By:
F	08.01.04	Door GC/D6 (Type 5) amended	Revised By: smg / Checked By: sb
E	05.01.04	Window added between Grids 1J & 1K	Revised By: smg / Checked By: sb
D	5.12.03	Window & Door References Added	Revised By: S.L / Checked By: smg
C	9.10.03	Rainwater pipes added to Elevations. Roof line looking from North Avenue amended.	Revised By: S.L / Checked By: S.G
B	4.9.03	Updated elevations	Revised By: S.Lonie / Checked By: S.G

AS BUILT

MATERIALS

Roof - Kingspan KS 1000 RW Goosewing Grey
Mansard Redland Regent Slate Grey

Walls Masonry Red Banbury Multi Red Stock T6DR
Render Finish White
Powder coated Aluminium Shopfronts

Walls Sheeted Kingspan KS1000 MR Colour beige- Honesty

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

PROPOSED GARDEN CENTRE ELEVATIONS

Date:	Scale:	Drawn	S Bush	Drawing No.
05-2002	1/200	Checked	S Bush	3729-1-GC-1004 G

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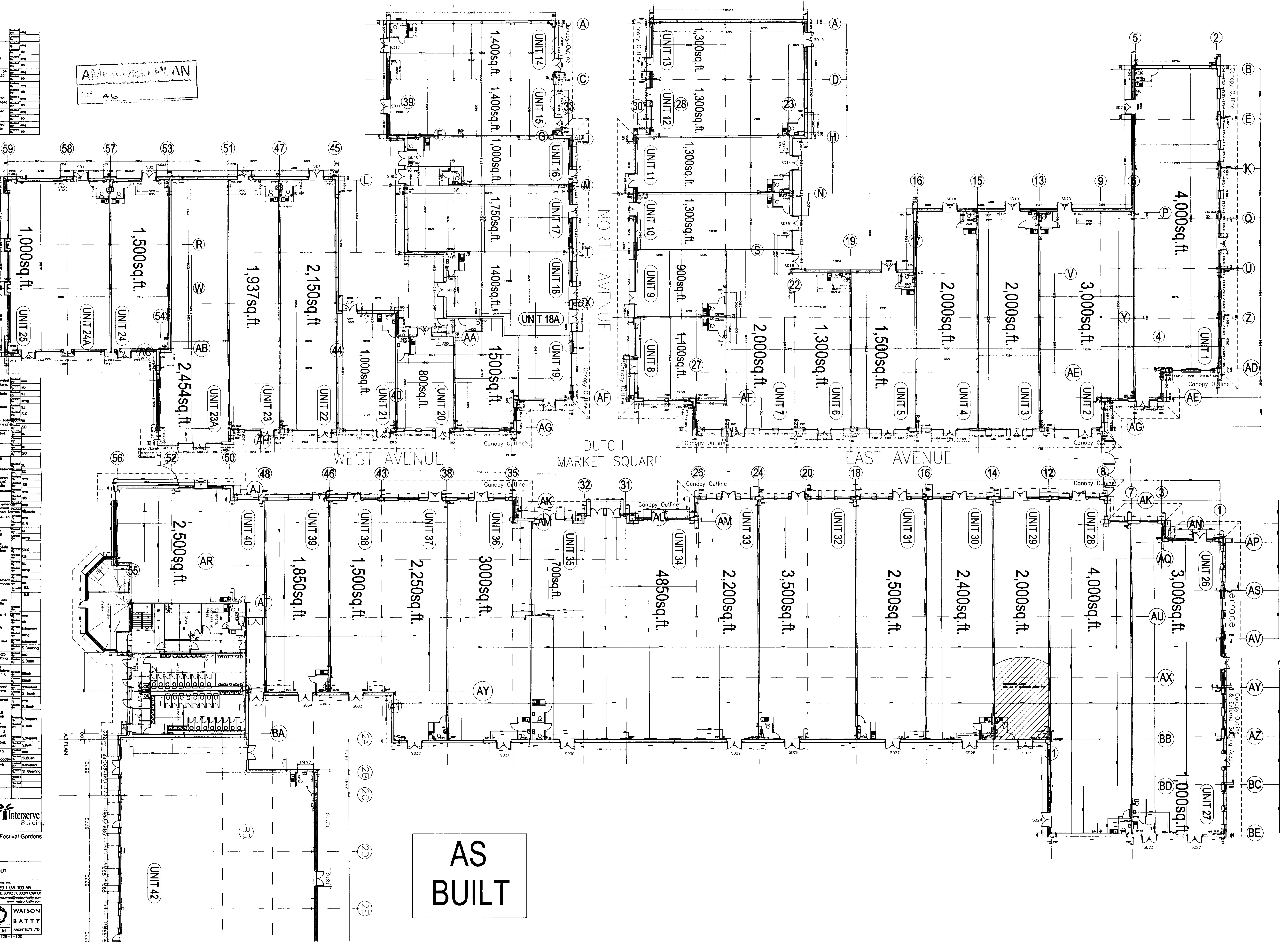
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CAD REF: G:\Interserve\Spalding\Garden center\DWG-9-03\3729-1-GC-1004

AMENDED PLAN
Ref. A6

SHDC
Planning & Development
16 APR 2004
Ref: 0361/02



REV.	DATE	DESCRIPTION
C	17.08.03	Party wall between Units 14&15 omitted. 1 No. toilet block & services omitted and toilet relocated
B	28.08.03	External RWP's added. Steelwork updated.

Received: Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

GENERAL ARRANGEMENT
RETAIL UNITS GROUND FLOOR LAYOUT

Date: Feb '03 | Scale: 1:200 | Drawn: S.Shepherd | Checked: S. Bush | Drawing No. 3729-1-GA-100 AN

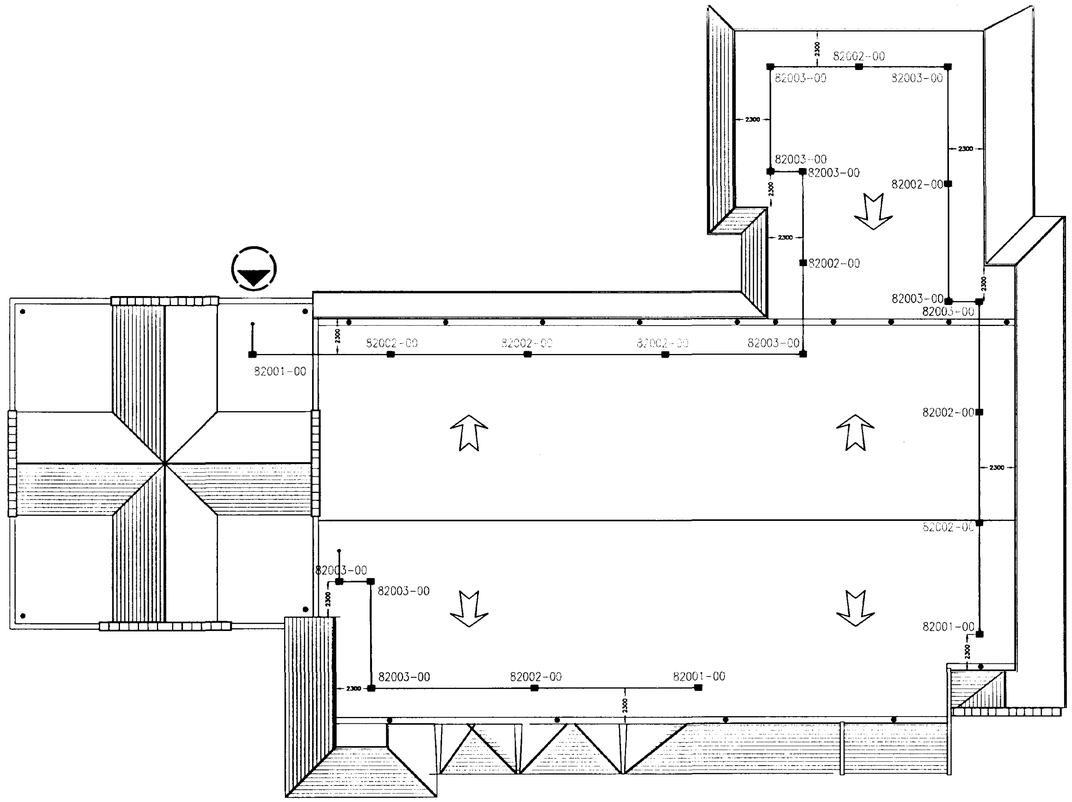
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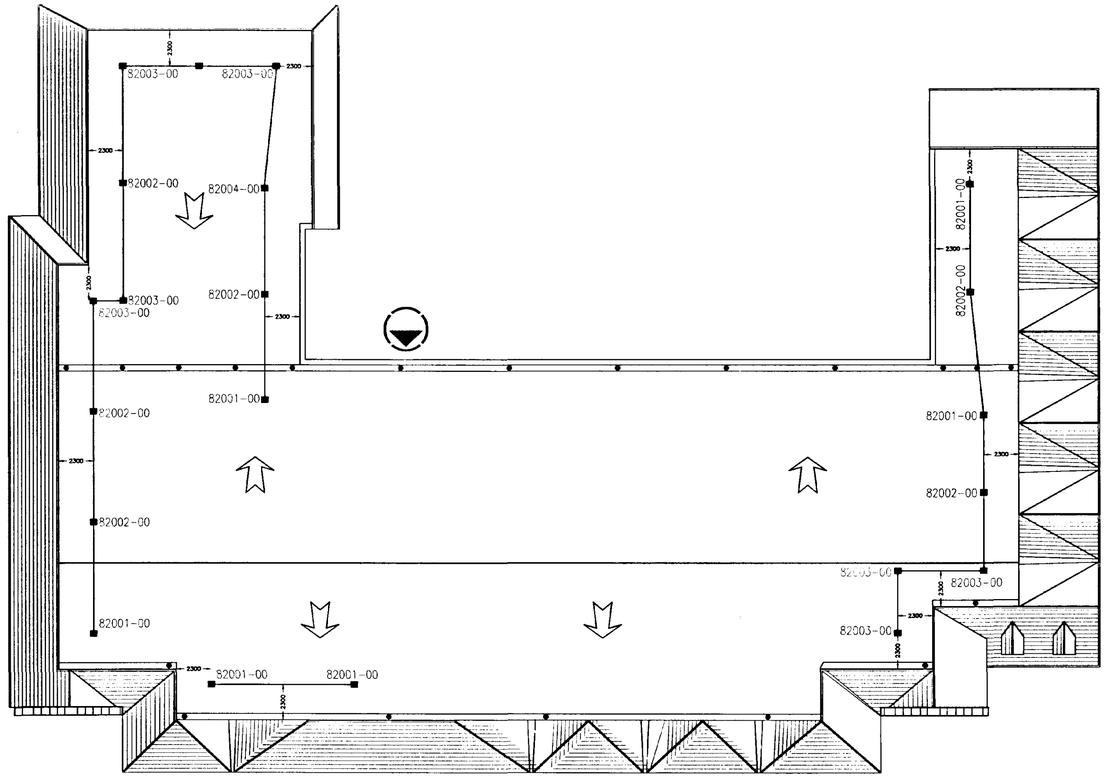
ISO 9001:2000

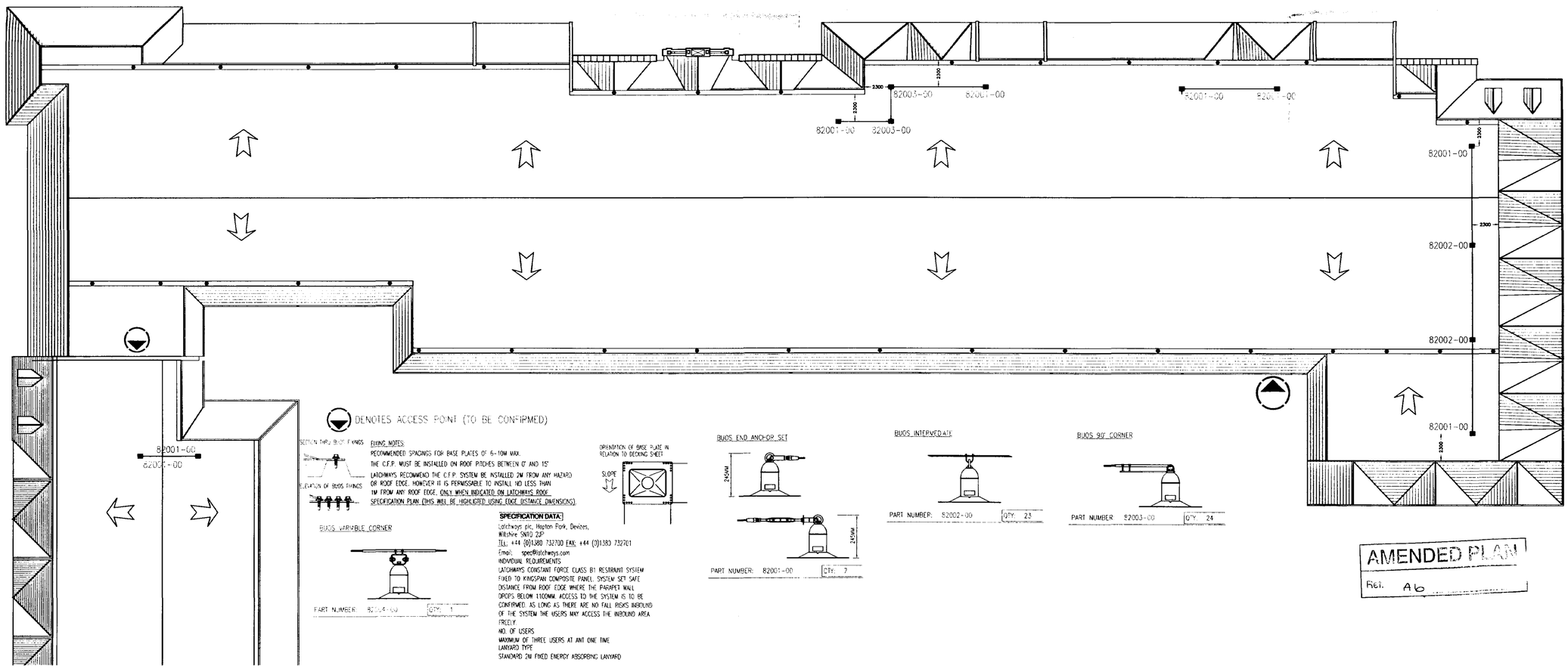
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CAD REF: G:\Interserve\Spalding\GA-100\3729-1-100







DENOTES ACCESS POINT (TO BE CONFIRMED)

SECTION THRU BUDS FIXINGS

ELEVATION OF BUDS FIXINGS

FIXING NOTES:
RECOMMENDED SPACINGS FOR BASE PLATES OF 6-10M MAX.
THE C.F.P. MUST BE INSTALLED ON ROOF PITCHES BETWEEN 0° AND 15°
LATCHWAYS RECOMMEND THE C.F.P. SYSTEM BE INSTALLED 2M FROM ANY HAZARD OR ROOF EDGE. HOWEVER IT IS PERMISSABLE TO INSTALL NO LESS THAN 1M FROM ANY ROOF EDGE. ONLY WHEN INDICATED ON LATCHWAYS ROOF SPECIFICATION PLAN (THIS WILL BE HIGHLIGHTED USING EDGE DISTANCE DIMENSIONS).

