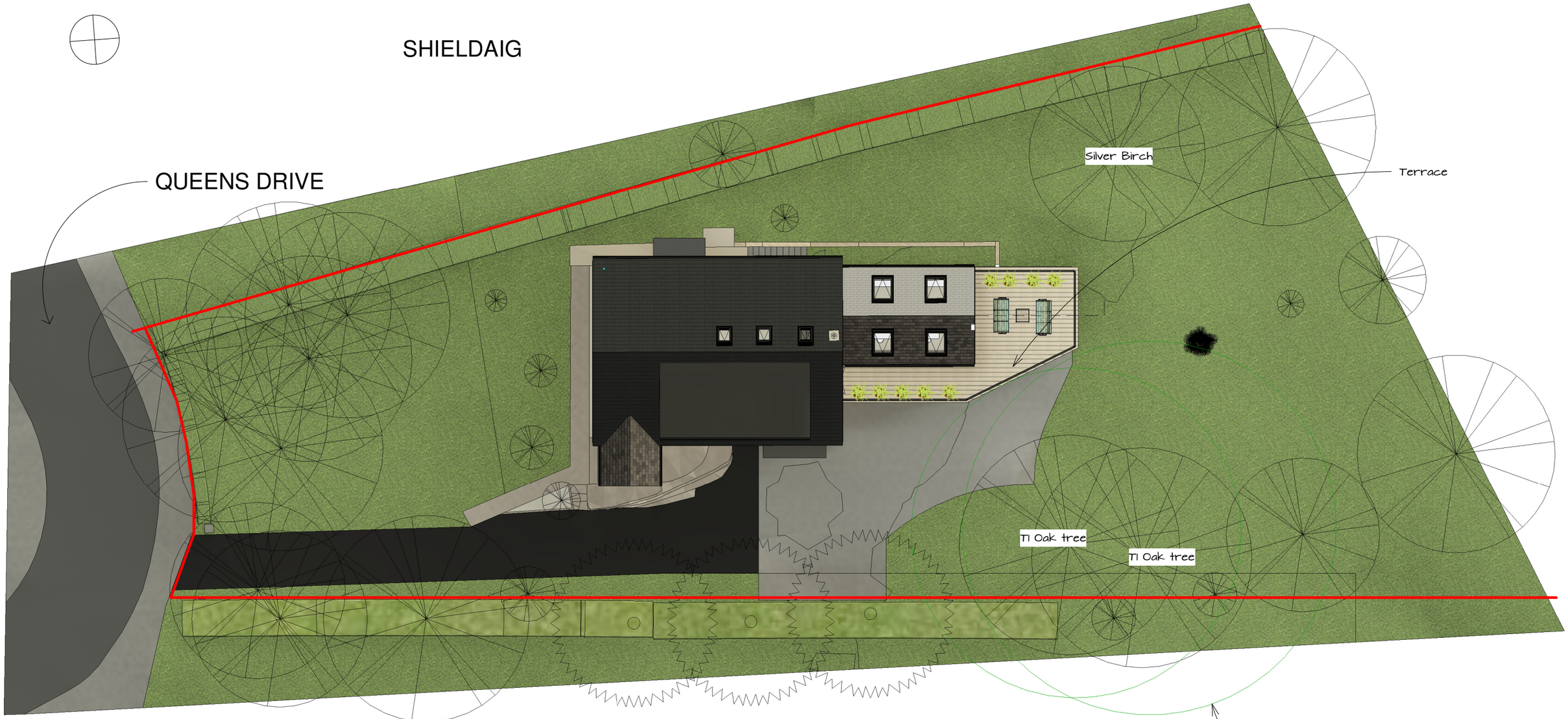



# 1 SITE PLAN

1 : 200

Spinney Close, Queens Drive, Belper, DE56 2TJ

MHA
MANNING HOLDEN ARCHITECTS

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

VISUAL SCALE 1:200 @ A3

*All dimensions to be checked on site prior to the contractor starting work. This drawing does not indicate structural design - a Structural Engineer should be appointed to undertake detailed structural design and calculations. This drawing has been prepared solely for the purposes of obtaining planning consent and should not be used for construction purposes. No liability will be accepted should this drawing be used for anything other than a planning drawing.

