

Station Information:

Station	Easting (m)	Northing (m)	Level (m)
S1	435891.153	345589.438	149.190
S2	435873.927	345602.327	150.185

OS Note:

The Ordnance Survey tile is to be used as a guide only.

OS Buildings *Surveyed Buildings*

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36(15) points established to create a true O.S. bearing for angle orientation.

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Please refer to Survey Station Table to enable establishment of the on-site grid.

Building Survey Legend:

Sht 1.00 *Hht 2.12*	Sill Height from FFL. Head Height from FFL.
SL 51.03m *HL 52.82m*	Sill Level from defined datum. Head Level from defined datum.
Susp CHt: 2.00 *Struct CHt: 3.00*	Suspended Ceiling Height from FFL. Structural Ceiling Height from FFL.
Susp Ceil: 30.00m *Struct Ceil: 31.00m*	Suspended Ceiling Level from datum. Structural Ceiling Level from datum.
IFL: 100.00m *+100.00m*	Internal Floor Level (General). Internal Floor Level (Specific).
Insertion Point	Insertion Point for overlay drawings of other floors or details.

Incoming Services

Elec Gas Water

Topographical Survey Legend:

Buildings; Wall; Kerb line; Line marking; Step; Drop kerb; Centre line; Overhead Cable; Concrete edge; Hedge; Tarmac edge; Grass verge; Canopy/Overhang; Verge; Station and Name; Station Level; Tree / Bush / Sapling; Area of Undergrowth; Woodland; Ridge Level; Eaves Level; Flat Roof Level; Gate; Fence types: DW, Interwoven, Iron Railings, Wire Mesh, Post & Rail, Post & Wire, Chain Link, Wooden Panels, Concrete Panels, Steel Palisade; IC Inspection chamber; Pipe invert; Gy Gully; Bg Back gully; Dp Down pipe; Pipe Pipe above ground; MH Manhole; WL Water level; Fl Flood light; Lp Lamp post; Tp Telegraph post; Ep Electricity post; Tl Traffic light; Bus Bus stop; Sv Stop valve; St Stop tap; Er Earth rod; Wm Water meter; Gas Gas valve; Av Air valve; ICU Unidentified inspection; Wo Wash out; Ro Rodding eye; BB Beluha beacon; CTV Cable tv; Mkr Marker post; Gmkr Gas marker post; So Soffit; Bol Bollard; IB Illuminated bollard; Bin Rubbish bin; Vp Vent pipe; Gli Ground light; Llbox Letter box; Ldr Ladder; Sty Stile; IFL Internal floor level; THL Threshold level; Sp Sign post; TH Trialhole; Bh Borehole; ELC Electric; BT British Telecom; Cbox Control box; Tactile; BP Brick paved; CPS Concrete paving slabs; CVR Cover; ICU Inspection chamber; Rwall Retaining wall; UTL Unable to lift; TCL Tree canopy level; G: Girth; MG Multi girth; Stmp Tree Stump; CL: Cover level; IL: Invert level

Rev.	Date	Description	Drawn	Q. Ref.

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CLIENT
SG Architecture

PROJECT
45 Shaw Lane, Holbrook DE56 0TG

TITLE
Existing Site Plan

SCALE	DATE
A2@ 1: 200	08/09/2025
DRAWN: EK	QUALITY REF: GH26170

Level datum	GPS Verified
Grid orientation	GPS Verified
Job number	55493
Drawing No.	55493_01
Rev.	