ORIENTATION OF BASE PLATE IN RELATION TO DECKING SHEET

SLOPE

BUDS VARIABLE CORNER

PART NUMBER: 82004-00 QTY: 1

SPECIFICATION DATA:
Latchways plc, Hopton Park, Devizes, Wiltshire SN10 2JP
TEL. +44 (0)1380 732700 FAX. +44 (0)1380 732701
Email: spec@latchways.com
INDIVIDUAL REQUIREMENTS
LATCHWAYS CONSTANT FORCE CLASS B1 RESTRAINT SYSTEM
FIXED TO KINGSPAN COMPOSITE PANEL. SYSTEM SET SAFE DISTANCE FROM ROOF EDGE WHERE THE PARAPET WALL DROPS BELOW 1100MM. ACCESS TO THE SYSTEM IS TO BE CONFIRMED. AS LONG AS THERE ARE NO FALL RISKS INBOUND OF THE SYSTEM THE USERS MAY ACCESS THE INBOUND AREA FREELY
NO. OF USERS
MAXIMUM OF THREE USERS AT ANY ONE TIME
LANYARD TYPE
STANDARD 2M FIXED ENERGY ABSORBING LANYARD

BUDS END ANCHOR SET

240MM

245MM

PART NUMBER: 82001-00 QTY: 7

BUDS INTERMEDIATE

PART NUMBER: 82002-00 QTY: 23

BUDS 90° CORNER

PART NUMBER 82003-00 QTY: 24

AMENDED PLAN
Ref. A6

SHDC
Planning & Development
16 APR 2004
Ref: 0361/02

AS BUILT

REV.	DATE	DESCRIPTION	By	Chkd
B	[illegible]	Minute AS BUILT drawing	[illegible]	[illegible]
A	30.01.04	Amended following site inspection	[illegible]	[illegible]

Received: Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

RETAIL UNITS
MANSAFE ROOF PLAN

Date: 19.11.03 Scale: 1:200 Drawn: [illegible] Checked: [illegible]
Drawing No: 3729-1-GA-111 B

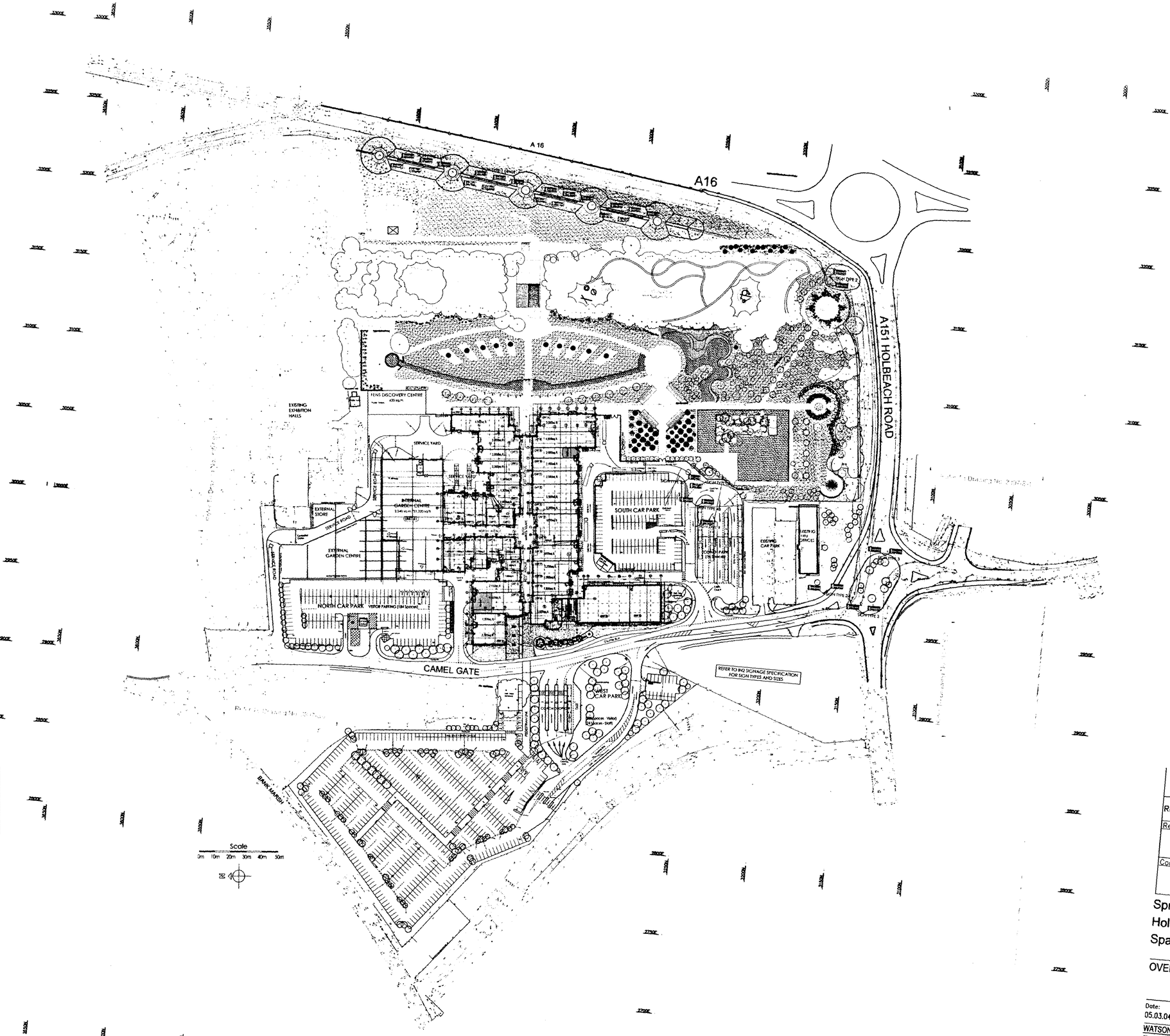
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16 APR 2004
Ref: 0361/02

AMENDED PLAN
Ref. A6

REV.	DATE	DESCRIPTION	Revised By: / Checked By:
Received:		Action:	
Comments:			

Interserve Building

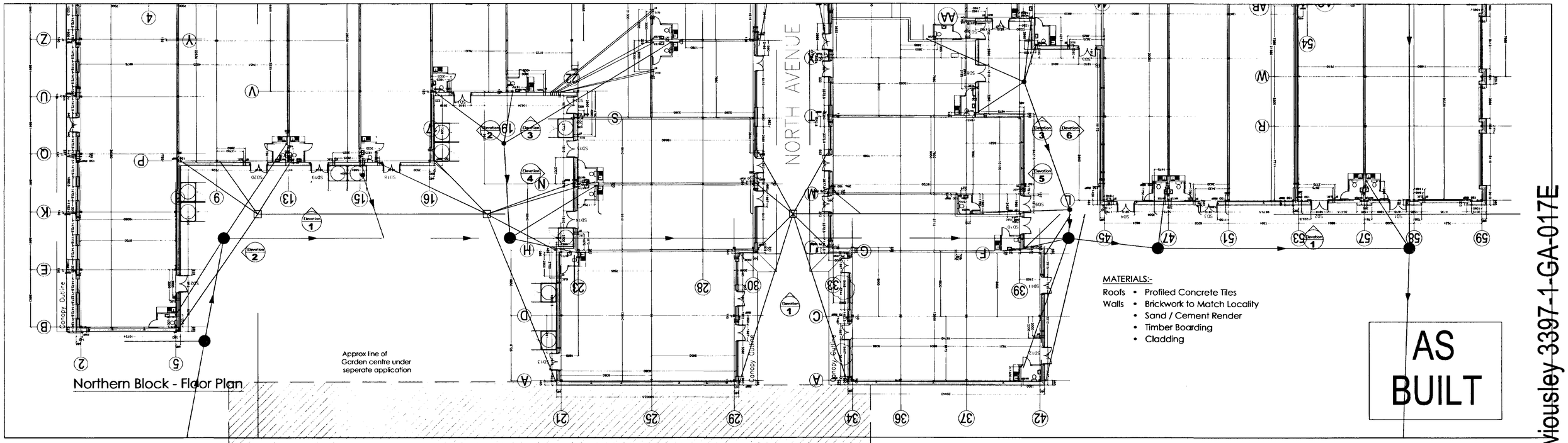
Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

OVERALL SITE PLAN

Date:	Scale:	Drawn	Checked	Drawing No.
05.03.04	1:1250	SMG		3729-1-EX 629

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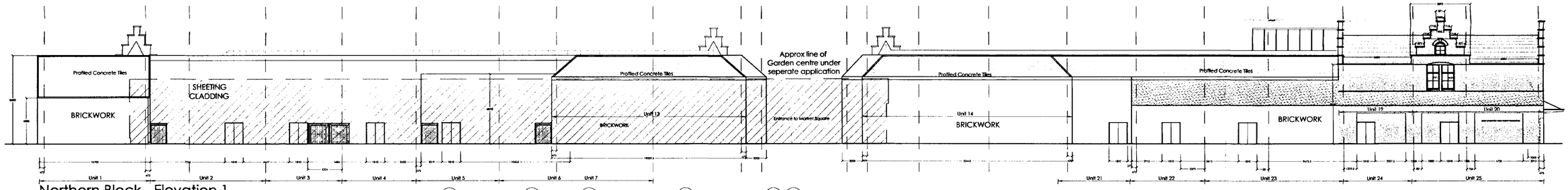
Northern Block - Floor Plan

MATERIALS:-

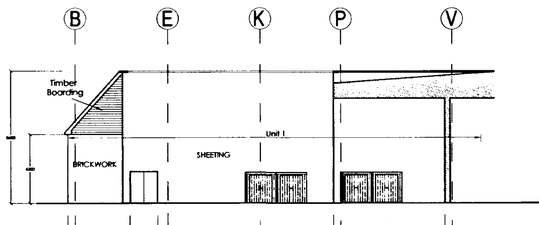
Roofs
- Profiled Concrete Tiles

Walls
- Brickwork to Match Locality
- Sand / Cement Render
- Timber Boarding
- Cladding

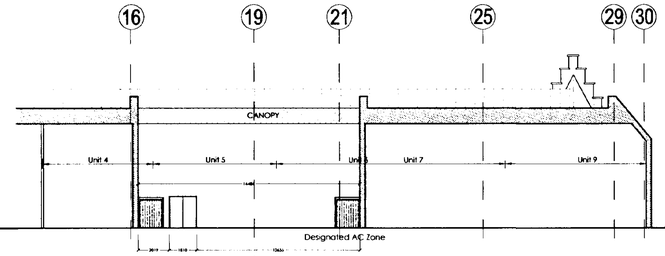
AS BUILT



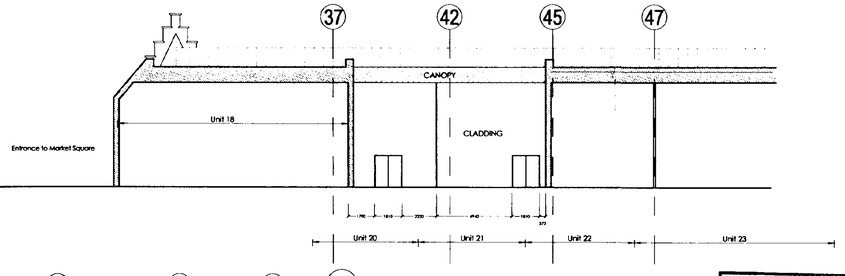
Northern Block - Elevation 1

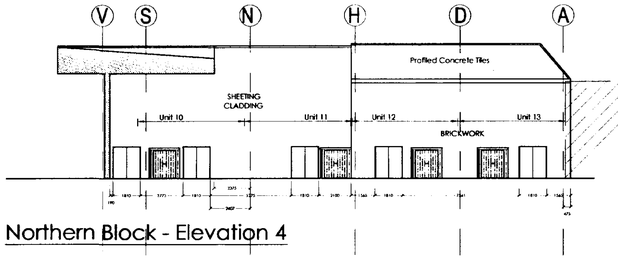


Northern Block - Elevation 2

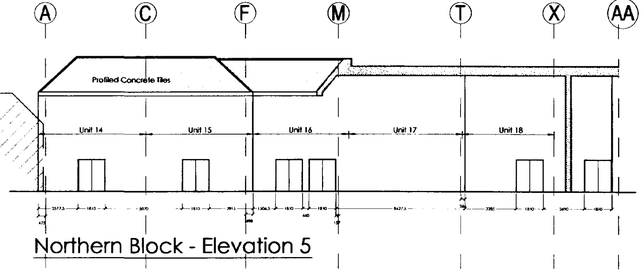


Northern Block - Elevation 3

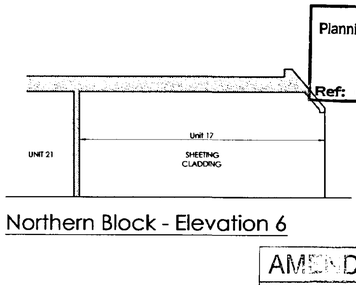




Northern Block - Elevation 4



Northern Block - Elevation 5



Northern Block - Elevation 6

AMENDED PLAN

Ref. AL

REV.	DATE	DESCRIPTION	
F	24.03.04	Mode AS BUILT drawing	Reviewed By: smg; Checked By:
E	03.03.04	Elevation to Units 22 & 23 amended to show render panel as built.	Reviewed By: SL; Checked By:
D	24.10.03	Amendments made to Elevations to Units 24&25	Reviewed By: SL; Checked By: smg
C	25.06.03	Outline of Garden Centre added	Reviewed By: S.Shepherd; Checked By: S.G
B	23.05.03	Brickwork dimensions & grid lines added. Updated to suit latest GA	Reviewed By: smg; Checked By: S.Bush
A	19-5-03	Revise Elev 2 , clarify sheeted areas remove indicative A/C areas	Reviewed By: S Bush; Checked By: S.Bush

Received: Action:

Comments:

SHDC Planning & Development 16 APR 2004 Ref: 0361/02

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

RETAIL UNITS
SERVICE YARD ELEVATIONS 2
NORTH BLOCK

Date:	Scale:	Drawn	Drawing No.
Feb 03	1:200	S Bush	3729-1-GA-107 F
		Checked S.Bush	

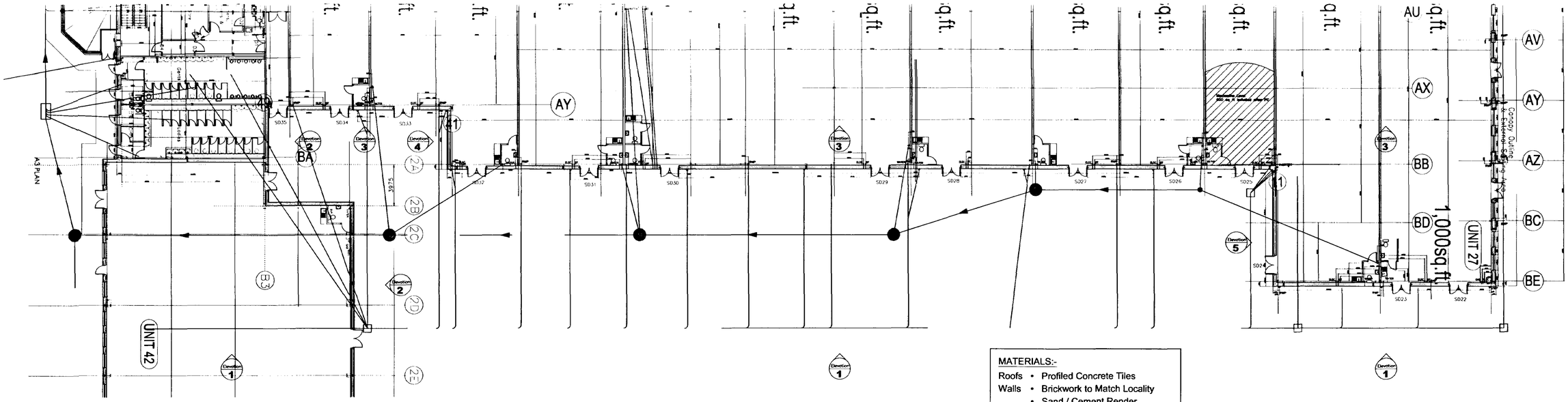
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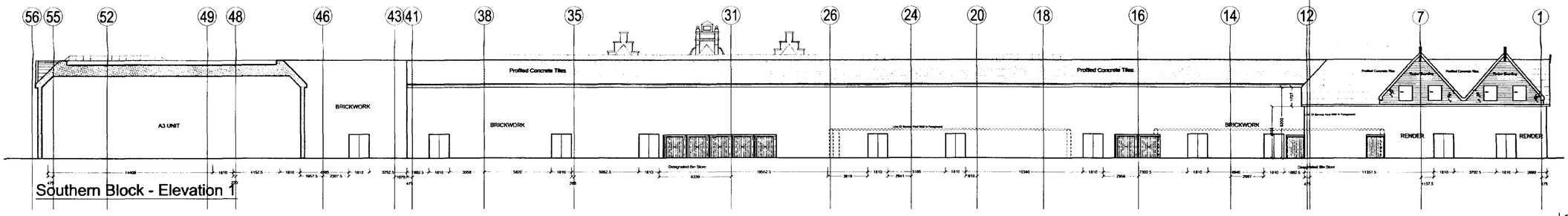
CONTRACT DRAWING G (Previously 3397-1-GA-017E



