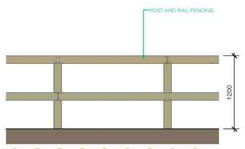
PLANNING

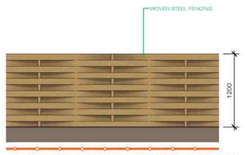


PROPOSED FENCING TYPE LEGEND

BIRKDALE COMMERICAL ACOUSTIC FENCING
NTS



TYPICAL POST AND RAIL FENCING ELEVATION
SCALE: 1:50



TYPICAL WOVEN STEEL FENCING ELEVATION
SCALE: 1:50

TYPICAL MESH SECURITY FENCING ELEVATION
SCALE: 1:50

PROPOSED SITE PLAN
SCALE: 1:200

1:50 SCALE BAR(M)
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5

1:200 SCALE BAR(M)
0 2 4 6 8 10 12 14 16 18 20

FOR ENGINEER DRAWINGS AND DOCUMENTS REFERENCE THE BRIDGE WIDENING WORKS PLEASE REFER TO PROVIDED INFORMATION BY MESSRS SHIELDS WILSON LTD

STATIONS

Name	Northing	Easting	Elevation
S1	324140.827	526903.239	3.433
S2	324207.794	526873.229	3.309
S3	324216.070	526934.180	3.254

NOTES
- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS/HEIGHTS UNLESS STATED OTHERWISE. ALL LEVELS ABOVE THE GROUND LEVEL WILL MATCH EXISTING
- IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS 'J KNIGHT DESIGN' IMMEDIATELY

N
W E
SUNSET SUNRISE
S

NOTES:

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IF THIS DRAWING IS RECEIVED ELECTRONICALLY IT IS THE RECIPIENTS RESPONSIBILITY TO PRINT THE DOCUMENT AT THE CORRECT SCALE.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK AND ANY DISCREPANCIES TO BE ADVISED IMMEDIATELY.

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J KNIGHT DESIGN LTD ARE EMPLOYED AS A 'DESIGNER' AND WILL PROVIDE INFORMATION TO THOSE RESPONSIBLE FOR THE PRINCIPAL DESIGNER AND TO THE CLIENT.

J KNIGHT DESIGN LTD ARE ONLY RESPONSIBLE FOR THE 'ARCHITECTURAL' DESIGN OF THE ELEMENTS INCLUDED ON THIS DRAWING.

ARCHITECTURAL DESIGN HAS BEEN CARRIED OUT WITH DUE CONSIDERATION FOR THE SAFETY DURING CONSTRUCTION, OCCUPATION AND MAINTENANCE OF THE FINISHED STRUCTURE.

THE WORKS CONTAIN NO EXTRAORDINARY HAZARDS OR RISKS THAT ARE NOT PRESENT DURING ROUTINE CONSTRUCTION OPERATIONS THAT WOULD NOT READILY BE APPARENT TO A COMPETENT CONTRACTOR.

THIS INFORMATION SHOULD BE INCLUDED AS PART OR COMMENCEMENT OF THE HEALTH AND SAFETY FILE FOR THE PROJECT.

PROPOSED LEGEND

- INDICATES EXTENT OF SITE BOUNDARY
- PROPOSED OFFICE BUILDING - SEE DRAWING 25171-P016
- PROPOSED PROPOSED LEISURE BUILDING - SEE DRAWING 25171-P017C
- PROPOSED DOUBLES PADEL COURT - SEE DRAWING 25171-P018
- PROPOSED SINGLES PADEL COURT - SEE DRAWING 25171-P018
- PROPOSED TARMAC ENTRANCE ROAD
- PROPOSED PERMEABLE PARKING AREA - TYPE TO BE CONFIRMED
- PROPOSED BLOCK PAVING AREA
- PROPOSED RUBBER BOUND RESIN BARK
- PROPOSED HARDSTANDING DISABLED BAYS
- PROPOSED GRASSED AREAS
- POOR TARGET CONDITION GRASSLAND
- PROPOSED SUDs AREA - TO ENGINEERS DESIGN
- PROPOSED NATIVE TREES
- PROPOSED MIXED SCRUB
- EXISTING TREE TO REMAIN AND PROTECTED DURING THE DURATION OF WORKS
- PROPOSED DISABLED PARKING BAY
- PROPOSED EV CHARGING BAY

REF.	DATE	DESCRIPTION
F	02/03/2026	ADDITIONAL TREES ADDED AROUND PADEL.
E	25/02/2026	GENERAL SITE LAYOUT UPDATED. PADEL COURTS AND BUILDING SHIFTED TO INCREASE PARKING AND ROAD ALTERED TO BE OUTSIDE OF IDB EASEMENT.
D	23/01/2026	UPDATED TO REMOVE FENCING/ GATES FROM DRAIN EASEMENT, TREES REDUCED AND POOR TARGET CONDITION GRASSLAND SURROUNDING PADELS SHOWN.
C	05/11/2025	MIXED SCRUB HEDGEROWS SWAPPED OUT FOR MIXED SCRUB AREA ADJACENT LAGOON
B	06/11/2025	MIXED SCRUB HEDGEROWS ADDED TO LAYOUT AND LEGEND
A	30/10/2025	REFUGE BIN LOCATIONS ADDED TO PLAN. EV AND SOLAR ADDED TO PADEL CLUB HOUSE

REVISIONS AS ABOVE

DRAWING STATUS:
PLANNING

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CLIENT INFORMATION:
GRAMARO PROPERTIES LTD
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CROWLAND
PE6 0AJ

PROJECT TITLE:
PROPOSED OFFICES AND LEISURE FACILITY AT BRIDGE FARM, HOLBEACH ROAD, PE12 6JP

DRAWING INFORMATION:
PROPOSED
SITE PLAN INC. FENCING ELEVATIONS

SCALE:	DATE:	DRAWN BY:
1:200 @ A1	OCT. 2025	JCK

DRAWING REFERENCE: REVISION:
25171-PL015F

CHECKED / ISSUED BY: DATE: