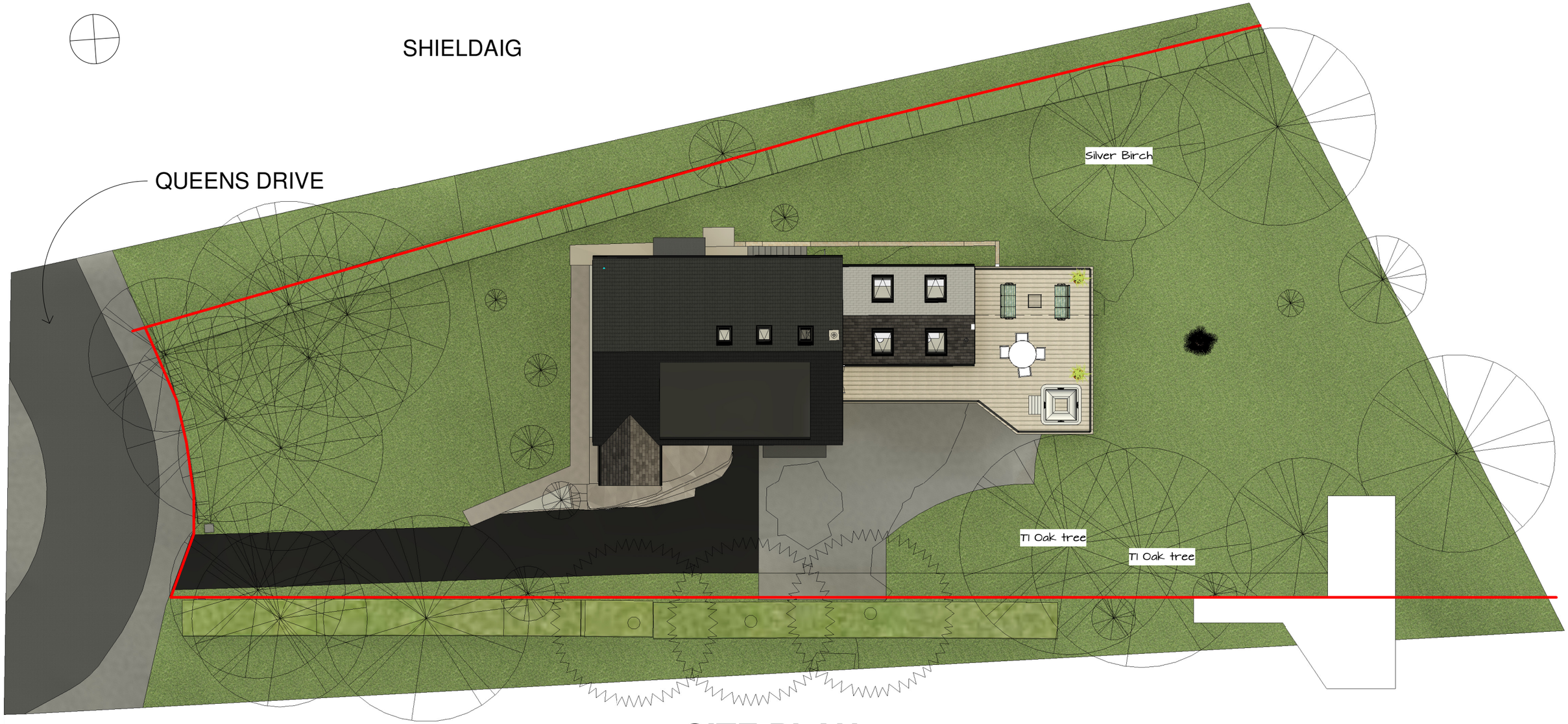

1 SITE PLAN

1 : 200

Spinney Close, Queens Drive, Belper, DE56 2TJ

MHA
MANNING HOLDEN ARCHITECTS

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A3

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PROJECT
Spinney Close

SHEET
Proposed Site Plan

CLIENT
Bev and Andy Winson

Date	Project number	Scale (@ A3)
29.02.2025	488	1 : 200
Drawn by: Author	DRAWING NUMBER: GP-SP-PR-01	REV
Checked by: Checker		