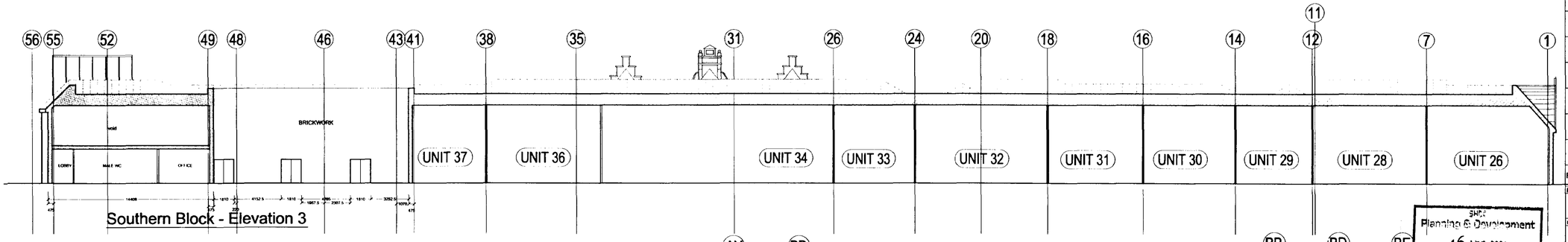
MATERIALS:-

Roofs • Profiled Concrete Tiles

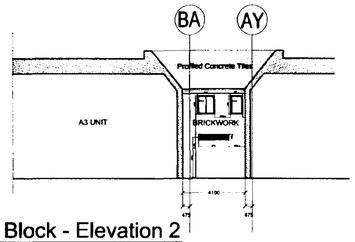
Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding



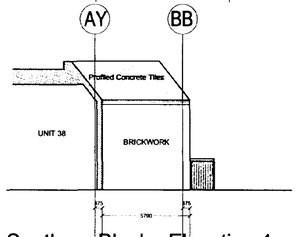
Southern Block - Elevation 1



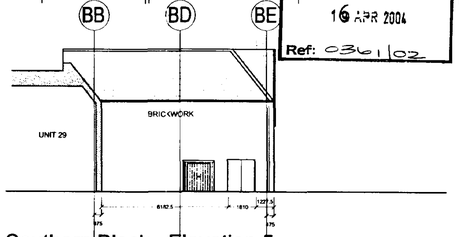
Southern Block - Elevation 3



Southern Block - Elevation 2



Southern Block - Elevation 4



Southern Block - Elevation 5

AS BUILT

CONTRACT DRAWING (Formally 3397-GA-09D)

REV.	DATE	DESCRIPTION	
G	24.03.04	Made AS BUILT drawing	Revised By: Checked By:
F	28.11.03	Elevation to Grid Line BE amended. Louvre setting out to Elevation 2 added.	Revised By: smg Checked By:
E	26.11.03	Elevation to Grid Line BE amended.	Revised By: Checked By:
D	27.10.03	Window W247 amended to 797.5mm wide (brick dim.) Gable end on Grid Line BE omitted.	Revised By: Checked By: sb
C	22.10.03	Windows added to F/F management Center	Revised By: Checked By:
B	07.10.03	Elevations on Grid Line BE & 11 updated to suit steelwork Door omitted on Elevation 2	Revised By: smg Checked By: S.B
A	23.05.03	General update to suit CA. Grid lines & dimensions added.	Revised By: smg Checked By: sbush

Received: Action:

Comments:

Interserve Building

SHDC Planning & Development 16 APR 2004 Ref: 0361/02

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

thornfield properties

RETAIL UNITS
SERVICE YARD ELEVATIONS
SOUTH BLOCK

Date:	Scale:	Drawn	S Bush	Drawing No.
Feb 03	1:200	Checked	smg	3729-1-GA-106 G

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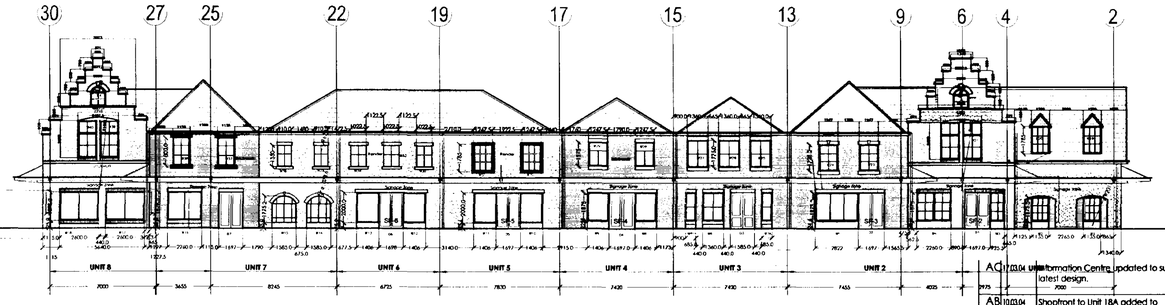
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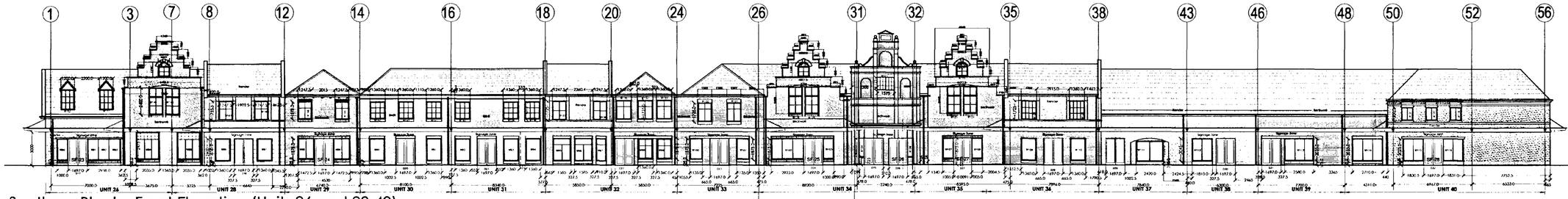
CAD REF. G:\interserve\Spalding\GA\3729-1-GA-106

AMENDED PLAN Ref. A6

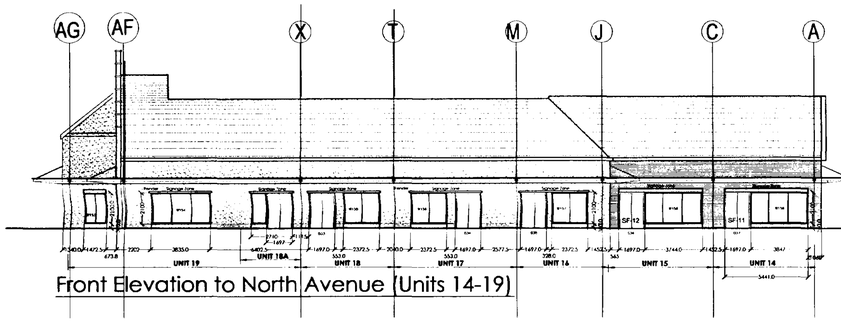


Northern Block - Front Elevation (Units 1-8 and 19-25)

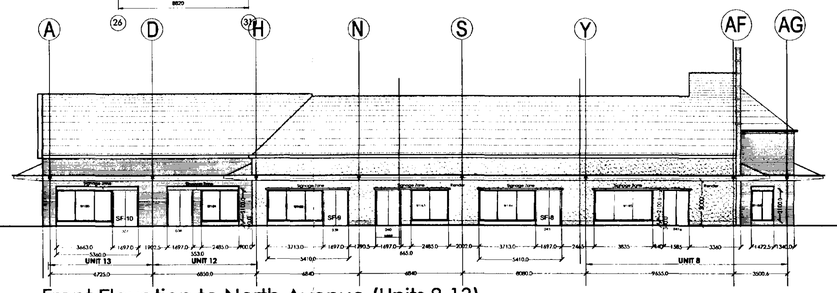




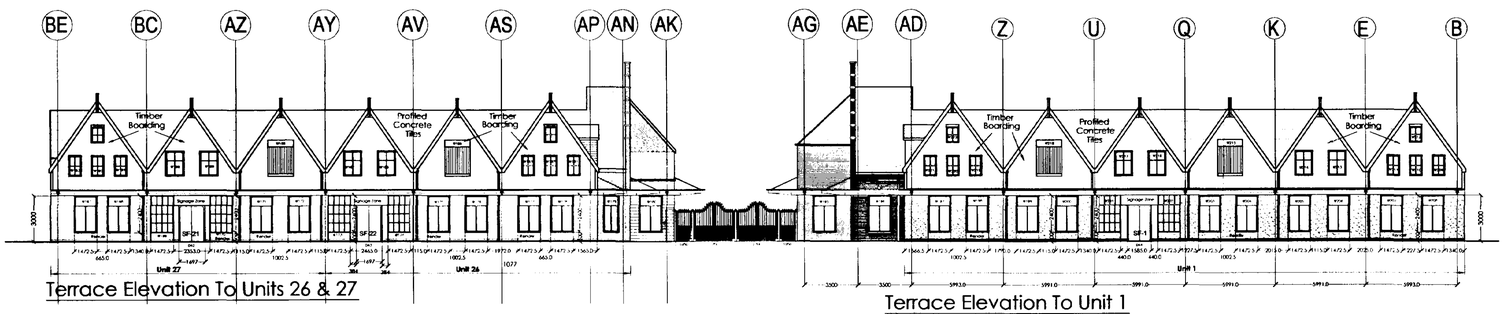
Southern Block - Front Elevation (Units 26 and 28-40)



Front Elevation to North Avenue (Units 14-19)

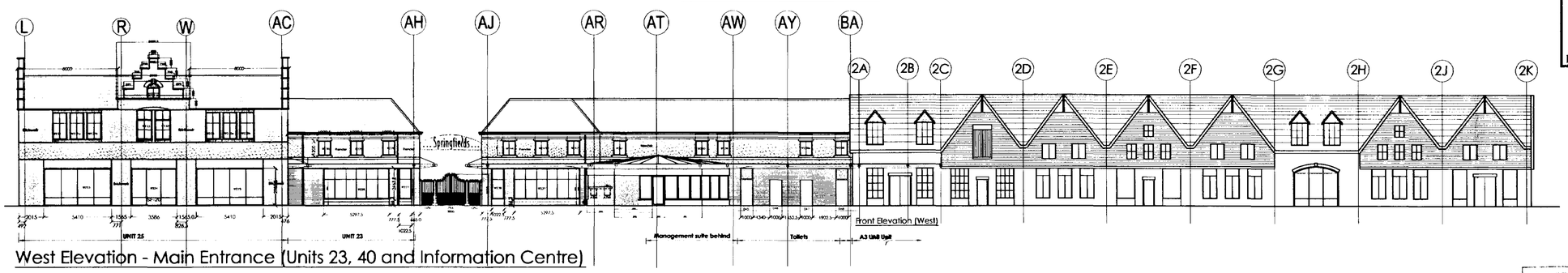


Front Elevation to North Avenue (Units 8-13)



Terrace Elevation To Units 26 & 27

Terrace Elevation To Unit 1



West Elevation - Main Entrance (Units 23, 40 and Information Centre)

Front Elevation (West)

MATERIALS:-

Roofs • Profiled Concrete Tiles

Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding

AMENDED PLAN
Ref. 96

SHDC
Planning & Development
16 APR 2004
Ref: 0361/02

REV.	DATE	DESCRIPTION		
AC	17.03.04	Information Centre updated to suit latest design.	Revised By:	smg
			Checked By:	sb
AB	10.03.04	Shopfront to Unit 18A added to suit Change Variation.	Revised By:	smg
			Checked By:	sb
AA	22.01.04	Terrace Elevation between grids AN & AK amended.	Revised By:	smg
			Checked By:	sb
Z	19.12.03	Ventilation dormers above Management Suite omitted.	Revised By:	smg
			Checked By:	sb
Y	10.12.03	Window W10S (Unit 34) omitted to avoid clash with windpost and to suit as built on site.	Revised By:	smg
			Checked By:	sb
X	05.12.03	Stepped elevation to Units 26/28 amended to suit revised rafter level on site.	Revised By:	smg
			Checked By:	sb
W	2.12.03	Canopy level altered to Unit 24,25	Revised By:	S.L
			Checked By:	smg
V	28.11.03	Dormers above Mangmnt. Suite added for ventilation.	Revised By:	smg
			Checked By:	S.B
U	26.11.03	Dormer to Elevation on GL BE added.	Revised By:	SL
			Checked By:	smg
T	12.11.03	Canopy added to units 23,40. Canopy altered to A3 unit	Revised By:	SL
			Checked By:	smg
S	4.11.03	Information Centre Dims Updated.	Revised By:	SL
			Checked By:	SG
R	4.11.03	Information Centre Updated. Canopy omitted from Unit 25 elevation	Revised By:	SL
			Checked By:	SG
Q	24.10.03	Canopies re-introduced to units 24,25,40 Dims altered to unit8	Revised By:	SL
			Checked By:	SG
P	16.10.03	Door opening size and piers to unit 1 amended. Information Centre amended	Revised By:	MDP
			Checked By:	S.G
O	30.9.03	Dims altered to unit 39 grid lines 46-48	Revised By:	S.Lonie
			Checked By:	S.G
N	26.9.03	New management suite added	Revised By:	S.Lonie
			Checked By:	S.Geering
M	15.09.03	Feature fascias & cement render omitted on all elevations. Dims altered on Units 3&8 Canopy removed from W Elevation Elev. between Gl. 4 & 9 at 1st floor amended to suit steel frame	Revised By:	S.Lonie
			Checked By:	S.Geering
L	10/09/03	Elevation amended between Grids 4 and 9 at First Floor level to suit steelwork frame location	Revised By:	S.Geering
			Checked By:	S.Bush
K	03/09/03	Unit 3 amended to suit arrangement of windposts.	Revised By:	S.Geering
			Checked By:	sbush
J	1.8.03	Dims altered to Units 1-13 Units 3,4&31 altered in line with windposts Doors altered in line with GA100N Units 24-25 altered	Revised By:	S.Lonie
			Checked By:	smg
I	11/8/03	Roof details altered on Units 23 & 40 Springfiled canopy omitted	Revised By:	S.Lonie
			Checked By:	S.Geering
H	08.08.03	Additional dims. added to external walls (units 1-13 & 26-40)	Revised By:	smg
			Checked By:	S.B
G	07.08.03	Shopfront references added	Revised By:	S.Shepherd
			Checked By:	smg
F	9/8/03	Brickwork omitted to arch windows replaced by artbone Units 25,19,8,1,34,35	Revised By:	S.Lonie
			Checked By:	S.Bush
E	22.7.03	Roofs on grid, fenistration alteration to Unit 2,3,28,30,31,32,33,19-23 incl. Add ext RWP's	Revised By:	SB
			Checked By:	S.Bush
D	09.06.03	Side elevation of dormers to units 1 & 26 added to Terrace elevations	Revised By:	smg
			Checked By:	S.Bush
C	28.05.03	Roof ridge & eaves levels updated.	Revised By:	smg
			Checked By:	S.Bush
B	23.05.03	Brickwork dimensions added. Grid lines added. Updated to latest GA.	Revised By:	smg
			Checked By:	S.Bush
A	09.05.03	Windows/doors amended to suit latest GA's	Revised By:	SMG
			Checked By:	S.Bush
AD	24.03.04	Made AS BUILT drawing	Revised By:	smg
			Checked By:	