Comments

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Some services may have been omitted due to parked vehicles.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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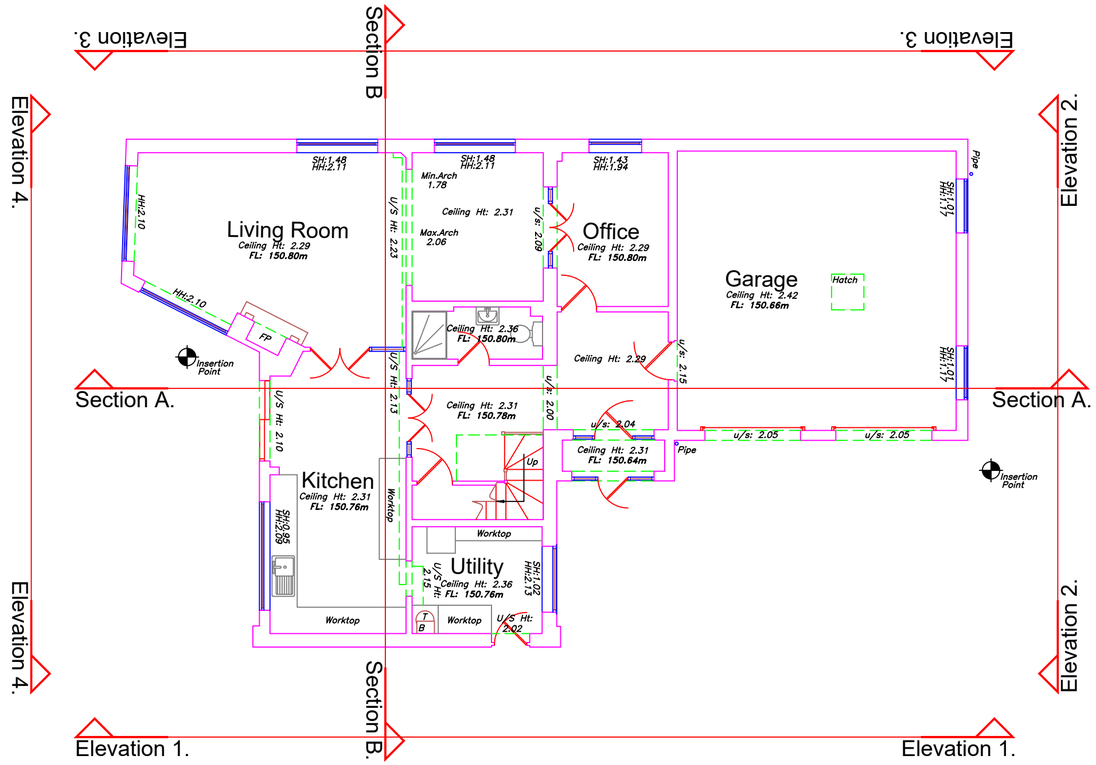
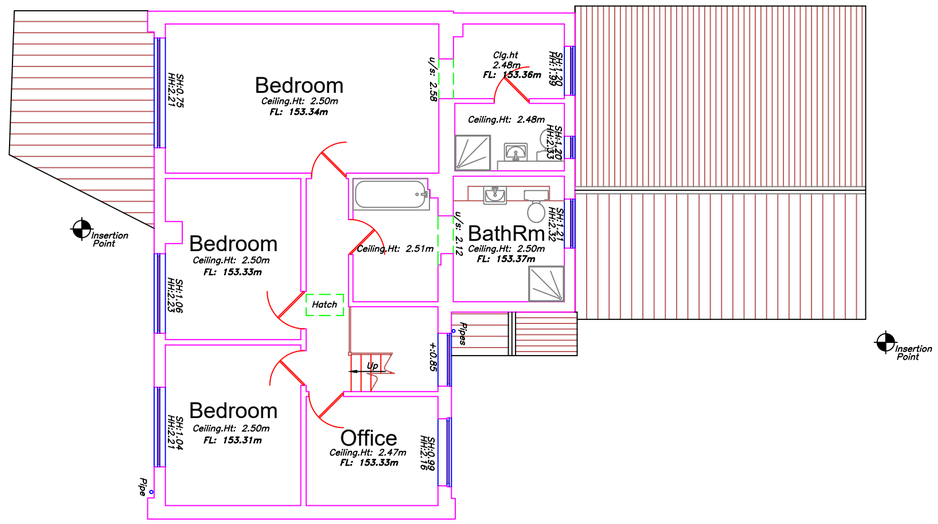
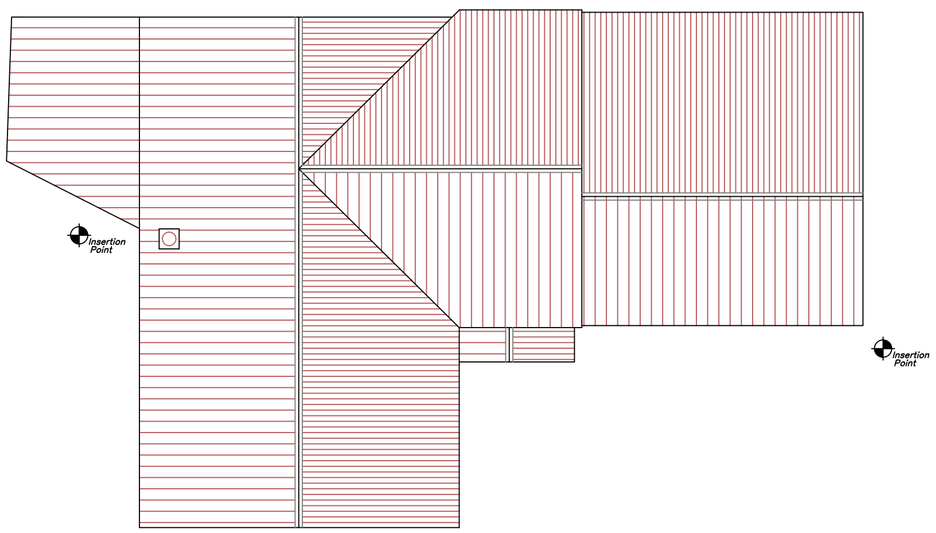
Existing Ground Floor Plan



Existing 1st Floor Plan



Existing Roof Plan



OS Note:

The Ordnance Survey tile is to be used as a guide only.

OS Buildings *Surveyed Buildings*

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Building Survey Legend:

SHt 1.00 *HHt 2.12*	Sill Height from FFL. Head Height from FFL.
SL 51.03m *HL 52.82m*	Sill Level from defined datum. Head Level from defined datum.
Susp CHt: 2.00 *Struct CHt: 3.00*	Suspended Ceiling Height from FFL. Structural Ceiling Height from FFL.
Susp Ceil: 30.00m *Struct Ceil: 31.00m*	Suspended Ceiling Level from datum. Structural Ceiling Level from datum.
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Insertion Point	Insertion Point for overlay drawings of other floors or details.

Incoming Services

Elec Gas Water

Topographical Survey Legend:

Buildings; Wall; Kerb line; Line marking; Crop edge; Crop kerb; Centre line; Overhead Cable; Concrete edge; Tarmac edge; Grass verge; Canopy/Overhang; Verge; Station and Name; Station Level; Tree / Bush / Sapling; Area of Undergrowth; Woodland; Ridge Level; Eaves Level; Flat Roof Level; Gate

Fence types: DW; Interwoven; Iron Railings; WIRE; Wire Mesh; PVC; Post & Rail; PWire; Post & Wire; Chain Link; WRF; Wooden Panels; Concrete Panels; Steel Palisade

IC	Inspection chamber	Bollard			
PPst	Pipe invert	Illuminated bollard			
Gy	Gully	Rubbish bin			
Bg	Back gully	Vent pipe			
Dp	Down pipe	Ground light			
Pipe	Pipe above ground	Litterbin			
MH	Manhole	Ladder			
WL	Water level	Stile			
FL	Flood light	Internal floor level			
Lp	Lamp post	Threshold level			
Tp	Telegraph post	Sign post			
Ep	Electricity post	Trafficle			
Tl	Traffic light	Brunnhole			
Bus	Bus stop	Electric			
Sv	Stop valve	British Telecom			
St	Stop tap	Control box			
Er	Earth rod	Tactile			
Wm	Water meter	Brick paved			
Gas	Gas valve	Concrete paving slabs			
Av	Air valve	Cover			
ICU	Unidentified inspection	Inspection chamber			
Wo	Wash out	Retaining wall			
Re	Rodding eye	Unable to lift			
BB	Bellaire beacon	Tree canopy level			
CTV	Cable tv	Girth			
Mkr	Marker post	Multi girth			
Gmkr	Gas marker post	Tree Stump			
Su	Soffit	Cover level			
		Invert level			

Rev.	Date	Description	Drawn	Q. Ref.

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CLIENT
SG Architecture

PROJECT
45 Shaw Lane,
Holbrook
DE56 0TG

TITLE
Existing Building Plans

SCALE	DATE
A2@ 1: 100	**08/09/2025**
DRAWN: **EK**	QUALITY REF: **GH26170**

Level datum	*GPS Verified*
Grid orientation	*GPS Verified*
Job number	*55493*

Drawing No.: *55493_01* Rev.:

Comments

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Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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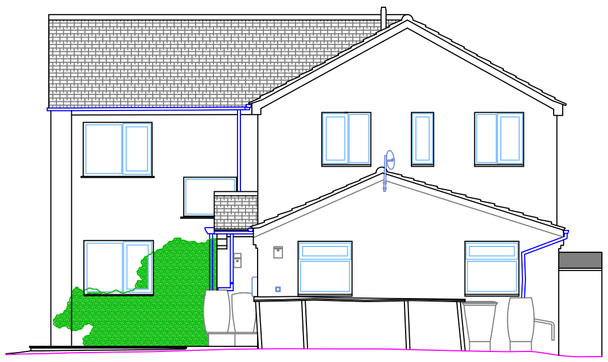
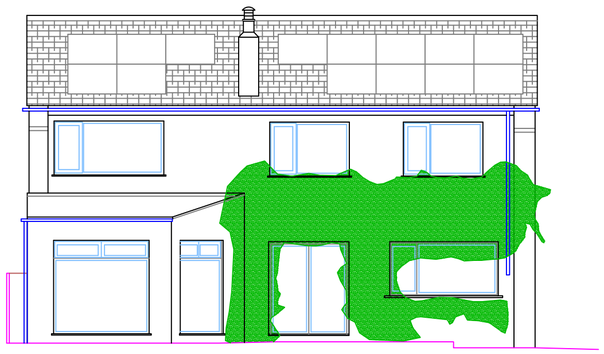
Existing Building Elevations



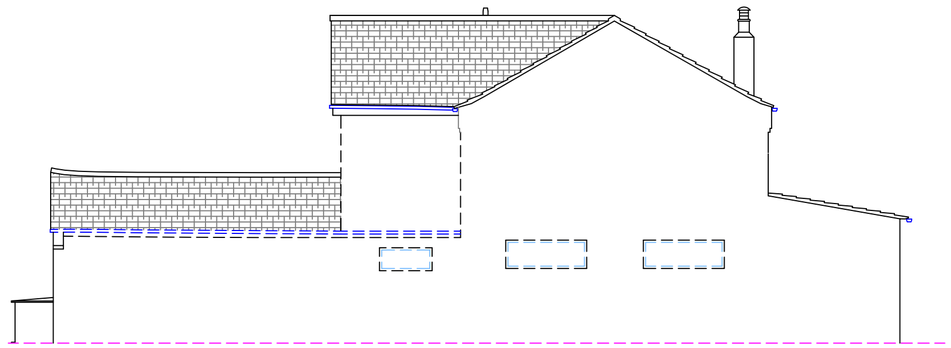
Datum: 148.00m.
Elevation 1.



Datum: 148.00m.
Elevation 2.



Datum: 148.00m.
Elevation 4.



Datum: 148.00m.
Elevation 3.

OS Note:

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OS Buildings *Surveyed Buildings*

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Building Survey Legend:

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SL 51.03m *HL 52.82m*	Sill Level from defined datum. Head Level from defined datum.
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Susp Ceil: 30.00m *Struct Ceil: 31.00m*	Suspended Ceiling Level from datum. Structural Ceiling Level from datum.
IFL: 100.00m *+100.00m*	Internal Floor Level (General). Internal Floor Level (Specific).
Insertion Point	Insertion Point for overlay drawings of other floors or details.

Incoming Services

Elec Gas Water

Topographical Survey Legend:

Buildings, Wall, Kerb line, Line marking, Drop kerb, Centre line, Overhead Cable, Concrete edge, Tarmac edge, Grass verge, Canopy/Overhang, Verge, Station and Name, Station Level, Tree / Bush / Sapling, Area of Undergrowth, Woodland, Ridge Level, Eaves Level, Flat Roof Level, Gate

Fence types: SW Softwood, BW Brickwork, IRW Iron Railings, WRM Wire Mesh, PSR Post & Rail, PSW Post & Wire, CHL Chain Link, WFE Wooden Panels, CON Concrete Panels, SMP Steel Palisade