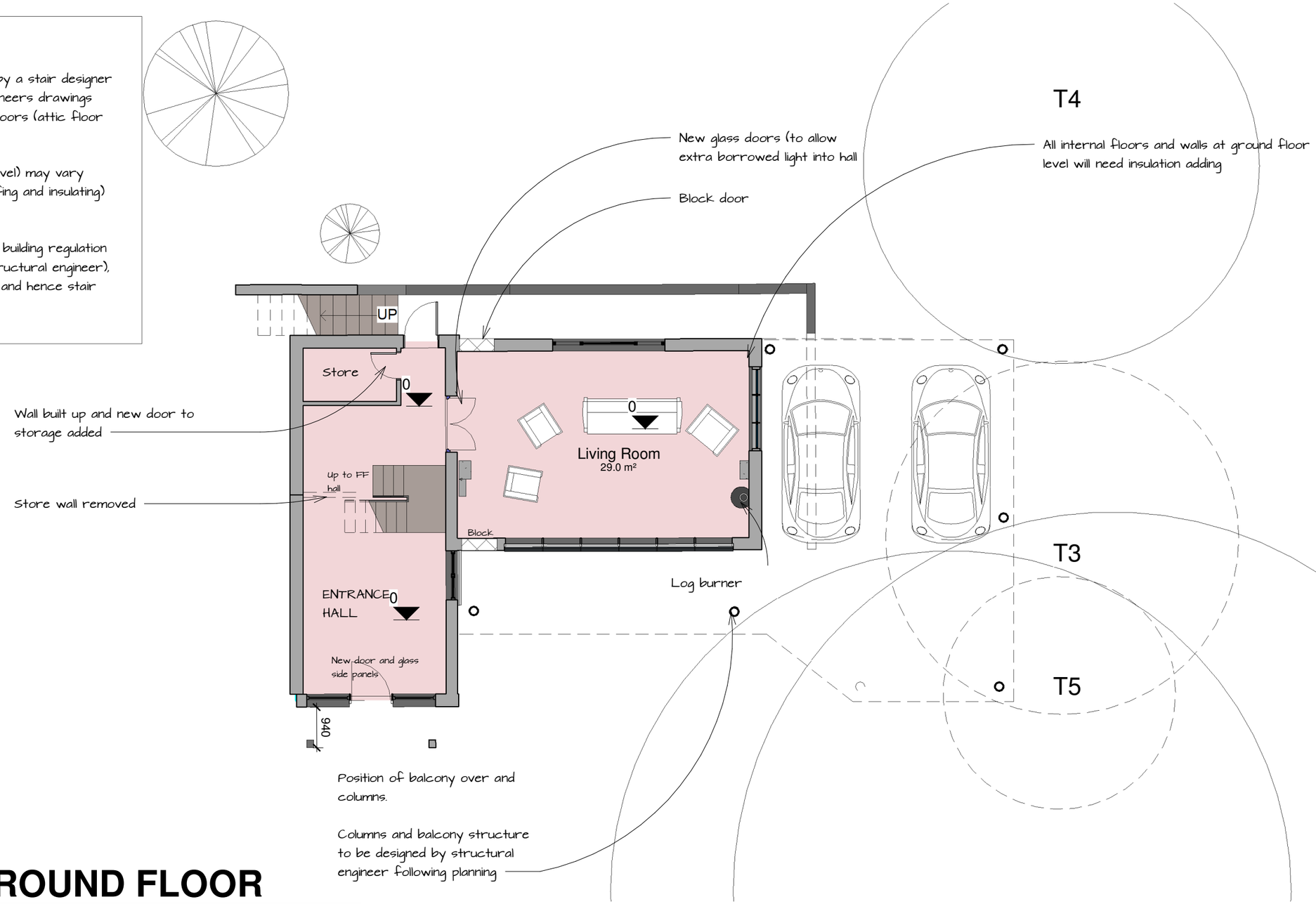
11/09/2025 17:14:29

NOTE

Stair design, is to be undertaken by a stair designer following on from Structural engineers drawings which specify the depth of the floors (attic floor depth may vary).