Received: Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

NORTH, EAST & WEST AVE ELEVATIONS

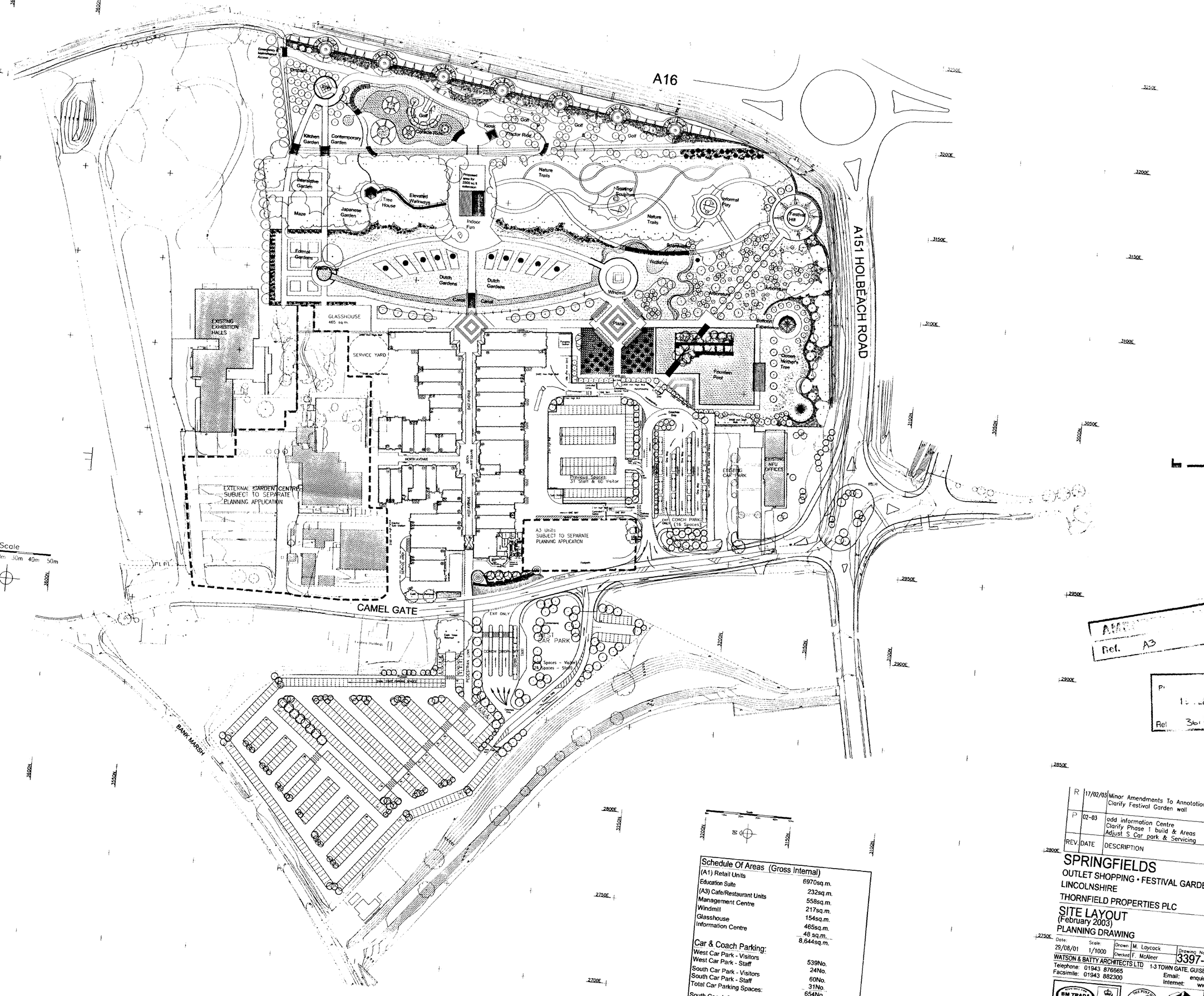
Date:	Scale:	Drawn	Drawing No.
feb2003	1:200	S Bush	3729-1-GA-105 AD
		Checked S.Bush	

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CAD REF: G:\Thornfield\Spalding\GA\3729-1-GA-105



Schedule Of Areas (Gross Internal)	
(A1) Retail Units	6970sq.m.
Education Suite	232sq.m.
(A3) Cafe/Restaurant Units	558sq.m.
Management Centre	217sq.m.
Windmill	154sq.m.
Glasshouse	465sq.m.
Information Centre	48 sq.m.
	8,644sq.m.
Car & Coach Parking:	
West Car Park - Visitors	539No.
West Car Park - Staff	24No.
South Car Park - Visitors	60No.
South Car Park - Staff	31No.
Total Car Parking Spaces:	654No.
South Coach Park	16No.

AMENDED
Ref. A3

P
18 FEB 2003
Ref 361/02

REV.	DATE	DESCRIPTION	
R	17/02/03	Minor Amendments To Annotation. Clarify Festival Garden wall	Revised By: SB; Checked By:
P	02-03	odd information Centre Clarify Phase 1 build & Areas Adjust S Car park & Servicing	Revised By: SB; Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE
THORNFIELD PROPERTIES PLC

thornfield *properties*

SITE LAYOUT
(February 2003)
PLANNING DRAWING

Date:	Scale:	Drawn:	Drawing No:
29/08/01	1/1000	M. Laycock	3397-GA-01R
		Checked: F. McAleer	

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BM TRADA CERTIFICATION ISO 9001 UKAS THE PUN... WATSON

SCHEDULE OF AREAS

A1 Retail	6968 m2
A3 Retail	558 m2
Information Centre	48 m2
Management & Public toilets	217 m2

SCHEDULE OF AREAS
A1 RETAIL 6968 m2
A3 RETAIL 557 m2

REV.	DATE	DESCRIPTION
V	11.02	Add unit 41 Add back information Centre

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

PROPOSED GROUND FLOOR LAYOUT
FROM 22-10-02

Date: 03/11/02 Scale: 1/200 Drawn: S Bush Checked: F. McAleer Drawing No. 3397-GA-04V

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NORTH AVENUE

1,400sq.ft. (14) 1,400sq.ft. (15) 1,000sq.ft. (16) 1,750sq.ft. (17) 940sq.ft. (18) 2000sq.ft. (19) Canopy

2,500sq.ft. (25) 1,500sq.ft. (24) 4,400sq.ft. (23) 2,150sq.ft (22) 1,000sq.ft. (21) 800sq.ft. (20) Canopy Outline

1,300sq.ft. (13) 1,300sq.ft. (12) 1,300sq.ft. (11) 1,300sq.ft. (10) 900sq.ft. (9) 1,100sq.ft. (8) Canopy

2000sq.ft. (7) 1,300sq.ft. (6) 1,500sq.ft. (5) 2,000sq.ft. (4) 2,000sq.ft. (3) 3,000sq.ft. (2) 4,000sq.ft. (1) Canopy Outline

WEST AVENUE

DUTCH MARKET SQUARE

EAST AVENUE

Metal Mesh Entrance Structure
Security Roller Shutter
Extent of Glazed Roof

Canopy Outline

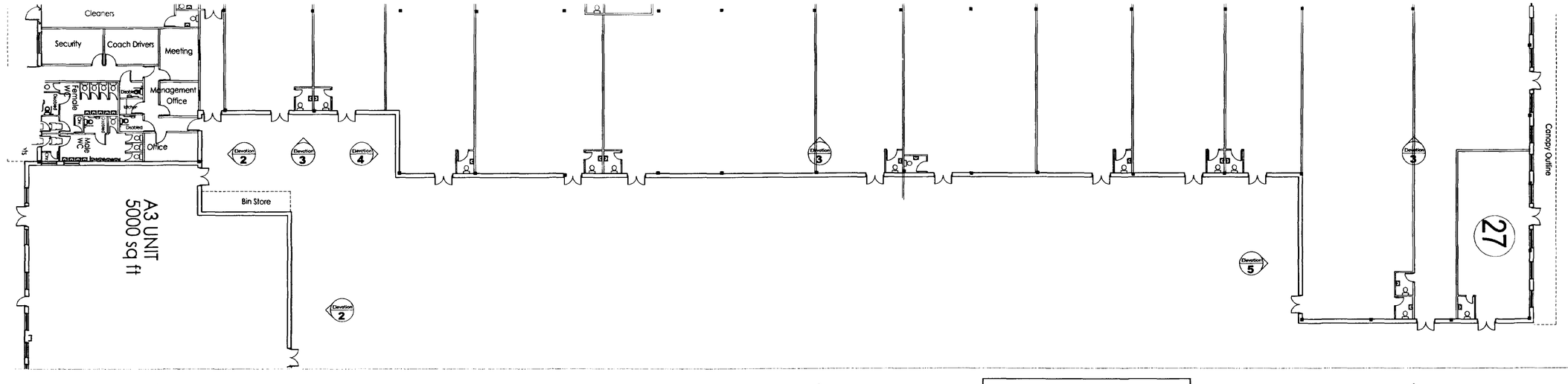
2,500sq.ft. (40) 1,850sq.ft. (39) 1,500sq.ft. (38) 2,250sq.ft. (37) 3000sq.ft. (36) 700sq.ft. (35) 4850sq.ft. (34) 2,200sq.ft. (33) 3,500sq.ft. (32) 2,500sq.ft. (31) 2,400sq.ft. (30) 2,000sq.ft. (29) 4,000sq.ft. (28) 3,000sq.ft. (26) 1,000sq.ft. (27)

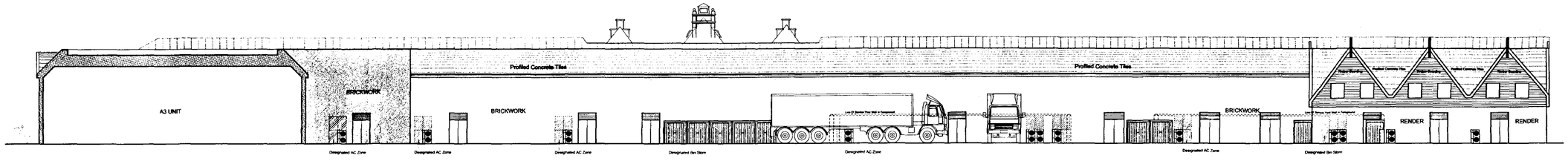
Information Centre 48 m2
ATM
Red Glass Canopy
Cleaners
Security
Coach Drivers
Meeting
Management Office
Office
Female WC
Male WC
Disabled
Public Toilets

Terrace
Canopy Outline & External Seating area

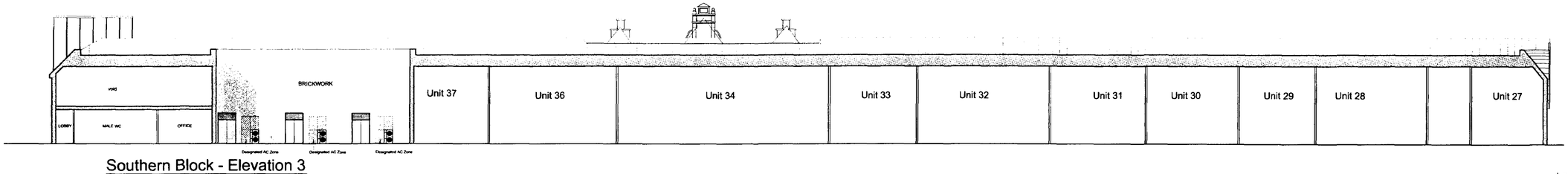
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Springfields LINCOLNSHIRE
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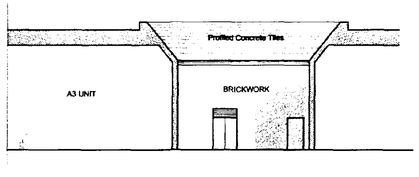




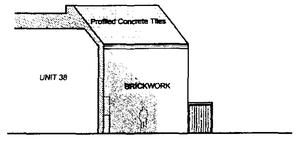
Southern Block - Elevation 1



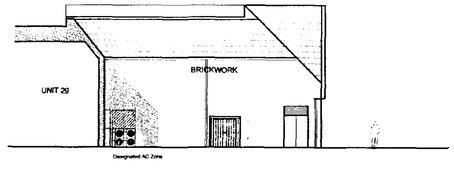
Southern Block - Elevation 3



Southern Block - Elevation 2



Southern Block - Elevation 4



Southern Block - Elevation 5

MATERIALS:-

Roofs • Profiled Concrete Tiles
Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding

0m 10m 20m Scale 30m 40m 50m

Planning Department
19 FEB 2003
361/02
A3

REV.	DATE	DESCRIPTION	
D	11-02	Bring in line with construction details	Revised By: S Bush
			Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE
thornfield properties

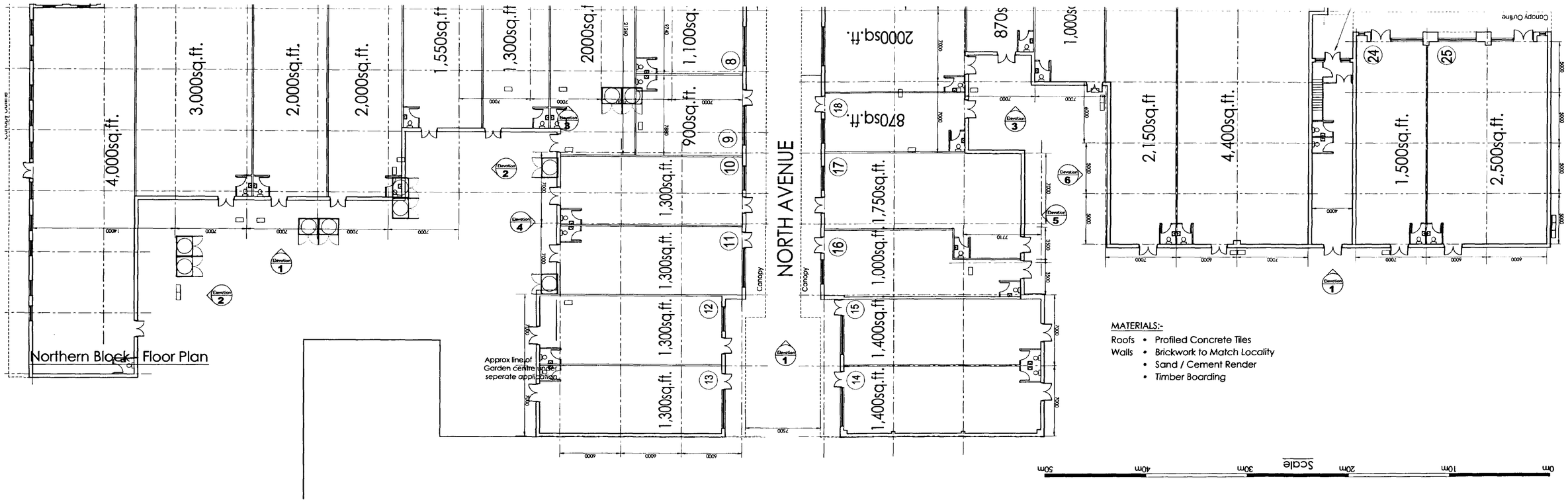
SOUTHERN BLOCK • REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING • RESERVED MATTERS

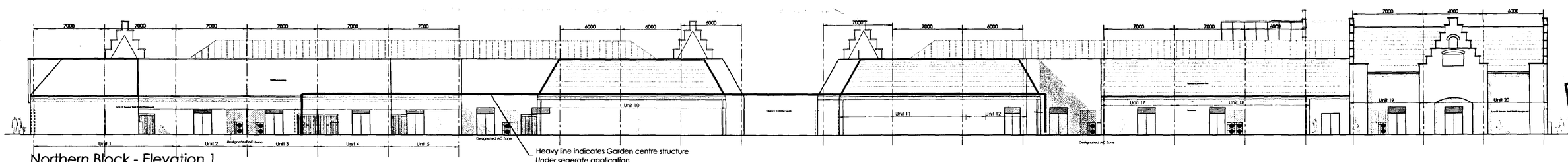
Date:	Scale:	Drawn:	Drawing No:
31/10/01	1:200	S.Shepherd	3397-GA-09D
		Checked:	

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CAD REF: G:\Thornfield\Spalding\Planning-Nov-02\3397-GA-09D(Rear Elevations)

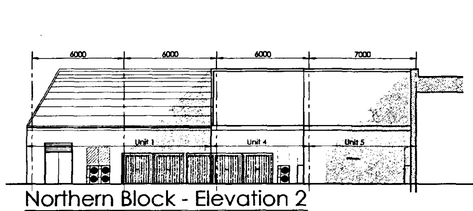




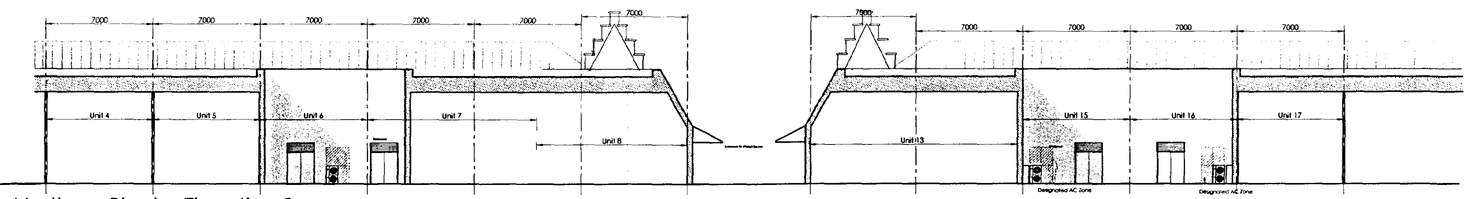
Northern Block - Floor Plan

Northern Block - Elevation 1

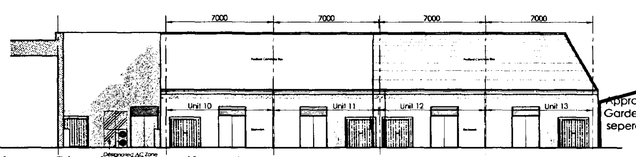
Planning Development
19 FEB 2003
Ref 361/02