IC	Inspection chamber	Bol	Bollard		
PInv	Pipe invert	IB	Illuminated bollard		
Gy	Gully	Bin	Rubbish bin		
Bg	Back gully	Vp	Vent pipe		
Dp	Down pipe	Gl	Ground light		
Pipe	Pipe above ground	Lbox	Letter box		
MH	Manhole	Ldr	Ladder		
WL	Water level	Stp	Stile		
FL	Flood light	IFL	Internal floor level		
Lp	Lamp post	THL	Threshold level		
Tp	Telegraph post	Sp	Sign post		
Ep	Electricity post	TH	Trialhole		
Tl	Traffic light	BH	Borehole		
Bus	Bus stop	ELC	Electric		
Sv	Stop valve	BT	British Telecom		
St	Stop tap	Cbox	Control box		
Er	Earth rod	TT	Tactile		
Wm	Water meter	BP	Brick paved		
Gas	Gas valve	CPS	Concrete paving slabs		
Av	Air valve	CVR	Cover		
ICU	Unidentified inspection	IC	Inspection chamber		
Wo	Wash out	RWall	Retaining wall		
Ro	Rodding eye	UTL	Unable to lift		
BB	Belisha beacon	TCL	Tree canopy level		
CTV	Cable tv	G	Girth		
Mkr	Marker post	MG	Multi girth		
Grkr	Gas marker post	Stmp	Tree Stump		
So	Soffit	CL	Cover level		
		IL	Invert level		

Rev	Date	Description	Drawn	Q. Ref

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CLIENT
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TITLE
Existing Building Elevations

SCALE	DATE
A2@ 1: 100	**08/09/2025**
DRAWN	QUALITY REF
EK	**GH26170**

Level datum	GPS Verified
Grid orientation	GPS Verified
Job number	55493
Drawing No.	Rev.
55493_03	

Comments
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Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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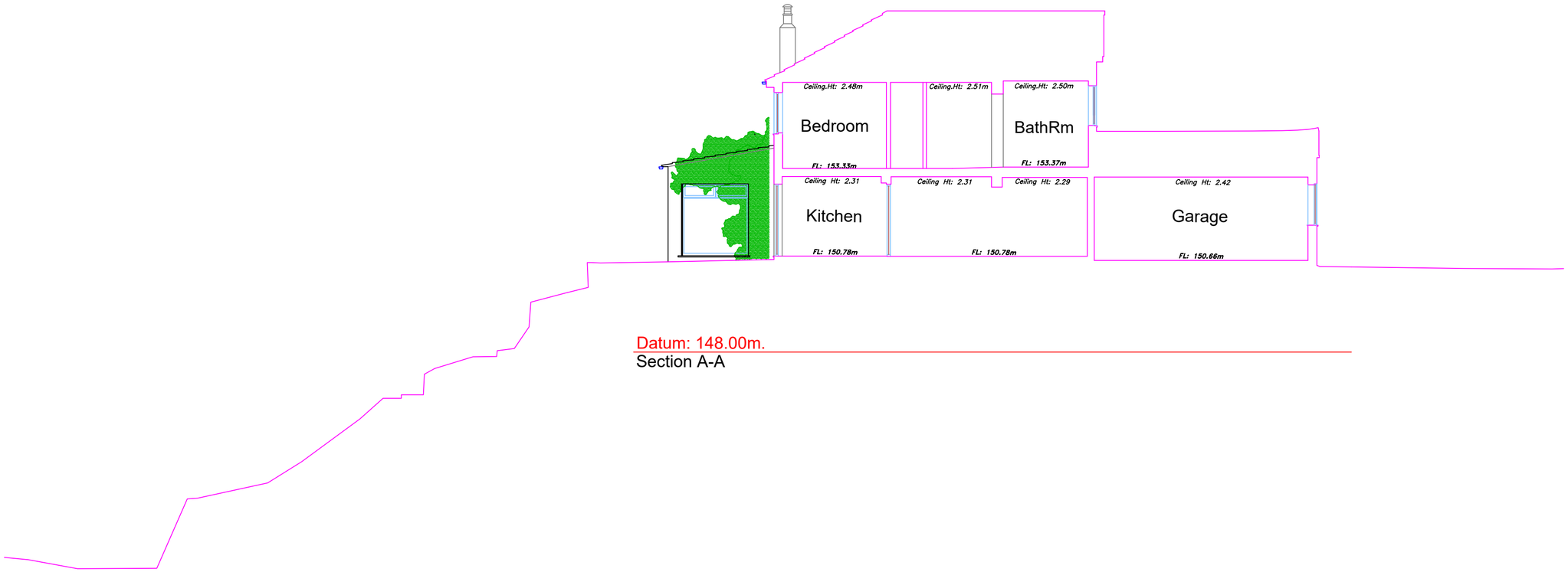
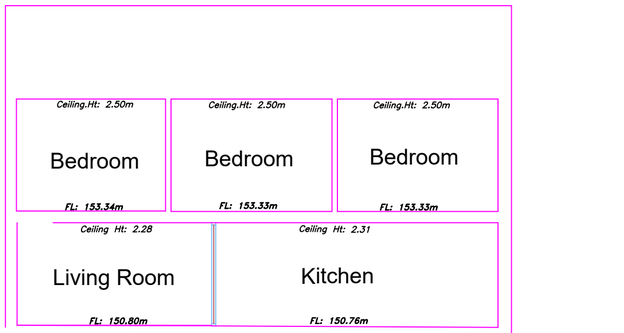
Existing Building Sections



Datum: 148.00m.

