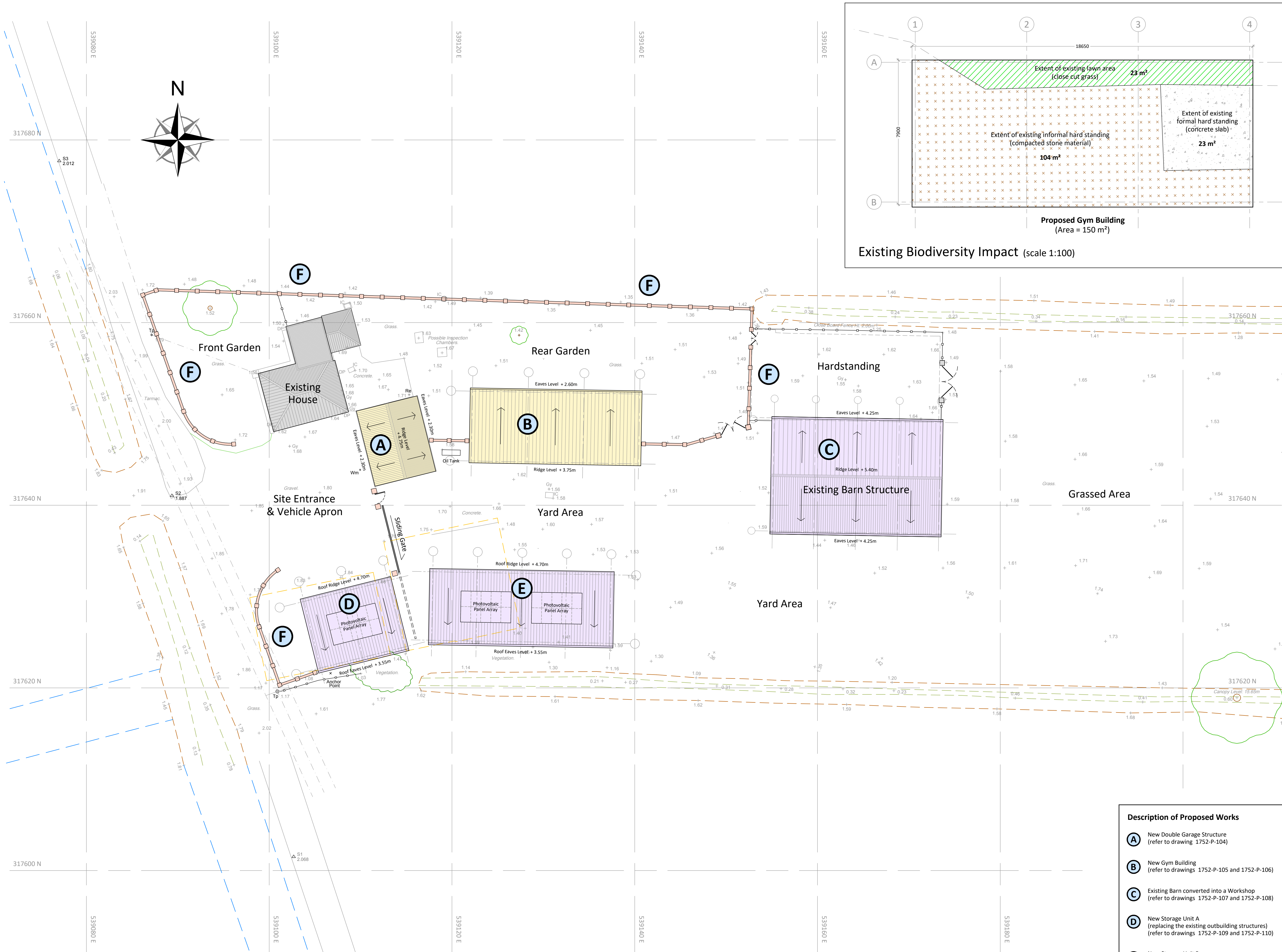
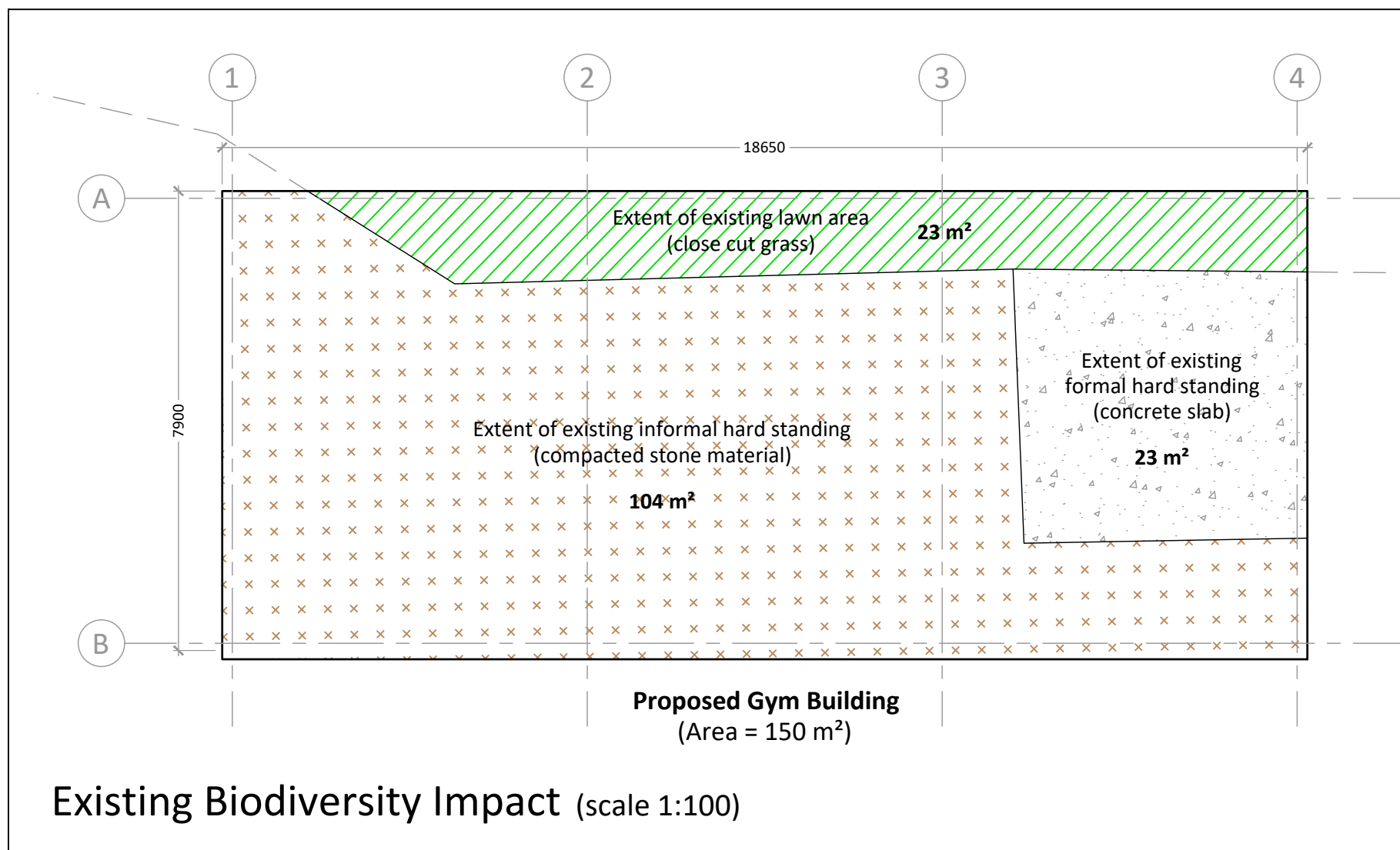