Northern Block - Elevation 2

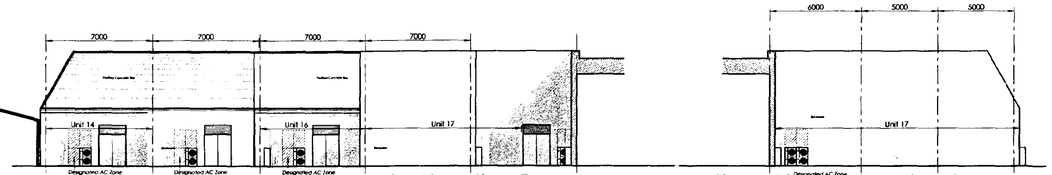


Northern Block - Elevation 3



Approx line of Garden centre under seperate application

Northern Block - Elevation 4



Northern Block - Elevation 5

Northern Block - Elevation 6

Springfields LINCOLNSHIRE OUTLET SHOPPING • FESTIVAL GARDENS

thornfield properties plc

WATSON & BATTY ARCHITECTS LIMITED

REV.	DATE	DESCRIPTION	
E	9-2002	Add units 13 14 15 & 16 & revise accordingley	Revised By: SB Checked By:
C	26-6-2002	Update to current plan	Revised By: SB Checked By:
B	24-6-2002	Remove safety barrier replace with mansafe	Revised By: SB Checked By:
A	14/04/02	ELEVATIONS REVISED TO SUITE ALTERED PLAN	Revised By: M.Parvez Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE
thornfield properties

NORTHERN BLOCK • REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING

Approx line of Garden centre under seperate application

Date: 22/11/01 Scale: 1/200 Drawn: M. Laycock Checked: Drawing No: 3397-GA-17E

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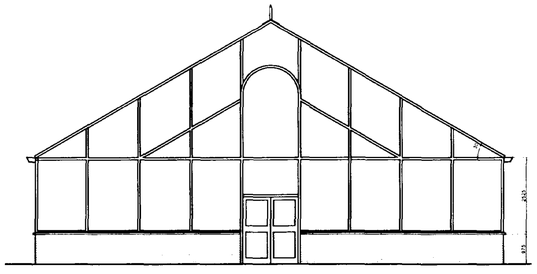
ISO 9001

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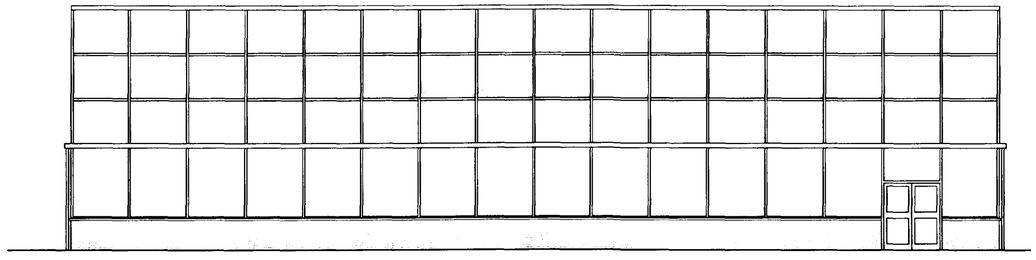
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A3

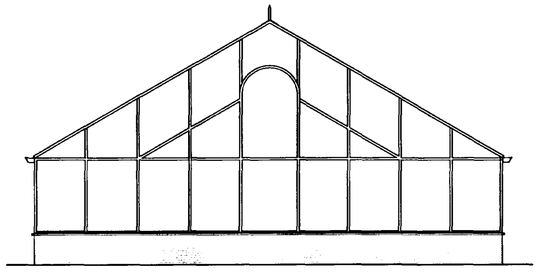
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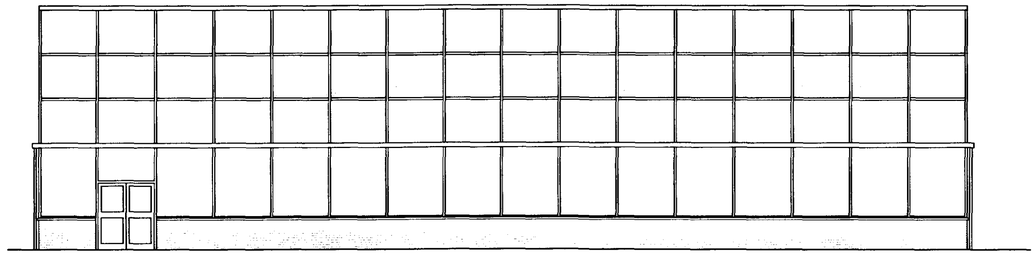
Elevation to Festival Gardens



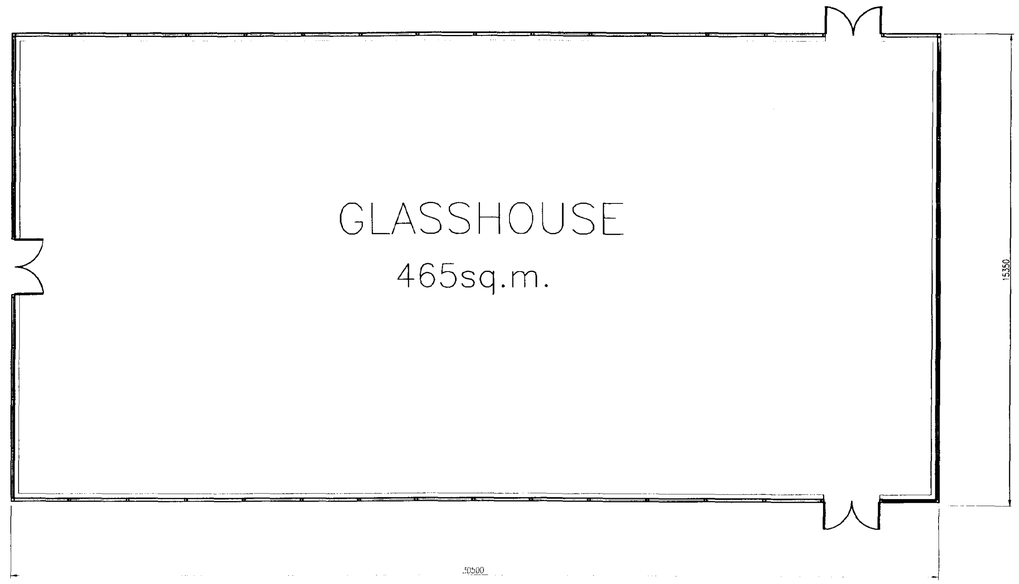
Elevation to Festival Gardens



Elevation to Garden Centre



Elevation to Garden Centre



Plan

PLANNING
10 FEB 2003
361/02

Notes:

975mm Facing Brick Plinth
50mm clear cavity
100mm fair faced block inner wall.

Aluminium glazing system
to have polyester powder coated finish.

REV.	DATE	DESCRIPTION	Revised By: / Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

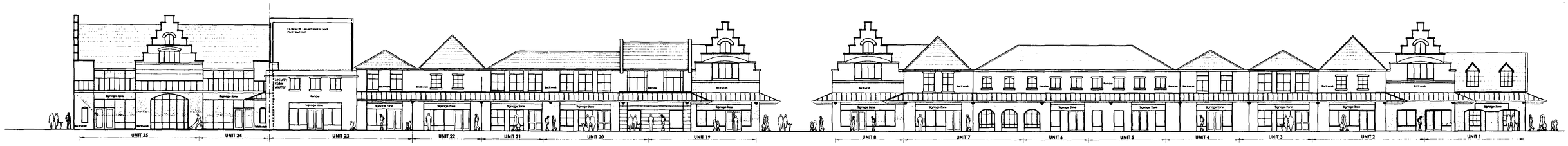
GLASSHOUSE
GENERAL ARRANGEMENT

Date:	Scale:	Drawn:	Drawing No.
21/03/02	1/100	PMH	3397-GA-28

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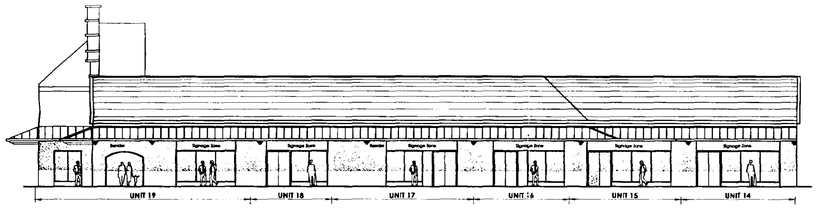


Northern Block - Front Elevation (Units 1-8 and 19-25)

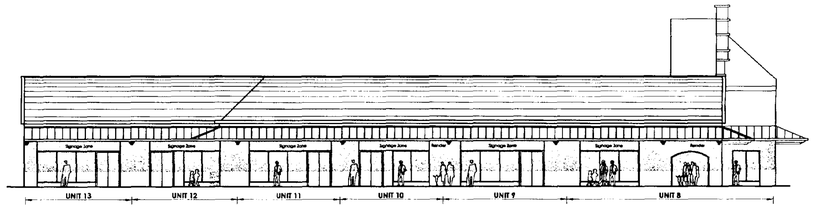
Scale
0m 5m 10m 15m 20m 25m



Southern Block - Front Elevation (Units 26 and 28-40)



Front Elevation to North Avenue (Units 14-19)



Front Elevation to North Avenue (Units 8-13)



Terrace Elevation To Units 26 & 27



Terrace Elevation To Unit 1



West Elevation - Main Entrance (Units 23, 40 and Information Centre)

MATERIALS:-

Roofs • Profiled Concrete Tiles
Walls • Brickwork to Match Locality
• Sand / Cement Render
• Timber Boarding

thornfield properties plc

WATSON BATTY ARCHITECTS LTD

Ref. A3

19 DEC 2003
361/02

REV.	DATE	DESCRIPTION		
E	11-02-03	Revise roof line units 24 & 25 E & W Ave roof line revised add back into centre & flat canopy	Revised By:	S Bush
			Checked By:	

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

PROPOSED ELEVATIONS
SINGLE MID-LEVEL CANTILEVERED CANOPY
(Feb 2003)

Date:	Scale:	Drawn	S Bush	Drawing No.
05-2002	1/200	Checked	S Bush	3397-GA-29E

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CAD REF: G:\Thornfield\Spalding\Planning-nov-02\feb03\3397-GA-29D

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Plannin
19 FEB 2003
File 361/02

REV.	DATE	DESCRIPTION	Revised By / Checked By
A	11-02	Update to Building detail	SB

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

thornfield properties plc

Springfields LINCOLNSHIRE OUTLET SHOPPING • FESTIVAL GARDENS

WATSON BATTY ARCHITECTS LTD

ROOF PLAN • GENERAL ARRANGEMENT (Oct 2002)

Date:	Scale:	Drawn	M. Laycock / PMH	Drawing No.
27/02/02	1/200	Checked	SB	3397-GA-30A

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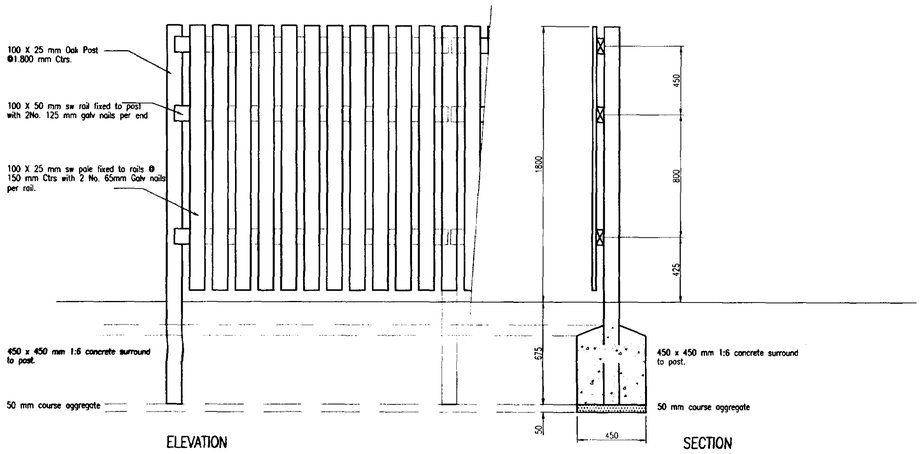
CAD REF: G:\Thornfield\Spalding\planningnov02\3397-GA-30A (roof plan)

A3

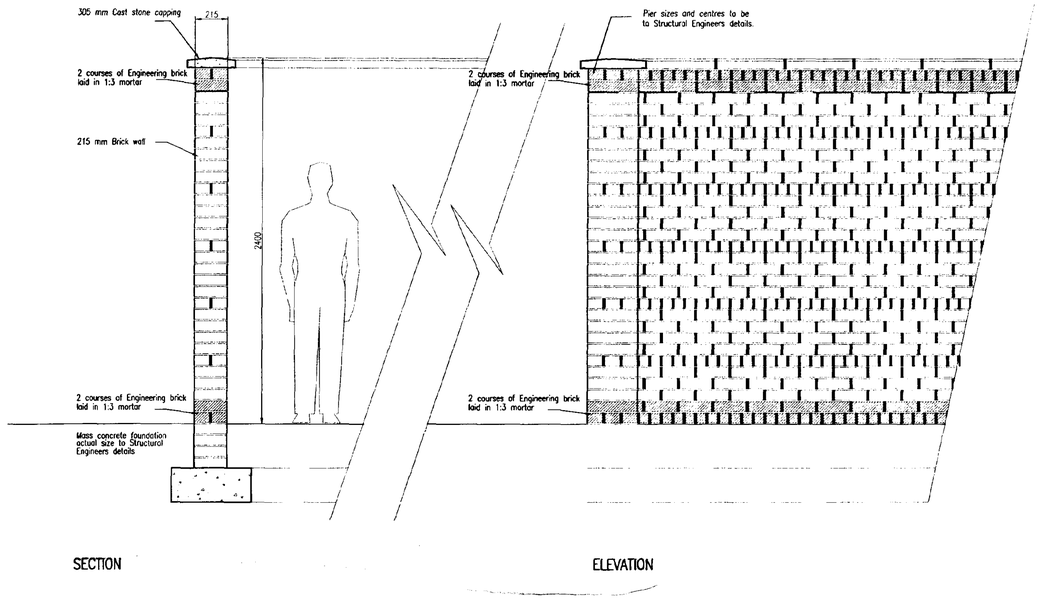
Mansafe
Canopy Outline
Fall
Service Area
Ridge
Parapet
Safety Fence
NORTH AVENUE
WEST AVENUE
DUTCH MARKET SQUARE
(Open Air)
EAST AVENUE
Structural Glazing
Future Retail Units
Service Area
Service Area

0m 10m 20m Scale 30m 40m 50m

Plannin
19 FEB 2003
361/02
A3



Timber Palisade Fence



Brick Boundary Wall

PL
19 FEB 2003
Ref: 361/02
A3

Notes:
See drawing 3397-Estateplan-a for location of walls & Fences

REV.	DATE	DESCRIPTION	Revised By: / Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

EXTERNAL WORKS
FENCE & WALL DETAILS

Date:	Scale:	Drawn	M Laycock / PMH	Drawing No.
12/02/02	1/20	Checked		3397-GA-24

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Springfields LINCOLNSHIRE OUTLET SHOPPING • FESTIVAL GARDENS

thornfield properties plc

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CAD REF: G:\Thornfield\Spalding\3397-GA-24

A16

A151 HOLBEACH ROAD

Emergency & Maintenance Access

Orchard

Folly

Kitchen Garden

Contemporary Garden

Garden Rides

Golf

Kiosk

Tractor Ride

Interactive Garden

Maze

Japanese Garden

Tree House

Elevated Walkways

Proposed area for 2500 sq ft extension

Indoor Fun

Nature Trails

Seating/ Sculpture

Informal Play

Festival Hill

Formal Gardens

Water

Italian Gardens

Dutch Gardens

Windmill

Boardwalk

Wetlands

Plaza

Balloon Experience

Queen Mother's Tree

Pinetum

Fountain Pool

EXISTING EXHIBITION HALLS

GLASSHOUSE 465 sq.m.

SERVICE YARD

SERVICE AREA

INTERNAL GARDEN CENTRE 2540 sq.m 27,220 sq.ft

EXTERNAL GARDEN CENTRE 1,486 sq.m 16,000 sq.ft

SERVICE ROAD

EAST AVENUE

WEST AVENUE

NORTH AVENUE

MARKET SQUARE

SOUTH CAR PARK

Staff Parking (31No. Spaces)

Visitor Parking (60No. Spaces)

EXISTING CAR PARK

EXISTING NFU OFFICES

COACH PARK (16 Spaces)

NORTH CAR PARK VISITOR PARKING (210 Spaces)

SERVICE ENTRANCE

6m EASEMENT

CAMEL GATE

EXIT ONLY

WEST CAR PARK

COACH PARK (10 Spaces - Visitor) (2 Spaces - Staff)

PEDESTRIAN LINK

BANK MARSH

Scale
0m 10m 20m 30m 40m 50m

N

Schedule Of Areas	
(A1) Retail Units	6,970sq.m
Information Centre	48sq.m.
Education Suite	232sq.m.
(A3) Cafe/Restaurant Units	558sq.m.
Management Centre	167sq.m.
Windmill	154sq.m
Glasshouse	465sq.m.
	8,644sq.m.
Car & Coach Parking:	
West Car Park - Visitors	539No.
West Car Park - Staff	24No.
South Car Park - Visitors	60No.
South Car Park - Staff	31No.
Total Car Parking Spaces:	654No.
South Coach Park	16No.