Section A-A



Datum: 148.00m.

Section B-B.

OS Note:

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OS Buildings *Surveyed Buildings*

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Building Survey Legend:

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SL 51.03m *HL 52.82m*	Sill Level from defined datum. Head Level from defined datum.
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Susp Ceil: 30.00m *Struct Ceil: 31.00m*	Suspended Ceiling Level from datum. Structural Ceiling Level from datum.
IFL: 100.00m *+100.00m*	Internal Floor Level (General). Internal Floor Level (Specific).
Insertion Point	Insertion Point for overlay drawings of other floors or details.

Incoming Services

Elec *Gas* *Water*

Topographical Survey Legend:

Buildings	Overhead Cable	IC	Inspection chamber	Bol	Bollard
Wall	Concrete edge	PInv	Pipe invert	IB	Illuminated bollard
Kerb line	Tarmac edge	Gy	Gully	Bin	Rubbish bin
Line marking	Grass verge	Bg	Back gully	Vp	Vent pipe
Dropped Kerb	Canopy/Overhang	Dp	Down pipe	Gl	Ground light
Drop kerb	Verge	Pipe	Pipe above ground	Lbox	Letter box
Centre line	Station and Name	MH	Manhole	Ldr	Ladder
1 100.000	Station Level	WL	Water level	Stp	Stile
		Fl	Flood light	IFL	Internal floor level
Tree / Bush / Sapling		Lp	Lamp post	THL	Threshold level
Area of Undergrowth		Tp	Telegraph post	Sp	Sign post
Woodland		Ep	Electricity post	TH	Trialhole
R. Ridge Level		Tl	Traffic light	BH	Borehole
E. Eaves Level		Bus	Bus stop	ELC	Electric
F. Flat Roof Level		Sv	Stop valve	BT	British Telecom
Gate		St	Stop tap	Ctbox	Control box
Fence types:		Er	Earth rod	TT	Tactile
IRW Interwoven		Wm	Water meter	BP	Brick paved
IRR Iron Railings		Gas	Gas valve	CPS	Concrete paving slabs
WRM Wire Mesh		Av	Air valve	CVR	Cover
PSR Post & Rail		ICU	Unidentified inspection	IC	Inspection chamber
PSW Post & Wire		Wo	Wash out	RWall	Retaining wall
CHL Chain Link		Re	Rodding eye	UTL	Unable to lift
WPP Wooden Panels		BB	Bellaha beacon	TCL	Tree canopy level
CP Concrete Panels		CTV	Cable tv	G	Girth
SPP Steel Palisade		Mkr	Marker post	MG	Multi girth
		Gmkr	Gas marker post	Stmp	Tree Stump
		Sc	Soffit	CL	Cover level
				IL	Invert level

Rev	Date	Description	Drawn	Q. Ref

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CLIENT

SG Architecture

PROJECT

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TITLE

Existing Building Sections

SCALE	DATE
A2@ 1: 100	**08/09/2025**
DRAWN	QUALITY REF.
EK	**GH26170**

Level datum	*GPS Verified*
Grid orientation	*GPS Verified*
Job number	*55493*

Drawing No. *55493_03* Rev.

Comments

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Notes:

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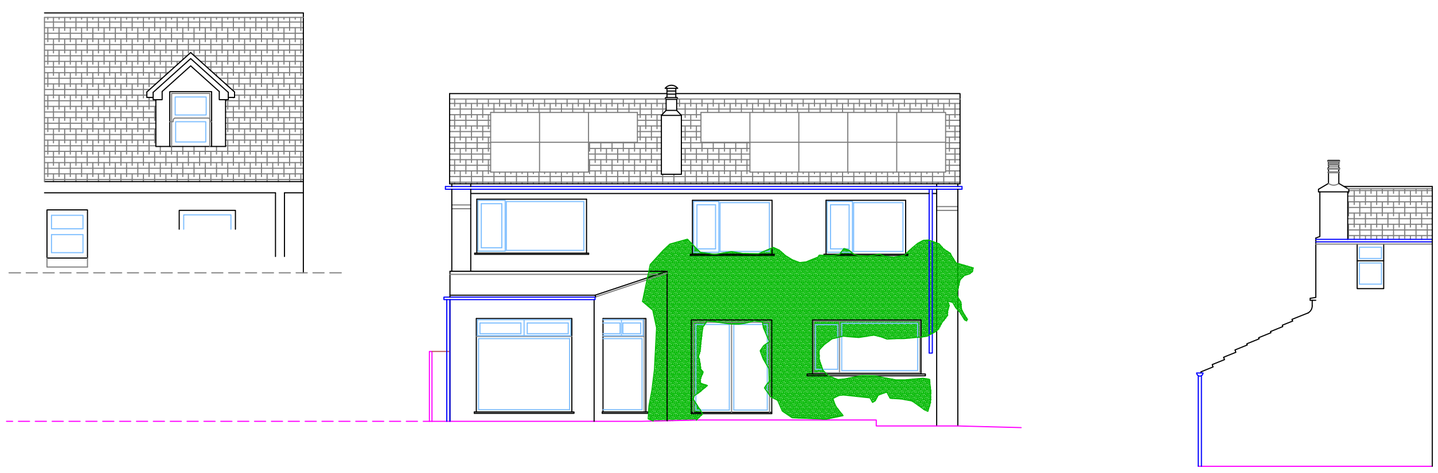
Existing Building Elevations



Datum: 148.00m.
Elevation 2A.



Datum: 148.00m.
Elevation 4A.

OS Note:

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OS Buildings *Surveyed Buildings*

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Susp Ceil: 30.00m Struct Ceil: 31.00m	Suspended Ceiling Level from datum. Structural Ceiling Level from datum.
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Incoming Services

Elec Gas Water

Topographical Survey Legend:

Buildings, Wall, Kerb line, Line marking, Drop kerb, Centre line, Overhead Cable, Concrete edge, Tarmac edge, Grass verge, Canopy/Overhang, Verge, 1 100.000 Station and Name, Station Level, Tree / Bush / Sapling, Area of Undergrowth, Woodland, R: Ridge Level, E: Eaves Level, F: Flat Roof Level, Gate

Fence types: DW, Interwoven, Iron Railings, WWF, Wire Mesh, PSR, Post & Rail, PSW, Post & Wire, CL, Chain Link, WPP, Wooden Panels, CPP, Concrete Panels, SP, Steel Palisade

IC	Inspection chamber	Bol	Bollard		
PInv	Pipe invert	IB	Illuminated bollard		
Gy	Gully	Bin	Rubbish bin		
Bg	Back gully	Vp	Vent pipe		
Dp	Down pipe	Gl	Ground light		
Ppa	Pipe above ground	Litvk	Letter box		
MH	Manhole	Ldr	Ladder		
WL	Water level	Stly	Stile		
FL	Flood light	IFL	Internal floor level		
Lp	Lamp post	THL	Threshold level		
Tp	Telegraph post	Sp	Sign post		
Ep	Electricity post	TH	Trialhole		
Tl	Traffic light	BH	Borehole		
Bus	Bus stop	ELC	Electric		
Sv	Stop valve	BT	British Telecom		
St	Stop tap	Cbox	Control box		
Er	Earth rod	TT	Tactile		
Wm	Water meter	BP	Brick paved		
Gas	Gas valve	CPS	Concrete paving slabs		
Av	Air valve	CVR	Cover		
ICU	Unidentified inspection	IC	Inspection chamber		
Wo	Wash out	RWall	Retaining wall		
Re	Rodding eye	UTL	Unable to lift		
BB	Belisha beacon	TCL	Tree canopy level		
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Mkr	Marker post	MG	Multi girth		
Gmkr	Gas marker post	Stmp	Tree Stump		
So	Soffit	CL	Cover level		
		IL	Invert level		

Rev	Date	Description	Drawn	Q. Ref

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- Area, Lease & Fire Plans

Rowan House
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TITLE
Existing Building Elevations

SCALE	DATE
A2@ 1: 100	08/09/2025
DRAWN	QUALITY REF
EK	GH26170

Level datum	GPS Verified
Grid orientation	GPS Verified
Job number	55493

Drawing No. 55493_05 Rev.

Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Some services may have been omitted due to parked vehicles.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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