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
Checked by: Checker

DRAWING NUMBER: GP-SP-PR-01

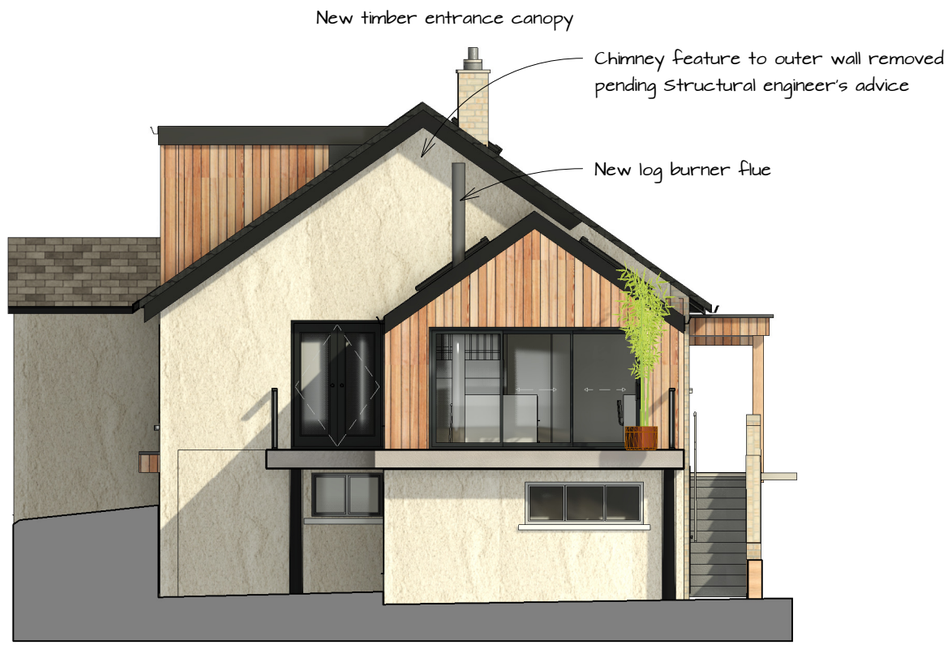
REV: A

10/10/2025 15:07:29




# 1 ELEVATION-01

1 : 100




# 2 ELEVATION-02

1 : 100

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

VISUAL SCALE 1:100 @ A3

*All dimensions to be checked on site prior to the contractor starting work. This drawing does not indicate structural design - a Structural Engineer should be appointed to undertake detailed structural design and calculations. This drawing has been prepared solely for the purposes of obtaining planning consent and should not be used for construction purposes. No liability will be accepted should this drawing be used for anything other than a planning drawing.