Received 11 JUL 2002 Ref. 36/02

APPROVED PLAN Ref.

Illustrative only - see letter dated 26 September 2002.

REV.	DATE	DESCRIPTION	Revised By: / Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

COMPOSITE PLAN

Date: 24-6-2002 Scale: 1/1000 Drawn: S Bush Checked: Drawing No. 3397-CP-01

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Pitched Roof To seperate application

Entrance To Garden Centre

Canopy Outline

Safety Fence

Access Ladder

Service Area

Parapet

Fall

NORTH AVENUE

WEST AVENUE

DUTCH MARKET SQUARE
(Open Air)

EAST AVENUE

operated)

Canopy

Flat Glass Canopy

flat roof

Public Toilets

flat roof

A3 Unit
Seperate Application

Service Area

A - Reserved Matters

DETERMINED PLAN

0m 10m 20m Scale 30m 40m 50m

REV.	DATE	DESCRIPTION	Revised By: / Checked By:

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE
thornfield properties

ROOF PLAN (revised 26-6-02)
CANOPY PLAN
MID LEVEL CANTILEVERED

Date:	Scale:	Drawn	M. Laycock / Pwlt	Drawing No:
05-2002	1:200	Checked		3397-GA-30

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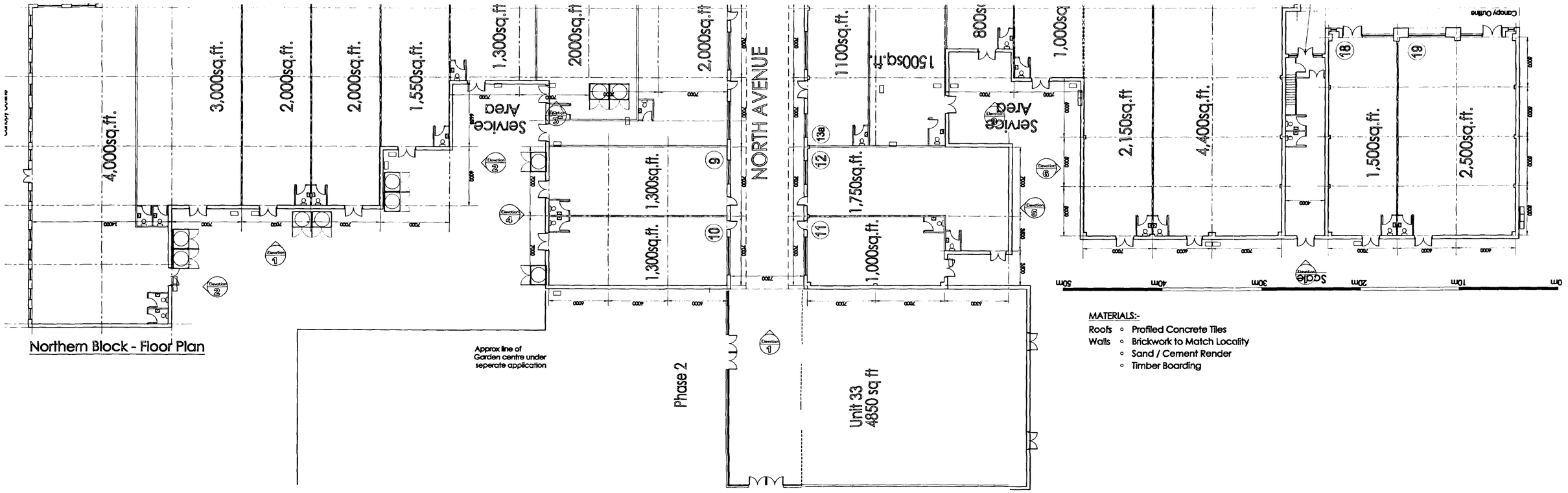
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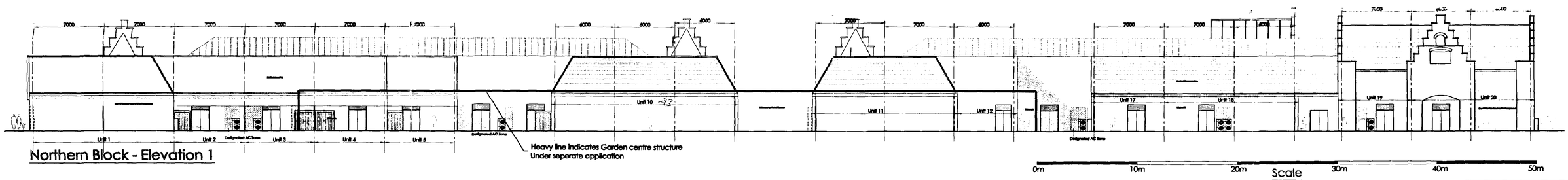
thornfield properties plc

WATSON & BATTY ARCHITECTS LIMITED

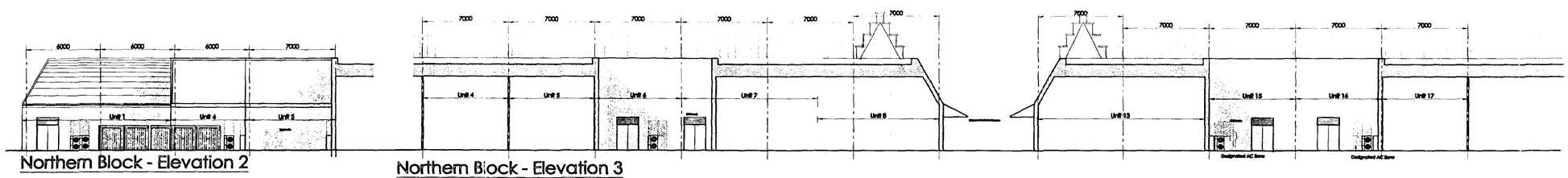
APPROVED PLAN
Ref. 341/02



Northern Block - Floor Plan

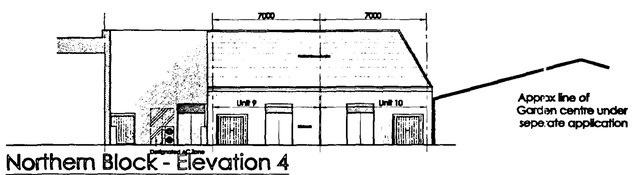


Northern Block - Elevation 1

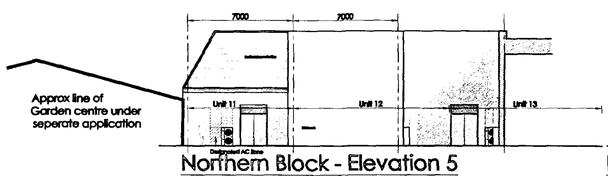


Northern Block - Elevation 2

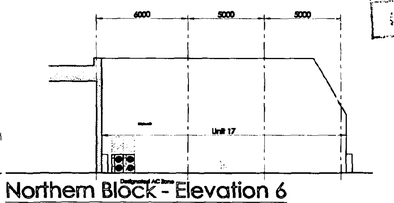
Northern Block - Elevation 3



Northern Block - Elevation 4



Northern Block - Elevation 5



Northern Block - Elevation 6

A - Reserved Matters

thornfield properties plc

WATSON & BATTY ARCHITECTS LIMITED

Ref: 361/02

REV.	DATE	DESCRIPTION	
C	26-6-2002	Update to current plan	Revised By: SB Checked By:
B	26-6-2002	Remove safety barrier replace with 'manacle'	Revised By: SB Checked By:
A	16/04/02	ELEVATIONS REVISED TO SUITE ALTERED PLAN	Revised By: M.Parrett Checked By:

SPRINGFIELDS
OUTLET SHOPPING ◦ FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

NORTHERN BLOCK ◦ REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING

AMENDED PLAN
Ref:

DETERMINED PLAN

Date: 22/11/01 | Scale: 1:200 | Drawn: M. Laycock | Checked: | Drawing No: 3397-GA-17C

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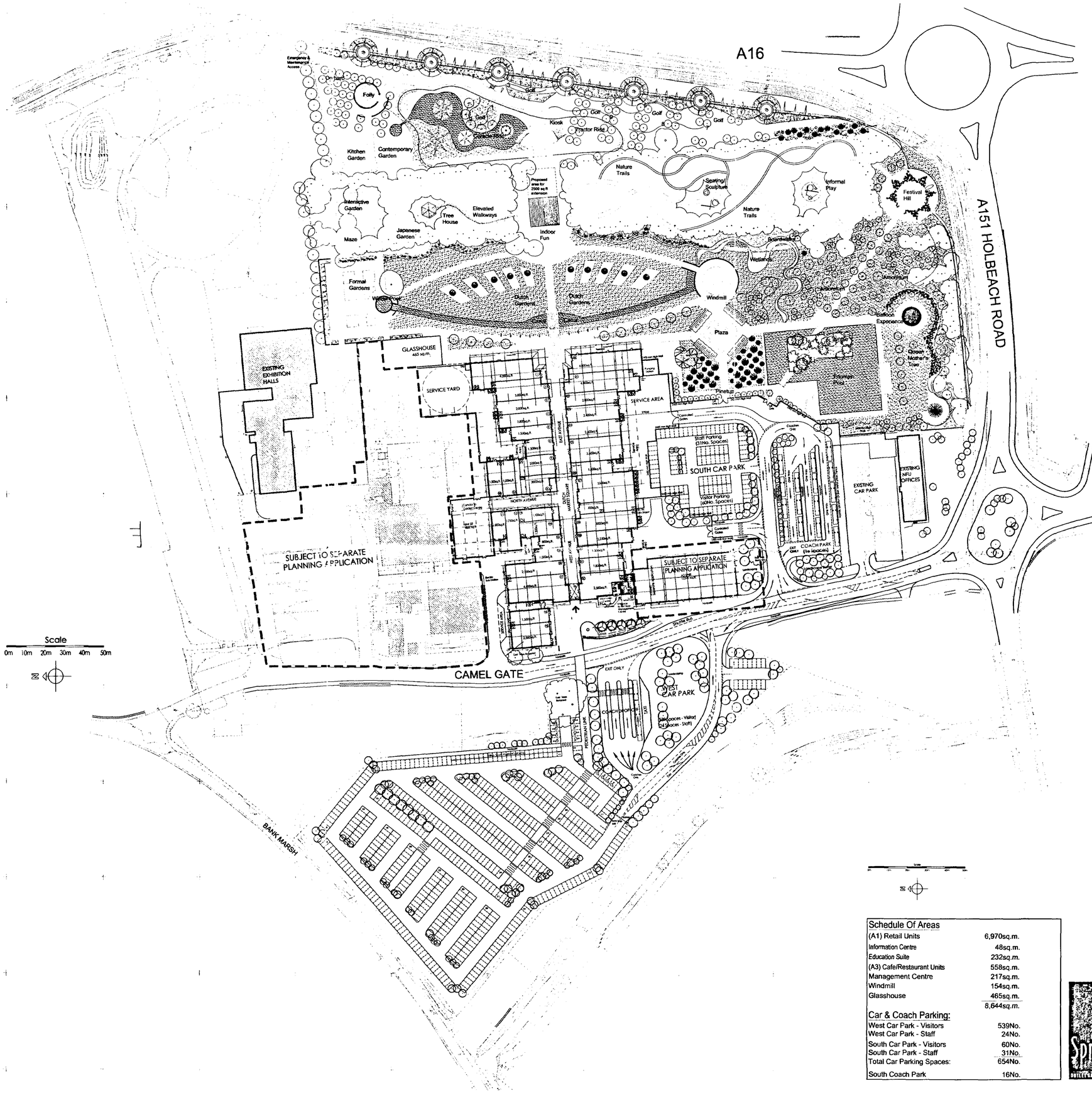
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CAD REF: G:\Thornfield\Spalding\3397-GA-17

WATSON & BATTY ARCHITECTS LIMITED

Reserved Matters



REV.	DATE	DESCRIPTION		
L	26/06/02	Reserved Matters Update.	Revised By:	S.Bush
			Checked By:	
k	24-6-2002	Add brick sub stations add pump area adj to unit 1	Revised By:	S.Bush
			Checked By:	S.Bush
J	28-5-2002	define wall & fenced boundaries Revise & add taxi rank & shuttle bus bays	Revised By:	S.Bush
			Checked By:	S.Bush
H	26-4-2002	add tractor store & play barn toilets relocate management suite update unit plan	Revised By:	S.Bush
			Checked By:	S.Bush
G	21-3-2002	Remove boundary designation	Revised By:	S.Bush
			Checked By:	S.Bush
F	24/01/02	Retail Units Updated. South Car Park Redrawn. Information & Education Suites Relocated. Management Suite Indicated.	Revised By:	M. Laycock
			Checked By:	S.Bush
E	04/01/02	Retail Units Updated. Service Area Control Gates Updated. Service Road Access Near Gdn. Ctre. (Camel Gate) Updated.	Revised By:	M. Laycock
			Checked By:	F. McAleer
D	14/11/01	Retail Units Revised. Coach Car Park Layouts Updated.	Revised By:	M. Laycock
			Checked By:	F. McAleer
C	05/11/01	Updated Barnes Walker Layout Added.	Revised By:	M. Laycock
			Checked By:	F. McAleer
B	OCT. 2001	Updated Barnes Walker Layout Added.	Revised By:	M. Laycock
			Checked By:	F. McAleer
A	21/09/01	Retail Units Revised. Barnes Walker Site Layout Added. Colour Added.	Revised By:	M. Laycock
			Checked By:	F. McAleer

AMENDED PLAN
Ref.

Planning Department
11 JUL 02
Ref 361/02

Schedule Of Areas	
(A1) Retail Units	6,970sq.m.
Information Centre	48sq.m.
Education Suite	232sq.m.
(A3) Cafe/Restaurant Units	558sq.m.
Management Centre	217sq.m.
Windmill	154sq.m.
Glasshouse	465sq.m.
	8,644sq.m.
Car & Coach Parking:	
West Car Park - Visitors	539No.
West Car Park - Staff	24No.
South Car Park - Visitors	60No.
South Car Park - Staff	31No.
Total Car Parking Spaces:	654No.
South Coach Park	16No.