Scale Bar 1:200



drawing no. 1752 - P - 103 rev 3.0

please do not scale from this drawing, use stated dimensions and levels only, if in doubt please contact Paul Roberts Design

drawing revisions

rev	note	date
1.0	First Issue Drawing issued for Client approval.	06-11-2025
2.0	Drawing issued to South Holland District Council Planning department for pre-application advice.	21-11-2025
3.0	Drawing updated to show the impact of the Gym Building on the existing biodiversity. Drawing issued to SHDC for Planning Approval.	24-11-2025

Site Address

Mitch-Tech Group Limited
Lynn House Mill Lane
Sutton St. James
Spalding
Lincolnshire
PE12 0EJ

Site Particulars

Development Site Area

= 3755 m² (0.93 acres / 0.375 hectares)

Gross floor area of the EXISTING buildings (no planned works)

Main House = 75 m²

Gross floor area of the EXISTING buildings (Barn structure converted into a new Workshop)

Barn Structure = 230 m²

Gross floor area of the EXISTING buildings (to be Demolished)

Double Garage = 30 m²
Outbuildings = 285 m²
Sub Total = 315 m²

Gross floor area of the PROPOSED buildings (Use Class C3 - Dwellinghouses)

Double Garage = 48 m²
Gym Building = 147 m²

(therefore -30m² + 48m² + 147m² = 165m²)

Nett INCREASE = 165 m²

Gross floor area of the PROPOSED buildings (Use Class B2 - General Industrial)

Storage Unit A = 80 m²
Storage Unit B = 160 m²

(therefore -285m² + 80m² + 160m² = -45m²)

Nett DECREASE = -45 m²

Description of Proposed Works

(refer to drawing 1752-P-104)

- (A)** New Double Garage Structure
(refer to drawing 1752-P-104)
- (B)** New Gym Building
(refer to drawings 1752-P-105 and 1752-P-106)
- (C)** Existing Barn converted into a Workshop
(refer to drawings 1752-P-107 and 1752-P-108)
- (D)** New Storage Unit A
(replacing the existing outbuilding structures)
(refer to drawings 1752-P-109 and 1752-P-110)
- (E)** New Storage Unit B
(replacing the existing outbuilding structures)
(refer to drawings 1752-P-111 and 1752-P-112)
- (F)** New formalised site boundary treatment
(refer to drawing 1752-P-113)

PRD Paul Roberts.design
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client Mitch-Tech Group Limited

project Proposed Site Development

project no. 1752 created Nov 2025

drawing Proposed Site Layout

dwg no. 1752 - P - 103 rev 3.0

status PLANNING scale As Noted

A1

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