Level of ground floor (ie entry level) may vary depending on detailing (waterproofing and insulating) of slab.

Due to the above (under taken at building regulation stage and on appointment of a structural engineer), number of stair risers may vary and hence stair may need to be altered.



1 GROUND FLOOR

1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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MHA
MANNING HOLDEN ARCHITECTS

PROJECT
Spinney Close

SHEET
Proposed Ground Floor Plan

CLIENT
Bev and Andy Winson

Date	Project number	Scale (@ A3)
29.02.2025	488	1 : 100
Drawn by: Author	DRAWING NUMBER: GP-PR-01	REV
Checked by: Checker		

11/09/2025 17:14:30

NOTE

Stair design, is to be undertaken by a stair designer following on from Structural engineers drawings which specify the depth of the floors (attic floor depth may vary).

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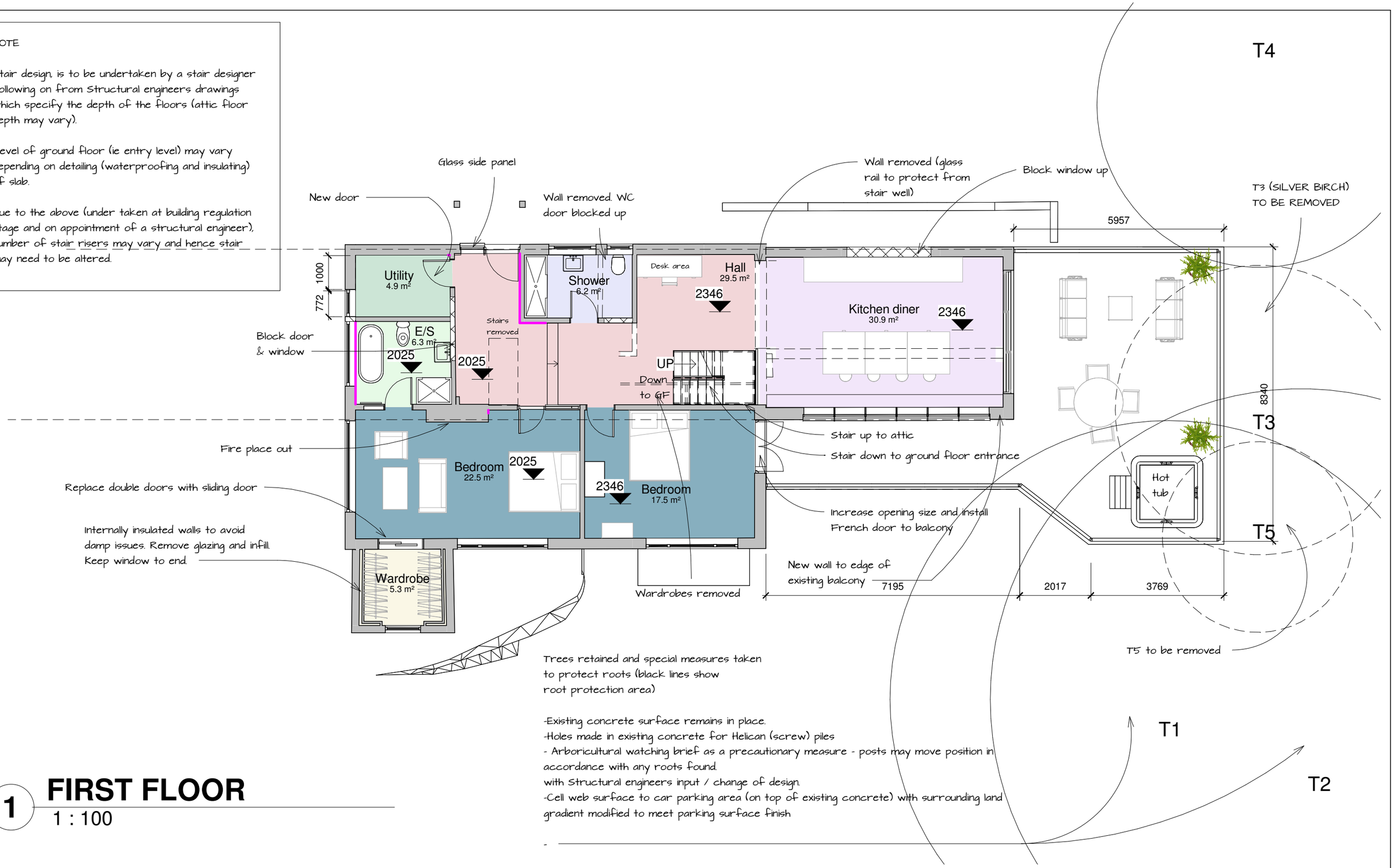