MHA
MANNING HOLDEN ARCHITECTS

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 | | |

10/10/2025 15:07:33




## 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

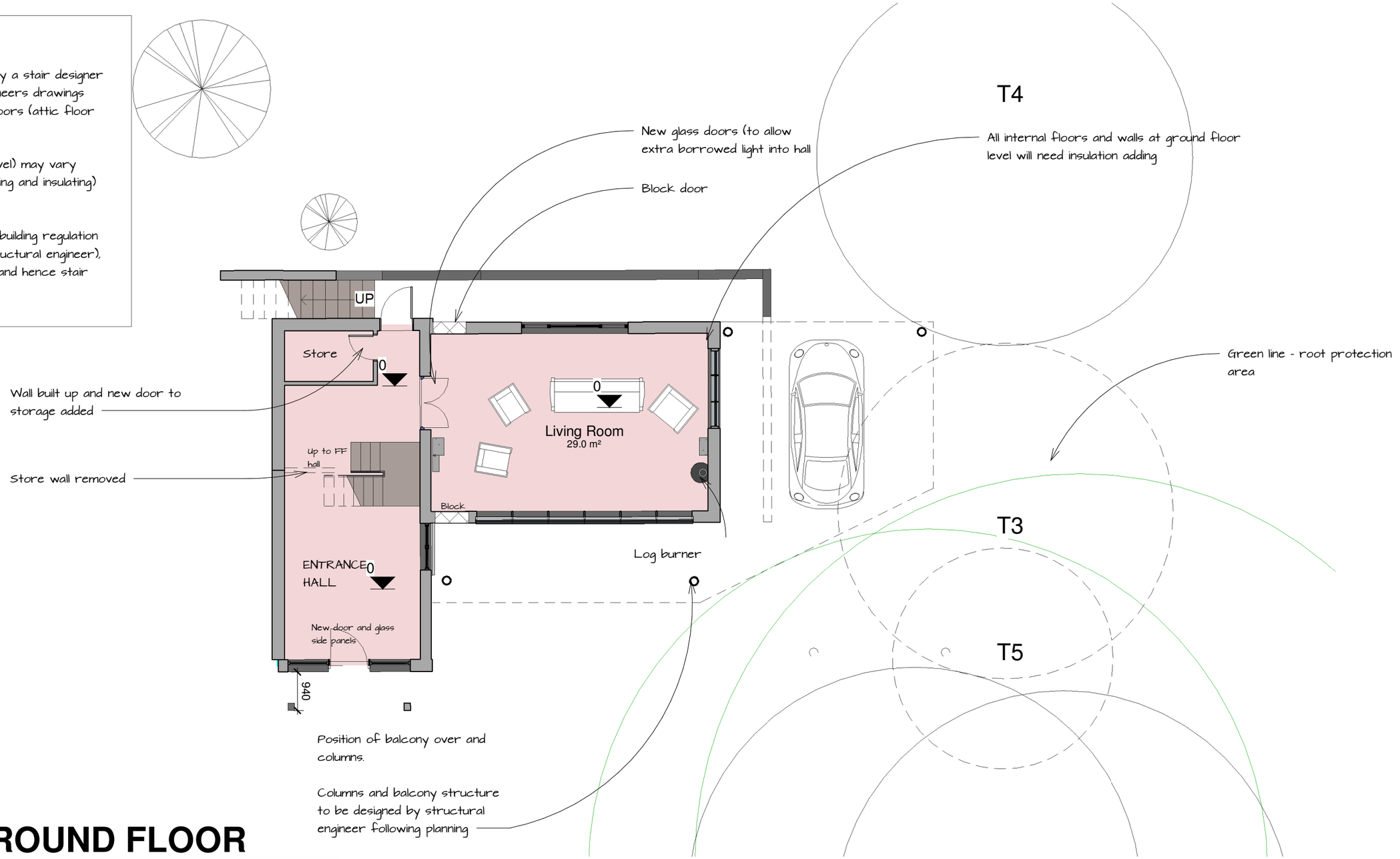
10/10/2025 15:07:36

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 | | |

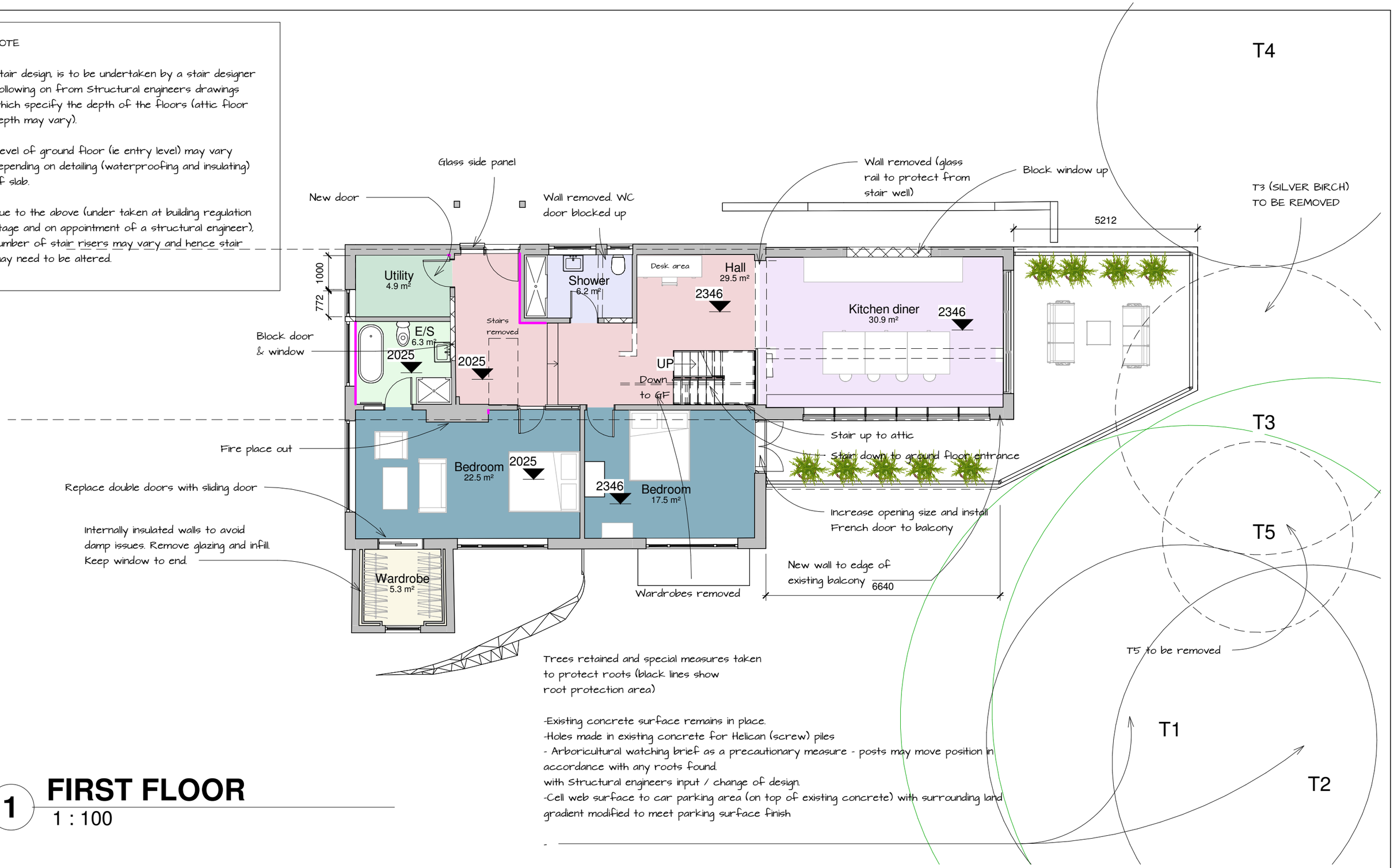
10/10/2025 15:07:38

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.




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 | | |

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