SPRINGFIELDS

OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE

thornfield properties

DETERMINED PLAN

SITE LAYOUT

PLANNING DRAWING

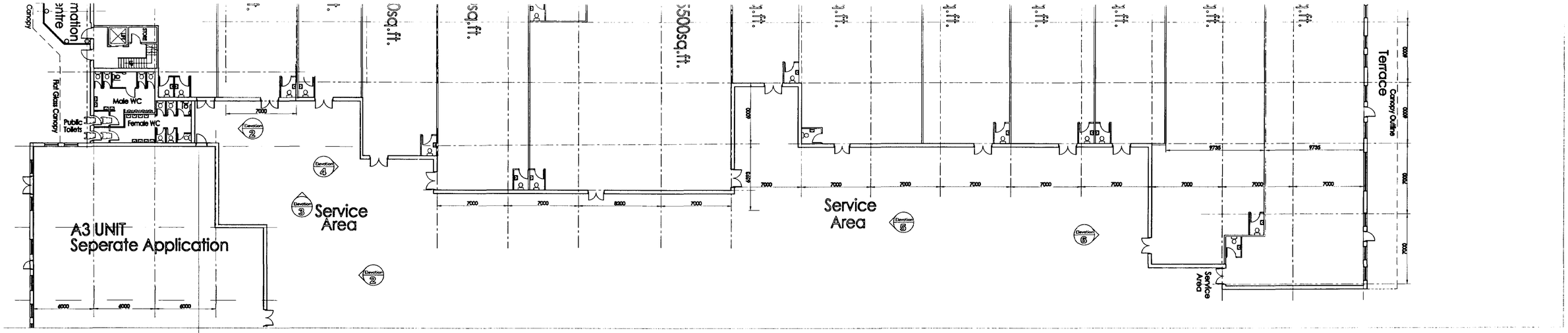
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29/08/01	1/1000	Checked	F. McAleer	3397-GA-01L

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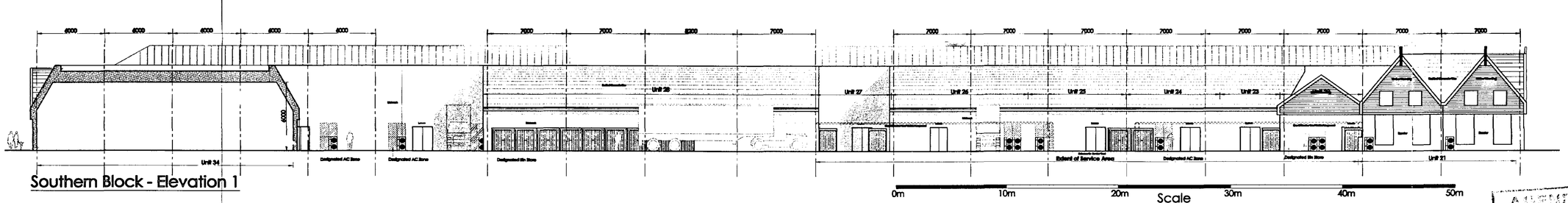
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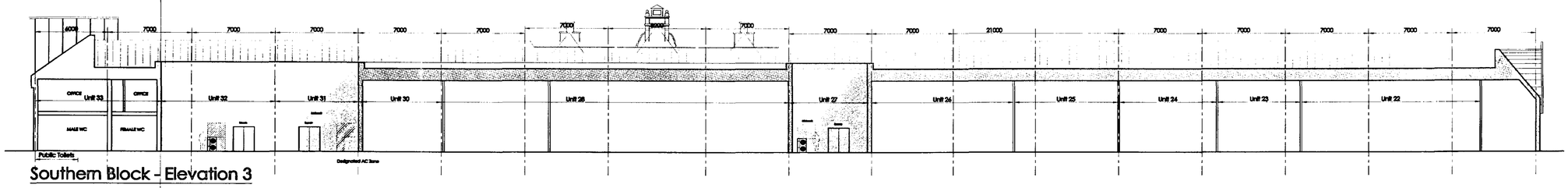
MATERIALS:-

Roofs ◦ Profiled Concrete Tiles

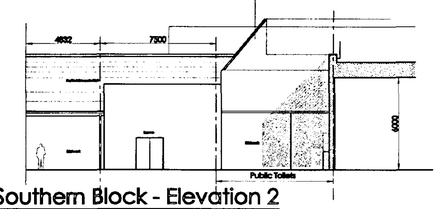
Walls ◦ Brickwork to Match Locality
◦ Sand / Cement Render
◦ Timber Boarding



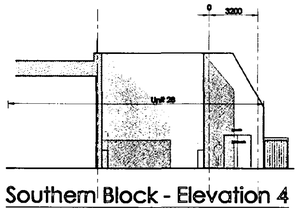
Southern Block - Elevation 1



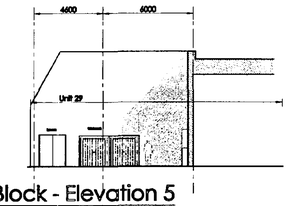
Southern Block - Elevation 3



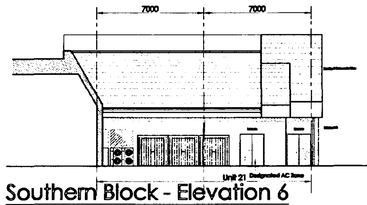
Southern Block - Elevation 2



Southern Block - Elevation 4



Southern Block - Elevation 5



Southern Block - Elevation 6

0m 10m 20m 30m 40m 50m

Scale

S106
Planning Development
11 JUL 2002
Ref 361/02

AMENDED PLAN
Ref.

A - Reserved Matters

REV.	DATE	DESCRIPTION	
C	26-6-2002	Update elevations to current plan	Revised By: SB; Checked By:
B	24-6-2002	Remove safety fence replace with 'Manacle'	Revised By: SB; Checked By:
A	15/04/02	ELEVATIONS REVISED TO SUIT NEW PLAN LAYOUT	Revised By: M.Parvez; Checked By:

SPRINGFIELDS
OUTLET SHOPPING ◦ FESTIVAL GARDENS
LINCOLNSHIRE
thornfield properties

SOUTHERN BLOCK ◦ REAR ELEVATIONS
GENERAL ARRANGEMENT
PLANNING DRAWING ◦ RESERVED MATTERS

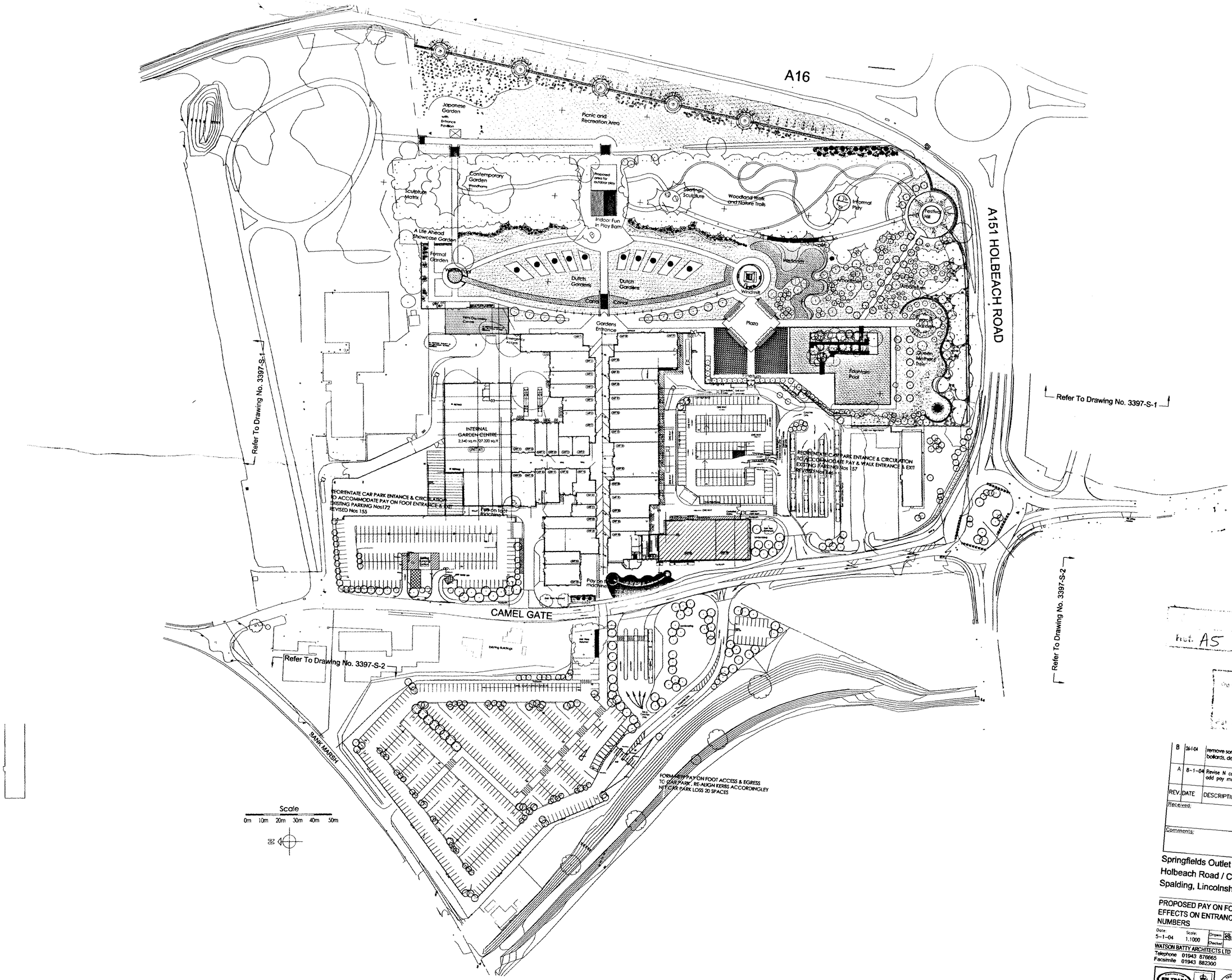
Date: 22/11/01 | Scale: 1/200 | Drawn: M. Laycock | Checked: | Drawing No. 3397-GA-09C

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CAD REF: G:\thornfield\Spalding\3397-GA-09

DETERMINED PLAN



Print. A5

0361102

REV.	DATE	DESCRIPTION	
B	26-1-04	remove some kerbs, substitute bollards, define kerbs	Revised By: SB; Checked By:
A	8-1-04	Revise N car park access add pay machine locations	Revised By: ; Checked By:

Received: Action:

Comments:

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

PROPOSED PAY ON FOOT CAR PARK
EFFECTS ON ENTRANCES & CAR PARK NUMBERS

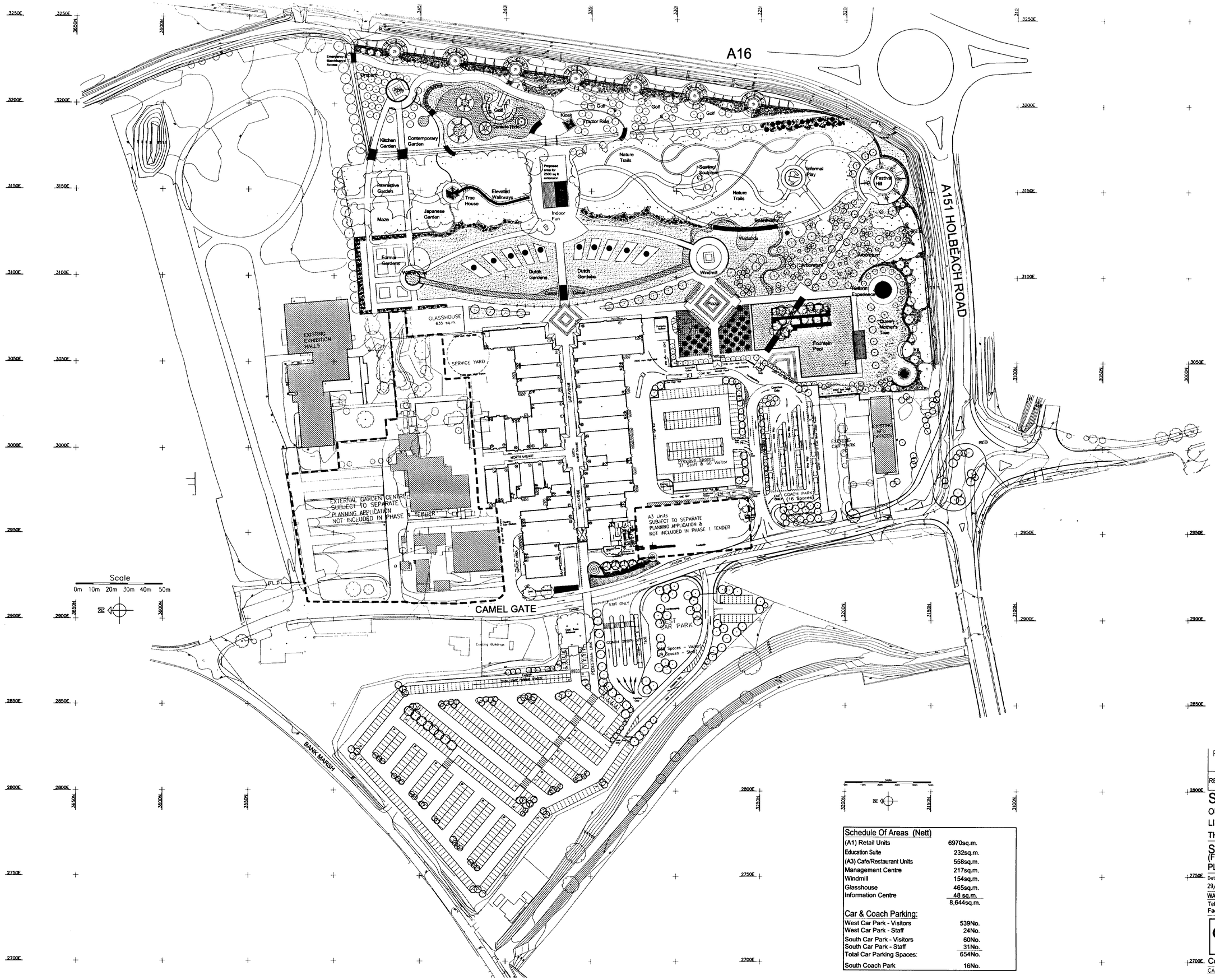
Date: 5-1-04 | Scale: 1:1000 | Drawn: SB | Checked: | Drawing No. 3729-1-EX-633B

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WATSON BATTY



Schedule Of Areas (Nett)	
(A1) Retail Units	6970sq.m.
Education Suite	232sq.m.
(A3) Cafe/Restaurant Units	558sq.m.
Management Centre	217sq.m.
Windmill	154sq.m.
Glasshouse	465sq.m.
Information Centre	48 sq.m.
	8,644sq.m.
Car & Coach Parking:	
West Car Park - Visitors	539No.
West Car Park - Staff	24No.
South Car Park - Visitors	60No.
South Car Park - Staff	31No.
Total Car Parking Spaces:	654No.
South Coach Park	16No.

AMENDED PLAN
Ref. A7

SHDC
Planning & Development
2 1 APR 2004
Ref: 0361/02

REV.	DATE	DESCRIPTION	Revised By:	SB
P	02-03	add information Centre Clarify Phase 1 build & Areas Adjust S Car park & Servicing	Checked By:	

SPRINGFIELDS
OUTLET SHOPPING • FESTIVAL GARDENS
LINCOLNSHIRE
THORNFIELD PROPERTIES PLC

thornfield properties

SITE LAYOUT
(February 2003)
PLANNING DRAWING

Date:	Scale	Drawn	M. Laycock	Drawing No.
29/06/01	1/1000	Checked	F. McAleer	3397-GA-01P

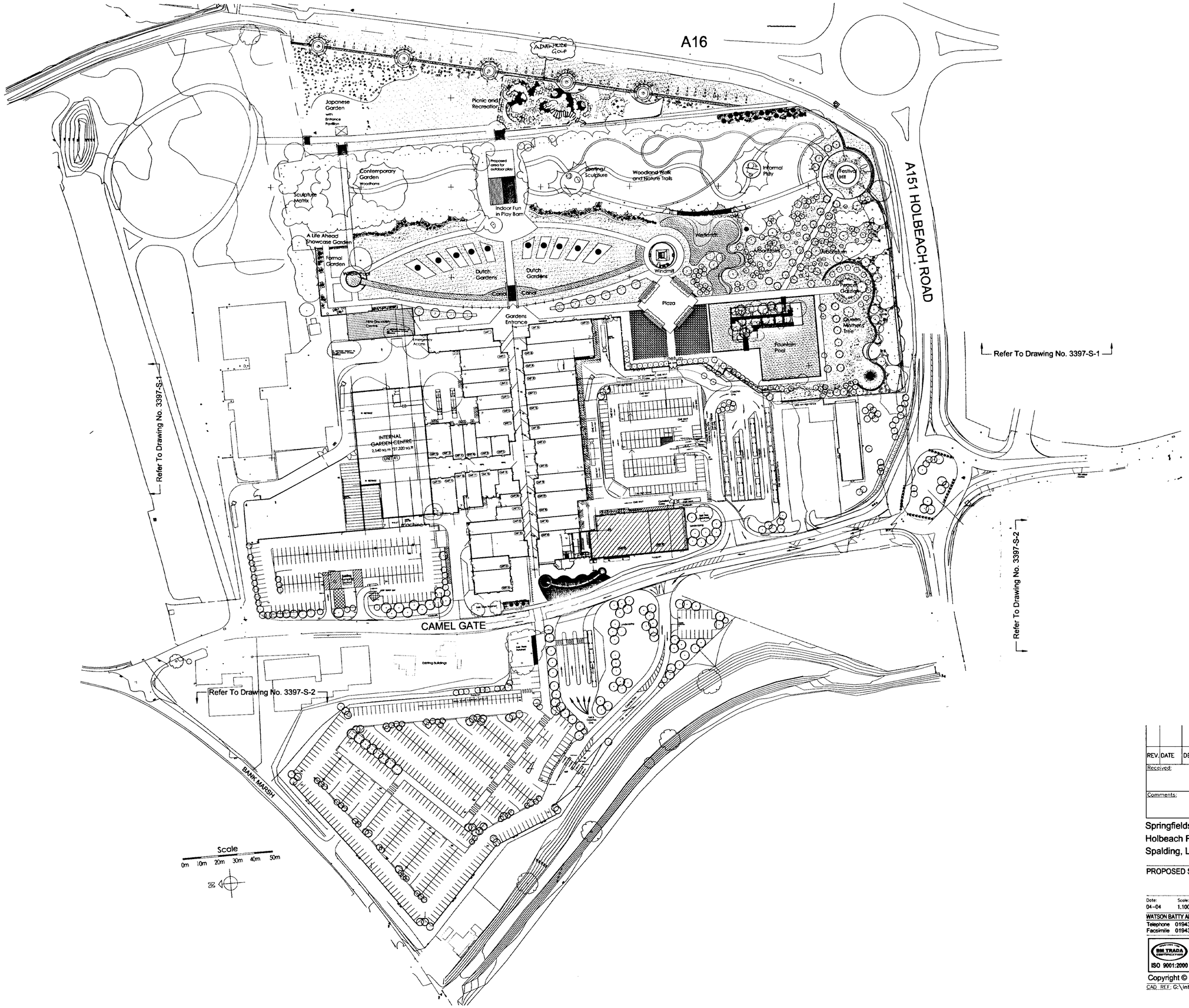
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AMENDED PLAN
Ref. A7