Trees retained and special measures taken to protect roots (black lines show root protection area)

-Existing concrete surface remains in place.
-Holes made in existing concrete for Helican (screw) piles
- Arboricultural watching brief as a precautionary measure - posts may move position in accordance with any roots found.
with Structural engineers input / change of design.
-Cell web surface to car parking area (on top of existing concrete) with surrounding land gradient modified to meet parking surface finish

-

1 FIRST FLOOR

1 : 100

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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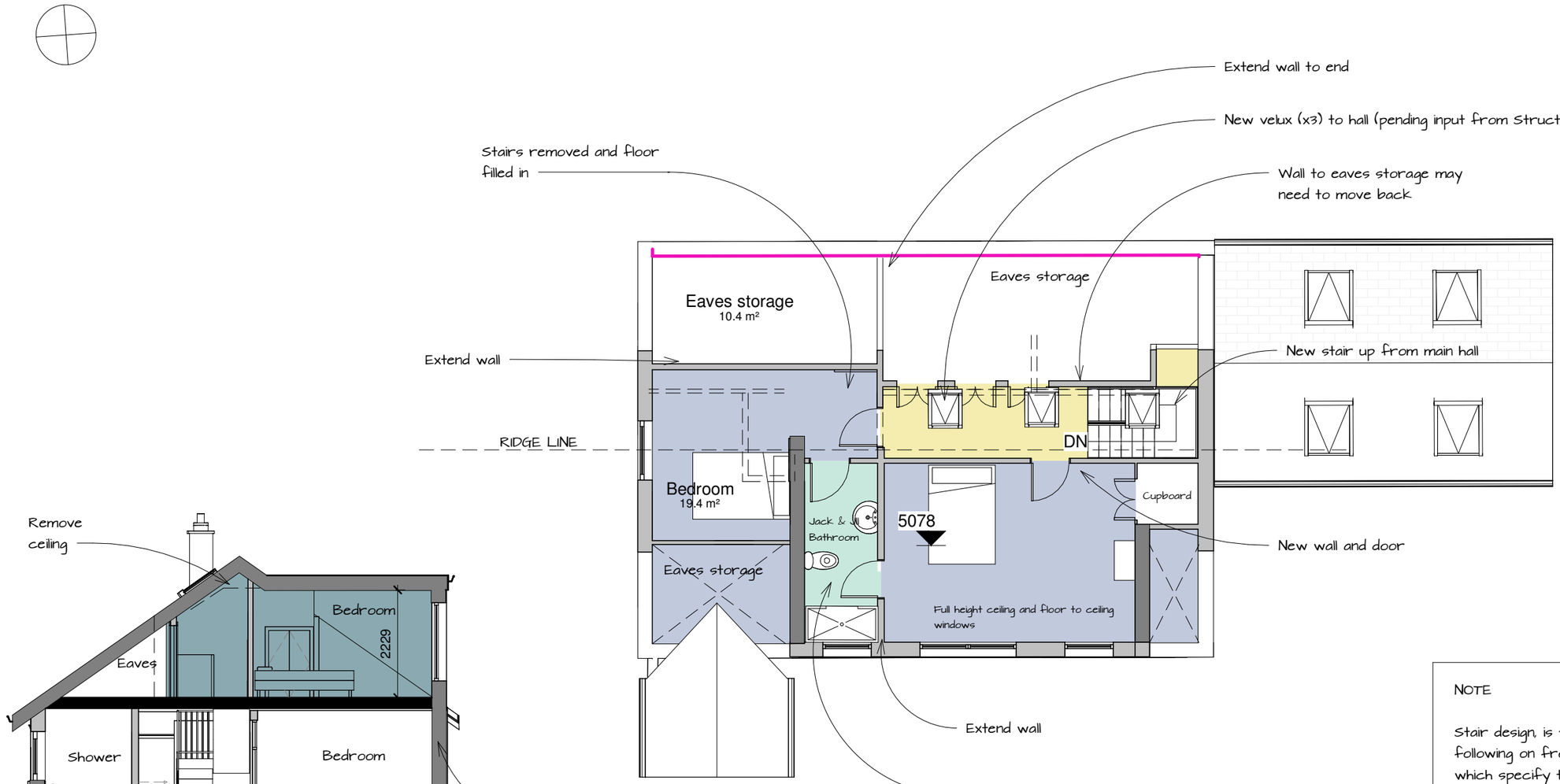
PROJECT
Spinney Close

SHEET
Proposed First Floor Plan

CLIENT
Bev and Andy Winson

Date	Project number	Scale (@ A3)
29.02.2025	488	1 : 100
Drawn by: Author	DRAWING NUMBER: GP-PR-02	REV
Checked by: Checker		

11/09/2025 17:14:31



1 SECOND FLOOR
1 : 100

2 Loft section
1 : 100

NOTE

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Due to the above (under taken at building regulation stage and on appointment of a structural engineer), number of stair risers may vary and hence stair may need to be altered.

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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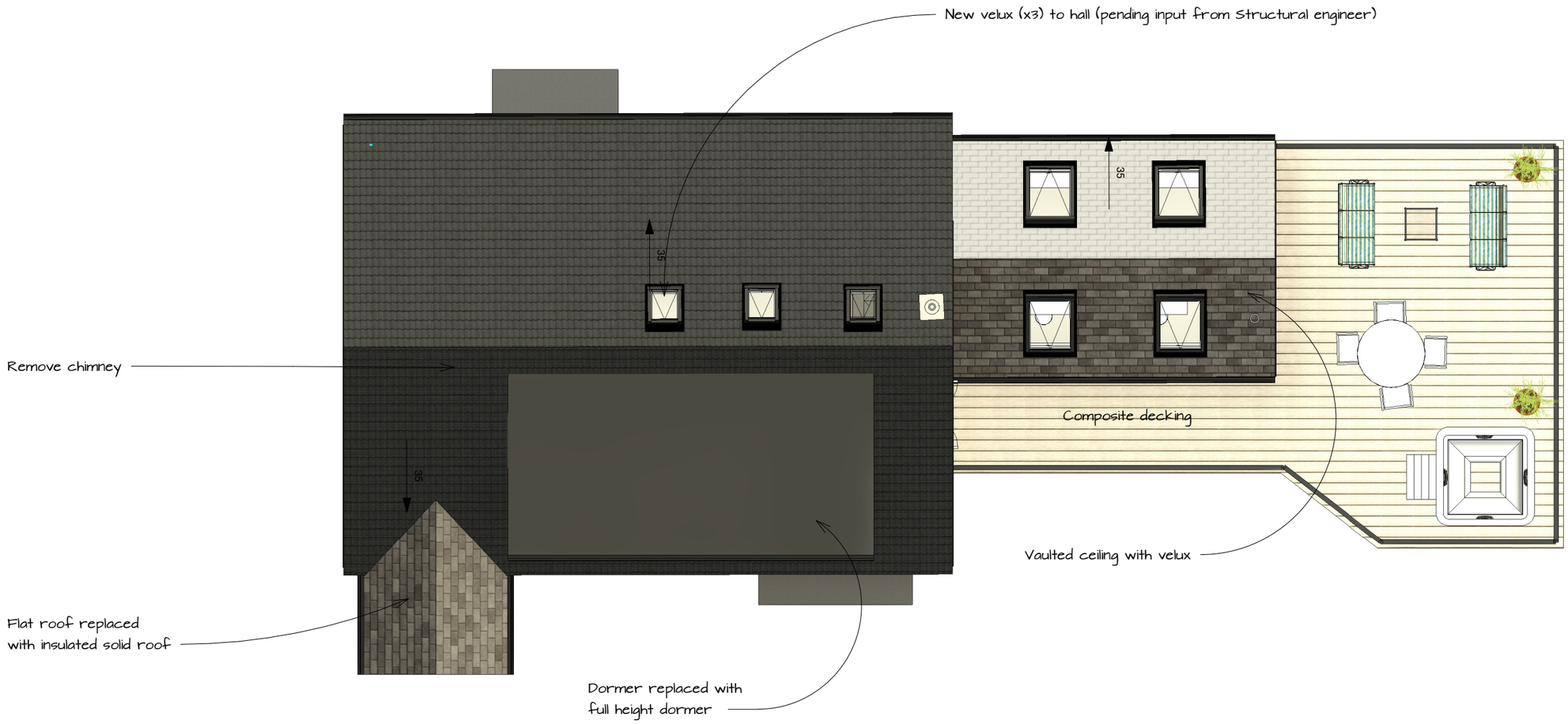
PROJECT
Spinney Close