SHDC
Planning & Development
2 1 APR 2004
Ref: 0361102

REV.	DATE	DESCRIPTION	Revised By:	Checked By: sb
Received:		Action:		
Comments:				

Interserve Building

Springfields Outlet Shopping & Festival Gardens
Holbeach Road / Camel Gate
Spalding, Lincolnshire

PROPOSED SITE LAYOUT

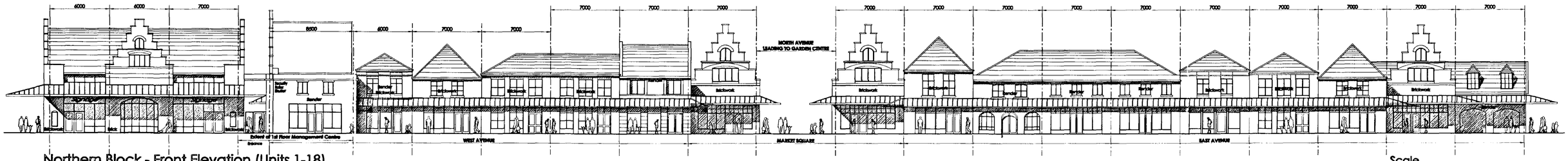
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04-04	1.1000	Checked:	3729-1-EX-646

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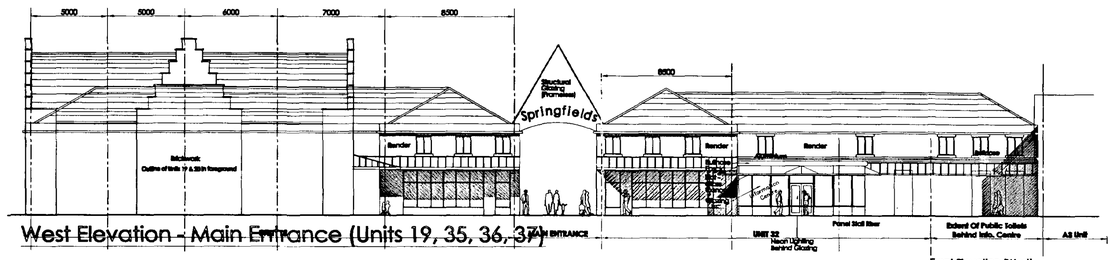
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Northern Block - Front Elevation (Units 1-18)

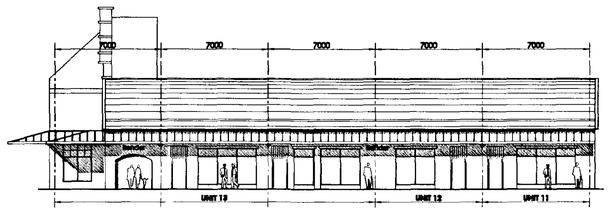
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Scale
0m 5m 10m 15m 20m 25m

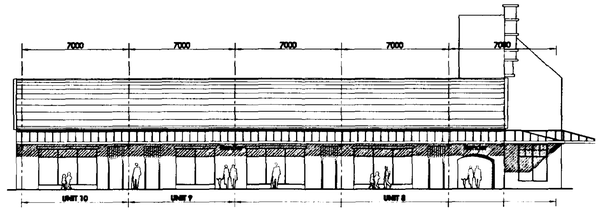


West Elevation - Main Entrance (Units 19, 35, 36, 37)

Scale
0m 5m 10m 15m 20m 25m



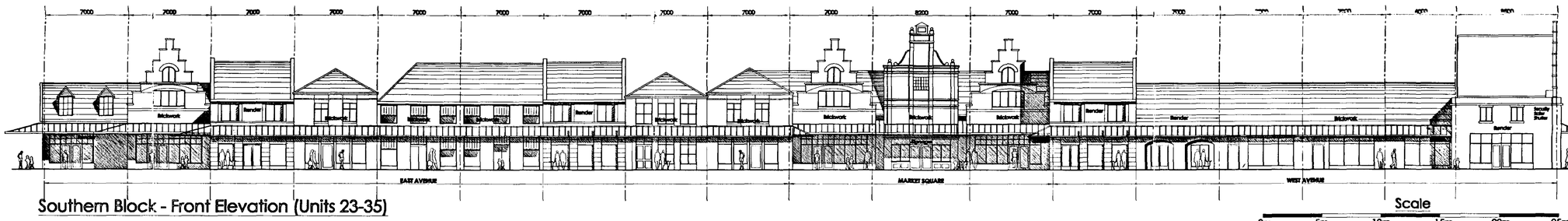
Front Elevation to North Avenue (Units 11-13)



Front Elevation to North Avenue (Units 8-10)

MATERIALS:-

Roofs ◦ Profiled Concrete Tiles
Walls ◦ Brickwork to Match Locality
◦ Sand / Cement Render
◦ Timber Boarding



Southern Block - Front Elevation (Units 23-35)

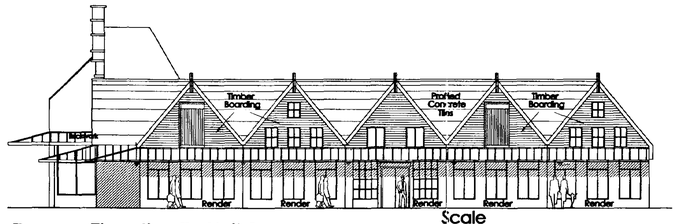
Scale
0m 5m 10m 15m 20m 25m

Scale
0m 5m 10m 15m 20m 25m



Terrace Elevation To Unit 20

Scale
0m 5m 10m 15m 20m 25m



Terrace Elevation To Unit 1

Scale
0m 5m 10m 15m 20m 25m

A - Reserved Matters

thornfield properties plc

WATSON & BATTY ARCHITECTS LIMITED

DETERMINED PLAN

Ref. 11 JUL 2002 361/02

REV.	DATE	DESCRIPTION	Revised By:	Checked By:

SPRINGFIELDS
OUTLET SHOPPING ◦ FESTIVAL GARDENS
LINCOLNSHIRE

PROPOSED ELEVATIONS
SINGLE MID LEVEL CANOPY

Date:	Scale:	Drawn	S Bush	Drawing No.
05-2002	1/200	Checked		3397-Ga29

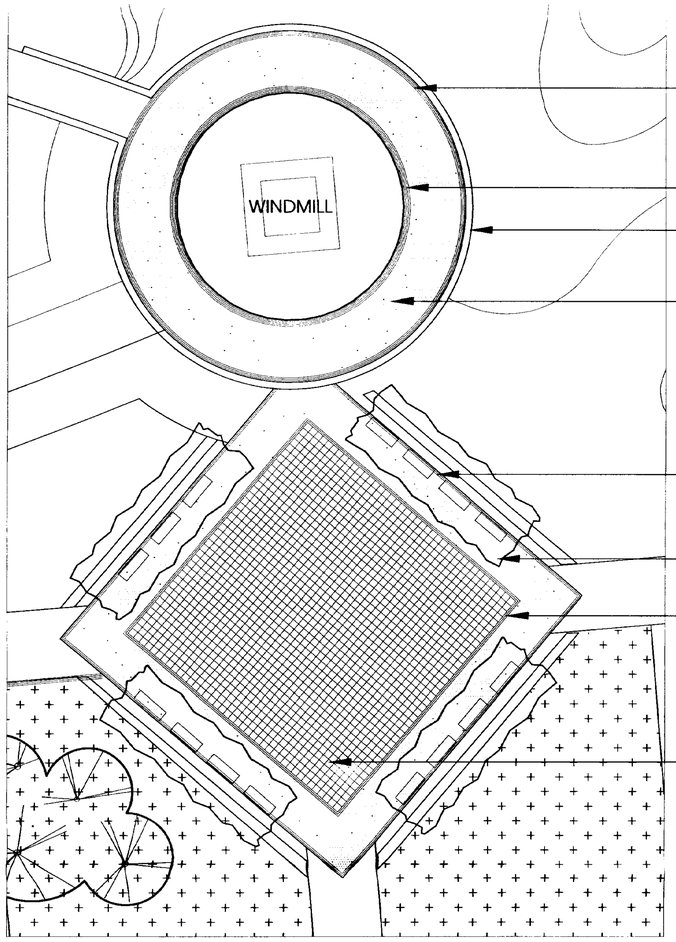
WATSON & BATTY ARCHITECTS LTD 1-3 TOWN GATE, GUISELEY, LEEDS LS20 9JB
Telephone: 01943 876665 Email: enquiries@watsonbatty.com
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BM TRADA CERTIFICATION ISO 9001 UKAS THE POST OFFICE AWARD WINNER

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CAD REF: G:\Thornfield\Spalding\3397-GA-29



4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID ABUTTING WALL. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID ABUTTING WINDMILL BUILDING. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

1500MM HEIGHT INSITU CONCRETE RETAINING WALL, FACED WITH RIVEN NATURAL YORKSTONE CLADDING 100MM THICKNESS. 100MM DEPTH YORKSTONE COPING.

FIBREDEC PAVING LAID ON BITMAC BASE AND SUB-BASE.

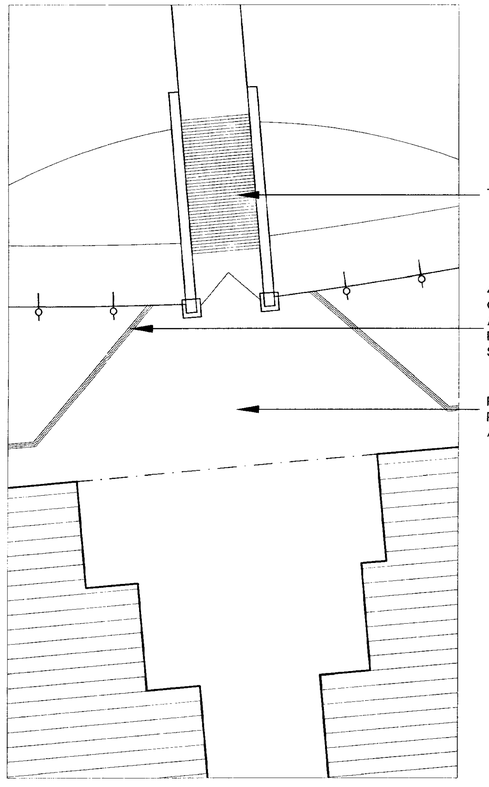
4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID ABUTTING 145 x 255MM SILVER GREY CONSERVATION KERB EDGE. SETTS TO BE FLUSH WITH FIBREDEC SURFACE.

FIBREDEC PAVING LAID ON BITMAC BASE AND SUB-BASE.

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID AS A FLUSH TRIM BETWEEN FLAGS AND FIBREDEC SURFACE. NOTE THAT A PIN KERB EDGE MAY HAVE TO BE USED BENEATH FLAGS AS A FORMATION EDGE FOR BITMAC.

CHEQUER-BOARD PATTERN OF FLAGS:
9No OF EACH FLAG TYPE TO MAKE UP ONE 'SQUARE' OF THE CHEQUERBOARD.
400 x 400 x 65 MM SAXON FLAGS, COLOUR: NATURAL
400 x 400 x 65MM PERFECTA FLAGS (SMOOTH GROUND) COLOUR: NATURAL.
SUPPLIER: MARSHALLS MONO LTD.
TEL: 01422 306000.

WINDMILL AREA AND PLAZA
SCALE 1:200

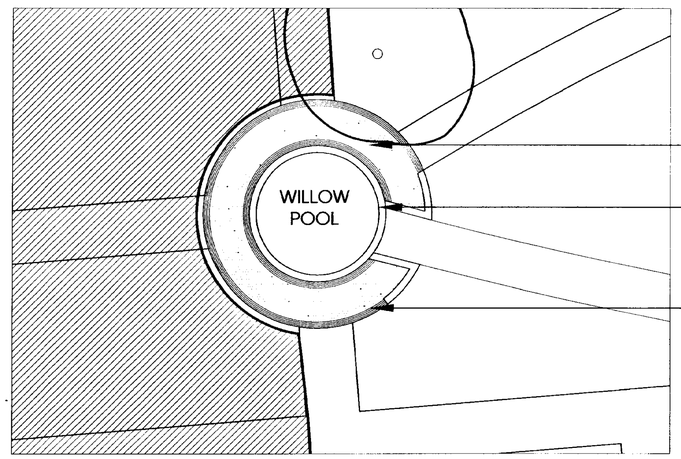


TIMBER BRIDGE

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID AS A FLUSH TRIM BETWEEN FLAG PAVING AND FIBREDEC SURFACE.

FLAG PAVING TO MATCH PAVING THROUGH RETAIL AREA.

GARDEN ENTRANCE
SCALE 1:200

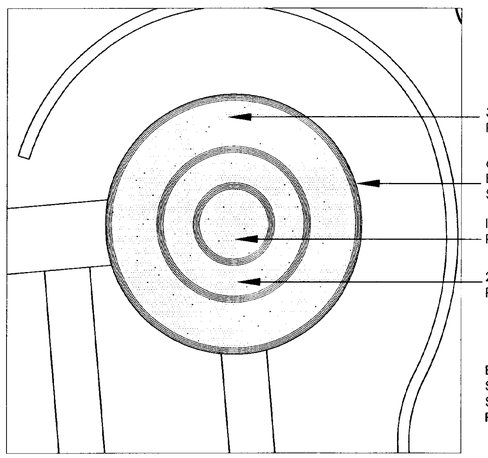


FIBREDEC PAVING LAID ON BITMAC BASE. AGGREGATE: 'GOLDEN GRAVEL'

RAISED POOL EDGE: SEE DRAWING M872.10.07. 4 ROWS SILVER GREY GRANITE SETTS LAID AS A TRIM AROUND POOL, FLUSH WITH FIBREDEC SURFACE.

4No ROWS OF 4INCH SILVER GREY GRANITE SETTS LAID AGAINST SILVER GREY RADIUS CONSERVATION KERB.

WILLOW POOL AREA
SCALE 1:200



3.0M WIDTH BAND OF FIBREDEC PAVING ON BITMAC BASE & SUBBASE.

63 x 150 x 915MM CONSERVATION KERB EDGE WITH A TRIM OF 4No ROWS OF SILVER GREY GRANITE SETTS.

INNER CIRCLE OF FIBREDEC PAVING.

2.0M WIDTH BAND OF FIBREDEC PAVING.

BANDS OF FIBREDEC (AS ABOVE) SEPERATED BY TRIMS OF 4No ROWS SILVER GREY GRANITE SETTS LAID FLUSH WITH PAVING.

FOUNTAIN POOL PLAZA
SCALE 1:200

NOTES:

PAVINGS:
ALL PAVINGS ARE TO BE LAID ON BASE/SUB-BASE SUITABLE TO WITHSTAND FREQUENT LIGHT VEHICULAR OVER-RUN AND OCCASONAL USE BY EMERGENCY VEHICLES.
FOR ALL AREAS OF PAVING NOT SHOWN ON THIS DRAWING REFER TO HARDWORKS MASTERPLAN (M872.RM02).

DRAWINGS:
REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL CONSTRUCTION INFORMATION AND LAYOUTS RELATING TO PAVING:
M872.RM02 - HARDWORKS LAYOUT
M872.RM10.01 - PATH EDGE DETAIL A
M872.RM10.01 - PATH EDGE DETAIL B
M872.RM10.03 - PATH EDGE DETAIL C
M872.RM10.04 PATH EDGE DETAIL D
M872.RM10.05 - POOL EDGE DETAIL
M872.RM10.06 - GOLDEN GRAVEL PATHWAY
M872.RM10.07 - POOL DETAIL: WILLOW POOL

Planning
Ref 361/02

Hardworks: detail areas
Reserved Matters Application

Springfields Festival Site, Spalding

For: Thornfield Properties

M872.RM03.01 Scale as shown KS March 2002

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DETERM
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