SHEET
Proposed Second Floor Plan

CLIENT
Bev and Andy Winson

Date	Project number	Scale (@ A3)
29.02.2025	488	1 : 100
Drawn by: Author	DRAWING NUMBER: GP-PR-03	REV:
Checked by: Checker		

11/09/2025 17:14:32



1 ROOF PLAN

1 : 100

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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PROJECT
Spinney Close

SHEET
Proposed Roof Plan

CLIENT
Bev and Andy Winson

Date	Project number	Scale (@ A3)
29.02.2025	488	1 : 100

Drawn by	DRAWING NUMBER	REV
Author	GP-SP--PR-02	

Checked by
Checker

11/09/2025 17:14:36

Update dormer window with one which comes down to floor level to increase usable space
and to increase length of windows. Fully insulated walls and roof (they are not currently)
Clad in composite cladding

Raise roof to meet eaves of main house.
Insulate roof space.
Vaulted ceiling.

Remove side windows & infill
and insulate
walls internally.

Window sill level at 500mm for full length window seat / ledge for sitting / having plant pots on (internally)



Garage door removed and replaced with pivot door and glass side panels for access into new entrance hall

Replace garage doors with windows

1 ELEVATION-01
1 : 100

New timber entrance canopy

Chimney feature to outer wall removed pending Structural engineer's advice

New log burner flue



2 ELEVATION-02
1 : 100

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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PROJECT
Spinney Close

SHEET
Proposed Elevation 01

CLIENT
Bev and Andy Winson

Date	Project number	Scale (@ A3)
29.02.2025	488	1 : 100
Drawn by: AM	DRAWING NUMBER: GE-PR-01	REV
Checked by: Checker		

11/09/2025 17:14:47



1 ELEVATION-03

1 : 100



2 ELEVATION-04

1 : 100

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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PROJECT
Spinney Close

SHEET
Proposed Elevation 02

CLIENT
Bev and Andy Winson

Date	Project number	Scale (@ A3)
29.02.2025	488	1 : 100

Drawn by	DRAWING NUMBER	REV
Author	GE-PR-02	

Checked by
Checker

11/09/2025 17:14:51